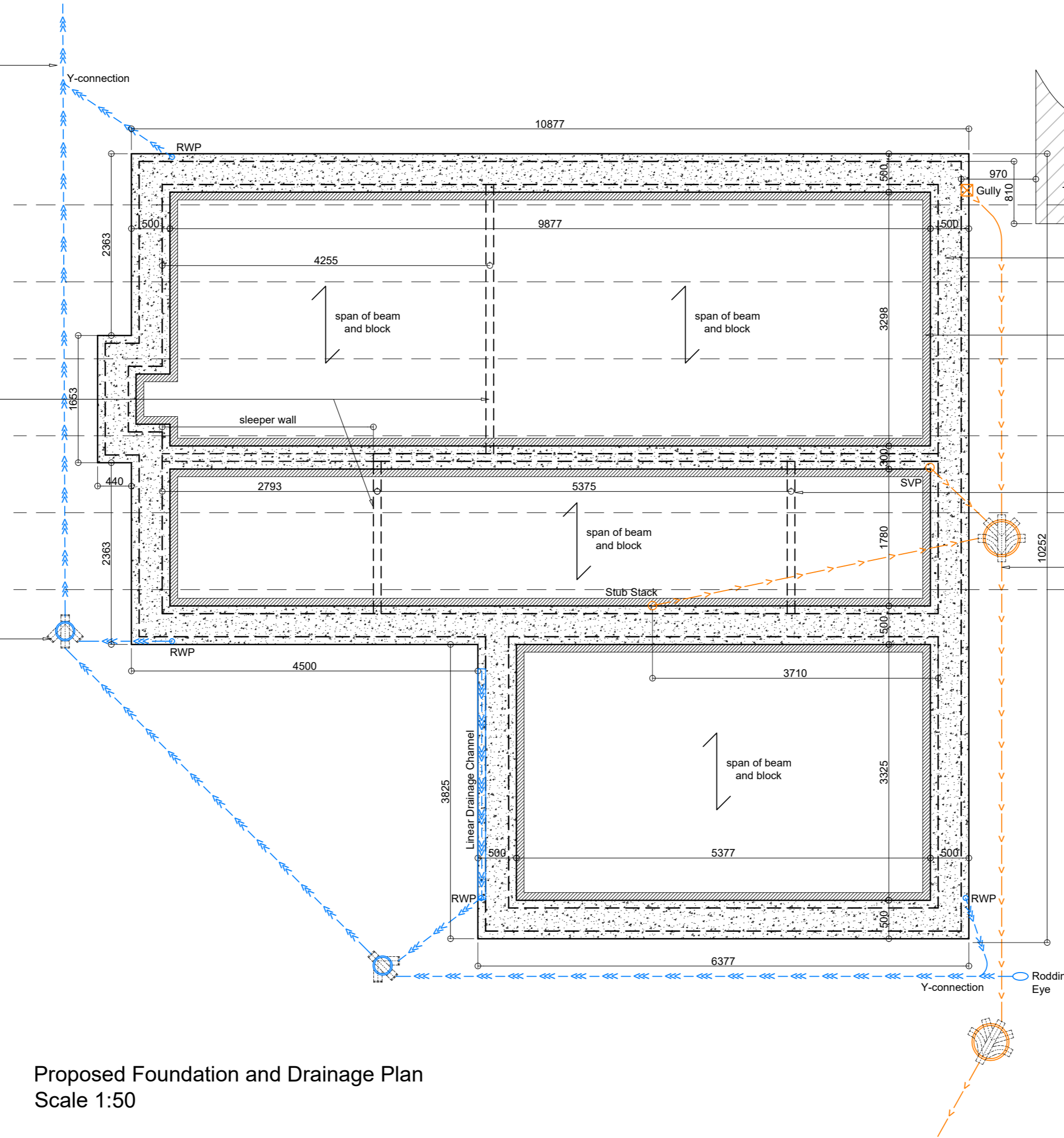


Storm drainage RWP's to run to proposed storm management system. New runs to be at minimum 1:40 falls using 100mmØ pipes. Final runs inverts etc. are to be agreed on site with building control officer.
Storm management to be Marley Watertoc or similar approved installed in accordance with manufacturers instructions a minimum of 5m from any structure

Dashed lines indicate 100mm lightweight blockwork non-loadbearing partitions to be built off the proposed beam & block floor construction. Floor manufacturer to allow for partitions within floor design.

New inspection chambers installed in accordance with the manufacturers details. IC's within the proposed drive to be fitted with medium duty covers suitable for vehicular traffic.



Trial hole is to be carefully dug to establish the depth and extent of the footings to the neighbouring out building. Party wall agreement will be required if the proposed foundation go deeper than the existing

Proposed foundations to be minimum 1000mm below ground. Adjacent depths indicate the depths required taking into consideration the retained conifers, however local knowledge suggests underlying bedrock. Should Bedrock be encountered below the depths indicated Building Control to inspect the excavations & agree the final depths.

Claymaster board is to be installed to the inner face of all foundations effected by trees, installed in accordance with manufacturers instructions. When excavations are taking place this will need to be accounted for; 50mm to be used in medium shrinkable soil; 75mm to be used in high shrinkable soil; 100mm to be used in very high shrinkable soil.

Minimum 12No. cavity tray type TAV (Telescopic Adjustable Ventilator) to be used with Cavibrick to give 7500mm² airflow each, positioned to encourage cross ventilation. All voids to be vented to adjacent where applicable.

Dashed lines indicate 100mm lightweight blockwork non-loadbearing partitions to be built off the proposed beam & block floor construction. Floor manufacturer to allow for partitions within floor design.

Foul drainage is to meet existing FWS of the host dwelling via existing manhole. New runs are to be at minimum 1:40 falls using 100mmØ pipes (1:60 using 150mmØ). All drainage shown as provisional only, contractor is to investigate the existing foul drainage to confirm is suitable falls can be achieved to the existing FWS. If suitable falls cant be achieved mini sewage pumping station is to be installed, alternatively a new connection is to be made down the access track to a new road connection. Final runs inverts etc. to be agreed with building control officer on site. Application for a new sewer connection (if required) to approved by Anglian Water before works start on site.

Proposed Foundation and Drainage Plan
Scale 1:50

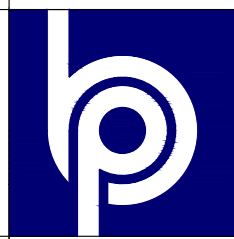
**PRELIMINARY
ISSUE**

blueprint
Architectural Design Ltd.

5 BLOTT'S BARN, BROOKS ROAD, RAUNDS, NORTHANTS, NN9 6NS
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TITLE	Proposed Detached Dwelling, Land to Rear of 89 London Rd. Bozeat, Northants, NN29 7JR:		
DETAIL	Proposed Foundation and Drainage Plan		
SCALE	1:50	SHEET:	A2
DRAWN	ARH	CHECKED	KLG
DATE	March 2019	ISSUE	PRELIMINARY
19-028-01			

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Radiator sizes and positions are shown as indicative only. Radiators to be sized by the contractors heating engineer & positions to be agreed with the client on site. Radiators to be fitted with thermostatic radiator valves. Alternatively underfloor heating to be installed to the ground floor, final details to be agreed with the client.

Steel beam installed as specified by the structural engineer, to support steel posts over which in turn support the proposed ridge beam.

External chimney stack is to be built up using 300mm cavity wall construction as indicated, pre-stressed concrete lintels to be installed to form opening and support the stack over where it steps, final details to be agreed on site to suit clients requirements.

Wood burning stove is to be installed to clients specification. The stove, flue, ventilation requirements and hearth to be installed in accordance with manufacturers details. Wood burning stove to be HETAS approved in accordance with SAP calculations

CO₂ = Carbon monoxide detector, these are to be provided to all rooms containing a wood burning appliance.

Hearth is to be minimum 840x840mm, extending at least 225mm in front of the stove. The stove is to be certified not to heat the construction below to more than 100°C. Hearth finish is to be of a non combustible board or material such as tile at least 12mm thick and provide a visually apparent warning from the proposed floor finish

Stainless steel flue liner to be installed compatible with the clients chosen stove, suitable for new build installations.

Steel beam installed as specified by the structural engineer, to support the floor joists running perpendicular.

Steel beam to be installed within the floor void, joists are to be hung from suitably sized restraint type joist hangers off timber bearers bolted to the inner web of the proposed steel.

