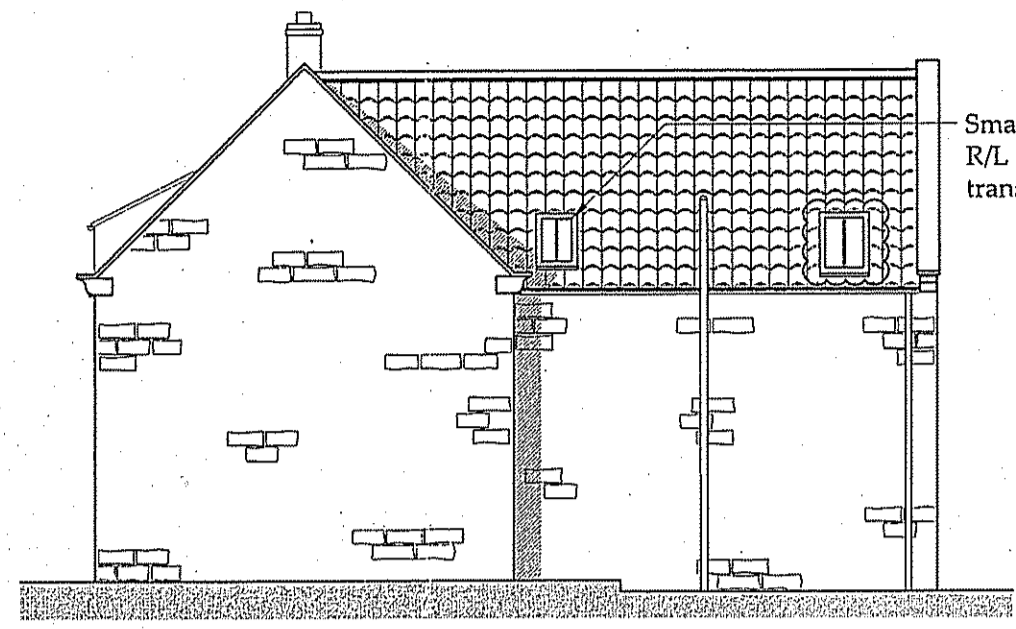
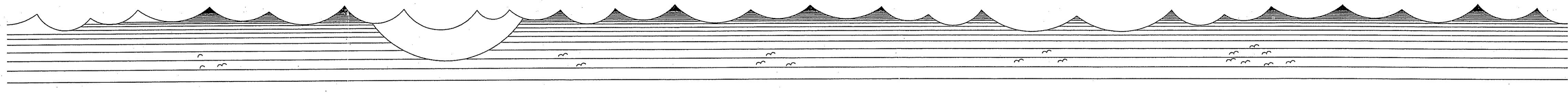


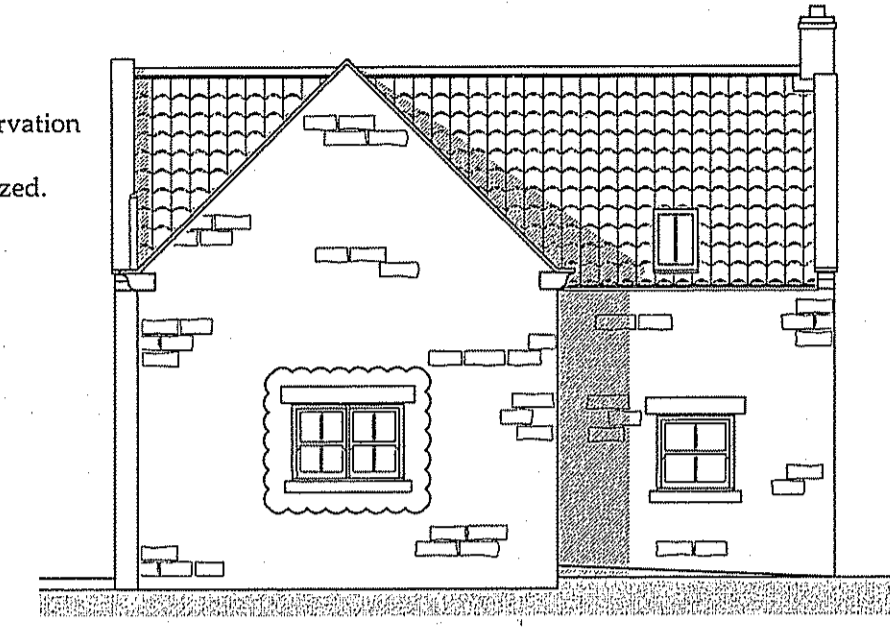
Do not scale from this drawing, only figured dimensions are to be taken from this drawing.
The contractor must verify all dimensions on site before commencing any work or shop drawings.
The contractor must report any discrepancies before commencing work. If this drawing exceeds the quantities taken in any way, the technician is to be informed before work is initiated.
Work within the construction (design and management) regulations 1994 is not to start until a health & safety plan has been produced. This drawing is copyright and must not be reproduced without consent of BHD Partnership Ltd.

