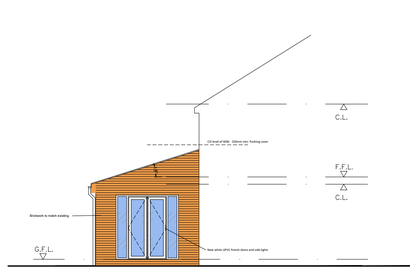
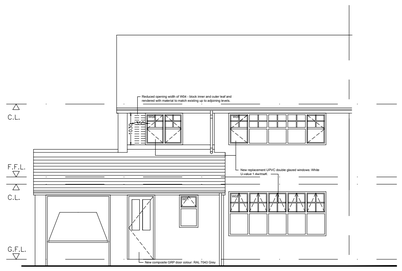


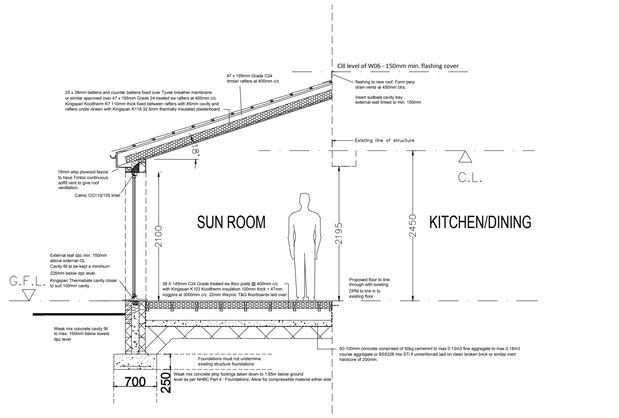
REAR ELEVATION AT 1:100 SCALE



SIDE ELEVATION AT 1:100 SCALE



FRONT ELEVATION AT 1:100 SCALE



SECTION A-A AT 1:50 SCALE

STRIP FOUNDATION
External wall to have 750mm wide 250mm thick 25/20 concrete strip foundation OPC with aggregates to B.S.882 with 1No.layer B283 mesh reinforcement to Structural Engineers requirements. Min 40mm concrete cover. Founds taken down min of 900 mm below ground level to sound bearing strata to L.A.satisfaction.
Steps in foundation to have overlap equal to twice the height of step or min. 300mm whichever the greater.
Foundations taken down to a level invert of any adjacent drainage. Foundations to suit site conditions to the satisfaction of the Local Authority. Foundations to comply with section A1/A2 stability section E of approved document with min cover in accordance with BS 8110:1985.
Foundations in the proximity of any trees to be in accordance with NHBC pactice note 4.
Please note if any neighbouring tree is to remain in position a site investigation may need to be carried out by an arboculturalist if requested by L.A. to BS5837 which should include representative sampling and testing to determine the volume change potential of the soil prior to contractor pouring foundations.

Should the Building Control Officer request a raft foundation for the outbuilding then design to be undertaken by structural engineer for approval by Local Authority prior to works commencing on site.

Where trees give rise to the need for foundation depths of up to and over 2.4m then engineered foundations are recommended.

GROUND FLOOR CONSTRUCTION
The ground surface is to be covered with 50mm of concrete composed of 50kg cement to max. 0.13m3 fine aggregate to max 0.18m3 coarse aggregate or BS 5328 mix ST1. If unreinforced, it is to be laid on clean, broken brick or similar inert hardcore of 200mm, not containing harmful quantities of water soluble sulphates or other materials which might damage the concrete - such as brick with plaster on. (The Building Research Establishment suggests that over 0.5% of water soluble sulphates would be a harmful quantity).

The concrete is laid on a polythene DPM for ground support floors above. The joints are sealed and the membrane should be laid on a protective bed.

The ground covering material should be laid so that either the top surface is not below the highest level of the ground adjoining the building or it falls to an outlet above the lowest level of the adjoining ground.

