Build on extensions in the manner shown.

Remove existing window to Dining Room and extend opening to floor level to suit internal door into new Kitchen as shown.

Existing Ground floor level and ceiling level to match that of the exisiting.

French Doors to proposed Garden Room to be positioned centrally internally.

Flat roof joists to Kitchen to be 225 x 50 SC3 grade at 400 centres.

Flat roof joists to Garden Room to be 150 x 50 SC3 grade at 400 centres.

Build in Roof Lanterns as shown:

3.0 x 1.5 to Kitchen
3.0 x 1.2 to Garden Room
Installation to be all in accordance with manufacturers instructions and to be completely watertight.

Trim openings for Roof Lanterns using 75mm wide Trimmer joists.

Make good to all disturbed and affected areas.

Roof insulation to be 100m Celotex GA4000 between joists and 50mm Celotex GA4000 below joists with taped joists to create VCL and air leakage barrier batten air space – low emissivity – 12.5mm Knauf board or similar approved all to give 0.18 W/m²K.

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.

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard of 10kg/m² or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

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
100 mm 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.

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.

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

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less thnn 4000mm²

Foul Water Drainage
Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Where drain passes through wall, provide suitable protection to prevent gas ingress to building. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301. Provide seal plates both sides of pipe entry to avoid vermin entry.

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

Protection to Underground Pipes
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs. Provide compressible material below slab/concrete.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

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

Glazing
All windows and doors to be double-glazed with Pilkington 'K' glass or similar approved, to achieve either WER Band C or a 'U' value of 1.6W/m²K.

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 schemic 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.

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 1/20th 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 1/10th of the floor area.

Background Ventilation
Background ventilation is to be provided by trickle ventilators to the tops of windows. Use trickle vents offering 8000mm² per window head. Ventilation for whole extension to be 60,000mm²

External Wall Construction (300mm cavity)
100mm CONC. BLOCKS
100mm Cavity with ISOVER, HI-CAV 32 insulation
100mm inner skin of tarmac Hemalite blocks
Cavity wall ties to be stainless steel type spaced 900mm horizontally and 450mm vertically to BS1243:1978. Internal block walls to receive 10mm sand/cement render and skim. Robust details in accordance is 150.2001

At junction of new roof to existing house wall provide proprietary ventilation system to give 10mm continuous gaps and to be lead flashed to be completely watertight.

Brickwork below d.p.c. to be F.L. quality

All soakaways to be minimum 1m deep.

All external finirels to be insulated type.

All external joiners to be fully draught proofed.

To all domestic floors to external perimeter walls provide 25mm thick insulation dressed up walls to prevent cold bridging.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.

Provide a fibrous separating member between floor screed and insulation and provide chicken wire between insulation and screed.

Smoke detectors to be to BS5839/6:2004, Grade D, Category LD3.

Flat Roof Construction (Cold Roof)
12.7mm white spar chippings bedded on bitumen on 3no. layers built up felt (first layer sobestos based) on 12mm external grade plywood decking on 50mm to 6mm timber firrings securely spiked to treated timber joists (size stated on drawings). Provide 30 x 5mm mild steel anchor and lateral restraint straps to joists fixed to walls at maximum 1200mm c/c. Extend joists past wall and provide suitably sized fascia board, complete with soffit board. Provide proprietary ventilation to soffit to offer equal to a 25mm continuous gap along eaves. Lay between joists proprietary 150mm thick insulation maintaining a 50mm air gap between insulation and plywood. Form all necessary felt drips including tilting fillets and keep felt drips clear of fascia boarding. If flat roof intersects with pitched roof ensure flat roof felt laps under felt of pitched roof by a minimum of 600mm.

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

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

Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60l/sec. Alternatively provide proprietary cooker hood capable of extracting 30l/sec.

Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

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.

Smoke Detection
Provide mains operated self-contained smoke alarms to BS5839 Part 6, 2006 in accordance with Approved Document B1.

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 Limited.

