Planning Drawing

DRAINAGE CHANNELS (BUILDING PERIMETER)
Postion and install ACO galv. MS drainage channel around entire building perimeter and where external ground and paving level is less than 150mm beneath floor level. Refer to Details A and B. Fix secondary dpc and cavity tray throughout all new cavity walls (refer to Detail B) where finished ground levels are less than 150mm from finished floor level.

GROUND FLOOR CONSTRUCTION (GENERALLY))
Floor construction to comprise selected floor finish on 75mm sand/cement screed (incorporating underfloor heating descibed elsewhere); over 140mm thick Celotex XR4000 insulation to achieve minimum (u-Valve) of 0.11w/m2K ; on vapour control layer; on 150mm thick reinforced concrete floor with one layer A193 mesh to base; on 1200g visqueen dpm turned up vertically to edges and lapped with dpc at floor level; on 50mm sand blinding on min.150mm well compacted sulphate free hardcore to suit site conditions (compacted in layers not more than 225mm). 25mm Celotex insulation to be fitted vertically at perimeter.

ELECTRICAL WORKS
All electrical installations to be carried out in accordance with the latest IEE regulations 17th Edition, to meet the requirements of Part P. In order to confirm that all works undertaken have been inspected and tested by a competent person all appropriate forms and certificates (such as NICEIC) are to be provided following the completion of the works. All works to be to the approval of the LABCO.

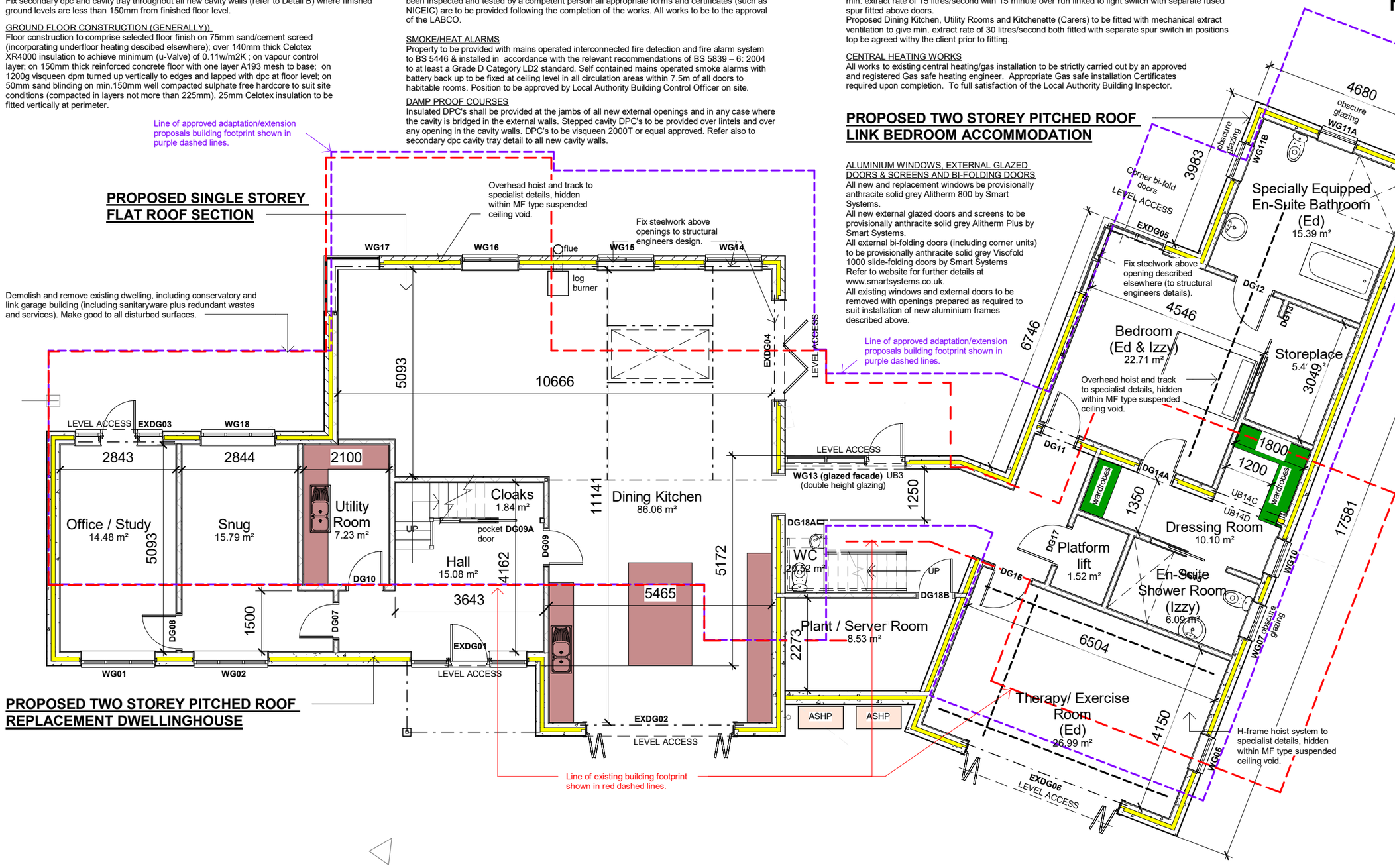
SMOKE/HEAT ALARMS
Property to be provided with mains operated interconnected fire detection and fire alarm system to BS 5446 & installed in accordance with the relevant recommendations of BS 5839 – 6: 2004 to at least a Grade D Category LD2 standard. Self contained mains operated smoke alarms with battery back up to be fixed at ceiling level in all circulation areas within 7.5m of all doors to habitable rooms. Position to be approved by Local Authority Building Control Officer on site.