There should be space above the top of the concrete at least 75mm to any wall plate and 150mm to any suspended timber. There should be ventilation openings in two opposing external walls allowing free ventilation to all parts of the floor (102.5mm thick air brick sleeper wall).

An actual ventilation area equivalent to 1500mm2 per metre run of wall should be provided and any ducts needed to convey ventilating air should be at least 100mm dia. DPC of sheet materials bedded into cement mortar should be provided between timber members and supporting structures to prevent transmission of moisture from the ground.

Hardcore to be max. 200mm free from organic materials, sulphates or other deleterious matter. Materials such as colliery shale, slag or demolition materials should not be used. On dry sites selected broken brick may be used providing they are free from plaster. Provide 10mm expansion gap to perimeter of chipboard and loose lay with staggered joints. Joints to be fully glued with PVA adhesive.

22mm thick MR chipboard to be laid on timber members on visqueen 500g vapour barrier on 38 x 145mm C24 grade treated sw joists at 400mm c/c. Timber joists running at right angles to supporting walls. Sleeper walls should be built from internal foundations to provide intermediate support. These walls must be perforated with air bricks to allow cross-flow of air beneath the floor. For joists spanning between 2.5 and 4.5m one row of solid noggins at mid-centre or alternatively herringbone strutting should be used between joists to provide lateral restraint.

Install Kingspan Kooltherm K103 100mm thick between joists to manufacturers instructions to achieve U-Value of 0.23w/m2K.

DRAINAGE
All new underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS7158 and BS801.

Drains within 1m of foundations to be encased in concrete up to u/s of foundations. Provide 13 mm Flexcell joints to coincide with pipe joints. Provide flexible joints in pipelines within 150mm of each face of foundations, manhole walls and concrete backdrop surrounds and form a second flexible joint not more than 600mm from the first.
Where pipework passes through external walls form rocker joints either side of wall face of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-cast concrete plank lintols over drain to form opening in wall to give 50mm space all round pipe; mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes.

EXTERNAL WALL
325mm cavity wall comprising 103mm facing brick to match existing in type, size and coursing (Wienerberger Crofters Medley). 1.95 kg per brick with water absorbtion not exceeding 23%. London Bricks are manufactured to comply with BS EN 771-1 - 'Specification for masonry units - Part 1: Clay masonry units' to a size of 215mm x 102.5mm x 65mm.
Mortar for internal and external use above dpc to be designation (iii). 125mm structural cavity, with 125mm Knauf Earthwool Dritherm 34 super cavity insulation batts 100 mm thick 450x600kg/m3 density blockwork with a thermal conductivity of 0.11w/m2K or better with 12.5mm plasterboard on dabs to give an overall wall U-value lower than: 0.23w/m2K.

In accordance with Table 5 of Approved Document A, for cavity width of 101-125mm a tie length of 250mm should be used. Typical ties to be either double triangle or vertical twist.

Double triangle ties of this shape having strength to satisfy Type 2 of DD 142-2 are manufactured. Specialist tie manufacturers should be consulted if 250mm long double triangle format ties are needed for 101-125mm cavities.

The embedment depth of ties should not be less than 50mm in both leaves.

Cavity to be closed at top and around all door and window openings with patent cavity closer Thermobate/Docatie. OR cavities to remain unclosed With insulation running through to window/door frame. Dry line jambs. The internal faces of metal lintols should be covered with min. 15mm lightweight plaster, or dry lined.

Where cavity trays are installed weep-holes are to be formed by leaving open every 3rd perpend with weep hole drain units. Cavity trays to have stop ends bonded to cavity tray or clipped to lintol to provide a depth of 75mm. Stop end to be located to prevent weep nearest the end of the cavity tray. The cavity tray should extend min. 150mm beyond the edge of the opening.

pvc. dpc to be min. 150mm above finished external ground level.

Only brickwork or 7N blockwork to be used below dpc level with cavity to be filled with weak mix concrete cavity fill max. 150mm below lowest dpc level. High durability mortar mix for use below or near external ground leveldesignation (ii)

Alternative construction below dpc level to be approved french block. Blockwork to be 150mm below finished external ground level , with brick cavity construction above dpc level.

