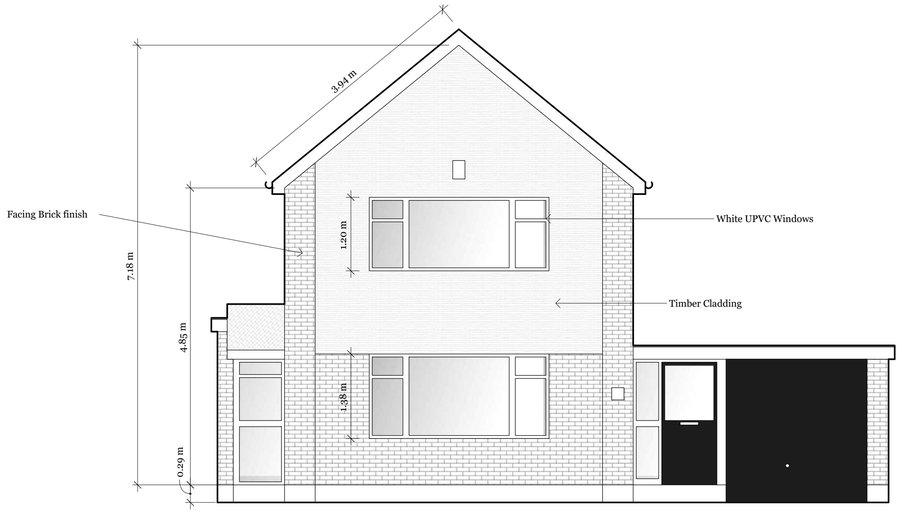
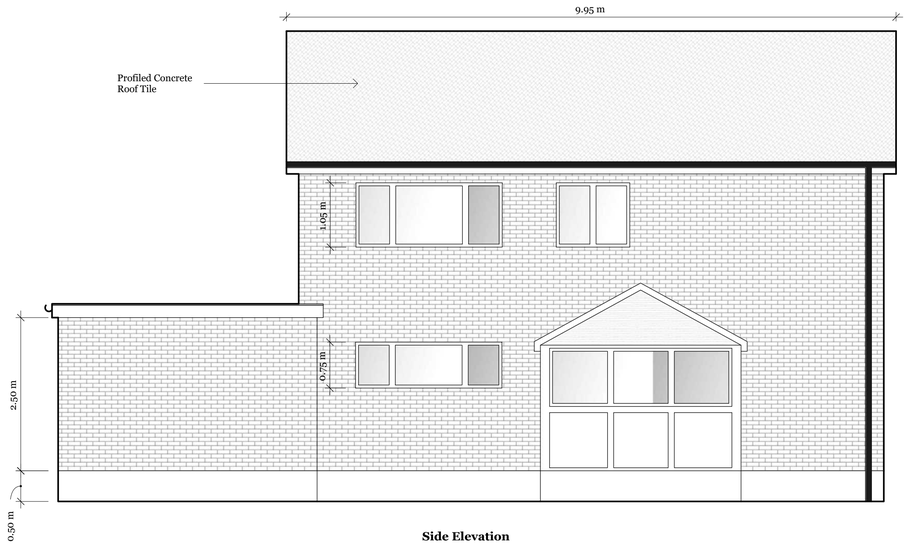
31 Hillswood Drive - Endon
Proposed Rear Single Storey and First Floor Side Extension

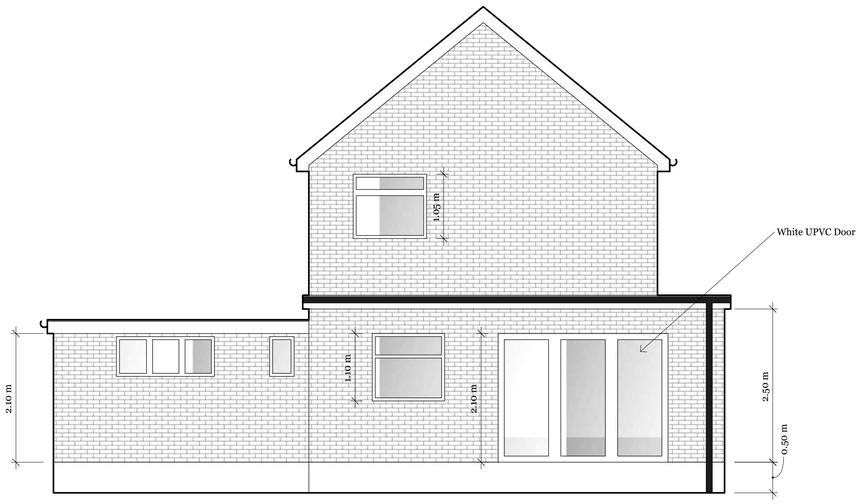
Existing Elevations



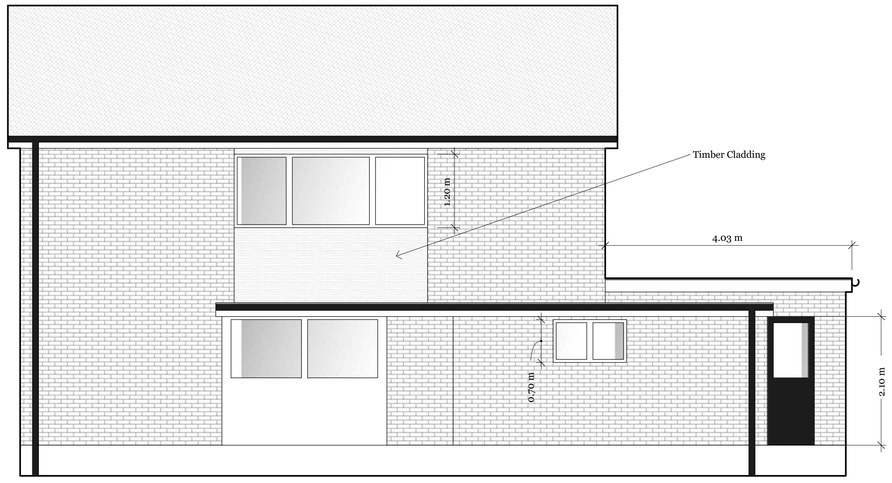
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

