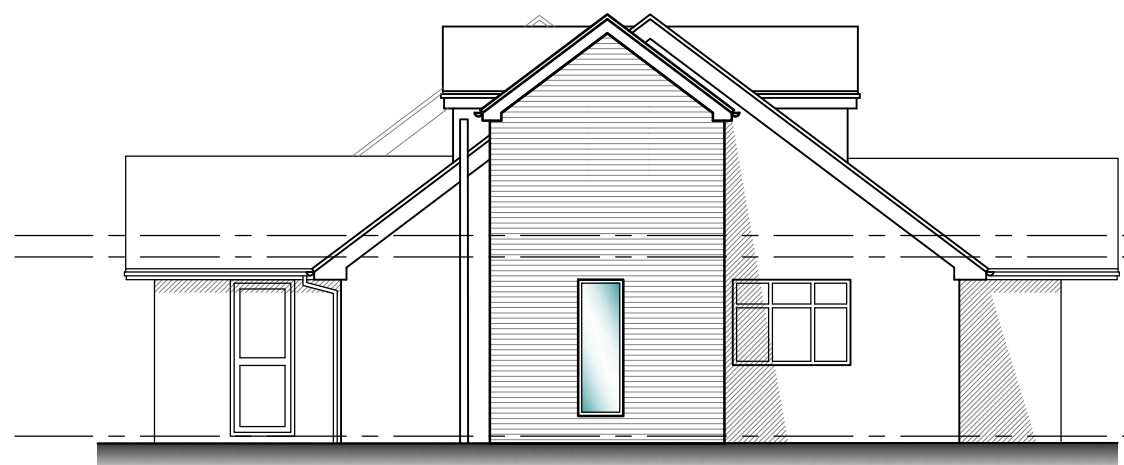
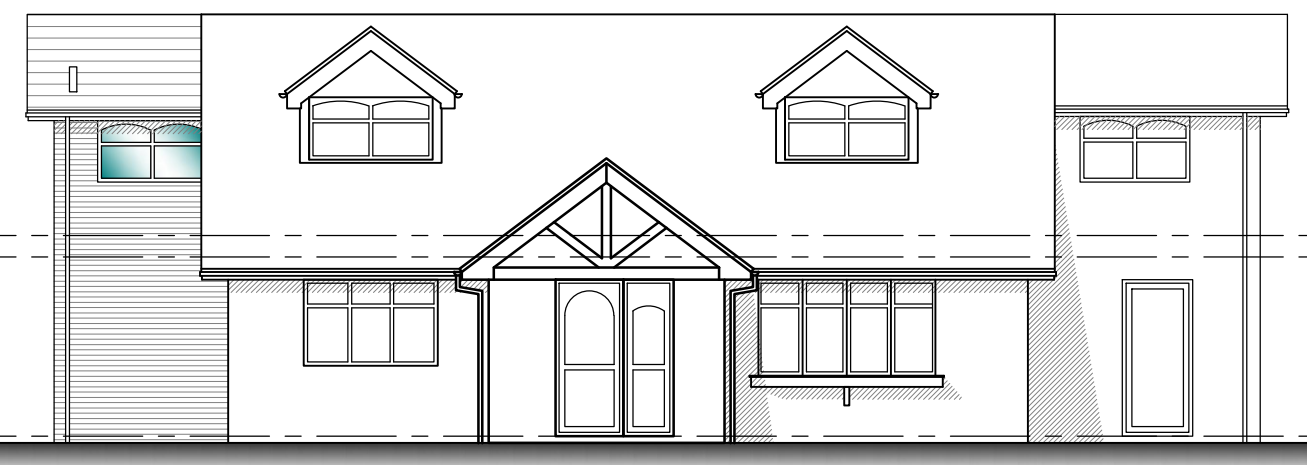
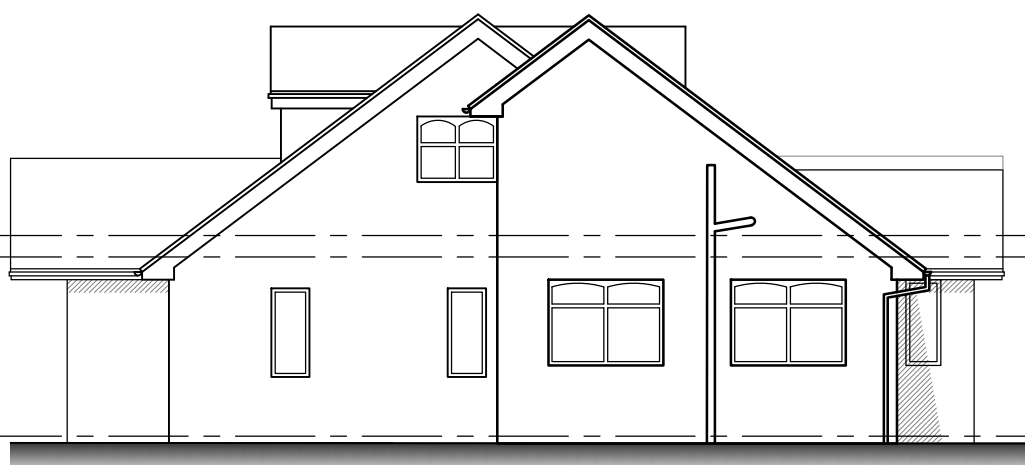




