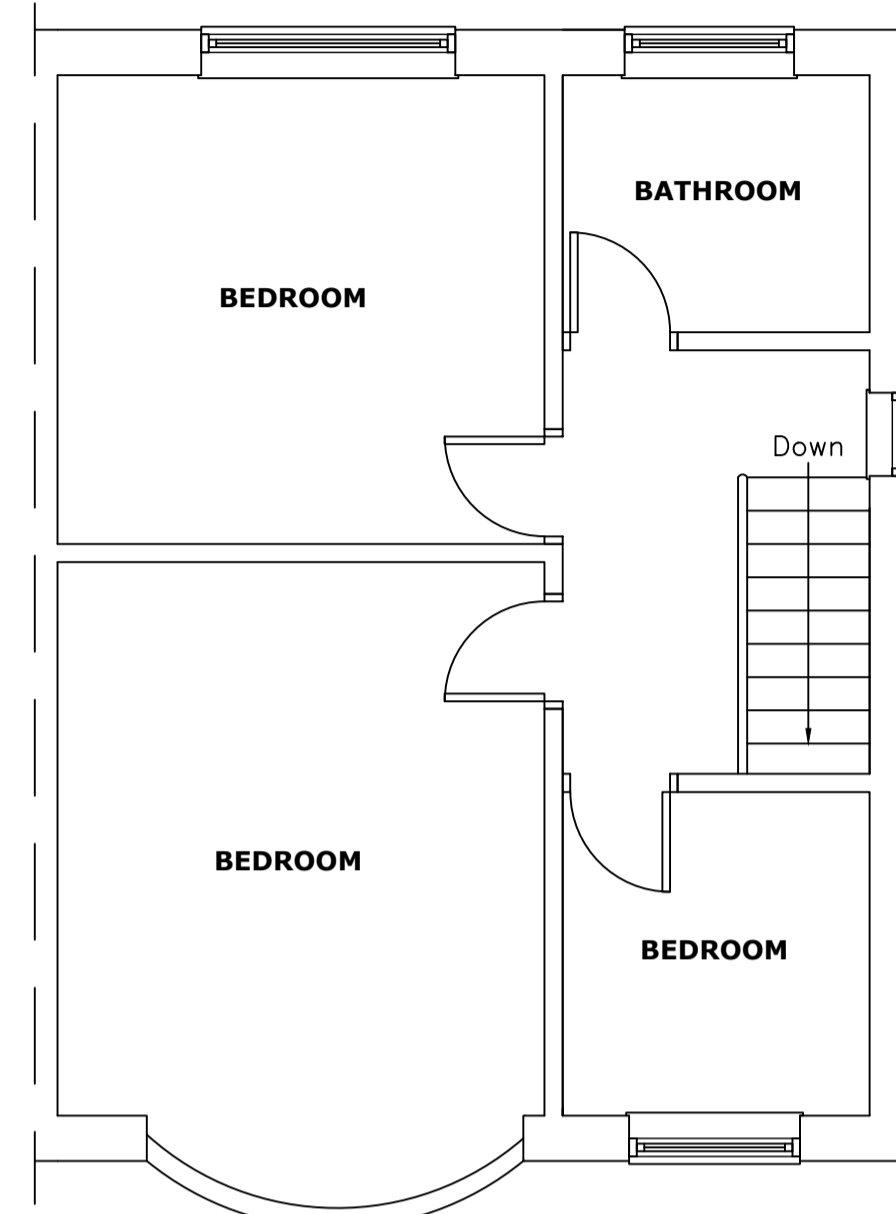
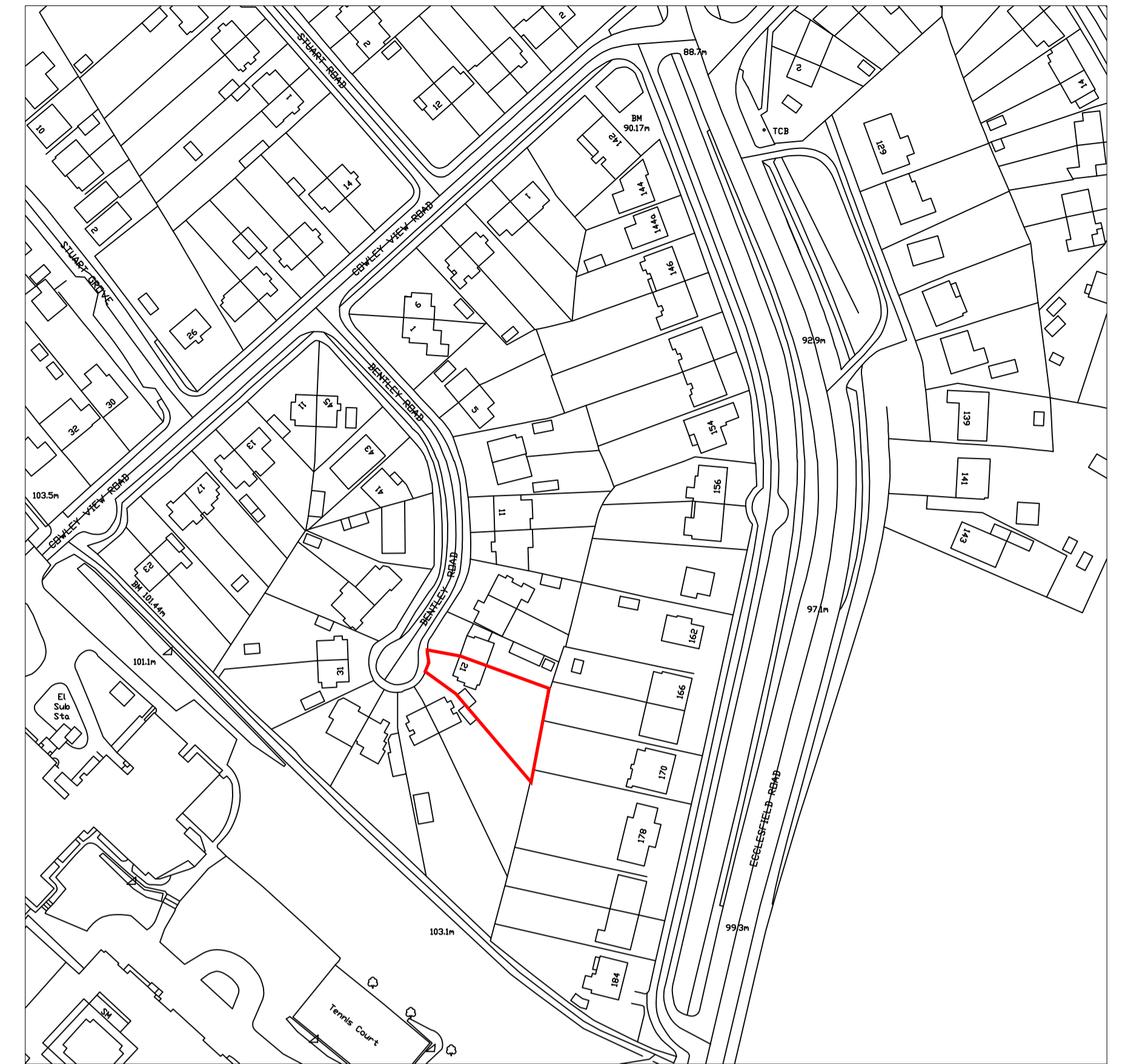


