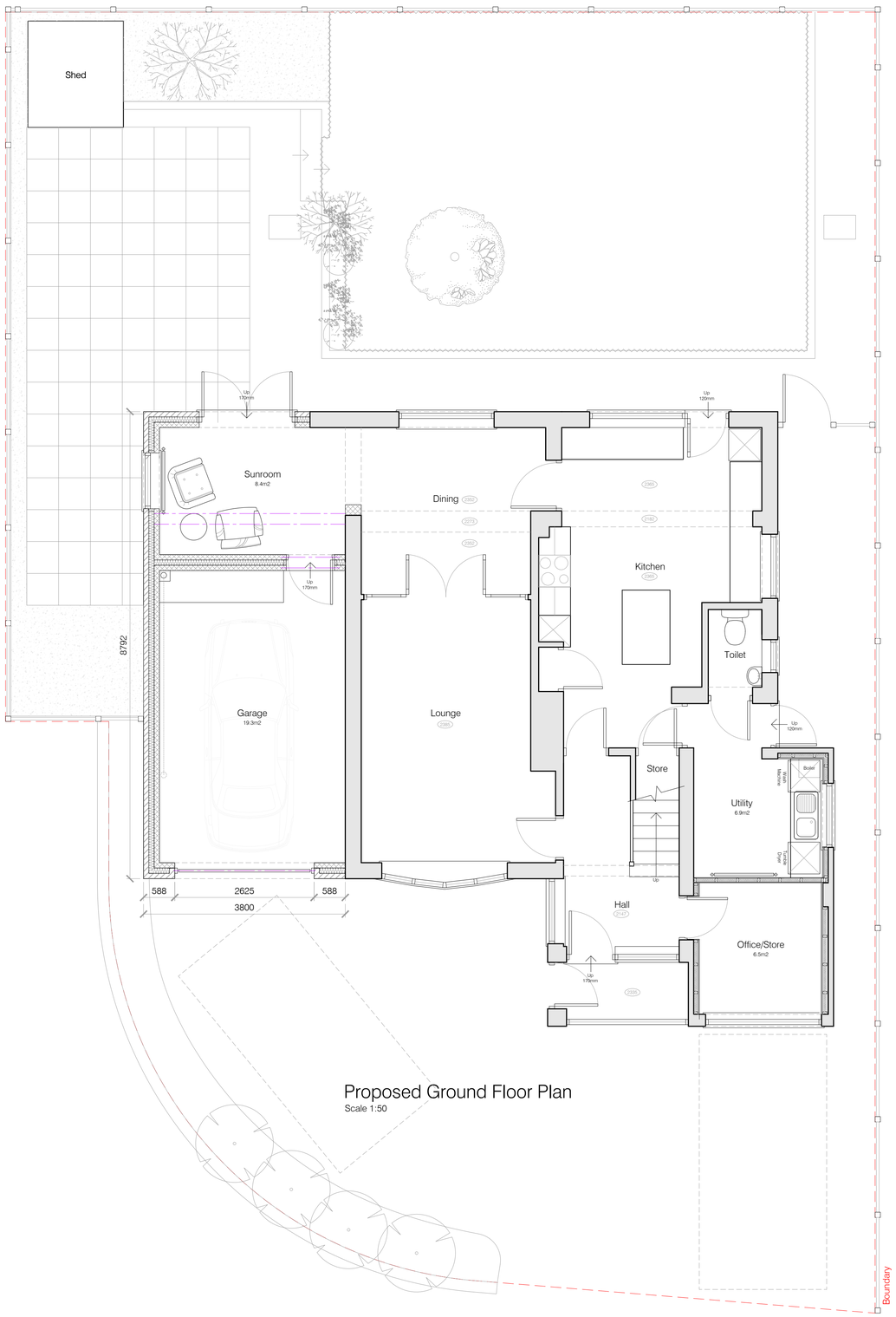
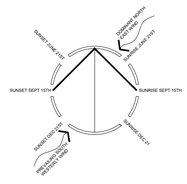
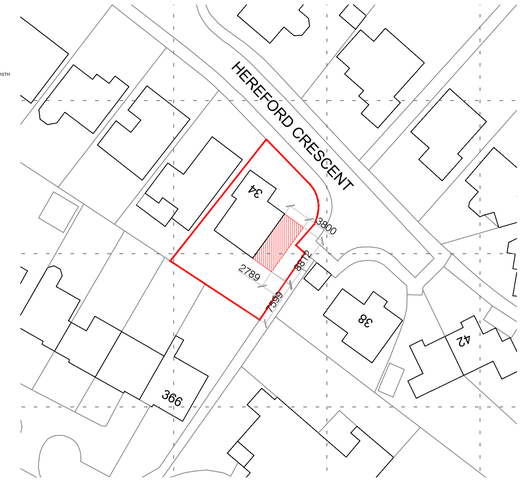


Proposed Ground Floor Plan
Scale 1:50





Site/Block Plan
Scale 1:500

Proposed First Floor Plan
Scale 1:50

NOTES:-

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3. Contractor to ensure that all work meets the requirements of the EHO, Building Control, Fire Authority and all other statutory bodies.

