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A	03.05.19	REVISED
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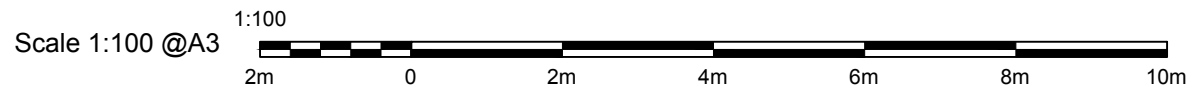
TITLE:
 EXISTING PLANS

CLIENT:
 Mrs Hirani

PROPERTY:
 17 Halesowen Drive,
 Elstow, Bedford,
 MK42 9GG

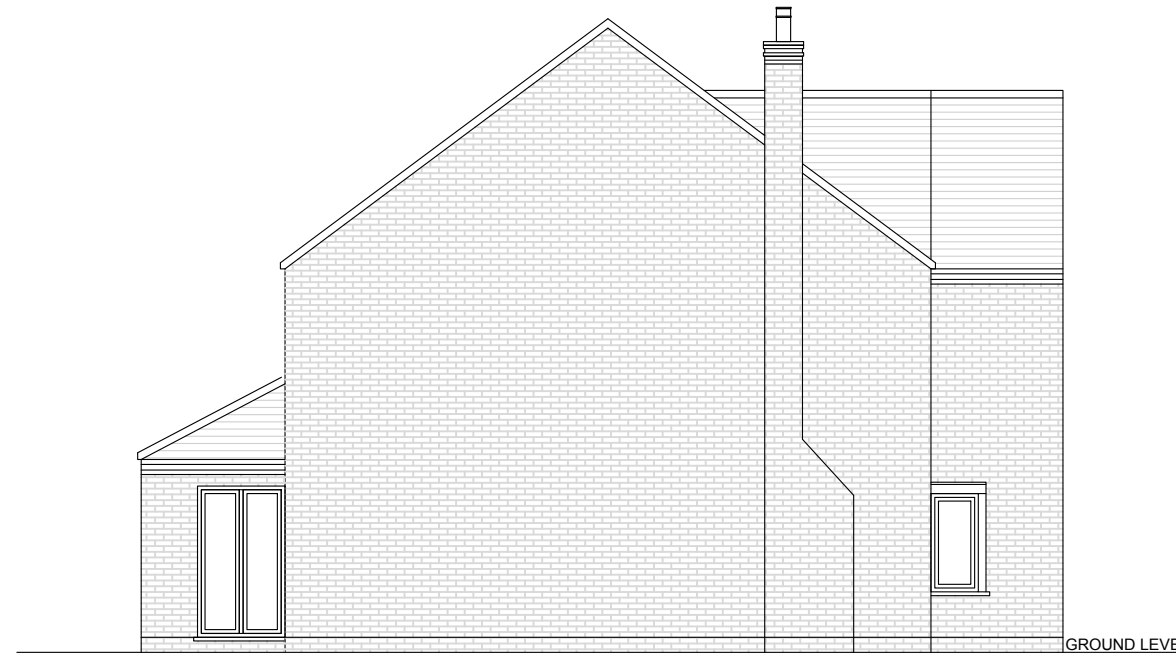
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DRAWING NUMBER: 18083 - A01	REV: A
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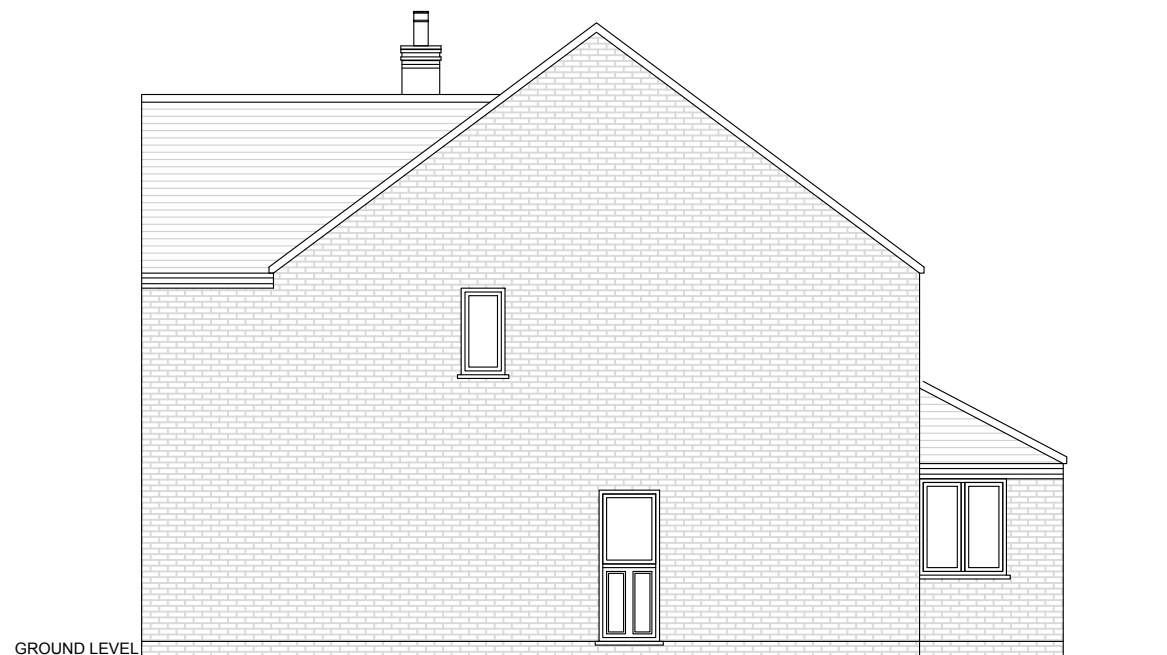
EXISTING FRONT ELEVATION



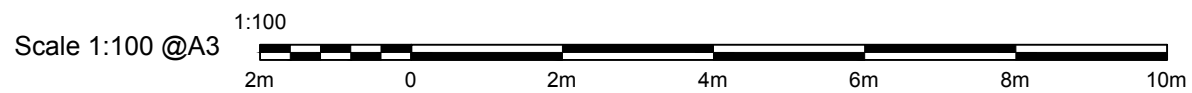
EXISTING ELEVATION SIDE (A)



EXISTING REAR ELEVATION



EXISTING ELEVATION SIDE (B)



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A	10.12.19	REVISED
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TITLE:
EXISTING ELEVATIONS

CLIENT:
Mrs Hirani

PROPERTY:
17 Halesowen Drive,
Elstow, Bedford,
MK42 9GG

SCALE: @A3 1:100	DRAWN: RZ CHECKED: DM
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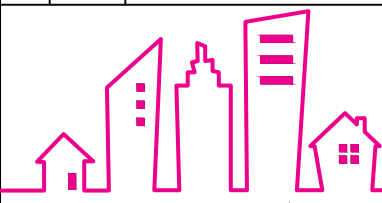
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C	10.02.20	REVISED
B	10.12.19	REVISED
A	06.12.19	REVISED
O	02.12.19	FIRST ISSUE

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TITLE:
**PROPOSED PLANS;
 GROUND & 1ST FLOORS**

CLIENT:
Mrs Hirani

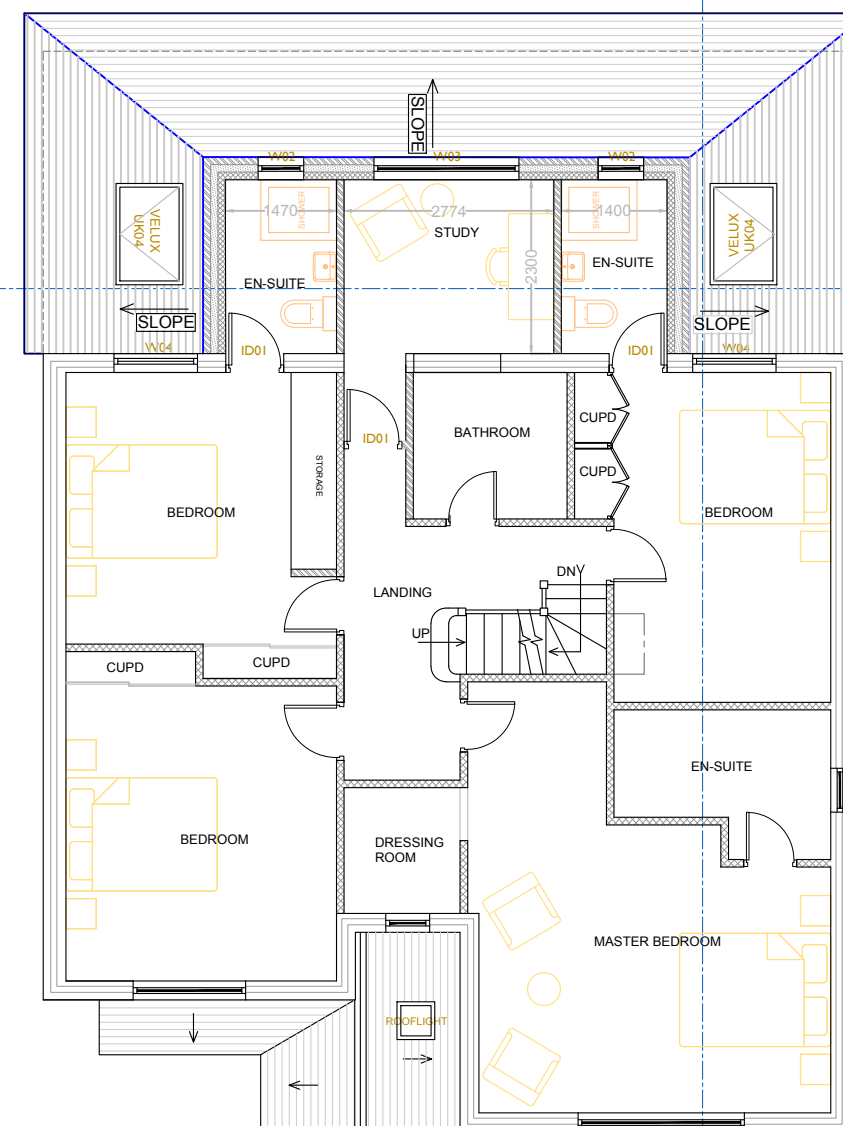
PROPERTY:
**17 Halesowen Drive,
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 MK42 9GG**

SCALE: @A3
 1:100

DRAWN: SM
 CHECKED: DM

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 18083 - B01

REV:
 G



PROPOSED FIRST FLOOR PLAN

**NEW DOORS AND WINDOWS
 SCHEDULE OF OPENING SIZES**

DRAFT SIZING ONLY. CONTRACTOR TO MATCH EXISTING HEIGHTS AND BRICK SIZES AS REQUIRED.

	HEIGHT	WIDTH
ED01	1981mm	1000 mm
ID01	1981mm	686mm
ID02	1981mm	1000 mm
ID03	1981mm	1500mm
ID04	1981mm	1400 mm
Schueco ASS 50 SLIDING	1981mm	5500 mm
G01	1981mm	500 mm
G02	1981mm	292 mm
W01	1050mm	2000mm
W02	1100mm	600mm
W03	1100mm	1900mm
W04	1100mm	1100mm
rooflight	500mm	500mm
VELUX UK04	980mm	1340mm
VELUX CK01	700mm	550mm
VELUX CK04	980mm	550mm

TICKLE VENTS TO BE INCLUDED ON ALL NEW WINDOWS AND DOORS

NEW WINDOWS AND EXTERNAL DOORS TO HAVE A U-VALUE 1.6 W/0.6 OR BETTER

DOORS UPGRADED TO PROVIDE 30 MINUTE FIRE RATING TO ALL HABITABLE ROOMS AND CUPBOARDS, ON EVERY LEVEL TO PROTECT THE MEANS OF ESCAPE FROM THE STAIRCASE

INTERLINKED MAINS POWERED / BATTERY BACKED UP SMOKE DETECTOR / SOUNDERS TO EACH LEVEL

CONTRACTOR TO ALLOW FOR FITTING TOLERANCES AS PER MANUFACTURERS REQUIREMENTS

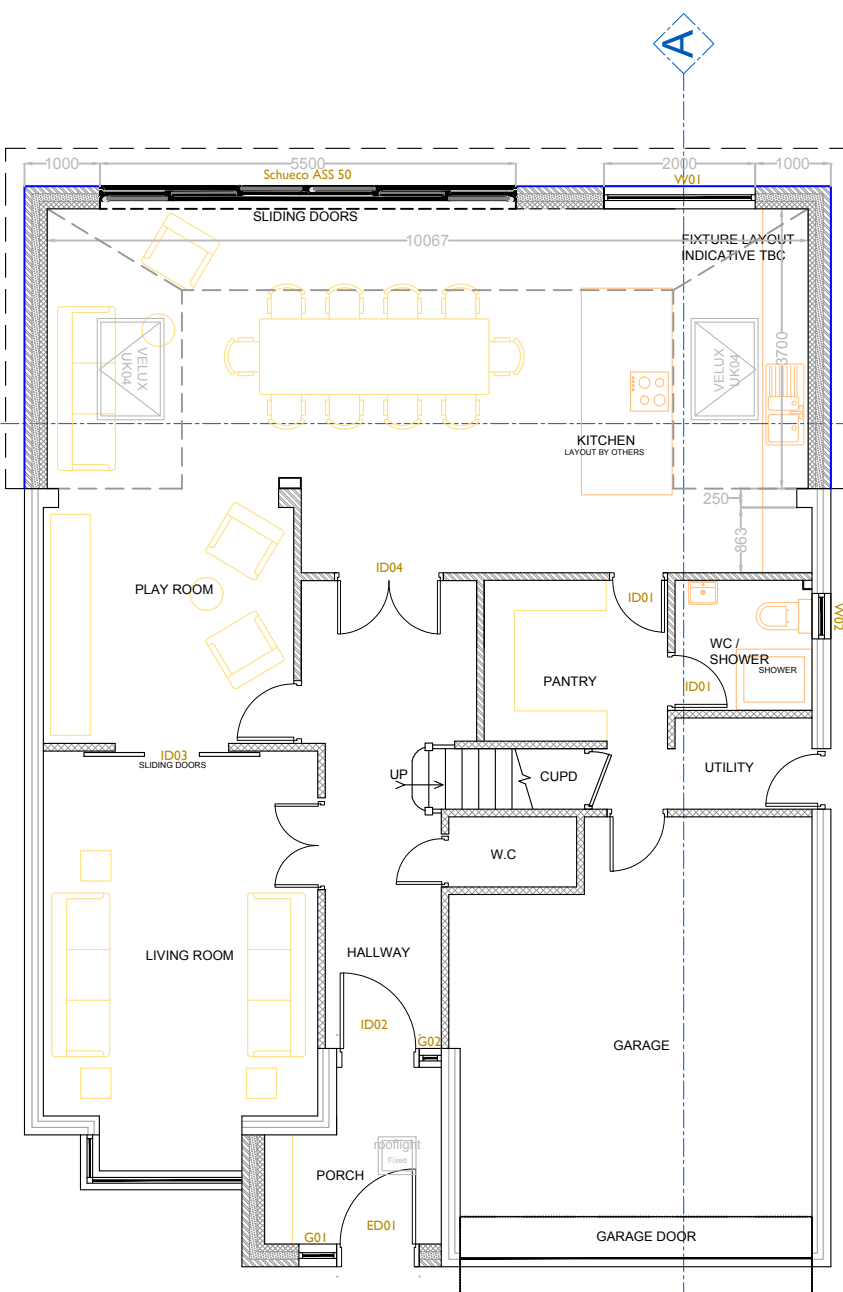
ALL STEELWORK TO BE FIRE PROTECTED TO MINIMUM 30 MINUTES, 2 LAYERS OF 12.5mm PLASTERBOARD OR SINGLE LAYER OF FIRE RATED BOARD WITH LIGHTYDIGHT SPM