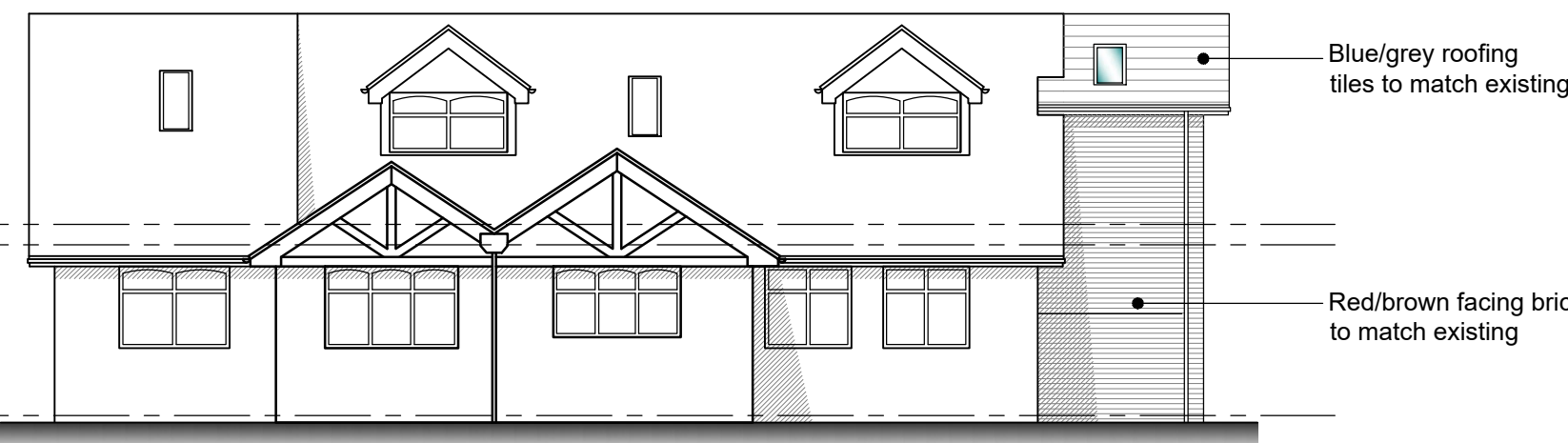
Proposed side elevation
Scale 1:100



Proposed front elevation
Scale 1:100



Proposed side elevation
Scale 1:100



Proposed rear elevation
Scale 1:100

WINDOWS
All new windows to be glazed to achieve a new U value of 1.6 w/m²K in accordance with BS6282 and for safety glazing BS620 12150.
Provide windows as schedule or drawings with background ventilation via trickle vents installed in head of windows - min 800mm² to all habitable rooms & 4000mm² to kitchen, bathroom, utility and wc.