1:50 Scale Bar

0 1 2 3 4 5

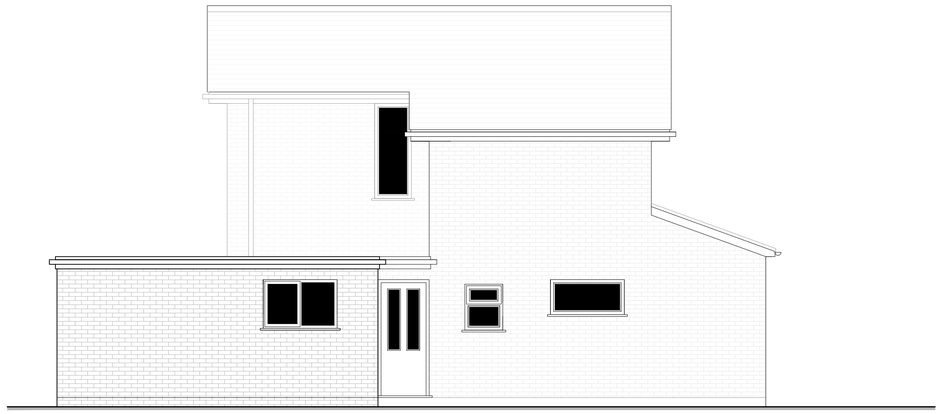
REV	BY	DATE	DESCRIPTION
A	JT	08.05.21	Car parking spaces illustrated

SKETCH

DESIGN + PLANNING

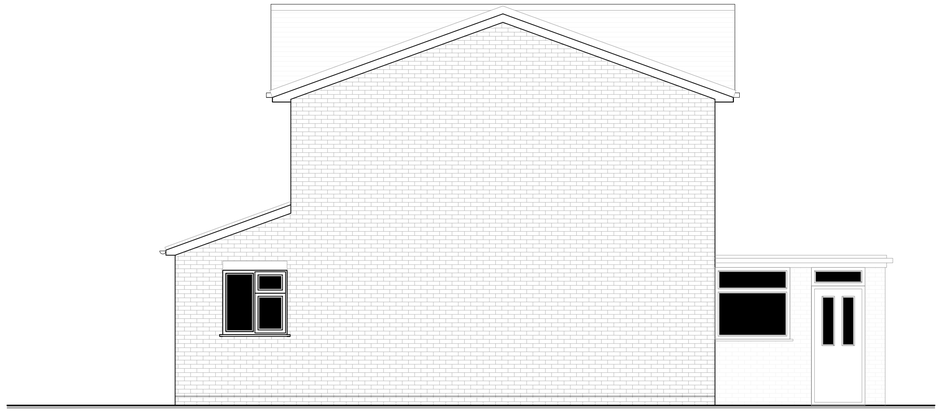
CLIENT	Stephen Brown
PROJECT	34 Hereford Crescent, DE11 7PT
DRG NAME	Proposed Plans
SCALE	1:50 @ A1
DATE	12.03.21
JOB#	2008
DWG#	03 A
STATUS	Planning
CONTACT	jonathan@sketchplanningstudio.co.uk

Proposed Front Elevation
Scale 1:50



Proposed Side Elevation
Scale 1:50

Proposed Rear Elevation
Scale 1:50



Proposed Side Elevation
Scale 1:50

NOTES:-

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1:50 Scale Bar

0 1 2 3 4 5

REV	BY	DATE	DESCRIPTION
-	-	-	-

SKETCH

DESIGN + PLANNING

CLIENT	Stephen Brown
PROJECT	34 Hereford Crescent, DE11 7PT
DRG NAME	Proposed Elevations
SCALE	1:50 @ A1
DATE	12.03.21
JOB#	2008
DWG#	04
STATUS	Planning
CONTACT	jonathan@sketchplanningstudio.co.uk

NOTES:-

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2. All dimensions to be checked on site prior to any works commence.
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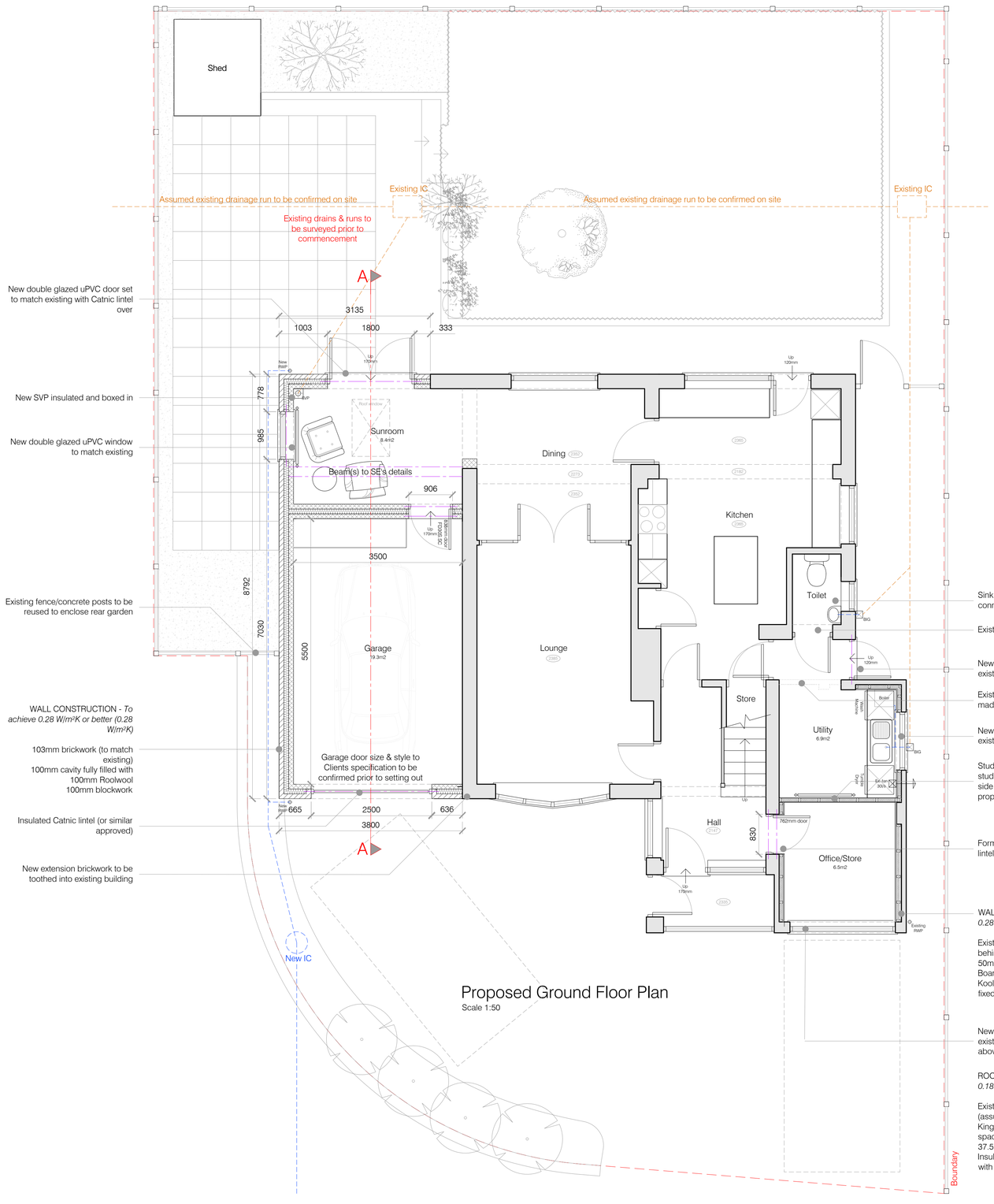


