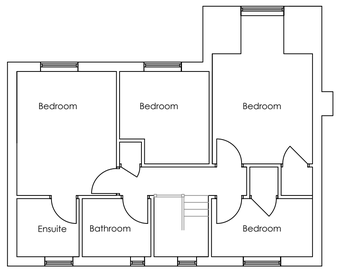


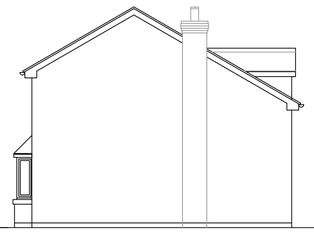
Ground Floor 1:100



First Floor 1:100



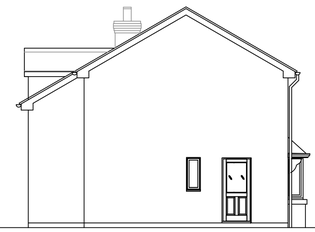
Front Elevation 1:100



Side Elevation (South) 1:100

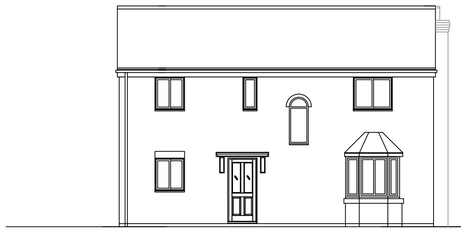


Rear Elevation 1:100

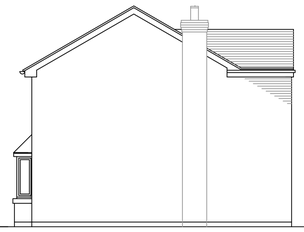


Side Elevation (North) 1:100

EXISTING
PROPOSED



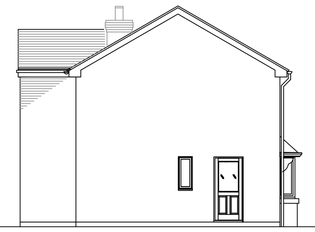
Front Elevation 1:100



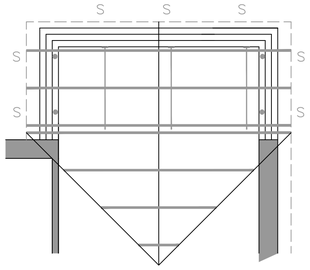
Side Elevation (South) 1:100



Rear Elevation 1:100



Side Elevation (North) 1:100



ROOF PLAN

Prefabricated Roof Trusses to manufacturers details maximum 600mm centres

Eaves overhangs to match the existing

New Truss

Line of proposed Fascia

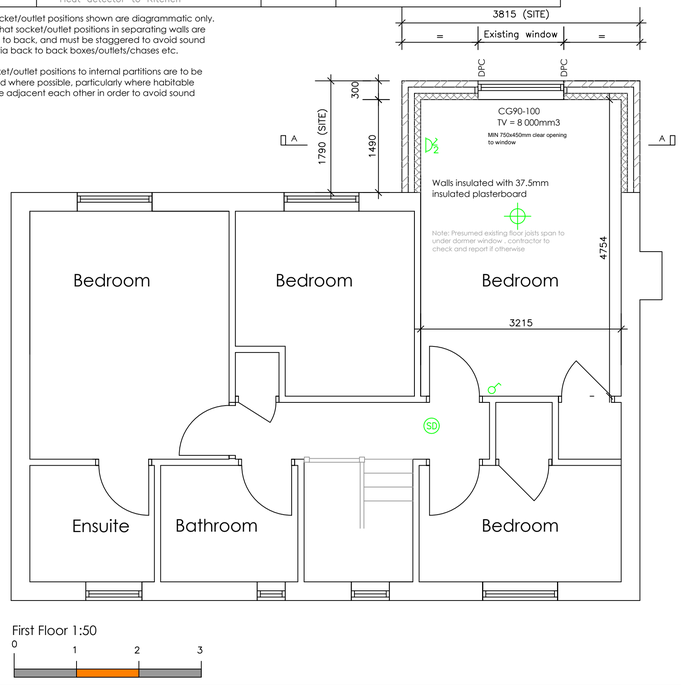
S
S — 30mm x 5mm galv ms straps

Electrical Legend

SYMBOL	DETAIL	SYMBOL	DETAIL
D½	Double socket outlet		Light switch
SD HD	Smoke detector and alarm to conform to BS 5446:Part 1 (interconnected) Heat detector to Kitchen		Lighting point (LED)