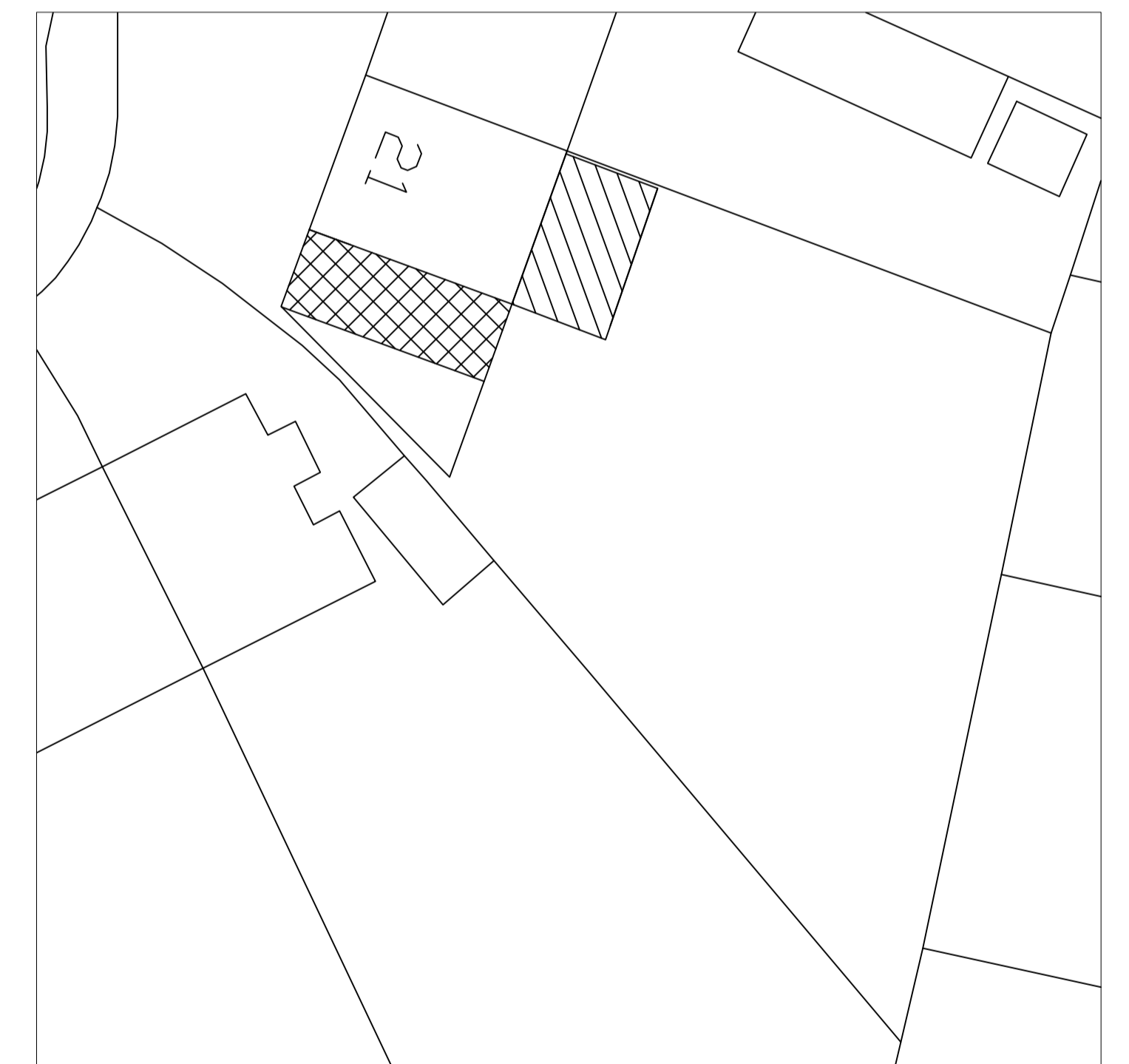
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



