



SHDC  
Planning & Development  
19 MAR 2010  
Ref: 0226-10

Build on front extension in the manner shown.

**External Materials**  
Facing bricks and roof tiles to match those of existing house.

Floor level to match that of existing.

Roof pitch to match that of existing, approximately 22 1/4°.

New joinery to be white UPVC double-glazed.

New fascia and soffit to match existing to be of white UPVC.

Existing windows to front elevation of house to be replaced with new white UPVC double-glazed.

Remove existing garage door and side pier to make way for extension.

Existing front door and frame to be removed and replaced with new double doors, as shown.

Provide new 215mm x 215mm pier to side of garage, where shown, to support lintel over.

Build-up new 215mm parapet wall, as shown, with coping stone to top; support parapet wall with IG box 200 lintel.

Provide 4lb lead flashing at junction of existing flat roof and parapet wall, new pitched roof with parapet wall and existing wall, all to make completely watertight.

To porch lean-to roof provide proprietary ventilation of 10mm continuous gap at head of roof.

**Roof/Wall Abutments**  
Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

**New/Old Walling**  
Where new walling meets old provide proprietary flexible wall struts.

**Roof Ventilation**  
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

**Safety Glazing**

Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

**Rainwater Goods**

PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

**Roof Insulation**

To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.16 U/value. Ensure a gap of 50mm between roof underfelt and quilt at all times.

**Surface Water Drainage**

To be proprietary 110mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

**Roof Construction**

Concrete interlocking roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggin to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site. Provide concrete padstones at compound truss supports where required by roof design. Water storage tanks to be installed in accordance with Technical Bulletin No. 41.T.P.A. with timber support members to span 4 no. trusses.

**Ceilings**

To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard of 10kg/m<sup>2</sup> or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

**Foundations**

As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise. Proximity of existing and proposed trees are to be taken into account in accordance with N.H.B.C. chapter 4 when determining foundation depth.

All windows to give minimum 1/20<sup>th</sup> of floor area as ventilation and to be double-glazed.

**Glazing**

All windows and doors to be double-glazed with minimum 16mm spacing and to use Pilkington 'K' glass or similar approved, efficiency of 0.05.

**Electrical Work**

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:-  
a) an electrical installation certificate issued under a competent person's scheme has been issued or  
b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

**Wall Construction (300mm Cavity)**

300mm cavity walls to consist of:-  
100mm facing brickwork (see site plan for details)  
100mm cavity - to be filled with Crown Drithern 32  
100mm internal skin of Tarmac Durox Supabloc or similar approved.  
Cavity wall ties to be stainless steel type spaced 900mm horizontally and 450mm vertically to BS1243:1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish. Robust details in accordance with T50, 2001.

**External Cavity Wall Lintels for 300mm Cavity Walls**

IG type L1/S100 unless stated otherwise. To be confirmed on site with Building Control Surveyor.

**Purge ventilation to windows**

For a hinged or pivot window that opens 30° or more the height and width should be at least 1/20<sup>th</sup> of the floor area of the room.  
For a hinged or pivot window that opens less than 30° the height and width should be at least 1/10<sup>th</sup> of the floor area.

**Garage Floor Construction**

100mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. If garage is integral to house finished floor level to be 100mm below that of house. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

**Ground Floor Construction**

65mm sand/cement screed on 100mm Celotex insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100mm concrete oversite on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

**Lintels**

All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c. To be confirmed on site with Building Control Surveyor

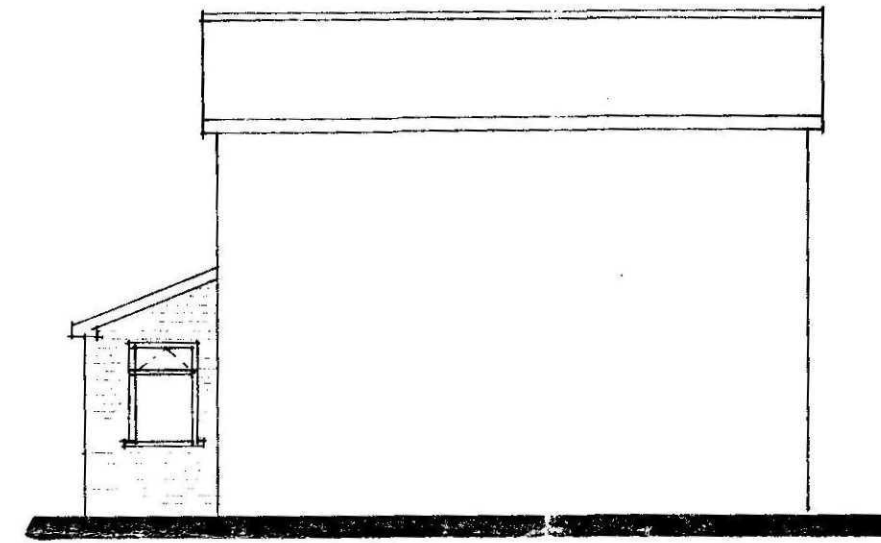
Opening at eaves level to be L1/E lintels by I.G. or similar approved.