Steel beam to be clad using 2No. layers of 12.5mm plasterboard (staggered joints) with a 3mm skim finish.

Ⓢ = Interlinked smoke detector with battery backup installed within; 7m of Kitchen & Lounge doors; 3m of bedroom doors

Bespoke softwood staircase made by specialist manufacturer, to clients specification. 14 No. risers at 200mm to a total rise of 2800mm, goings to be minimum 223mm, in accordance with part K of the Building Regulations. All dimensions are to be checked on site prior to manufacture and agreed with client.

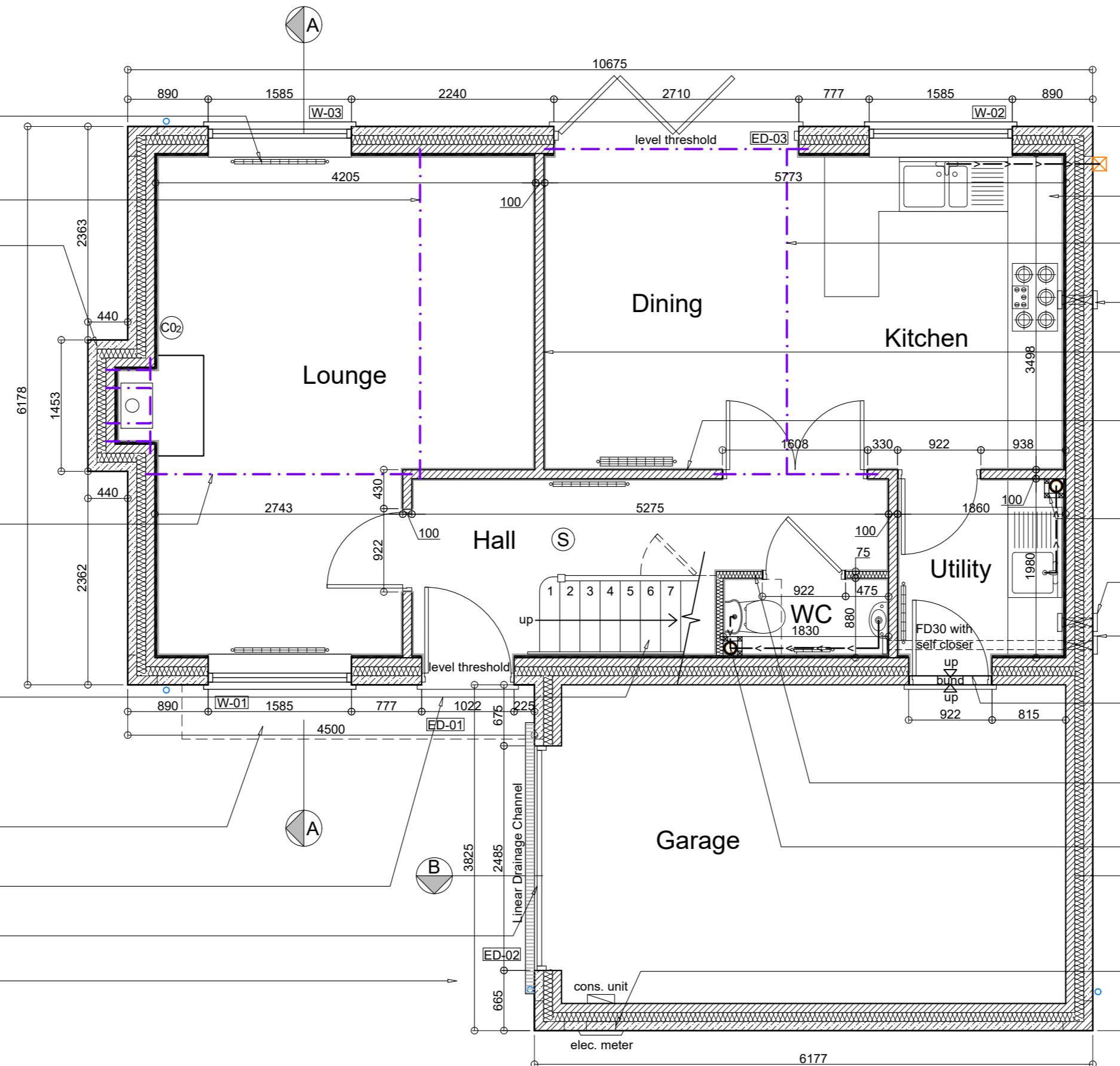
Handrail to be set 900mm above the pitch line of the stairs and around the landing, in accordance with part K of the Building Regulations, balustrades are to be fixed so that a sphere of 100mm cannot pass through it at any point.

Canopy to be constructed over the front elevation as indicated indicated, Canopy is to be supported by timber eaves beams & gallows brackets as specified by structural engineer.

Level threshold to be provided to the Front door which is to have a minimum clear opening width of 850mm, taken from face of door when open at 90°.

Garage door style is to be agreed with the client on site, roller shutter may be required to avoid a clash with the proposed canopy.

Minimum 1500mm sq level platform to be provided at the front door to run flush with the internal floor level. Garage slab is to also run flush with the proposed dwelling in order to maintain level access at the front door, the proposed driveway is to be re-graded up to the proposed level platform at a maximum 1:12 gradient.



General Notes:
 External walls are to be 300mm cavity wall construction consisting of; 100mm outer skin of facing stonework (subject to planning approval); 100mm cavity filled with DriTherm 34 Super insulation; 100mm inner skin of aerated concrete blockwork Celcon standard or similar approved. Clad external walls internally using Celotex PL5000 37.5mm consisting of 25mm Celotex insulation and 12.5mm plasterboard with a 3mm skim finish.
 This construction achieves a U-Value of 0.22W/m²K in accordance with SAP calculations
 Wall ties to be 225mm long, type double triangle or vertical twist in accordance with part A of the Building Reg's. Wall ties to be spaced with staggered centres at 450mm vertically and 750mm horizontally and within 225mm from any structural opening spaced at 300mm vertically.
 Cavity tray to lap with DPM.
 DPC min. 150mm above external ground level.
 Weep holes @ 900mm c/c around perimeter of extension.

Style of the Kitchen/Utility units and worktops to be discussed with client. Final position of all appliances to be agreed with client.

Steel beam installed as specified by the structural engineer, to support steel posts over which in turn support the proposed ridge beam, spreader beams to also be installed over the internal and external door openings if required by the structural engineer.

Kitchen: Extractor hood capable of extracting at a minimum rate of 30 litres per second, ducted to external louver vent.

Solid partitions (running parallel to floor beams) to be 100mm lightweight blockwork built off the floor beams if deemed suitable by the beam and block manufacturer, clad either side using 12.5mm plasterboard with a 3mm skim finish.

Solid partition (running right to left) to be 100mm blockwork built off minimum 1000mm deep foundations, clad either side using 12.5mm plasterboard with a 3mm skim finish.

Note: All dimensions are to blockwork/studwork etc. & do not include internal finish i.e. insulated plasterboard & skim finish.

SVP's to be boxed out with 50x50mm softwood studwork framing & 2No. layers of 12.5mm plasterboard (minimum mass per unit area of 10kg/m sq) with 25mm thick isowool general purpose roll (minimum density 10kg/m³) fixed around pipe.

Utility: Extractor fan capable of extracting at minimum rate of 30 litres per second, with 15 minute overrun ducted to external louver vent.

WC: Extractor fan capable of extracting at a minimum rate of 6 litres per second, with 15 minute overrun. Extractor fan is to be ducted at high level and boxed in below the Utility ceiling to external louver vent.

Garage floor slab is to be installed at the same level as the proposed dwelling in order to maintain level access to the front door. 150mm bund to be constructed at the base of the internal Garage door. 30 minute insulated fire door is to be installed between the Utility and Kitchen with suitable self closing device.

Construct WC using 50x75mm studwork, clad using 12.5mm plasterboard either side with a 3mm skim finish. Client is to also confirm if understairs cupboard is required Final details including sizes to be confirmed on site.

New sanitary fittings to be installed in accordance with the water efficiency calculation in the positions indicated. Wastes to connect to stub stack.

Heating is to be provided by all electric Air-Water heat pump i.e. Daikin Altherma LT split system or similar approved, in accordance with SAP calculations. Positions of all internal/external units, hot water cylinder, etc. to be agreed with client on site.