DAMP PROOF COURSES
Insulated DPC's shall be provided at the jambs of all new external openings and in any case where the cavity is bridged in the external walls. Stepped cavity DPC's to be provided over lintels and over any opening in the cavity walls. DPC's to be visqueen 2000T or equal approved. Refer also to secondary dpc cavity tray detail to all new cavity walls.

EXTRACT VENTILATION
Proposed Specially Equipped En-suite Bathroom (Ed), WC and En-suite Shower Room (Izzy) plus First Floor Carers En-suite Shower Room and Bathroom to be fitted with mechanical extract ventilation to give min. extract rate of 15 litres/second with 15 minute over run linked to light switch with separate fused spur fitted above doors.
Proposed Dining Kitchen, Utility Rooms and Kitchenette (Carers) to be fitted with mechanical extract ventilation to give min. extract rate of 30 litres/second both fitted with separate spur switch in positions top be agreed withy the client prior to fitting.

CENTRAL HEATING WORKS
All works to existing central heating/gas installation to be strictly carried out by an approved and registered Gas safe heating engineer. Appropriate Gas safe installation Certificates required upon completion. To full satisfaction of the Local Authority Building Inspector.

ALUMINIUM WINDOWS, EXTERNAL GLAZED DOORS & SCREENS AND BI-FOLDING DOORS
All new and replacement windows be provisionally anthracite solid grey Alitherm 800 by Smart Systems.
All new external glazed doors and screens to be provisionally anthracite solid grey Alitherm Plus by Smart Systems.
All external bi-folding doors (including corner units) to be provisionally anthracite solid grey Visofold 1000 slide-folding doors by Smart Systems
Refer to website for further details at www.smartsystems.co.uk.
All existing windows and external doors to be removed with openings prepared as required to suit installation of new aluminium frames described above.



Proposed Ground Floor Layout Plan

EXTERNAL WALL CONSTRUCTION
Main external walls to compromise off white through colour render (colour and texture to match existing); on 100mm Celcon min.7N concrete block to Local Authority Approval incorporating feature brick-on-edge soldier course details as illustrated on proposed elevations; 100mm cavity with 50mm Celotex CW4000 insulation board (or equal approved to achieve min. 0.28 W/m2K); 100mm Celcon standard min.7N block internally finished with 12.5mm plasterboard (moisture resistance plasterboard to all sanitary areas and sinks) on mortar dabs with skim finish.. All cavity walls to be fitted with stainless steel vertical twist type wall ties built in at 750mm horizontal and 450mm vertical c/c to all areas in staggered rows, with ties every 300mm in height, around all openings. Provide Thermabate or equal approved horizontal and vertical pre-insulated DPC's around all new and adapted external openings and suitable Cantic lintels (or equal approved) over all structural openings (unless denoted otherwise). Provide cavity trays at abutments with new cavity walls and continuous cavity trays at ground floor level to ensure no damp penetrates inside skin. Refer also to standard details A & B

