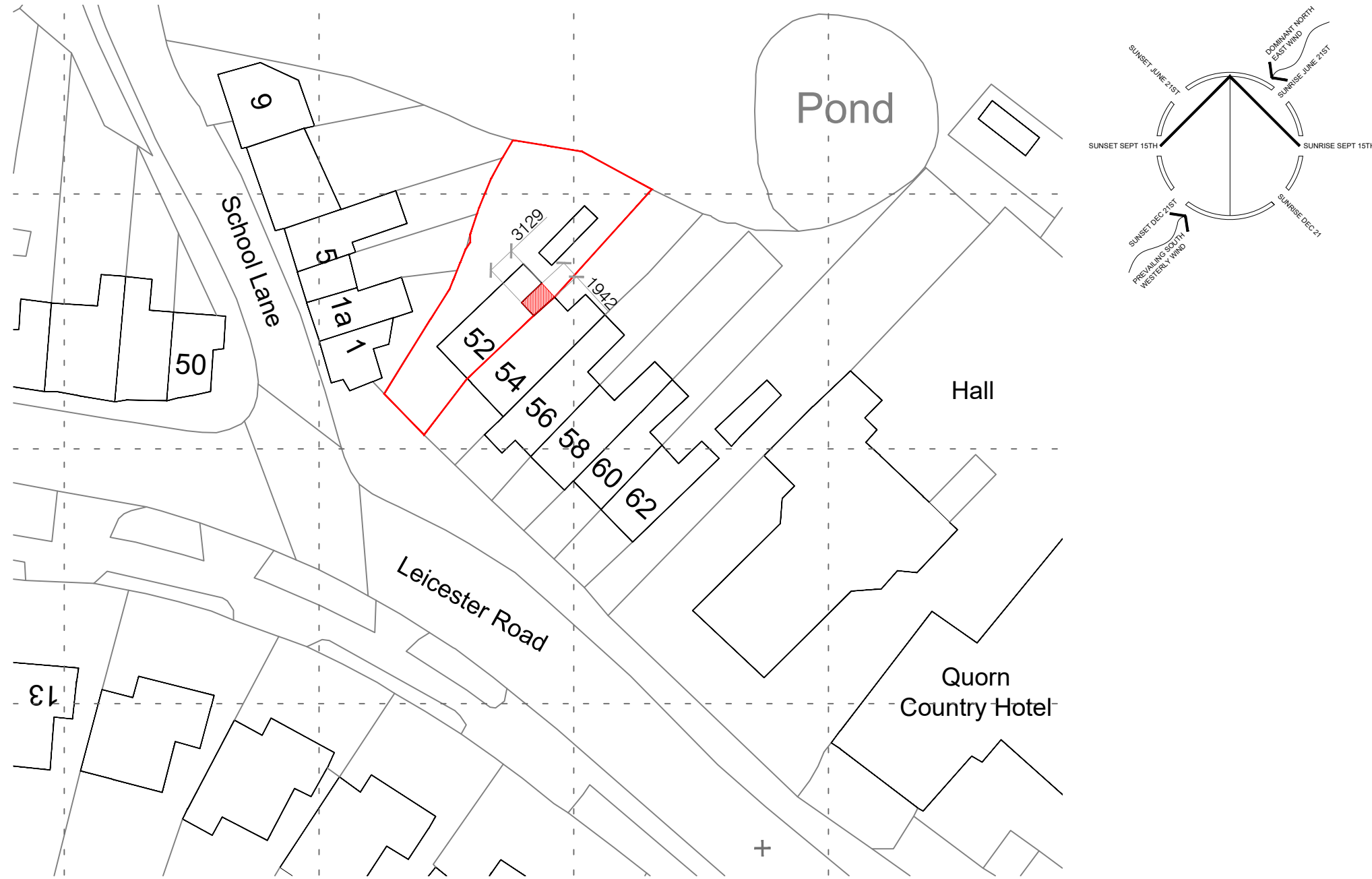
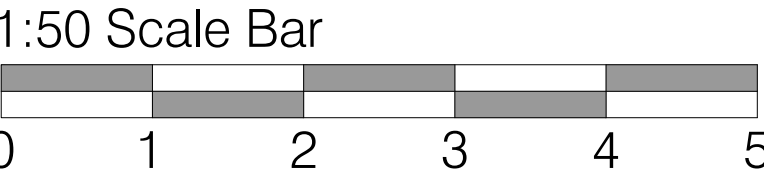