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31 Hillswood Drive

DRAWN BY
Jonny

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20.05.22

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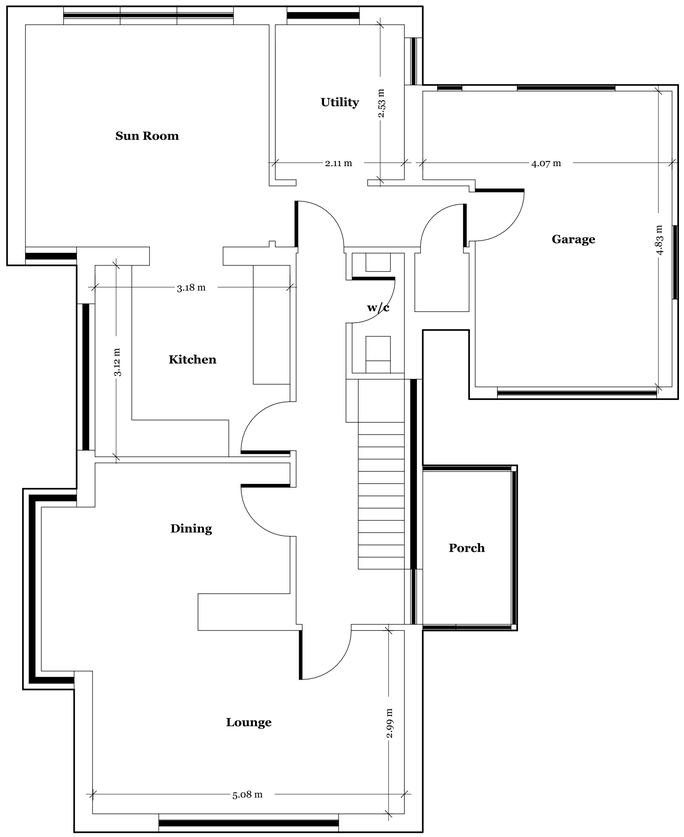
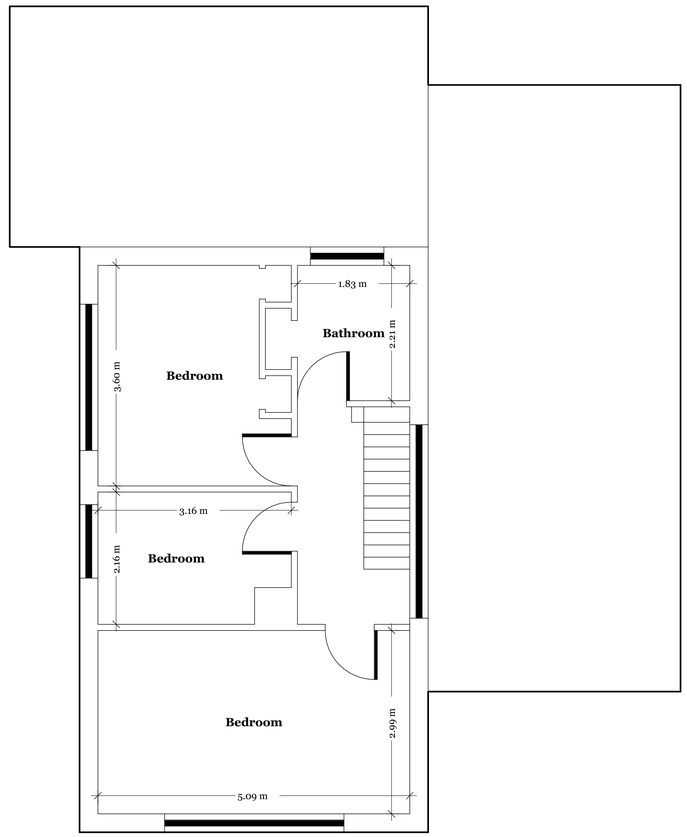
A0.1 REV A.

31 Hillswood Drive - Endon
Proposed Rear Single Storey and First Floor Side Extension

Existing Floor Plans



Ground Floor



First Floor

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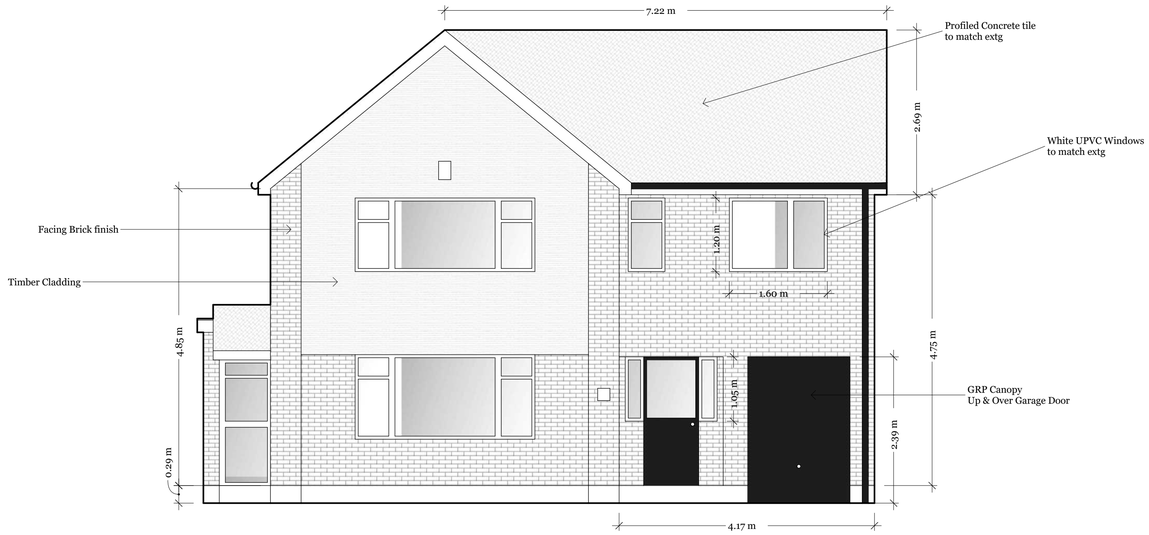
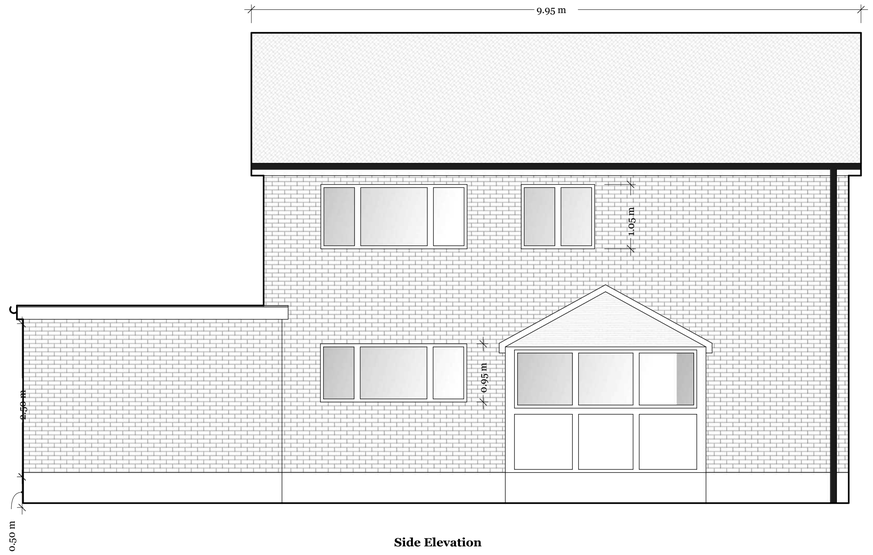
A0.2 REV A.

