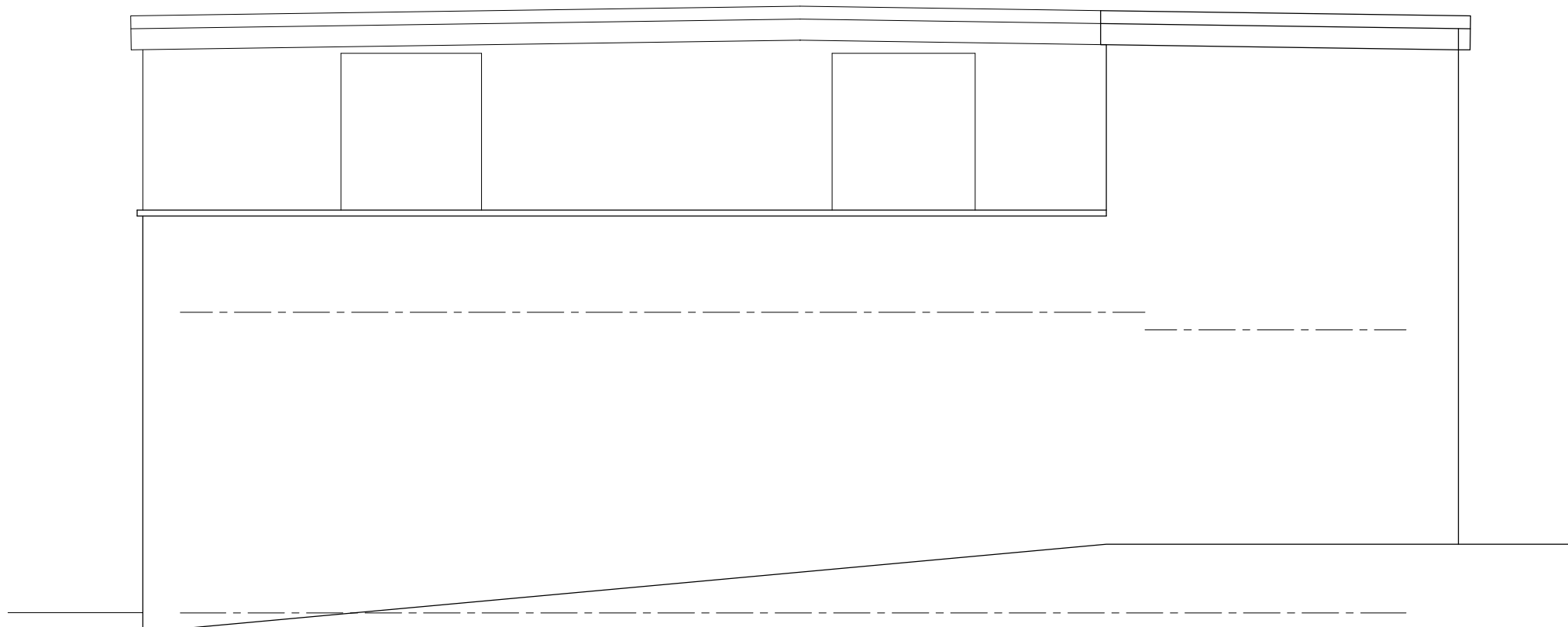
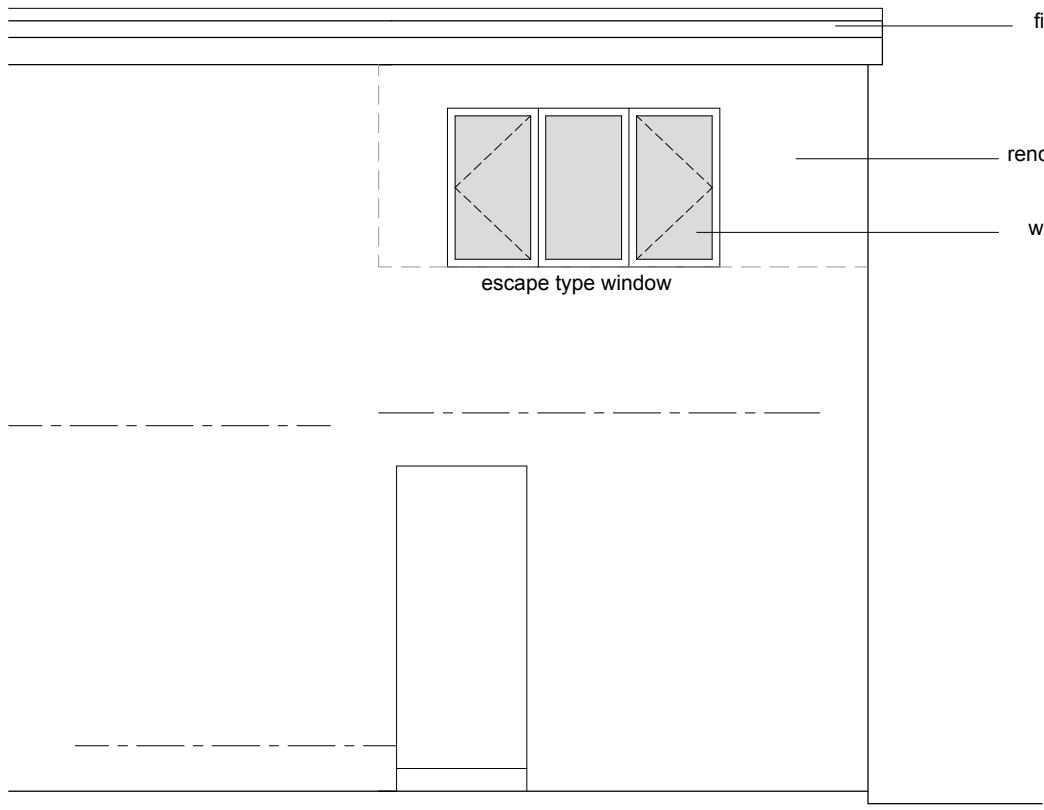