ROOF CONSTRUCTION
Rafters to be 18 degrees with members of 47 x 195mm Grade C24 treated sw timber. All members to be machined on all faces and to be built jointed and secured with galvanised steel 1.00mm truss plates 152x76mm to BS EN 10142.

Rafters to be spaced at 400mm c/c tied together over their backs with 38 x 25mm tiling battens and 125 x 25mm wind braces from the bottom corner to the top corner. Trusses to be tied together using galvanised steel restraining strap 20mm width, 20 gauge thick at 1000mm ctrs extending over three rafters. Trusses to be tied into wall using heavy duty edge rolled galvanised steel restraint twist strap 30 x 3mm x 400mm to BS EN 10142 'birds mouth' notches to be cut into trusses where they rest over 100 x 50mm wall plate.

Roof tiles to match existing and fixed through 38 x 25mm battens and counter battens to suit recommended manufacturers gauge for roof pitch. Tyvek breather membrane to have horizontal laps min. 150mm for roof pitches below 35 degrees and 100mm above 35 degrees, with side laps of min. 100mm. The underlayer should extend into the gutter and the bottom tile should overhang the centre of the gutter.

tiling battens should be preservative treated at least 1200mm in length and span across three supports.

Lead flashings should be fixed in accordance with the lead sheet association and not be less than the following: soakers code 3, flashings/saddles code 4, valley gutters code 7, gutters code 5. Generally each piece of lead should not exceed 1.5m.

Mortar for roofing works to be 1:3 cement sand. Workmanship should comply with BS8000:6.

Nails for fixing slating and tiling to be stainless steel, aluminium, copper or bronze. Aluminium nails are not to be used with timber treated with copper chrome arsenic (CCA).

Nails for fixing battens to be galvanised wire.

Install Kingspan Kooltherm K7 110mm insulation between rafters leaving 85mm vented cavity above. Underline the bottom face of rafters with Kingspand Kooltherm K118 32.5mm insulated plasterboard prior to tape and fill/decoration to achieve U-value of 0.20W/m2K.

GENERAL NOTES
The information contained in this drawing is representational only and has been compiled from a dimensional survey and does not warrant nor certify the structural integrity of the building nor neighbouring structures at the time of construction. Engineers information to be supplied separately.

The contractor is to visit site to make himself acquainted with the buildings and surroundings and undertake any investigation work or make allowances to ensure that a full and final quotation for the works will be submitted, taking into account all eventualities. Failure to do so will be at the contractors own risk and no additional payments shall be countenanced for any amendments to the work.
The contractor is to carry out all works in full compliance with the Health & Safety commissions approved code of practice 'managing construction for health and safety' and construction (design and management) regulations. All works and working practices on site shall be carried out in accordance with the above and to ensure no risk to the site operatives, visitors nor public and the contractor is to to inlude all preliminary allowances to cover the prevention of accidents and injury.

All works are to be carried out to comply with manufacturers, suppliers and industry guidelines, local authority regulations, good practice standards, fire safety recommendations and services supply and installation regulations. All manufacturers literature is to be kept on site. Provide all relevant guarantees in duplicate for presentation to the client.

All dimensions to be checked on site prior to commencement of work. Any discrepancies to be reported to Architect.

As per table 1 in Approved Document L1B, new windows to achieve a maximum U-value of 0.16w/m2K.

Mechanical extract fan (6 litres/second) is required in the ground floor W.C.

All windows and door opening sizes to be checked against joinery manufacturers details before commencing blockwork and brickwork.

All lintols to be as schedule with min.150mm end bearing to each end with pvc cavity tray over extending 150mm beyond each end of lintol. Refer to main specification for cavity tray details.

All glazing within 300mm of door openings to 1500mm above ground level including door glazing and all glazing to 800mm above floor level to be safety glass to comply with B.S. 6206.

