

**SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 487134, 508061**

NYMNPA
24/10/2018



Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
24/10/2018 09:13

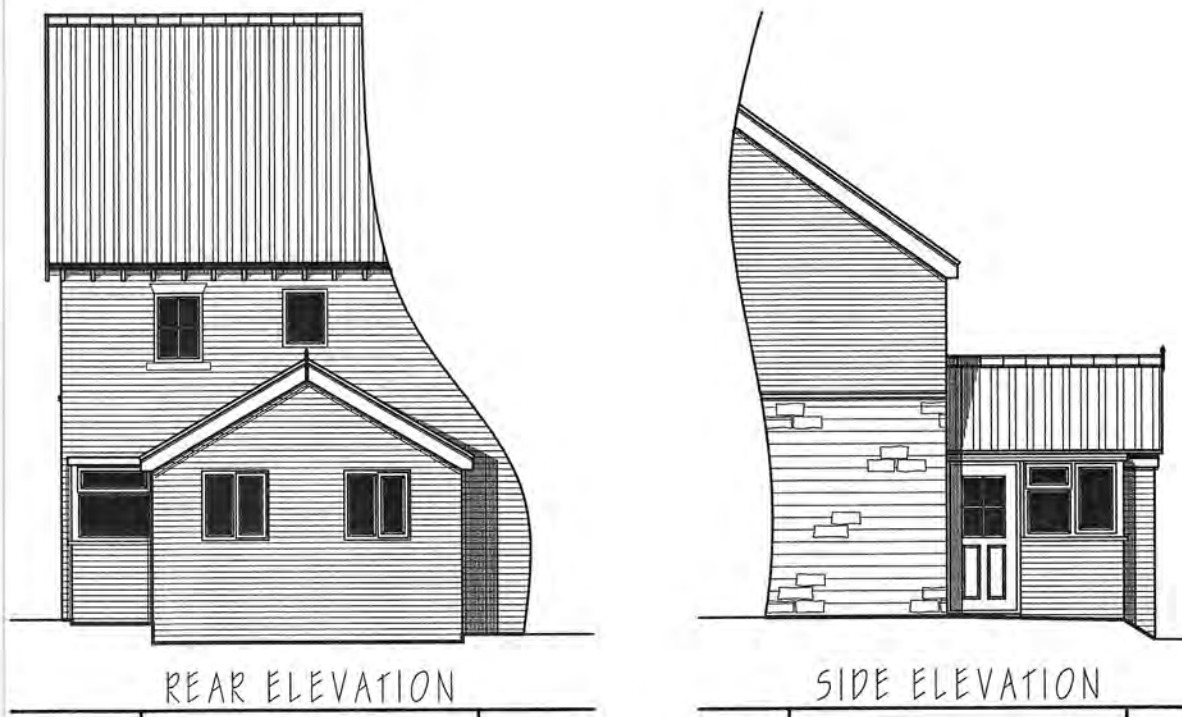
BLOCK/SITE PLAN
AREA 90m x 90m
SCALE 1:500 on A4
CENTRE COORDINATES: 487145, 508065