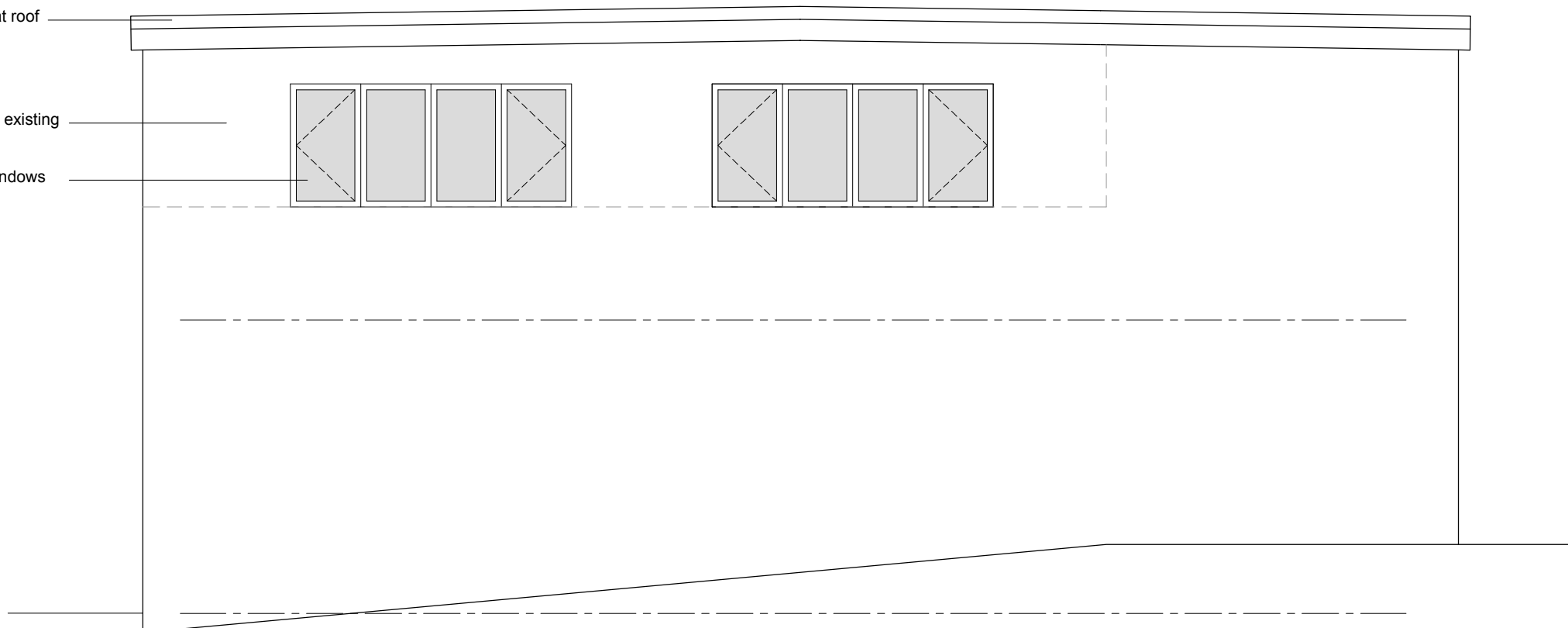
NORTH ELEVATION (As Existing)