31 Hillswood Drive - Endon
Proposed Rear Single Storey and First Floor Side Extension

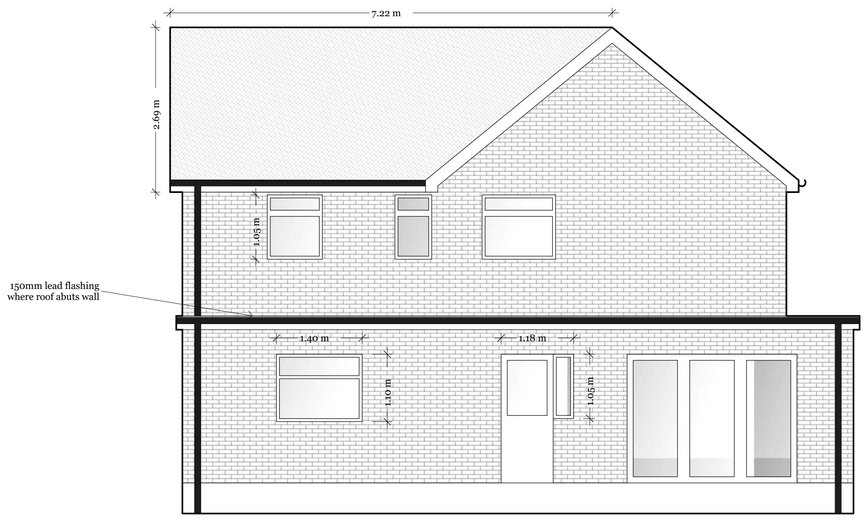
Proposed Elevations



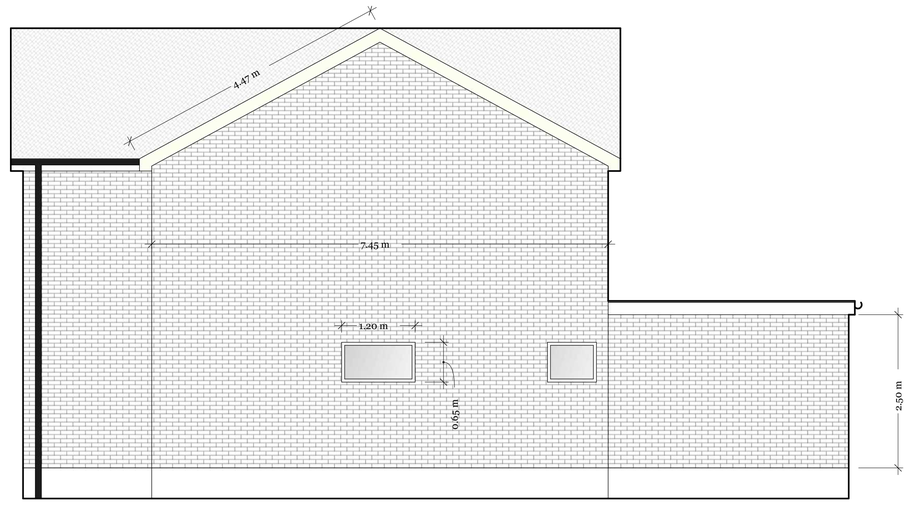
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

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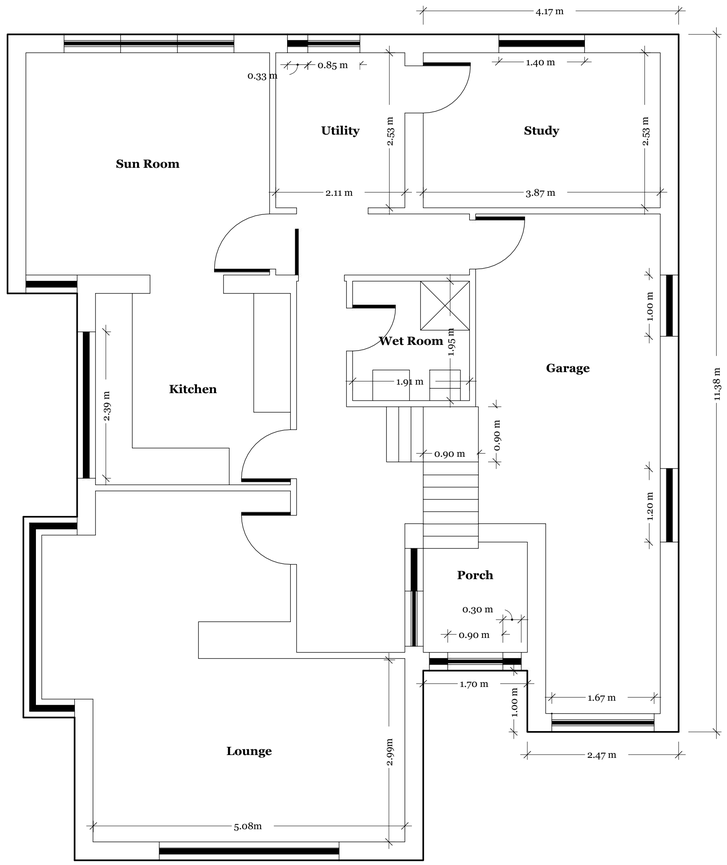
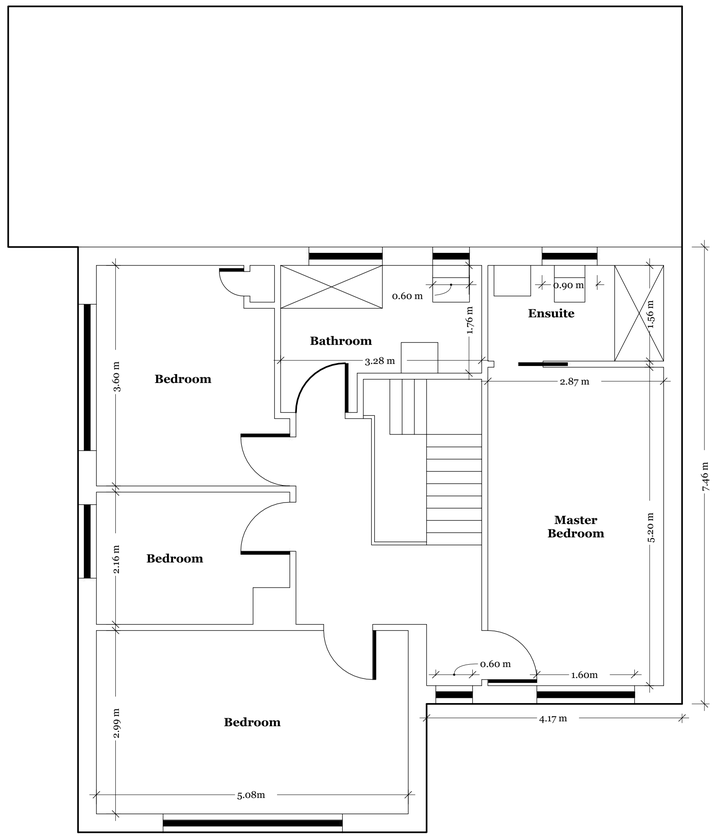
31 Hillswood Drive - Endon
Proposed Rear Single Storey and First Floor Side Extension