NYMNPA
18 MAR 2014

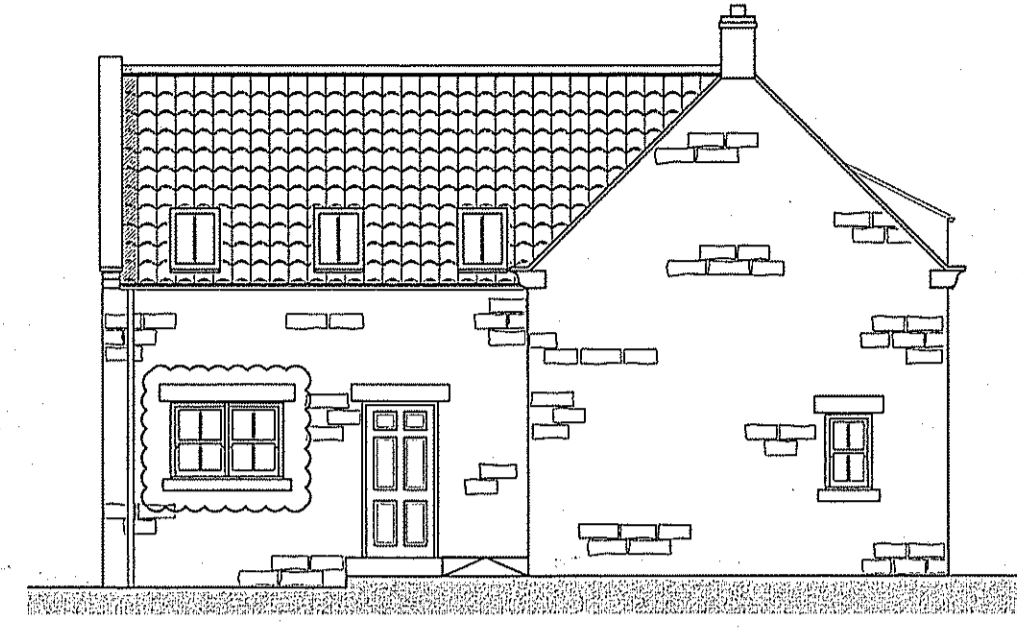
Note:
Agree with client positions for exposed timbers to match original purlins to new bedroom.



Side Elevation (E)
SCALE: 1:100



Rear Elevation (N)
SCALE: 1:100



Side Elevation (W)
SCALE: 1:100

Smallest conservation R/L in En Suite translucent glazed.

Cavity wall
To comprise of 100mm medium density concrete block inner leaf, 100mm partially filled cavity, insulated with 50mm Kingspan TW50 rigid insulation board held against blockwork, 100mm Stonework outer leaf. Finish internally with 12.5mm plasterboard and skim on dabs. Include wall ties at 450mm vertical centres and 750 horizontal centres. External wall to achieve 0.28w/m²k.

Insulated galvanised 'Catic' steel lintels over external window and door opening with incorporated cavity tray, with min. 150mm lead bearing.

Horizontal dpc 150mm above Ground level (see section) Vertical dpc's to openings

Ground floor
To comprise of 70mm screed over vapour barrier with joints taped. Include 25mm insulated upstand around edges of screed. 70mm Kingspan TF70 rigid insulation board below screed, contractor to check compatibility of screed with insulation. All on 120mm C40 concrete slab on Visqueen, or similar 1200 gauge DPM lapped in to DPC level with sand blinding below, on type 1 DOT hardcore, compacted in 150mm layers max. 600 depth.