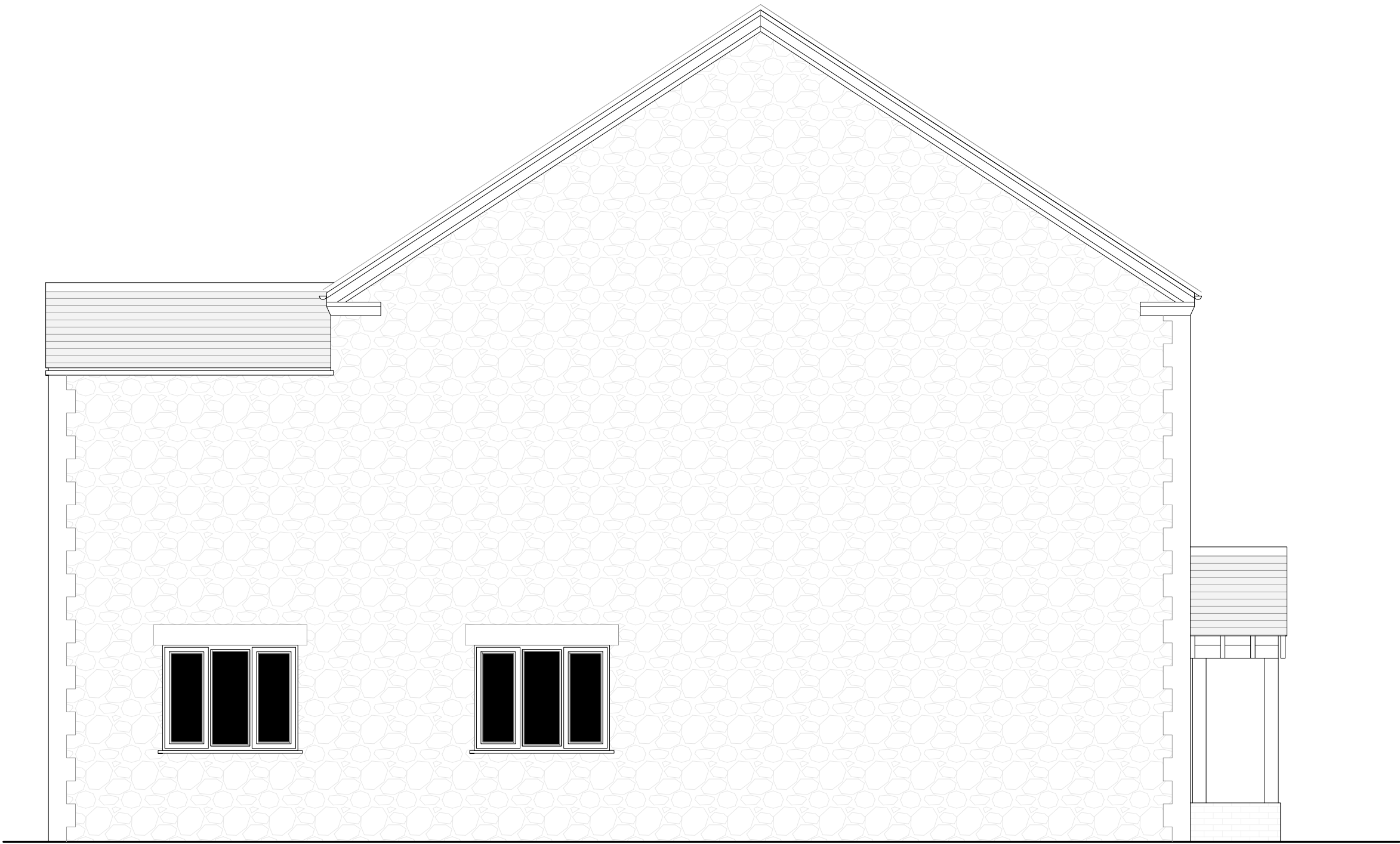


