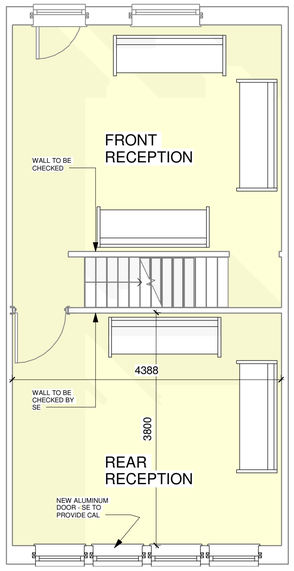
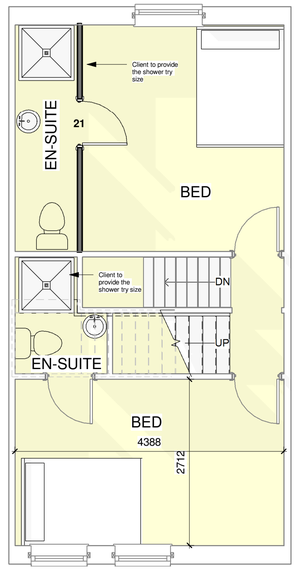


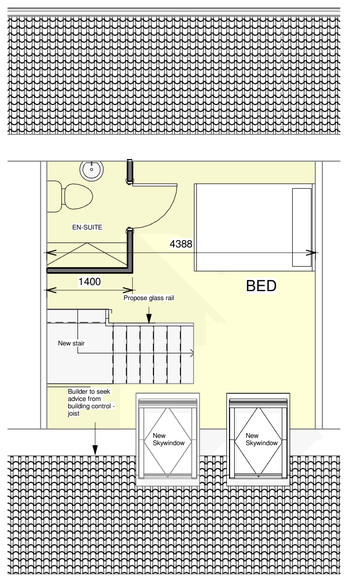
1 20 BASEMENT
1 : 50



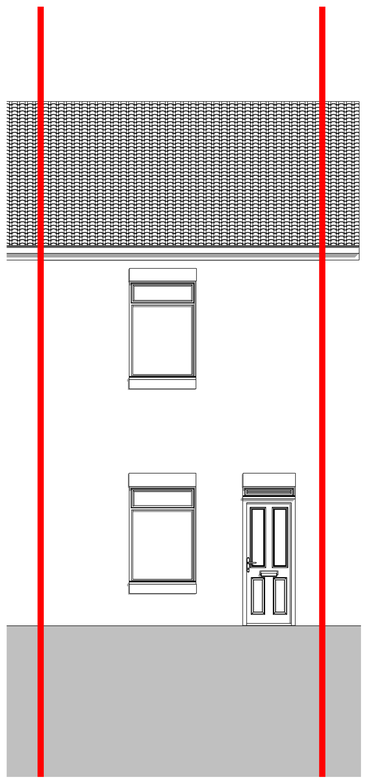
2 20 - GROUND FLOOR PLAN
1 : 50



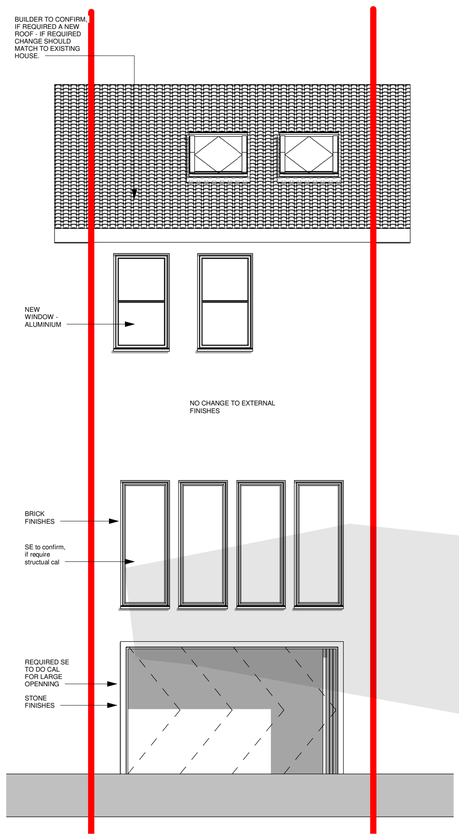
3 20 - FIRST FLOOR
1 : 50



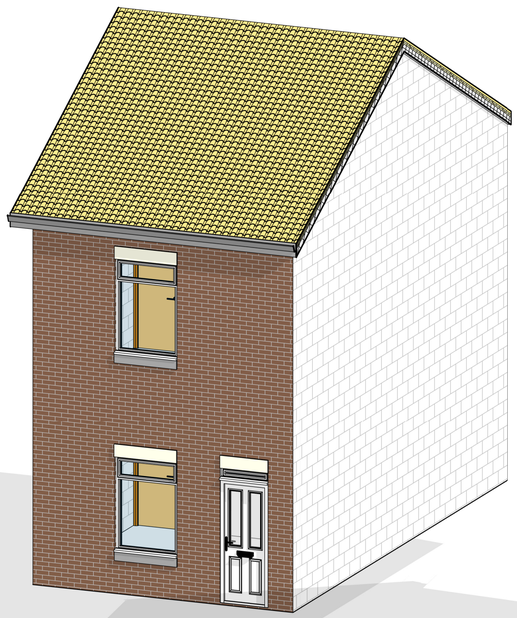
4 20 - LOFT
1 : 50



5 20 - FRONT ELEVATIONS
1 : 50



6 20 - REAR ELEVATION
1 : 50



7 20 - 3D FRONT



8 20 - 3D REAR

Construction Note

- All work to be carried out in accordance with Building Regulations and British Code of Practice.
- Dimensions to be checked on site before work commences and builder to report any discrepancies before work commences. This includes an assessment of whether there will be any significant problem in carrying out the work on site as the drawing.
- The Builder is assumed to have a working knowledge of the building regulations and work on site must follow the latest building regulations as and when the local authority requires.
- Any lintols over window and doors opening may have to be exposed on site in order to confirm suitability to support the additional loads, inadequate lintols will require replacing
- The building owner is responsible for serving any party wall notices on neighbours prior to building works commencing
- The builder will have to refer to calculations sheets for structural details in addition to the drawings for items such as connections.

Ventilation-Bathroom to have mechanical ventilation to extract at 15L per second with 20min overruns the extractor to discharge via vent to external air.
Note: windows to have open able areas to all rooms in order to provide natural ventilation requirement of 1/20thth floor area

Note: habitable rooms to have background or trickle ventilation equivalent to 8000 sq.mm.

Note: Eaves ventilation should be provided or maintained with minimum 25mm wide air gap with fly mesh cover, where eves are not ventilated or overhanging then provide low level vent tiles at 1.3m centres to sloping roof and similar at high level in order to maintain the through ventilation

Glazing
Note: new glazing to be double glazing with 16mm air gap low E-Coating (K-Glass), Glazed area to be 1/10th floor area in order to provide for natural light requirements.

Waste
Note: Bath waste to be 43mm Dia PVC, basin waste to be 37mm dia pvc, W.C Waste to be 100mm Dia Pvc, Shower waste to be 50mmDia Pvc, Traps to be 74mm Dia Deep Seal.
Access and rodding points to allocate in all changes of direction.
Note: Gutter to dormer roof to be 100mm half round PVC, and rainwater downpipe discharging on onto rear sloping roof or running down to the rainwater gulley with a 63mm dia PVC.
Note: air admittance valve to the stub stack in bathroom to loft in order to provide for a vented system. Connect to existing soil and vent pipe. Soil pipe to be extended up to 900mm above window opening where found to be within 3m of the window.