STAIRCASE
Supply and fix 2 no timber staircases comprising 14 no. equal risers,15 no equal treads. Handrail to be continuous 900mm - 1000mm height, maximum pitch to be 42 degrees, maximum rise 220mm, minimum tread 220mm minimum, head room above pitch line is to be min. 2000mm.

INTERNAL PARTITION WALLS
Form timber stud partition walls where shown, comprising of 75x50mm treated softwood vertical studs at 600mm centres (horizontal head and sole plate members securely screw fixed to floor and ceiling at 400mm centres), with 75 x 50mm noggins at 450mm centres and to edges of boarding, sat on a DPM at floor level. Partitions to be finished both sides with 12.5mm plasterboard and 5mm skim finish. To bathroom areas allow for 12mm plyboard beneath plasterboard. Include for forming of new doorways as required and full fill of stud in-between board with Rockwool or equivalent sound deadening insulation material.

INTERNAL MASONRY (BLOCKWORK) WALLS
All new internal walls shown hatched to be constructed using 100mm thick Celcon min.7N concrete blockwork, or equal approved, finished both sides with 12.5mm plasterboard on mortar dabs with a skim finish. Internal blockwork to be built up from concrete strip foundations described elsewhere.

H 11.11.22 ACJ Building volume reduced further - to suit LPA requirments.

G 03.11.22 ACJ Building volume reduced and amendments made - to suit LPA requirments.

F 14.10.22 ACJ Approved previous adaptation/extension footprint shown, with existing building footprint highlighted in purple dashed lines.

E 29.06.22 ACJ Fenestration to left side (Office/Study & Snug) amended plus glazed screens added to front entrance door - to suit client requirments.

D 10.06.22 ACJ NEW BUILD OPTION ILLUSTRATED (EXISTING COTTAGE TO BE DEMOLISHED)

C 23.05.22 ACJ Set out dimensions and door to WG13 added.

B 26.04.22 ACJ CONTRACT ISSUE.

A 01.02.22 ACJ TENDER ISSUE.

Client
Dr Edward Hudson

Address
Barn Farm Cottage, 24 Wood Lane, Horsley Woodhouse, Ilkeston

Drawing
Proposed Ground Floor Layout Plan

Drawn by	Checked by	Date
GF	TD	05/06/21
Drawing No PS3205 - 105 H	**Rev**	**Scale** 1 : 100
		Size A3