- NOTES:-
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Block Plan
Scale 1:500



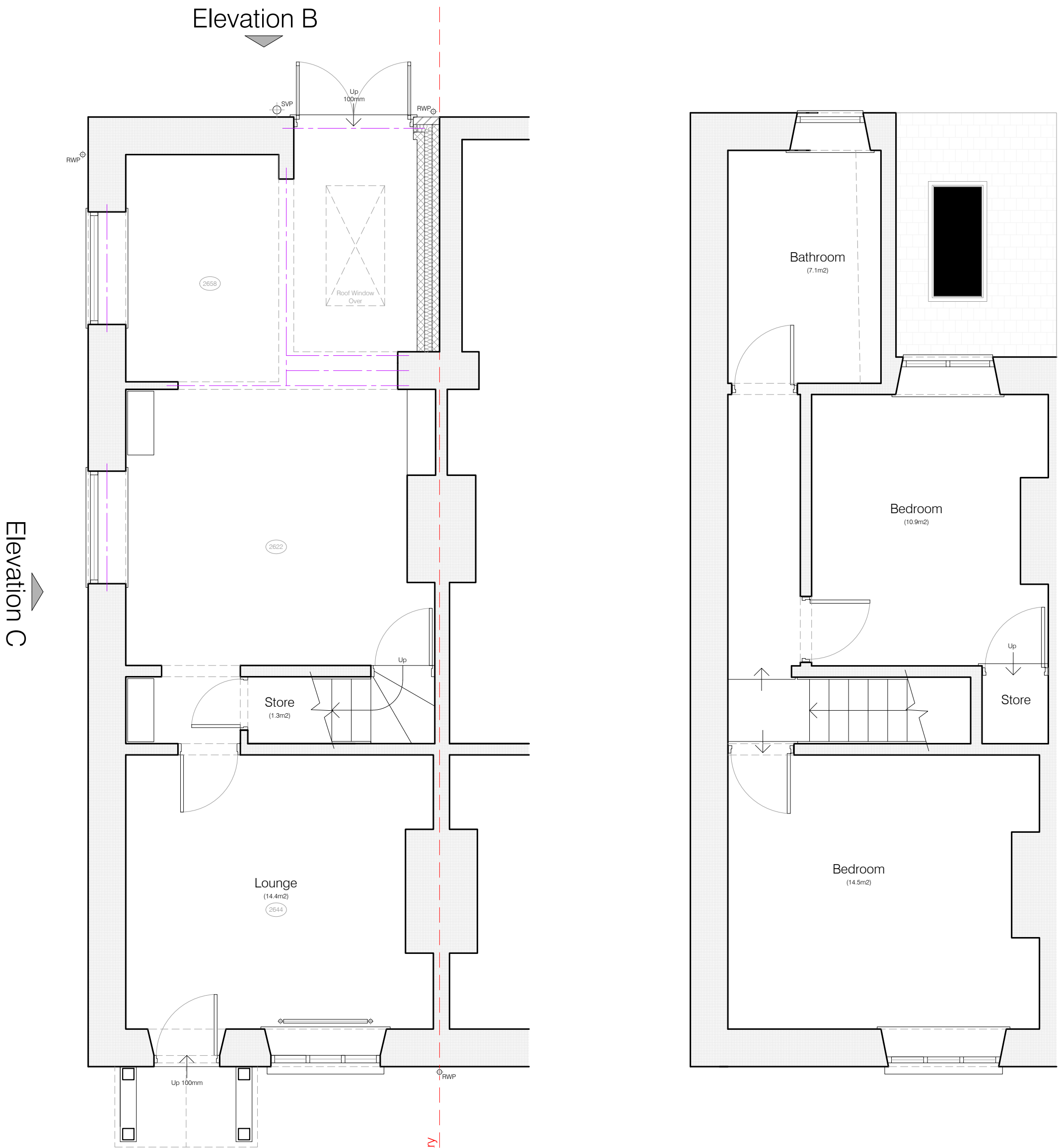
Proposed Side Elevation C-C
Scale 1:50

Scale 1:50



Proposed Front Elevation A-A
Scale 1:50

Proposed Rear Elevation B-B
Scale 1:50



Proposed Ground Floor Plan
Scale 1:50

Proposed First Floor Plan
Scale 1:50

A	JT	17.06.21	Minor amendments
REV	BY	DATE	DESCRIPTION
SKETCH			
DESIGN + PLANNING			
CLIENT	Oliver Ryan		
PROJECT	52 Leicester Road, Quorn, LE12 8BB		
DRG NAME	Proposed Plans & Elevations		
SCALE	1:50 @ A1		
DATE	08.06.21		
JOB#	2019		
DWG#	02 A		
STATUS	Planning		
CONTACT	jonathan@sketchplanningstudio.co.uk		

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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.

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.

FLOOR

WALLS

Wall construction to achieve a U-Value 0.28 W/m²K or better.
300mm thick external cavity wall to consist of:

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.

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.

PITCHED CONSTRUCTION - To achieve a U-Value 0.18 W/m²K or better.

Consisting of interlocking roofing tiles to match neighbouring property and suitable to pitch on 25 x 38mm tanalised SW treated battens (size to suit tile & rafter spacings) with a min head of 100mm on Tyvek breathable membrane to relevant BBA certificate.

Supported on C16 150 x 47mm @ max 400mm centres. Rafter supported on 100 x 75mm SW wall plate strapped to wall @ 200mm centres and 150 x 47mm wall plate chemically fixed to wall at 1200mm centres.