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 the conditions evident at the time for measurement and no responsibility can be accepted for dimensional variations exposed on the furthering of work which necessitates alteration or amendment. Any such variations are recommended to expose all boundaries to ascertain opposite the conditions before construction work is undertaken.

Please note this drawing is not a construction drawing.

Provisional sundry allowances to be considered for the power for the erection of the property.

The drawing is limited to the extent of information contained and does not include for any matters outside the scope of the work. All work to be carried out in accordance with the Building Regulations, current edition, and any amendments current at the time of work commencing. Where reference is made to a British Standard Code of Practice or other specification, the latest edition or revision shall be used unless otherwise agreed with the Building Control Surveyor.

All materials to be new, unless otherwise noted, and workmanship shall be of a standard appropriate to the work. All work to be carried out in a workmanlike manner and in accordance with the relevant Codes of Practice. Materials should conform to appropriate British Standard specifications or BBA Certificates or European Code equivalent.

The Developer/Client shall ensure that the selected contractor is competent with and adopts all necessary measures to maintain compliance with Health and Safety Legislation for the Safe Erection and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations 2015 (CDM) and Health and Safety at Work, etc. Act 1974 (HSW Act) or subsequent Planning Supervisor will be required whose details be supplied with a set of all relevant drawings, etc.

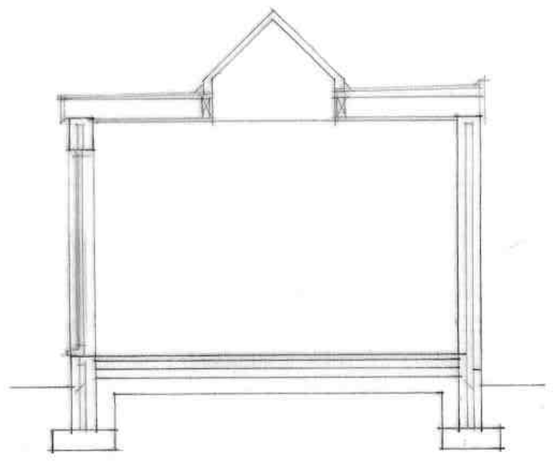
The works shall comprise of all the above as the drawings and schedules, etc. Where this has not specifically be shown the item be reasonably inferred as necessary to carry out the works shall be deemed fully included.

These notes relate to the drawing and all associated drawings.

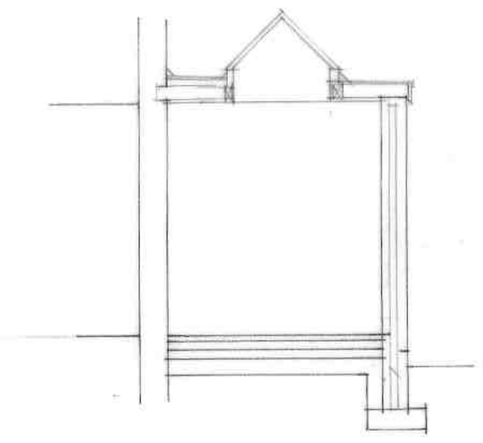
It is the property/home owner's responsibility to be aware of the Party Wall etc. Act 1996 when building, or carrying out alterations to close proximity to adjoining neighbour's boundaries.