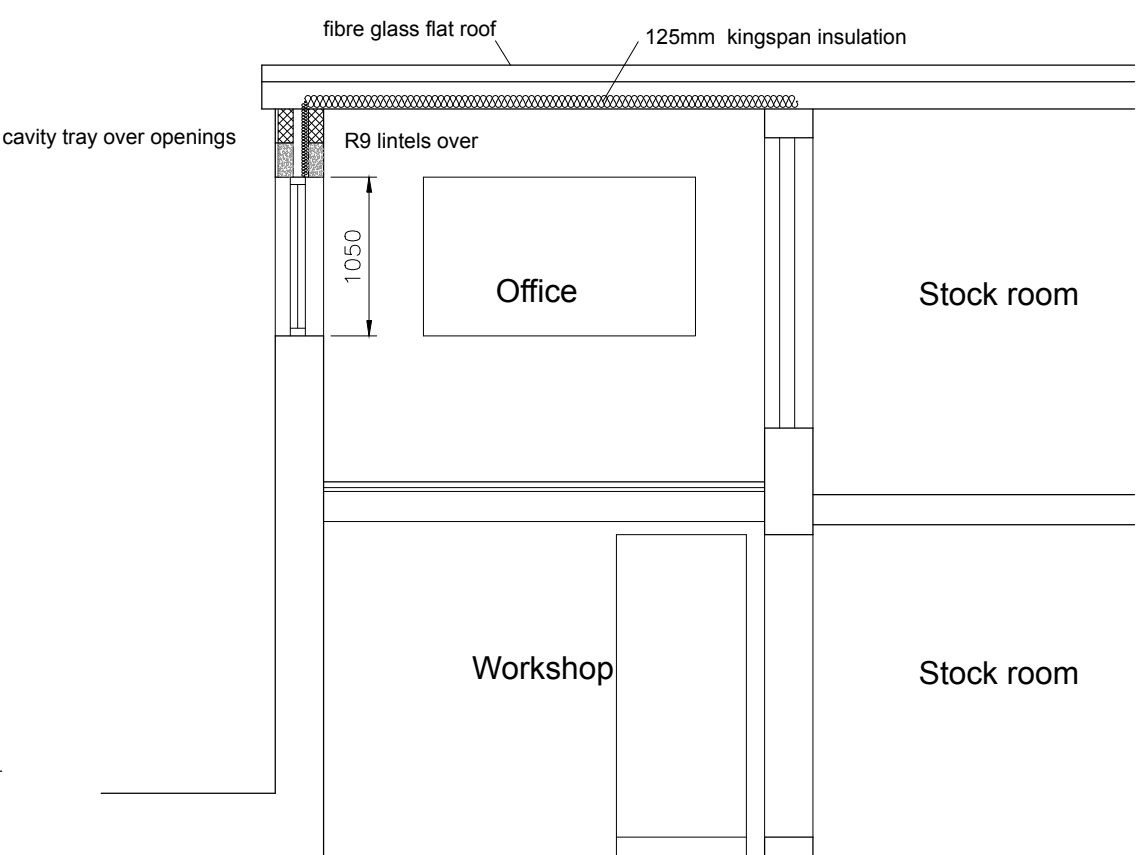
WEST ELEVATION (As Existing)