NYMNP
24/10/2018

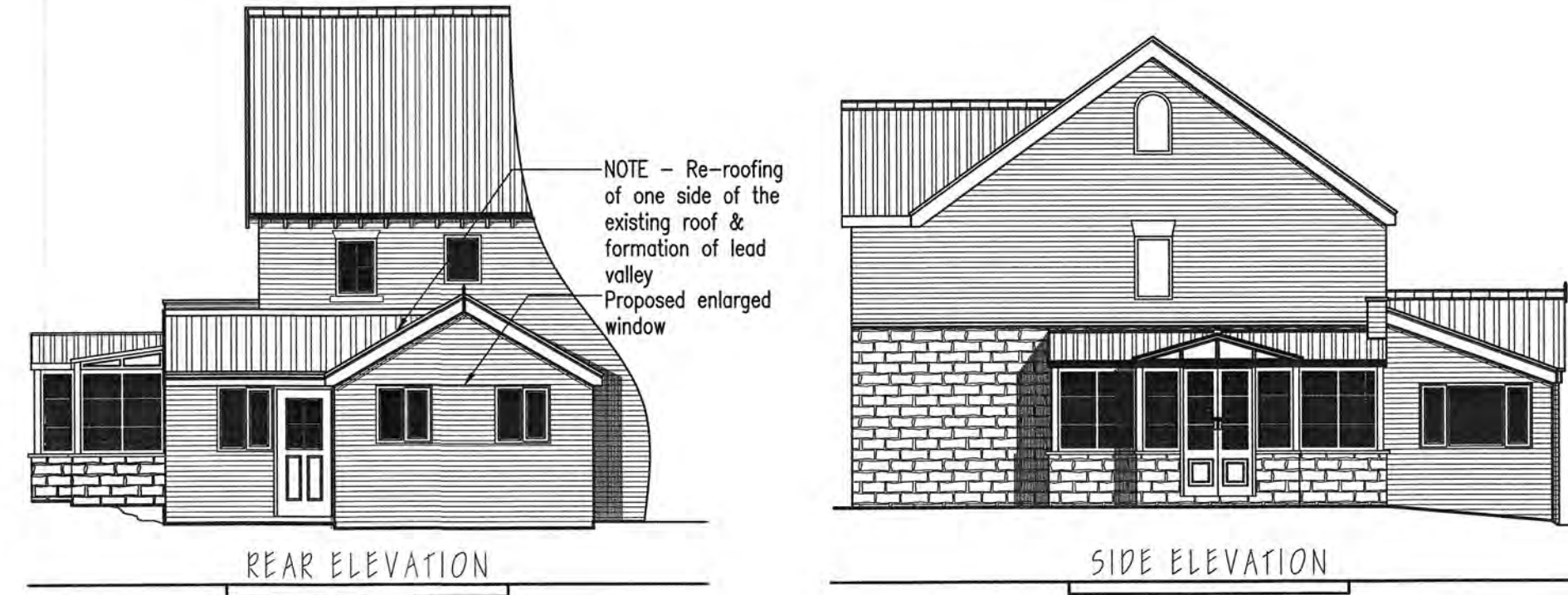
Ashness



NYMNP
24/10/2018



EXISTING



PROPOSED

Drainage Above Ground

Soil vent pipes shall be marley pvc soil vent or similar system including all necessary components i.e. multi boss branches, connectors, radius bends ect. All svp's shall be taken up into the roof space and connected via a flexible connector to a purpose made tile/ridge terminal. All w.c.'s to have 110mm dia connections to svp's and all whb's to be provided with anti-siphon bottle traps and min 38mm dia pvc wastes. All svp's to contain inspection eyes at floor level. All wastes to be provided with rodding eyes. All vent and soil vent pipes are to be surrounded in min. 25mm thickness of insulation quilt.

Drainage Below Ground

All under ground drainage is to be in accordance with building regulations 1991 (with amendments), bs8301 code of practice for building drainage, bs8000 part 14 : 1989 code of practice for below ground drainage. All new drainage to be plasti-drain or similar bedded and surrounded in 150mm pea gravel and laid strictly in accordance with manufacturers instructions all pipes to be bedded in class b bedding diagram 8 section 2:16 and to the minimum and maximum depth given in table 8 section 2:16 of the building regulations 1991. Any new drains under the proposed dwellings should be laid and surrounded in 100mm (min) granular fill. New pipes through external walls to have concrete lintels over and shall be constructed such that a length of pipe is built into the wall with its joists as close as possible and connected to rocker pipes with a length 600mm and flexible joints.

New drains less than 1200mm below finished ground level in vehicular trafficked areas to be bedded on and surrounded in 150mm concrete.

Drains connected to 600mm dia. grp. manholes for surface water, and connected to main sewer. Foul drains as above or to brick manholes, 225 engineering bricks built off 100mm concrete base and with cast-iron covers and frames in vehicular areas. See drainage layout.

Contractor must check for existing services prior to any excavation taking place

Windows

Windows shall be Upvc and double glazed. Windows to provide room with min. 1/20th of floor area in natural ventilation. Window heads to contain trickle ventilator to give min. (8000mm²) of natural ventilation to habitable rooms and 4000mm² per w.c. Windows to be double glazed with hermetically sealed double glazing units. Windows are to be purpose made windows to suite new formed openings. All glazing below 800mm above ffl and adjacent to doors to have toughened safety glass. U Value to be 2.0W/m²K. To include 16mm air gap and soft low-e coating or 12mm air gap, argon filled and soft low e-coating. 1 No. Escape window (sliding sash or side hung) will be provided for each room, with unobstructed openings to be no less than 450mm high & wide, and the opening area to be no less than 0.33 metres squared.

