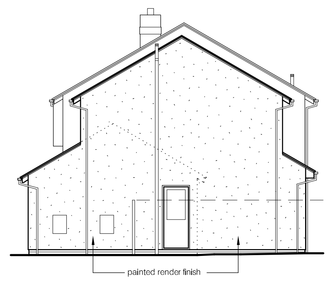


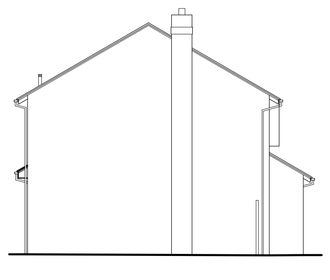
proposed front elevation 1:100



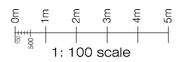
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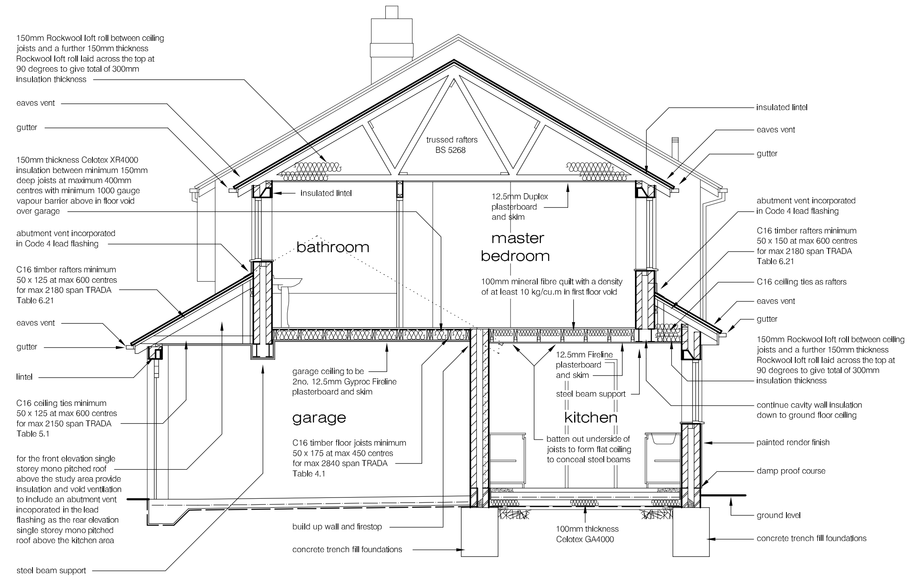
proposed rear elevation 1:100