**Sub-structure Walling**

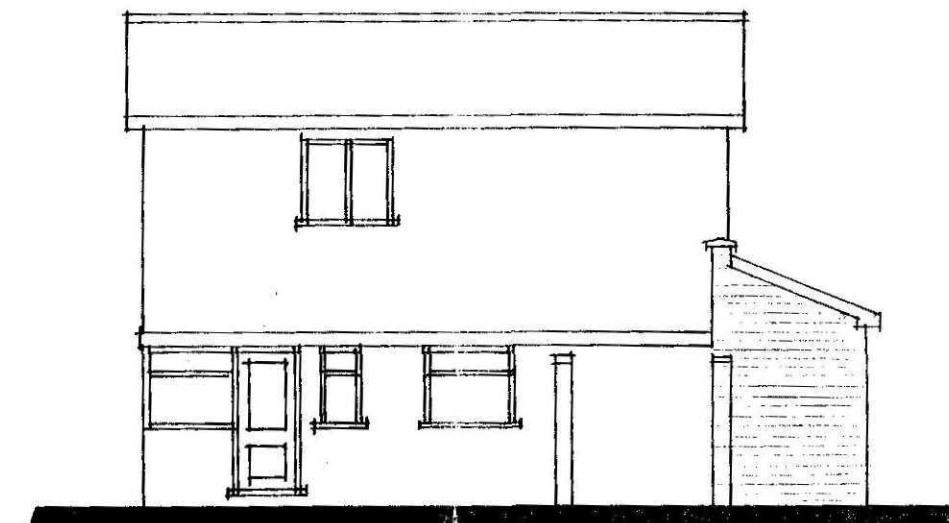
100mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.