New double glazed uPVC door set to match existing with Catnic lintel over

New SVP insulated and boxed in

New double glazed uPVC window to match existing

Existing fence/concrete posts to be reused to enclose rear garden

WALL CONSTRUCTION - *To achieve 0.28 W/m²K or better (0.28 W/m²K)*

103mm brickwork (to match existing)
100mm cavity fully filled with 100mm Roolwool
100mm blockwork

Garage door size & style to Clients specification to be confirmed prior to setting out

Insulated Catnic lintel (or similar approved)

New extension brickwork to be toothed into existing building

Sink to be relocated within existing toilet and connected to existing waste

Existing door to be handed

New glazed uPVC door set to match existing with lintel over

Existing walls to be removed and reveals made good

New double glazed uPVC window to match existing

Stud partition comprising 75 x 50mm timber stud with 12.5mm Gyproc Wallboard either side insulated with 100mm of 10Kg/m3 proprietary sound insulation quilt.

Form 840mm wide door opening with 2C. lintels over and make good reveals

WALL CONSTRUCTION - *To achieve 0.28W/m²K or better (0.27W/m²K)*

Existing masonry walls with DPC strip behind 75mm SW treated timber studs. 50mm Kingspan Kooltherm K12 Framing Board between studs. 32.5mm Kingspan Kooltherm K118 Insulated plasterboard fixed to stud with 3mm plaster skim coat.

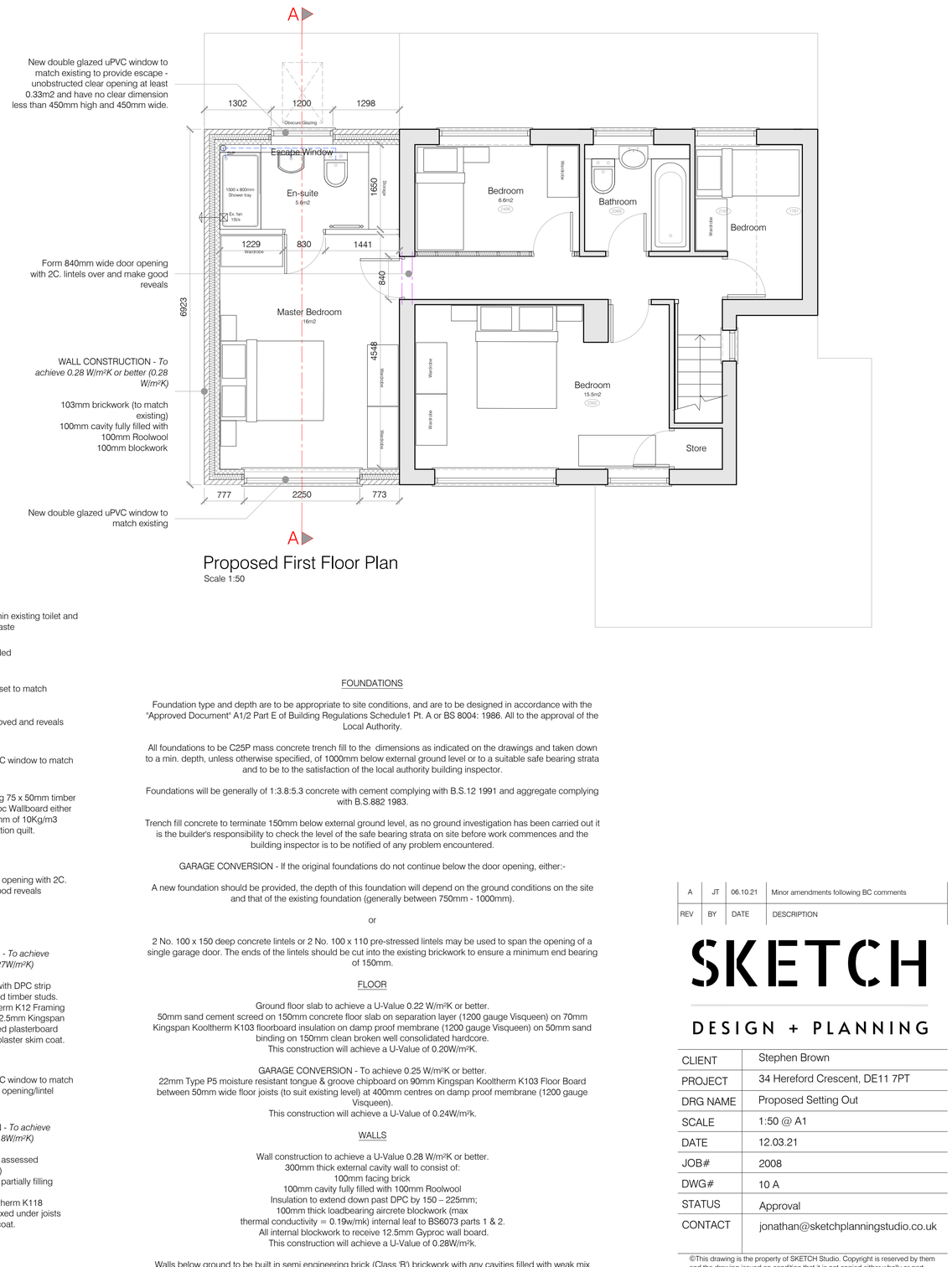
New double glazed uPVC window to match existing utilising existing opening/lintel above