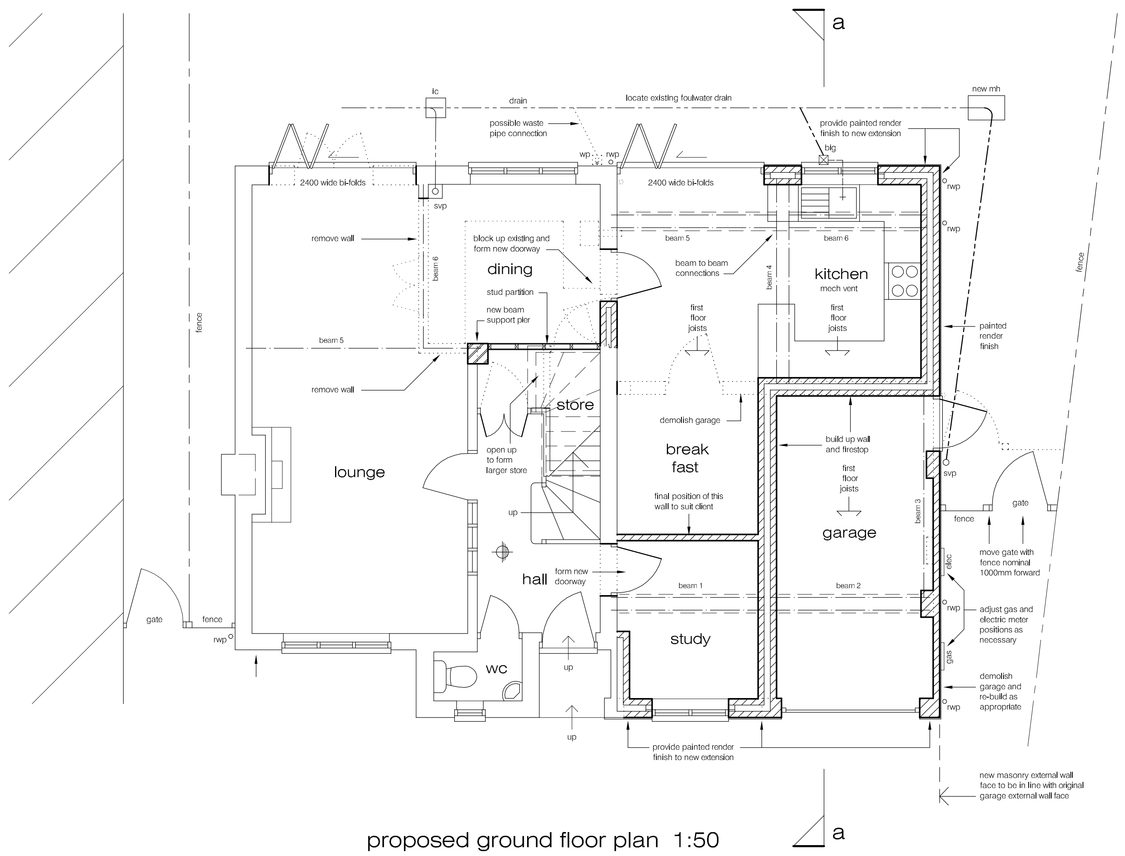
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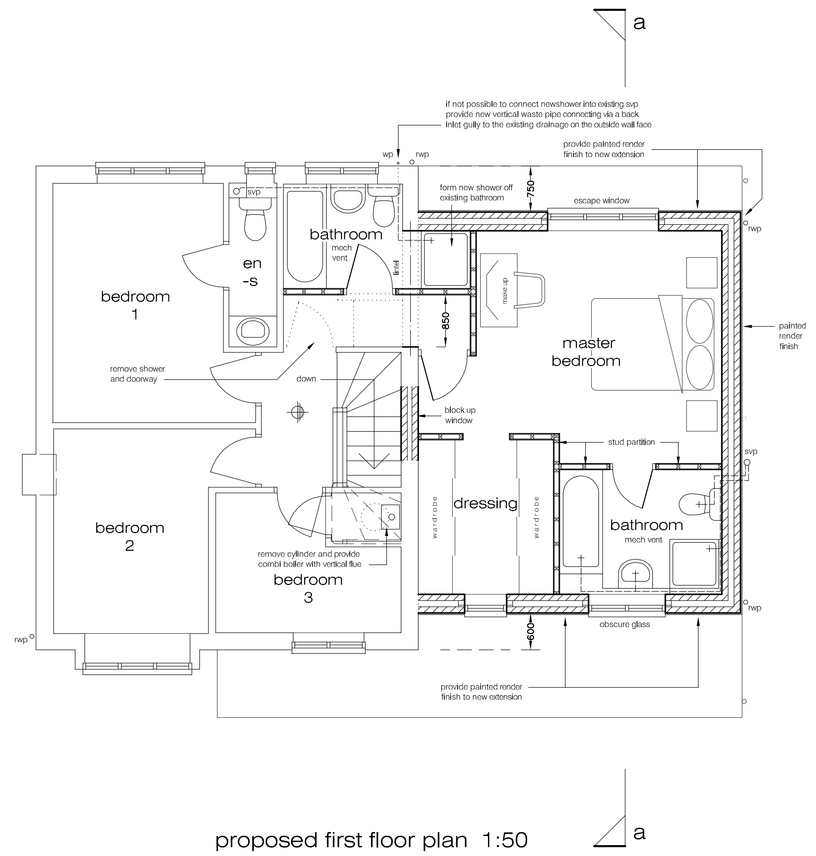
1: 100 scale