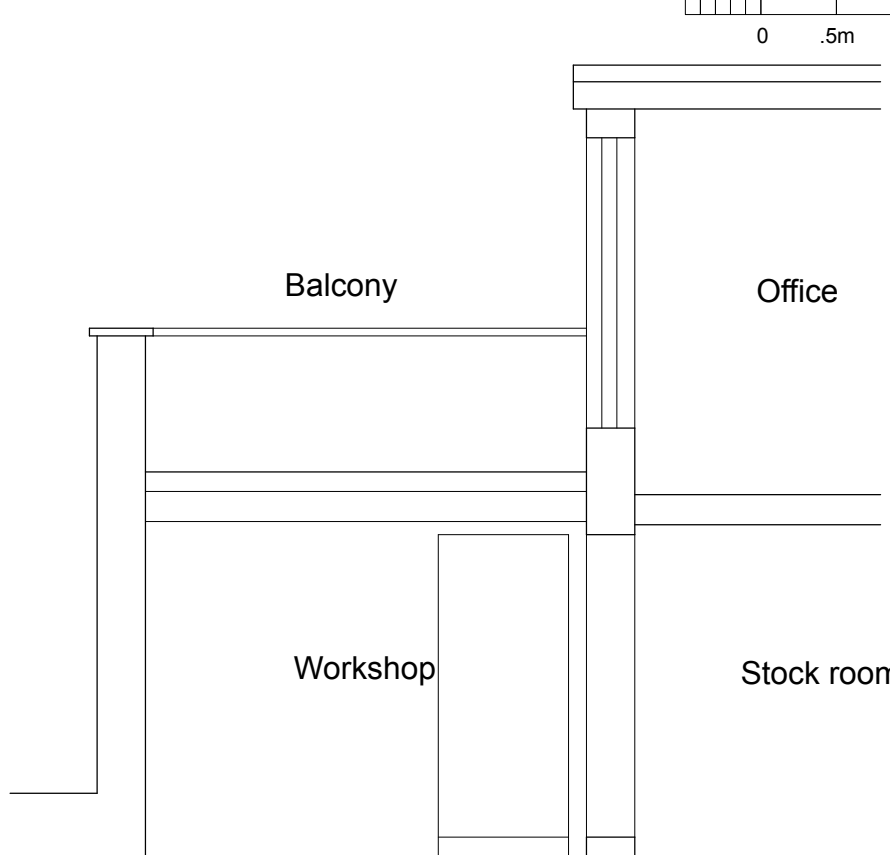
NORTH ELEVATION (As Proposed)



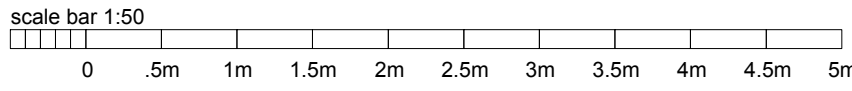
WEST ELEVATION (As Proposed)



SECTION A (As Proposed)



SECTION C (As Existing)



- FIRE KEY TO LAYOUT**
- FD30S Fire Door with self closing device & fire door keep shut sign
  - PBTO Door fitted with panic bar set and "Push Bar to Open" sign
  - E Illuminated 'Emergency Exit' sign
  - SD Area to be covered by Smoke detection/Sounder
  - Fire Extinguisher
  - Powder Extinguisher
  - CO2 Extinguisher
  - Push Button Box

**FOUNDATIONS :**  
Existing foundations to be exposed and inspected by the Building Inspector and to be agreed on site if satisfactory to carry the additional construction.