ALL NEW STRUCTURAL SUPPORT / STEELWORK SHOWN INDICATIVE ONLY, AND IS SUBJECT TO STRUCTURAL ENGINEERS DESIGN AND TO BUILDING CONTROL APPROVAL

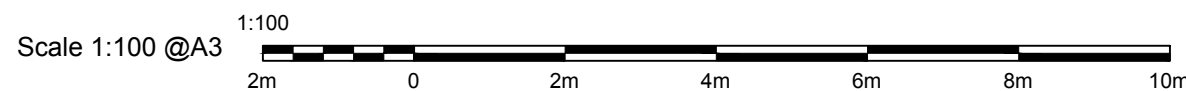
SETTING OUT TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

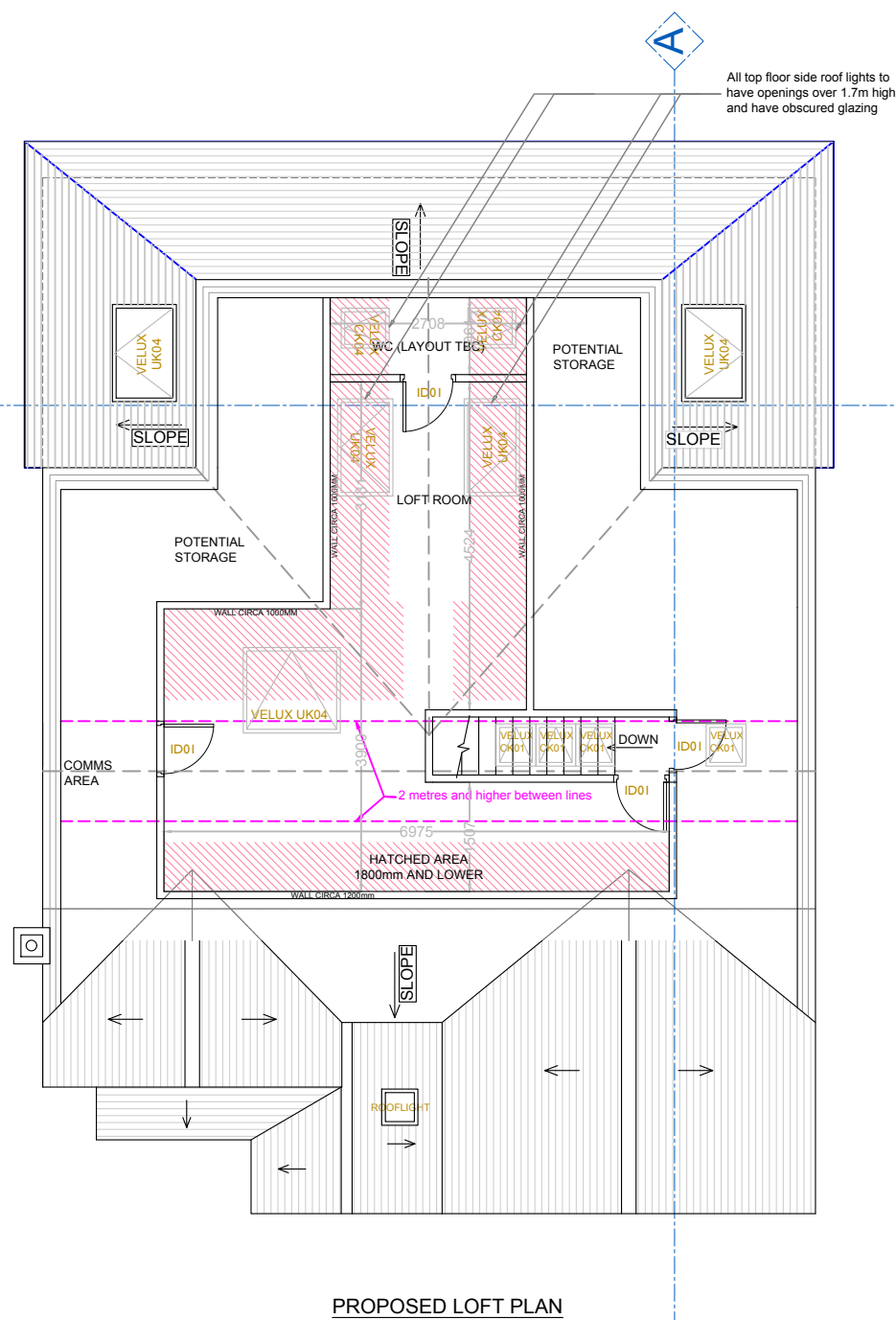
ALL ELECTRICAL, HEATING AND PLUMBING WORKS TO BE REVIEWED ON SITE

OPENING TO BE ASSESSED BEFORE ORDERING NEW GLAZING SUBJECT TO SITE TOLERANCE

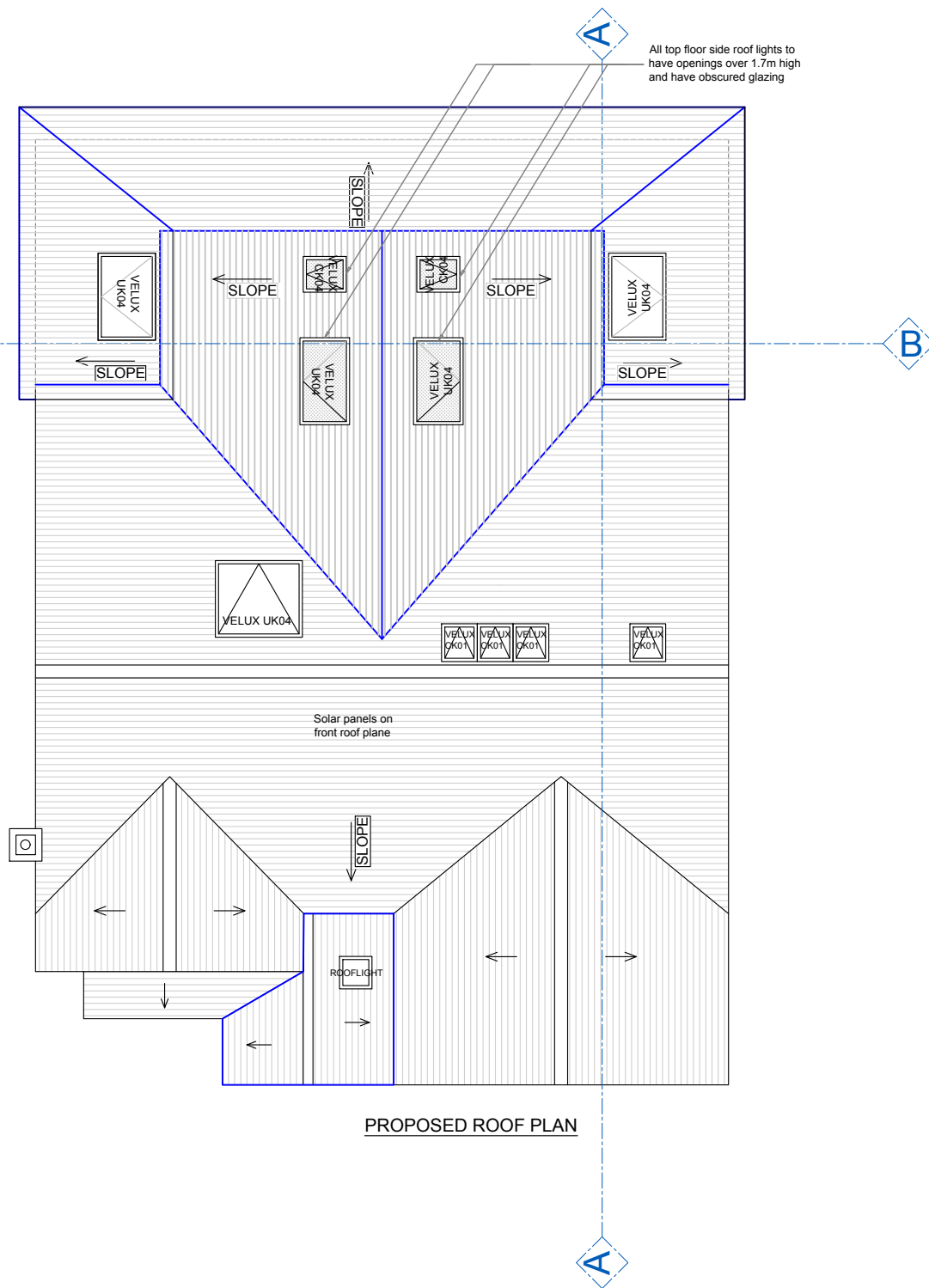


PROPOSED GROUND FLOOR PLAN





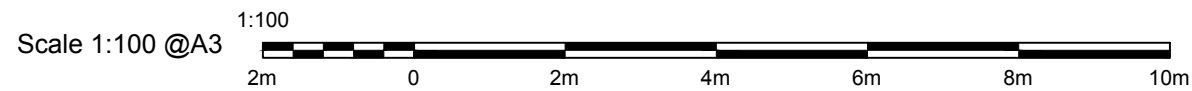
PROPOSED LOFT PLAN



PROPOSED ROOF PLAN

All top floor side roof lights to have openings over 1.7m high and have obscured glazing

All top floor side roof lights to have openings over 1.7m high and have obscured glazing



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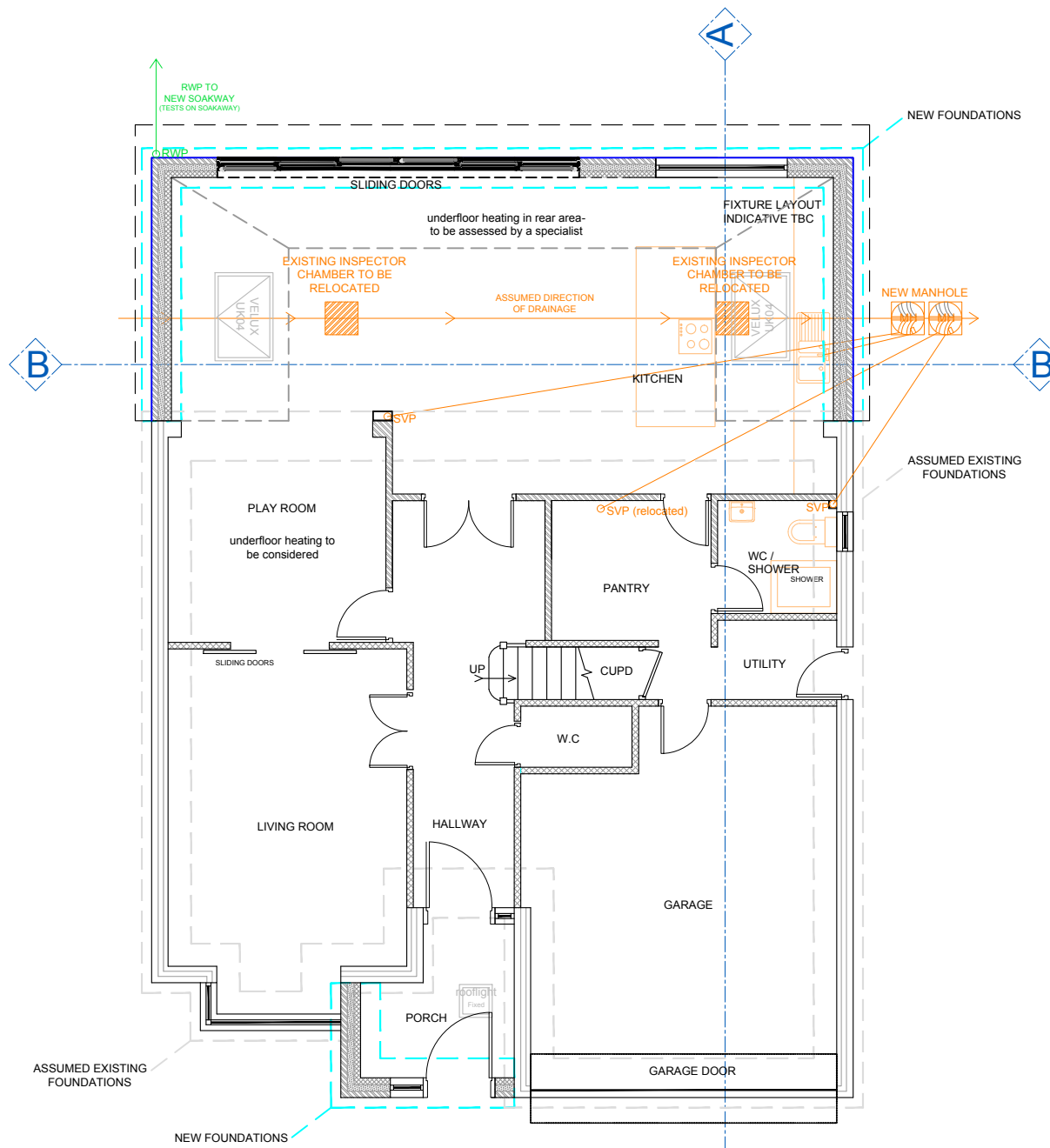
TITLE:
 PROPOSED PLANS;
 2ND & ROOF