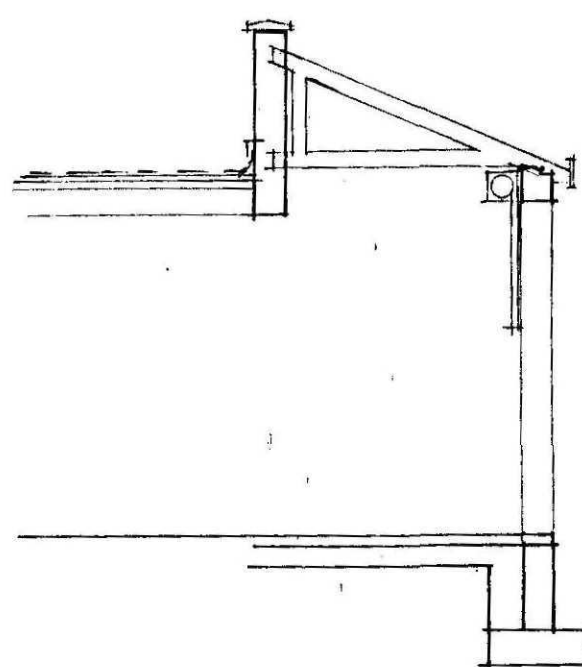
FRONT



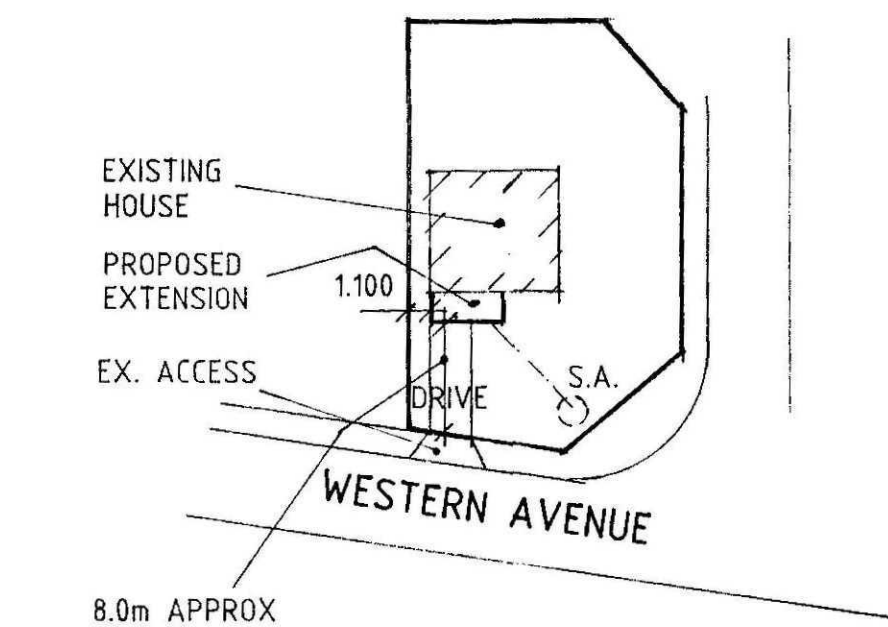
SIDE



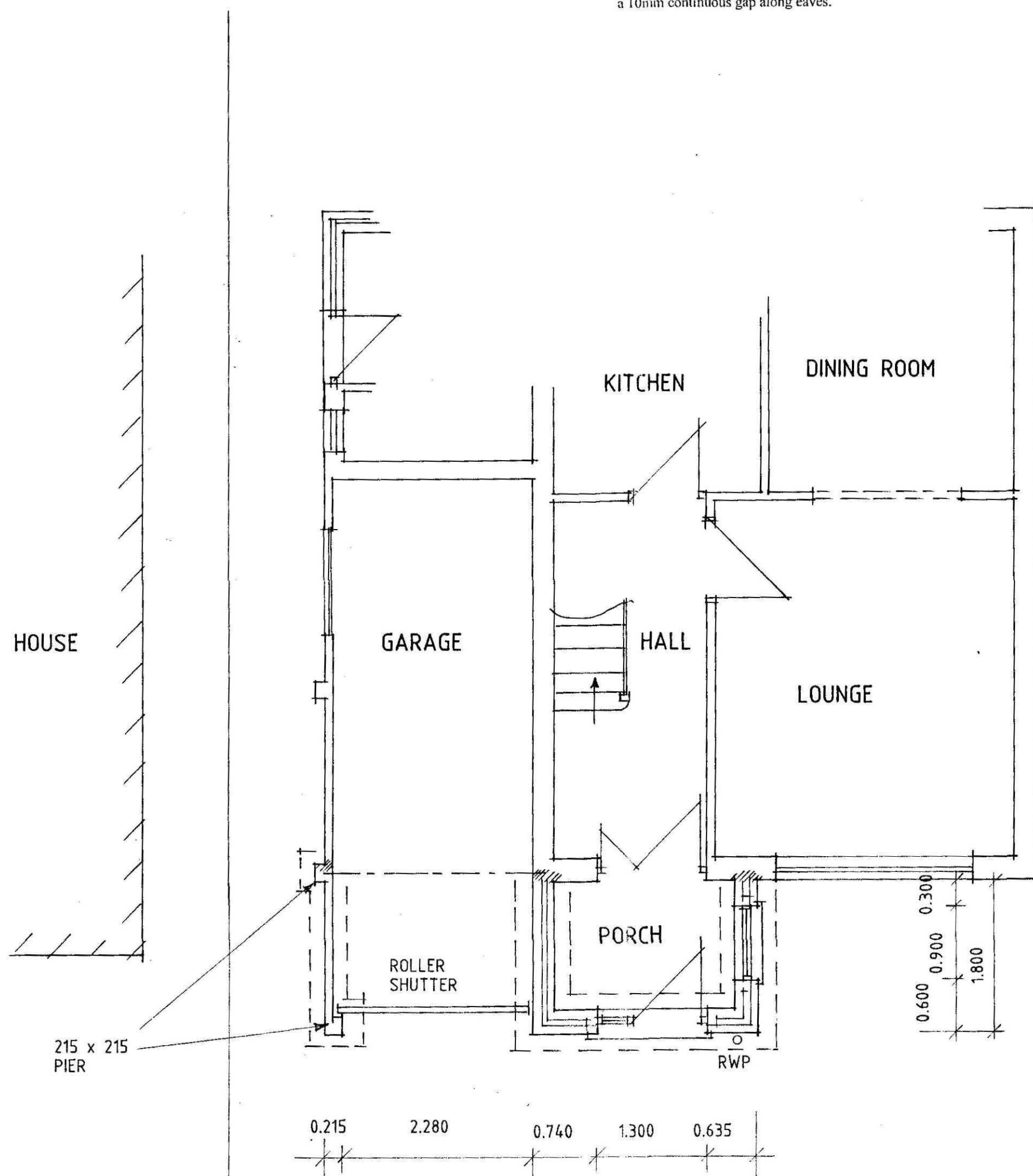
SIDE



SECTION



SITE PLAN



GROUND FLOOR PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH  
SD10-007/1  
THERMAL DETAILS - MC1-RE-01, MC1-WD-03, MC1-WD-04  
MC1-WD-05

**General Notes**

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation works is undertaken.

