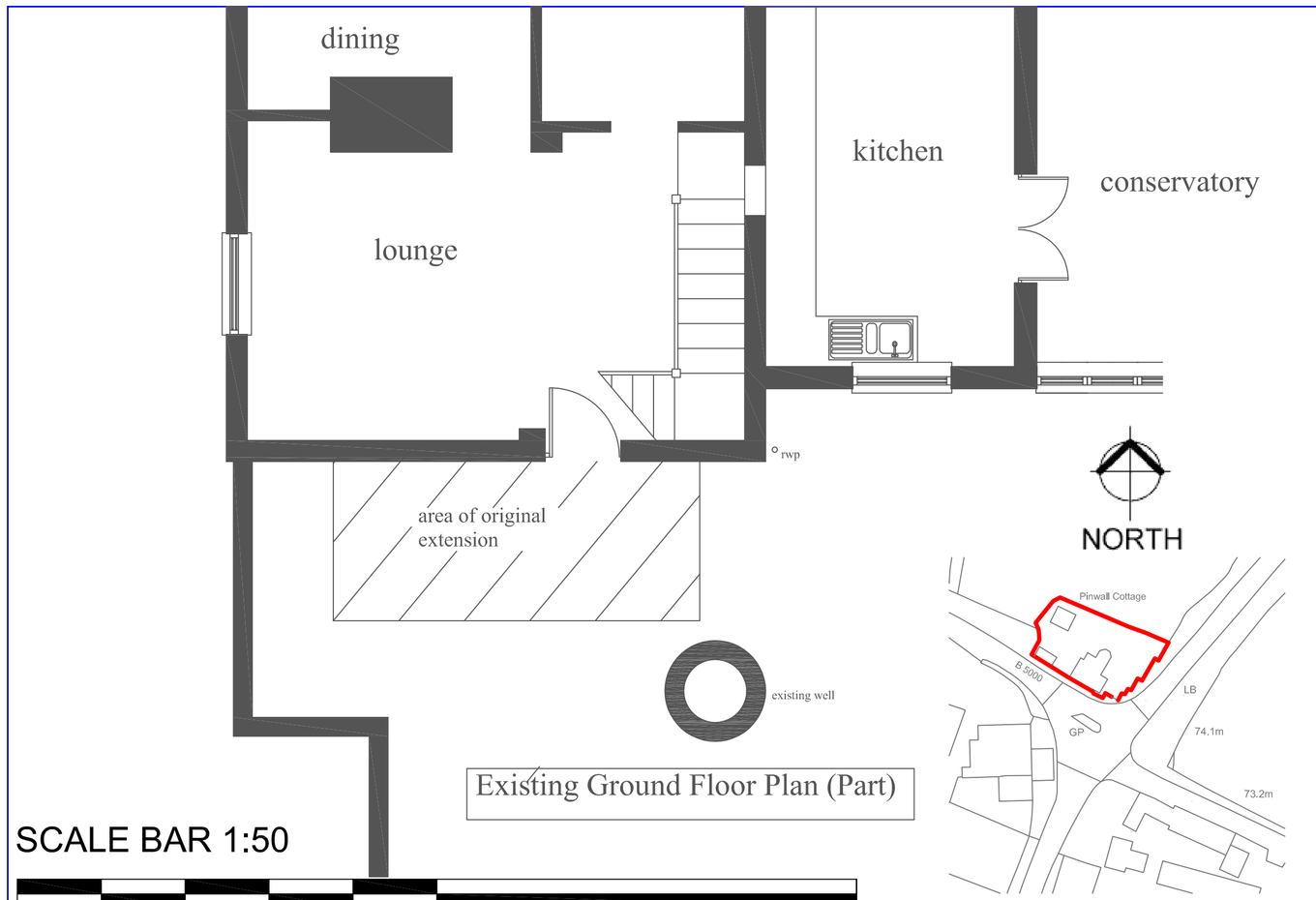