Proposed Floor Plans



Ground Floor



First Floor

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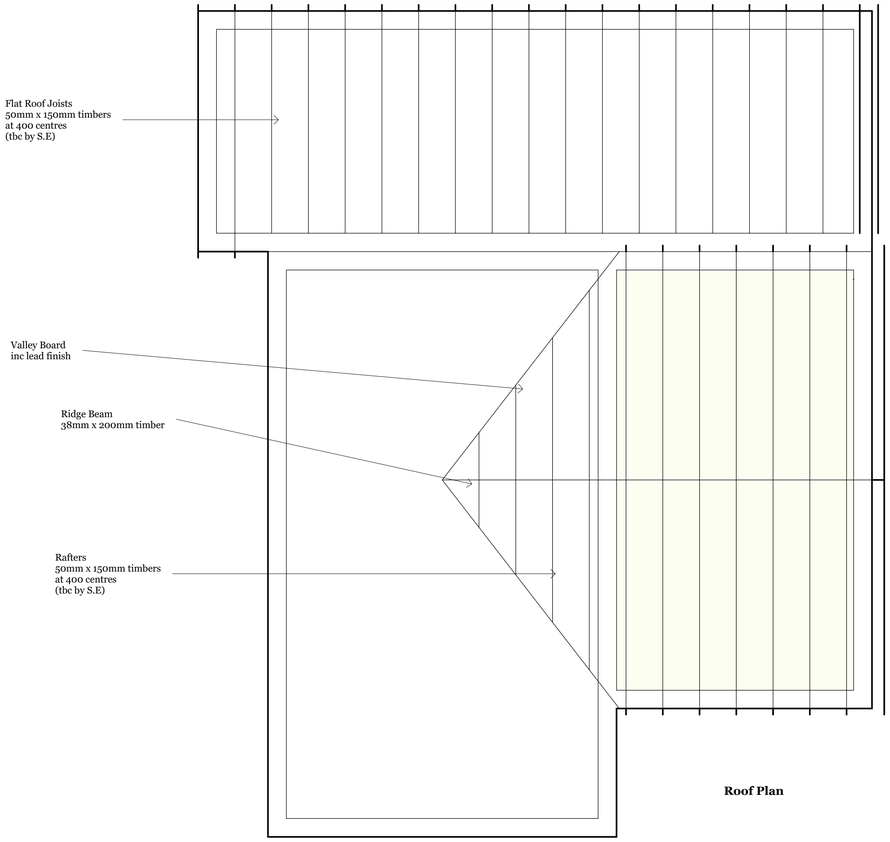
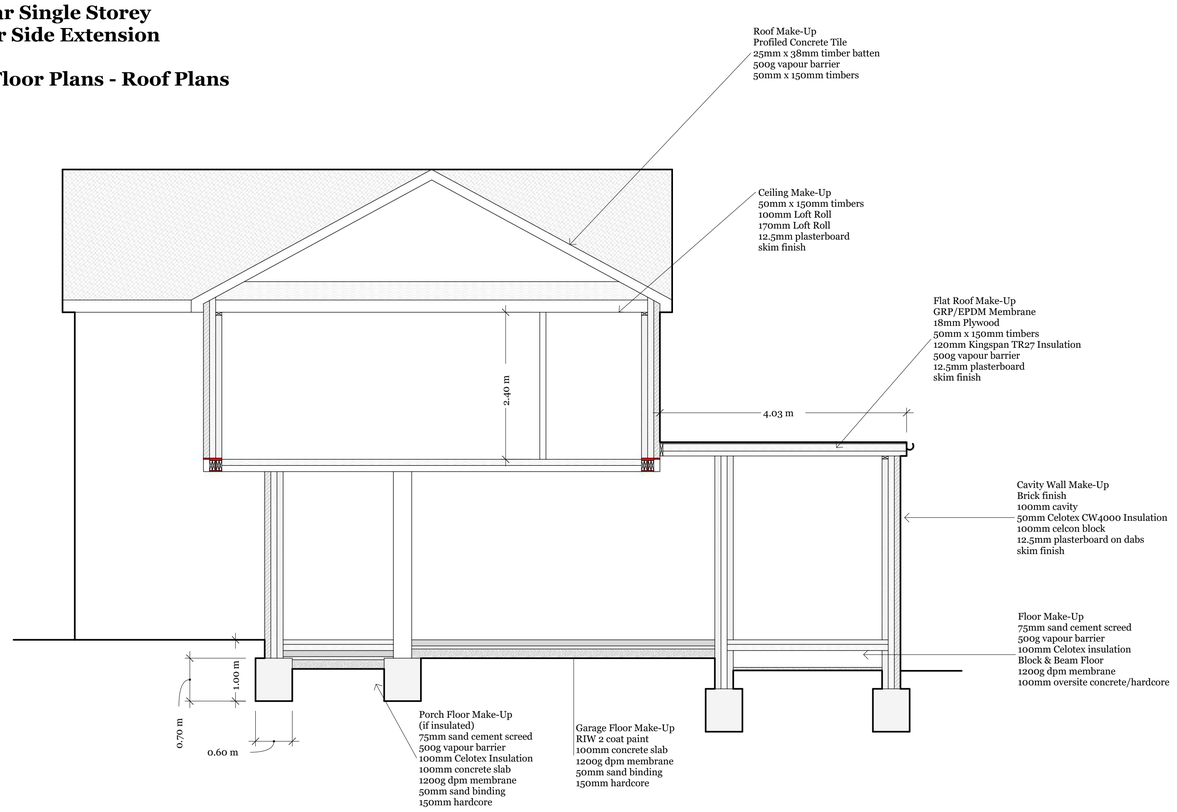
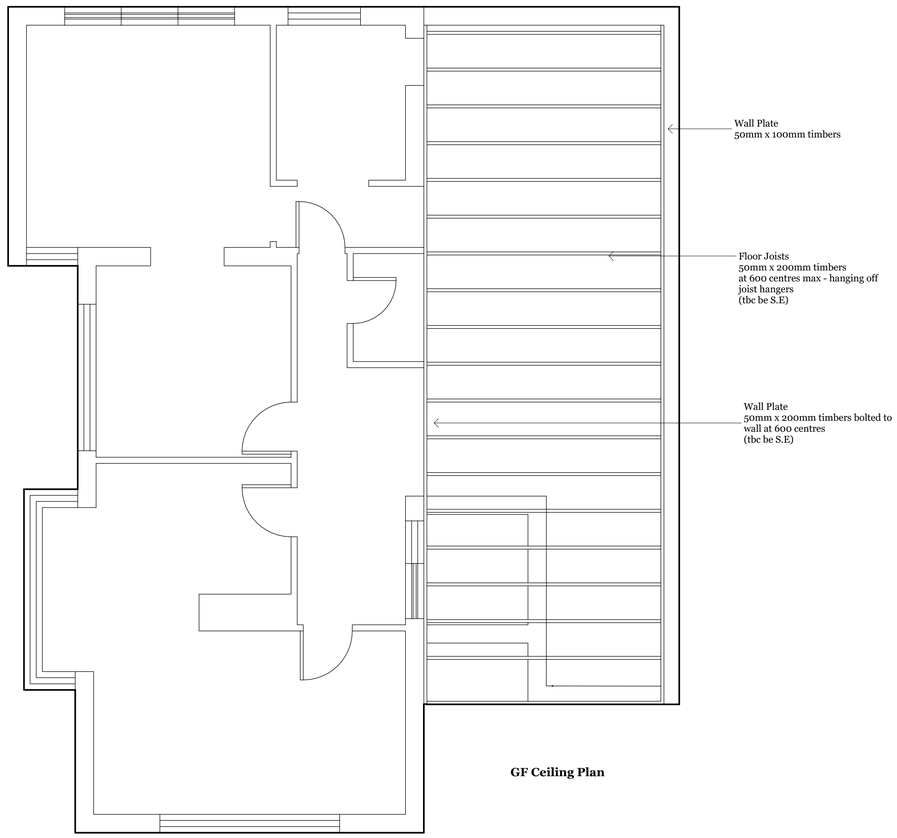
31 Hillswood Drive - Endon
Proposed Rear Single Storey and First Floor Side Extension

