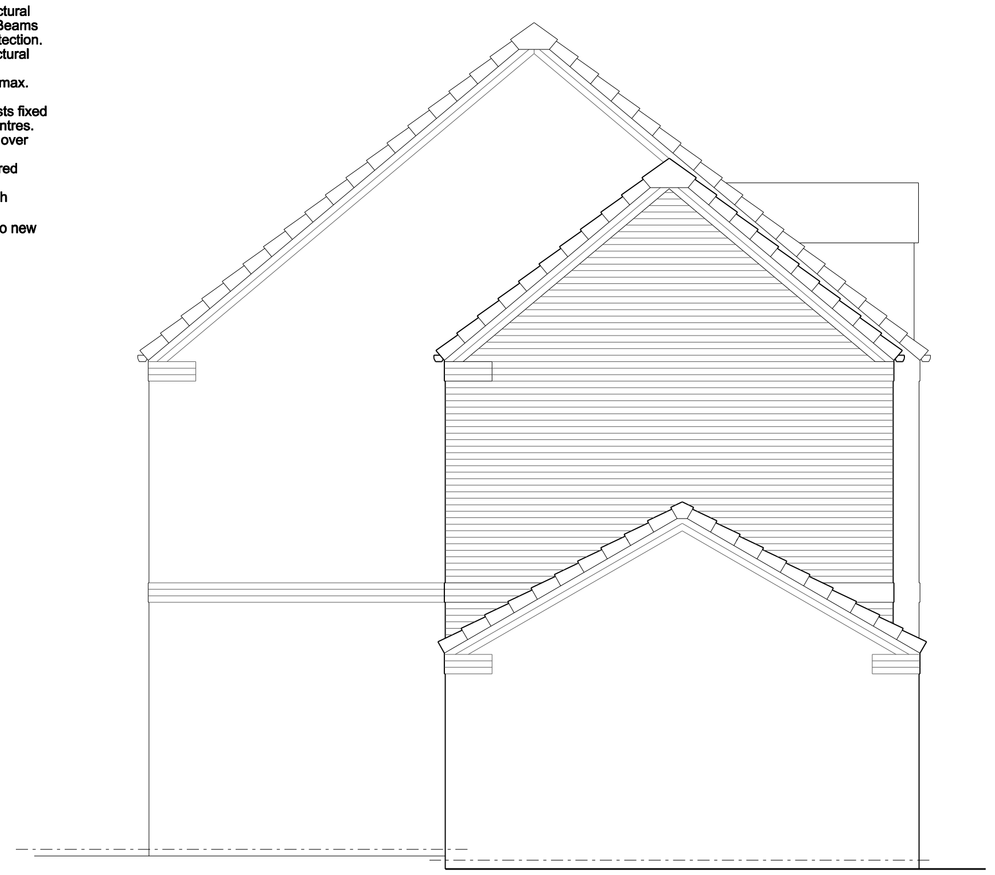
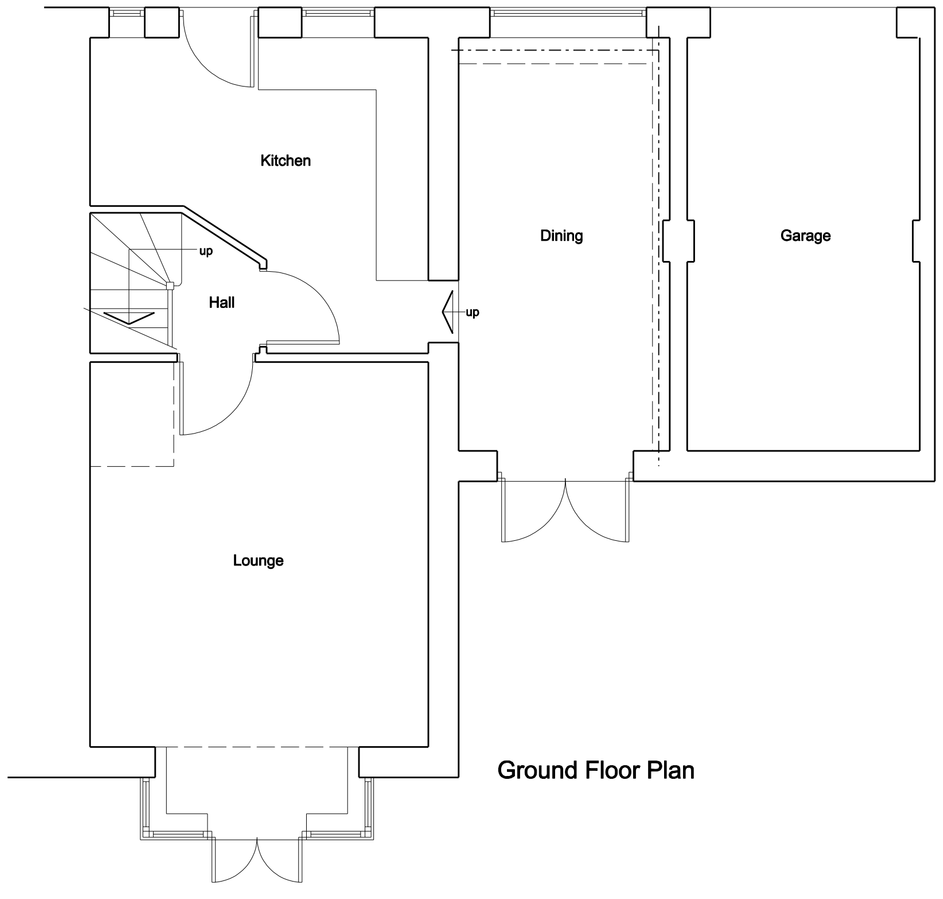
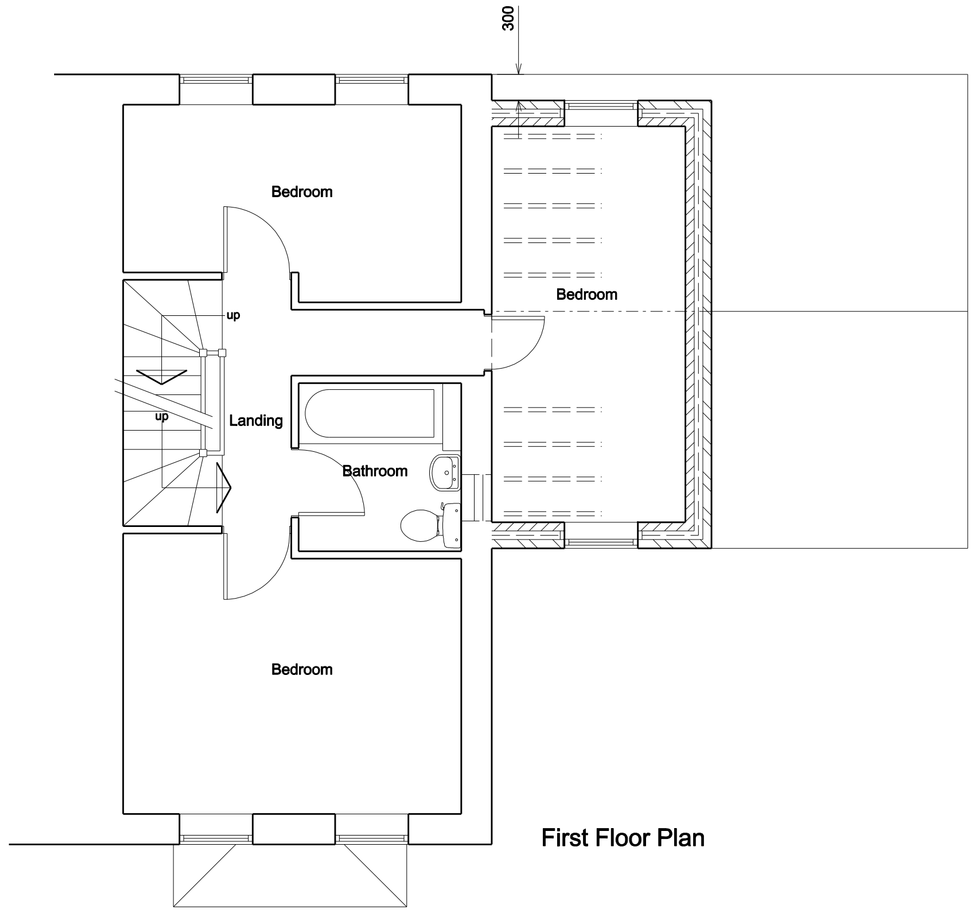
New wall ties to be vertical twist type.
D.P.M. to be 1200 gauge Visqueen,to run continuously to outer leaf, lapped and taped at all joints with a tray provided where passing through wall.
Gutters to be 110mm and downpipes to be 65mm.
Soakaway to be min. 5 metres from any building or highway.
Thermostatic radiator valves and insulated pipework in un-heated spaces required to any new heating.
Thermabate or equal approved Insulated cavity closers to new window and door openings.