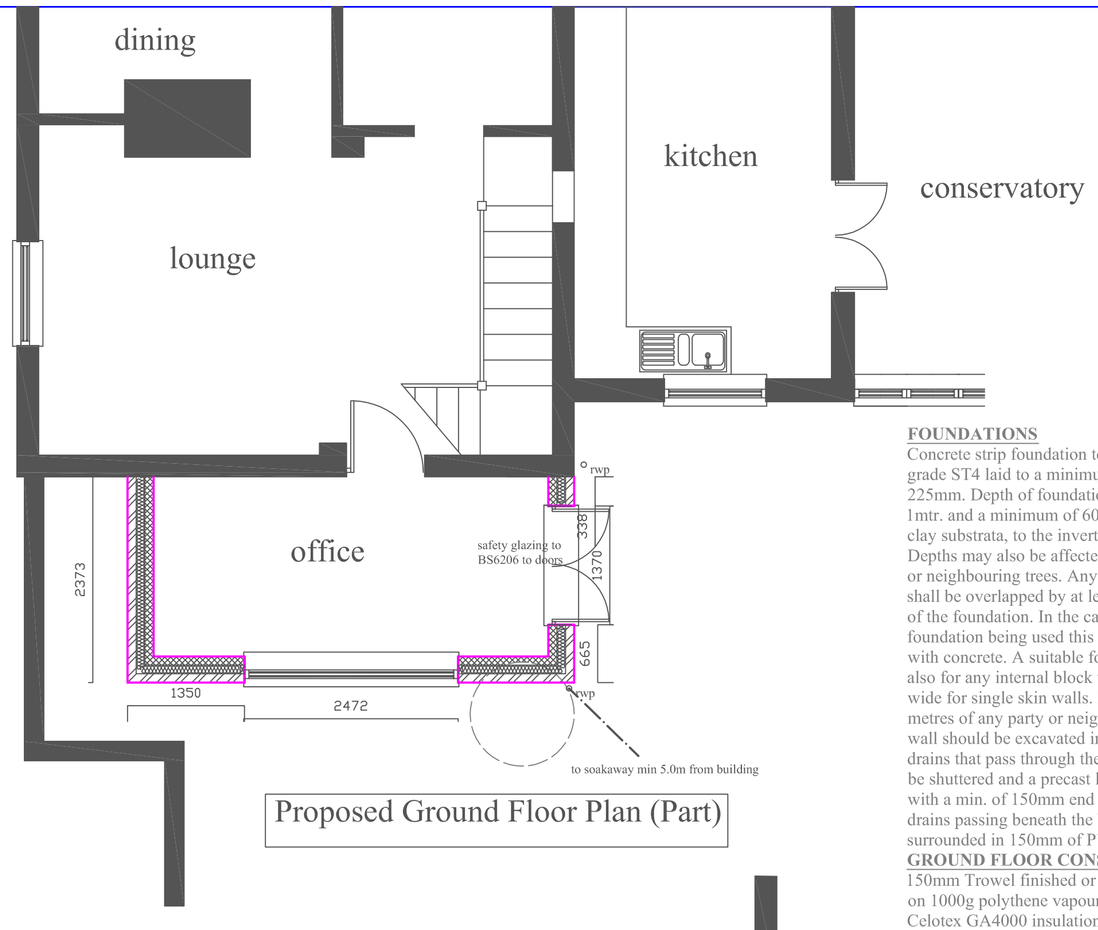