Internal walls
Internal non-loadbearing walls to comprise of 100mm x 50mm timber studs at 400crs, noggins, header and sole plates insulated between with 100mm quilt insulation and lined either side with 12.5mm plasterboard and skim.

Internal masonry walls to be medium density 100mm concrete blockwork, with 12.5mm plasterboard and skim finish.

Drainage
New below ground drainage pipes to be 'hepworth plastidrain' or similar. All new drainage to be laid at 1:40 falls. Pipes at depth of -0.6 to -7.5m cover and not under buildings, to be bedded and surrounded in 100mm thick granular fill with 100mm granular material and 200mm selected as-dug material above.
Note: surface water gutters to be 75mm with 100mm downpipes.
Ensure lintels in external walls / foundations where drains pass through

The layout shown is provisional subject to excavation to locate existing runs. Should alterations be required, BHD to be advised.

- Use UPVC waste pipes
- All fittings to have deep seal traps
- 40dia to Sink, washer etc.
- 32dia to WHB.

External Doors & Windows
Timber units with double glazing to use Pilkington K low E glass. Trickie vents to window heads to provide 800sq mm free air space to each room. Insulated cavity closers incorporating dpc to the vertical window reveals. Toughened or laminated safety glass to be used in door glazing panels and within 300mm of all door openings & all glazing within 800mm of floor levels. All to comply with Building Regs Part L.

Internal doors
Internal doors to include all appropriate ironmongery such as hinges, door handles and allow for thumb turn locks to bathroom and ensuite. Undercut doors approx 10mm to allow for background ventilation. Doors and ironmongery to be as client requires.
Ground floor internal and external doors to give a min. clear opening of 800mm

Stair:
New staircase as shown at approximately 900mm wide. Set out stairs to ensure 2m min headroom achieved.
Provide and fix part new timber staircase with 5 no. risers of approximately 200mm and 4 no. treads of approximately 225mm, with timber strings to suit and quarter landing.
Timber handrails at 900mm high with 75mm square newel posts.
All dimensions to be checked on site prior to fabrication.

Electrical Legend

- ⚡ 13A Double switched socket-450 off ffl
- ⚡ 13A Double switched socket-1050 off ffl
- ⚡ 13A Single remote unswitched socket-450 off ffl, switch 1050 off ffl
- ⚡ 13A fused spur
- ⚡ Mechanical Extraction, allow for forming holes, making good and lead slates to roof extracts
- ⚡ Rocker Switch-1050 off ffl
- ⚡ Wall Light
- ⚡ Client to provide fitting
- ⚡ TV Aerial socket
- ⚡ Telephone point
- ⚡ recessed spot light
- ⚡ External Surfaced fixed
- ⚡ Smoke detector

All electrical fittings to be British Standard / Eurocode compliant.

Note: All switches and sockets to be positioned within heights of 450 and 1000mm off finished floor level.

Provisional fittings layout shown for agreement with client.
Note: 75% of all new lighting within extension to be energy efficient lighting.

Fittings in kitchen to be agreed once a layout for fittings has been finalised. Electrical work to be certified by competent person, ie. NICEIC/NAPIT registered.