Doors

All doors shall be hung on 1.5 pairs of steel hinges. External doors to be Upvc. 838 x 1981mm Internal doors. All glazing below 1500mm above ffl within 300mm of a door opening to have toughened safety glass.

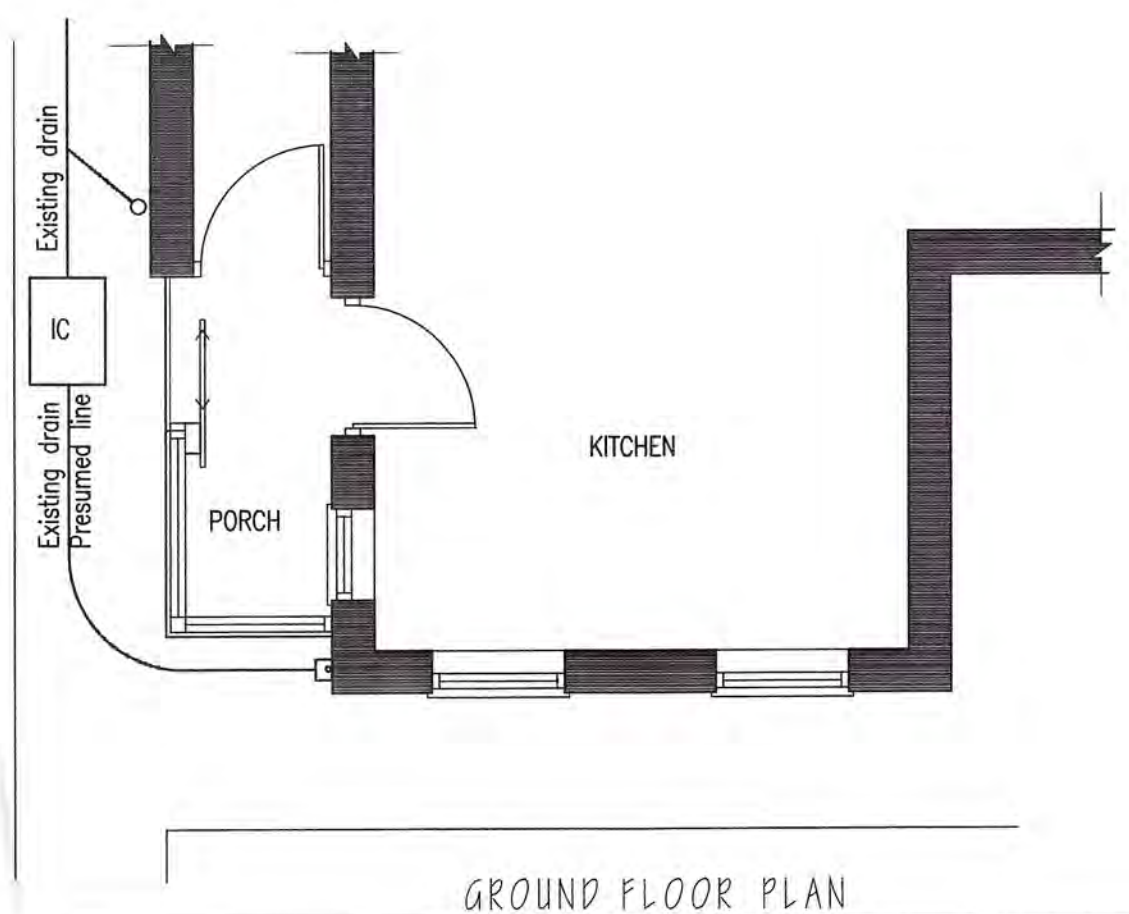
External Walls

102mm Facing brick outer leaf (to local authority approval) OR facing stone where appropriate, all mortar below d.p.c level to be 1:3 sand cement above d.p.c level 1:6:6 with bucket handle joints inner leaf 100mm dense solid concrete blocks with a minimum mass of 120kg/m². 100mm Cavity with 250 stainless steel wall ties at 450mm centres and 750mm horizontal centres (staggered) with additional ties at vertical edges of openings, and returned or unbanded edges at rate of 1no./block course and not more than 225mm from the edge. 50mm Cavity wall insulation kingspan tw50 installed in strict accordance with the manufactures instruction.