LOCATION PLAN 1:1250

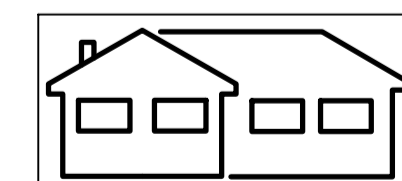


SITE PLAN 1:200

**IMPORTANT NOTES TO BUILDER AND CLIENT
PLEASE READ**

- **Work not to commence** until planning permission (where applicable) and full building regulations approval is confirmed, **Please check with Agent. Client and builder should ensure that any planning conditions are adhered to.**
- **If the work is expected to last more than 30 working days and have more than 20 workers working at the same time at any point on the project or exceed 500 person days** then the builder must inform the Health and Safety Executive using the F10 form to comply with Construction Design and Management Regulations (CDM).
- **The client or builder must inform the agent at least 10 days before starting the building work** so that a building control application can be submitted and any notifications and comments from the water authority can be dealt with properly.
- **The client will receive notification of who the allocated building inspector is and their contact details. The building control inspector will invoice the client direct for their services.**
- **It is the builder's responsibility to comply with the requirements of current building regulations and arrange the appropriate inspections so that a completion certificate can be issued to the client and Local Authority.**
- **Plans for Extensions ltd have no role in the project management of the work or as principal designer under CDM 2015, but will be pleased to answer any queries raised by the builder or client at any stage of the project. Client should carry out their own checks when choosing the builder for the work.**
- **All work to comply with Part 7 of the building regulations, materials and workmanship.** Builder's quotation to be based on final approved drawing, all work is subject to change particularly in relation to excavation dig and subsequent foundation requirements but generally following the building control plan checking process. The builder should carry out their own site survey in order to prepare an accurate quotation; any queries should be checked with the agent. Builder will allow a provisional sum for foundation costs until the excavation is carried out and inspected and the foundation depth is approved, the client should add a contingency to the project budget specifically to cover the design and cost of any special foundations needed or if any inspection chambers have been covered up under decking or patios which may need moving subject to water authority approval. Every effort should be made before excavating to identify services to avoid risk of injury and possible re-connection costs. It is recommended that a trial hole be dug (including garage floors where these are intended to be built off) to assess suitability of existing foundations to carry additional load and to ensure the new foundation is compatible with the existing one, the building inspector will also advise if any trees in the proximity of the work will impact on the foundations this will enable any design work to proceed early to avoid disruption after the work has started on site. **Additional design and building costs will be incurred by the client where a deeper or special (e.g. Raft or piles) foundation is requested by the building inspector.**
- **DO NOT SCALE FROM DRAWING** these drawings are for the customer for the purpose of obtaining planning permission and building control approval and are not intended to be site working drawings, all dimensions to be checked on site particularly in relation to boundary positions and manufacture of specialist items like trusses, steelwork, staircases (particularly for loft

- conversions) and doors and windows (which should be measured on site to constructed openings and unless otherwise shown new ground and first floor windows on the same elevation should align with each other) if in doubt check any queries with the agent before proceeding further.
- Where the proposed works are within 3 metres of a public sewer, which could be a foul or surface water drain serving more than one property, then the **local water authority will be consulted** by building control. They may require an application to build over or near to the drain for which a separate fee is payable to them and they will check the plans and approve the connections/alterations for which they will take future responsibility.
- Rainwater should in the first instance discharge into an adequate soakaway. If this is not reasonably practicable then it should discharge into a watercourse and finally if this is not reasonably practicable then it can discharge into a sewer. Any soakaway is subject to a percolation test and should not be built within 5 metres of a building or road.
- Where **Party Wall Act** applies it is the client's responsibility to inform neighbours with the appropriate notice of the nature and timing of the works in order to seek their written approval. No part of the work should project over the boundary and therefore the client should check the drawings and reach agreement with neighbours as to where the common boundary is before proceeding with the work as erection of fences and other alterations over the years can distort the legal boundary
- Any heating, mechanical and electrical alterations and additions shown represent customer requirements only and any pricing and final installation should be subject to site survey by qualified persons to determine both customer requirements and age and condition of existing distribution board and boiler to take additional radiators. All work should comply with current industry regulations and certification before use.
- **All electrical work** to be carried out to meet requirements of Part P i.e. prior to completion of the work the Building Inspector should be provided with evidence to either demonstrate that the work has been carried out by a person who is a member of the Competent Persons scheme or the requirements of Part P have been complied with and an appropriate BS7671 electrical installation certificate has been issued by a person competent to do so (this will incur an additional Local Authority charge). Work should be presented for inspection on completion of first fix stage. The existing distribution board may need to be replaced depending on age and condition. Any work to existing or new gas appliances is to be carried by **GAS SAFE** registered personnel and a final test certificate issued before continued use.
- Any **Structural Calculations** to prove foundations, retaining walls, roof members, steel beams and general stability are to be submitted 14 days before they are required; the builder must inform the agent to do this to allow time for their approval. All steelwork should be fireproofed and if over 3m span bolted together at both ends and mid-span and have 200mm bearing either end. Loft floor beams in hip roof situations should be chamfered to follow the slope of the roof. **All work must be carried out strictly in accordance with the engineer's calculations and details. The steel calculations have been based on full length beams so the builder should allow for additional design costs and fabrication costs if splice/connection details are required due to Health and Safety or access restrictions.**
- First floor habitable room window should always provide means of escape. Any glass areas in critical zones i.e. below 800mm from finished floor level or in doors or door side panels are to be safety glass and clearly marked to identify.