Please note this drawing is not a conveyance drawing.

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

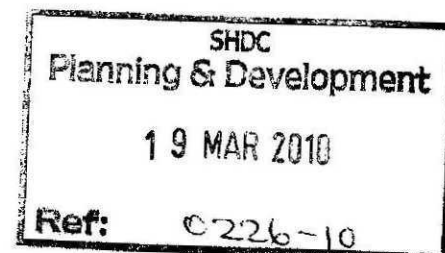
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practice. Materials should conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

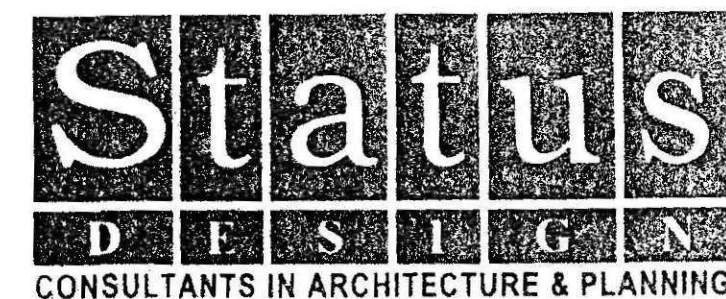
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations 1994 (CDM) and Health and Safety at Work, etc. Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.



A - IMF. ADDED - 26.2.10



PROPOSED EXTENSION TO  
21 WESTERN AVENUE,  
HOLBEACH FOR

MR & MRS. A. HYDE.