Allow stepped d.p.c to all external door/window heads including weepholes. Allow for vertical movement joints filled with compressible filler and sealant at 6.0m c/c to block work walls and 12.0m c/c brickwork outer leaf. Provide horizontal d.p.c to both inner and outer leaf. D.P.C to outer leaf to be min 150mm above f.g.l all d.p.c's to window jambs and sill and door jambs are to be insulated with min 35mm insulation.

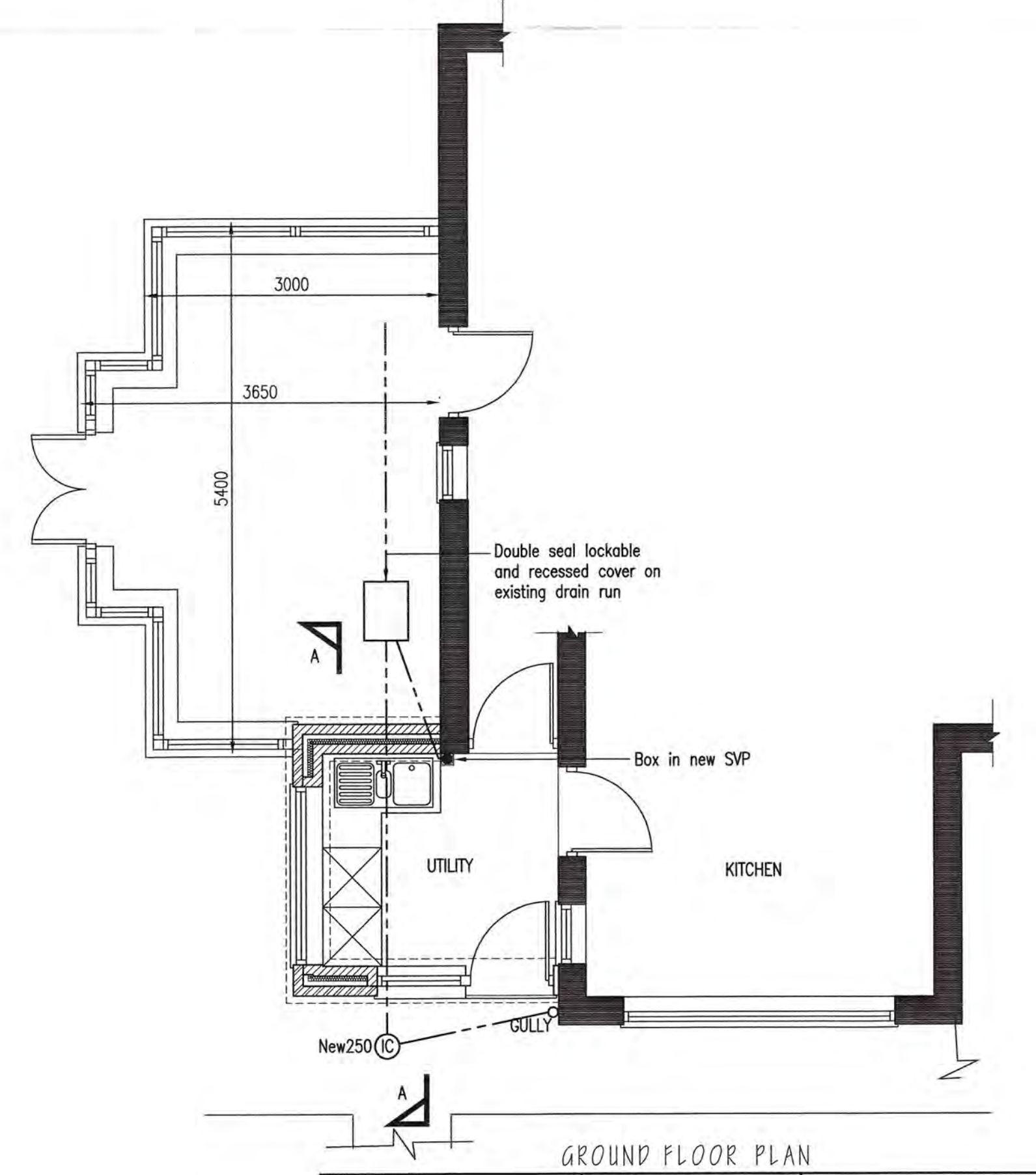
Limited Air Leakage

1. The cavity wall insulation must be taken down below damp course level, finishing at the same level as the underside of the floor slab insulation.
2. The cavity wall insulation must meet at the top of the wall (the detail used must also allow ventilation to be maintained if appropriate).
3. Cavity wall insulation must be carried up to the full extent of gable walls.
4. Floor joists etc can be set on joist hangers. Or built in to walls, provided, perimeter of joists at abutment with masonry is sealed with mastic.