ROOF CONSTRUCTION - *To achieve 0.18W/m²K or better (0.18W/m²K)*

Existing roof joists to be assessed (assumed 150mm deep)
Kingspan Kooltherm K7 partially filling space between joist
37.5mm Kingspan Kooltherm K118 Insulated plasterboard fixed under joists with 3mm plaster skim coat.

Proposed Ground Floor Plan

Scale 1:50



New double glazed uPVC window to match existing to provide escape - unobstructed clear opening at least 0.33m2 and have no clear dimension less than 450mm high and 450mm wide.

Form 840mm wide door opening with 2C. lintels over and make good reveals

WALL CONSTRUCTION - *To achieve 0.28 W/m²K or better (0.28 W/m²K)*

103mm brickwork (to match existing)
100mm cavity fully filled with 100mm Roolwool
100mm blockwork

New double glazed uPVC window to match existing

Proposed First Floor Plan

Scale 1:50

FOUNDATIONS

Foundation type and depth are to be appropriate to site conditions, and are to be designed in accordance with the "Approved Document" A1/2 Part E of Building Regulations Schedule1 Pt. A or BS 8004: 1986. All to the approval of the Local Authority.

All foundations to be C25P mass concrete trench fill to the dimensions as indicated on the drawings and taken down to a min. depth, unless otherwise specified, of 1000mm below external ground level or to a suitable safe bearing strata and to be to the satisfaction of the local authority building inspector.

Foundations will be generally of 1:3.8:5.3 concrete with cement complying with B.S.12 1991 and aggregate complying with B.S.882 1983.

Trench fill concrete to terminate 150mm below external ground level, as no ground investigation has been carried out it is the builder's responsibility to check the level of the safe bearing strata on site before work commences and the building inspector is to be notified of any problem encountered.

GARAGE CONVERSION - If the original foundations do not continue below the door opening, either:-

A new foundation should be provided, the depth of this foundation will depend on the ground conditions on the site and that of the existing foundation (generally between 750mm - 1000mm).

or

2 No. 100 x 150 deep concrete lintels or 2 No. 100 x 110 pre-stressed lintels may be used to span the opening of a single garage door. The ends of the lintels should be cut into the existing brickwork to ensure a minimum end bearing of 150mm.

FLOOR

Ground floor slab to achieve a U-Value 0.22 W/m²K or better.
50mm sand cement screed on 150mm concrete floor slab on separation layer (1200 gauge Visqueen) on 70mm Kingspan Kooltherm K103 floorboard insulation on damp proof membrane (1200 gauge Visqueen) on 50mm sand binding on 150mm clean broken well consolidated hardcore.
This construction will achieve a U-Value of 0.20W/m²K.

GARAGE CONVERSION - To achieve 0.25 W/m²K or better.
22mm Type P5 moisture resistant tongue & groove chipboard on 90mm Kingspan Kooltherm K103 Floor Board between 50mm wide floor joists (to suit existing level) at 400mm centres on damp proof membrane (1200 gauge Visqueen).
This construction will achieve a U-Value of 0.24W/m²k.

WALLS

Wall construction to achieve a U-Value 0.28 W/m²K or better.
300mm thick external cavity wall to consist of:
100mm facing brick
100mm cavity fully filled with 100mm Roolwool
Insulation to extend down past DPC by 150 – 225mm;
100mm thick loadbearing aircrete blockwork (max thermal conductivity = 0.19w/mk) internal leaf to BS6073 parts 1 & 2.
All internal blockwork to receive 12.5mm Gyproc wall board.
This construction will achieve a U-Value of 0.28W/m²k.