All new walls to be installed with 75-100mm high hardwood or softwood skirtings with pencil rounded profile subject to client approval.

All structural timber sizes subject to validation from structural engineer.

All internal walls to recieve 1no coat 5mm Carlite browning scratch coat followed after drying by 1no coat of Carlite finish plaster. Ceilings to be covered with British Gypsum Gyproc Wallboard or similar approved 12.5mmx450mmx1200mm nailed below through into timber ceiling joists.

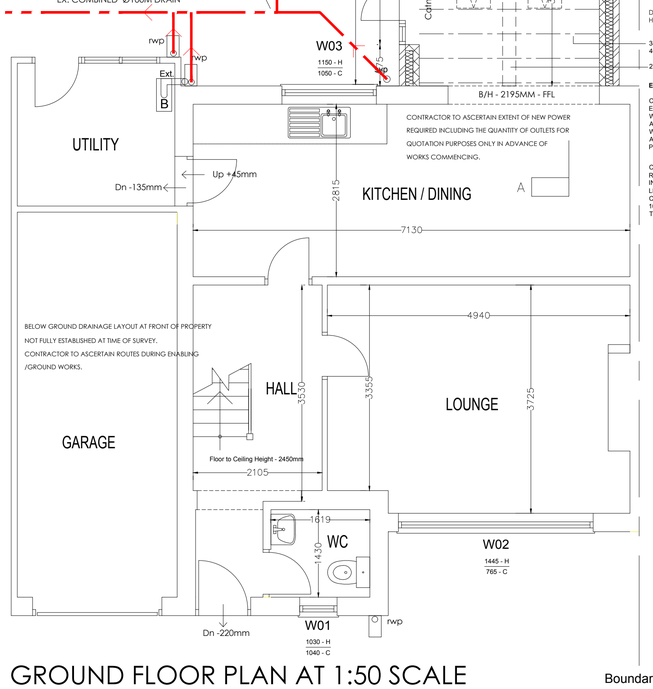
All existing foundations/lintols are to be exposed for inspection by Building Control (if requested) to ascertain their suitability to support increased loads.

CDM REGULATIONS 2015
The owner should they need to do so, must abide by the Construction Design and Management Regulations 2015 which relate to any building works involving more than 500 man hours or longer than 30 days duration. It is the client's responsibility to appoint a Principl Designer & Principle Contractor on all projects that require compliance with the CDM Regulations.

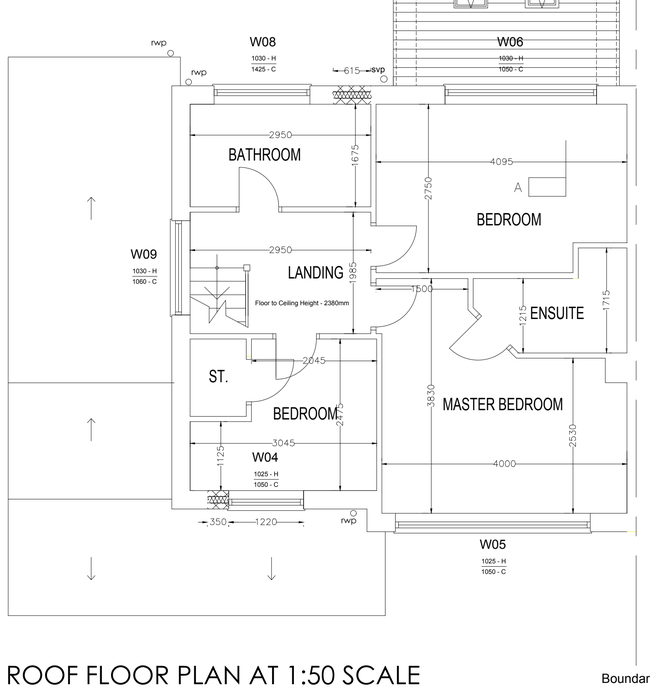
PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves the following:
1. Support of beam
2. Insertion of DPDC through wall
3. Demolition and rebuilding structural walls
4. Under-pinning
5. Insertion of lead flashings
6. Excavations within 3m of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party Wall Agreement is to be in place prior to the start of works on site.