5. A 25mm upstand of insulation must be provided around the perimeter floors, including where the floor slab touches outside wall (usually at door thresholds).
6. All cavity closures must be insulated.



GROUND FLOOR PLAN

EXISTING



GROUND FLOOR PLAN

Roof:
Concrete purlins (to match existing), fixed with 38x3.35 alum alloy nails to 25x38 treated timber battens on 'Tyvek' breathable roofing felt on counter battens, on 2 layers of re-enforced felt, on 19mm sarking board, on new rafters 125 x 50 SC3

Windows:
Toughened or laminated safety glass to double glazed units in doors, and windows adjacent to doors

Concrete lintel over opening to support wall plate
Trickle vents to window heads to provide 8000sq mm free air space to each room

Insulated cavity closers incorporating dpc to the vertical window reveals

All windows to be Hardwood finished as the existing glazed with Pilkington K low E glass & 16mm air gap
All window to be fitted with egress hinges. To comply with Building Reg's as an escape window, 450mm clear width

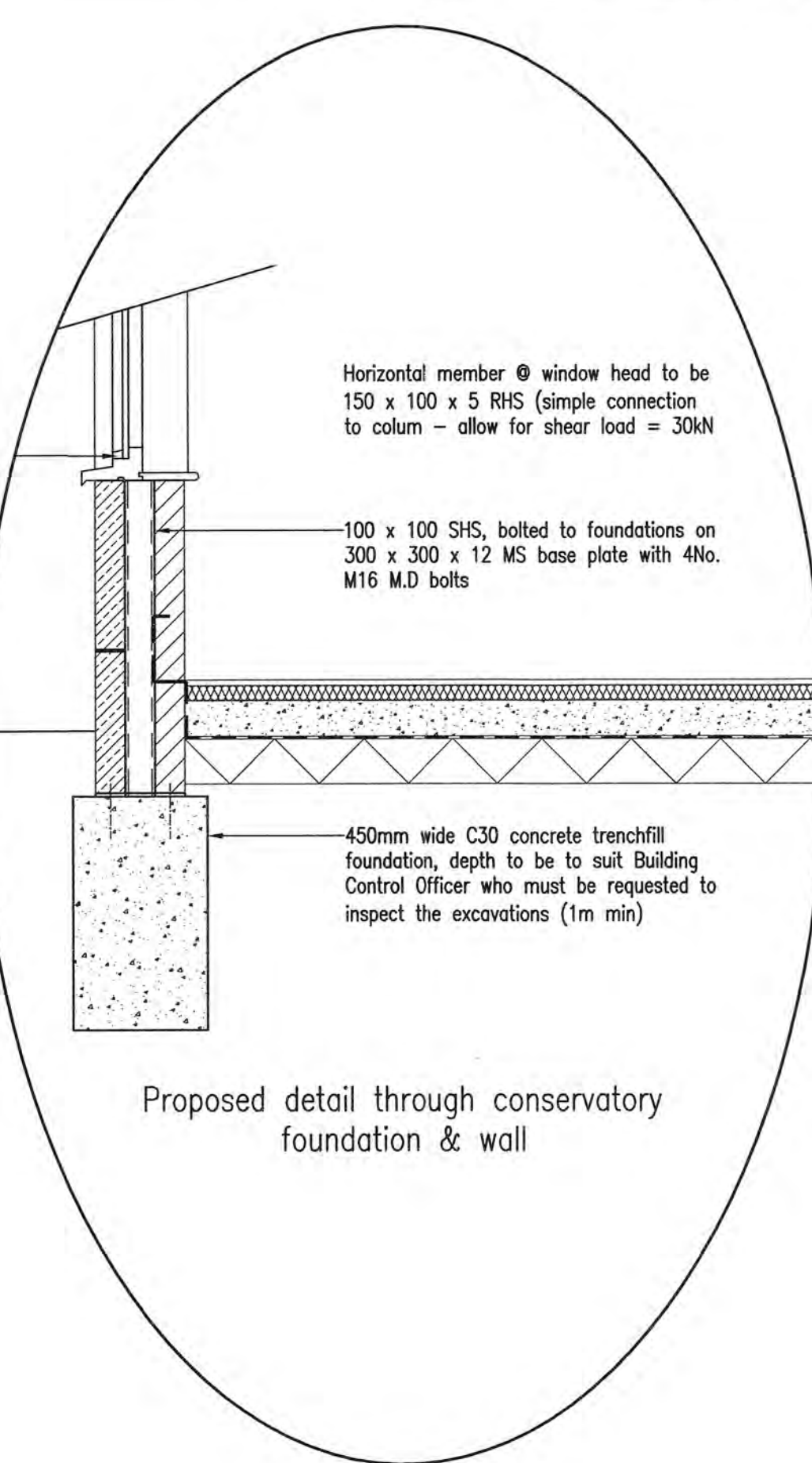
Walls:
Plaster or drylined finish
100mm solid conc blockwork