CLIENT:
 Mrs Hirani

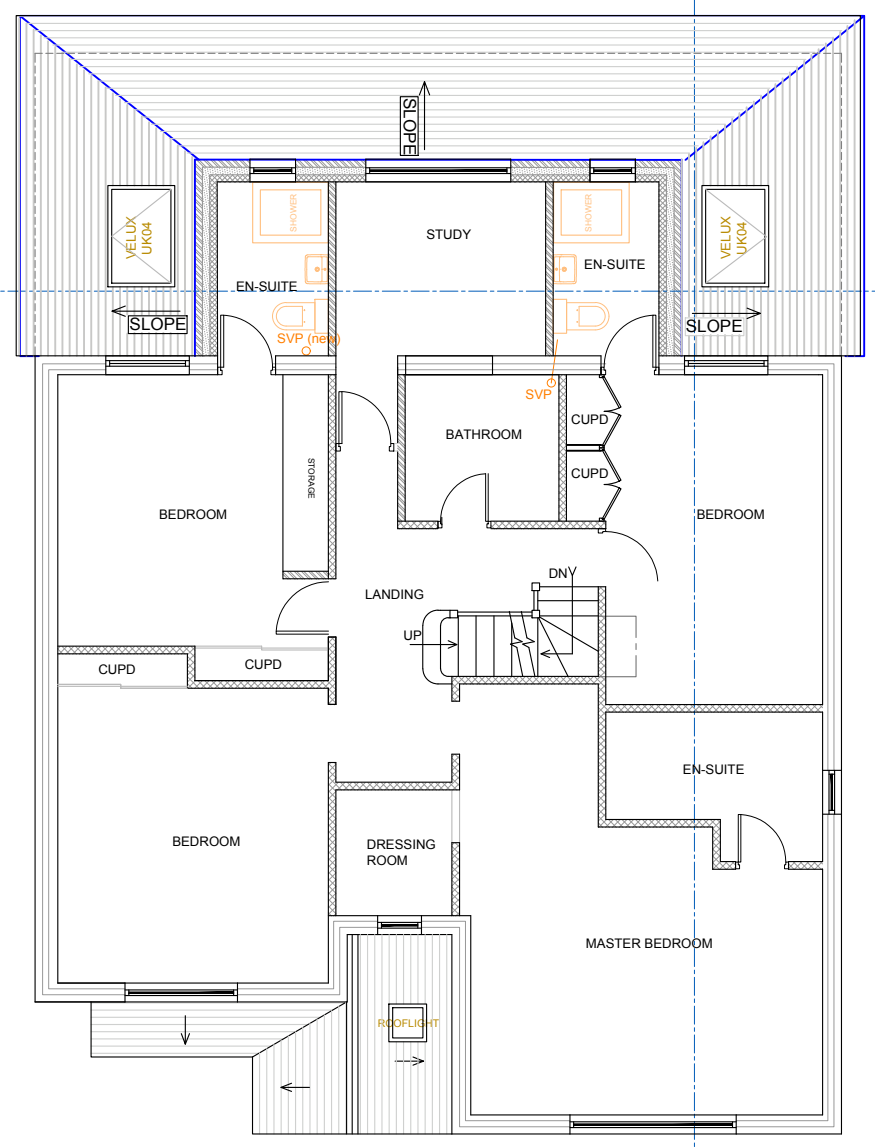
PROPERTY:
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SCALE: @A3 1:100	DRAWN: SM CHECKED: DM
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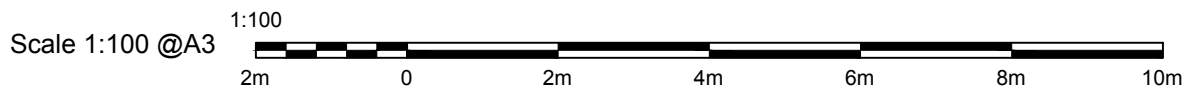
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PROPOSED DRAINAGE AND GROUNDWORKS PLAN- GROUND FLOOR



PROPOSED DRAINAGE AND GROUNDWORKS PLAN- FIRST FLOOR



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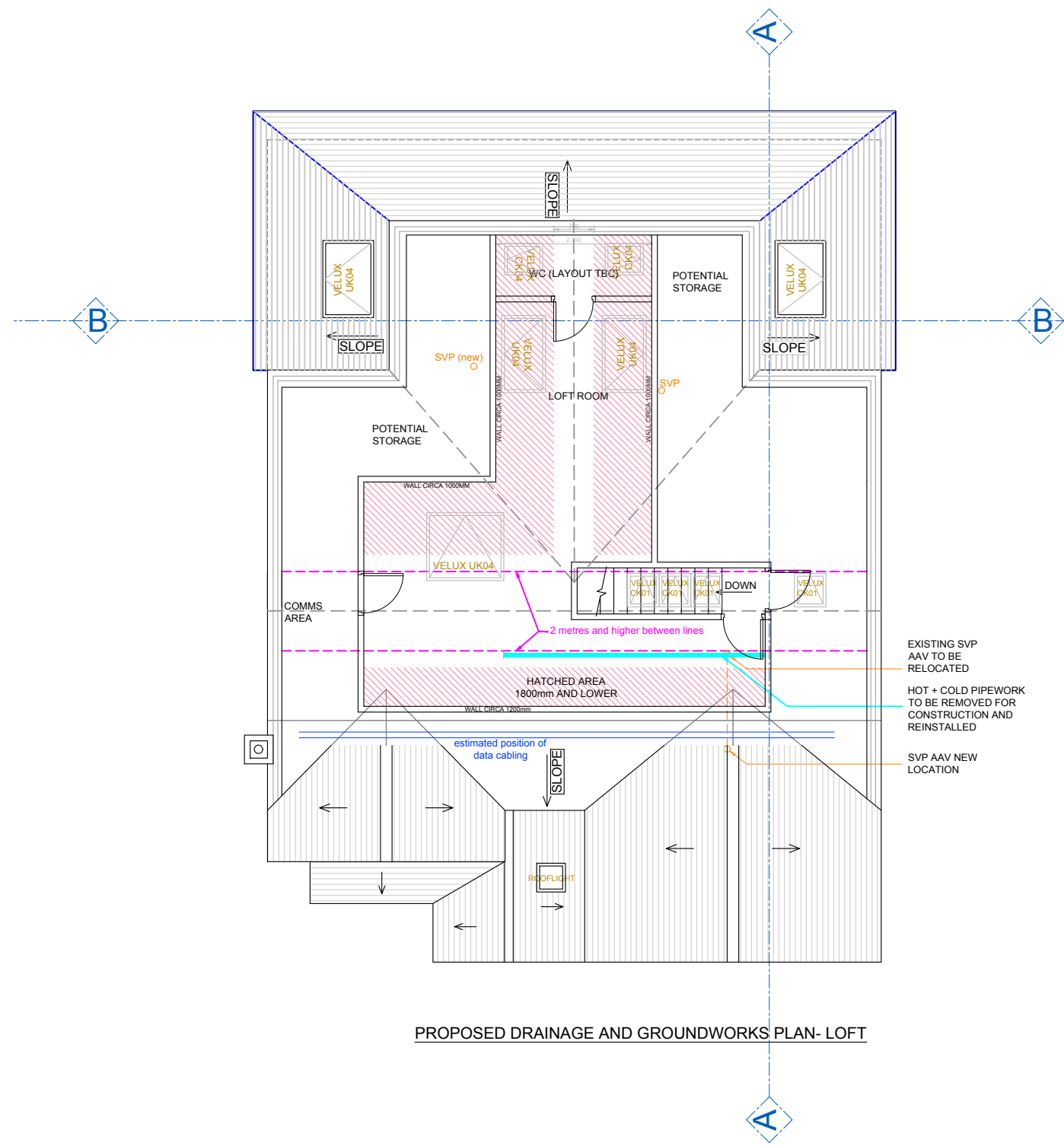
TITLE: PROPOSED DRAINAGE & GROUNDWORKS PLANS; GROUND & 1ST FLOORS

CLIENT:
Mrs Hirani

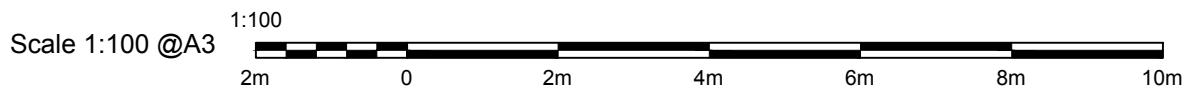
PROPERTY:
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PROPOSED DRAINAGE AND GROUNDWORKS PLAN- LOFT



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TITLE: PROPOSED DRAINAGE & WATERWORKS PLANS; 2ND FLOOR

CLIENT:
Mrs Hirani

PROPERTY:
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Elstow, Bedford,
MK42 9GG

SCALE: @A3
1:100

DRAWN: SM
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DRAWING NUMBER:
18083 - B04

REV:
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A	06.12.19	REVISED
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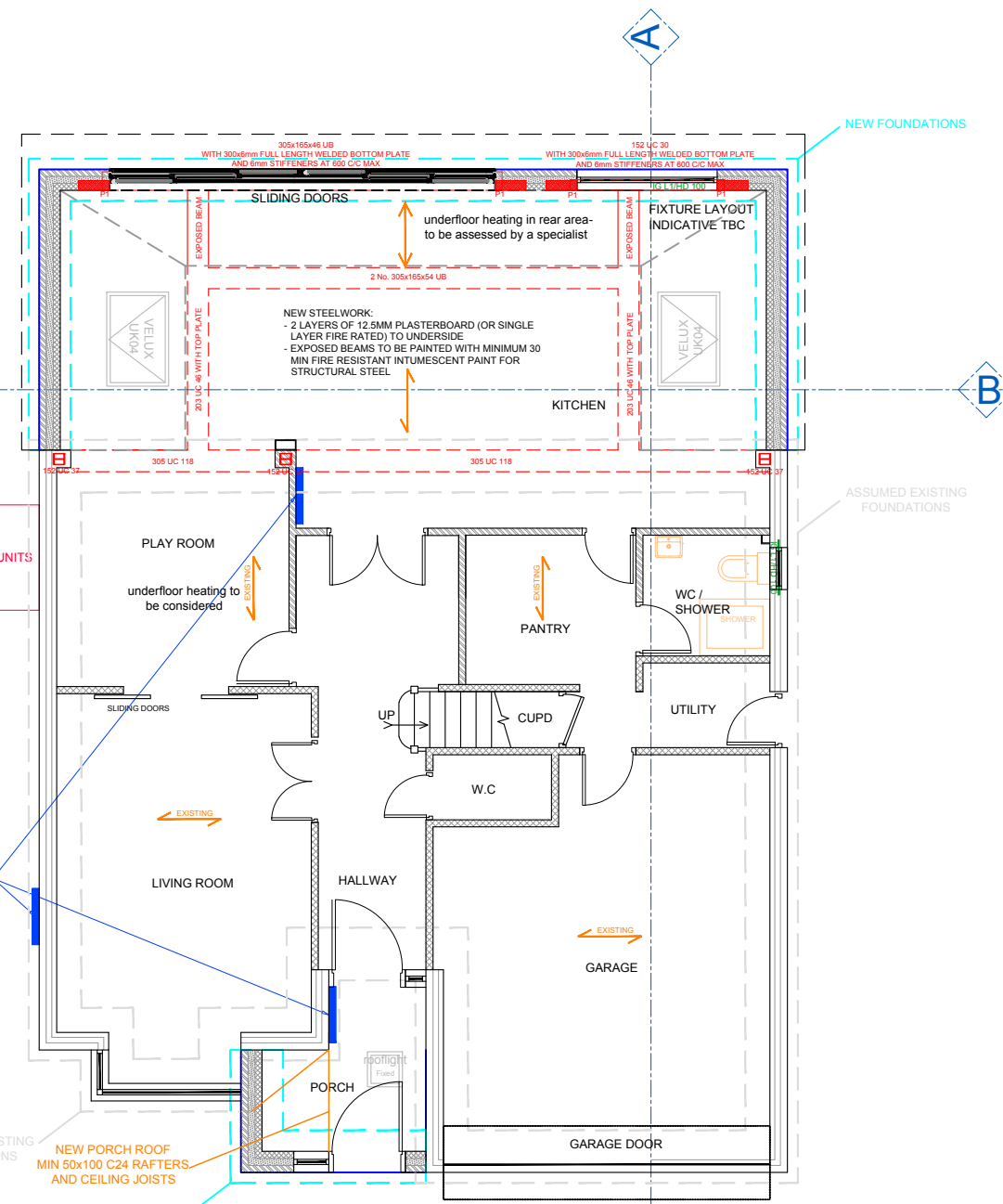
TITLE:
 INDICATIVE STRUCTURAL PLANS;
 GROUND & 1ST FLOORS

CLIENT:
 Mrs Hirani

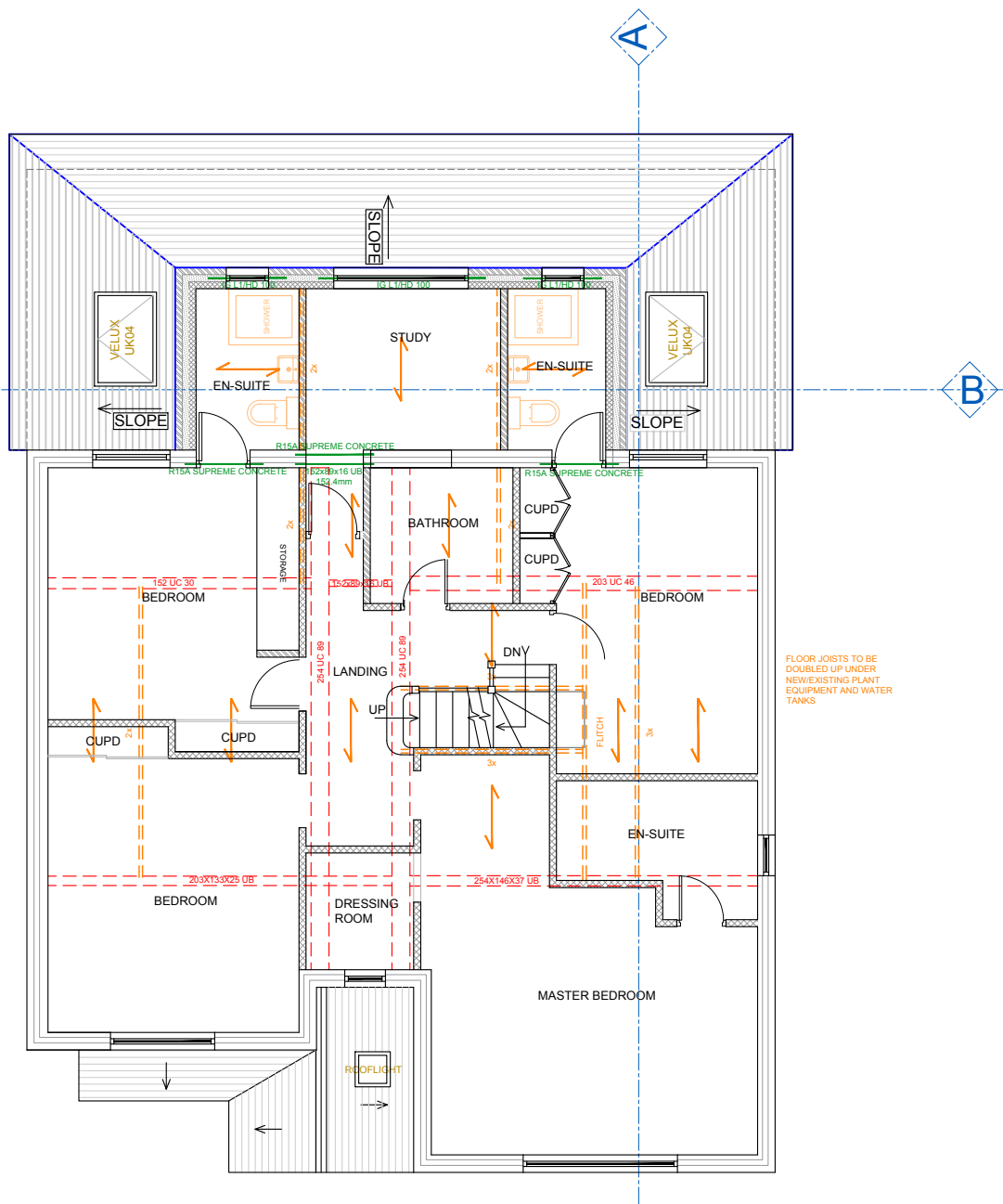
PROPERTY:
 17 Halesowen Drive,
 Elstow, Bedford,
 MK42 9GG