Existing Ground Floor Plan (Part)

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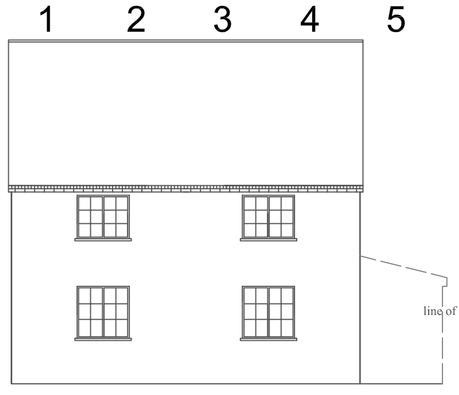
Location Plan



Proposed Ground Floor Plan (Part)

SCALE BAR 1:50

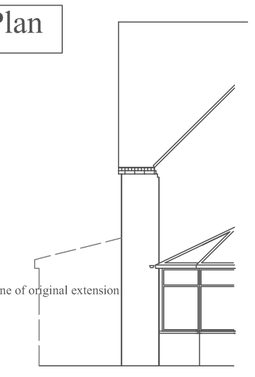
0 1 2 3 4 5



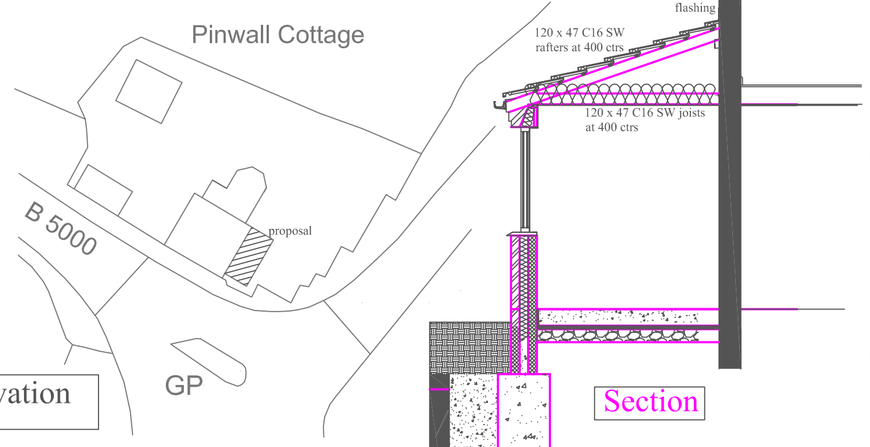
Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation

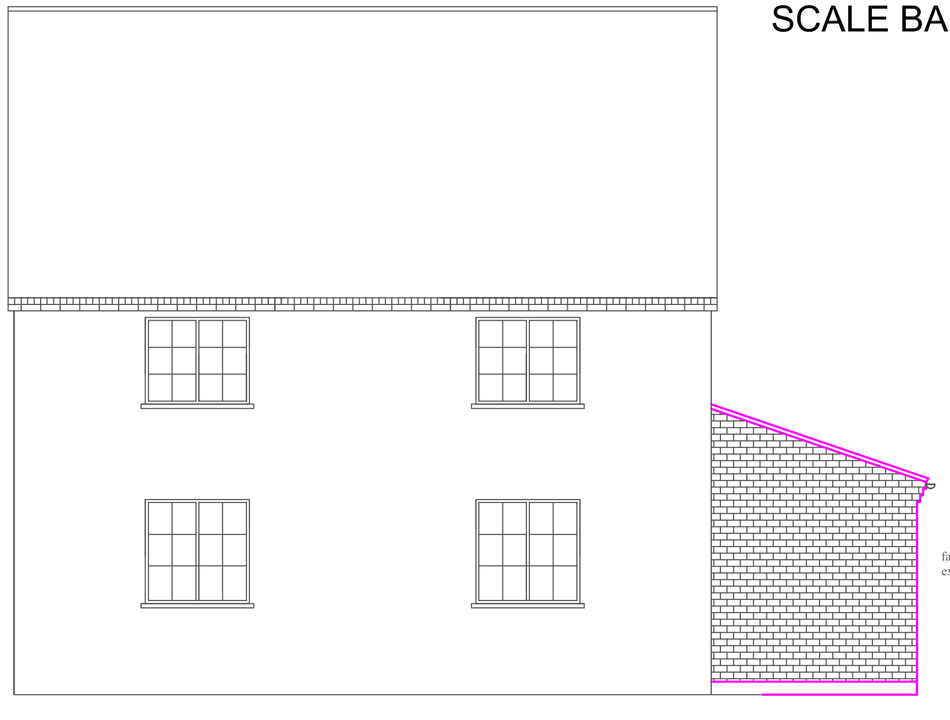


Block Plan

0 1 2 3 4 5 10

Section

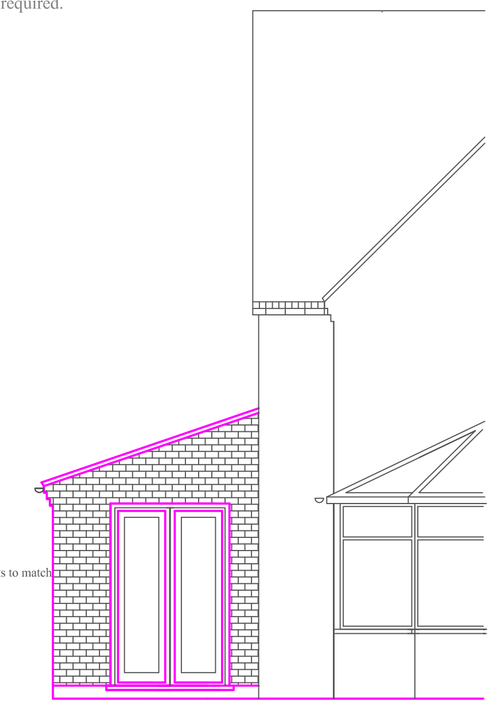
SCALE BAR 1:100



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

It is the responsibilty of the owner/client to ensure that all aspects of the Party Wall Act 1996 are complied with (if applicable) along with obtaining Severn Trent approval if building over or within 3.0m of a public sewer prior to works commencing on site

PITCHED ROOF CONSTRUCTION
Sandtoft 20.20 tiles -colour to match existing - suitable to pitch - on battens on breathable roofing membrane on SW rafters as indicated tied to walls across 3no rafters with 30 x 5mm MS straps at max 2.0m ctrs with noggins below. 12.5mm plasterboard & skim ceiling. Min 300mm mineral wool insulation 150mm between joists 150mm above

WINDOWS & DOORS
Windows to be double glazed with a soft low E coating to give a max "U" value of 1.00w/msqK. New doors to have max "U" value of 1.00w/msqK.All windows and doors to be recessed min 30mm past face of cavity. Glazing in critical locations ~ below 800mm from finished floor level, glazing in doors and side panels within 300mm and to a maximum height of 1500mm to be toughened or laminated safety glass to comply with approved document K. To BS6206

VENTILATION
Bathroom (with or without WC) to have a 15 litres/second extractor ducted to exteranl air (15 minute over run if no opening window).
WC separate from bathroom to have a 6 litres/second extractor ducted to external air (15 minute over run if no opening window)
Background ventilation to Habitable rooms to be 8000mm2 and 4000mm2 elsewhere.
All habitable rooms to have min 1/20th of floor area in opening lights which open a min of 30 degrees.

DRAINAGE
Any new storm water should be taken into a water course or soakaway if site conditions allow at a minimum distance of 5 meters away from any dwelling. Soakaways to be designed BRE Digest 365
All 100mm under-ground drainage to be laid to a fall of 1:40, surrounded in 150mm of P'gravel and if within 300mm of ground level to be protected with a weak mix of concrete or slabbed over. Appropriate inspection chambers to be installed or built where required and on any change of direction on foul runs, also rodding points to be installed when necessary, any internal inspection chambers will require double sealed lids.
Drains passing under building to be surrounded in 150mm of P'gravel and lintelled over where passing through walls.
112mm guttering to 68mm down pipes supported at 600mm centres to discharge into trapped back inlet gullies which run to 100mm pipe work, rainwater to be laid to a fall of 1:60.

LEADWORK & CAVITY TRAYS
All lead flashings to be done in code 4 lead, and lead valleys to be done in code 5 lead.
A cavity tray is required where a roof abuts an external wall discharging above the flashing level and a stepped cavity tray to be used at the junction of a pitched roof and the cavity wall. Weep holes to be installed from the cavity tray at 1200mm centres.

FOUNDATIONS
Concrete strip foundation to BS: 5328:1981 min grade ST4 laid to a minimum thickness of 225mm. Depth of foundation to be a minimum of 1mtr. and a minimum of 600mm wide in good clay substrata, to the invert of any close drains. Depths may also be affected by any close or neighbouring trees. Any stepped foundation shall be overlapped by at least the width of the foundation. In the case of an eccentric foundation being used this is to be mass filled with concrete. A suitable foundation is to be used also for any internal block walls 450mm wide for single skin walls. Foundations within 3 metres of any party or neighbouring house wall should be excavated in 1 metre bays. Any drains that pass through the foundation are to be shuttered and a precast lintel used to span over with a min. of 150mm end bearing, and any drains passing beneath the building to be surrounded in 150mm of P'gravel and protected.

GROUND FLOOR CONSTRUCTION
150mm Trowel finished or powerfloat concrete on 1000g polythene vapour check on 150mm Celotex GA4000 insulation with min 25mm thick upstand to perimeter on 1200g polythene dpm lapped into dpc on 150mm well consolidated, sand blinded, sulphate free hardcore.