NOTE: Socket/outlet positions shown are diagrammatic only. It is vital that socket/outlet positions in separating walls are not back to back, and must be staggered to avoid sound transfer via back to back boxes/outlets/chases etc.

Also socket/outlet positions to internal partitions are to be staggered where possible, particularly where habitable rooms are adjacent each other in order to avoid sound transfer.



First Floor 1:50

0 1 2 3

Insulation target U values W/sqm K:
Wall construction 0.18 U (SITE)
Roof - 0.15 U (400mm quilt)
New windows & doors 1.2 U

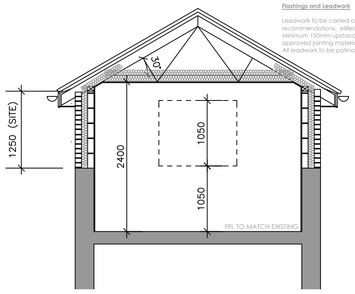
Existing Structure to be exposed and inspected by building control . Any additional works to be agreed.
New Glazing to meet BS6262

Walls to be plastered, painted vinyl matt emulsion Dulux or similar. Colour: TBC.
Ceilings to be Plasterboard skimmed and painted in vinyl matt emulsion. Colour: brilliant white.

Energy efficient internal and external light fittings to be provided. All must comply
with Approved Document L1B. Internal light fittings are to be dedicated energy efficient fittings. Low energy lighting is defined as luminaries with an efficacy of 45 lumens/ per circuit watt or better. The light fitting must be permanently fixed to the ceiling or wall. Generally, luminaires shall comprise of 'warm white' LED GU10 down lights with brushed stainless steel or white bezel and a minimum life of 30,000 hours. All downlights to be sealed for air tightness with intumescent fire hoods/ downlight cover, 30mins fire rated, size 150mm diameter x 150mm height in floor voids/ roof spaces. All external lighting to be designated low energy fittings, stainless steel finish to IP54 operated by switch for dwelling external lights and with timers/ dusk to dawn and PIRs for external sting. All switch plates unless noted otherwise to be white.

Mains-operated self-contained smoke alarms with battery back-up to BS5839 Part 6, shall be fixed to ceilings at the appropriate locations shown on drawings, 300mm from any wall or light fitting, and shall be interconnected in accordance with manufacturer's instructions.

All electrical work to be carried out by a competent person registered with a Part P self-certification scheme. A self-certification certificate shall be supplied by
that person to the occupier and a copy issued to the local authority or approved
building control officer. All general lighting and power circuits shall be run in 6248 Twin & Earth LSZH Cable 300/500V BS7211. All wiring shall generally be concealed within the structure of the dwelling. Cables beneath plasterboard shall be run horizontally or vertically only and afforded adequate protection as required by BS 7671. Cables run in concrete floors shall be in heavy gauge galvanised steel or rigid PVC conduit and suitably sealed against the ingress of moisture. The minimum cover of screed shall be 25mm.



Flashings and Leadwork

Leadwork to be carried out in accordance with the Lead Sheet Association recommendations. Milled lead sheet flashings to BS EN 12588:1999. Minimum 150mm upstands. Mortar joints to be pointed with 'Leadmate' or other approved pointing material.
All leadwork to be painted.

Roof tiles to be correct for pitch and fixed as per BS 5534:2014

Truss Rafter Roof by specialist (Info to BCO)

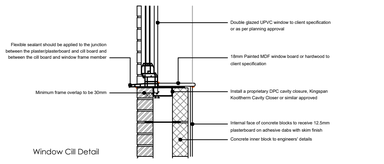
400mm Quilt insulation at flat ceiling to meet 0.15w/m2k.