**EXTERNAL CAVITY WALLING :**  
Outer leaf 100 blockwork above with render finish, allow 110mm cavity and inner leaf to be 100mm concrete blockwork (Kulle or similar) to receive plasterboard dot and dab with skim finish internally. Allow for provision of 60mm thick KINGSpan foil backed TW50 foam insulation batts in cavity at back of blockwork thereby allowing 50mm unobstructed cavity combined 'U' value of external wall to be min 0.2 W m<sup>2</sup>/K. Clip insulation batts to tie wires.

Provide 225 long double triangle type stainless steel cavity wall ties spaced not exceeding 750mm centres horizontally and 450mm centres vertically (2 course blockwork). Provide extra as required adjacent door / window reveals ie - every course - 5 No / sq m. Wall ties to conform to BS : 1243 / B.S.A. certification.

**LINTOLS :**  
Naylor R9 concrete lintels both internal & external over openings allowing for min.150mm end bearing onto walling all installed in accordance with manufacturers details, sizes & recommendations. Provide damp proof cavity tray over all openings.

**WINDOWS :**  
UPVC framed windows to accept low emmissivity type double glazed sealed units. ( Pilkington 'K' glass or similar ) Frames to have total seal internally and externally. Opening lights to be side hung. Trickle vents to be incorporated in top style of frames to give background ventilation. 'Means of escape' type being min. 0.33m<sup>2</sup> area, min. 450mm wide with max. 1050mm sill heights. Ensure all escape type window locks not to be key operated. Combined 'U' Value of windows to be 1.4 W m<sup>2</sup>/K. Provide insulated cavity closers to door and window openings (Thermabate or similar approved manufacturer) and D.P.C under stone sills. Note - Glazing in critical locations ie- windows with cill heights less than 800mm from floor level, side panels to door etc. to be glazed in toughened / safety glass bearing BS kitemark etching.

**FLAT ROOF STRUCTURE :**  
Construct 'flat' roof structure as shown. 'POLYROOF' fibre-glass finish on 22mm exterior quality plywood decking prepared to accept roof finish in accordance with manufacturers requirements and recommendations. (Provision of 30 year guarantee on completion) on vapour barrier on 170x50mm C24 grade timber roof joists spaced at 400mm c/c's. Joist ends supported on new & existing walls allow 25mm continuous fly proof venting strip at back of fascia board for permanent cross ventilation of roof void to 'flat' roof. Fit 125mm thickness of foilbacked insulation slab tightly fit between roof joists, provide foil backed plasterboard board & skim finish to u/s.

**EAVES :**  
Black upvc profiled guttering, include for brackets, stop ends, returns and drop section as necessary. Guttering clipped to pvc fascia board. Incorporate 25mm continuous vent strip on soffit at back of fascia board.

**ELECTRICAL WORK (Part P) :**  
All electrical work to be carried out by suitably qualified electrical sub-contractor (competent person) and certification of electrical installation to be supplied to the Local Authority upon completion of work. Switches and sockets to be positioned in a zone between 450mm and 1100mm from finished floor level. Wiring installation to conform to the latest version of the IEE Wiring Regulations 16th Edition.

**HEATING / BOILER :**  
Existing gas fired boiler to be checked for suitability/adequacy of serving building as extended. If suitable, existing central heating system to be extended to serve new extension etc and installation to be carried out by GAS-SAFE registered Heating Engineer / Plumbing Sub-Contractor. Radiator sizing and positioning etc. all to specialist design and specification. Include for all plumbing connections up to hot / cold water services as required. Commissioning Certificate to be provided on completion of plumbing work.

**GENERAL NOTES**

- ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY TOWN / COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.
- APPOINTED CONTRACTOR RESPONSIBLE FOR NOTIFYING LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT UPON COMMENCEMENT OF BUILDING WORKS ON SITE.
- DIMENSIONS ALL TO SITE CHECK. DISCREPANCIES (IF ANY) TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER.
- THESE PLANS HAVE BEEN PREPARED FOR SUBMISSION TO THE LOCAL AUTHORITY FOR TOWN & COUNTRY PLANNING AND / OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS. INFORMATION NOTED ON THE PLANS OR ACCOMPANYING DOCUMENTS' DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED OR IMPLIED.
- ALL MATERIALS ARE TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.
- ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.