Proposed Sections - Floor Plans - Roof Plans

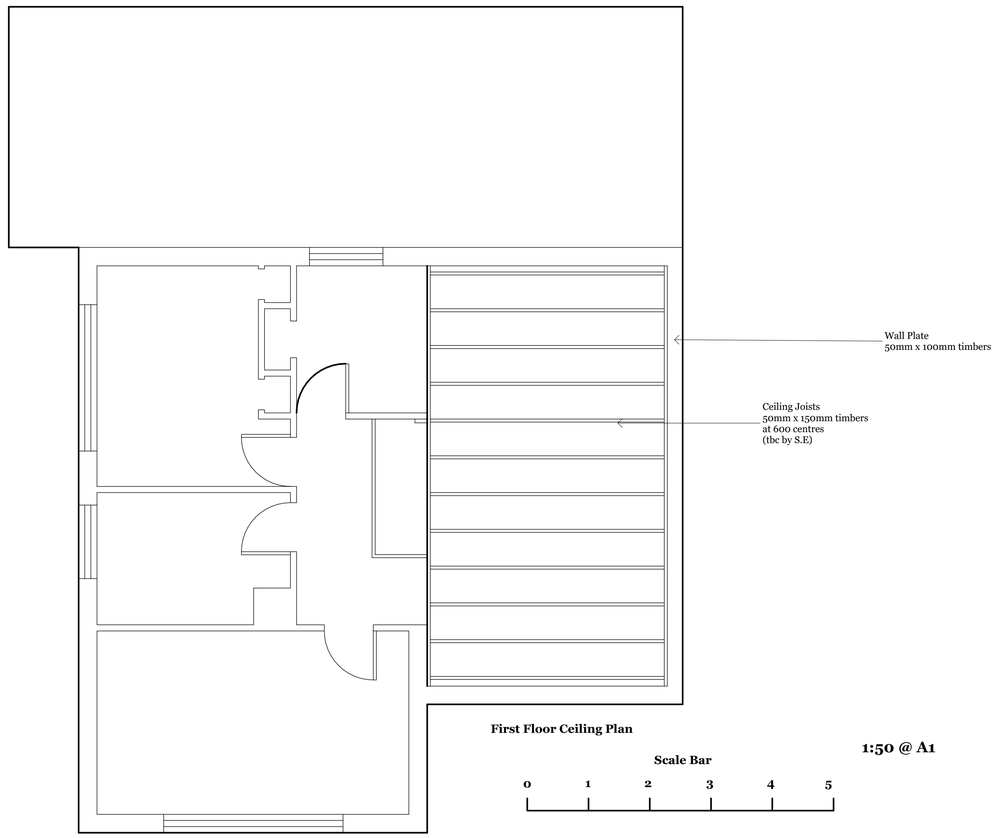


Roof Plan





GF Ceiling Plan



First Floor Ceiling Plan

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BUILDING REGULATIONS NOTES:
To be read in conjunction with the proposed extension drawings. GENERAL NOTES:
PARTY WALL ACT
The owner,
. . . . . .
should they do so under the requirement of the Party Wall Act 1996, has a duty to serve as party structure notice on any adjoining owner if building work on, to or near an existing party wall involves any of the following: Support of beam
Insertion of DPC through wall
Raising a wall or cutting a projection
Demolition and rebuilding
Underpinning
Insertion of lead flashing
Excavation within 3m of an existing structure where the new foundation will go deeper than adjoining foundations or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party Wall Agreement is to be in place prior to the start of work on site.
THERMAL BRIDGING
Care should be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element (i.e. around windows and door openings). Reasonable provision should also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.
CDM REGULATIONS
The client must abide by the Construction Design and Management Regulations 2015 which relate to any building works which:
a. Lasts longer that 30 days and has more than 20 workers working simultaneously at any point in the project. Or
b. Exceeds 500 person days
MATERIALS AND WORKMANSHIP
All works are to be carried out in a workman like manner. All material and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British standards, European Standards, Agreement Certificates, product certification of schemes (kite marks) etc. Products conforming to the European technical standards or harmonised European products should have a CE marking.
EXISTING SITE
Area formed for secure material store using Harras fencing. Site secured using Harras fencing ideally covered and appropriate site notices and safety signs in place.
First aid and eye wash etc. to be in fixed place for workers as well as PPE storage location for site visitors on entry to site. Provision made for debris removal such as skip, waste and debris to be removed appropriate to keep site safe and workable. Site office or area formed with relevant drawings and paperwork as required by building control and engineers etc.
BASIC RADON PROTECTION
Provide a 1200g (300 um) radon membrane under floor slab lapped 300mm double welted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.
SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter, and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g., landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.
EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.
EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles. NEW STRUCTURE
RENDERED PARTAL FILL CAVITY WALL
The rendered wall should comply with BS EN 13914.
20mm two coat sand cement render with waterproof additive or K-Rend on external leaf 100mm block K value 0.11 or lower e.g. Celcon Solar, Thermalite turbo. Walls to be built with 1:5 cement mortar. 50mm clear residual cavity and 50mm Celotex CW4000 fixed to inner leaf. Internal finish to be 12.5mm plasterboard on dabs onto internal leaf 100 mm block K value 0.11 or lower.
BRICK FACING CAVITY WALLS
Outer leaf in 102mm facing brickwork to match existing with 50mm cavity filled above dpc with 50mm Celotex CW4000 insulation. Inner skin of 100mm Celcon standard blockwork. 'U' value 0.27W/m2K. Use brickwork below dpc. Internal finish to be 12.5mm plasterboard on dabs onto internal leaf 100 mm block K value 0.11 or lower.
EXTERNAL WALLS
Dpc to BS 743, min. 150mm above external ground level lapped to existing dpcs. Reduce external ground levels, if and as required to give at least 150mm between dpc and external ground level. Bond new walls to existing with 'Furfix' stainless steel profiles, with vertical dpc sealed externally with polysulphide mastic. 13mm plaster and skim internally. Vertical twist type stainless steel wall ties @ 750mm horizontal and 450mm vertical c/c, staggered, (double at reveals). Vertical dpc at jambs, with thermabate, or similar approved cavity closers, installed as per manufacturer's recommended written details. Fill cavity with lean mix concrete to 225mm below dpc & close at top with durable material. Lintels Catnic type CN14 min. 150mm end, insulated to 'U' value of 1.2W/m2K.
INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timber studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m3 density acoustic soundproof quilt tightly packed(eg. 100mm rockwool or isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.
INTERNAL BLOCKWORK PARTITIONS
(non-load bearing). 100mm Celcon Standard Blockwork on dpc to BS 743, faced both sides with 13mm plaster & skim on 450mm deep 300mm wide slab thickening, 75mm high x 100mm wide proprietary rc lintels with 13mm plaster and skim on 450mm deep x 300mm wide slab thickening, 75mm high x 100mm wide proprietary rc lintels over door openings, 150mm end bearing.
WALL TIES