General

Drawings prepared for local authority. Any electrical, heating installation, joinery items, finishes, and fittings to be instructed by the client. The clients are to satisfy themselves that any buried private or public services will not affect the proposal.These drawings have been prepared on the understanding that work will not commence on site prior to the granting of planning permission and building reg approval. All drawings are copyrights and may not be used in conjunction with other projects
ALL MEASUREMENTS ARE DEEMED AS APPROXIMATE AND MUST BE CHECKED ON SITE PRIOR TO WORKS STARTING (THEY ARE DRAWN IN MILLIMETERS.

CDM REG 2015

These drawings have been prepared on the understanding that work will not commence on site prior to the granting of planning permission and building Reg approval. At this point the designers work is complete; hence the designer of this drawing will not be acting as the principle designer in terms of health and safety. Under the new regulations, both the client and the building contractor will have health and safety responsibilities and will need to prepare a construction phase plan for the scheme. the construction phase plan for the scheme should include risk assessment and method statements for elements of the works such as excavations, buried services, risk of electrocution, working at height, lifting and handling, etc. should you require guidance, please see HSE website.

General

Note - Client to obtain all agreements with STWA before the works start if the proposed is close to a public sewer.

Note - The client is to give notice to neighbours affected by construction of the building works as required by the party wall act 1996.

Note - Heating and hot water systems not less than stated in domestic heating compliance guide on completion system commissioned by a suitably qualified person.

Notes - all electrical works required to meet the requirements of part P (electrical safety) must be designed, installed, inspected and tested by person competent to do so. Prior to completion, the council must satisfied that an appropriate BS7671 Electrical installation certificate has been issued for the work and that it has been signed by the person competent to do so. All works to confirm with current building regulations as amended and to the approval of local authority.

Note - 40mm diameter anti-vac trapped waste to sink unit/shower. 32 mm diameter to wash basin with 75mm seal all pipes to be boxed in with 12 mm ply and pipes surrounded with acoustic quilt 10kg/m3 (where applicable all wastes pipes exceeding 3m run to be fitted with anti-vacuum trap) and to be increased to 50mm above 1.700m. Run, disabled waste to go into stud stack with air admittance valve.