Install electric meter final requirements and positions to be agreed with service provider. Consumer unit switches to be fitted between 1350 and 1450mm from floor level.

Proposed Ground Floor Plan Scale 1:50

CODE	OPENING	LINTEL TYPE	LINTEL LENGTH	NOTES
ED01	1022 x 2100 mm	Catnic T.B.C	T.B.A. mm	4
ED02	2485 x 2100 mm	Catnic T.B.C	T.B.A. mm	1
ED03	2710 x 2100 mm	Catnic T.B.C	T.B.A. mm	1,4
W01	1585 x 1350 mm	Catnic T.B.C	T.B.A. mm	
W02	1585 x 1050 mm	Catnic T.B.C	T.B.A. mm	1
W03	1585 x 1350 mm	Catnic T.B.C	T.B.A. mm	1

NOTES

- All doors and windows are to achieve a U-value of 1.6W/m²K in accordance with the SAP calculations
- All doors and window styles and materials are subject to planning approval
- All doors and windows are to comply with part Q of the building regulations, for security to dwellings. They are to be of robust construction and fitted with suitable hardware as detailed in PAS 24:2012. The front door is to incorporate a door viewer and a door chain or limiter, letterboxes to have a max. aperture of 260 x 40mm and sited to hinder unauthorised access & incorporate a flap, or similar to restrict access.
- All lintels to be installed in accordance with manufacturers instructions.

- Close all cavities at jambs & cill of opening with insulated cavity closers such as thermabate, or similar approved. Width to match cavity. Secure with proprietary clips at max. 500mm c/c.
- Cavity tray draped over lintel with min of 2 weep holes per s/o @ 900mm centres max.
- Emergency egress window to have an unobstructed openable area that is; at least 0.33m²; at least 450x450mm; not more than 1100mm above the floor to bottom of the openable area.
- Obscure glazing.
- Level access in accordance with Building Reg's Part M : Disabled Access

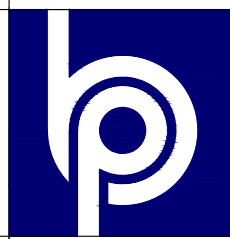
**PRELIMINARY
ISSUE**



5 BLOTT'S BARN, BROOKS ROAD, RAUNDS, NORTHANTS, NN9 6NS
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TITLE	Proposed Detached Dwelling, Land to Rear of 89 London Rd. Bozeat, Northants, NN29 7JR: Proposed Ground Floor Plan		
SCALE	1:50	SHEET:	A2
DRAWN	ARH	CHECKED	KLK
DATE	March 2019	ISSUE	PRELIMINARY
19-028-02			

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General Notes:

External walls are to be 300mm cavity wall construction consisting of; 100mm outer skin of facing stonework (subject to planning approval); 100mm cavity filled with DriTherm 34 Super insulation; 100mm inner skin of aerated concrete blockwork Celcon standard or similar approved. Clad external walls internally using Celotex PL5000 37.5mm consisting of 25mm Celotex insulation and 12.5mm plasterboard with a 3mm skim finish.
This construction achieves a U-Value of 0.22W/m²K in accordance with SAP calculations

Wall ties to be 225mm long, type double triangle or vertical twist in accordance with part A of the Building Reg's. Wall ties to be spaced with staggered centres at 450mm vertically and 750mm horizontally and within 225mm from any structural opening spaced at 300mm vertically.

First floor partitions to be formed using 50x75mm studwork partitions (50x100mm where they conceal steel posts) with an absorbent layer of unfaced mineral wool batts or quilt (minimum thickness 25mm and minimum density of 10kg/m³) clad using 12.5mm plasterboard with a 3mm skim finish both sides.

Insulated & draught sealed loft hatch is to be installed, ceiling ties are to be doubled up either side of the hatch, final position to be agreed on site.

External chimney stack is to be built up using 300mm cavity wall construction as indicated, off pre-stressed concrete lintels at ground floor level. Stainless steel flue liner is to be installed compatible with the clients chosen stove and suitable for new build installations, terminating at roll top chimney pot.

Steel ridge beam to be installed supported by steel posts, concealed within the proposed studwork partitions. All steel to be specified by structural engineer including connection details

Ⓢ = Interlinked smoke detector with battery backup installed within; 7m of Kitchen & Lounge doors; 3m of bedroom doors

Low level storage/wardrobe space is to be formed below the sloping ceilings, final details including depth and construction is to be agreed with the client on site.

All dormer windows to be fitted with flying mullions to provide a suitable means of escape in accordance with part B of the building regulations .
 Emergency egress window to have an unobstructed openable area that is; at least 0.33m²; at least 450x450mm; not more than 1100mm above the floor to the bottom of the openable area.

Dormers are to be constructed using 50x100mm timber studs at maximum 450mm centers, install Celotex GA4000 75mm thick between studs.
 - Exterior build up to be lead sheet in accordance with lead association handbook (subject to planning approval) on; breather membrane on; 18mm marine ply fixed to the studs using 3.75mm square twist nails 63mm long at 300mm c/c generally but 150mm c/c at the board edges.
 - Clad internally using Celotex PL5000 37.5mm consisting of 25mm Celotex insulation and 12.5mm plasterboard with a 3mm skim finish.
This construction achieves U-Value of 0.24W/m²K in accordance with the SAP calculations