Calculations for new steel beams to be provided by Structural Engineer and submitted to Local Authority for approval. Beams to be clad with Fireline board to give min. 30min. fire protection.
New beams to be seated on concrete padstones to Structural Engineers details
Galvanised steel restraint straps required to wallplate at max. 2.0m centres.
Galvanised steel restraint straps required to first floor joists fixed across 3No joists with noggings between at max. 2.0m centres.
Galvanised steel straps required to gables and strapped over 3No rafters with noggings between.
Electrical work to be carried out by an Electrician registered within a Competent Persons Scheme, or if work is to be inspected by a Building Control Officer in accordance with Part P Electrical Safety.
Thermabate or equal approved Insulated cavity closers to new window and door openings.





Ground Floor Plan



First Floor Plan

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NOTES:
All dimensions must be checked on site and not scaled from this drawing.

General:
All work to be carried out strictly in accordance with current Building Regulations and British Standard Codes of Practice.
All new timber to be treated with recommended fungicide and insect repelant to satisfaction of Local Building Inspector.
No projections over boundary.

Foundations:
Existing foundations to be checked for suitabilty and agreed with Local Building Inspector

D.p.c's:
D.p.c's positioned min. 150mm above ground level . D.p.c. weathercheck to all new window and external door openings.
D.p.c cavity tray required over new lintels. Mastic pointing to reveals.

Lintels:
'Catnic' or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations.

External Walls:
100mm thick brickwork to match existing outer leaf to Local Authority Approval, cavity to match existing, 50mm thick Celotex double-GA2000 wall insulation, 100mm thick blockwork inner leaf.
Construction to give min. 0.28W/m² K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

First Floor:
20mm thick flooring grade chipboard on 125 x50mm C16 s/w timber joists at 400mm centres size to be confirmed by Engineer.
12.5mm thick plasterboard and skim finish to underside.
100mm thick insulation between joists.
Solid timber noggins at max. 1800mm cts.

Roof:
Roof tiles to match existing fixed to 38 x 25mm s/w battens to Manufacturers recommendations on breathable membrane on s/w trussed rafters at 450mm centres
100 x 75mm wallplate fixed to wall at 600mm centres.
25mm soffit ventilation and continuous ridge vent to provide adequate cross ventiation. 100mm Kingspan K7 insulation fixed between joists, 25mm Kingspan K18 insulated plasterboard fixed under joists with skim finish.
All to give 0.18Wm²K.
Min. 50mm clear air space required above insulation.

Glazing:
Glazing within critical locations as defined in Building Regulations,i.e. within 800mm from floor level or 1500mm in doors to 300mm either side to be laminated or toughened glass to B.S. 6206 and suitably Kite Marked.

Ventilation
Background ventilation to habitable room to be min. 8000mm2. (trickle ventilators in window heads).
Windows to have opening lights min. 1/20th of floor area.

Rainwater Goods:
Rainwater goods to match existing.

Ties:
Every third joist to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.

General:
Lintels/ beams to have min 150mm end bearing.
Smoke detectors to be mains operated with battery backup.
Calculations for roof trusses and steelwork to be submitted to Local Authority for approval.
Smoke detection to be provided and to be interlinked on separate circuit connected to consummer unit and battery backup.
Extract fans are to be provided:
Bathrooms - 15 litres/sec.
Kitchen - 60 litres/sec (30litres/sec if associated with a hob)
12.5mm thick Gyproc Fireline board to new steelwork to give min. 1/2 hr fire protection. Fixed to manufacturers recommendations
S & vp to terminate min 900mm above any opening within 3.0m.
No waste connections within 200mm of w.c.connection to s & vp.
Waste pipes 38mm dia. Max length 3.0m. All to be fitted with 75mm deep seal traps.

A	17/09/2019	Front elevation to extension pushed back 300mm
	Date	Revisions

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Title
Proposed Plans and Elevations

Scale 1:50	
Drawn by MJH	Date July 2019
Drawing No. 1191-02	Revision A