Note - 2 layers 12.7mm plasterboard and skim ceilings or 1 hour fire resistance suspended ceiling by specialist- user's choice. 2cts carlite plasterboard and skim block walls. Architraves, skirting's, wall tiling etc-owners choice

Note - All new hot water feeds and central heating pipes that are hidden are to be wrapped in insulation where possible, all new radiators to be fitted with TRVs

Note - Fit energy saving light fittings 2 no. 'one per 25m2 floor area. And having a luminous efficiency greater that 40 lumens per circuit-watt, external lights max 150 watts to be fitted with sensors time switches or energy efficient fittings.

PROPOSED FOUNDATIONS
600 mm wide trench fill concrete foundation-depth to satisfaction of the local building inspector (min. 100mm) and below the invert of the nearest adjacent drainage. Alternatively use 600mm x225mm min. thick concrete strip foundations. Where foundation depth exceeds 1500mm, internal face of foundation to be protected by clay board, fixed in accordance with manufactures instructions. Should foundations depth exceed 2500mm client to appoint structural engineer to assess on site ground conditions and design foundation.

GROUND FLOOR
100mm thick concrete with float finish on 500 gauge vapour control membrane on 80mm thick ff30/80 Celotex fast 'r' or similar insulation on 1200 gauge polystyrene dpm on sand blinding on minimum 150mm selected and well compacted hardcore 25mm polystyrene insulation up stand to perimeter of new ground floor construction. Dpm and concrete over floor to bring it up to level to existing house.. Where sold slab is used adjacent to an existing suspended floor, install vent pipes below floor & connect into existing floor void to maintain ventilation to existing floor. Connect vent pipes onto air bricks within proposed walls. Floor to achieve a U value of 0.22 W/m2 K.

EXTERNAL CAVITY WALLS
cavity wall 102mm facing brickwork to match existing with 100mm cavity fully filled with KNAUF crown dri-therm cavity slab 34 insulation and an inner leaf of 100mm tarmac topbloc air Crete blockwork faced with 12.5mm plasterboard with skimmed finish. Both skins of wall to be tied together with stainless steel wall ties at 900cts horizontally and 450cts vertically. Keystones or similar insulated lintels over openings. 150mm end bearings with cavity trays over where applicable. Cavities to be closed with proprietary insulated cavity closers around openings and at eaves & verges. Openings to be lined with 2000g polythene both horizontally and vertically Dpc to be laid within wall structure, minimum 150mm above adjacent f.g.l Cavities to be filled with weak mix concrete up to but not within 225mm of dpc.
WINDOWS
Windows to be double glazed plus have min. 8000M2 trickle vents which are to be sized and located in accordance with table 1.2a of approved document (f) 2006Bregs. Calculations to be undertaken by window installer/ manufacturer. openings purge area of windows to be not less than 1/20th of floor area of the room it, serves as opening vent, as per details in table 1.3 of approved document (f) 2006 B Regs. All glazing below 800mm in windows and 150mm in doors and side panels to doors are to be safety glass in accordance with BS 6206. U value of 1.6 W/m2K to approved document L1B 2010
HEATING
Owners to decide heating system to be installed. Scheme to be produced by qualified installer and certified on completion
STRUCTURAL
Beams to be shown on plan set on minimum 2 course of engineering class A brickwork, or concrete pad stones as per structural engineers calculations. Box out with minimum 2 layers of 12.55mm plasterboard and skim coat finish. All lintels over doors, windows, and other openings to be catnic, pre-cast concrete or equivalent. Beams, connections, pillars and bearings to be confirmed prior to construction.
Pitched Roof
To be tiled on 25x38mm s.w. battens. Provide 38 x38mm counter battens as manufactures recommendations. Kingspan nilvent or similar approved breathable roofing membrane. Roof structure subject to engineers design and structural calculation. ceiling formed below joists with 12.5mm plasterboard and skim. all structural roof timbers to be tied to walls with galvanized milled steel straps at max 1200cts to BS5628. Roof Rafter 47x196 600crs/Roof Purlins OSB3 18MM
Insulation
Roof to be insulated at rafter level comprising 70mm kingspan kooltherm K7 pitched roof board between rafters. Underdraw rafters with kingspan kootherm K18 insulated dry lining board comprising 12.5mm plasterboard and 25mm insulation. min U Value=0.20W/M2K
DRAINAGE
Drainage- the client to determine whether the sewer system serves the property only or additional properties, they must contact Water Supplier and apply for a building near agreement or building over agreement which ever is applicable and ascertain necessary works required to comply Plumbing to be carried out by qualified personnel ensuring safe routing of svp and connection of all waste outlets and roof gutters. All new drains to be carried 100mm uPVC with 100mm pea gravel bed and surround to minimum 1 in 40 gradients.

Rev	Description	Date
A	SHOW TO CLIENT	23/06/22

STATUS	PURPOSE OF ISSUE
	PLANNING

For Enquiries:-
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PROJECT

59 NOTTINGHAM ROAD DE56 1JG

TITLE PROPOSED FLOOR PLANS

CLIENT
Gilbert & Sykes

DRAWN BY	CHECKED BY	DATE
JN	NJ	06/23/22

SCALE (@ A1)	PROJECT NUMBER
1 : 50	00784803259

DRAWING NUMBER	REV
A101	A