Guttering to line through with existing
25mm continuous ventilation void to eaves (fascia)
Fascia and soffit to match existing

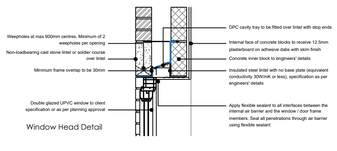
30x5mm MS Galvanised Straps Fixed to Wallplate and Masonry Every 1200mm as The installation of restraint straps must comply with the current Building Regulations, British Standards BS 5628 ; Part 1 and Part 3 and BS 8103 ; Part 1, as well as NHBC recommendation

Existing structure to be exposed for BCO where required (Foundation) to ascertain depth of foundation suitable for additional load
New and existing insulation to be joint / overlap if required to make continuous

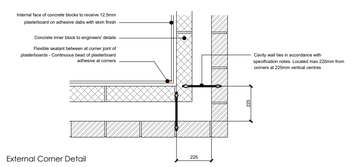
Existing floor joists to be retained . Check for sizing at Previous dormer



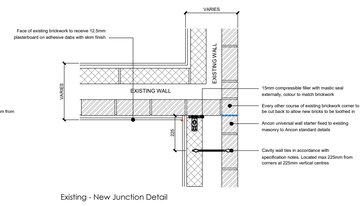
Window Cill Detail



Window Head Detail



External Corner Detail



Existing - New Junction Detail

External Walls L1B Existing Dwellings- Area-weighted average U-value to be no worse than 0.18W/m^{2}K
Wall thickness taken from below , then insulated plasterboard internally
Walls to be tied to existing with Ancon Staifix universal wall starter system (2.4m high wall)
Cavity close at reveal with Timloc / Kingspan Thermabate cavity closer.
Wall insulation to overlap with floor and roof insulation.
Weepholes at Max. 450crs with minimum of two weepholes per opening
Stop ends to be provided to all cavity trays/combined lintels
Wall tie length to be 225mm (76-100mm cavity width)
Embedment depth of ties should be not less than 50mm in both leaves

Roof - See Plan
Simpson Strong-Tie: H Type Restraint Strap
30 x 5mm galvanised mild steel straps, Min. 1500mm long fixed across at least 3 members
Max. 2.0m centres with solid blocking.
Straps at ceiling level fixed over joists
Straps at verge level fixed under rafter

Provide fly proof mesh to ventilation openings.

Maintain a clear air path equivalent to a continuous 25mm gap from eaves to loft space by fixing proprietary Rytons or Glidevale roof ventilators between rafters to prevent roof insulation blocking air path.

Embedment depth of ties should be not less than 50mm in both leaves

SECONDARY ELEMENTS

Doors and Windows
L1B Existing Dwellings-
U-value to be no worse than 1.2W/m^{2}K or WER Band C new windows
- Window material: PVC-U,
- Glazing: Double glazed, 16mm air/argon gap, Low E Soft Coat (E^n 0.05) to inner pane

Background trickle ventilators to heads of windows, to be manually controllable, secure and not cause draughts.
Glazing within the following critical locations to be safety glass in accordance with BS6206 1981

Heating
No Works to heating system - existing radiator to be reinstated in existing position

Electrics
Designed, installed and inspected to IEE Regulations (17th edition) BS 7671: 2008
Contractor to be NICEIC registered under the Approved Contractor Scheme or Domestic Installer Scheme (Level A Full Scope).

Fire Detection - Hard wired smoke and heat detectors as per plan - Existing system to be checked

LED lighting min. luminous efficiency of 75 light source lumens

Rainwater Goods
Extend existing rainwater pipes up to new eaves Level

TAYLOR PLANNING & BUILDING

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WWW.TAYLORPLANNINGANDBUILDING.CO.UK

REVISIONS:

STATUS:
PLANNING

PROJECT:
4 NELSON CLOSE
CROWLAND

DRAWING TITLE :
PROPOSED

DATE: 29-04-2024

SCALE: VAR @ A1

PROJECT NUMBER :
J24161

DRAWING REFERENCE :
PL01