100mm cavity with 50mm Kingspan TW50 insulation held against the inner leaf of blockwork
102mm facing brick outer leaf to match the existing house walls

Cavity wall ties to be stainless steel 250mm long @450 vertical & 750 horizontal centres
450mm wide C30 concrete trenchfill foundation, depth to be to suit Building Control Officer who must be requested to inspect the excavations (1m min)

18mm T&G chipboard (moisture resistant) laid on a vapour barrier on 50mm flooring grade polystyrene on 120mm C30 conc floor slab on min 1200g dpm lapped into dpc, on 150mm well blinded and compacted hardcore. Strip all topsoil & vegetation from site area

DPM lapped up cavity 220mm



Proposed detail through conservatory foundation & wall

WALL TYPE KEY:

[Pattern]	FACING BRICK
[Pattern]	100mm SOLID CONCRETE BLOCKWALL 7N/m ²
[Pattern]	INSULATED TIMBER STUD WALL 75x50mm STUDS @400mm VERTICAL & 1200mm HORIZONTAL CENTRES. 75mm QUILT INSULATION

REV	DATE	BY	AMENDMENT	CHKD	APVD
E	20/06/06	BRC	ADDED CONSTRUCTION DETAILS	NID	
D	14/03/06	BRC	REVISED TO NYMNP	NID	NID
C	27/01/06	BRC	ADDED CONSERVATORY	NID	NID
B	SEP04	CE	AMENDED TO SUIT CLIENT	NID	NID
A	SEP04	CE	ISSUED FOR APPROVAL	NID	NID