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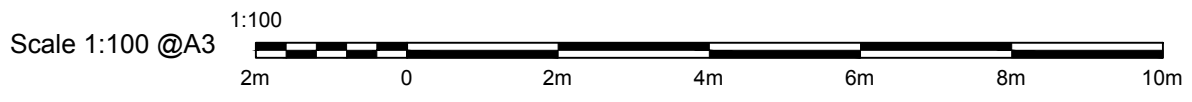
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 18083 - B05
REV:
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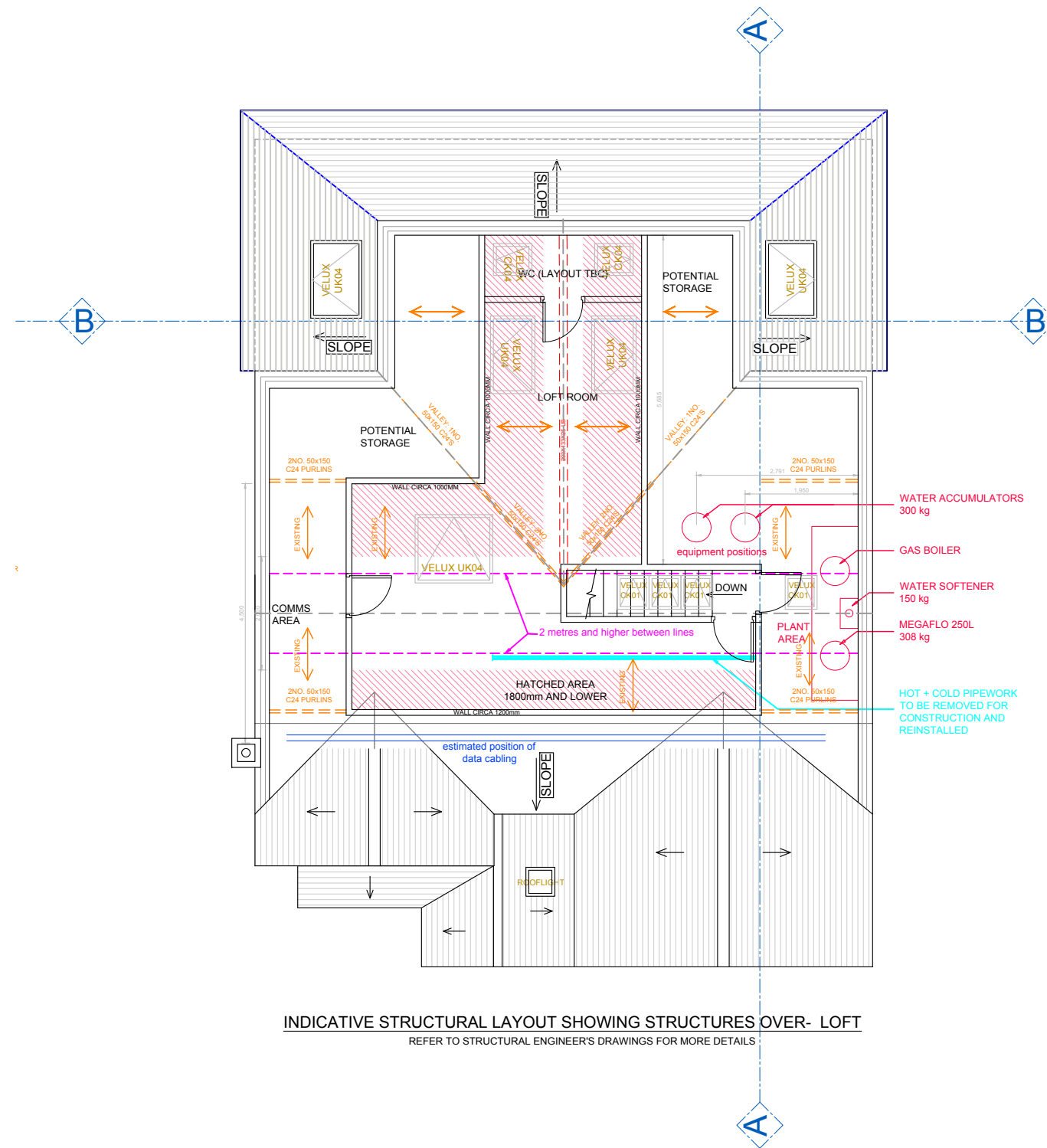


INDICATIVE STRUCTURAL LAYOUT SHOWING STRUCTURES OVER - GROUND FLOOR
 REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR MORE DETAILS

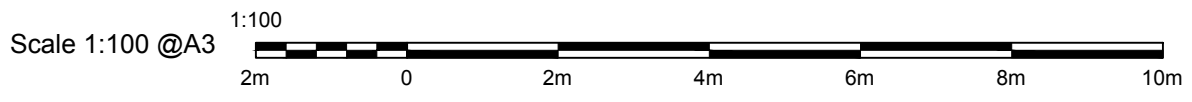


INDICATIVE STRUCTURAL LAYOUT SHOWING STRUCTURES OVER- FIRST FLOOR
 REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR MORE DETAILS





INDICATIVE STRUCTURAL LAYOUT SHOWING STRUCTURES OVER- LOFT
REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR MORE DETAILS



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TITLE:
**INDICATIVE STRUCTURAL PLANS;
2ND FLOOR**

CLIENT:
Mrs Hirani

PROPERTY:
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MK42 9GG**

SCALE: @A3 1:100	DRAWN: SM CHECKED: DM
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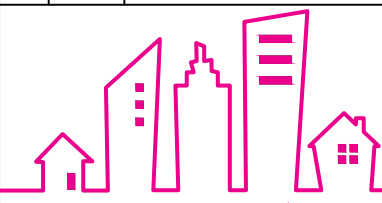
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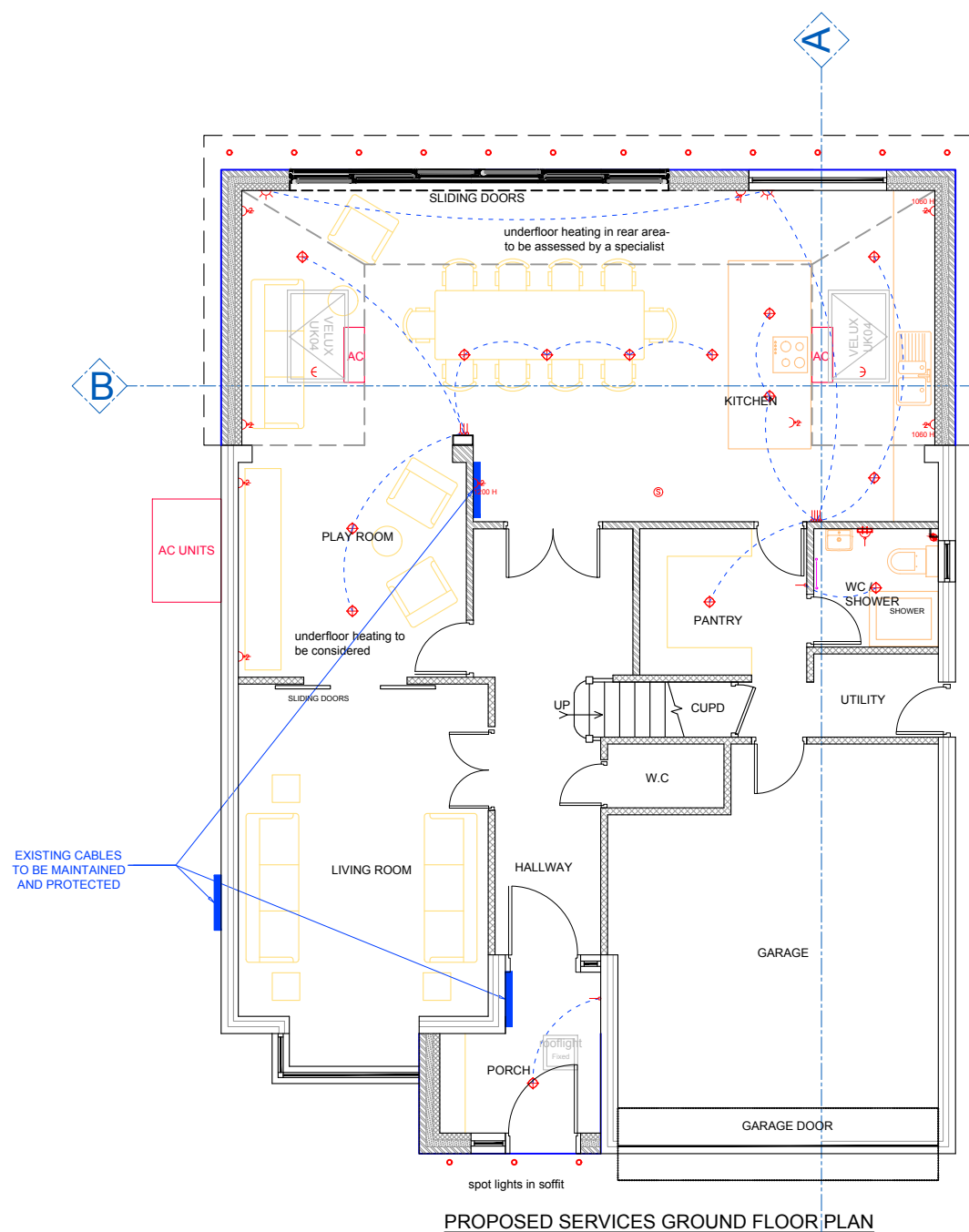
TITLE:
**PROPOSED SERVICES PLANS;
 GROUND & 1ST FLOORS**

CLIENT:
Mrs Hirani

PROPERTY:
**17 Halesowen Drive,
 Elstow, Bedford,
 MK42 9GG**

SCALE: @A3 1:100	DRAWN: SM CHECKED: DM
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DRAWING NUMBER: 18083 - B07	REV: F
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ELECTRICAL KEY
 GRANT LAYOUTS

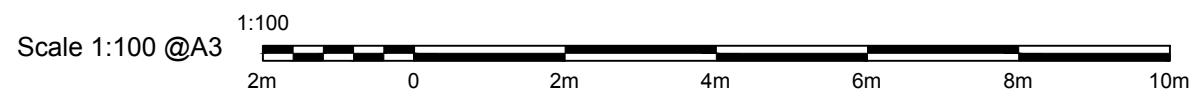
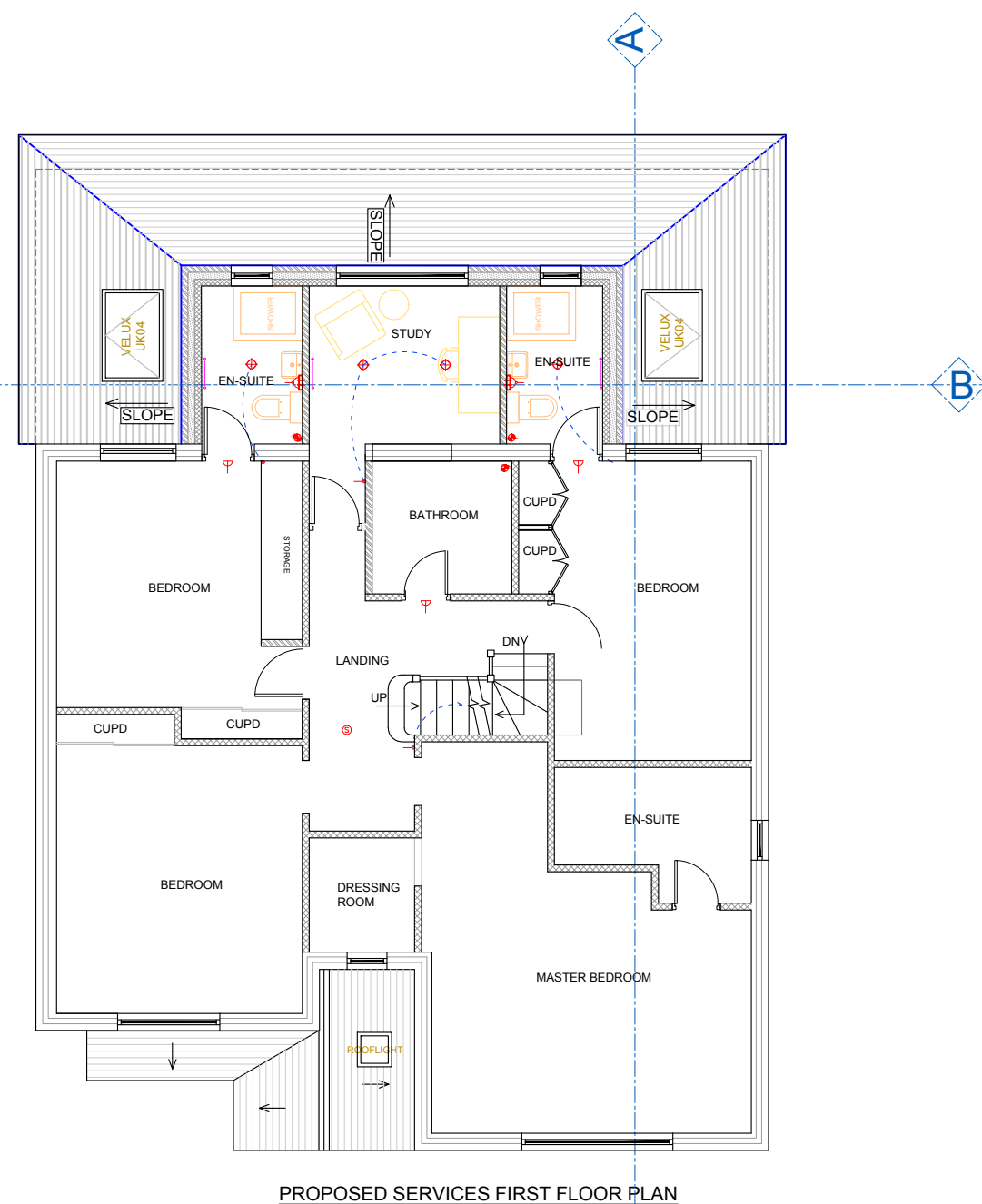
- WALL MOUNTED LIGHT
- SINGLE SWITCHED FUSE SPUR AT HIGH LEVEL FOR EXTRACT FAN
- UNSWITCHED SPUR OPTIONAL CONNECTION FOR VELUX
- DOUBLE SWITCHED WALL SOCKET
- BATHROOM WALL SOCKET
- LOW ENERGY EXTERNAL LIGHT
- LIGHT SWITCHES
- LOW ENERGY DOWNLIGHT
- INTERLINKED MAINS POWERED / BATTERY BACKED UP SMOKE DETECTOR TO EACH LEVEL
- EXTRACTOR FAN