WALLS UP TO DPC
To be class B engineering or similar layed in 1:3 cement sand mortar to BS: 1200. up to DPC which is to be laid at 150mm above ground level. This cavity is to be filled with a weak mix of concrete 225mm below the DPC. Any existing suspended floors that are vented should be ducted through to air bricks within this wall.

EXTERNAL WALL CONSTRUCTION
102mm facing bricks to match existing 100mm cavity filled with 90mm Celotex Thermaclass Cavity Wall 21 insulation batts with 10mm residual cavity to outer leaf 100mm thermal block min k value 0.15w/mK. 5mm plaster skim internally on 12.5 plasterboard. Cavities to be sealed with proprietry insulated cavity closers. Cavity trays & weepholes over all openings. New masonry to be fixed to existing bu the use of proprietry "starter bars". Wall ties to BS EN-845 at 450mm vertical & 900mm horizontal - max 300mm vertical centrs within 225mm of openings. Preformed and insulated galvanised steel lintels over openings to have a minimum end bearing on brickwork of at least 150mm, with necessary cavity trays with weep holes when required.

PROTECTIVE MEMBRANES
If the site is within 250mtrs of a land fill area, a 1200g membrane is to be lapped across both leaves of the cavity wall and lapped with the DPC and the DPM. A cavity tray is then installed above with weep holes at 1200mm centres.

HEATING.
Any space and hot water systems should be provided with suitable temperature, time and zone controls. When a new boiler is to be installed it is to be a condensing boiler with a Sedbuk rating of 90%. All radiators to be fitted with Thermostatic Rad Valves fitted by a GAS SAFE registered person.

LIGHTING EFFICIENCY
To be installed in accordance with BS7671:2008 by a competent person registered with a self-certification scheme. In areas of new building work provide fixed energy efficient light fittings no less than 75% of new light fittings (3 in every 4 new light fittings).Lighting should achieve an initial efficiency of not less than 40 Lumens per circuit.
All external light fittings must have either a lamp capacity no greater than 100 lamp watts per light fitting with all lamps automatically controlled to switch off when the area becomes unoccupied or when the daylight is sufficient.

ELECTRICAL INSTALLATION
To be installed in accordance with BS7671:2008 by a competent person registered with a self-certification scheme.

PUBLIC SEWERS
If within 3mtrs of a public sewer then Severn Trents permission shall be obtained in writing giving their consent. A drainage survey to be carried out by CCTV before commencing work and at completion and a copy of the report sent to Severn Trent.
Glazing in critical locations ~ below 800mm from

H&S NOTES

DANGER: ELECTRICITY service into existing buildings, care must be taken when any excavation is taking place near these positions. Contractor to confirm position of electricity cables before commencing on site, positons of service cable to marked on site, and also on copy of plans, once position of cable has been established.

DANGER: GAS service into existing buildings, care must be taken when any excavation is taking place near these positions. Confirm position of gas supply pipe before commencing on site, position of service pipe to be marked on site, and also on copy of plans, once position of pipe has been established. IN AN EMERGENCY CALL 0800 111 999 IMMEDIATELY.

WATER supply to be located and isolated prior to the removal of any pipework, water supply pipe to be adequately protected from accidental/wilful damage at all times.

Site to be used for the demolition/construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.

Contractor is to ensure that the supply of all services into/from property [LE. electricity, water, gas, BT/foulwater surface water drainage) does not affect adjacent properties at anytime. If this proves not to be the case then the contractor is to fully advise properties affected as soon as the problem is knows, and is to negotiate with adjacent properties regarding any appropriate action that may be required to restore connection.

No	Date	Revision

Proposal
Single Storey Extension at
Pinwall Cottage
Grendon Road
Pinwall
Sheepy Magna

Date:	Scale:	Drg.No:	Revision:
Dec'23	1:50 & 1:100	122301	

JMA Building Design
6 Caistor Close
Mile Oak
Tamworth
B78 3PT
tel: 01827 287877
mob:07710 038290
email: Dgmalpas@aol.com

Existing & Proposed Plans & Elevations

All dimensions must be checked on site before work begins

Drawing for Planning & Building Regulation approval