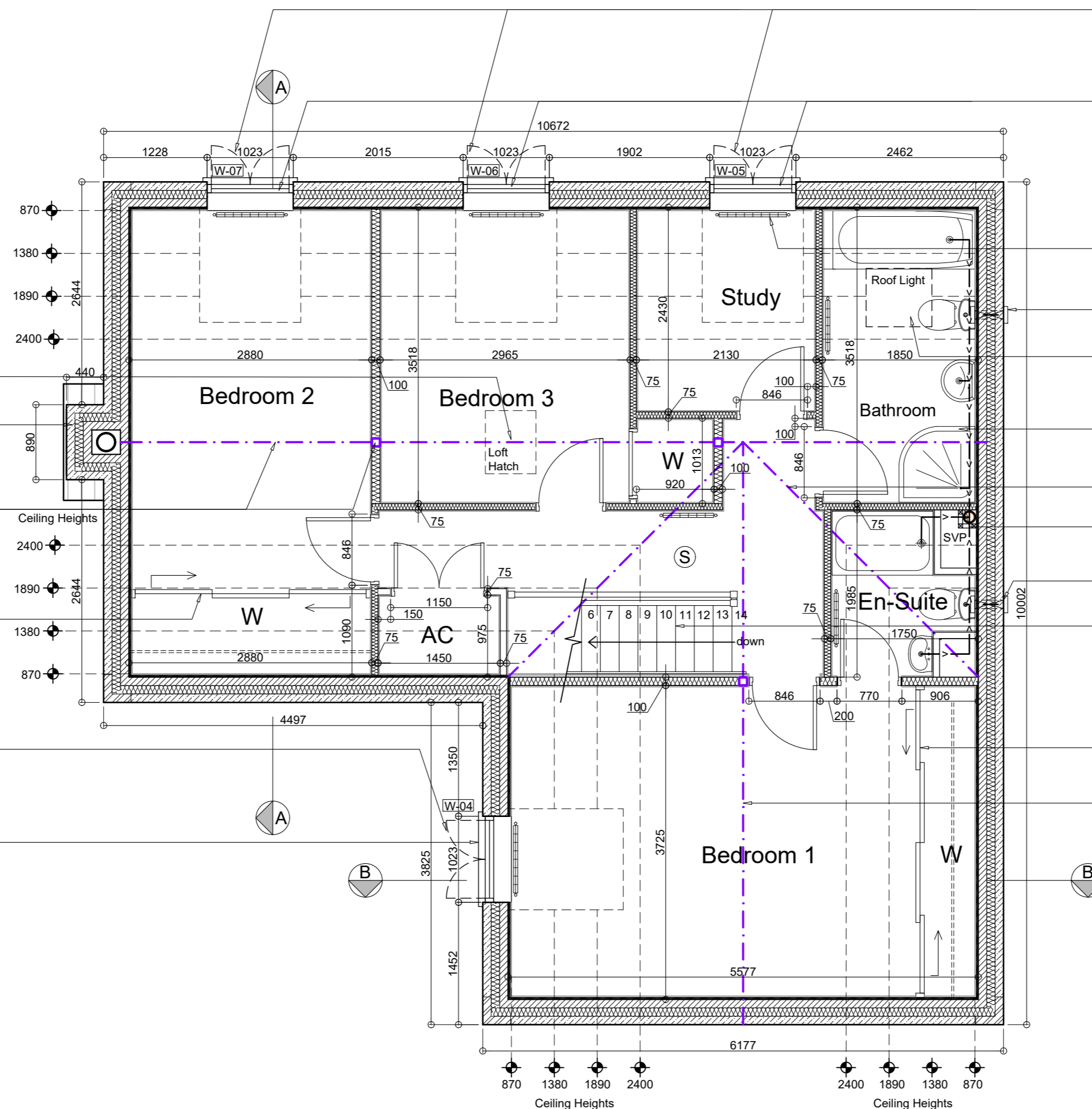
Proposed First Floor Plan Scale 1:50

NOTES

- All doors and windows are to achieve a U-value of 1.6W/m²K in accordance with the SAP calculations
- All doors and window styles and materials are subject to planning approval
- All windows are to comply with part Q of the building regulations, for security to dwellings. They are to be of robust construction and fitted with suitable hardware as detailed in PAS 24:2012.
- Close all cavities at jambs & sill of opening with insulated cavity closers such as thermabate, or similar approved. Width to match cavity. Secure with proprietary clips at max. 500mm c/c.
- All lintels to be installed in accordance with manufacturers instructions.

- 1 - Cavity tray draped over lintel with min of 2 weep holes per s/o @ 900mm centres max.
- 2 - Emergency egress window to have an unobstructed openable area that is; at least 0.33m²; at least 450x450mm; not more than 1100mm above the floor to bottom of the openable area.
- 3 - Obscure glazing.

WINDOW SCHEDULE : FIRST FLOOR				
CODE	OPENING	LINTEL TYPE	LINTEL LENGTH	NOTES
W04	1023 x 1050 mm	Timber Lintel	T.B.A. mm	2
W05	1023 x 1050 mm	Timber Lintel	T.B.A. mm	2
W06	1023 x 1050 mm	Timber Lintel	T.B.A. mm	2
W07	1023 x 1050 mm	Timber Lintel	T.B.A. mm	2



All dormer windows to be fitted with flying mullions to provide a suitable means of escape in accordance with part B of the building regulations .
 Emergency egress window to have an unobstructed openable area that is; at least 0.33m²; at least 450x450mm; not more than 1100mm above the floor to the bottom of the openable area.

Dormers are to be constructed using 50x100mm timber studs at maximum 450mm centers, install Celotex GA4000 75mm thick between studs.
 - Exterior build up to be lead sheet in accordance with lead association handbook (subject to planning approval) on; breather membrane on; 18mm marine ply fixed to the studs using 3.75mm square twist nails 63mm long at 300mm c/c generally but 150mm c/c at the board edges.
 - Clad internally using Celotex PL5000 37.5mm consisting of 25mm Celotex insulation and 12.5mm plasterboard with a 3mm skim finish.
This construction achieves U-Value of 0.24W/m²K in accordance with the SAP calculations

Radiator sizes and positions are shown as indicative only. Radiators to be sized by the contractors heating engineer & positions to be agreed with the client on site. Radiators to be fitted with thermostatic radiator valves. .

Bathroom Extractor fan capable of extracting at minimum rate of 15 litres per second, with 15 minute overrun ducted to external louver vent.

780x980mm Velux roof light or similar installed in accordance with manufacturers details. If the client requires roof light to be more central to the room, insulated light shaft is to be formed through the roof void to the area of flat ceiling Final details including position T.B.C. with the client on site.

New sanitary fittings to be installed in accordance with the water efficiency calculation in the positions indicated. Wastes to connect to SVP. The hot water supply to the bath is to be limited to a maximum temperature of 48°C

Steel/timber valley beams as specified by the structural engineer to support the built roof construction

New sanitary fittings to be installed in accordance with the water efficiency calculation in the positions indicated. Wastes to connect to SVP. Box out the position for the basin or install deep vanity unit to provide better headroom, final details are to be agreed on site.

En-Suite Extractor fan capable of extracting at minimum rate of 15 litres per second, with 15 minute overrun ducted to external louver vent.

Bespoke softwood staircase made by specialist manufacturer, to clients specification. 14 No. risers at 200mm to a total rise of 2800mm, goings to be minimum 223mm, in accordance with part K of the Building Regulations. All dimensions are to be checked on site prior to manufacture and agreed with client.

Handrail to be set 900mm above the pitch line of the stairs and around the landing, in accordance with part K of the Building Regulations, balustrades are to be fixed so that a sphere of 100mm cannot pass through it at any point.

Low level storage/wardrobe space is to be formed below the sloping ceilings, final details including depth and construction is to be agreed with the client on site.
 Proposed floor joists are to be doubled up below the doors where they run parallel.

Steel ridge beam to be installed supported by steel posts, concealed within the proposed studwork partitions. All steel to be specified by structural engineer including connection details

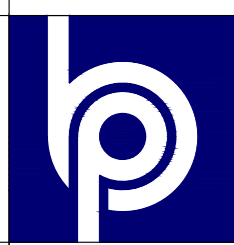
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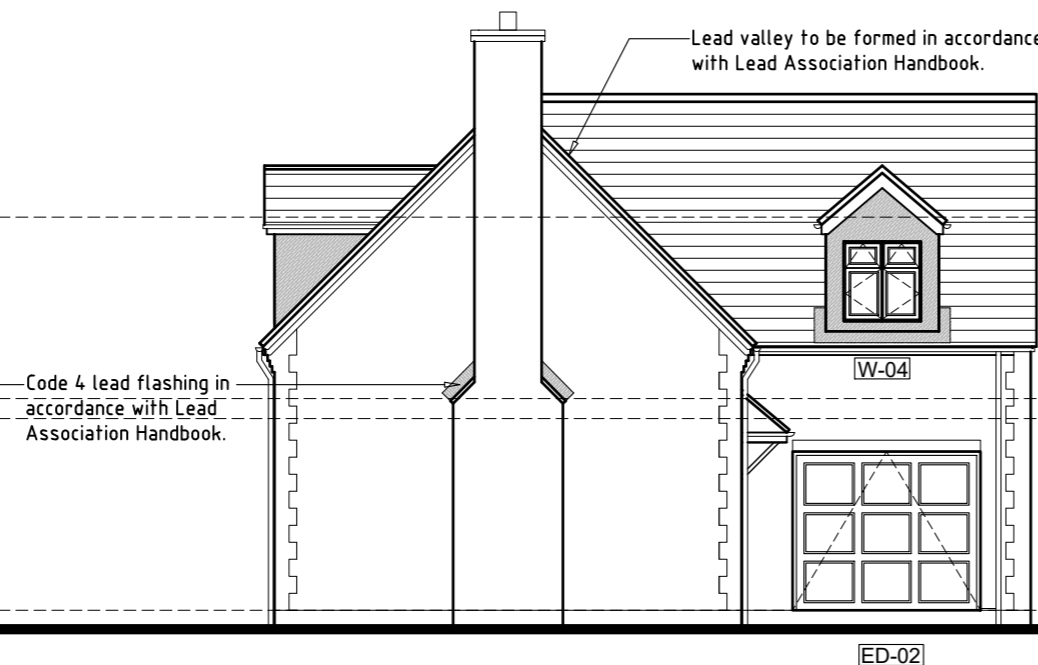
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TITLE	Proposed Detached Dwelling, Land to Rear of 89 London Rd. Bozeat, Northants, NN29 7JR: Proposed First Floor Plan		
SCALE	1:50	SHEET:	A2
DATE	March 2019	ISSUE	PRELIMINARY
DATE	March 2019	CHECKED	KLK
DATE	March 2019	ISSUE	PRELIMINARY
19-028-03			