Walls below ground to be built in semi engineering brick (Class 'B') brickwork with any cavities filled with weak mix concrete up to ground level. Top to be weather struck to shed water to outer skin via weep holes. Weep holes to be omitted perp ends at 900mm c/c around the building perimeter.

REV	BY	DATE	DESCRIPTION
A	JT	06.10.21	Minor amendments following BC comments

SKETCH

DESIGN + PLANNING

CLIENT	Stephen Brown
PROJECT	34 Hereford Crescent, DE11 7PT
DRG NAME	Proposed Setting Out
SCALE	1:50 @ A1
DATE	12.03.21
JOB#	2008
DWG#	10 A
STATUS	Approval
CONTACT	jonathan@sketchplanningstudio.co.uk

All cavity walls to be tied together with S/S butterfly wall ties to BS1243: 1978 in accordance with BS 5628: Parts 1: 1992, 2 and 3: 1985. Spacing of wall ties to be 450mm vertically and 900mm horizontally; and 225mm centres at openings and abutments and not more than 150mm from openings and abutments. Requirement applies to all areas of cavity wall i.e. below and above DPC.

Cavity barriers to all cavity walls in accordance with Building Regulation Schedule 1 Pt. B and "Approved Document' B2/3/4 Appendix H.

Catnic or similar lintels to openings in external and internal load bearing walls with min. 150mm end bearing. Lintel design to incorporate sufficient insulation to prevent cold bridging (see guidance diag. 7 part L1 Building Regulations).

Walls to be constructed in accordance with BS 5628 Pts 1: 1992, 2 and 3 : 1985.

All external wall openings are to be constructed to avoid any risk of cold bridging at head, jamb and cills, using proprietary cavity closes ("Dacatie" or "Damcor") or other approved construction method, with min. 30mm overlap of window to external walls to meet the requirements of the Robust details. (see guidance diag. 7 part L1 Building Regulations and Robust details).

Where new walls abut existing, new walls to be bonded to existing with stainless steel Furfix system (or equivalent). With vertical DPC trapped behind inner leaf. Vertical joint to be sealed with polysulphide sealant.

ROOF

TRUSS PITCHED CONSTRUCTION - To achieve 0.16 W/m²K or better
Consisting of roofing tiles to match existing on 25 x 38mm tanalised SW treated battens (size to suit tile & rafter spacings) with a min head of 100mm on Tyvek breathable sarking membrane to relevant BBA certificate. Pre-fabricated timber roof trusses by specialist manufacturer. Trusses supported on 100 x 75mm SW wall plate strapped to wall @ 2000mm centres. Insulated with 170mm Rockwool Roll over joists/timbers plus 100mm Roll between joists/timbers. Maintain a 50mm air gap above insulation to ventilate roof. Glidevale RV 635 rafter ventilator to be used in conjunction with FV eaves ventilator to promote ventilation. 3mm skim coated 15mm plasterboard fixed under trusses.
This construction will achieve a U-Value of 0.16W/m²K.

MONO PITCHED CONSTRUCTION - To achieve a U-Value 0.18 W/m²K or better.
Consisting of roofing tiles to match existing on 25 x 38mm tanalised SW treated battens (size to suit tile & rafter spacings) with a min head of 100mm on Tyvek breathable sarking membrane to relevant BBA certificate. Supported on C16 150 x 47mm @ max 400mm centres. Rafters supported on 100 x 75mm SW wall plate strapped to wall @ 2000mm centres and 150 x 47mm wall plate chemically fixed to existing masonry and hung on joist hangers. Insulation to be 100mm Kingspan Kooltherm K7 Pitched Roof Board partially filling space between rafters. Maintain a 50mm air gap above insulation to ventilate roof. Glidevale RV 635 rafter ventilator to be used in conjunction with FV eaves ventilator to promote ventilation. 3mm skim coated 42.5mm Kingspan Kooltherm K118 Insulated Plasterboard fixed under rafters.
This construction will achieve a U-Value of 0.17W/m²K.

All roof timbers to be double vacuum impregnated to BS 5707.

DAMP PROOFING

Horizontal DPCs to walls to be hessian based or other approved to BS 743: 1970. Vertical DPC where cavity is closed to be flexible and to BS 743: 1970.

Weepholes to be provided every 3 or 4 joints in brickwork above openings in external walls in accordance with BS 5628 : Part 3: 1985 and at each stop end to cavity trays.

Code 4 lead flashings and to be provided at all wall/roof abutments. Leadwork to be in accordance with the recommendations of the Lead Sheet Association, and weepholes should be provided in accordance with BS 5628 : Part 3 : 1985.

All lintels in external walls to have a flexible DPC in accordance with BS 743: 1970.

WINDOWS AND DOORS

Windows to match the existing house to BS 644 Pt 1 : 1989 double glazed and are to comply with Part L1 of the Building Regulations.

Glazing to be low 'E' glass with 16mm air gap carried out in accordance with BS 6262: 1982 and part N of Building Regulations and should not exceed 22.5% of total floor area without introduction of additional heat loss saving as a trade off from that lost by the equivalent area of excess glazing. 'U' value not to exceed 1.8 W/m²k.

All new windows to be double glazed.

All window glazing below 800mm and door glazing below 1500mm from ground level, and any glazing within 300mm from doors to be safety glass in accordance with BS 6206 and marked accordingly.

External doors to have laminated or toughened safety glass to both internal and external panes where double glazed.

CEILINGS/FINISHES

Ceiling to be 15mm thick Gyproc foil backed moisture resistant plasterboard with joints taped and filled. Plasterboard to be supported on all edges with noggins as necessary.