REGULATION K4 (Safety glazing)
Glazing in critical locations should be in accordance with the requirements outlined in Approved Doc. K4.

RAINFATHER
New rainwater goods where necessary to be round section up to 115 mm dia half round eaves gutters and 63 mm dia rainwater downpipes fixed in positions shown to discharge into new trapped storm water gutters where required.
Rainwater goods to be BS6454. New rainwater pipes to be connected in new storm gully with combined rodding access, with storewater bends and 150 mm concrete bed and surround. Fit cast iron grating and frame to gully.
If storm water does not connect into existing drainage system then provide new via 110 mm dia soakaway min 4.6 m away from any building or boundary and to be 100 mm deep below lowest rooming level. To be filled with clean stone or broken bricks with top soil replaced.

INSPECTION CHAMBERS
The contractor shall excavate for and construct new inspection chambers, size 450 mm dia to depths as shown on drawings in precast concrete bedded to manufacturers instructions with 450 mm dia medium duty manhole covers and frames set in mortar. Provide all necessary bedding and channelling to suit connections, all to the approval of the Local Authority Inspector. Storm and foul manholes greater than 900 depth to comprise of 215 mm brick chambers to BS5921 internal dimensions 1200 x 750 mm built off 150 mm thick concrete (1:2:4) slab. All connectors formed in half channels and finished with 1.3 cementitious bedding.

EXISTING DRAINAGE
All existing drainage runs are assumed and shall be ascertained by Contractor upon commencement of work.

NEW DRAINAGE
All new drains to be 100 mm dia Hepworth supalvee vented clay pipes laid in straight lines at 1 in 40 falls on trimmed trench bottoms with flexible joints, bedded with selected as dug materials.
Provide 150 mm dia sleeve pipe with reinforced concrete linings over a flexible joint each side where drains pass through foundation brickwork.
New 100 mm drains laid to falls and surrounded with 150 mm concrete where they pass under building.

GENERAL NOTES
All hanging bricks to be free from defects, handled and not tipped, hand stacked and properly covered. Care shall be taken to ensure that the faces of bricks are kept free from mortar. No chipped or damaged bricks are to be used in the work.
All structural timber shall be C16 stress graded and pressure impregnated with an approved preservative.
Builder to ensure into the correct local statutory authority for the use of electric, gas and water services to allow for re-siting, increasing or dropping of laid services.
These installation works are to be undertaken by a person registered with an electrical self certification scheme or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control upon completion of the works.
Allow for altering & extending existing heating, plumbing & electrical installations as required for proposed works all carried out in accordance with latest regulations & standards. All new light, socket & radiator positions to be agreed with client.

NEW ELECTRICAL WORK
These installation works are to be undertaken by a person registered with an electrical self certification scheme or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control upon completion of the works.

ALLOW FOR ALTERING & EXTENDING EXISTING HEATING, PLUMBING & ELECTRICAL INSTALLATIONS AS REQUIRED FOR PROPOSED WORKS ALL CARRIED OUT IN ACCORDANCE WITH LATEST REGULATIONS & STANDARDS. ALL NEW LIGHT, SOCKET & RADIATOR POSITIONS TO BE AGREED WITH CLIENT.