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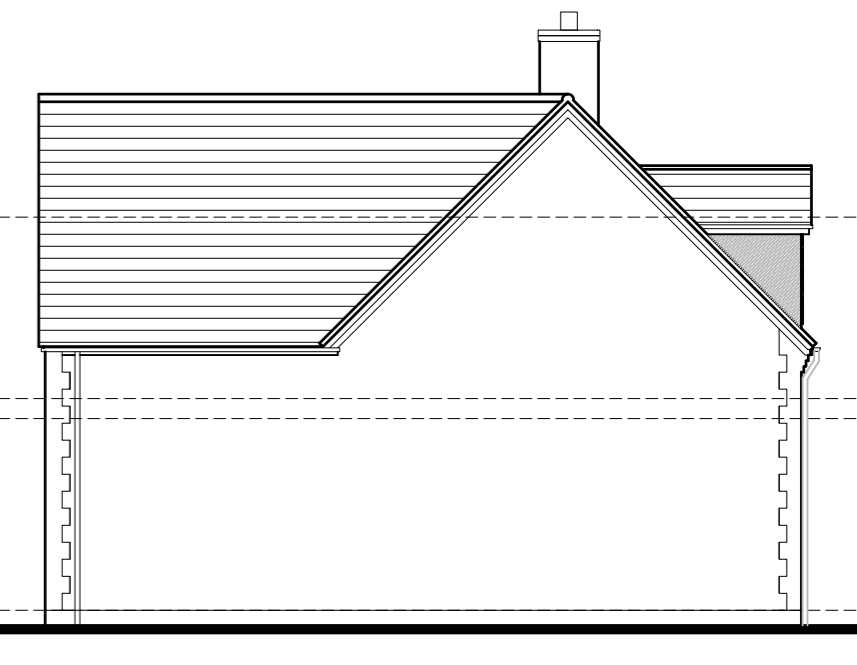
Proposed Front Elevation Scale 1:100



Proposed Side Elevation



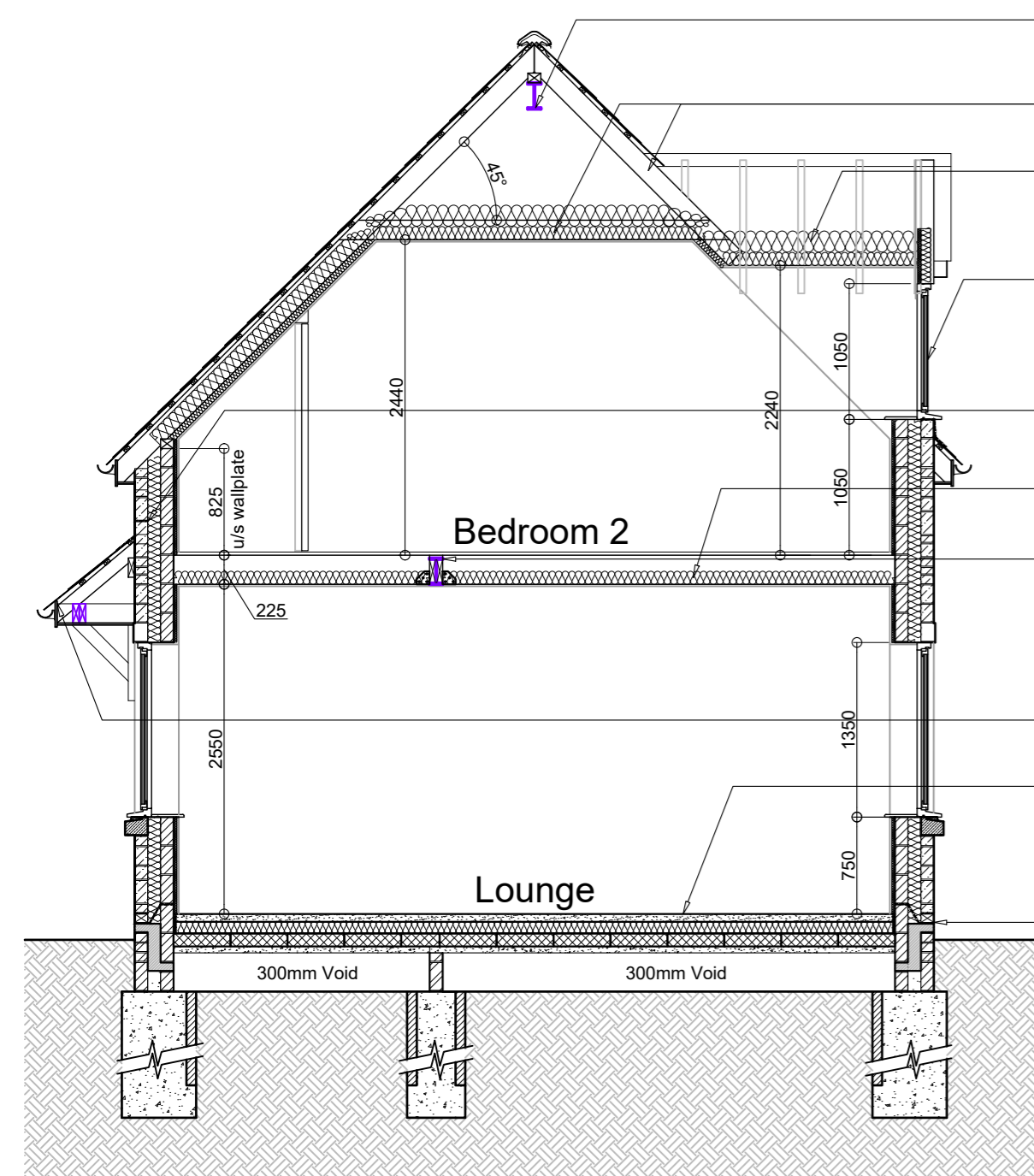
Proposed Rear Elevation Scale



Proposed Side Elevation

PLEASE NOTE:
All external finishes inc. dormers and window styles are subject to planning approval.

* Indicates safety glass in critical locations such as within 800mm from floor level & within 300mm horizontally from a door and vertically 1500mm in height.



Proposed Section A - A Scale 1:50

Steel ridge beam to be installed supported by steel posts, concealed within the proposed studwork partitions. All steel to be specified by structural engineer including connection details

Proposed built roof construction rafters and ceiling ties, to be specified by the structural engineer, including connection details.

Insulate the sloping ceilings using Celotex XR4000, 120mm between the rafters, clad the underside using Celotex GA4000 Taped and sealed in accordance with Celotex installation details to give vapour barrier.
This construction achieves a U-Value of 0.14W/m²K in accordance with SAP calculations

All dormer windows to be fitted with flying mullions to provide a suitable means of escape in accordance with part B of the building regulations.
Emergency egress window to have an unobstructed openable area that is; at least 0.33m²; at least 450x450mm; not more than 1100mm above the floor to the bottom of the openable area.

Code 4 lead flashing in accordance with The Lead Association Handbook. Cavity tray to be inserted into the wall over with weep holes at max. 900mm centers if required by Building Control.

Insulate floor void with 100mm mineral wool between joists (min density 10Kg/m³) Clad the underside of the joists using 12.5mm plasterboard with a 3mm skim finish

Steel beam installed as specified by the structural engineer, to support the floor joists running perpendicular.
Steel beam to be installed within the floor void, joists are to be hung from suitably sized restraint type joist hangers off timber bearers bolted to the inner web of the proposed steel.
Steel beam to be clad using 2No. layers of 12.5mm plasterboard (staggered joints) with a 3mm skim finish.

Canopy to be constructed over the front elevation as indicated, Canopy is to be supported by timber eaves beams & gallows brackets as specified by structural engineer.