100mm Kingspan Kooltherm K7 Pitched Roof Board partially filling space between rafters. Maintain a 50mm air gap above insulation to ventilate roof. 3mm skim coated 42.5mm Kingspan Kooltherm K118 Insulated Plasterboard fixed under rafters.

This construction will achieve a U-Value of 0.18W/m²K.

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

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 to Clients specification 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 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.

Plaster skim coat finish to ceilings

New steel beams to be encased with 12.5mm Gyproc Fireline plasterboard to achieve minimum ½ hour fire resistance.

Existing central heating system extended to extension.

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.

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

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.

Mains operated fire alarm system interlinked with battery backup to BS5446 & BS5833 part 6 2004 & will be a LD1 grade D. Self contained smoke alarm permanently wired up to a separate fixed circuit at the distribution board to be provided to all ground, first & second floor areas. Each smoke alarm to be fixed to the ceiling at least 300mm from any wall or light fitting (centrally preferred).

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.

NOTES:-	
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2.	All dimensions to be checked on site prior to any works commence.
3.	Contractor to ensure that all work meets the requirements of the EHO, Building Control, Fire Authority and all other statutory bodies.

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).



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REV	BY	DATE	DESCRIPTION

SKETCH

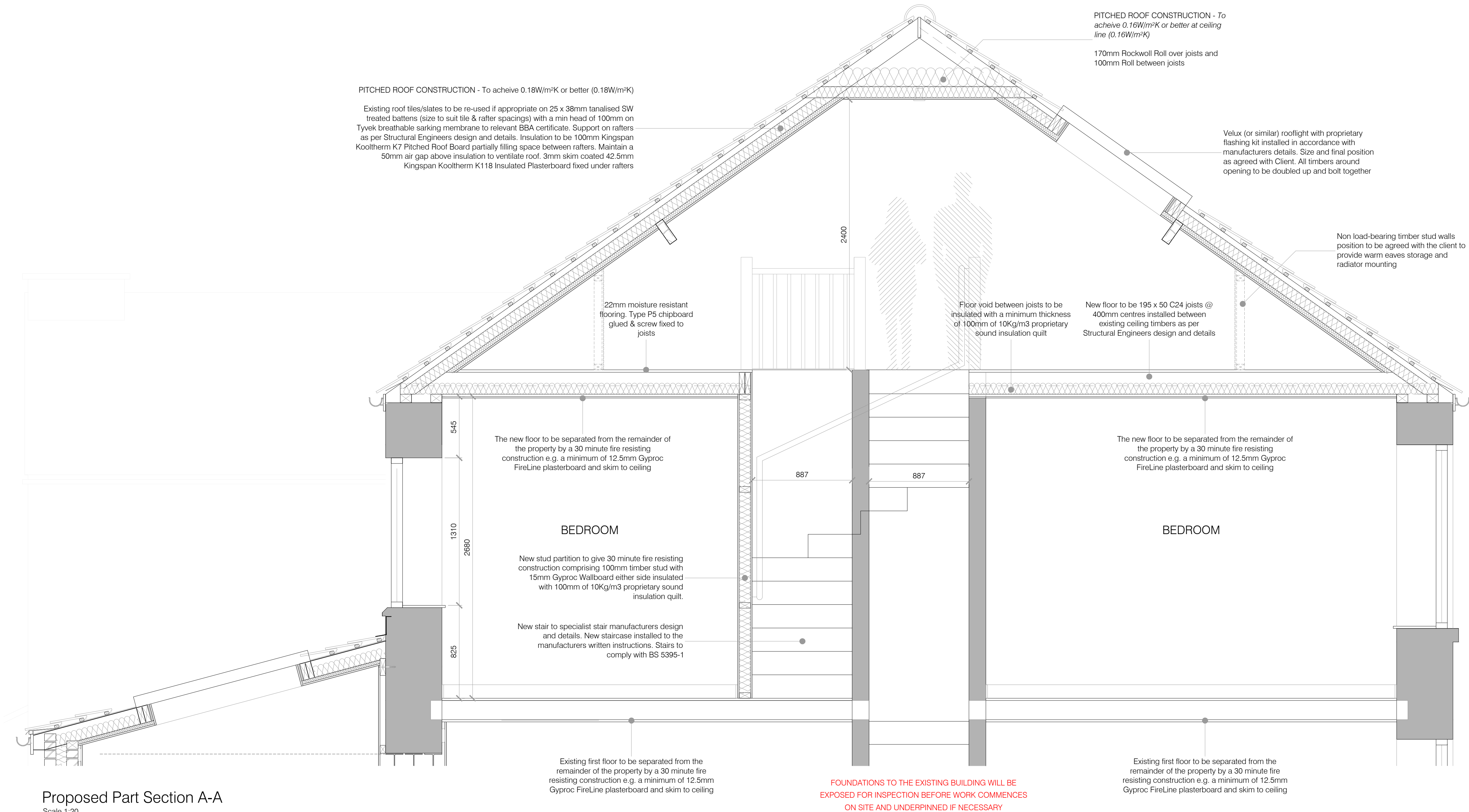
DESIGN + PLANNING

CLIENT	Oliver Ryan
PROJECT	52 Leicester Road, Quorn, LE12 8BB
DRG NAME	Proposed Rear Extension Section
SCALE	1:20 @ A1
DATE	22.10.21
JOB#	2019
DWG#	12
STATUS	Approval
CONTACT	jonathan@sketchplanningstudio.co.uk

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Proposed Part Section A-A
Scale 1:20

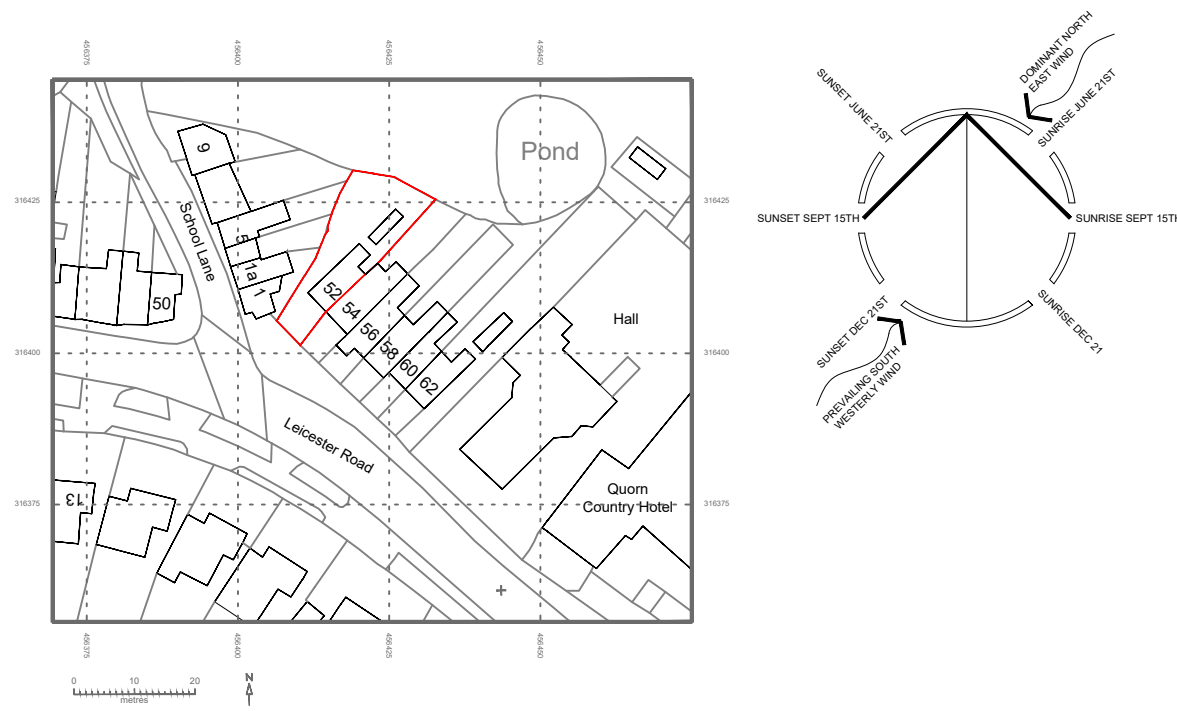
A	JT	18.10.21	Notes added following BC comments
REV	BY	DATE	DESCRIPTION