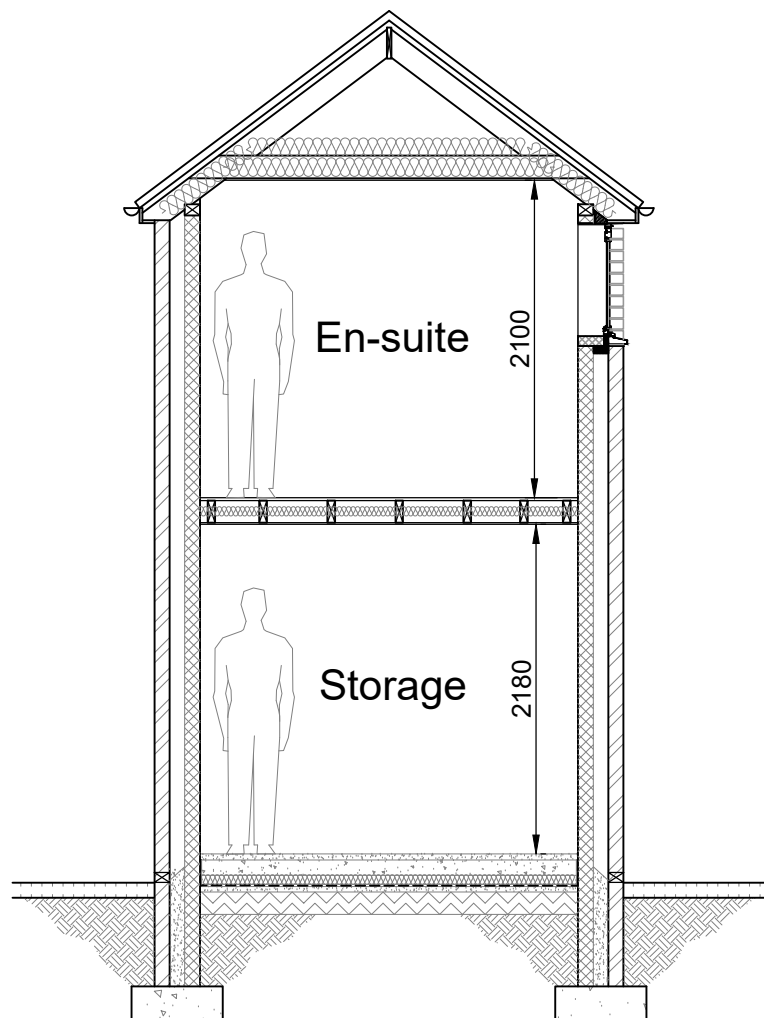
SANITARY
New sanitaryware to be Clients choice of bath, wash hand basin and WC. Bath to have 40 mm dia pvc waste pipe with a 75 mm deep seal trap. Wash hand basin to have 32 mm dia pvc waste pipe with a 75 mm dia deep seal trap and WC to have 100 mm dia pvc waste pipe with a 50 mm deep seal trap. All to be connected into trap back riser gully or mainline. See drawing for position and runs of pipework.
Also allow trap to have 75 mm deep seal trap with 50 mm dia pvc waste pipe.
Provide 40 mm upc waste pipe to new kitchen sink to be connected to a back riser gully via 75 mm deep seal trap.

**NEW 100 mm upc in position shown to collect waste from sanitaryware. Connection of both waste pipe into trap to be min 200 mm below connection of WC, trap to connect into main drain via slow radius curve (min 300 mm radius) and to cease 300 mm above head height of nearest window - head of pipe to be connected to a riser terminal with flexible hose connector. Provide lead collar at junction of roof where trap terminates roof structure. Box in up as shown with 12.5 mm plasterboard, filled and taped joints with skim finish, provide glass fibre insulation to lap pipe.
Air admittance valves to be fitted to all pipe in a position not liable to freezing, above the flood level of the highest sanitary fitting being served.**