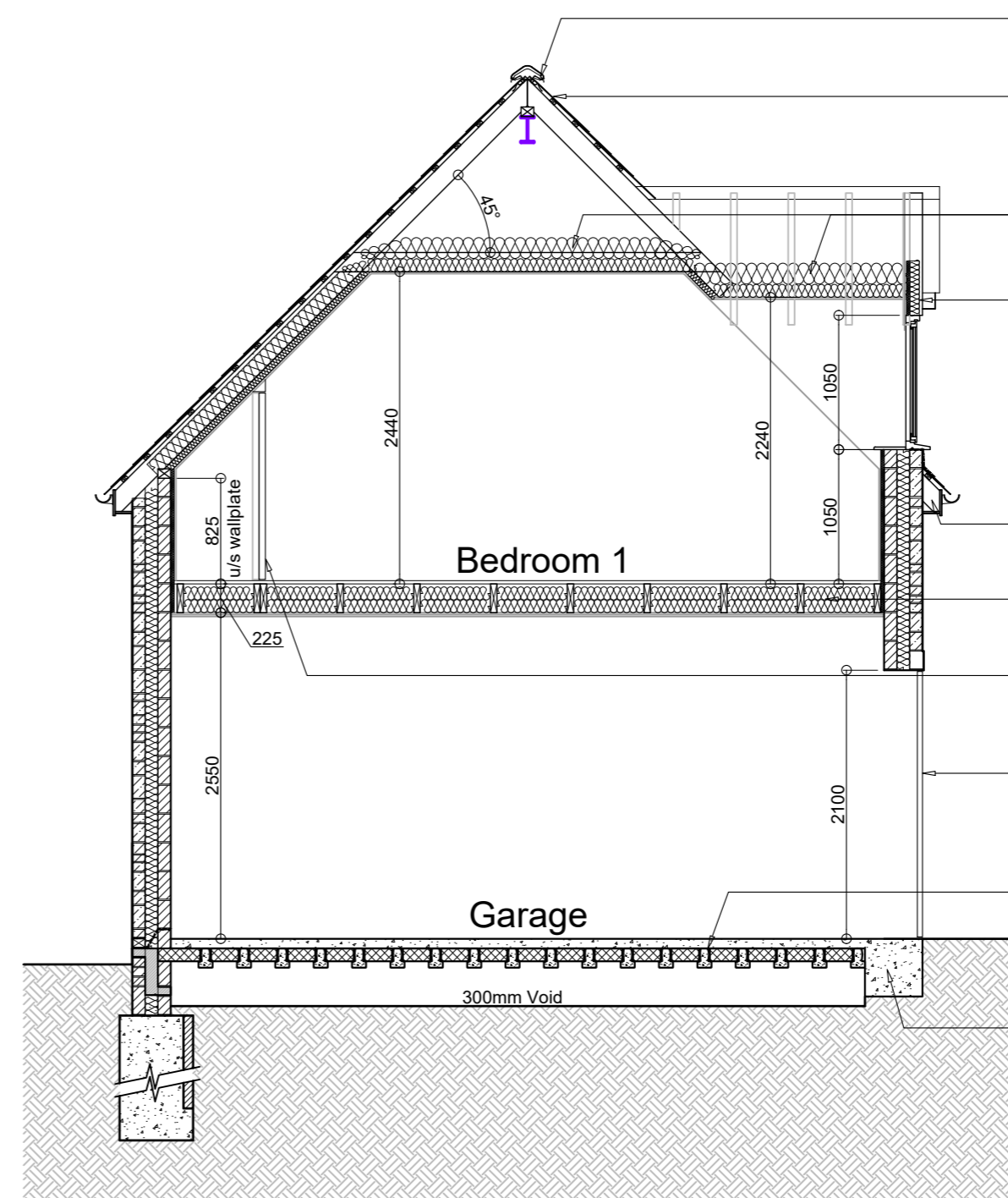
Floor construction: 60mm reinforced floating screed, on 90mm GA4000 Celotex insulation boards with vapour barrier to the warm side and 25mm insulation board upstands around the perimeter to Celotex fixing instructions, on continuous (300mm lapped and taped) 1200 gauge polythene (Radon barrier), on beam and block floor by specialist manufacturer.
This construction achieves a U-value 0.18W/m²K. in accordance with the SAP calculations.

Cavity tray type TAV (Telescopic Adjustable Ventilator) used with Cavibrick to each give 7500mm² airflow

Ground preparation to underside of block and beam floor:- Top soil is to be stripped off to achieve minimum 300mm void, ground to be treated with weed killer

Proposed foundations to be minimum 1000mm below ground. Adjacent depths indicate the depths required taking into consideration the retained conifers, however local knowledge suggests underlying bedrock. Should Bedrock be encountered below the depths indicated Building Control to inspect the excavations & agree the final depths.

Claymaster board is to be installed to the inner face of all foundations effected by trees, installed in accordance with the manufacturers instructions. When excavations are taking place this will need to be accounted for; 50mm to be used in medium shrinkable soil, 75mm to be used in high shrinkable soil; 100mm to be used in very high shrinkable soil.



Proposed Section B - B

Minimum 10mm continuous ventilation is to be provided at the ridge using a dry fixed vent system

Natural slate roof finish (subject to planning approval) to suit 45° pitch, with head lap as advised by the manufacturer, on 25x38mm battens, on Icopal Monaflex Monarperm 500 breather membrane or similar, draped 8-10mm in accordance with manufacturers details, membrane must not touch insulation.

Apply 270mm quilt insulation: 100mm between the joists and 170mm laid perpendicular over.
This construction achieves U-Value of 0.16W/m²K in accordance with the SAP calculations

Dormers are to be constructed using 50x100mm timber studs at maximum 450mm centers, Install Celotex GA4000 75mm thick between studs.
- Exterior build up to be lead sheet in accordance with lead association handbook (subject to planning approval) on; breather membrane on; 18mm marine ply fixed to the studs using 3.75mmØ square twist nails 63mm long at 300mm c/c generally but 150mm c/c at the board edges.
- Clad internally using Celotex PL5000 37.5mm consisting of 25mm Celotex insulation and 12.5mm plasterboard with a 3mm skim finish.
This construction achieves U-Value of 0.24W/m²K in accordance with the SAP calculations

Minimum 25mm continuous ventilation is to be provided at eaves, insulation to be retained by vent flow unit to allow 50mm continuous gap.

Insulate the floor void over Garage with 2No. layers of 100mm quilt insulation Line ceiling with 2No layers of 12.5mm plasterboard (staggered joints) with 3mm skim finish

Low level storage/wardrobe space is to be formed below the sloping ceilings, final details including depth and construction is to be agreed with the client on site.
Proposed floor joists are to be doubled up below the doors where they run parallel.

Garage door style is to be agreed with the client on site, roller shutter may be required to avoid a clash with the proposed canopy.

Floor construction: 75mm reinforced floating screed, on continuous (300mm lapped & taped) 1200 gauge polythene (Radon barrier), on beam and block floor by specialist manufacturer.
Garage floor slab is to be installed at the same level as the proposed dwelling in order to maintain level access to the front door.

Minimum 450x450mm concrete toe is to be formed at the base of the Garage door opening.

**PRELIMINARY
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General Notes:
External walls are to be 300mm cavity wall construction consisting of; 100mm outer skin of facing stonework (subject to planning approval); 100mm cavity filled with DriTherm 34 Super insulation; 100mm inner skin of aerated concrete blockwork Celcon standard or similar approved. Clad external walls internally using Celotex PL5000 37.5mm consisting of 25mm Celotex insulation and 12.5mm plasterboard with a 3mm skim finish.
This construction achieves a U-Value of 0.22W/m²K in accordance with SAP calculations

Wall ties to be 225mm long, type double triangle or vertical twist in accordance with part A of the Building Reg's. Wall ties to be spaced with staggered centres at 450mm vertically and 750mm horizontally and within 225mm from any structural opening spaced at 300mm vertically.

Cavity tray to lap with DPM.

DPC min. 150mm above external ground level.