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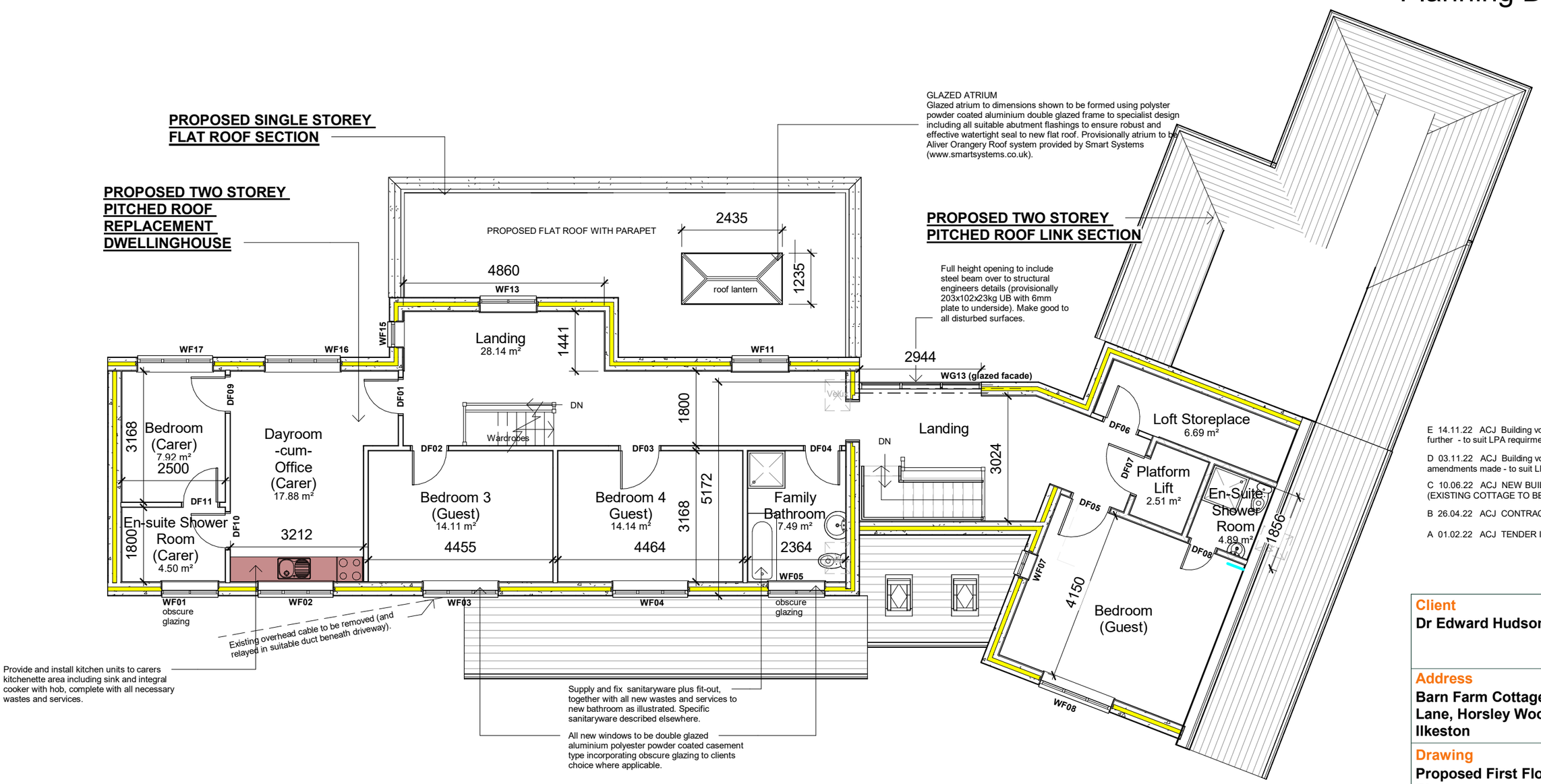
Planning Drawing



E 14.11.22 ACJ Building volume reduced further - to suit LPA requirments.

D 03.11.22 ACJ Building volume reduced and amendments made - to suit LPA requirments.

C 10.06.22 ACJ NEW BUILD OPTION ILLUSTRATED (EXISTING COTTAGE TO BE DEMOLISHED)

B 26.04.22 ACJ CONTRACT ISSUE.

A 01.02.22 ACJ TENDER ISSUE.

Client
Dr Edward Hudson

Address
Barn Farm Cottage, 24 Wood Lane, Horsley Woodhouse, Ilkeston

Drawing
Proposed First Floor Layout Plan

Drawn by	Checked by	Date
GF	TD	05/06/21
Drawing No	**Rev**	**Scale**
PS3205 - 106 E		1 : 100
		Size
		A3