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PROPOSED SINGLE STOREY REAR AND FIRST FLOOR SIDE EXTENSIONS AND PORCH

**FOR MR AND MRS HENDZELL
21 BENTLEY ROAD SHEFFIELD S35 1RH**

**DRAWING 1 OF 3
EXISTING FLOOR PLANS**

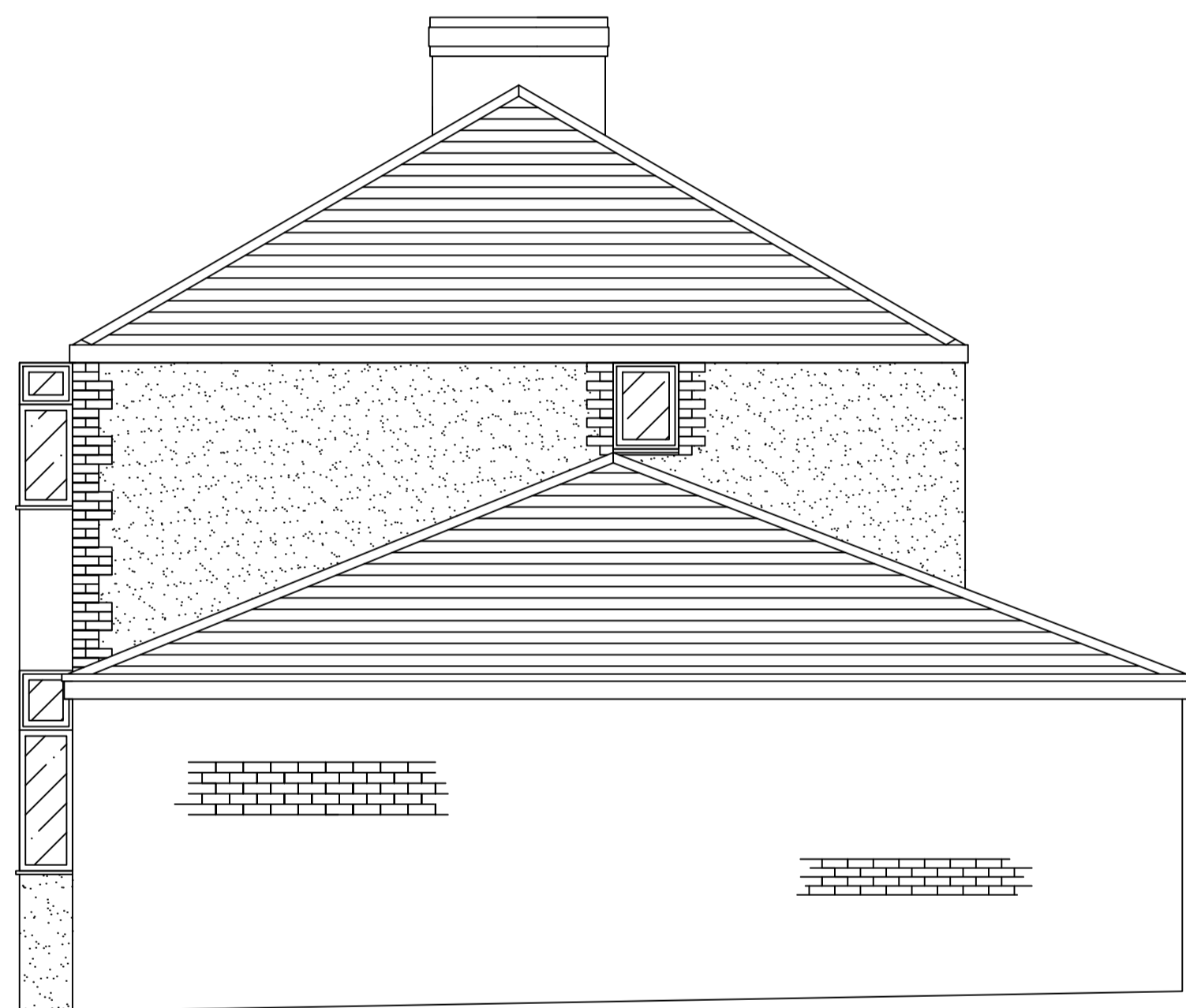
**SCALE 1:50 AT A1
DATE: FEBRUARY 2019**



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

FOUNDATIONS

NOTE. It is recommended that a trial hole be dug on the site to determine the existing footing type and ground conditions. Where an existing single storey structure is to be built on top of or where a loft conversion is being carried out, the inspector will want to see the base of the existing footings to determine its suitability to carry additional loading. This will allow any design work to be done during the early stages of the application process, building control records may also assist with local area knowledge, e.g. shallow mining etc. Builder should initially allow for a strip footing of 900mm minimum dig, client should note that anything over this as required by the inspector will incur extra design and building costs. Please note that if there are trees nearby the depth of the foundation may need to comply with NHBC Guidance 'Building near trees'.