Plaster skim coat finish to ceilings.

New steel beams to be encased with 15mm Gyproc Fireline plasterboard to achieve minimum ½ hour fire resistance.

HEATING

Existing central heating system extended to extension.

ELECTRICAL INSTALLATION

The existing electrical system is to be extended to provide an electrical installation to Institute of Electrical Engineers Regulations for the Electrical Equipment of Buildings. All joist notching and drilling and wall chasing to be in accordance with NHBC regulations.

All socket and switch locations to be marked on wall for clients approval prior to chasing.

All electrical work required to meet the requirements of Part P (Electrical safety) must be designed, installed and tested by a person competent to do so. An appropriate BS7671 electrical installation certificate is to be issued for the work on completion.

VENTILATION

All new windows to be fitted with trickle ventilators to provide minimum background ventilation of 8000mm² ventilated free area.

MECHANICAL VENTILATION

En-suite (with opening windows) extract fan to be capable of extracting air at a rate of not less than 15 litres/second intermittently operated.

INFILTRATION AND COLD BRIDGING

All openings to be detailed to ensure that cold bridges do not occur and that all windows and doors are fitted with suitable draught stripping as standard by the relevant manufacturers.

FIRE & SMOKE ALARM

Mains operated fire alarm system interlinked with battery backup to BS5446. Self contained smoke alarm permanently wired up to a separate fixed circuit at the distribution board to be provided to all ground and first floor circulation areas. Each smoke alarm to be fixed to the ceiling at least 300mm from any wall or light fitting (centrally preferred). Units designed for wall mounting should be fixed between 150mm & 300mm below the ceiling level. Smoke alarms required to all circulation areas (ie: Halls, Landings etc.) where not already in place and must be interlinked with each other.

FINISHES

Builder to provide plaster finish to all internal walls suitable for decoration.

Perimeter of rooms to receive timber skirting board plugged & screwed to walls. Sample of skirting board to be submitted to Client for approval.

Builder to agree with Client the extent of finishes required (ie: Client to confirm if Builder is to decorate walls, ceilings, woodwork etc and lay floor coverings). Actual finishes to be determined by Client.

Electrical sockets, lighting positions and types together with radiator locations to be agreed between Builder and Client on site.

Finishes to external works (ie: special paving, landscaping etc) to be confirmed to the Builder by the Client.

Builder to include for removing all Builders rubbish from site at the end of the project (unless agreed otherwise).

NOTES:-

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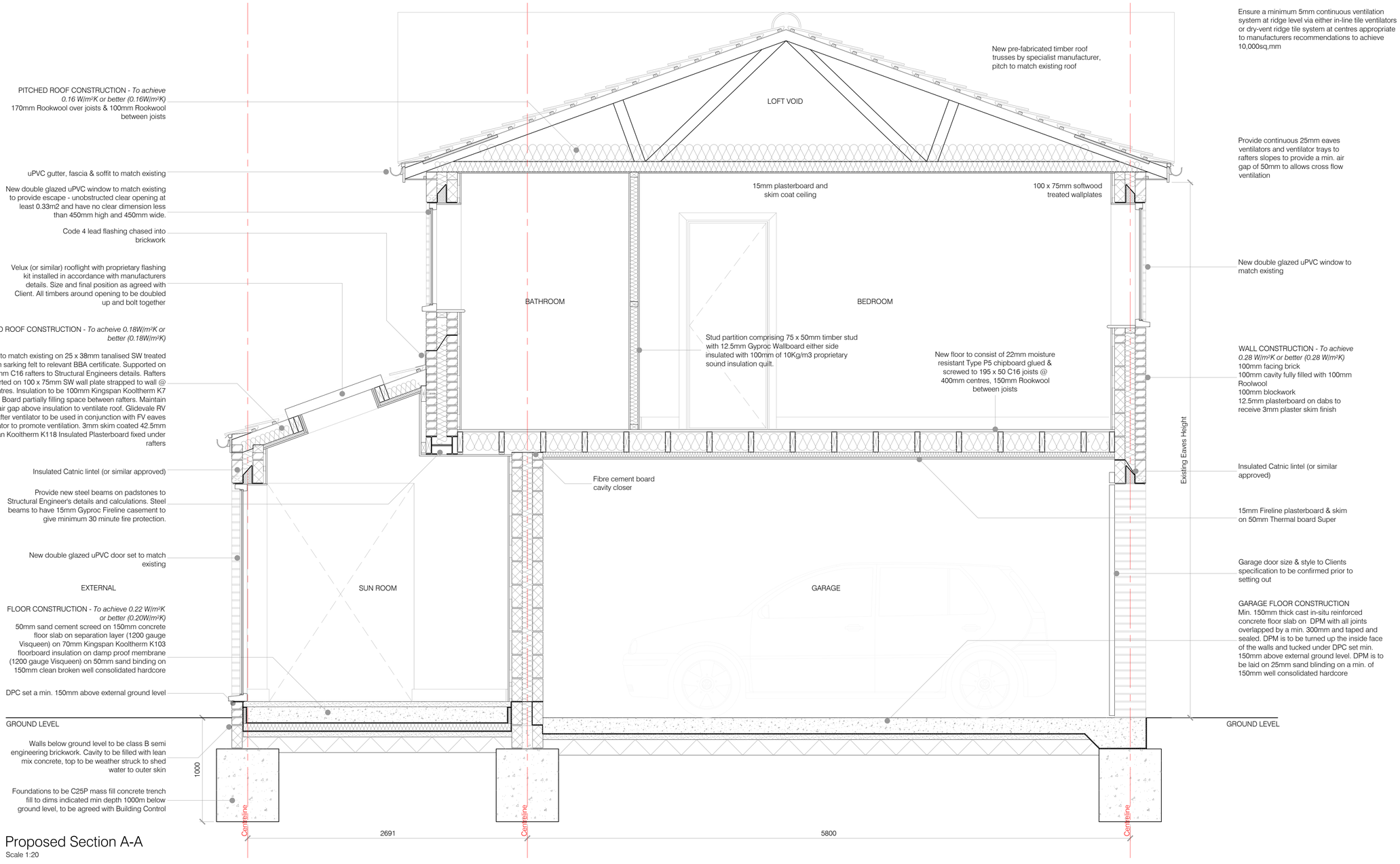