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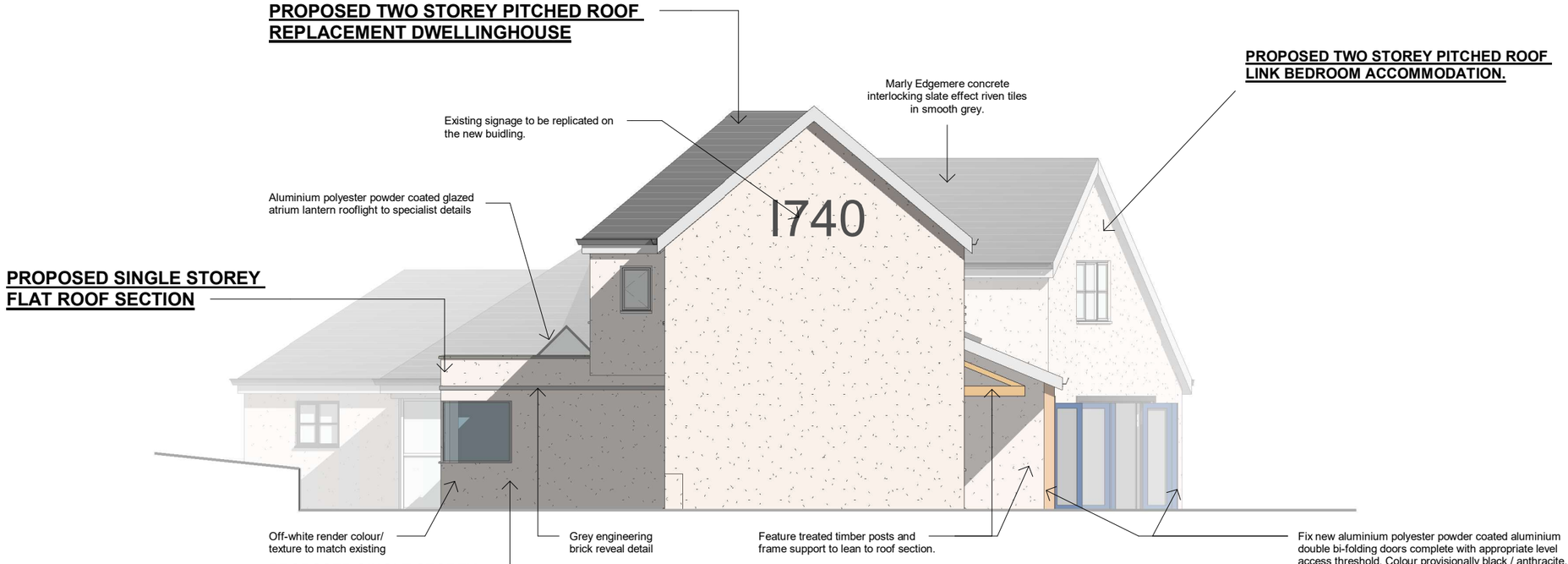
Proposed First Floor Layout Plan

Planning Drawing



ALUMINIUM WINDOWS, EXTERNAL GLAZED DOORS & SCREENS AND BI-FOLDING DOORS
All new windows be provisionally anthracite solid grey Alitherm 800 by Smart Systems.
All new external glazed doors and screens to be provisionally anthracite solid grey Alitherm Plus by Smart Systems.
All external bi-folding doors to be Visofold 1000
slide-folding doors by Smart Systems
Refer to website for further details at www.smartsystems.co.uk.

Front (South) Elevation



Side (West) Elevation

F 14.11.22 ACJ Building volume reduced further - to suit LPA requirments.

E 03.11.22 ACJ Building volume reduced and amendments made - to suit LPA requirments.

D 29.06.22 ACJ Fenestration to left side (Office/Study & Snug) amended plus glazed screens added to front entrance door - to suit client requirments.

C 10.06.22 ACJ NEW BUILD OPTION ILLUSTRATED (EXISTING COTTAGE TO BE DEMOLISHED)

B 26.04.22 ACJ CONTRACT ISSUE.

A 01.02.22 ACJ TENDER ISSUE.