All Foundations to be excavated to a depth to satisfy building control inspector, any excavations within 1m of new or existing drains to be taken below invert level, any new or existing drains passing through substructure to be protected by bridging lintels. Footings to be traditional concrete strip type minimum dimension 600mm x 600mm thick and are not to be eccentrically loaded without further design work. Builder must check that footing type has been approved and no additional design work is required before pouring concrete. New walls to be built to ensure minimum 150mm toe to concrete footing each side.

STRUCTURE

Walls to be cavity construction throughout. Outer leaf to be of facing brickwork to match existing style with 100mm fully insulated cavity with Dritherm 32 or 34. All cavity work to be tied with ties at rate of 5 per m2 and at every course at openings. Inner leaf to be medium density blocks with plasterboard and skim finish achieving 0.28 W/m2k U value. External return corners always to be a minimum of 665mm. Cavity only to be closed at openings with insulated closer. Ensure all new work is tied to existing using proprietary galvanised jointing system or by bonding into existing and ensure saw cut with dpc between where new cavity meets existing structure. Cavity below ground level to be filled with weak mix concrete to within 150mm of ground level and dpc to be provided to both leaves at min 150 mm above ground level linked to dpm/radon barrier with appropriate cavity tray and weep holes, if a timber floor is used then a cavity tray should be used over the airbrick liners. Ensure blocks used below ground level are trench blocks. The existing kitchen and play room area are to be knocked through and squared off incorporating some of the garage space. The new walls should be cavity walls as described above off their own footing.

STRUCTURAL CHANGES

Any structural work is to be to structural engineer's details for foundations, retaining walls, roof timbers, beams, padstones and support nibs to ensure overall stability and work should not commence until these have been specifically approved. Builder should check with agent that calculations have been approved before altering room layouts or ordering steels. All steelwork is to receive ½ hour fire protection and any beams above 3m span should be bolted together at either end and mid-span. Provide all necessary temporary supports when demolishing walls and check for any services which should be made safe. Steels should be placed as high as possible subject to direction of first floor joists and always be a minimum of 2000mm finished headroom. Where a portal frame is to be used the builder must ensure the steels, connection details and pad foundations are strictly to the engineer's design provided. Calculations will be submitted a minimum of 14 days prior to installation of steels and builder should contact agent in time to allow this.

ROOF

Form new roof to single storey extension using 150mm x 50mm rafters at 400mm centres which should be doubled up to sides of velux window's Fix noggins between rafters at gable ends to hold straps to retain brickwork verge, straps to be fixed to noggins and turned down cavity two per end elevation. Use a 150mm x 50mm wall plate bolted to the rear wall with M10 anchor bolts at 600mm centres and a 100mm x 75mm wall plate to the new inner leaf blockwork fixed down with

straps at 1m long positioned at 1.8m centres and plugged and screwed to the blockwork. Ensure a good birds mouth cut to the rafters over the top and bottom wall plates and mechanical fixings.

Form two storey roof using 125 x 50mm rafters and 150mm x 50mm ceiling joists with a 250mm x 50mm hip boards and dragon ties to corners fixed over the wall plate and notched under the hip boards. Two 152mm x 89mm x 16kg steel beams should be used positioned within the ceiling zone to support 100mm x 100mm timber props supporting the side purlin at the intersection with the hip boards.

Cover roofs with Tyvek or similar breathable felt draped between rafters with 38mm x 25mm tanalised battens and tiles/slate to match existing fitted to manufacturer's instructions for pitch (Ensure minimum 15 degrees) and exposure conditions. If a pitch of 15 degrees cannot be achieved then a low pitch roof tile should be used along with a compatible roof light or low pitch flashing kit used.

Insulate all sloping roof/ceiling areas with 100mm rigid insulation board between the rafters and 40mm rigid insulation board across the rafters i.e Kingspan (or similar). Finish with 12.5mm plasterboard and plaster skim finish.

Insulate loft spaces with 300mm mineral wool laid in two layers in opposite directions. Use code 4 lead flashings with minimum 150mm upstands lead wedged and pointed into brick joint and Code 5 lead valleys in all situations.

WINDOWS, DOORS AND VENTILATION

All new windows are to be of UPVC material and the bi-fold doors are to be aluminium colour finished to client's choice. Areas of windows shown are to meet customer's specifications the total area of glass should not exceed 25% of the extended floor area plus any existing external openings enclosed. Windows to meet current regulations for safety and thermal insulation i.e. max U value 1.6W/m2K (1.8 W/M2K for doors). Therefore to be double glazed units (4mm) minimum 16mm air gap (argon filled) with low 'E' coating (e.g. Pilkington's K glass), ensure safety glass e.g. toughened is used to areas below 800mm and in all doors and glass panels adjacent doors and clearly marked to BS 6206. Ensure trickle ventilation of 8000mm2 is achieved and 1/20th floor area openings to habitable rooms and 4000mm2 to non-habitable rooms.

First floor habitable rooms should provide means of escape with a minimum opening area of 0.33m2 with a minimum width of 450mm and a maximum cill height from finished floor level of 1100mm.