section a - a 1:50

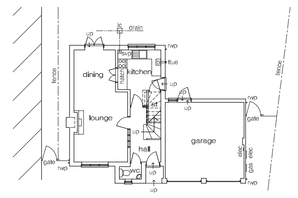


proposed ground floor plan 1:50

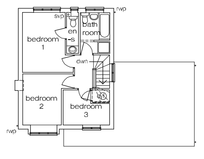


proposed first floor plan 1:50

1: 50 scale



existing ground floor plan 1:200



existing first floor plan 1:200



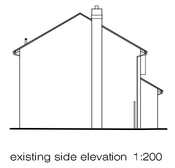
existing front elevation 1:200



existing side elevation 1:200



existing rear elevation 1:200



existing side elevation 1:200



1: 200 scale

FOUNDATIONS : Minimum 600mm wide x 800mm thick concrete trench fill foundations, minimum 1000mm deep below lowest finished ground level or deeper to suit ground conditions and Local Authority Building Control Officers on site approval. If required by Building Control Officer on site, take foundations down to depths appropriate to take account of adjacent tree roots. Take foundations down below inverts of all adjacent drains.

WALLS : Cavity walls to be painted sand cement render external finish onto 100mm blockwork external leaf, 100mm cavity filled with 90mm thickness Celotex Thermaclass Cavity Wall 21 flush to inner leaf fixed as manufacturers requirements telephone 01473 822093. web insulation-uk.com, 100mm Celcon Solar blockwork internal leaf, 13mm plaster and skim, or otherwise 12.5mm plasterboard on dabs with plaster skim internal finish. Provide stainless steel non-rishtall cavity wall ties at maximum 450mm vertical centres and maximum 750mm horizontal centres staggered to BS EN 845-1, having additional ties within 225mm of openings at 300mm centres. Provide 'Catnic' or similar insulated lintels having minimum 150mm bearing each end unless otherwise agreed. Provide 'Damcor' by T.D.I.(UK)Ltd., insulated damp proof course cavity closers around all openings. Provide 'Hylead' or similar approved damp proof course minimum 150mm above finished ground level, linked to damp proof membrane in floor construction. Provide flush pointed engineering brickwork below damp proof course level. Fill cavity up to minimum 150mm below cavity insulation level and minimum 225mm below damp proof course level using weak mix concrete graded to the outside. Cavity wall between house and garage to be formed as above but not including the painted render. Take cavity wall insulation down 150mm below the top of the perimeter insulation kerb upstands around the ground floor, and provide weep vents to the cavity discharging to external air at ground level. Cavity wall insulation to also be continuous with the insulation in the roof void. Provide adequate mastic sealing internally and externally around perimeter of windows and doors to the on site approval of the Local Authority Building Control Officer in order to reduce air leakage. Internal ground floor level to be 100mm blockwork built off foundation and damp proof course, and finished each side as above. If drains pass under building, build up either side of drains and lintel over to leave a 50mm clear air gap all around then mask each end with a rigid sheet. Garage side wall to be 100mm single leaf blockwork with minimum or more 215mm thickness piers as indicated with painted external render as above and damp proof course above engineering brickwork as above.

MASONRY MOVEMENT JOINTS : In cases of longer masonry wall lengths, as required by brickwork and blockwork manufacturers criteria and also in accordance with NHBC technical guidelines, provide movement joints at maximum 10m - 12m centres in clay brickwork and at maximum 6m centres in lightweight concrete blockwork to comply with their specific design details, having flat metal wall ties built into the relevant bed joints at alternate courses with one of the metal tie ends being de-bonded by for example the use of plastic sleeves, incorporating an appropriate compressible joint filler between the built ends of each masonry leaf than finished on the external surface edges with a suitable mastic sealant.

PARTITIONS : Internal partition walls to be formed using minimum 50mm x 75mm timber studding at maximum 450mm centres, built off timber head and soleplate over double floor joists bolted together, having additional timber noggins as necessary for fixtures and fittings, finished each side with 12.5mm Gyproc Fireline plasterboard and skim with a minimum mass per unit area of 10 kg/sq.m, and having void filled with glasstibre quilt with a minimum density of 10 kg/cu.m. All plasterboard joints to be taped and sealed. Partition walls at ground floor level to be built off a damp proof course to the on site approval of the Local Authority Building Control Officer.