All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-6.1: 1996 and BS EN 845-1: 2003
CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non-combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.
DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground work. New DPC to be continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.
LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.
At junctions of flat/pitched roof & wall provide code 4 lead flashing, min 150mm upstand/ stepped flashing & soakers, chased and wedged into wall. fit new cavity trays to new and any existing cavity wall. Code 5 lead valley flashing on lay boards to alleys. Code 4 lead cloaks at any pipe penetrations through roof. All lead work to be BS 6915.
FASCIA BOARDS
New fascias & gutters to be continuous with existing. White upvc with 10/25mm vent. Gap at eaves. 25mm vent. Gap to sloping ceilings, protected with fly screen. External timber to be preservative treated to BS 4072. GUTTERING
110mm black upvc to falls, to 68mm dia RWP to new soakaway. Refall existing gutters as required. Rainwater drainage as notes elsewhere.
LEAD VALLEYS
Lead-lined valley to be formed using Code 5 lead sheet. Valley lead and two tiling fillets to be supported on min 19mm thick and 225mm wide marine ply valley boards on either side of the rafters. Lead to be laid in lengths not exceeding 1.5m with min 150mm lap joints and be dressed 200mm under the tiles. Roofing tiles to be bedded in mortar placed on a tile slip to prevent direct contact. Valley to have a minimum 100mm wide channel(125mm minimum for pitches below 30 degrees) All work to be in accordance with the roof cladding manufacturers and the Lead Development Association recommendations.
SOLID FLOORS
Min 75mm sand/cement screed, 500 gauge Visqueen dpm on min 100mm Celotex insulation, laid with joints close butted and taped,(omit insulation below internal partitions) with 25mm perimeter insulation between slab &wall on 1200 gauge Visqueen dpm lapped to new & existing dpcs, on min 100mm oversite concrete, (1:2:4), at or above ground level, on sand blinding on 150mm consolidated sulphate-free hardcore.('U' value 0.22 W/m2K). Existing ventilation to enclosed timber floors to be maintained via 100mm 'Hepsleve' ducts set in floor to external 225mm x 150mm terracotta airbricks.
TRENCH FOUNDATION
Provide 700mmx 600mm trench fill foundations, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level. Exact depth to be agreed by Building control officer to suit site conditions. All constructed in accordance with 2004 Building Regulation A 1/2 and BS 8004: 1986 Code of Practice for foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building control officer is to be contacted and the advice of structural engineer should be sought.
'Trench fill' min 450/600mm wide, (600mm on boundaries where foundations eccentrically loaded. Max. bearing pressure of 100 KN/m2 assumed. Use min. 1:2:4 concrete mix. works below dpc to be sulphate resisting cement to BS4027. Foundations to be constructed to a min. depth of:
a. 1 metre unless noted
b. to invert level of existing/proposed drains
c. 600mm below any tree root activity
d. 150mm beyond fill or any unsuitable material
e. to the same depth of any adjacent foundations
Foundation trenches to be taken down to a depth in accordance with the recommendations of NHBC chapter 4.2. 'Building near trees'. Where deeper foundations required owing to adjacent trees, line inside face of foundation above base 500mm, with 75mm clay-master. Builder to dig trial hole at commencement of adjacent existing construction to confirm existing foundation type and depth. Final details are dependent on subsoil conditions on excavation & are to be agreed on site with LA. Builder to provide all necessary means of temporary support & protection to trenches, (pay particular attention to works on boundaries. Builder to allow for constructing foundations in 1m lengths in underpinning sequence adjacent existing buildings.
NO PART OF WORKS TO ENCROUCH OVER BOUNDARIES
Beams into party-walls and padstones not to encroach beyond centre line of wall,(boundary). All dimensions, levels, location of incoming services, existing drainage runs and boundaries to be checked on site, and LA informed by builder prior to start of works. Builder to contact LA on completion and ensure issue of completion certificate. All works and materials to conform to appropriate British Standard Codes of Practice, manufacturer's written recommendation and good building practice. Works notes as 'to match existing' to match in all respects including colour, size, bond, profile, mix, detailing, texture, line & level etc. Builder to note 'U' values specified. for alternative insulation products to those specified are used, builder to check with supplier/manufacturer before installation to confirm noted 'U' value will be achieved. Decorations, internal finishes and make good of external finishes, agree with client. Make good where disturbed. New and existing floors and ceilings to line through. Supply and fit new skirting's and
architraves etc to match existing.

BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings and padstones in accordance with the structural Engineers calculation and details. New steel beams to be encased in 12.5mm Gyproc fire line board with staggered joints. Gyproc Fire case or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturers.
LINTELS
For uniformly distributed loads and standard two storey domestic loadings only Lintel widths to be equal to wall thickness. All lintels over 750mm sized internal door openings is to be 65mm deep pre-stressed concrete plank lintels. 150mm lintels are to be used for 900mm sized internal door opening. Lintels to have a minimum bearing of 150mm each end. Any existing lintel carrying addition
loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance
to BS 8110 with a concrete strength of 30 or 40 N/mm3 and incorporating steel strands to BS 5896 to support loading assessed to BS 5977 Part 1.
For other structural openings provide proprietary insulated steel lintels suitable for span and loadings in compliance with Approved Document A and lintel manufacture's standard tables. Stop ends DPC trays and weep holes to be provided above all externally located lintels.
STRAPS
30mm x 5mm ms straps@ 1200 c/c to first floor, first floor ceiling and tops of gables screwed to min 3no. joists/rafters with size 12 screws. Where walls run parallel to timbers; at strap points provide 50mm full height timber blocking between timbers and timber wedges between external wall & first timber. Wall plates to be strapped down @1200mm c/c using 30mm x 5mm straps plugged
and screwed to walls min. 3 no. times using No. 12 x 50 screws.
STRAPPING OF FLOORS
Provide lateral restraints where joist run parallel to walls floors are to be
strapped so walls with 1000mmx30mmx5mm galvanised steel or other
approved to BS EN 845-1 at maximum 2m centres, straps to be taken across minimum of 3 joists. Straps to be built into walls. Provide 18mm wide x 1/4 depth solid noggins between joists at strap position.
STRUCTURAL TIMBERS
Redwood/Whitewood grade SC3 (C16) or better. End of timber to be treated. Multiple timber joists bolt through centre with 12mm bolts & double-sided tooth place connectors @ 450mm c/c and 50mm washers on external faces.
Connect timber posts top and bottom with Trip-L-Grip connectors.
MULTIPLE STEEL JOISTS
Bolt together @ 450mm c/c centrally through webs with 16mm bolts & m s
spacer tubes. RC denotes new opening with 'Bourncrete' or similar proprietary pre-cast lintels, min 150mm end bearing. 150mm high x wall thickness, in load bearing wall.
NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-value of 1.80W/m2K. Glazed areas
to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations. ROOF LIGHTS
Min U-value of 1.6 W/m2K. Roof lights to be double glazed with 16mm argon filled gap between panes at BS 6266 and AA fire rated (inner leaf toughened K
glass, outer leaf Optiwhite) and soft low-E glass. Window energy rating to be
Band C or better. Roof lights to be fitted as per manufacturers details. Standard size and fully openable with double-up rafters all around.
HEATING
Extend all heating and hot water services from existing and provide new TVRs
to radiators. Heating system to be designed, installed, tested and fully certified
by a GAS SAFE registered specialist. All work to be in accordance with the
Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.
WALL MOUNTED C.H. BOILER
Balanced flue with external wire guard min 300mm from any opening. Any works to boilers,(new or existing) to be carried by a registered installer and final test certificate provided prior to commissioning. Adaptations to existing central heating system and pipe runs to be agreed with client before installation, (thermostatic rad. valves to be fitted to new rads). Builder to examine existing boiler and pumps prior to commencement of works and advise on suitability for retention. Any new or replacement boiler (also required if existing is moved) to be condensing type with a SEDBUK rating A or B (88% or higher). All tanks and pipes passing through unheated spaces to be insulated.
FIRE DETECTION AND ALARM SYSTEMS
All dwellings should have a fire detection and alarm system, min Grade D2
Category LD3 standard, in accordance to BS 5839-6. A large dwelling house of
three or more storeys (excluding basement storeys) should be fitted with a Grade A Category LD2 fire detection and alarm system as described in BS 5839-6. Smoke detectors in hallways, landings including one in loft, living room and at least one heat detector in the kitchen. Smoke alarms should be mains operated and conform to BS EN 14604. Heat alarms should be mains operated and conform to BS
5446-2. Smoke alarms should be provided in the circulation spaces of the dwelling. For new habitable rooms in ground floor, fire detection and smoke alarm system should be installed if the ground floor room is without a final exit.
FIRE PROTECTION IN LOFT SPACES
Walls, floors and ceiling in loft extension to offer 30-60 minute fire rating, ensuring sufficient protection of the new escape route system. All doors that act as entrance and exits to the means of escape must be upgraded to FD20 or FD30 where appropriate.
All walls and ceilings that require upgrading can be fire rated by coating with Envirograf coating system. Existing doors to be upgraded to fire doors using clear
or white intumescent fire resistant paint to achieve 30 or 60 minute fire protection. STRAPPING FOR PITCHED ROOF
Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 100mmx30mmx5mm galvanised mild steel horizontal straps or other approved to BS EN 845-1 built into
walls at max 2000mm centres and to be taken across minimum 3 rafters and
screw fixed. Provide solid noggins between rafters at strap positions. All wall plates to be 100mm x 50mm fixed to inner skin of cavity wall using 30mmx5mmx1000mm galvanised metal straps or other approved to BS EN 845-1 at maximum 2m centres.
SLOPING ROOF
Tiles to match existing and to suit pitch on treated battens at a size and gauge to meet the tile specification all laid on Tyvek Supro or similar breather underlay with a maximum drape of 10mm on treated rafters 150 x 50mm@500crs C16 or better timber. Lay 100mm Celotex GA 4000 between rafters (leaving a min.gap of 15mm between insulation and underside of the underlay) and then fit a further 50mm Celotex GA 4000 across the underside of the rafters finished at ceiling level with 12.5mm foil-backed Gyproc wallboard with taped joints and plaster skim giving a min. 'U' value of 0.18W/m2K. No ventilation at eaves. Code 4 lead flashing as
notes elsewhere.
Whether specified or not all work/materials to be in accordance with British standards codes of
Practice Statutory Authority recommendations, manufacturers written instructions and good building practice to the entire satisfaction of the local authority building inspector. Builder to obtain completion certificate from the local authority at the end of the contract.
BRICKING UP EXISTING OPENINGS
Use bonded brickwork, made good to match existing finishes. Provide new foundation, if required, (or 150mm high x 100 wide r.c.lintels min.150mm end bearing), dpc to BS 743 lapped to existing dpcs. DRAINAGE
To BS 8301:1985,100mm 'Hepsleve' surrounded in 150mm peashingle , or 100mm concrete with 'Flexcell' around joints under building min 1:40 fall. Bridge drains with r/c lintels where passing through foundations. Expose any existing drainage under proposed extension & if required encase in concrete
as above. New gullies to be rodable black inlet type. At start of works existing drainage to be exposed
& drainage reassessed & carry out air test on completion to satisfaction of LA.
INSPECTION CHAMBERS
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.
MANHOLES
225mm semi-engineering brickwork in sulphate resisting mortar, on 150mm concrete base with half round GVC channel. Dimensions to comply with BS 8301:1985. single seal cover externally, double
seal bolted cover internally.
WASTES
To BS 5572. Rodding eyes to all bends and changes in direction. 40mm upvc sink, bath and shower wastes, 32mm hand basin waste, 75mm traps, (any combined wastes and external runs to be min.
50mm with 75mm anti-siphon traps), to connect above centre line of WC connection, or min 20mm below, to 100mm SVP/stub stack with screwed access top 1000mm above floor level. New/extend existing SVP to terminate min 900mm above adjacent windows with terminal balloon. Internal SVP encase in Rockwool (for sound insulation), & p/bd on timber framing, provide cleaning eye at base
with screwed access cover in casing.
PIPEWORK THROUGH WALLS
Where new pipework passes through external walls from rocker joints either side wall faces of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space around
pipe. Provide 50mm clearance around pipe or a sleeve with 50mm clearance. Ensure adequate
sealed. Void filled with compressible material to prevent entry of gas. Opening masked both sides with rigid sheet material.
RAINWATER DRAINAGE New rainwater goods to be new 110mm UPVC half round gutters taken
and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