SKETCH

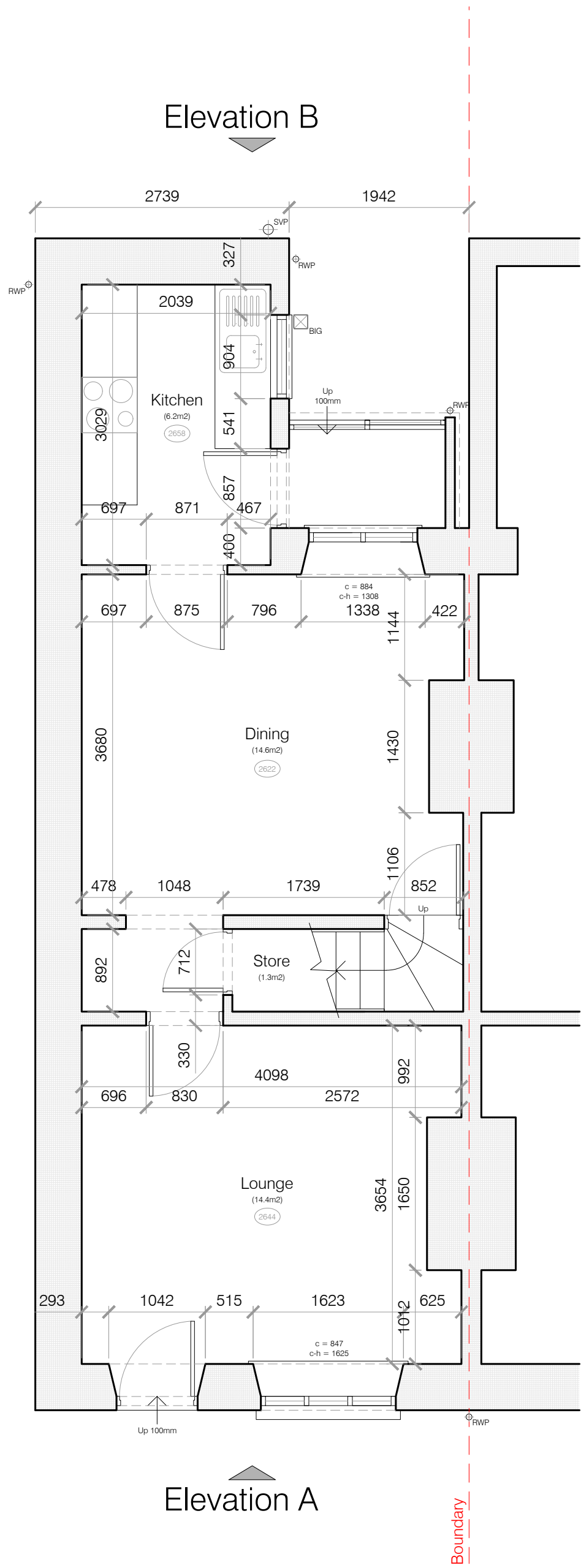
DESIGN + PLANNING

CLIENT	Oliver Ryan
PROJECT	52 Leicester Road, Quorn, LE12 8BB
DRG NAME	Proposed Loft Section
SCALE	1:20 @ A1
DATE	08.06.21
JOB#	2019
DWG#	11 A
STATUS	Approval
CONTACT	jonathan@sketchplanningstudio.co.uk