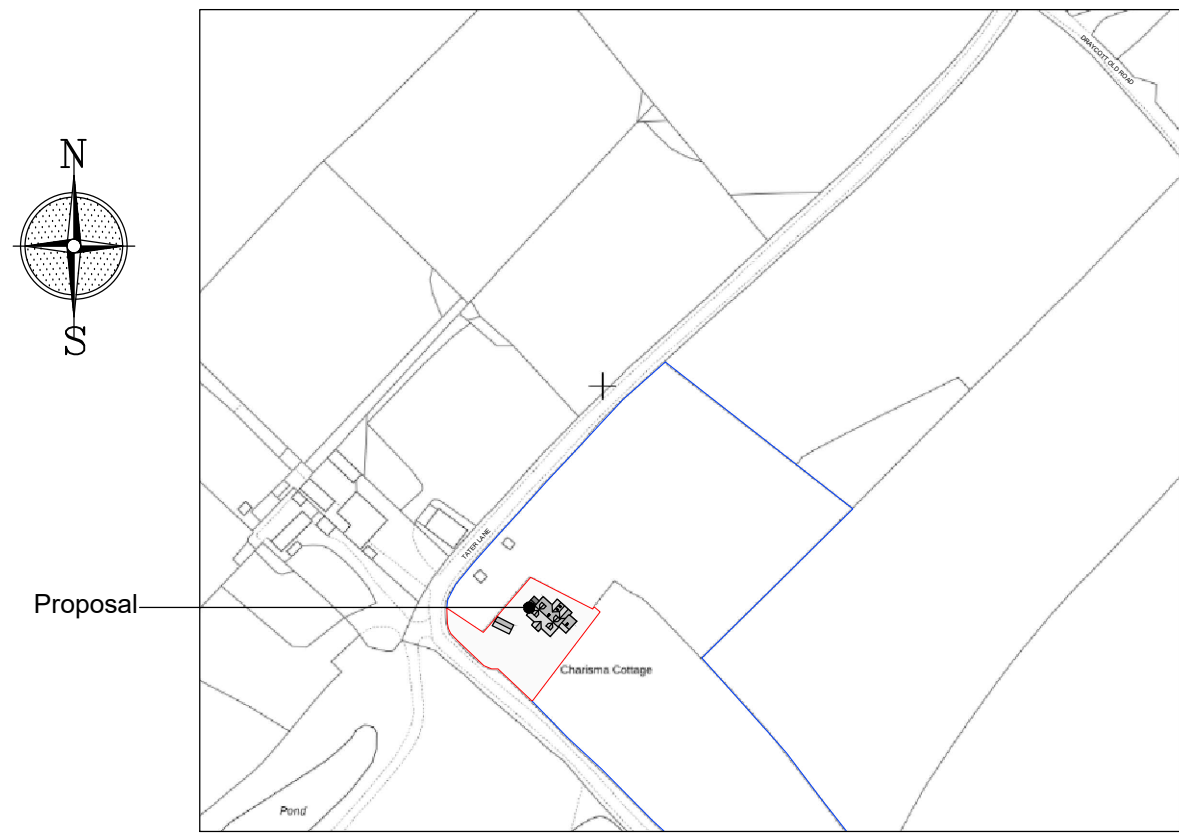
VENTILATION
Provide trickle ventilation installed at head of windows capable of min 4000 mm² clear air opening. Also provide mechanical extract ventilation to en-suite capable of extracting at a min rate of 15 litres per second. Provide 100 mm dia upc pipe terminating with grille built into external wall.

ROOF
Pitched roof construction to comprise of the selected roofing tiles on 38 x 25 mm softwood lathes laid on one layer untarred roofing felt which is to conform to BS747 or Tyvek super breathable felt laid on C16 150mm x 50mm rafters @ max 450mm c/c to 200 x 25mm ridge board, laid 30c timbers running parallel to wall strapped at max 2000 mm c/c with 30 x 5 mm Expanet hot dipped galvanised mild steel straps to BS2089.
Roof to be constructed to achieve 0.15 w/m²K.