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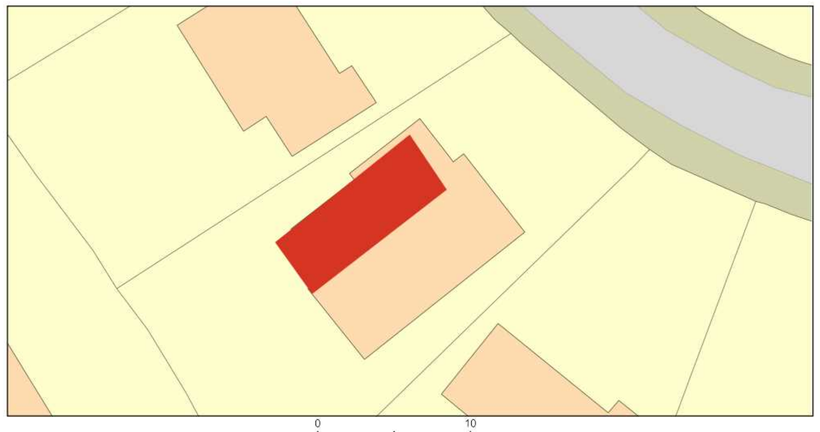
Site Plan - 31 Hillswood Drive - Endon



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Metres

ReQuestaPlan

Plan Produced for: Mr & Mrs Robinson
Date Produced: 26 May 2022
Plan Reference Number: TQRQM22146214152521
Scale: 1:200 @ A4
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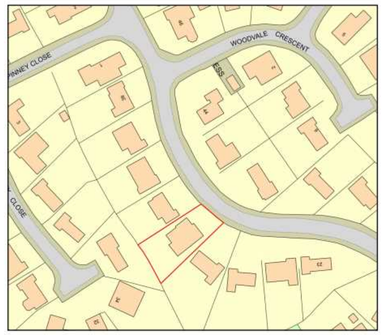
Location Plan - 31 Hillswood Drive - Endon



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PROJECT
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DRAWN BY
Jonny

ISSUE
20.05.22

RE-ISSUE
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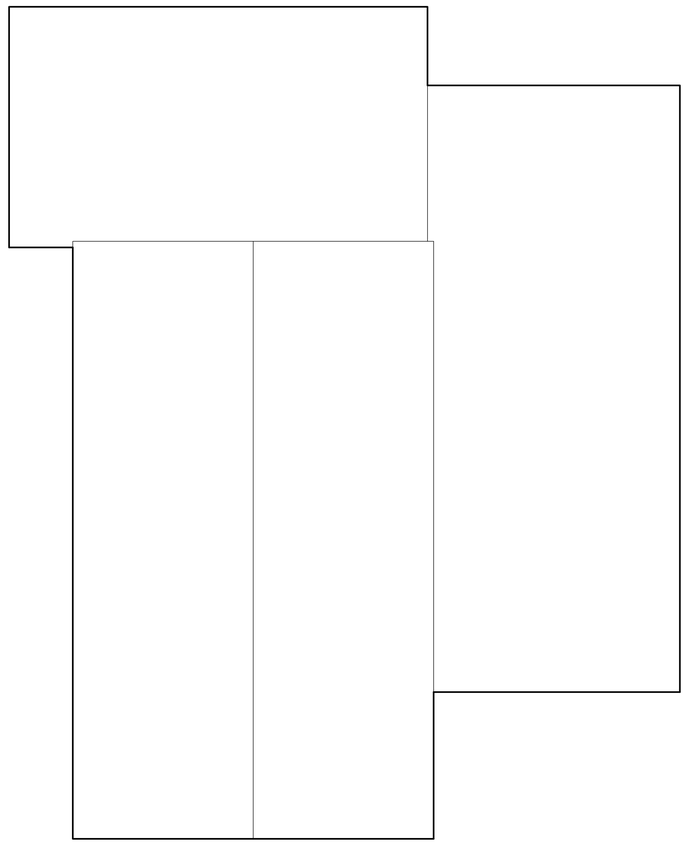
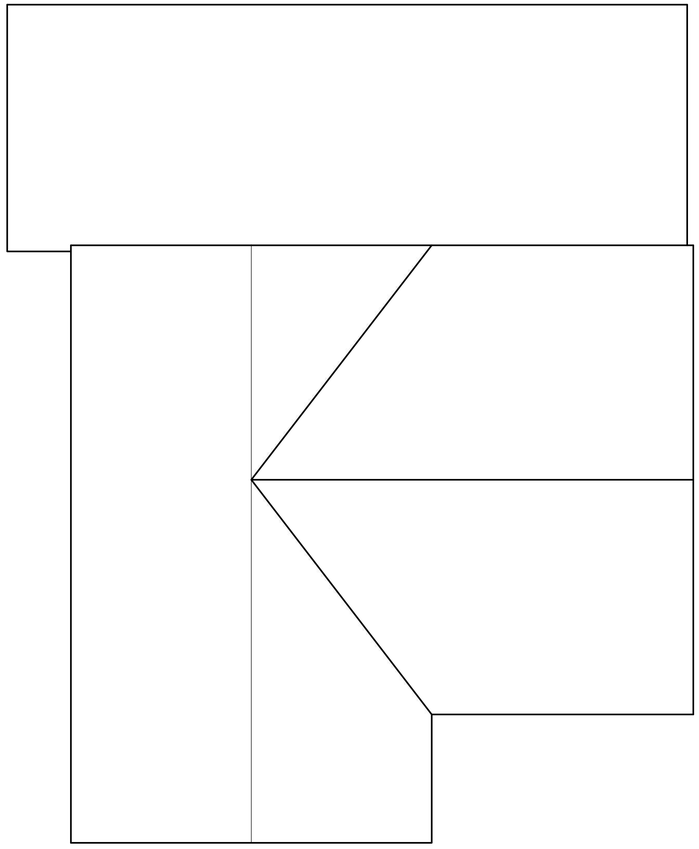
31 Hillswood Drive - Endon
Proposed Rear Single Storey and First Floor Side Extension

Existing and Proposed Roof Plans



Existing Roof Plan



Proposed Roof Plan

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Scale Bar

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