CONCRETE GROUND FLOOR : Provide 65mm sand cement screed over 125mm thickness concrete floor slab reinforced with one layer of A142 steel fabric having minimum 40mm cover and minimum 300mm side and end laps on 500 gauge polyethylene separating layer onto 100mm thickness Celotex GA4000 rigid insulation with perimeter kerb upstands over 1200 gauge polythene damp proof membrane linked to damp proof course in walls, on sand blinding on 150mm thickness well consolidated approved hardcore free from water soluble sulphates. Garage floor to be as above but without the screed and insulation.

FIRST FLOOR : 22mm thickness tongue and grooved timber floor boarding level with existing first floor level over timber floor joists as stated on section, having a ceiling finish to underside of one layer of 12.5mm Gyproc Fireline plasterboard and skim with a minimum mass per unit area of 10 kg/sq.m in study, breakfast and kitchen areas, and two layers of 12.5mm Gyproc Fireline plasterboard and skim with staggered joints in the garage area. All plasterboard joints to be taped and sealed. Provide also, additional timber joists as required on site by the Local Authority Building Control Officer for support to the bath. To floor joists spanning between 2500mm and 4500mm provide one row at mid span of joists of minimum 40mm x 40mm herringbone strutting to the on site approval of the Local Authority Building Control Officer. For heat loss provide 150mm thickness Celotex XR4000 insulation between minimum 150mm deep timber joists at maximum 400mm centres with a minimum 1000 gauge vapour barrier above at top of floor void above garage area, and for sound reduction provide 100mm mineral fibre quilt with a density of at least 10 kg/cu.m to other areas. All floor joists to be supported by restraint type joist hangers to the on site approval of the Local Authority Building Control Officer.

TILED ROOF : Concrete interlocking tiles to Local Authority approval laid at no less than the manufacturers recommended minimum pitch on preservative treated timber battens on tyke 1F untearable sarking felt on individual timbers as stated on section for each front and rear elevation single storey mono pitched roof, and trussed rafters at maximum 600mm centres designed supplied and braced by specialists in accordance with BS5268 on main house roof. Contractor must obtain the trussed rafter design details and calculations direct from the manufacturer, and forward same to the Local Authority Building Control Department for their approval prior to the commencement of roof works. Wind bracing to be minimum 25mm x 125mm. Provide ceiling finish to underside of each roof structure using 12.5mm Duplex plasterboard and skim. Insulate roof voids to all non-garage areas using 150mm Rockwool loft roll laid between the ceiling joists, and a further 150mm Rockwool loft roll laid across the top at 90 degrees, to give a total thickness of 300mm, with a minimum 50mm clear air gap over at all times maintained by the use of purpose made insulation retainers by Cavity Trays Limited, or similar approved. Ventilate insulated roof voids at eaves through a minimum 25mm wide air gap full length and fitted with a flyscreen. Also ventilate mono pitched roof void at high level through an abutment vent incorporated in the code 4 lead flashing. Fix timber wallplate and rafters to wall at eaves using 30mm x 5mm section hot dip galvanised mild steel anchor straps at maximum 1000mm centres. Secure trussed rafters to timber wallplate using Catnic or similar approved purpose made truss clips fixed in accordance with manufacturers requirements.

FLASHINGS : To be Code 4 lead with minimum 150mm upstands fixed as the recommendations of The Lead Development Association, tucked into bed joint, wedged and pointed.

LATERAL RESTRAINT : To first floor structure and roof structures fix first three timber floor joists, rafters, and ceiling joists to parallel external walls horizontally and along gable slopes using 30mm x 5mm minimum section hot dip galvanised mild steel anchor straps over minimum 50mm wide timber noggins fixed between the main structural members and packed tight to the outside wall at maximum 1500mm centres. If required by the Local Authority Building Control Officer provide additional straps where appropriate.

STRUCTURAL STEELWORK : Steelwork to be in accordance with the structural engineers approved design details and calculations. Where two parallel steel beams are provided they should be bolted together using the specified bolts through minimum 48.3mm diameter steel spacer tubes unless otherwise stated, each having a 5mm minimum wall thickness being positioned at a maximum of 150mm from each beam end and thereafter at the centres required by the structural engineer.