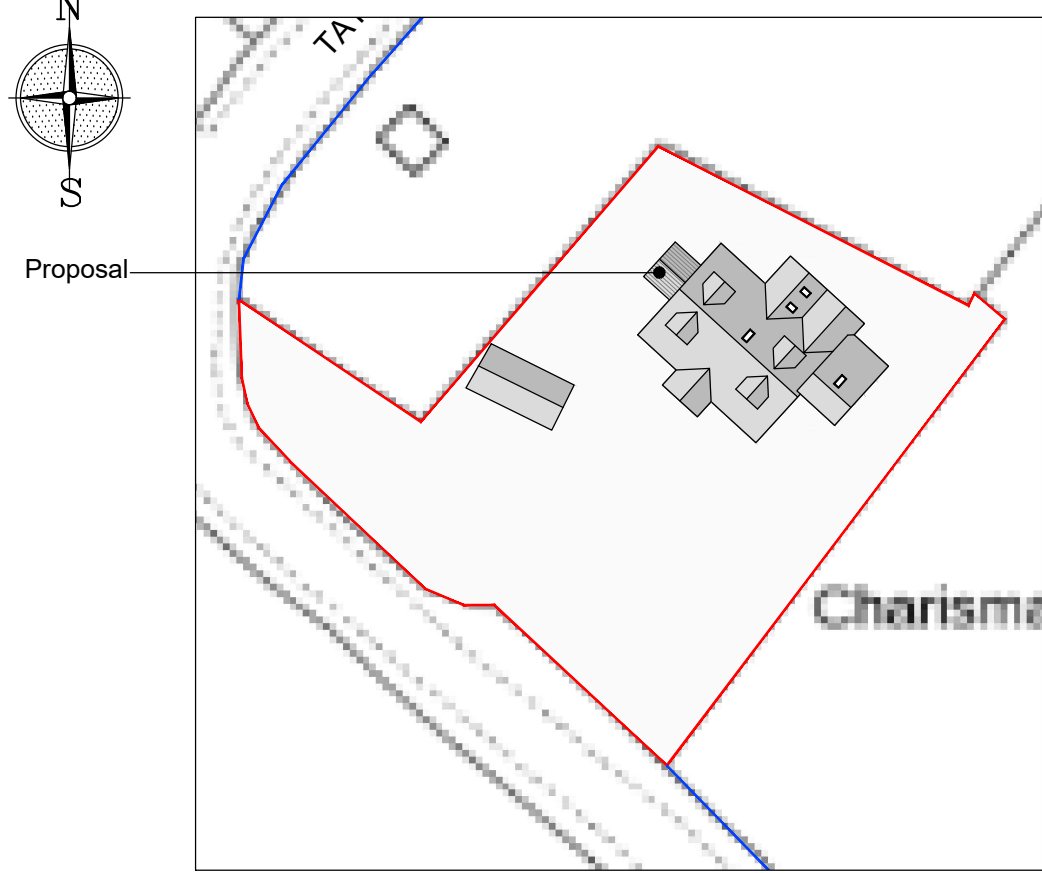
GLASS ROOF VENTILATION
Provide Tyvek breathable roofing felt or alternatively provide Glisval roof ventilation to all roofs with insulation at ceiling level. Fit RVI along full length of eaves and fix Glisval roof FV100 continuous ventilation along eaves equivalent to a 10 mm opening. All fixed in accordance with manufacturers recommendations.