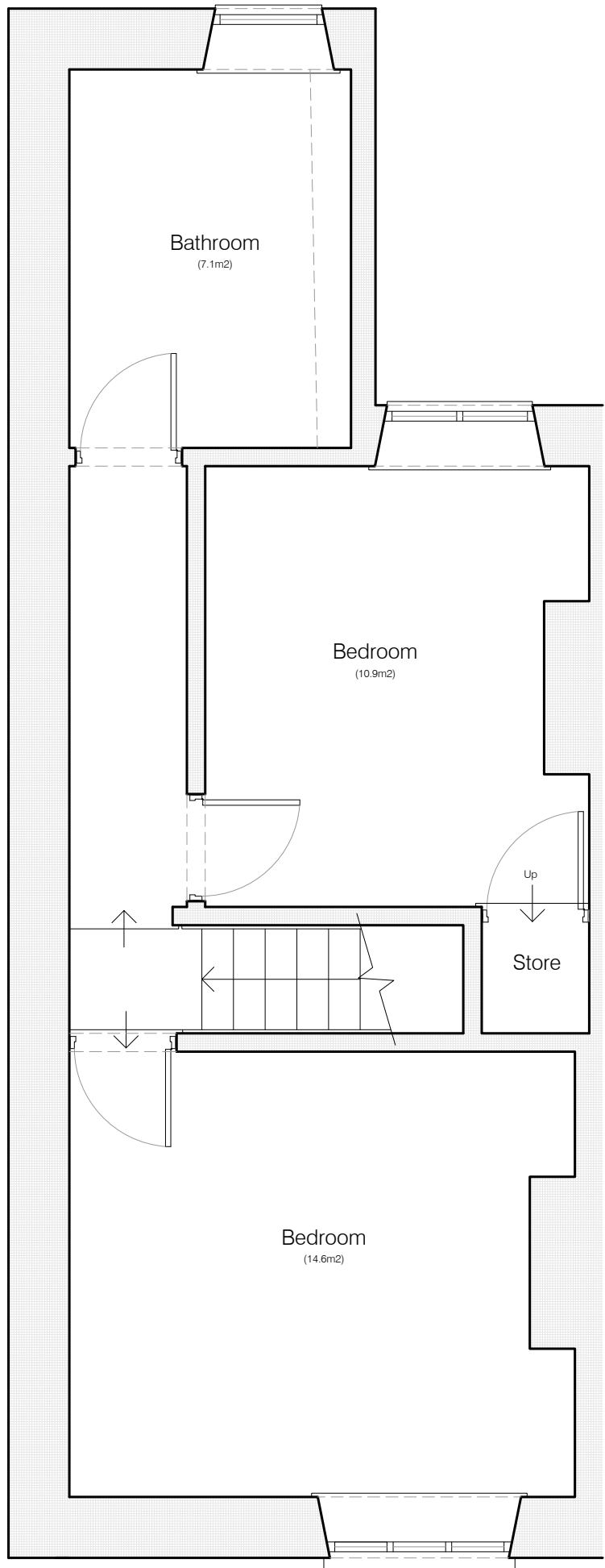
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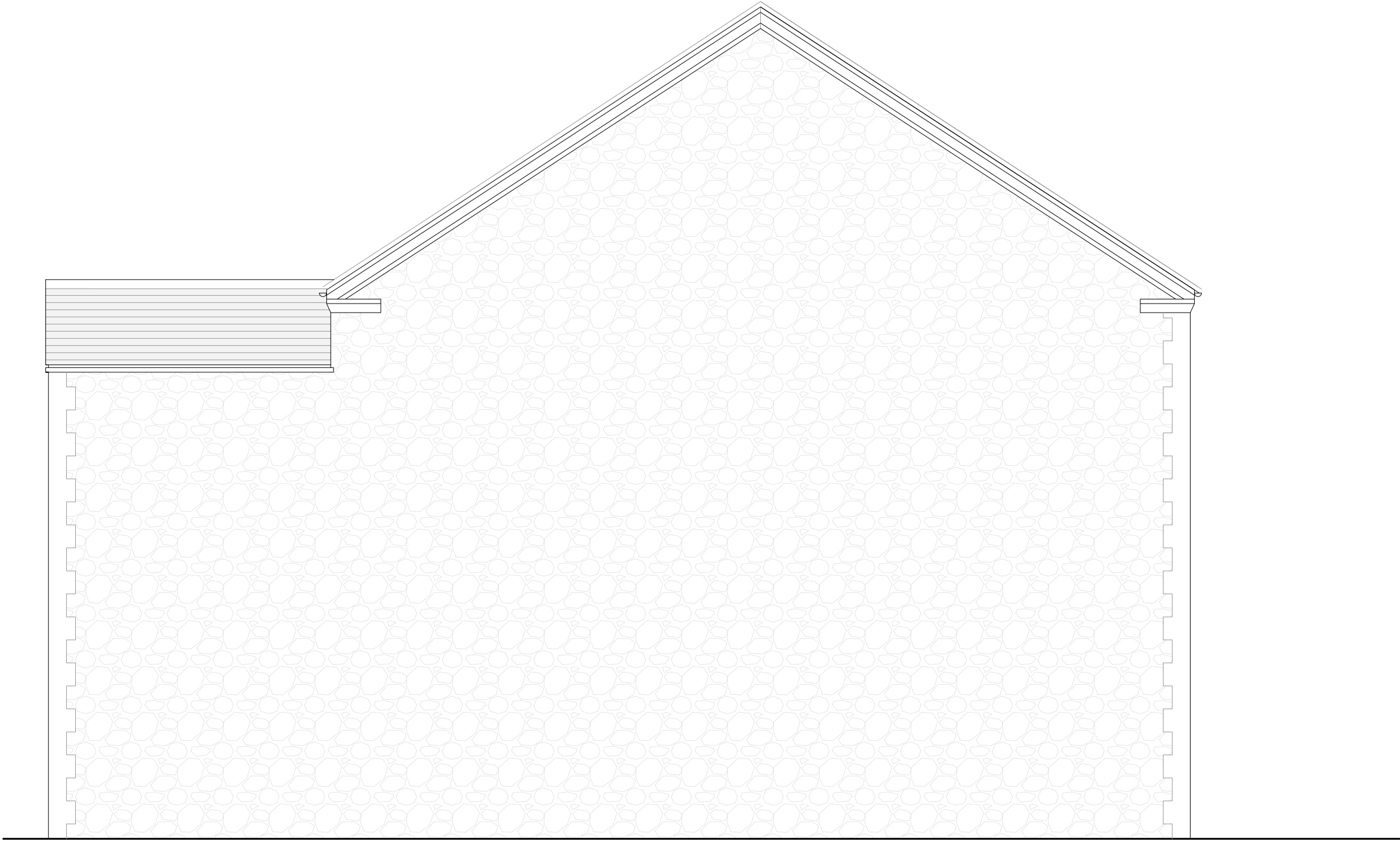
Location Plan
Scale 1:1250