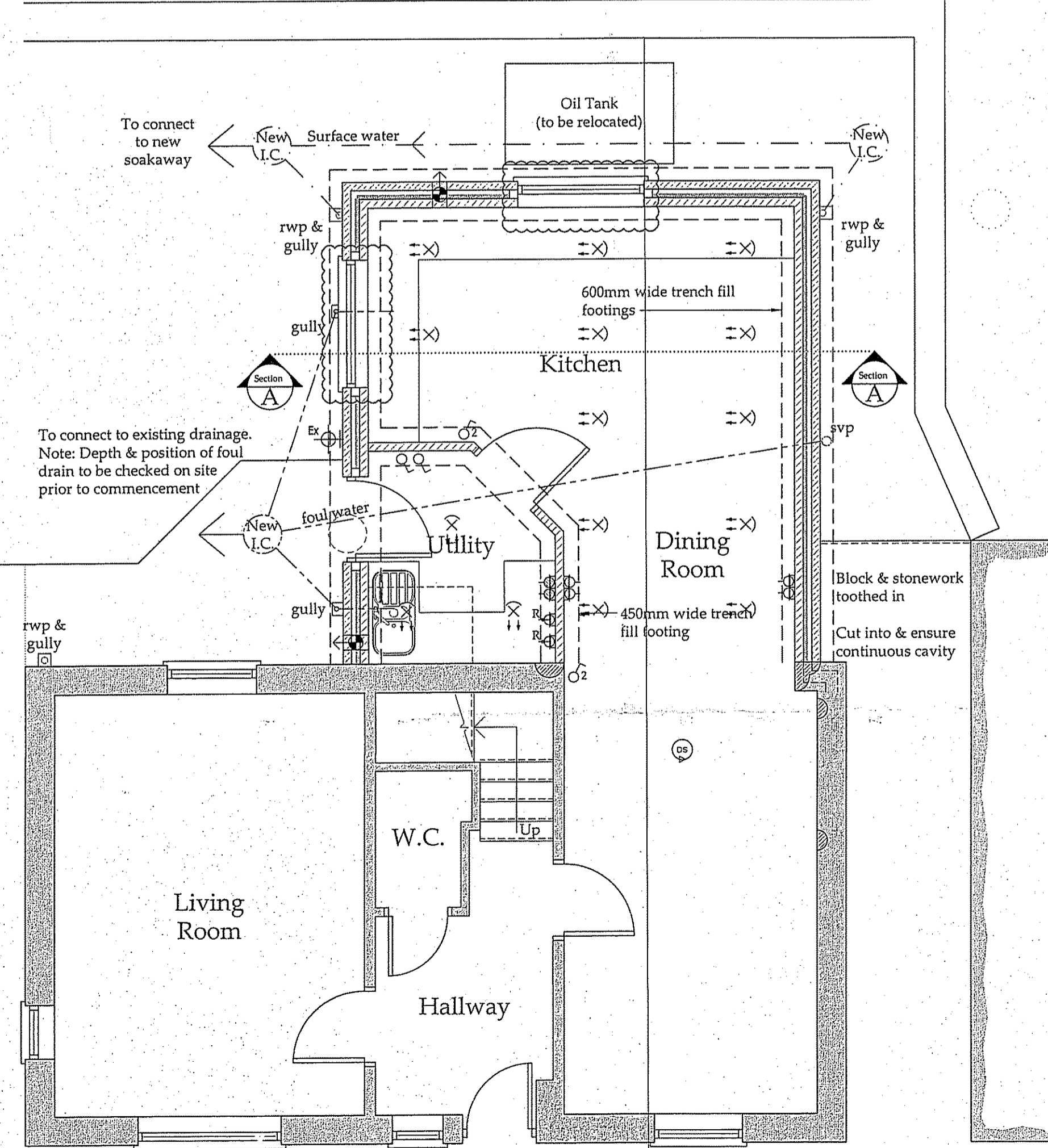
Mechanical Extraction
Extraction rates are as follows:

- En suite - 15Litres/sec
- Utility - 15Litres/sec
- Kitchen - 30Litres/sec

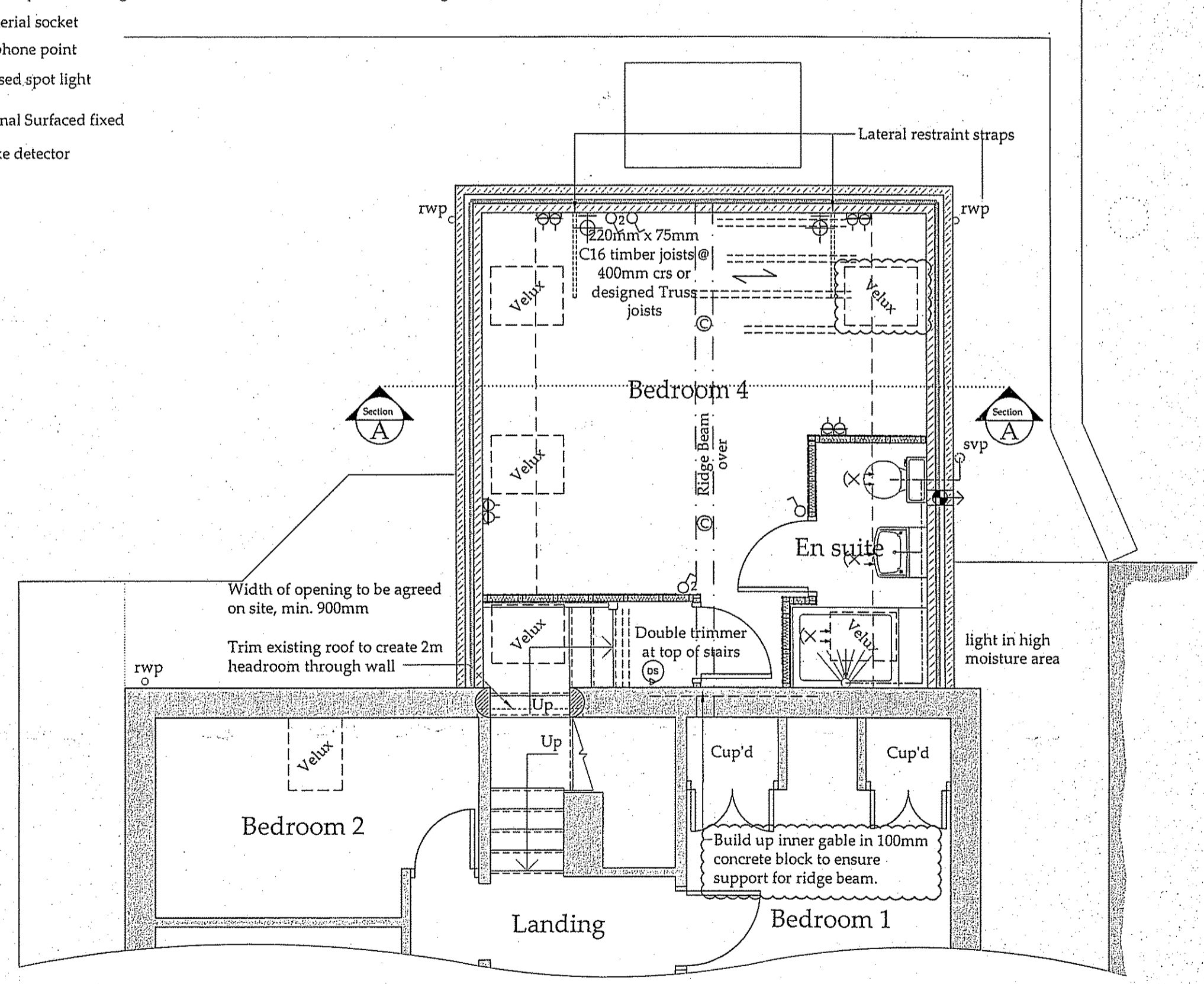
En Suite to have 15min overrun operated via pull chord light switch.
Kitchen extraction via proprietary cooker hood.

Note: All new electrical systems to be designed, installed & tested by a person registered with a competent person scheme.

Escape Rooflight; if not provided or compliant, then provide fire doors to all habitable rooms off stairwell.



Ground Floor Plan
SCALE: 1:50



First Floor Plan
SCALE: 1:50

PROPOSED

Drawing for Planning Consideration only

REV	DATE	BY	AMENDMENT
E	18/03/14	DC	Additional windows shown
D	23/01/14	DC	Issued for building regs
C	29/10/13	DC	Issued for planning
B	06/09/13	DC	Amended to accommodate tree
A	07/08/13	DC	Issued for approval

bhd partnership
Architecture + Engineering
Aiky Hill Manor, Waterstead Lane, Whitby, N. Yorks. YO21 1QS.

CLIENT: Laura & Ross Crookes
PROJECT: Summerfield Cottage, Beacon Way, Sneaton

DRAWING: Proposed Plans & Elevations

DRAWING STATUS: Preliminary

DRAWN: D.Cairns
CHECKED: N.Duffield

SCALE @ SIZE: 1:50 & 1:100 @ A1
DATE: 07/08/13

DRAWING No: D10405-03
REV: E