FLOOR

The whole of the ground floor extension footprint is to receive a 2000 gauge membrane as a radon barrier taken across the cavity below ground level laid on sand blinding on well compacted hardcore.

The floor is to be a well compacted hardcore, sand blinding dpm/radon linked to dpc, 120mm insulation board with off-cuts to the perimeter and a concrete floor slab finish with A142 mesh trowel finished or with self levelling compound or a 60mm semi dry screed depending on the choice of floor finish to enable final floor finish to be level with existing. Alternatively (subject to builder preference and inspectors approval depending on ground levels and ability to achieve ventilated sub-floor) use a timber suspended floor using 150mm x 50mm joists at 400mm centres with mid-span strutting and sleeper walls, if needed with dpc on top positioned to ensure maximum joist span is 3m (2.5m if 125mm x 50mm joists used) and 120mm suspended insulation with 225mm x 150mm air grates at 1.8m centres, knock through any existing air grates to improve air flow.

First floor is to be 175mm x 50mm SC3 grade joists at 400mm centres with mid-span strutting and 100mm mineral wool sound insulation with lateral restraint straps fixed to sides of joists and turned down cavity at 1800mm centres. Use 120mm Kingspan above the garage space.

SUNDRY

Finish all new walls and ceilings with 12.5mm plasterboard and skim finish and all necessary joinery items. Provide thermostatic valves to any new radiators (system should be surveyed by qualified engineer to ascertain suitability for additional output).

Provide at least 25% of all new light fittings as energy efficient light fittings capable of only

receiving low energy bulbs (LED's)

The client should be consulted reference socket outlets, lighting requirements and radiator positions in order to support new room layout and usage and also any exterior lighting as required.

Allow for outside tap and also security PIR lighting and decorative lighting to rear as required.

Where applicable separate wc's to have 6 litre extract fan operated with light switch and with 15 minute over-run. Bathrooms and en-suites to have 15 litre fans and utility rooms to have 30 litre fan. Kitchen areas to have 60 litre extract fan or 30 litres if over a cooker.

STOOTHING WALLS

Ensure joists are doubled up under positions of any stoothing walls where running parallel and in all trimming situations i.e. stairs and around any chimneys (allow 50mm clearance). Walls to be 75mm x 50mm timber framing with min 25mm sound deadening insulation and double 12.5mm plasterboard and skim both sides.

Any boiler work is to be carried out by a GAS SAFE registered person to comply with Part J for all installation and flue outlet positions.

FIRE PROTECTION

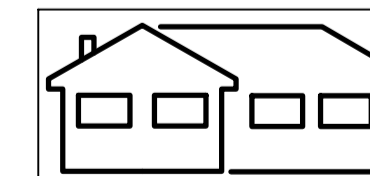
Provide mains wired inter-linked smoke alarm with battery back-up in landing positions shown marked (SA).

DRAINAGE

Building Control will contact the water authority as a matter of course to establish if a build over agreement is required for any of the work where there are drains affected by the extension which serve more than one property.

As much as is practicable the builder should investigate the drainage system before pricing and allow a contingency for any requirements the water authority may have.

At an early stage builder should discuss with inspector feasibility of taking all additional surface water to a soakaway of 1m3 at a point 5m from the building. It is advised that the builder discusses drainage routes with the inspector at the first visit (foundation inspection) and all final connections are to be agreed with the building inspector. Use 100mm upvc gutters and 75mm fall pipe. Use 100mm upvc gutters to drain to 75mm fallpipes all securely fixed draining to existing mains system. All new underground drainage runs should use 100mm underground plastic drainage laid on pea gravel to a 1:40 fall, all new rain water gullies entering combined system should do so via traps