BC&T Consultants

DISCIPLINE: ARCHITECTURAL SERVICES

CLIENT: MR & MRS R. LITTLE

PROJECT: EXTENSION TO 4 ECHO HILL, SLEIGHTS

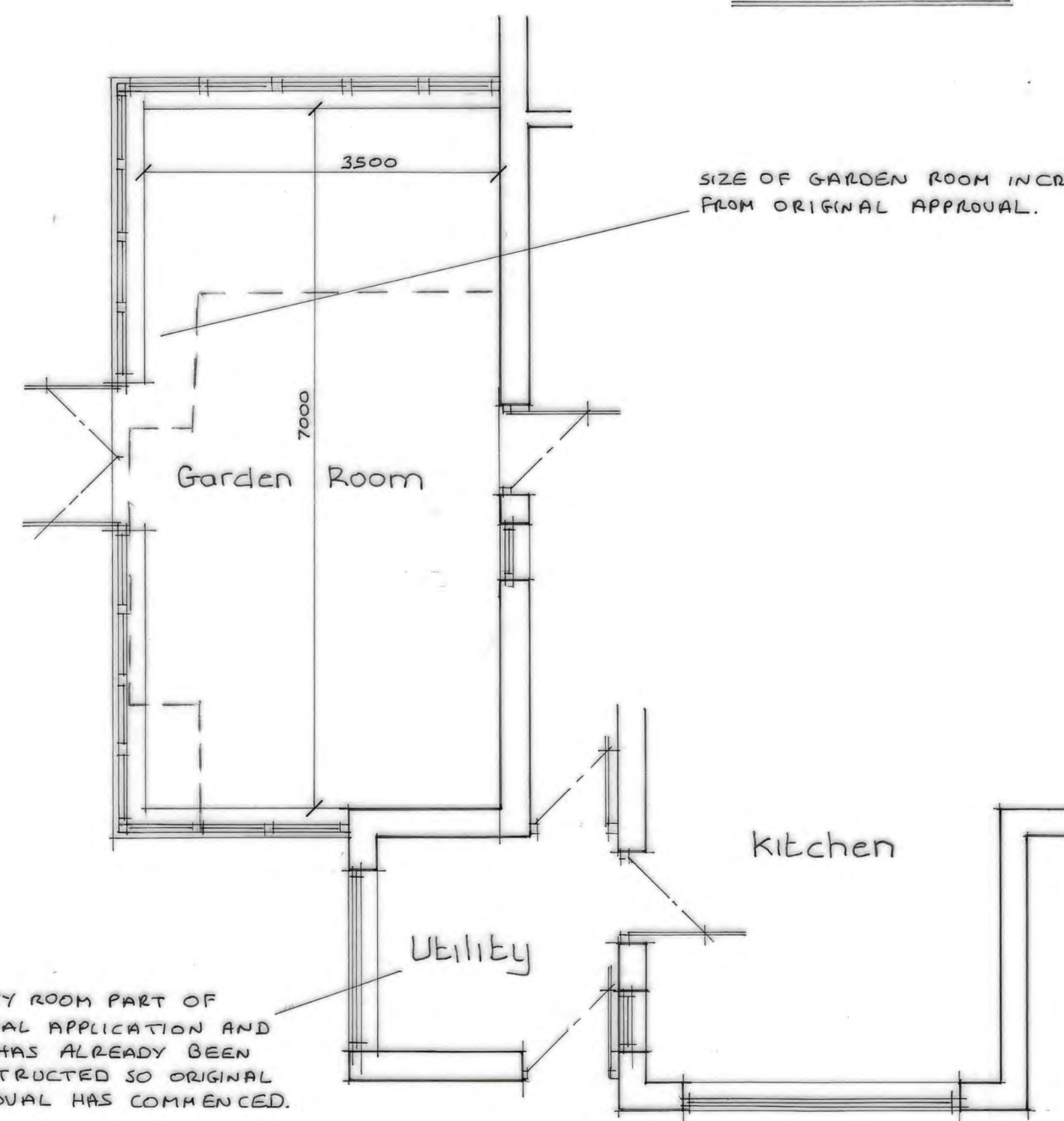
TITLE: EXISTING AND PROPOSED PLANS AND ELEVATIONS

DRAWN: C. EYNON	CHECKED: N. I. DUFFIELD	APPROVED:
SCALE & SIZE: 1:50 & 1:100 @ A1	DATE: 13/09/04	DRAWING STATUS: PRELIMINARY
DRAWING No: D7485-01		REV: E



ELEVATIONS

NYMNP
24/10/2018



PLAN

No.	DESCRIPTION	CHK'D	APP'D	DATE
	ALTERATIONS			

AMENDED SCHEME TO PLANNING APPROVAL NYM/2006/0193/FL AT 4-
ECHO HILL, SLEIGHTS, WHITBY
PLANS & ELEVATIONS

CLOSE, GRANGER, GRAY & WILKIN
BUILDING AND ENGINEERING CONSULTANTS

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
gh				Oct 18	1:50 1:100

DRAWING No. 18/181/01