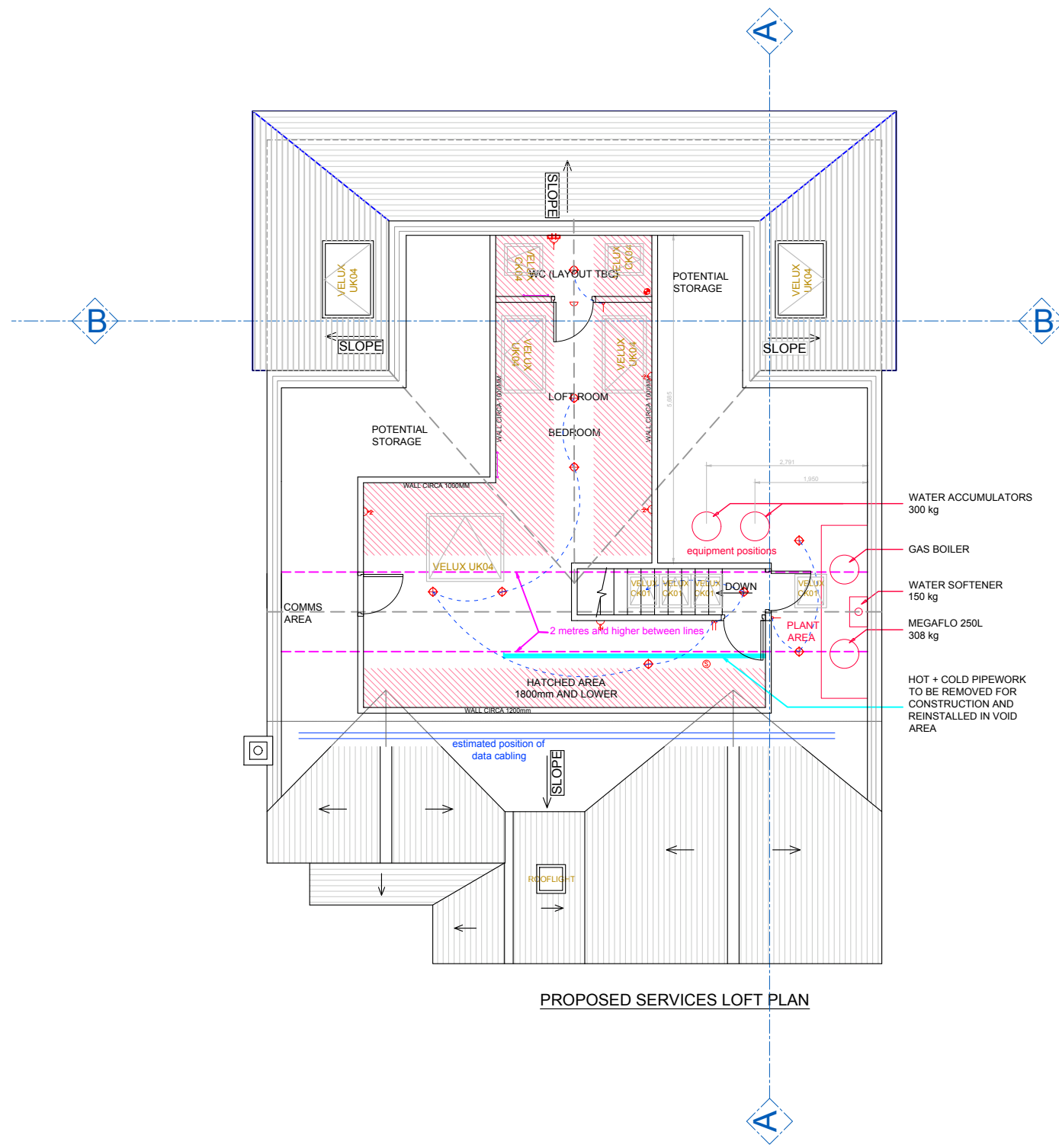
ALL ELECTRICAL WORKS TO BE ASSESSED BY A QUALIFIED ELECTRICIAN

PLUMBING KEY

- RADIATORS (SIZE 18C)

ALL PLUMBING WORKS TO BE ASSESSED BY A QUALIFIED HEATING ENGINEER





PROPOSED SERVICES LOFT PLAN

ELECTRICAL KEY
DRAFT LAYOUTS

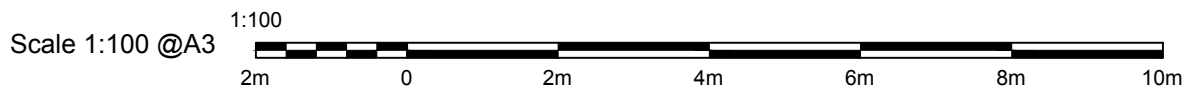
- SINGLE SWITCHED FUSE SPUR AT HIGH LEVEL FOR EXTRACT FAN
- UNSWITCHED SPUR (OPTIONAL CONNECTION FOR VELUX)
- DOUBLE SWITCHED WALL SOCKET
- BATHROOM WALL SOCKET
- LOW ENERGY EXTERNAL LIGHT
- LIGHT SWITCHES
- LOW ENERGY DOWNLIGHT
- INTERLINKED MAINS POWERED / BATTERY BACKED UP SMOKE DETECTOR TO EACH LEVEL
- EXTRACTOR FAN

ALL ELECTRICAL WORKS TO BE ASSESSED BY A QUALIFIED ELECTRICIAN

PLUMBING KEY

- RADIATORS (SIZE TBC)

ALL PLUMBING WORKS TO BE ASSESSED BY A QUALIFIED HEATING ENGINEER



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TITLE:
**PROPOSED SERVICES PLANS;
2ND FLOOR**

CLIENT:
Mrs Hirani

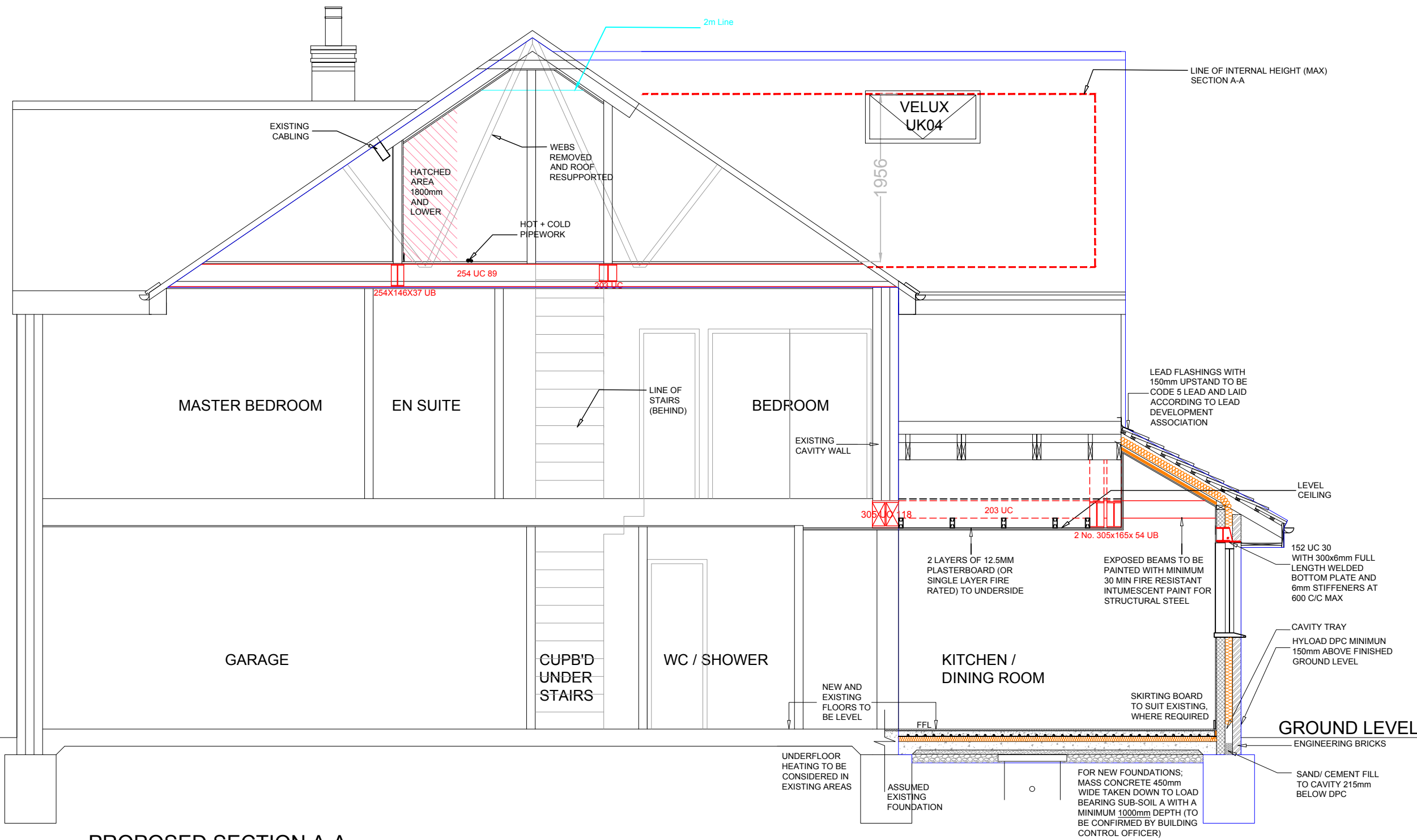
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Elstow, Bedford,
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REV:
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TITLE:
PROPOSED SECTION A-A

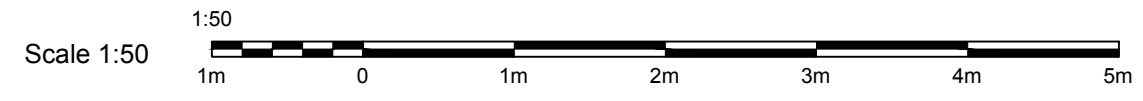
CLIENT:
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PROPERTY:
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 MK42 9GG**

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DRAWING NUMBER: 18083 - B09	REV: E
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PROPOSED SECTION A-A

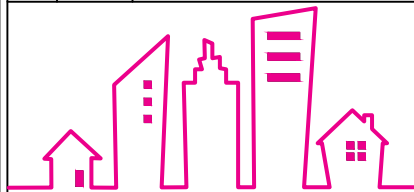


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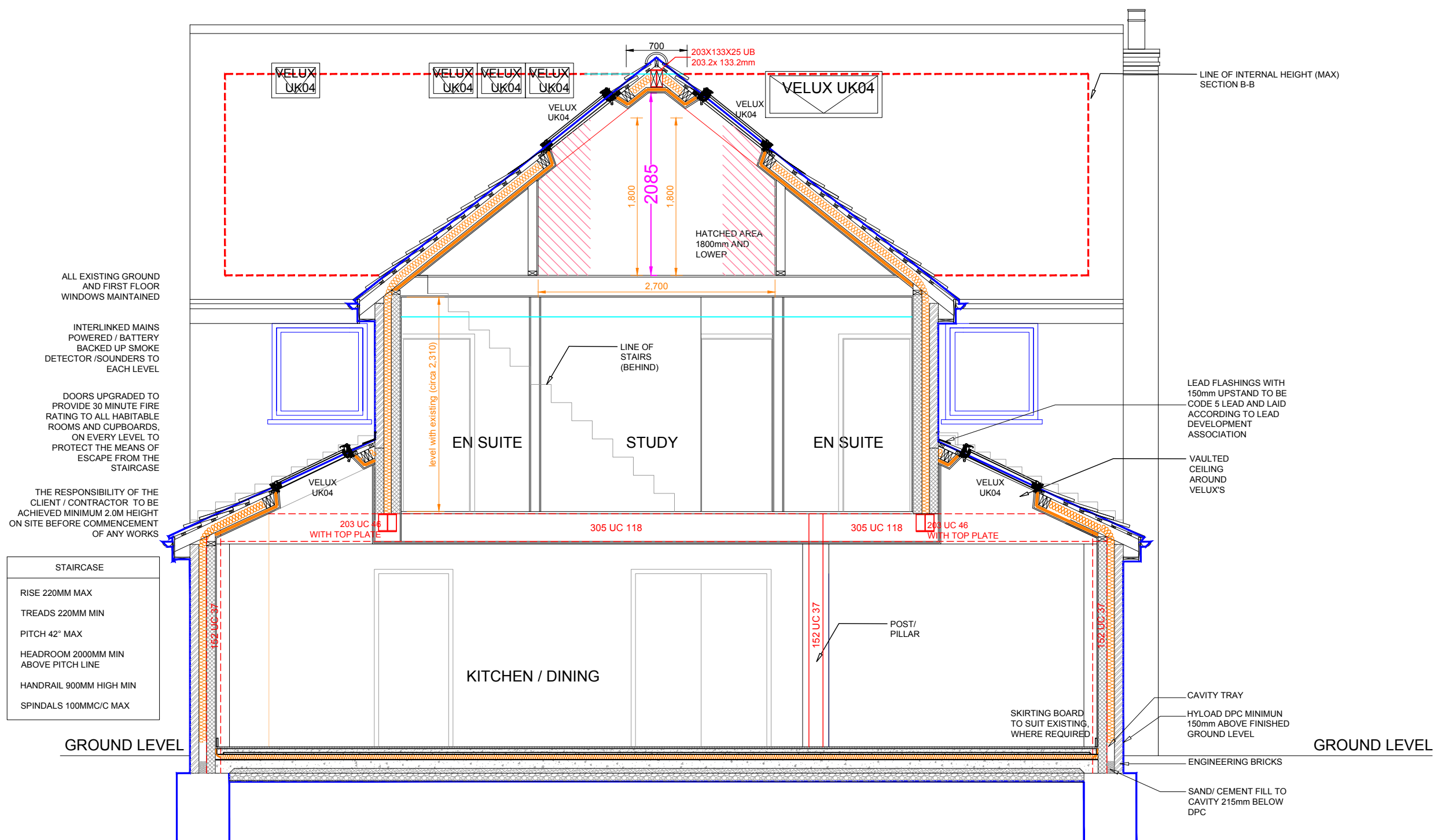
TITLE:
PROPOSED SECTION B-B