Client
Dr Edward Hudson

Address
Barn Farm Cottage, 24 Wood Lane, Horsley Woodhouse, Ilkeston

Drawing
Proposed Elevations (Front and Side)

Drawn by	Checked by	Date
ACJ	JPC	06/10/22
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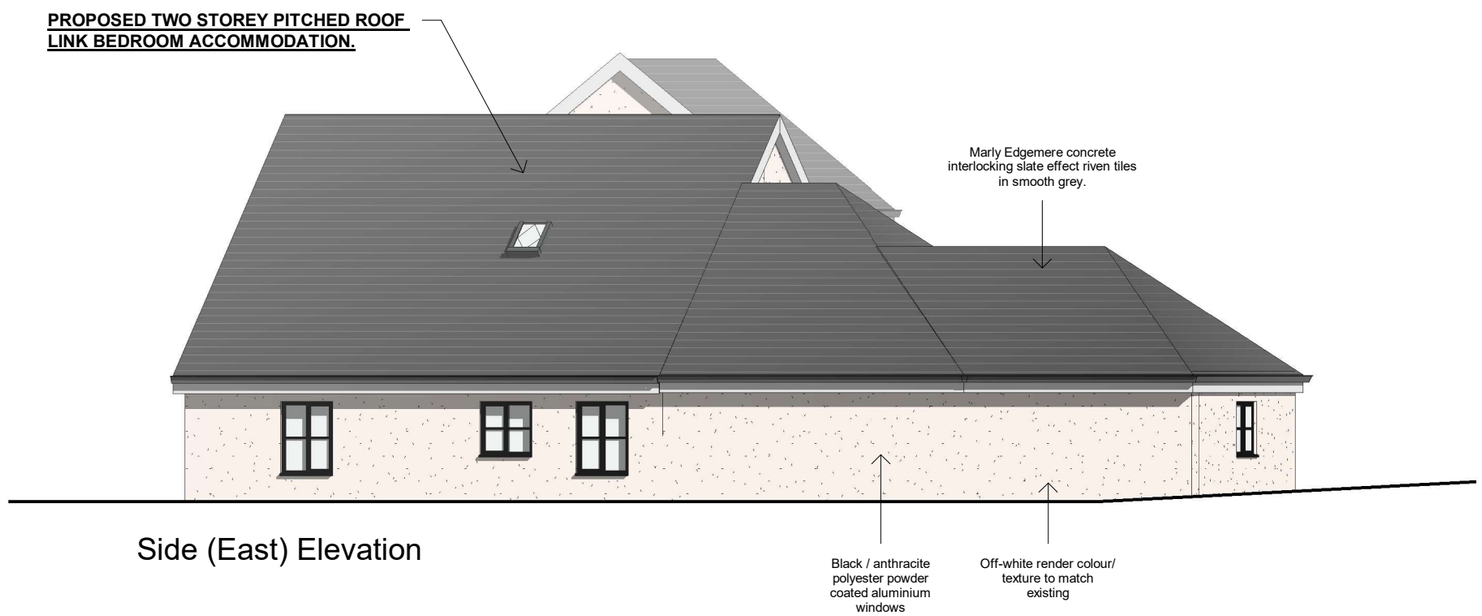
Planning Drawing



Rear (North) Elevation



Side (East) Elevation

E 14.11.22 ACJ Building volume reduced further - to suit LPA requirments.

D 03.11.22 ACJ Building volume reduced and amendments made - to suit LPA requirments.

C 10.06.22 ACJ NEW BUILD OPTION ILLUSTRATED (EXISTING COTTAGE TO BE DEMOLISHED)

B 26.04.22 ACJ CONTRACT ISSUE.

A 01.02.22 ACJ TENDER ISSUE.

Client
Dr Edward Hudson

Address
Barn Farm Cottage, 24 Wood Lane, Horsley Woodhouse, Ilkeston

Drawing
Proposed Elevations (Rear and Side)

Drawn by	Checked by	Date
GF	TD	05/20/21
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Planning Drawing

GENERAL
All works shall be carried out strictly in accordance with current British Standards and Codes of Practice. All specialist or named products shall be fitted in strict accordance with the manufacturer's recommendations. Contractor to check all dimensions and conditions prior to commencing work on site. All excavations to be carried out in accordance with the British Standards (BS). All discarded materials to be carted away from site (and recycled where possible). All new formation levels below any new floors or external pavements to be free of top soil, vegetable matter or other organic material.

Allow for building up hardcore below raised paved areas to driveway and parking areas to suit levels. New paving to be provided with a slight fall to drain latent water away from the building (approximately 1:80); no standing water will be acceptable. Contractor to agree levels / falls in paving with the LABCO and CA / Designer prior to installation. Wash down all paving upon completion to make clean.