Plans For Extensions

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**FOR MR AND MRS HENDZELL
21 BENTLEY ROAD SHEFFIELD S35 1RH**

**DRAWING 2 OF 3
EXISTING ELEVATIONS**

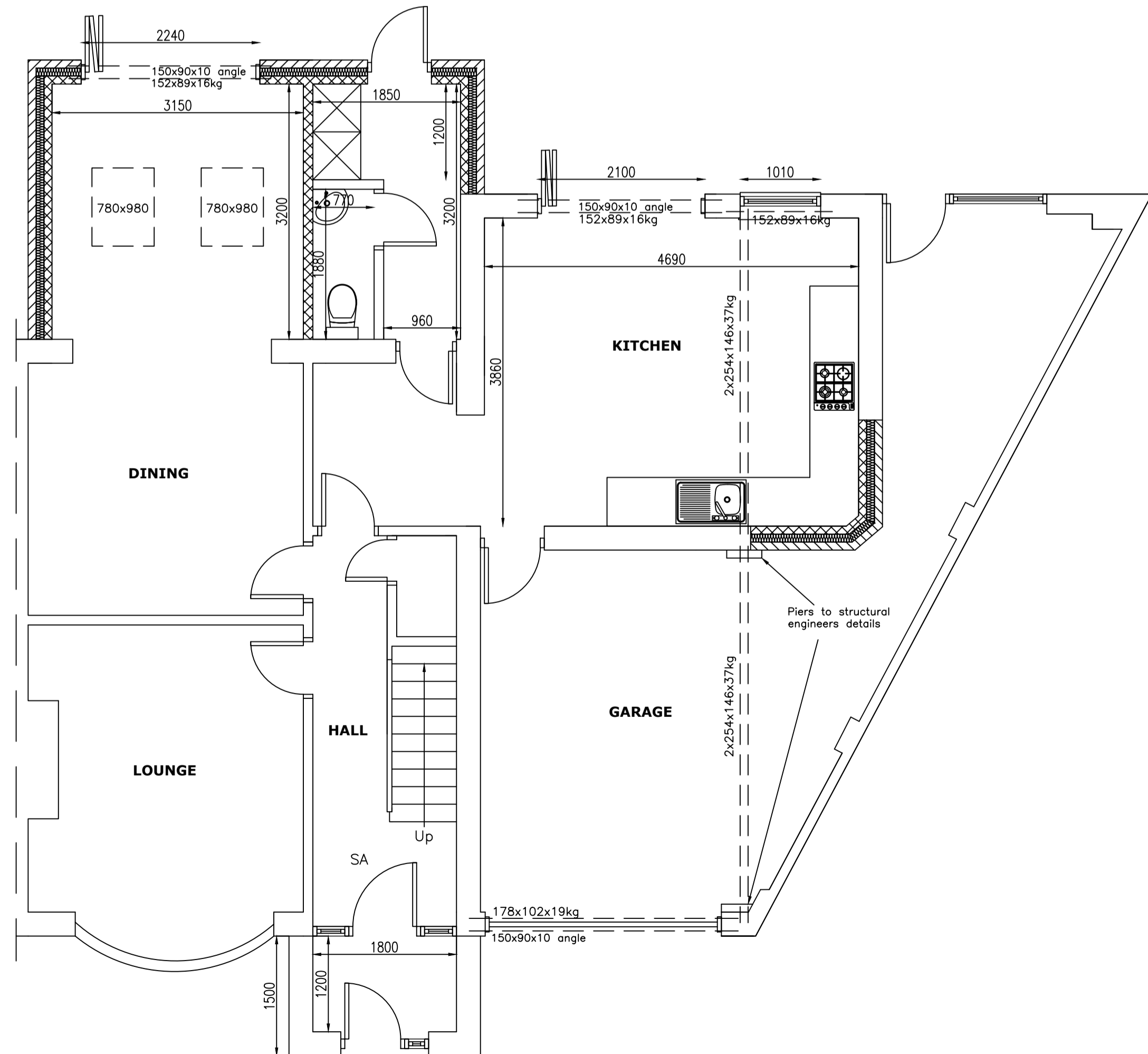
**SCALE 1:50 AT A1
DATE: FEBRUARY 2019**