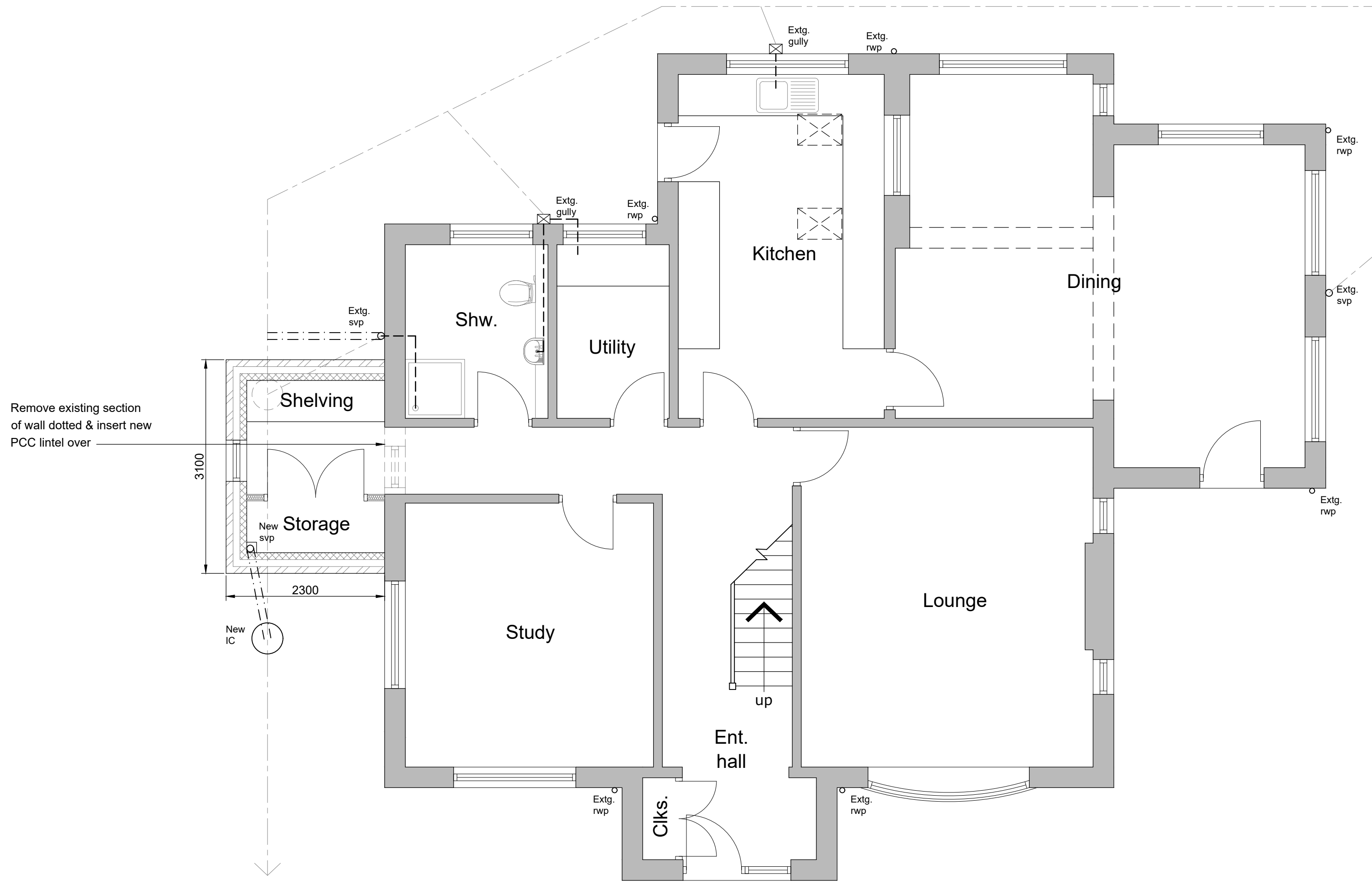
Proposed section A-A
Scale 1:50



Site location plan
Scale 1:2500



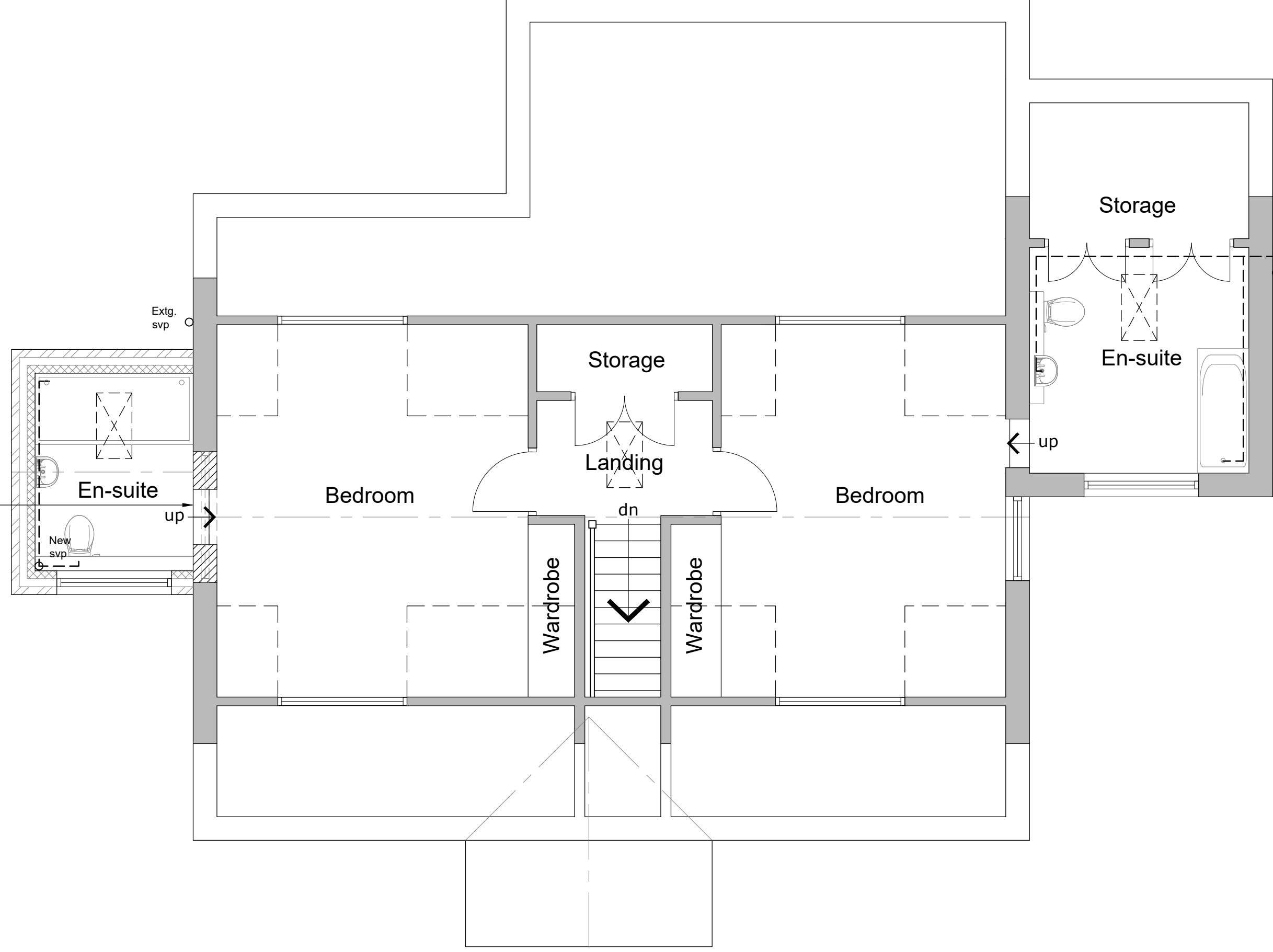
Site plan
Scale 1:500



Proposed ground floor plan
Scale 1:50

New en-suite layout to clients specification

Remove existing window dotted & build up opening in part. Form new steps down to lower floor level



Proposed first floor plan
Scale 1:50

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Client: MR & MRS O'SULLIVAN
Project: PROPOSED ALTERATIONS & EXTENSION TO CHARISMA COTTAGE, TATER LANE, BLYTHE BRIDGE, ST11 9AJ

Title: PROPOSED PLANS

Status: PLANNING PERMISSION

Date: DECEMBER 2023 Drawn: ME

Scale: 1:50 AS SHOWN Checked:

Project No: 100-02 Drawing No:

Rev:

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