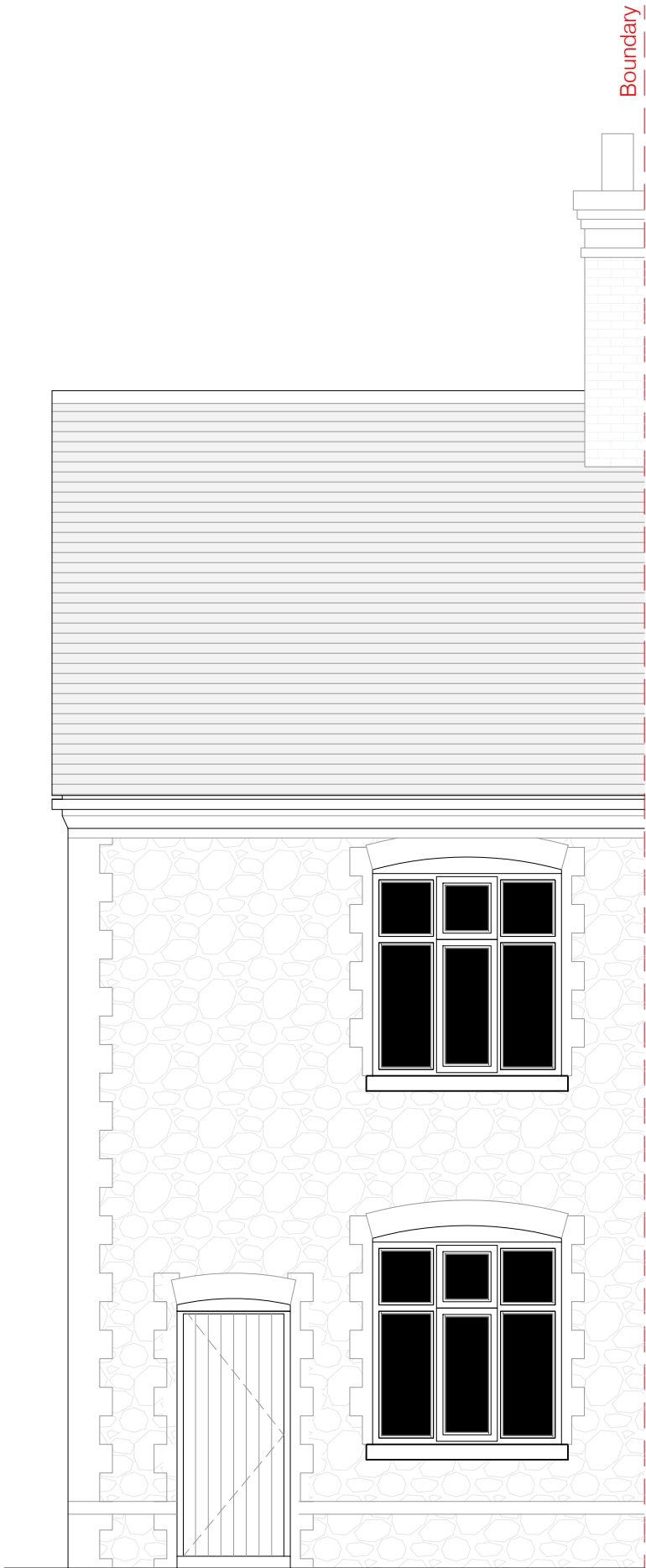
Existing Ground Floor Plan
Scale 1:50



Existing First Floor Plan
Scale 1:50



Existing Side Elevation C-C
Scale 1:50



Existing Front Elevation A-A
Scale 1:50



Existing Rear Elevation B-B
Scale 1:50

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1:50 Scale Bar



REV	BY	DATE	DESCRIPTION
-	-	-	-
SKETCH			
DESIGN + PLANNING			
CLIENT	Oliver Ryan		
PROJECT	52 Leicester Road, Quorn, LE12 8BB		
DRG NAME	Existing Plans & Elevations		
SCALE	1:50 @ A1		
DATE	08.06.21		
JOB#	2019		
DWG#	01		
STATUS	Planning		
CONTACT	jonathan@sketchplanningstudio.co.uk		

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