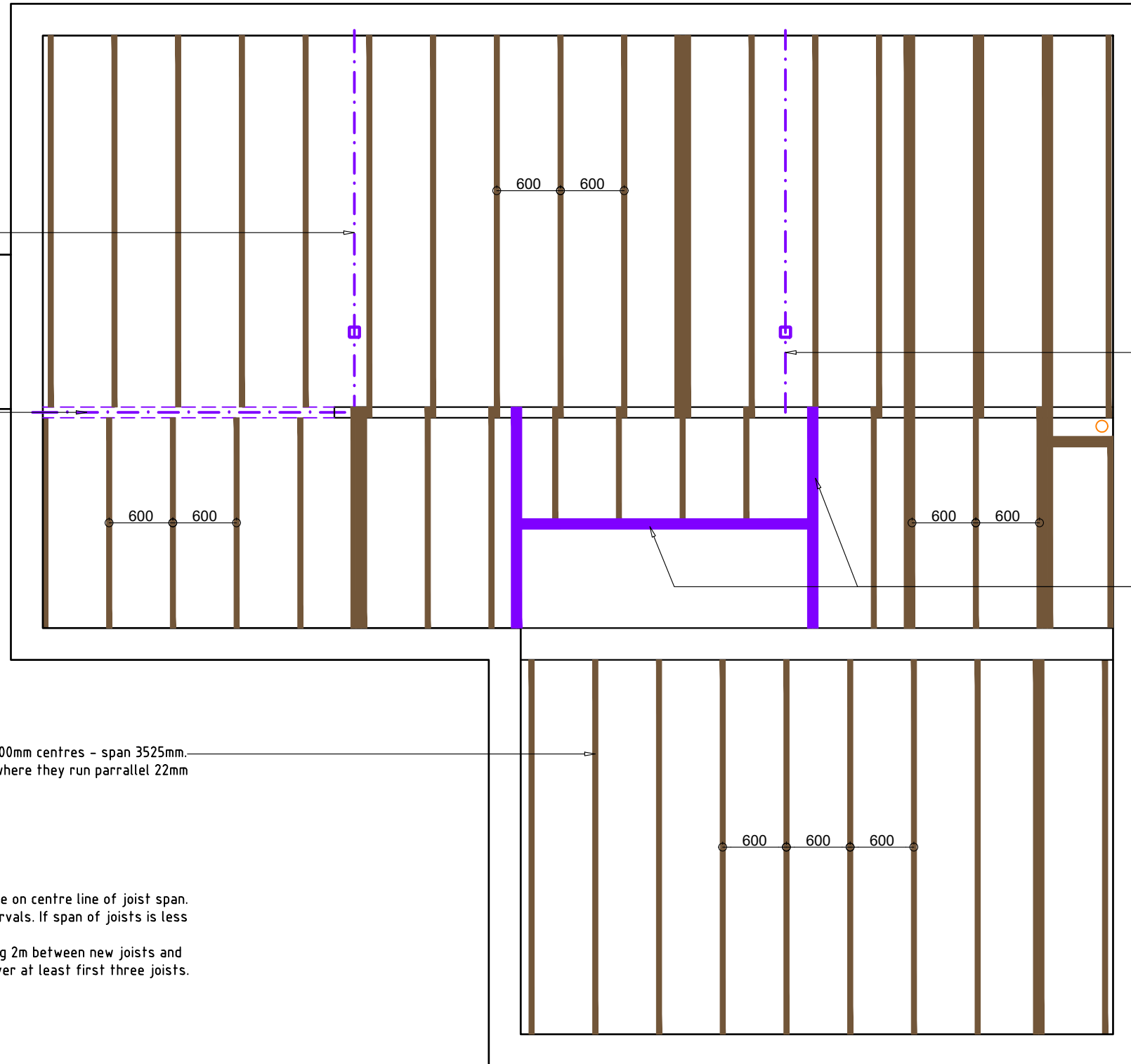
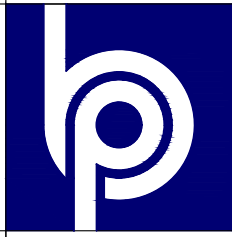
Weep holes @ 900mm c/c around perimeter of extension.

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TITLE	Proposed Detached Dwelling, Land to Rear of 89 London Rd. Bozeat, Northants, NN29 7JR: Proposed Elevations and Sections		
SCALE	as noted	SHEET:	A2
DRAWN	ARH	CHECKED	KLG
DATE	March 2019	ISSUE	PRELIMINARY
			19-028-04

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Steel beam installed as specified by the structural engineer, to support steel posts over which in turn support the proposed ridge beam.

Steel beam installed as specified by the structural engineer, to support proposed floor joists running perpendicular.
Steel beam is to be installed within the floor void, joists are to be hung from suitably sized restraint type joist hangers off timber bearers bolted to the inner web of the proposed steel.

Steel beam installed as specified by the structural engineer, to support steel posts over which in turn support the proposed ridge beam, spreader beams to also be installed over the internal and external door openings if required by the structural engineer.

Timber trimming around the proposed staircase to be specified by structural engineer. Final aperture size to be confirmed by the staircase manufacturer

Proposed C16 timber floor joists to be 47x225mm timbers at maximum 600mm centres - span 3525mm. Double joists to be installed below proposed studwork walls and bath where they run parallel 22mm tongue and groove flooring fixed to joists.

General Notes - Joists:

- Joists to be hung from suitably sized joist hangers - restraint type.
- Timber noggins to be used around perimeter.
- 38x50mm sawn softwood herringbone strutting to be fixed side by side on centre line of joist span. If span of joists is greater than 4.5m; strutting to be fitted at 1/3 intervals. If span of joists is less than 2.5m; no strutting required.
- Minimum 30x5mm galvanised mild steel straps at centres not exceeding 2m between new joists and parallel walls. Fixed to inner leaf of masonry and secured on noggins over at least first three joists. Noggins at least half the depth of joist.

Proposed Floor Joist Plan Scale 1:50

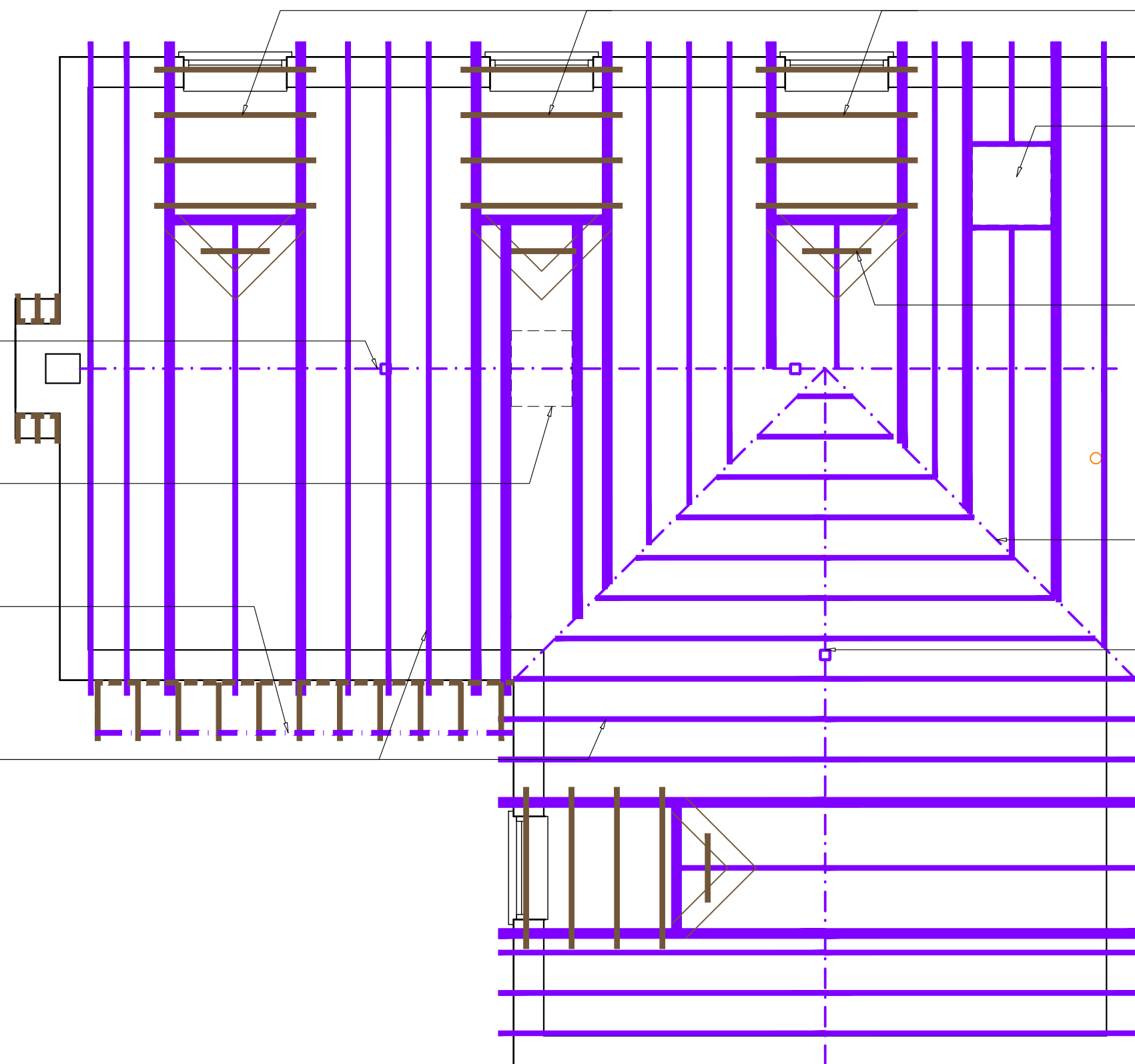
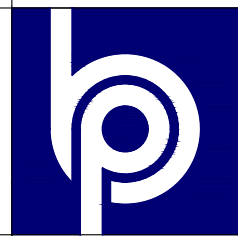
PRELIMINARY
ISSUE



5 BLOTTS BARN, BROOKS ROAD, RAUNDS, NORTHANTS, NN9 6NS
01933 551389 :: info@blueprintdesign.org.uk

TITLE	Proposed Detached Dwelling, Land to Rear of 89 London Rd. Bozeat, Northants, NN29 7JR:		
DETAIL	Proposed Floor Joist Plan		
SCALE	1:50	SHEET:	A3
DRAWN	ARH	CHECKED	KLG
DATE	March 2019	ISSUE	PRELIMINARY
			19-028-05

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Steel ridge beam to be installed supported by steel posts, concealed within the proposed the studwork partitions.
All steel are to be specified by structural engineer including connection details

Insulated & draught sealed loft hatch to be installed, ceiling ties (not indicated) are to be doubled up either side if the hatch, final position to be agreed on site.