CLIENT:
 Mrs Hirani

PROPERTY:
 17 Halesowen Drive,
 Elstow, Bedford,
 MK42 9GG

SCALE: @A3 1:50	DRAWN: SM CHECKED: DM
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DRAWING NUMBER: 18083 - B10	REV: E
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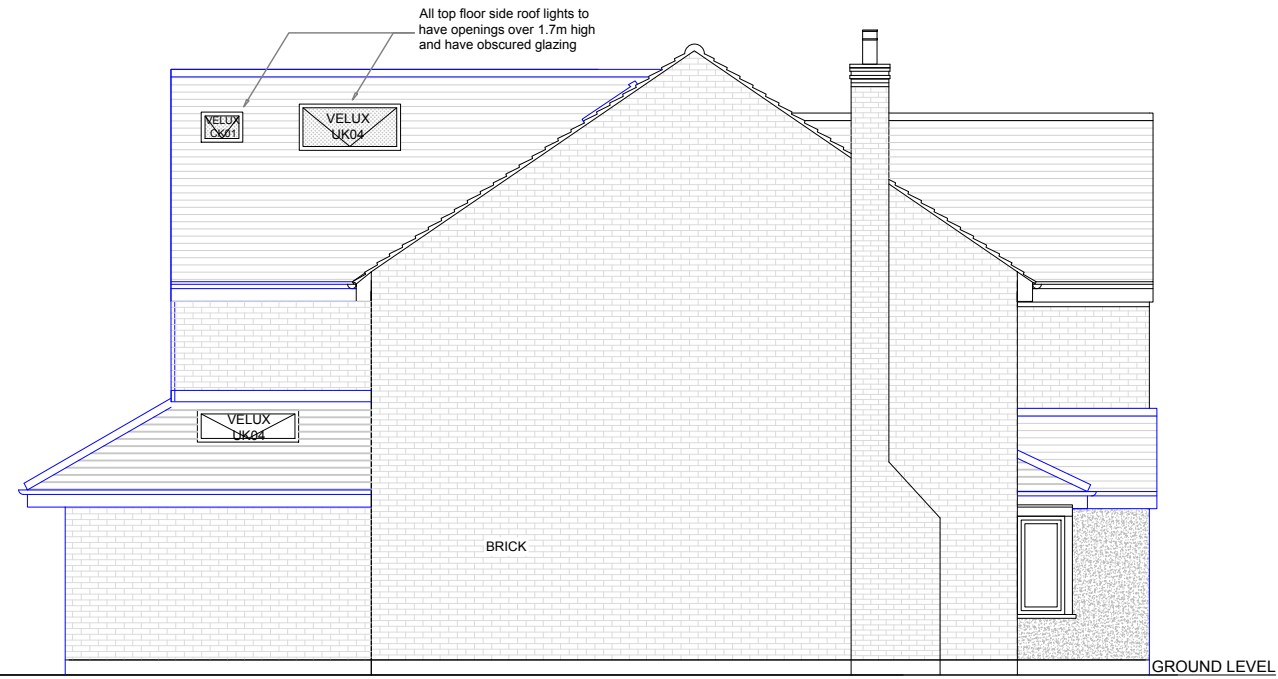


PROPOSED SECTION B-B

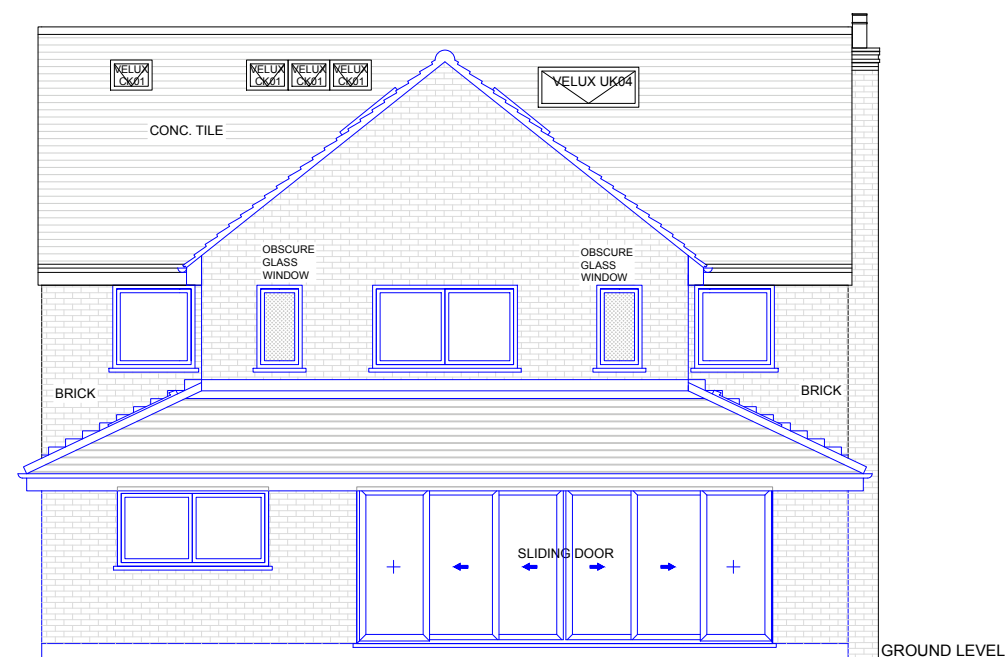




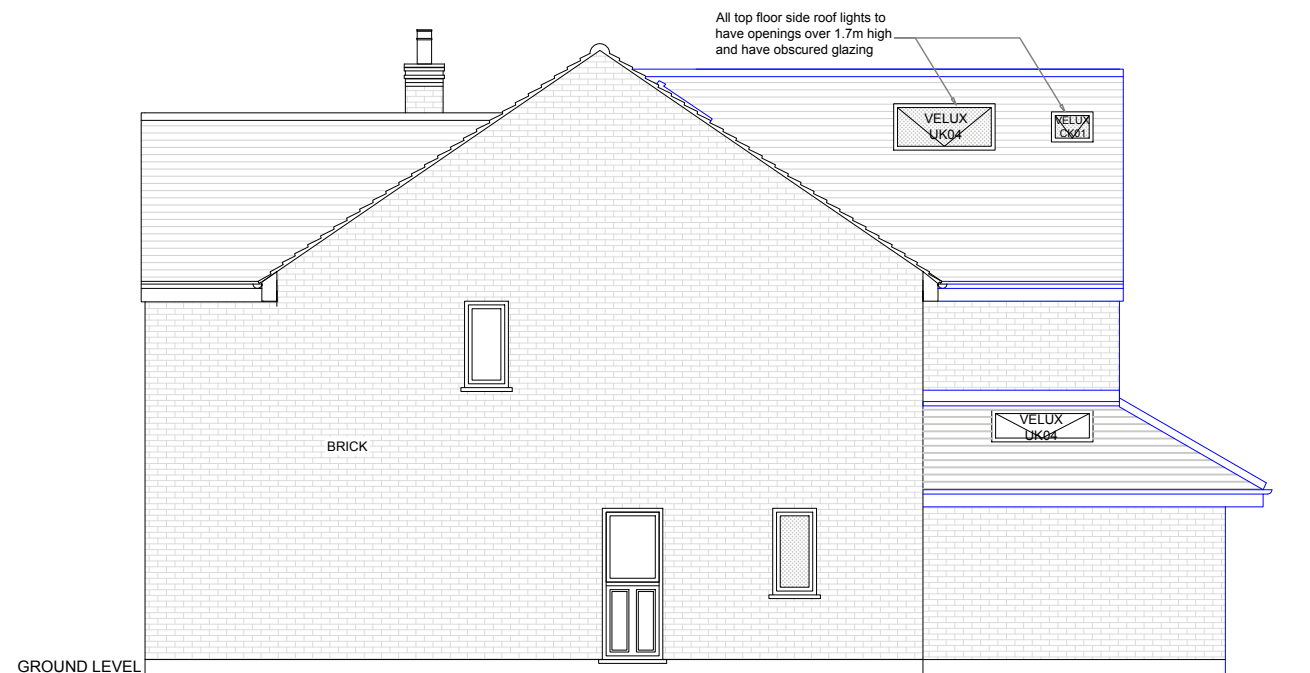
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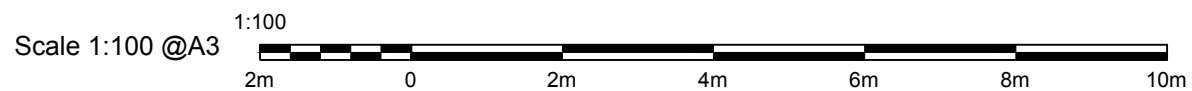
PROPOSED ELEVATION SIDE (A)



PROPOSED REAR ELEVATION



PROPOSED ELEVATION SIDE (B)



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H	20.08.20	REVISED
F	18.05.20	REVISED
D	14.04.20	REVISED
C	18.03.20	REVISED
B	12.03.20	REVISED
A	10.12.19	REVISED
0	02.12.19	FIRST ISSUE

REV:	DATE:	DESCRIPTION:
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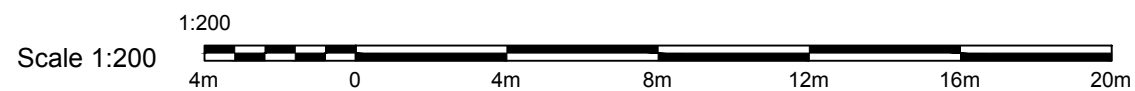
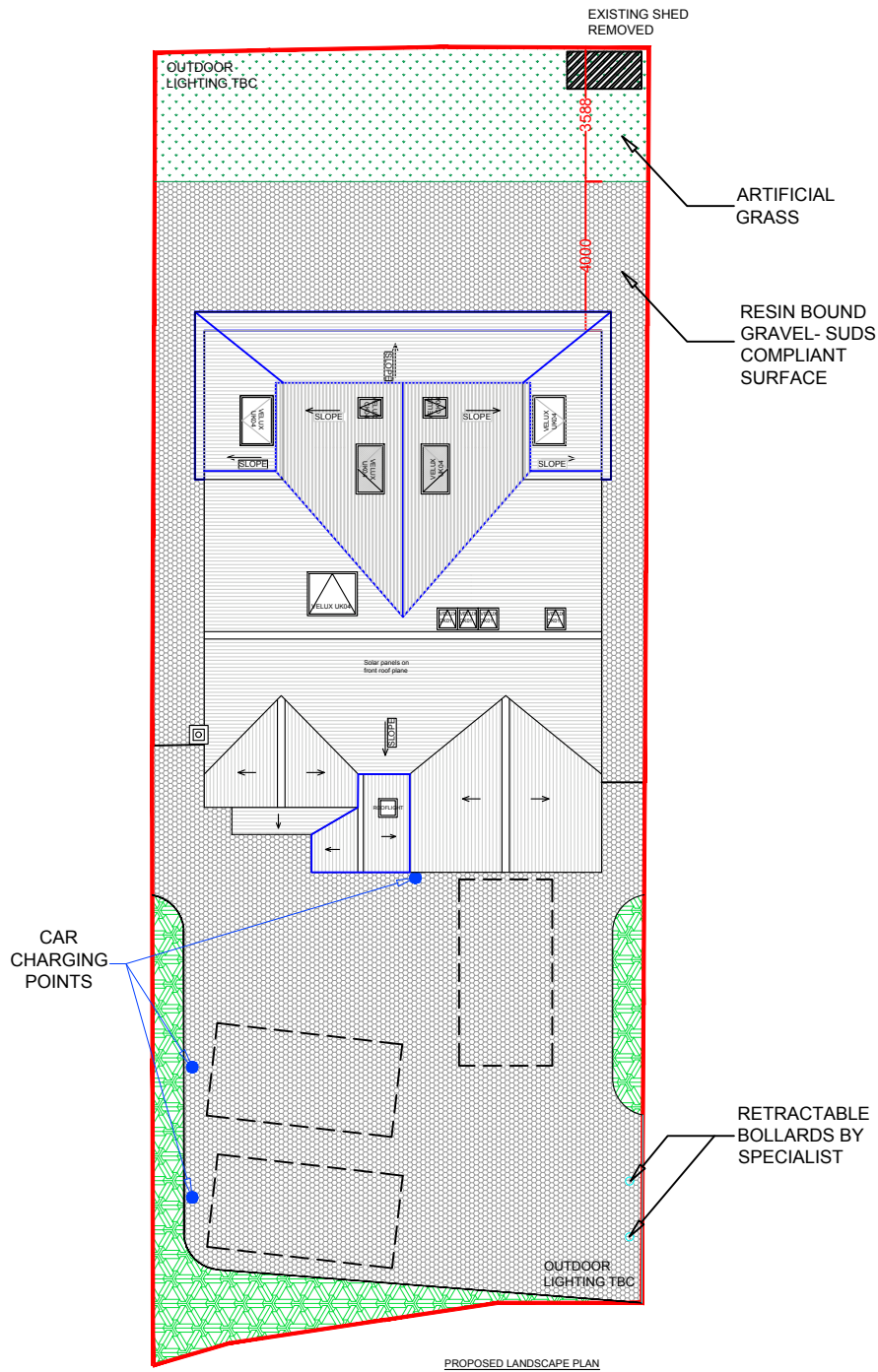
TITLE:
PROPOSED ELEVATIONS

CLIENT:
 Mrs Hirani

PROPERTY:
 17 Halesowen Drive,
 Elstow, Bedford,
 MK42 9GG

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F	28.08.20	REVISED
D	18.05.20	REVISED
C	10.02.20	REVISED
B	10.12.19	REVISED
A	06.12.19	REVISED
0	02.12.19	FIRST ISSUE

REV:	DATE:	DESCRIPTION:
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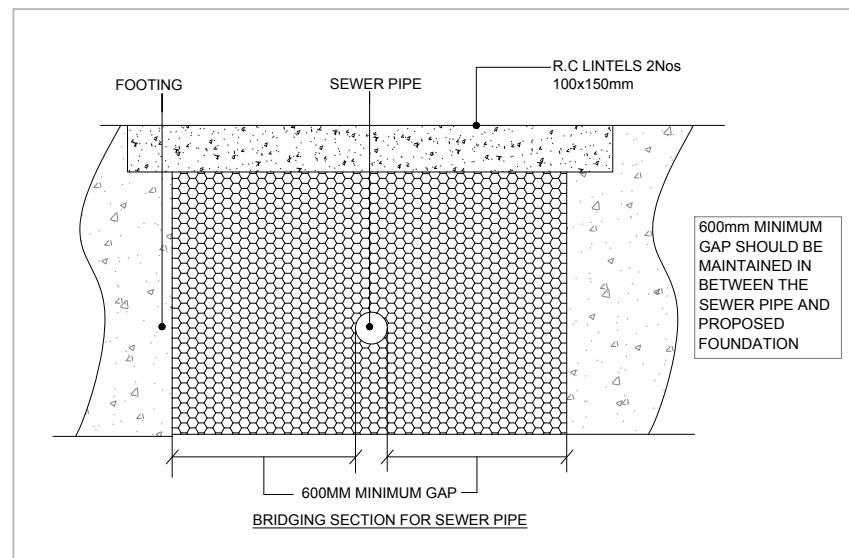
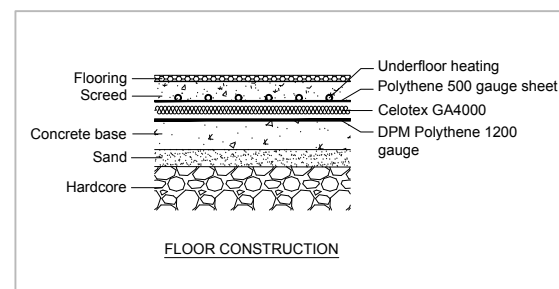
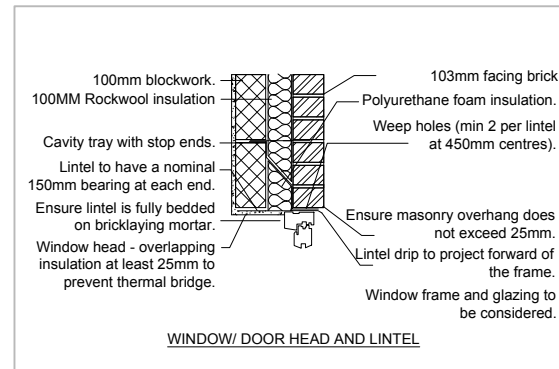
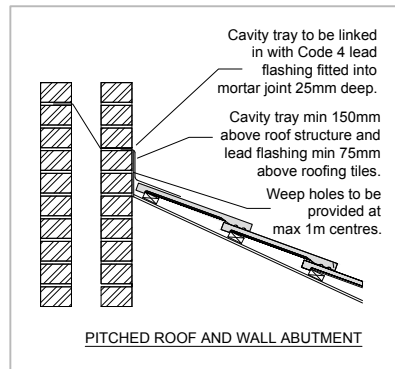
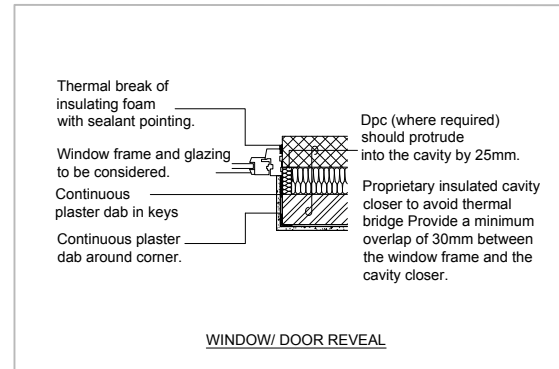
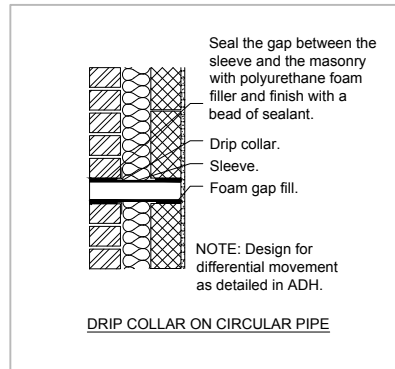
TITLE:
PROPOSED LANDSCAPE PLAN