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client: Viamed

project: Station Road, Cross Hills.  
Proposed first floor extension

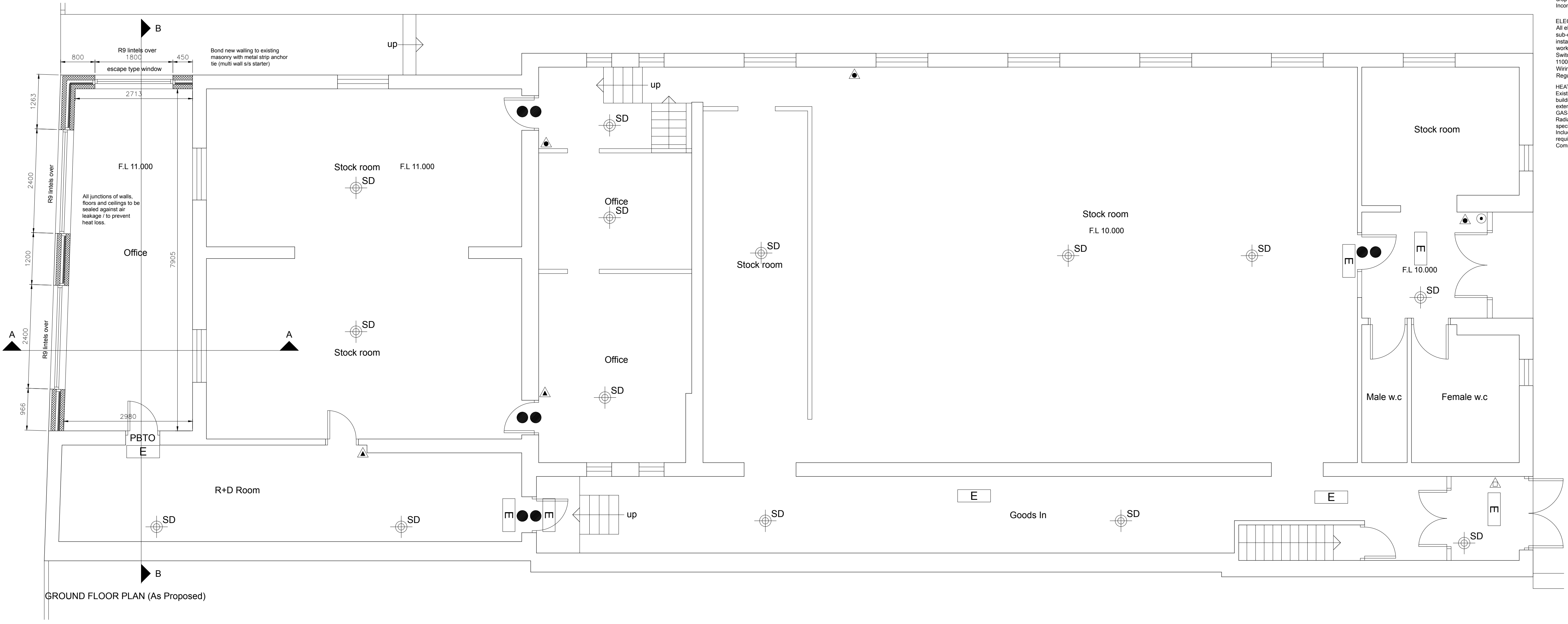
drawing: Proposed floor plan, elevations & sections

status: BUILDING REGULATIONS

job no: 414 dwg no: 03 rev:

scale: 1:50 @ A1 drawn: R.A.K. checks:  
date: March 2018 © This drawing is copyright of LARK Architects Ltd

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GROUND FLOOR PLAN (As Proposed)