HEATING
Extend all heating and hot water services from existing and provide new TRV's to radiators. Heating system to be designed, installed and tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities by laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

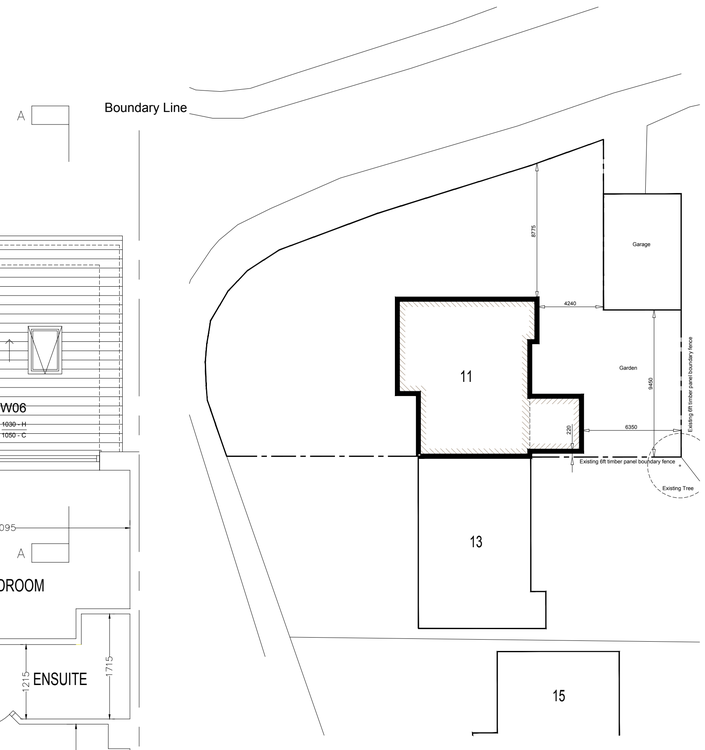
LIGHTING
Electrical layout to be designed by contractor. Include survey of existing supply to ensure adequate for additional loading. Electrical and radiator layout indicative only. Locations to be confirmed by client. All new electrical works to be designed, installed, inspected and tested in accordance with BS 7671 (I.E.E. wiring regulations 17th edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control on completion of works. All work to be carried out in accordance with approved document part P of the current building regulations. Provide mains linked smoke alarms and detectors to ceiling in areas requested by BC. The proposed smoke detectors are to be installed to current British Standards and to be on sperately fused circuit.



GROUND FLOOR PLAN AT 1:50 SCALE



ROOF FLOOR PLAN AT 1:50 SCALE



SITE PLAN @ 1:200 SCALE

SITE PLAN KEY

EXISTING FOOTPRINT OF DWELLING HOUSE

PROPOSED FOOTPRINT OF REAR EXTENSION

BOUNDARY OF PLOT CURTILAGE

GENERAL NOTES
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT

ACCURACY OF DRAWINGS
DRAWINGS HAVE BEEN BASED ON EXISTING DRAWINGS WHICH MAY NOT BE ACCURATE. BEFORE ANY WORKS ARE CARRIED OUT, SITE DIMENSIONS SHOULD BE VERIFIED

REVISION	DRAWN BY	DATE	SPECIFICATION
*	*	*	*

PROJECT
MR O'CALLAGHAN - PROPOSED REAR EXTENSION, 11 MITFORD ROAD, NE33 0EQ

DRAWING TITLE
PROPOSED PLANS, ELEVATIONS, SECTION & SITE PLAN

DATE	SCALE	DRAWN	CHECKED	JOB NO.	DRAWING NO.	REV.
02.09.19	VARIES@A1				AG(20)01	*

... Contractors must verify all dimensions on site before commencing any work or making shop drawings ...

DRAWING STATUS
PLANNING