NOTE

ALL EXTERNAL WALLS TO BE CLAD WITH DARK GREY COMPOSITE SHIPLAP BOARDING ALL TO MANUFACTURERS INSTRUCTIONS

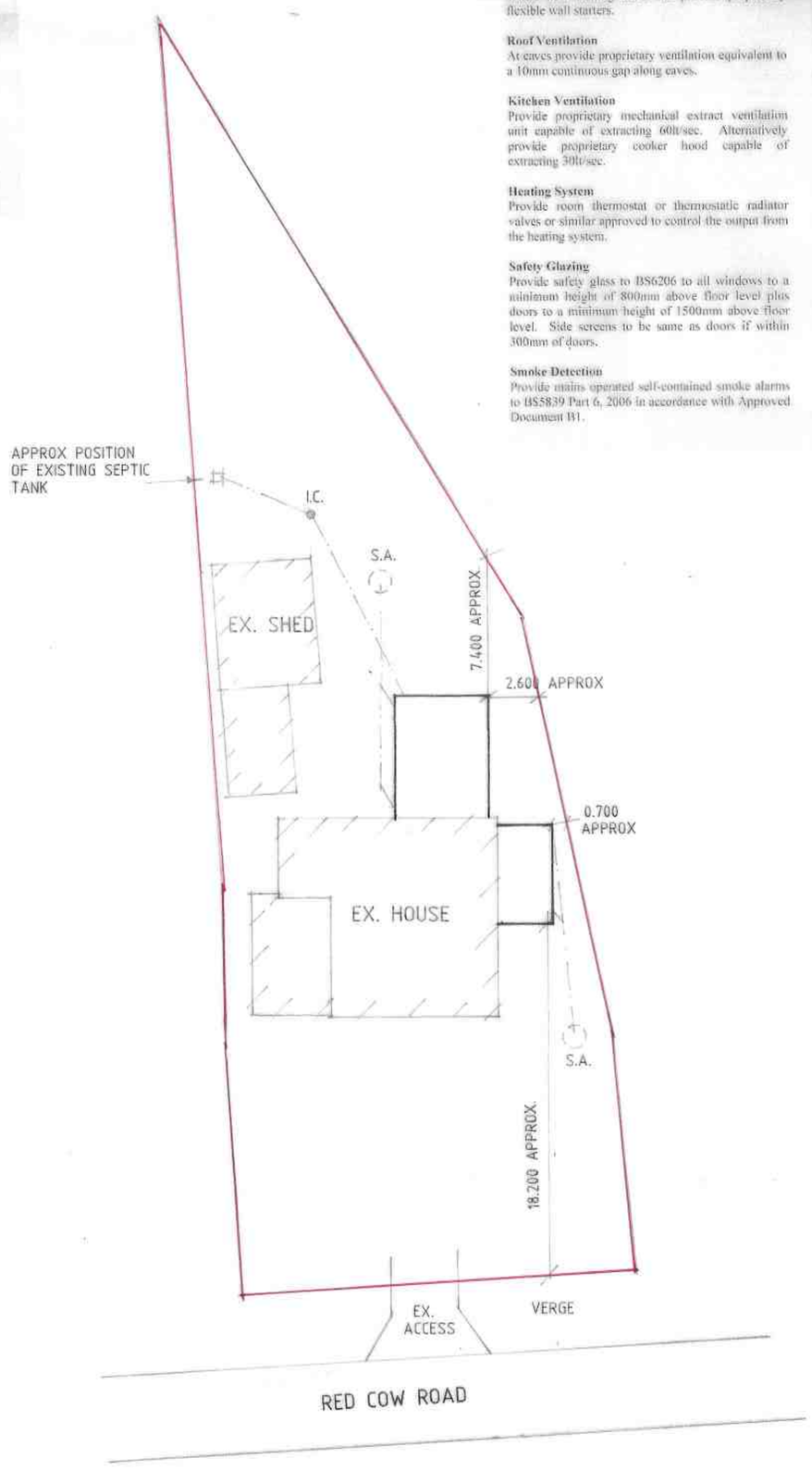


SECTION THRO KITCHEN



SECTION THRO GARDEN ROOM

THIS DRG. TO BE READ IN CONJUNCTION WITH SD21-016/1, SD21-016/2 SD21-016/3



SITE PLAN

B - ALTS - 20.9.21
A - ALTS - 26.8.21

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSIONS AT BATEMAN HOUSE, RED COW DROVE, MOULTON MARSH
FOR

MRS. S. FOREMAN.

SECTIONS/SITE PLAN

1:50 1:200 | SD21-016/4

JULY-21 | B.GILHAM.

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