CLIENT:
Mrs Hirani

PROPERTY:
 17 Halesowen Drive,
 Elstow, Bedford,
 MK42 9GG

SCALE: @A3 1:200	DRAWN: SM CHECKED: DM
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DRAWING NUMBER: 18083 - B12	REV: D
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WINDOWS & DOORS

New windows to have a U value = 1.6 W/m²K or better
New doors to have a U value = 1.8 W/m²K or better

Roof Construction

U value = 0.18 W/m²K (or better)

- Concrete Tile to match existing.
- 38mm tile batten / ventilated air layer
- Breather membrane
- 125mm x 50mm C24 rafters at 400mm centres
- 75mm Hybris insulation between rafters
- Actis Hcontrol Hybrid VCL below rafter
- 38 x 38mm cross batten
- 12.5mm standard plasterboard
- 2.5mm plasterskim

Full fill cavity walls

U value = 0.28 W/m²K (or better)

- Facing matching brick (match existing external walls)
- 100mm ROCKWOOL in Cavity (100 mm)
- CELCON Standard & Mortar inner leaf (100 mm)
- 12.5mm plasterboard on dabs
- Lightweight plaster skim.

WALL TYPE 2

Internal Walls (65mm stud)

1. Lightweight plaster skim
2. 12.5mm Standard plasterboard
3. 65mm Isover APR 1200 between 65 x 50mm studs
4. 12.5mm Standard plasterboard
5. Lightweight plaster skim

Floor Construction

U value = 0.22 W/m²K (or better)

- Floor finish on 65 mm wire reinforced sand / cement screed,
- on 500 gauge Polythene
- on 60mm Celotex GA4000 or equivalent,
- on 1200 gauge Polythene DPM
- on 100mm concrete oversite
- on 150mm sand binded hardcore.

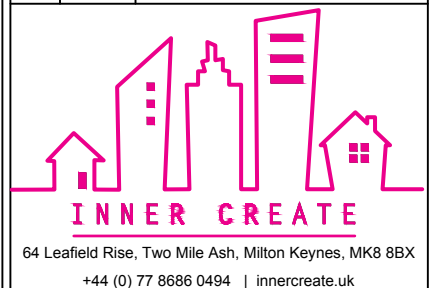
20mm 'Celotex TB4000' floor insulation to be turned up walls around external edges to finish at floor level.
New floor finish to be agreed with client to establish new levels for floor construction.

NOTES:

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C	10.02.20	REVISED
B	10.12.19	REVISED
A	06.12.19	REVISED
0	21.02.19	FIRST ISSUE

REV:	DATE:	DESCRIPTION:
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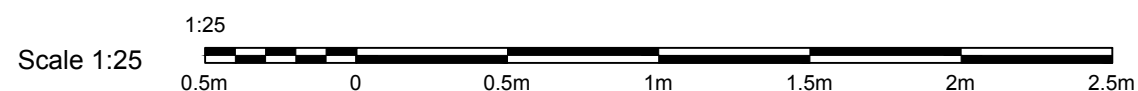
TITLE:
PROPOSED SECTION B-B

CLIENT:
Mrs Hirani

PROPERTY:
17 Halesowen Drive,
Elstow, Bedford,
MK42 9GG

SCALE: @A3 1:25	DRAWN: SM CHECKED: DM
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DRAWING NUMBER: 18083 - B13	REV: C
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EXTENSION SPECIFICATION NOTES

All work to be carried out in accordance with building regulations and British codes of practice. All dimensions to be checked on site before work commences and builder to report any discrepancies before work commences. These include an assessment of whether there will be any significant problem in carrying out the work on site as per the drawing. The builder is assumed to have a working knowledge of the Building Regulations and work on site must follow the latest building regulations as and when the local authority surveyor requires. Any lintels over window and door openings may have to be exposed on site in order to confirm suitability to support the additional loads. Inadequate lintels will require renewal as necessary. The building owner is responsible for serving any party wall notices on neighbours prior to building works commencing.

1.CONTRACTOR / BUILDER

Drawings to be read in conjunction with all relevant contract documents, structural engineer's details and specification. The contractor shall be responsible for all levels and dimensions. They must take requisite levels and dimensions from site and verify those shown on drawing. Any discrepancy is to be brought to the attention of Inner Create Ltd immediately. The contractor is to comply with all statutory obligations and regulations relating to CDM, and Health and Safety.

Builder to confirm whether any existing drain located beneath or within 3m of proposed extension is a public sewer with approved Document Part H4 obtain confirmation from Anglian Water Utilities / Environment Agency to allow the discharging of rainwater into a surface water drain. Air permeability and pressure Testing Reports in accordance with The ATTMA publication 'Measuring Air permeability of Building Envelopes' (ATTMA 2006). are to be provided by builder.

Ventilation systems should be installed & commissioned in accordance with the guidance given in the 2019 edition of the Domestic Ventilation Compliance Guide. Sufficient information about ventilation system should be given to the building owner upon completion of the building work, so that the ventilation system can be operated to provide adequate air flow.

Any proposed Heating & Hot water system's are to meet the requirement of The Domestic Heating Compliance Guide. The drawings. Batten out to provide a nominal 25mm cavity between the masonry and insulation, provide a vapour control layer under the insulation. Energy efficient light fittings will be provided and specified in accordance with Approved Document L1. CO2 Emission rate Calculations and EPC's for the dwelling to show that the dwellings emission rate (DER) is no greater than the Target Emissions rate (TER) using SAP 2005 Full details of water efficiency (S2) and prevention of excessive temperatures (G5) are to be provided in accordance with approved Document G.

2.SOLID FLOOR INSULATION UNDER SLAB

To meet min u value required of 0.22 w/m²k 50mm ground floor to consist of 150mm consolidated well-rammed hardcore, blinded with solid sand blinding, provide a 1200 gauge polythene DPM, DPM to be lapped in with dpc in walls. Floor to be insulated with insulation as set out in the drawings. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed, provide 100mm s2 or ge2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Where drains pass under new floor, provide a142 mesh 1.0m wide within bottom of slab min 55mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm diameter UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension, ducts to be sleeved through cavity with cavity tray over.

3.STRIP FOUNDATION

Provide 225mm x 600mm concrete foundation, 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 on site with building control officer to suit site conditions. all constructed in accordance with 2004 building regulations a1/2 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 be found or any major tree roots in excavations, the building control officer is to be contacted and the advice of a structural engineer should be sought.

4.CONCRETE

all materials and workmanship to be in accordance with BS 8110 part 1&2- the structural use of concrete.

concrete quality to be 35n / mm² at 28 days unless noted otherwise, max nominal aggregate to be 20mm, above ground: minimum cement content 300kg / m³, maximum free water cement ratio 0.6, below ground: minimum cement content 330kg / m³, maximum free water cement ratio 0.5, cement: minimum cement content 330kg / m³, maximum free water cement ratio 0.5

5.STRUCTURE

BEAMS Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the structural engineer's calculations and details. new steel beams to be encased in 12.5mm gyproc fireline board with staggered joints, gyproc firecoat 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 manufacturer.

LINTELS

For uniformly distributed loads and standard 2 storey domestic loadings only lintel widths are to be equal to wall thickness, all lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. lintels to have a minimum bearing of 150mm on each end, any existing lintels carrying additional 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 with BS 8110, with a concrete strength of 50 or 40 n/mm² and incorporating steel strands to be S886 to support loadings assessed to BS 5977 part 1, for other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with approved document a and lintel manufacturers standard tables. stop ends, DPC trays and weep holes to be provided above all externally located lintels.

OPENINGS AND RETURNS An opening or recess greater than 0.1m² shall be at least 650mm from the supported wall (measured internally).

6.RESTRAINED TO STRUCTURE

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 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to bsen 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 100 x 5mm fixed to inner side of cavity wall using 30mm x 5mm x 1000mm galvanised metal straps or other approved to bsen 845-1 at maximum 2m centres.

STRAPPING OF FLOORS Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance

with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum of 3 joists. straps to be built into walls. provide 38mm wide x ¼ depth solid noggins between joists at strap positions.

FLAT ROOF RESTRAINT 100m x 50mm c16 grade timber wall plates to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres fixed to internal wall faces.

7.THERMAL BRIDGING

Care shall 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 shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

8.EXTERNAL WALLS

WALLS BELOW GROUND All new walls to have class a blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification, cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course, or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

SOLID EXTERNAL BLOCK WALL

To achieve min u-value 0.28w/m²k wall constructed using lightweight aggregate or aerated concrete block, f value 0.15, at least 215mm thick, eg. topblock supabloc or celcon solar. rake out joints in the wall to a depth of at least 10mm and apply two coats of render at least 20mm thick with a scraped or textured finish. the rendering mix to comply to BS EN 13914-1:2005 with waterproof additive. Insulate wall as set out in the drawings. Batten out to provide a nominal 25mm cavity between the masonry and insulation, provide a vapour control layer under the insulation.

FULL FILL CAVITY WALL (RENDERED FINISH)

To achieve minimum u value of 0.28w/m²k 20mm top coat sand/cement render to comply to BS EN 13914-1:2005 with waterproof additive up to 100mm lightweight block, k value 0.16, (aercrete, celcon solar, topblock toplite standard), fully fill the cavity with 100mm rockwool cavity insulation as manufacturer's details or as set out in the drawings. Inner leaf to be 100mm lightweight, k value 0.16, (aercrete, celcon solar, topblock toplite standard), internal finish to be 12.5 mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.

FULL FILL CAVITY WALL (BRICK FINISH)

To achieve minimum u value of 0.28w/m²k 100mm rockwool cavity insulation as manufacturer's details. Inner leaf to be 100mm lightweight block, k value 0.16, (aercrete, celcon solar, topblock toplite standard). Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.

9.TILING SPECIFICATION

Provide and fix wall tiles with waterproof adhesive and grout. Type of tile to be agreed with Client.

10.WINDOWS

All new windows are to be fitted with 'Pilkington' 'K' glass or similar. U value 1.6 W / m² K

11.DPC

Provide horizontal strip polymer (thylodan) damp proof course to both internal and external skins minimum 150mm above external ground level, new dpc to be made continuous with existing dpc's and with floor dpm. vertical dpc to be installed at all reveals where cavity is closed.

12.WALL TIES

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm centres 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

13.CAVITIES

Provide cavity trays over openings, all cavities to be closed at eaves and around openings using thermabate or similar non combustible insulated cavity dosers. Provide vertical dpc's around openings and abutments. all cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

14.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.

15.CAVITY BARRIERS

30 minute fire resistant cavity barriers to be provided at all tops of walls, gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturers details.

16.FLAT ROOF

WARM FLAT ROOF to achieve u value 0.18 w/m²k Single ply roof membrane fitted as per manufacturers recommendation, bounded to insulation as detailed in the drawings mechanically fixed to 11mm OSB and rafters as set out in engineers design. Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

17.PITCHED ROOF

COLD PITCHED ROOF INSULATION AT CEILING LEVEL to achieve u value of 0.16 w/m²k Timber roof structures to be designed by an engineer in accordance with nhbc technical requirement r5 structural design. calculations to be based on BS EN 1995-1-1. Roof maintained where possible and ventilation ties added at 1m centres or as per manufacturer's recommendations in absence of a breather membrane. Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross-ventilation. mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tie vents spaced in accordance with manufacturer's details.

Restraint strapping - 100mm x 50mm wall plate strapped down to walls, ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BS EN 845-1 at 2m centres.

WARM PITCHED ROOF to achieve min u-value required of 0.18 w/m²k Timber roof structures to be designed by an engineer in accordance with nhbc technical requirement r5 structural design. Calculations to be based on BS EN 1995-1-1. Roofing ties to match existing fixed to tie battens secured over breathable sarking felt to relevant BBA certificate allowing the breather felt to sag at least 10mm over preservative-treated counter battens (min 38mm x 50mm). Provide insulation as set out in the drawings. A vapour control layer should be provided to the underside of the rafters. Finish with 12.5mm plasterboard and skim. Restraint strapping - ceiling joists tied to rafters 100mm x 50mm wall plate strapped down to

walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. all straps to be 1000 x 30 x 5mm galvanized straps or other approved to BS EN 845-1 at 2m centres.

18.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.

19.LEAD VALLEYS

Lead-lined valleys 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°), all work to be in accordance with the roof cladding manufacturers and the lead development association recommendations.

20.HEATING

Extend all heating and hot water services from existing and provide new TVRs to new 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.

21.WOOD BURNING STOVE

Ensure the wood burning stove is installed by an APHC, HETAS, NAPIT or NICEIC accredited specialist in compliance with Part J. Supply a suitable flue, hearth and CO / Carbon Monoxide alarm and provide ventilation to ensure the necessary combustion air and to prevent the depletion of oxygen in the room. There must not be an extractor fan fitted in the same room as the stove. A notice plate giving operating and maintenance instructions must be provided and fixed in an obvious place and the Part J installation checklist is to be completed and a copy given to Building Control.

22.OIL HEATING APPLIANCES UP TO 45kW

Oil burning appliances up to 45kW to be installed, commissioned and tested by an installer registered with OFTEC, in compliance with Approved Document J. On completion, building control is to be provided with a copy of the commissioning certificates.

23.SMOKE DETECTION

Mains operated linked smoke alarm detection system to BS EN 14604 and BS5593-6:2004 to at least a Grade C category LDS standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

25.INTERNAL WALLS

INTERNAL STUD PARTITIONS 65mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 65mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m² density acoustic soundproof quilt lightly packed (eg. 100mm Rockwool or Isovol 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 MASONRY PARTITIONS

Construct non load bearing internal masonry partitions using dense concrete blocks built off thickened floor slab and tied at 225mm centres with proprietary steel profiles or back bonded to all internal and external walls. Walls faced throughout with 12.5mm plasterboard on dabs with skim plaster finish or 13mm lightweight plaster.