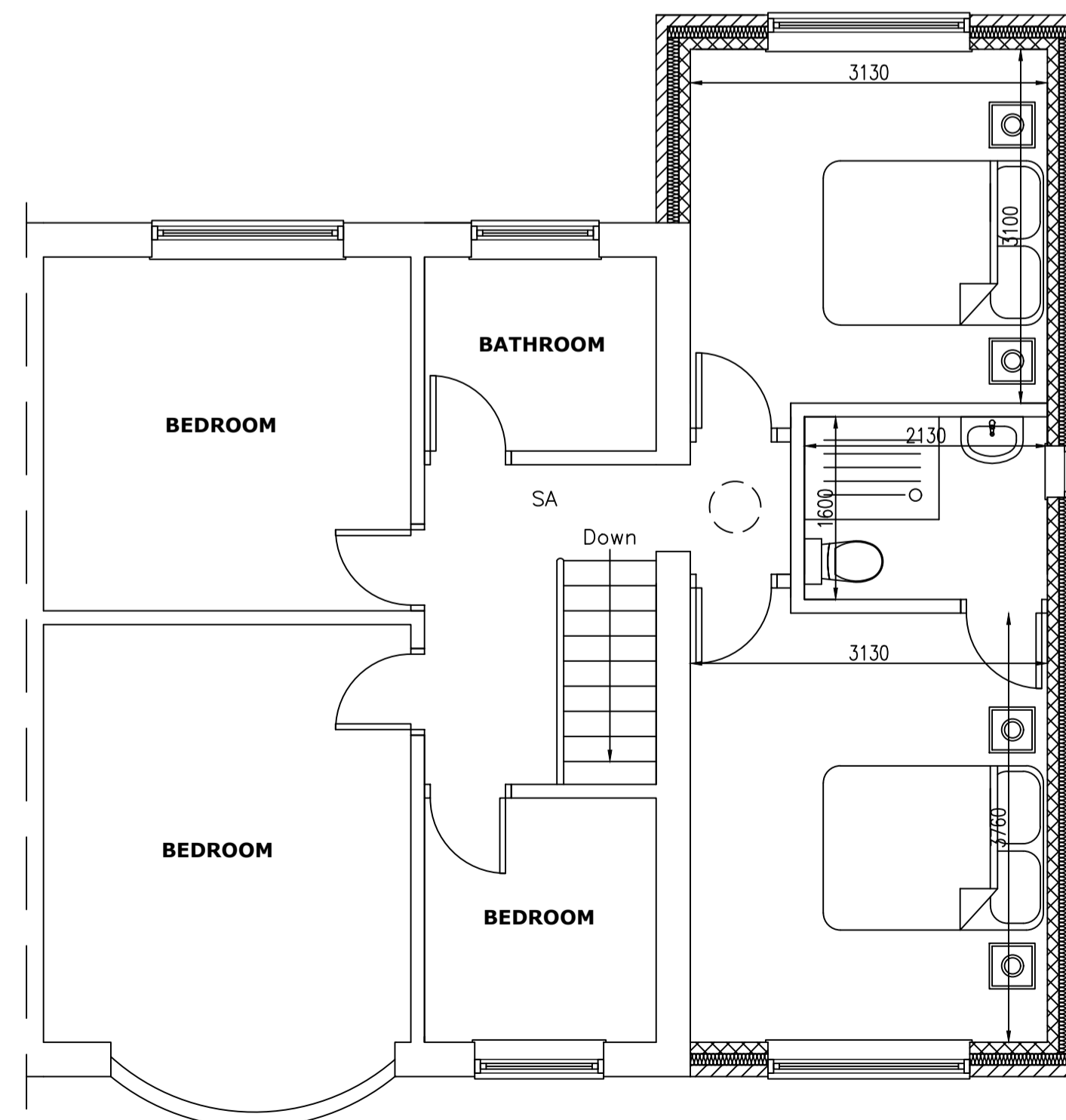
PROPOSED FRONT ELEVATION



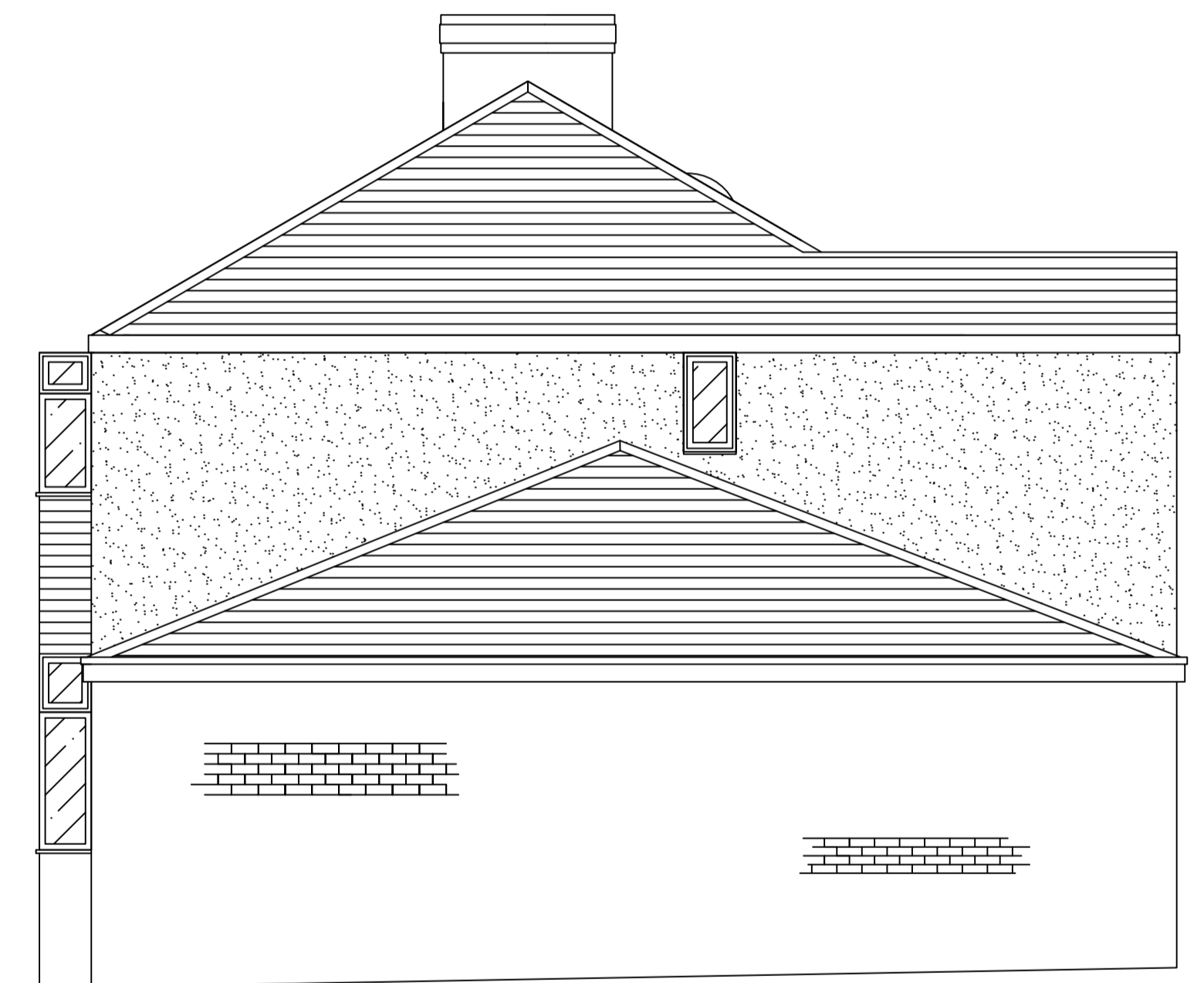
PROPOSED REAR ELEVATION



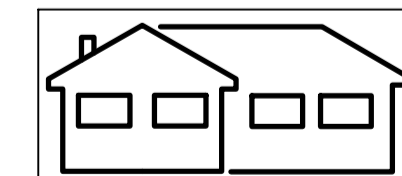
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SIDE ELEVATION



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DRAWING 3 OF 3
PROPOSED ELEVATIONS AND FLOOR PLANS

SCALE 1:50 AT A1
DATE: FEBRUARY 2019