Proposed Section A-A

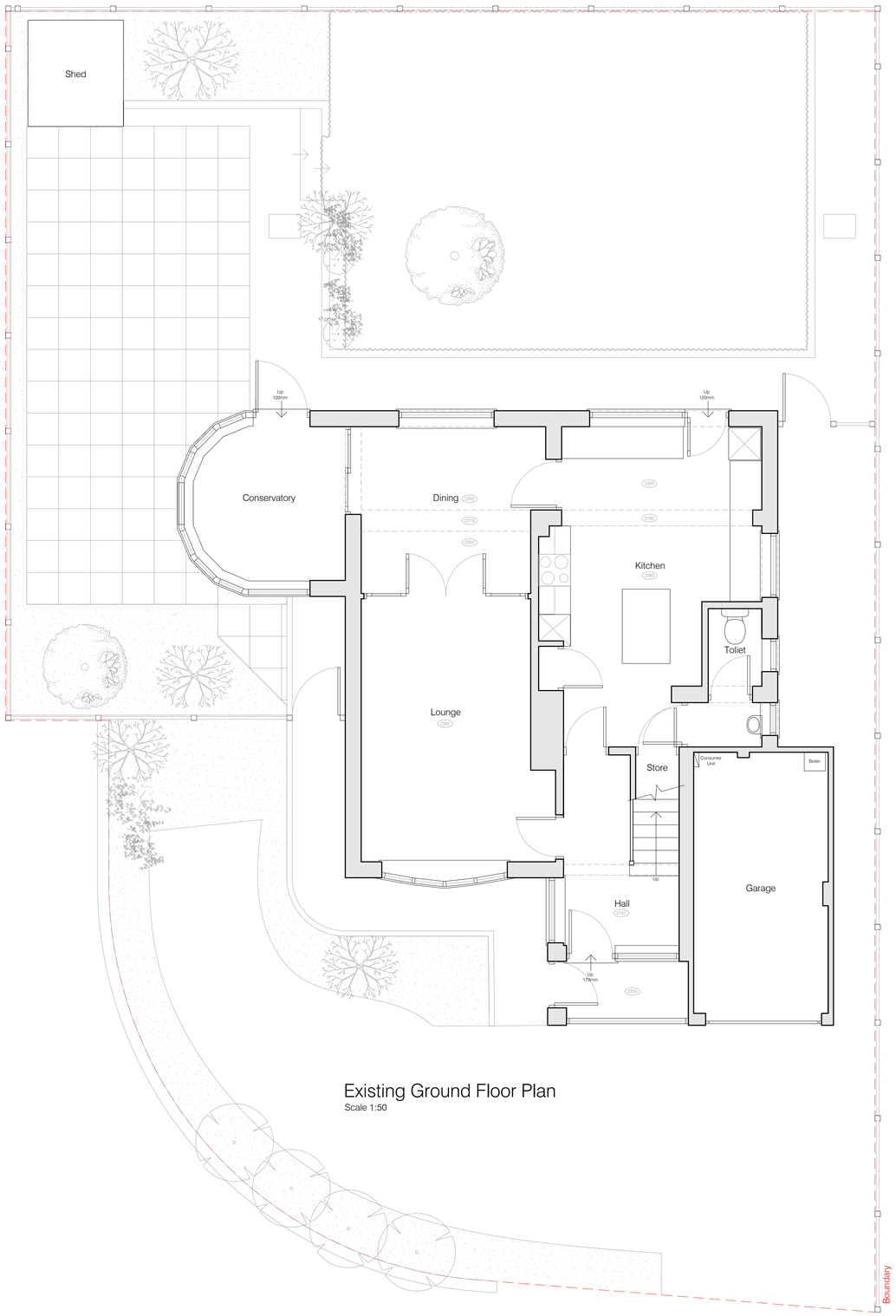
Scale 1:20

REV	BY	DATE	DESCRIPTION
A	JT	06.10.21	Minor amendments following BC comments

SKETCH

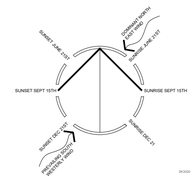
DESIGN + PLANNING

CLIENT	Stephen Brown
PROJECT	34 Hereford Crescent, DE11 7PT
DRG NAME	Proposed Section
SCALE	1:50 @ A1
DATE	12.03.21
JOB#	2008
DWG#	11 A
STATUS	Approval
CONTACT	jonathan@sketchplanningstudio.co.uk