INTERNAL LOADBEARING MASONRY PARTITIONS

Construct load bearing internal masonry partitions using dense concrete blocks built off concrete foundation. Concrete mix to conform to BS EN 206-1. Depth to engineers details and dependent on ground conditions to be agreed with BCO. Wall tied at 225mm centres with proprietary steel profiles or back bonded to all internal and external walls. Walls faced throughout with 12.5mm plasterboard on dabs with skim plaster finish or 13mm lightweight plaster.

26.INTERMEDIATE FLOORS

Intermediate floor to be 22mm T&G flooring grade chipboard or floorboards laid on C24 joists, see engineer's calculation for sizes and details. Lay 100mm Isover APR 1200 mineral fibre quilt insulation min 10kg/m² or equivalent between floor joists. Ceiling to be 12.5 standard plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS EN 312:2010. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¼ depth solid noggins between joists at strap positions.

27.ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRC certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7171 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part E of the current Building Regulations and the Domestic Building Services Compliance Guide.

28.NEW GAS BOILER

Heating and hot water will be supplied via a wall mounted condensing vertical balanced flue pressurised boiler with a min SEDBUK rating of 90%. No combustible materials within 50mm of the flue. System to be fitted with thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a "competent person" and a certificate issued that the installation complies with the requirements of Part L. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

29.ESCAPE WINDOWS

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide minimum 0.35m sq. The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

30.ROOF LIGHTS

Min U-value of 1.6 W/m²k. Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc. Roof light to be suitable for pitch.

31.SAFETY GLAZING

All glazing in critical locations 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, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

32.NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

33.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.

34.VENTILATION

BACKGROUND AND PURGE VENTILATION Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000m³/m² and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500m³/m². Purge ventilation - New Windows/roofsights to have operable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

EXTRACT FOR SHOWER ROOM Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO BATHROOM Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO W/C W/C to have mechanical ventilation ducted to external air with an extract rating of 15/s operated via the light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO UTILITY ROOM To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO KITCHEN Kitchen to have mechanical ventilation with an extract rating of 60lit/sec or 30lit/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

PITCHED ROOF VENTILATION Maintain a 50mm air gap above insulation in roofs with non-breathable membranes. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

35.GLASS BALUSTRADING All balcony balustrades to be min 1.1m in height. Balustrades to be in toughened glass in accordance with Part K (Part N in Wales) of the Building Regulations and designed to resist the horizontal force given in BS 6180:2011. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

36.TRADITIONAL BALUSTRADES Provide balustrades to balcony min 1100mm in height and capable of resisting at least the horizontal force given in BS 6180:2011. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

38.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 (where specified), 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.

39.UNDERGROUND FOUL DRAINAGE Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (600mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

40.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.

41.ABOVE GROUND DRAINAGE All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used) Wash basin - 17mm for 32mm pipe 4m for 40mm pipe Bath/shower - 3m for 40mm pipe 4m for 50mm pipe W/c - 6m for 100mm pipe for single WC All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m. Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect on to SFP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

42.SOIL AND VENT PIPE

SVP to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

43.AUTOMATIC AIR VALVE

Ground floor fittings from WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

44.PIPEWORK THROUGH WALLS

When new pipework passes through external walls form rocker joints either side wall face 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 all round pipe; mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

45.TANKED PROTECTION.

Vandex Super Type A waterproofing in accordance with BS 8102: 1990 to give a protection level of grade 2 (suitable for concrete surfaces and storage areas only as detailed in BBA certificate). Ensure that all materials and products are compatible. Assess structure for suitability of tanking system and ensure substructure is free draining. The concrete surface must be examined for defects and repaired in accordance with manufacturer's details if required. All retaining elements are to be detailed by a Structural Engineer. All materials and products to be installed by a competent contractor strictly in accordance with the manufacturer's recommendations, BS 8102 and BBA certificate. Concrete surfaces to be prepared for waterproofing system by being bush hammered, scabbled or sandblasted and then wetted down. Apply two coats of Vandex Super Crystalline Waterproofing, to the wall and floor slab surface with a trowel or suitable spray equipment. Provide a coved fillet with a suitable mortar at wall and floor junction Ensure continuity between wall and floor waterproofing and around the structure. Penetrations through waterproofing to be kept to a minimum and detailed by specialist waterproofing manufacturer where unavoidable. Vandex Premix to be used as a final coat in areas where enhanced resistance to mechanical abrasion is required. Provide 77.5mm Celotex PL4000 insulated plasterboard drying and floor finish as required strictly in accordance with manufacturer's recommendations.

46.DRAINED CAVITY WATER PROOFING SYSTEM

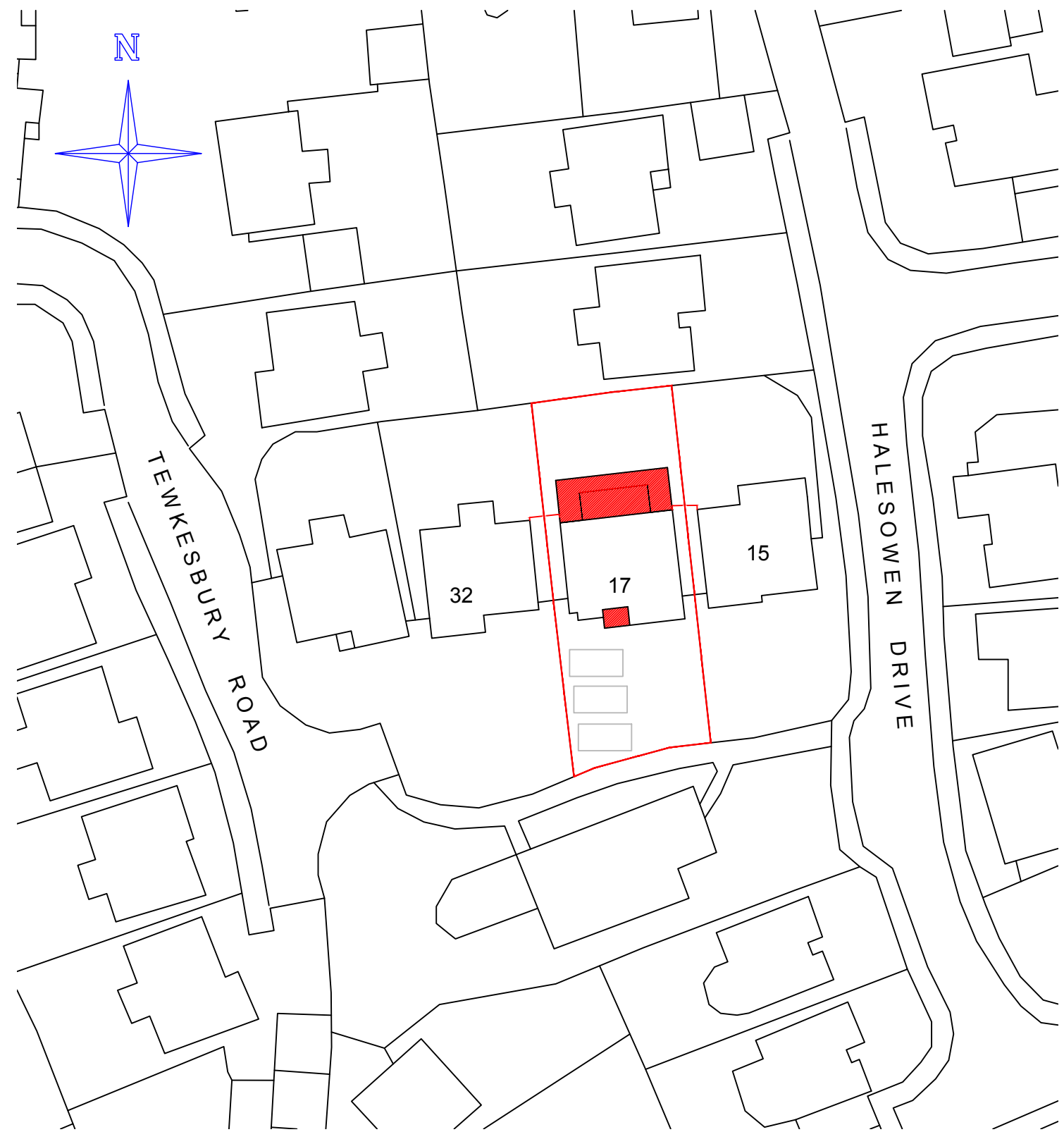
Type C drained protection in accordance with BS 8102: 1990 - R/W Cavity Drain System as BBA certificate for use in new constructions. Ensure that all materials and products are compatible. Assess structure for suitability of tanking system. The surface must be examined for defects and repaired in accordance with manufacturer's details if required. All retaining elements are to be detailed by a Structural Engineer. All materials and products to be installed by a competent contractor strictly in accordance with the manufacturer's recommendations, BS 8102 and BBA certificate. Prepare wall by cleaning with a stiff brush. Provide a high density polythene (HDPE) cavity drain membrane, e.g. R/W Cavity Drain, fixed using R/W brick plugs to wall and floor slab staggered at 1m centres. Fixings to be sealed using R/W Sealing Rope. The horizontal and vertical sheets must be butt jointed at the base of the wall and the joint covered with a pre-formed R/W Wall/Floor Junction piece and sealed with proprietary sealing tape. The floor membrane is to be covered by reinforced concrete or screed at least 65mm thick. Provide a suitable drainage channel, e.g. R/W Aqua Channel within the slab around the perimeter of the floor and install a sump and mechanical pump as manufacturer's details with suitable access if required. Drainage channel to be provided with an adequate fall to a suitable soakaway. Ensure suitable access points and rodding eyes at every 10m and every change of direction. Penetrations through waterproofing to be kept to a minimum and filled with R/W flexible sealant or sealing rope detailed by R/W specialist waterproofing manufacturer where unavoidable. In very high water table area an additional moisture barrier may be required. Construct an independent timber frame with preservative treated timber studwork using Celotex PL4000 insulated plasterboard between and sole plates and noggins at 400mm ctrs ensuring an adequate clear cavity between wall and new stud for cavity drain membrane.

Insulation requirements

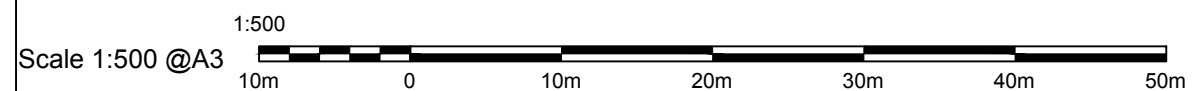
Insulation between and over studs to be 90mm Celotex FR4000 between and 37.5mm Celotex PL4000 insulated plaster board with VCL over studs.

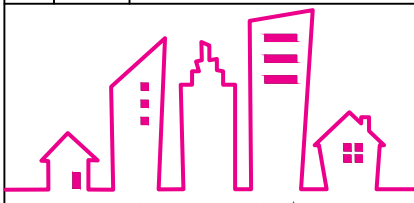
47.FIXED EXTERNAL LIGHTING

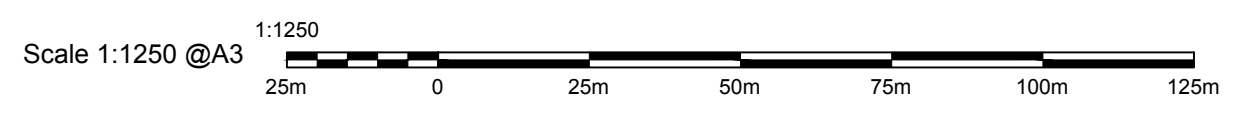
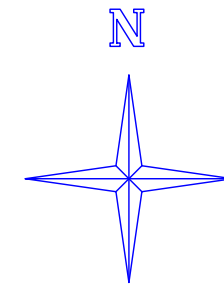
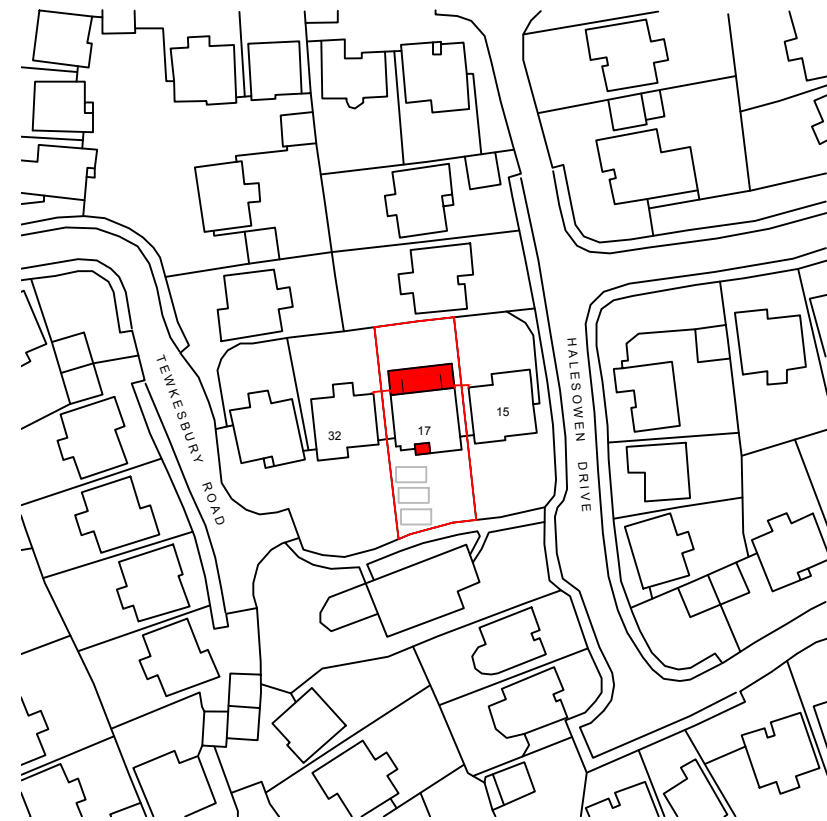
External light fittings to be fitted as calculated in the DER



Block plan indicating parking and daylight check



NOTES:									
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REV:	DESCRIPTION:								
H G O	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center;">10.12.19</td> <td style="width: 15%; text-align: center;">17.09.19</td> <td style="width: 15%; text-align: center;">01.05.19</td> <td style="width: 55%;"></td> </tr> <tr> <td colspan="3"></td> <td style="text-align: center;">BC ISSUE REVISED PLANNING ISSUE FIRST ISSUE</td> </tr> </table>	10.12.19	17.09.19	01.05.19					BC ISSUE REVISED PLANNING ISSUE FIRST ISSUE
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			BC ISSUE REVISED PLANNING ISSUE FIRST ISSUE						
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TITLE: BLOCK PLAN									
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PROPERTY: 17 Halesowen Drive, Elstow, Bedford, MK42 9GG									
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REV:	DATE:	DESCRIPTION:
G	17.09.19	REVISED PLANNING ISSUE
0	21.02.19	FIRST ISSUE

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SCALE: @A3 1:1250	DRAWN: RZ CHECKED: DM
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