FIRE PROTECTION : Encase exposed structural steel beams or lintels using 2no. layers of 12.5mm Gyproc Fireline plasterboard having taped, staggered joints and plaster skim finish installed in accordance with the manufacturers installation guide. Walls between garage and kitchen, breakfast and study areas to be built up to underside of first floor structure and be fire stopped to the on site approval of the Local Authority Building Control Officer.

GLAZING : All new glazing to be double glazing formed using an outer pane of 4mm Saint-Gobain SGG Planitherm float glass with a cavity of 16mm air plus warm edge spacer bars and an inner pane of 4mm Total + glass giving a whole window U value not exceeding 1.4 W / sq.m K. All new glass in windows below a level of 800mm above floor level, and in doorways below a level of 1500mm above floor level, including 300mm either side of such doorways to be toughened safety glass to accord with BS6206.

WINDOWS / DOORS : All new windows and doors should be fitted with draught excluders to the on site approval of the Local Authority Building Control Officer.

ESCAPE WINDOWS : New first floor bedroom to have one escape window minimum with an unobstructed openable area of at least 0.33 sq.m, having a minimum 450mm clear width, and a minimum 450mm clear height, and a window cill height to the bottom of the clear escape opening of minimum 800mm, and maximum 1100mm above internal finished floor level.

VENTILATION : Lounge / dining, new study and new bedroom / dressing area to each have windows / doors opening to external air equal to 1/20 of the floor area minimum, and trickle vents giving minimum 8000 sq.mm area. New bathrooms to each have windows opening to external air of no minimum size, and trickle vents giving minimum 4000 sq.mm area, and also mechanical ventilation ducted to external air with an extract rate of 15 litres per second. Breakfast / kitchen combined open plan area to have windows - doors opening to external air equal to 1/20 of the total combined floor area minimum and a minimum of 2no. trickle vents into the whole room each giving minimum 8000 sq.mm area and also mechanical ventilation to the kitchen area ducted to external air with an extract rate of 60 litres per second, or otherwise 30 litres per second if a cookerhood is used. Exposed facades in busy areas (main road etc.) require noise attenuating trickle vents. Contractor must give to the client a home ventilation guide explaining how to use and ventilate efficiently.

ELECTRICS : To clients own specific requirements. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. It is required that an appropriate BS7671 electrical installation certificate is to be issued to the Local Authority by a person competent to do so in respect of all electrical work other than minor works as defined by Table 1 of Approved Document P.

SMOKE ALARMS : Provide ceiling mounted self contained smoke alarms conforming to BS5839 Part 6 2004 in circulation spaces within 7.5m of doors to all habitable rooms, positioned at least 300mm from walls and light fittings, and between 25mm and 600mm below ceiling level. Multiple smoke alarms to be interconnected to act concurrently. The smoke alarms may be wholly mains operated, or otherwise mains operated with a secondary power supply such as batteries. Smoke alarms operated by primary batteries are not to be used.

LIGHTING : Provide energy efficient light fittings to the on site approval of the Local Authority Building Control Officer, capable of only accepting lamps having a minimum luminous efficacy of 75 lumens per circuit-watt.

HEATING : Modify and extend existing heating system to suit clients requirements using water fitted radiators fitted with thermostatic radiator valves. Provide also where appropriate, if not already present, a room thermostat or flow switch to the on site approval of the Local Authority Building Control Officer. System to include time and temperature zone control. Provide a new 92% efficient wall mounted boiler with a vertical flue outlet discharging above the roof minimum 300mm from any opening into the building and fitted with a durable, Gas Safe approved cowl. The heating contractor must be a GAS SAFE registered installer (web site = www.GasSafeRegister.co.uk) who should pass on to the Local Authority Building Control Officer all relevant technical literature for the new boiler and leave the operating instructions with the property owner. The heating contractor should supply the appropriate commissioning certificates. All new heating should be in accordance with the Domestic Heating Compliance Guide. Where a new or replacement fixed gas burning appliance (excluding gas appliances used solely for cooking) is installed in a dwelling, a carbon monoxide alarm should be provided in the room where the appliance is located on the ceiling at least 300mm from any wall or, if it is located on a wall, as high up as possible (above any doors and windows) but not within 150mm of the ceiling and be between 1m and 3m horizontally from the appliance to comply with BS EN 50291-1:2018 and be powered by a battery designed to operate for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. Mains-powered BS EN 50291-1:2018 Type A carbon monoxide alarms with fixed wiring (not plug-in types) may be used as an alternative, provided they are fitted with a sensor failure warning device.