Canopy is to be constructed over the front elevation as indicated indicated, Canopy is to be supported by timber eaves beams and gallows brackets as specified by structural engineer.

Proposed built roof construction rafters and ceiling ties, to be specified by structural engineer, including connection details.

30x5mm galvanised steel restraint straps @ 2m max. spacing's extending over 3 rafters (not shown).

Proposed dormer roofs are to be constructed using 47x100mm C16 rafters and ceiling joists at maximum 450mm centers. Rafters to be bolted to ceiling joists using M12 bolts with 48mmØ double sided tooth-plate connectors.

780x980mm Velux roof light or similar to be installed in accordance with the manufacturers details. If the client requires roof light to be more central to the room, insulated light shaft is to be formed through the roof void to the area of flat ceiling. Final details including position to be confirmed on site with client

Rafters are to be doubled up either side of the roof light with trimming above and below.

Diminishing rafters supported from suitably sized lay boards fixed to trusses below.

Steel/timber valley beams as specified by structural engineer to support the built roof construction

Steel ridge beam to be installed supported by steel posts, concealed within the proposed the studwork partitions.
All steel are to be specified by structural engineer including connection details

Proposed Roof Timbers Plan Scale 1:50

**PRELIMINARY
ISSUE**



5 BLOTTS BARN, BROOKS ROAD, RAUNDS, NORTHANTS, NN9 6NS
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TITLE	Proposed Detached Dwelling, Land to Rear of 89 London Rd. Bozeat, Northants, NN29 7JR:		
DETAIL	Proposed Roof Timbers Plan		
SCALE	1:50	SHEET:	A3
DRAWN	ARH	CHECKED	KLG
DATE	March 2019	ISSUE	PRELIMINARY
			19-028-06

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New planting to close off the existing parking area to be in accordance with the proposed planting scheme, **subject to planning approval.**

Protective fencing to be erected in accordance with the root protection plan from RGS, **subject to planning approval.**

Storm drainage RWP's to run to proposed storm management system. New runs to be at minimum 1:40 falls using 100mmØ pipes. Final runs inverts etc. are to be agreed on site with building control officer. Storm management to be Marley Watertec or similar approved installed in accordance with manufacturers instructions a minimum of 5m from any structure

Trial hole is to be carefully dug to establish the depth and extent of the footings to the neighbouring out building. **Party wall agreement will be required if the proposed foundation go deeper than the existing**

Existing trees are to be removed in accordance with the arboricultural statement from RGS

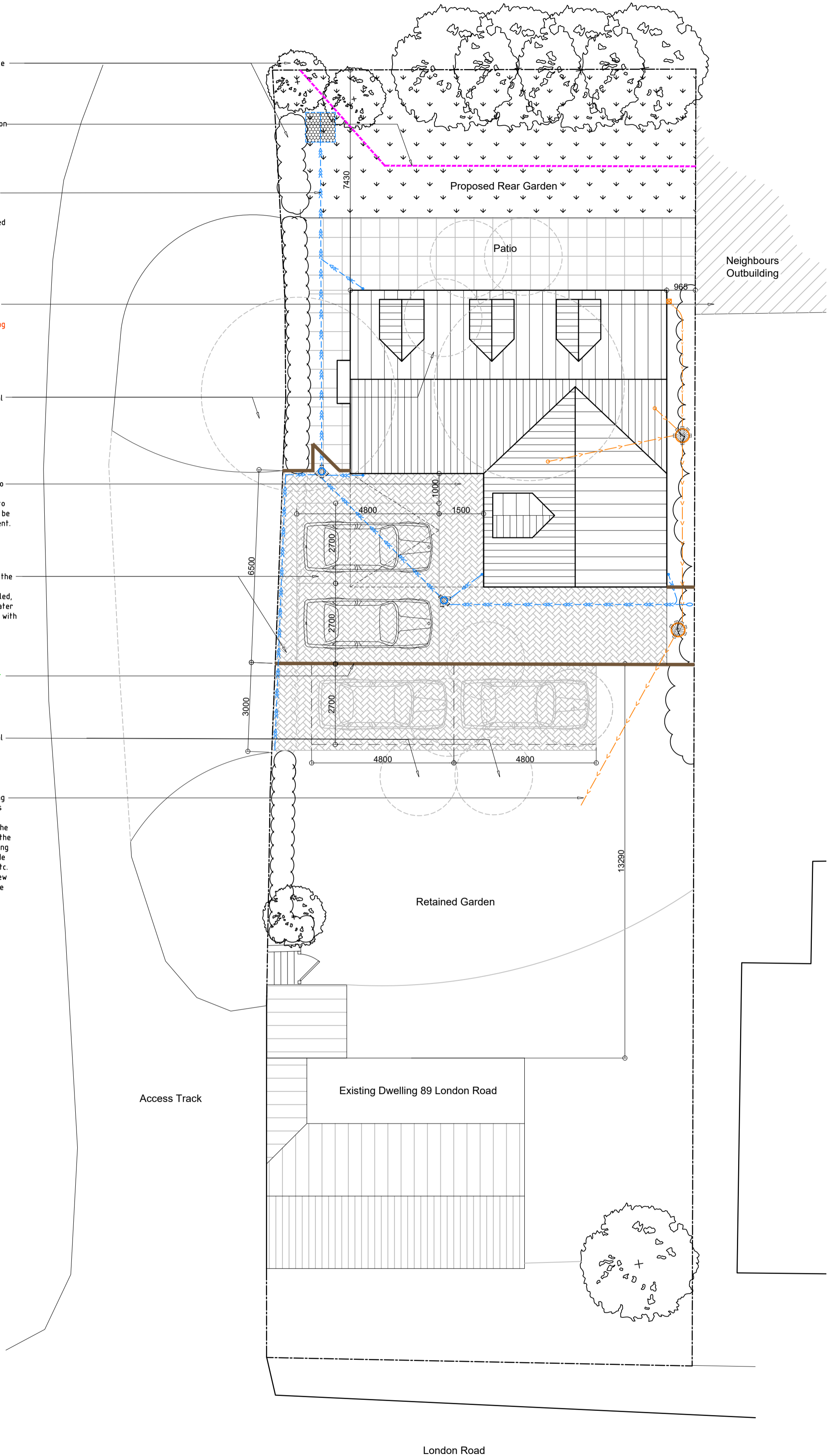
Minimum 1500mm sq. level platform to be provided at the front door to run flush with the internal floor level. Garage slab is to also run flush with the proposed dwelling in order to maintain level access at the front door, the proposed driveway is to be re-graded up to the proposed level platform at a maximum 1:12 gradient.

Remove the existing hedging as indicated to create parking areas for the existing and proposed dwellings. Parking Areas is to be block paved with lineal drainage channel installed, linked to the proposed stormwater system to prevent any surface water discharging onto the Access Track. Final details to be agreed on site with the client.

Install new 1.8m high fence to sub-divide the new building plot **subject to planning approval.**

Existing trees are to be removed in accordance with the arboricultural statement from RGS

Foul drainage is to meet existing FWS of the host dwelling via existing manhole. New runs are to be at minimum 1:40 falls using 100mmØ pipes (1:60 using 150mmØ). All drainage shown as provisional only, contractor is to investigate the existing foul drainage to confirm if suitable falls can be achieved to the existing FWS. If suitable falls can not be achieved mini sewage pumping station is to be installed, alternatively a new connection is to be made down the access track to a new road connection. Final runs inverts etc. to be agreed with building control officer on site. Application for a new sewer connection (if required) is to be approved by Anglian Water before works start on site.



London Road