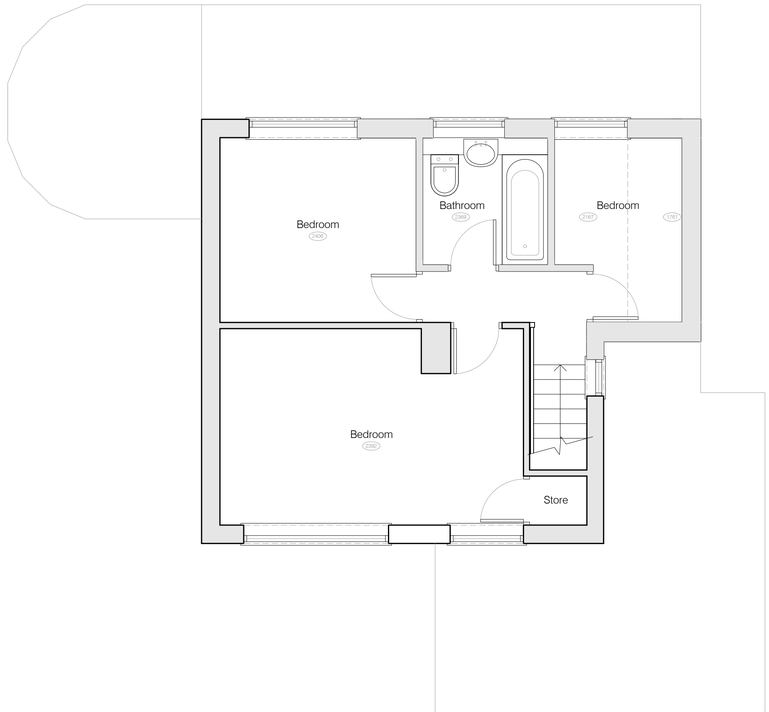
Existing Ground Floor Plan

Scale 1:50



Location Plan

Scale 1:1250



Existing First Floor Plan

Scale 1:50

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1:50 Scale Bar

0 1 2 3 4 5

REV	BY	DATE	DESCRIPTION
-	-	-	-

SKETCH

DESIGN + PLANNING

CLIENT	Stephen Brown
PROJECT	34 Hereford Crescent, DE11 7PT
DRG NAME	Existing Plans
SCALE	1:50 @ A1
DATE	12.03.21
JOB#	2008
DWG#	01
STATUS	Planning
CONTACT	jonathan@sketchplanningstudio.co.uk

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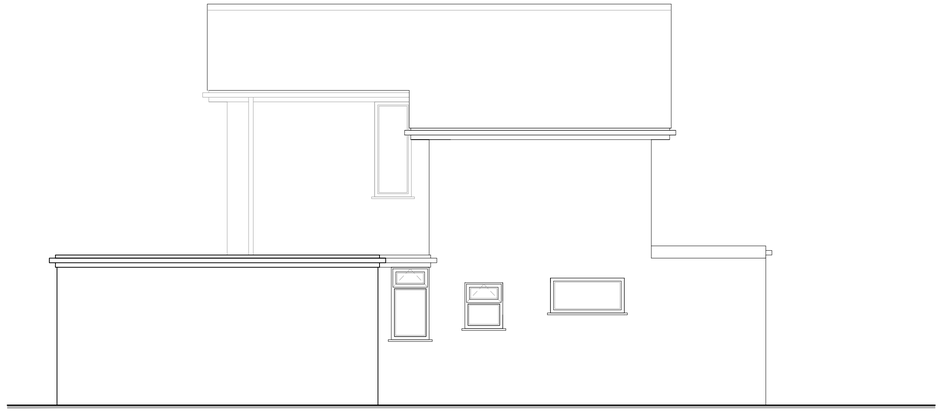
1:50 Scale Bar

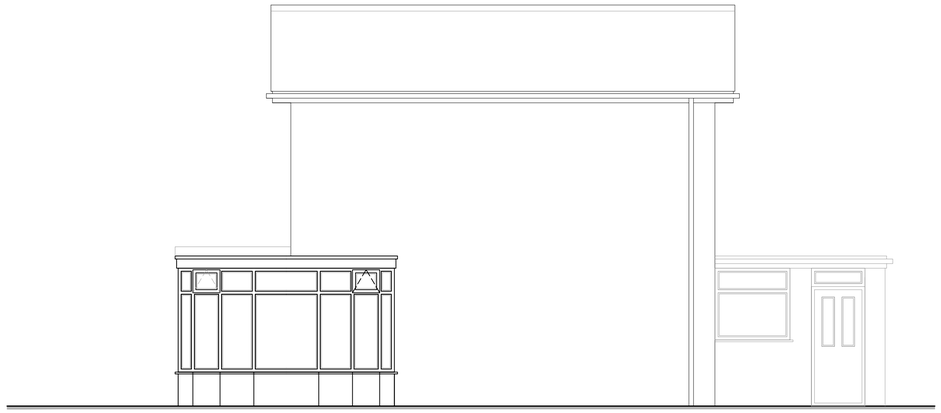
0 1 2 3 4 5

Existing Front Elevation
Scale 1:50



Existing Side Elevation
Scale 1:50

Existing Rear Elevation
Scale 1:50



Existing Side Elevation
Scale 1:50

REV	BY	DATE	DESCRIPTION
-	-	-	-

SKETCH

DESIGN + PLANNING

CLIENT	Stephen Brown
PROJECT	34 Hereford Crescent, DE11 7PT
DRG NAME	Existing Elevations
SCALE	1:50 @ A1
DATE	12.03.21
JOB#	2008
DWG#	02
STATUS	Planning
CONTACT	jonathan@sketchplanningstudio.co.uk