SERVICES : The client or contractor must contact and deal direct with all relevant service authorities to arrange where necessary the moving or re-routing of incoming supplies and if appropriate meter positions.

DRAINAGE : Contractor must locate on site to the approval of the Local Authority Building Control Officer existing drain runs, and agree details and positions of final connections prior to commencement of drainage works. Waste pipes - wc 100mm, bath 40mm, shower 40mm, wash hand basin 32mm, kitchen sink 40mm minimum continuous internal diameter into minimum 75mm deep seal traps connecting to existing foulwater drainage system. Where new waste pipes exceed 3000mm they should be increased to minimum 50mm continuous internal diameter. New vertical soil and vent pipe to be minimum 100mm continuous internal diameter, terminating above roof level minimum 900mm from any opening into the building, and fitted with a durable bird proof cage. Gutters to be minimum 100mm diameter half round or equivalent to match existing, discharging into minimum 63mm continuous internal diameter rainwater downpipes, connecting to a stormwater soakaway system minimum 5000mm from any building, boundary or highway designed following an on site percolation test carried out in accordance with BRE digest 365 to the approval of the Local Authority Building Control Officer. If the provision of a soakaway is not practical due to on site conditions the contractor must discuss and agree the connection of new rainwater pipes into the existing stormwater drainage system with the Local Authority Building Control Officer. Provide brackets to gutters at maximum 1000mm centres, and to rainwater downpipes at maximum 1800mm centres. Below ground drains to be minimum 100mm continuous internal diameter Hepsleve or similar pipework laid to falls, on prepared trench beds and backfilled with selected material free from stones exceeding 40mm diameter. Manholes formed using precast concrete manhole sections built off a 150mm thickness concrete slab, with a minimum 100mm continuous internal diameter half round channel, and smooth granolithic benching falling into channel, having all connections in direction of flow, and being fitted with a domestic cover and frame of type to suit location properly bedded to make air tight and water tight.

SEWERS : In addition to the drainage notes the client where necessary must comply with the legal requirements of and gain approval from the relevant water authority if the proposed works involve building over or building close to designated sewers. It is also the responsibility of the client to determine where appropriate whether legal agreements need to be entered into with the water authority to include the paying of all associated fees and the appointment of drainage cctv survey specialists. It is recommended that the client contacts the water authority in advance of commencing any works to determine whether any of the above applies to this particular project. All construction details must comply fully with the requirements of the water authority.

RESTRICTIVE COVENANTS : This drawing does not grant approval for the client to override any requirements to comply with restrictive covenants or other private legal agreements that may be placed on the property or land. The client should be aware that there is a risk involved in proceeding with any development without first clarifying whether there are any relevant covenants or agreements relating to the property.

THE PARTY WALL ACT : It is the clients legal responsibility to comply fully with the requirements of The Party Wall etc. Act 1996 where the client intends to carry out building work close to or on an existing wall shared with another property, building work close to, on or over the boundary with a neighbouring property, excavating close to a neighbouring building or access onto adjoining land in the ownership of others. In cases such as these as defined within The Party Wall etc. Act 1996 the client must serve the statutory notice on all of those people defined as adjoining owners by The Party Wall etc. Act 1996 making sure that they are given no less than the required minimum period of notice before any building work is commenced. No works should be carried out until all relevant parties have been consulted and procedures agreed in writing within the time scale set out in the Act.

LAND OWNERSHIP : This drawing does not authorise the carrying out of any works on land in the ownership of others. The applicant must own all of the land required for this development or otherwise enter into signed legal agreements with all of the relevant parties.

smoke alarm

ALTERATIONS EXTENSIONS
9 Home Farm Close,
Witherley, Nr. Atherstone,
Warwickshire, CV9 3SD.

Mr. D. SWIFT

proposals

04.11.24 | 1:50, 1:100, 1:200 | 963 - 01 B

inscape design arena
ARCHITECTURAL CONSULTANTS
Holly Lodge, 16 Glascote Road,
Tamworth, Staffordshire, B77 2AA
TELEPHONE 07841 785077

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