All existing trees to be suitably protected. Refer to Arboricultural Report by Crawshaw Arboricare Ltd. (dated 08/10/21).

Carefully excavate by hand digging only (i.e. no mechnical excavators to be used whatsoever) and remove existing gravel to existing patio area and adjacent gravelled surfaces. Prepare existing ground to provide level access, filling all hollows with soil, clean angular stone or sharp sand (where large bolders and rocks removed). Lay new patio comprising provisionally Marshalls Versuro Caramel Cream mixed sized paving flags; on 25mm overfill of clean angular stone; on 75mm Cellweb geotextile membrane (with all cells filled with clean angular stone); on weed suppressant geotextile membrane laid directly to prepared level soil base. Existing sub-base (where flags removed) to be inspected by CA prior to carrying out these works for possible re-use. Flags to be brushed with sharp sand upon completion.

GARDEN RETAINING WALLS
Carefully excavate by hand digging only (i.e. no mechnical excavators to be used whatsoever) and remove existing turf, planting, soil and sub-strata. Adapt and extend existing retaining walls, built using sleeper wall construction to match existing. Wall to be built off provisionally 600x250mm concrete strip foundations set min. 750mm below finished patio level. Cart away all debris and make good disturbed surfaces. All walls to be backfilled with as dug soil materials.

Adapt and extend existing perimeter garden/patio timber sleepers wall and kerbs shown red by hand only. Extent of works to be agreed on site.

LAWNED GARDEN

Supply and fix composite panel pedestrian gate (height 1800mm). Gate to have minimum opening of 1000mm and to include for security locks and keys. Final design/style to be agreed with client prior to order.

Provide and lay 200 x 50 mm concrete flat top edging kerb (to match selected stone set paving) at the entire perimeter of the extended/regraded driveway, and to rear patio areas (where no retaining wall) set in min 250 x 100mm concrete base. Colour to be confirmed with client.

Remove existing entrance gates and cart away all debris. Make good to al disturbed surfaces

Existing gate pillar

Existing site access and entrance to be widened in accordance with separate details.

Existing gate pillar

Existing overhead cable to be removed.

Approx. location for temporary fully waterproof meter cubicle (internal dimensions 1000 x 500 x 1000mm high) with monopitch roof to Western Power Distribution requirements constructed using 102mm single brick construction off suitable concrete base.

Wood Lane

EXISTING PATIO (REGRADED TO PROVIDE LEVEL ACCESS)

new pedestrian gate

EXTENDED/REGRADED PARKING AREA

PROPOSED SITE CABIN (size 6m x 3m)

Existing trees (to area of extended parking area) to be removed.

Excavate and remove existing perimeter timber kerb edging. Leave ready to recieve concrete edging kerb etc. as decribed elsewhere.

Carefully excavate by hand digging only (i.e. no mechnical excavators to be used whatsoever) and remove existing turf, planting, soil and sub-strata to form extended patio area and ramp where shown hatched and shaded grey. Prepare existing ground to provide level access, filling all hollows with soil, clean angular stone or sharp sand (where large bolders and rocks removed). Lay new patio comprising selected paving flags etc. as described for existing patio areas.

Contractor include for removal from site of all debris and disguarded materials related to new external works and landscaping.

Carefully excavate (hand digging only)and remove existing perimeter garden planting beds and steps adjacent to sleeper walls shown dotted and leave ready to recieve new retaining wall, steps and external step lift.

PREVIOUS APPROVED EXTENSION PROPOSALS
(REF: AVA/2021/0606) SHOWN IN RED DASHED LINES
EXTERNAL FLOOR AREA = 314.74m2
OVERALL VOLUME = 1,262.35m3 approx..

All existing gates serving the existing rear patio to be removed.

EXISTING PATIO (REGRADED TO PROVIDE LEVEL ACCESS)

EXTENDED PATIO AREA (SHADED GREY)

ramp up

ramp up

1500

1500

1500

POSITION OF EXISTING COTTAGE PLUS DETACHED GARAGE SHOWN IN PURPLE DASHED LINES
EXTERNAL FLOOR AREA = 216.515m2
OVERALL VOLUME = 890m3 approx..