PLAN AS PROPOSED

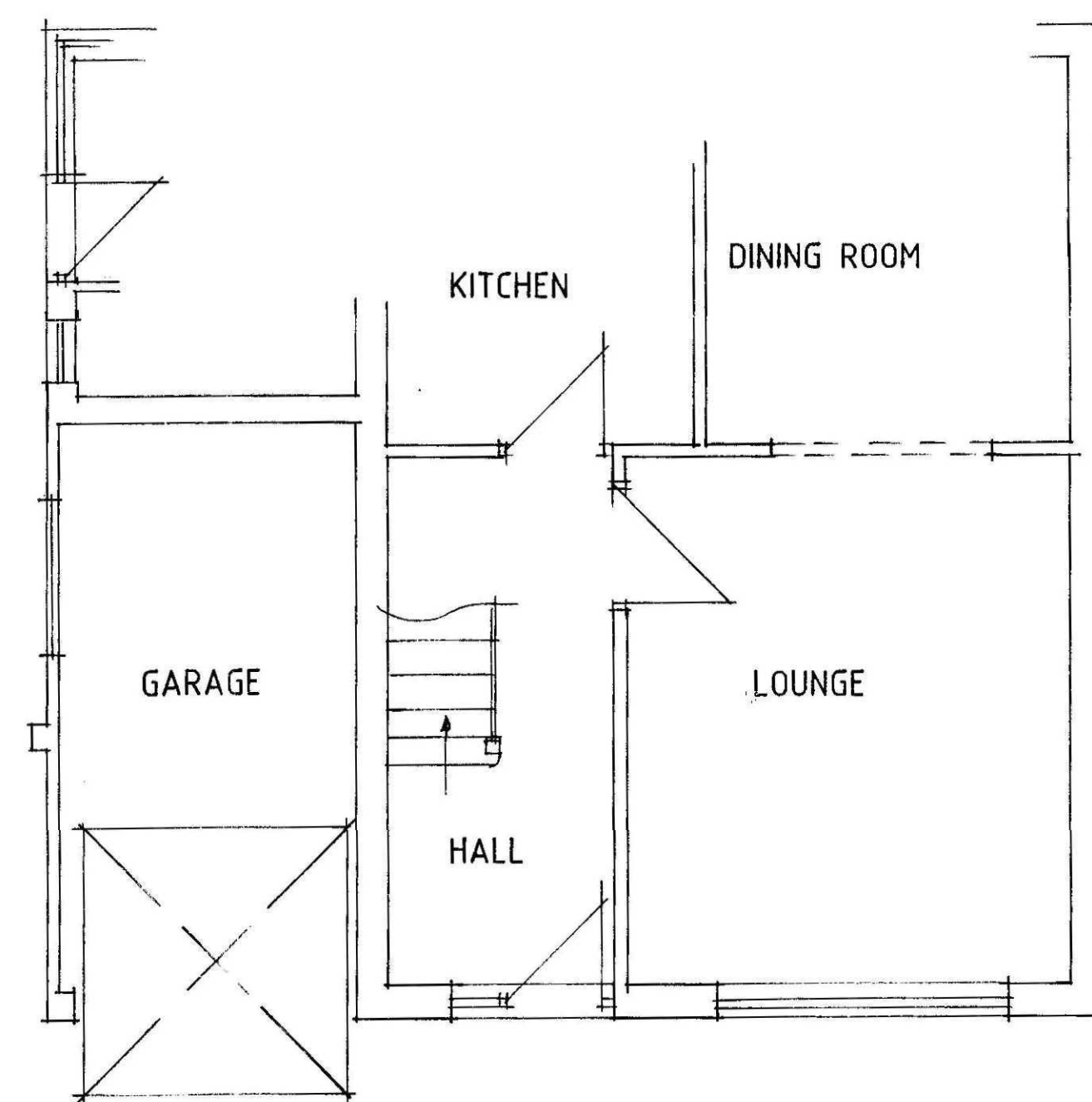
1:50 1:100 SD10-007/2

FEB-10 B.GILHAM.

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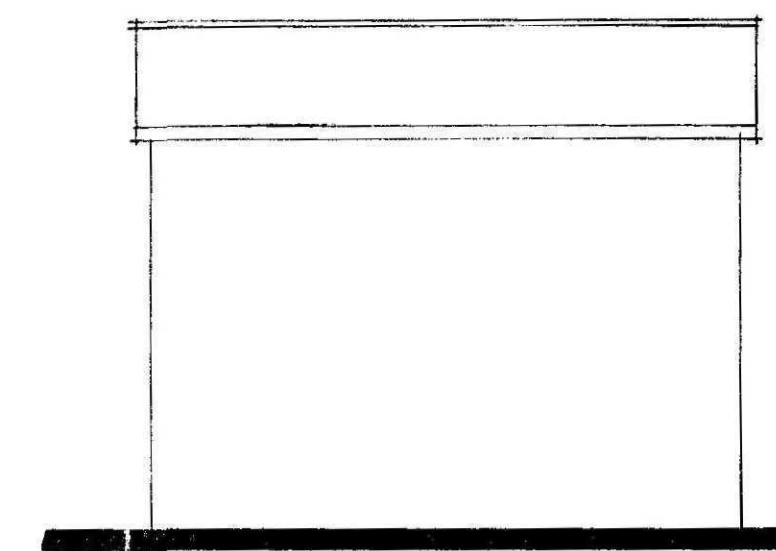
HOUSE



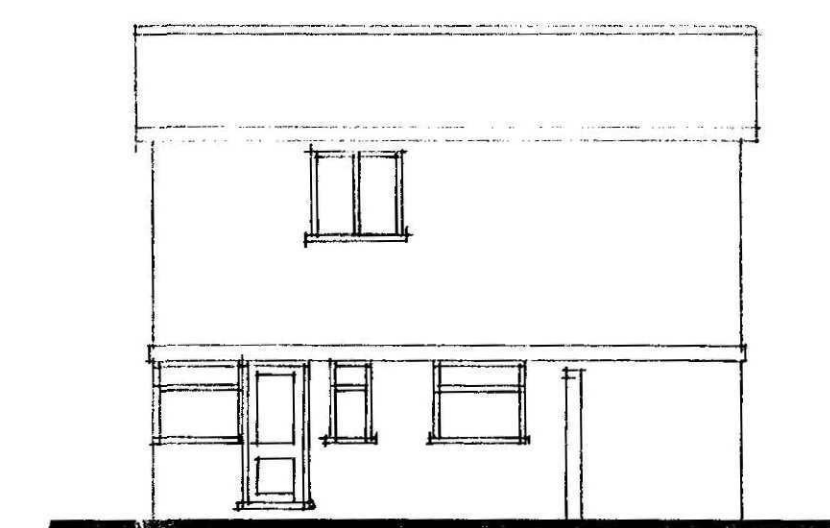
GROUND FLOOR PLAN



FRONT



SIDE



SIDE

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**Status**  
DESIGN  
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO  
21 WESTERN AVENUE,  
HOLBEACH FOR

MR. & MRS. A. HYDE.

PLAN AS EXISTING

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