POSITION OF PROPOSED NEW BUILD DETACHED DWELLING (REF: AVA/2022/0569) SHOWN HATCHED
EXTERNAL FLOOR AREA = 307m2
OVERALL VOLUME = 1,260.35m3 approx..

FINISHED FLOOR LEVEL 99.85m

24

2554

2555

2000

4600

6500

15788

ASHP

ASHP

RAISED AND REGRADED PATIO AREA

1000

Provide and fix fully automated electrical powered composite panel vehicular gates (as described elsewhere).

Excavate and remove existing perimeter timber kerb edging. Excvate lawned garden as needed and leave ready to recieve concrete edging kerb etc. as decribed elsewhere.

Concrete flat top edging kerb to match selected stone set paving) at perimeter of raised/regraded patio as described elsewhere.

Excavate and remove existing surface finishes. Regrade and extend then prepare sub-base materials to provide level access into property from frontage to all new and existing external door openings. Lay new fully paved areas shown comprising provisionally Fairstone Magnasett stone sets; on 100mm thick continuous concrete bed; on 175mm min depth well compacted Mot Type 3 granular sub base to SHW clause 805 or 4/40mm to EN12620 binded with 2/6.3mm graded crushed concrete aggregate to EN12640; on suitable weed surpressant geo-textile membrane to naturally occurring substrata. Paving to be laid to falls away from building. Existing sub-base (where concrete/gravel removed) to be inspected by CA prior to carrying out these works for possible re-use

The Contractor is to include for providing all necessary top soil to be positioned alongside all regraded paved areas and retaining walls to provide a minimum graded surface to existing garden levels, include for all necessary good quality garden turf as required.

Note: all excavations and new paving works to be undertaken and constructed in full compliance with Arboricultural Tree Protection Method Statement and Tree Protection Plan Report by Crawshaw Arborcare Ltd dated 8/10/21.

PROPOSED SITE PLAN scale 1:200

GARDEN RETAINING WALLS
Carefully excavate by hand digging only (i.e. no mechnical excavators to be used whatsoever) and remove existing turf, planting, soil and sub-strata and form new retaining wall (where shown hatched thus) constructed using solid engineering brickwork construction to structural engineeer details incorporating 102mm facing brickwork to all open visible sides build from two courses below finished paving level. Walls to be finished with brick-on-edge to top (to suit width) complete with tiled crease drip course detail. All walls to incorporate preformed vertical weephole slots to mortar joints at 1200mm centres to rear retaining walls serving the rear patio fitted strictly to manufacturers recommendations.Walls to be built off concrete strip foundations to structural engineers details. Cart away all debris and make good disturbed surfaces.

102.06	Existing finished ground levels shown thus.
99.85	Proposed finished ground levels shown thus.

PREVIOUS APPROVED EXTENSION PROPOSALS
(REF: AVA/2021/0606) INCLUDING COTTAGE, SHOWN IN RED DASHED LINES
EXTERNAL FLOOR AREA = 314.74m2
OVERALL VOLUME = 1,262.35m3 approx..

H 14.11.22 ACJ Building volume reduced further - to suit LPA requirments/ex. & proposed levels added..

G 25.10.22 ACJ Location for Contractor's site cabin and temporary electrical meter cubicle shown.

F 14.10.22 ACJ Existing building footprint highlighted in purple dashed lines. Areas and volumes added for each.

E 25.08.22 ACJ Approved previous adaptation/extension footprint shown in red dashed lines.

D 10.06.22 ACJ NEW BUILD OPTION ILLUSTRATED (EXISTING COTTAGE TO BE DEMOLISHED)

C 23.05.22 ACJ 2 no. additional dimensions added to front and rear of new storey extension; notes to ex. retaining walls amended.

B 26.04.22 ACJ CONTRACT ISSUE.

A 01.02.22 ACJ TENDER ISSUE.

Client
Dr Edward Hudson

Address
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Drawing
Proposed Site Plan

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