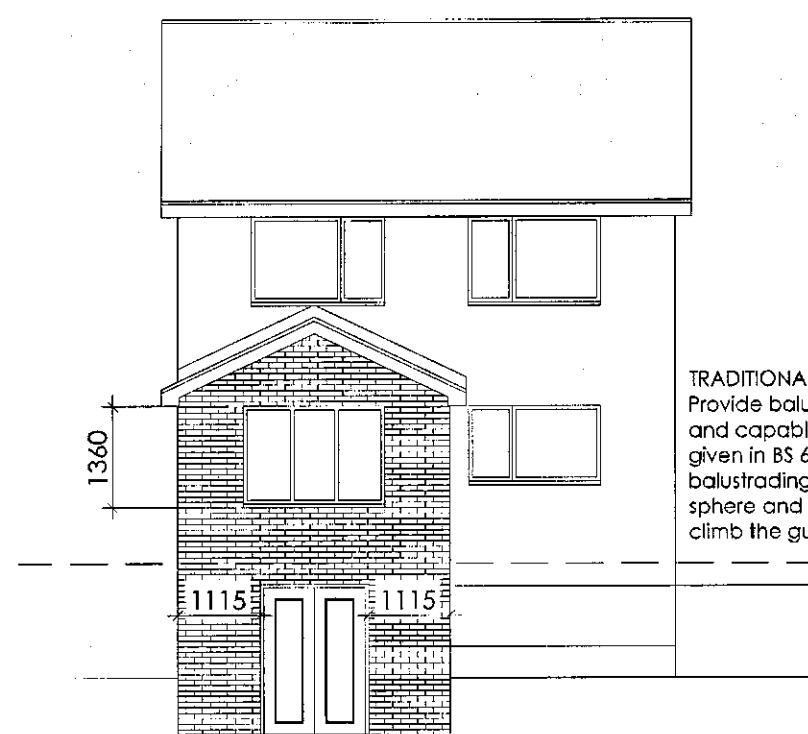
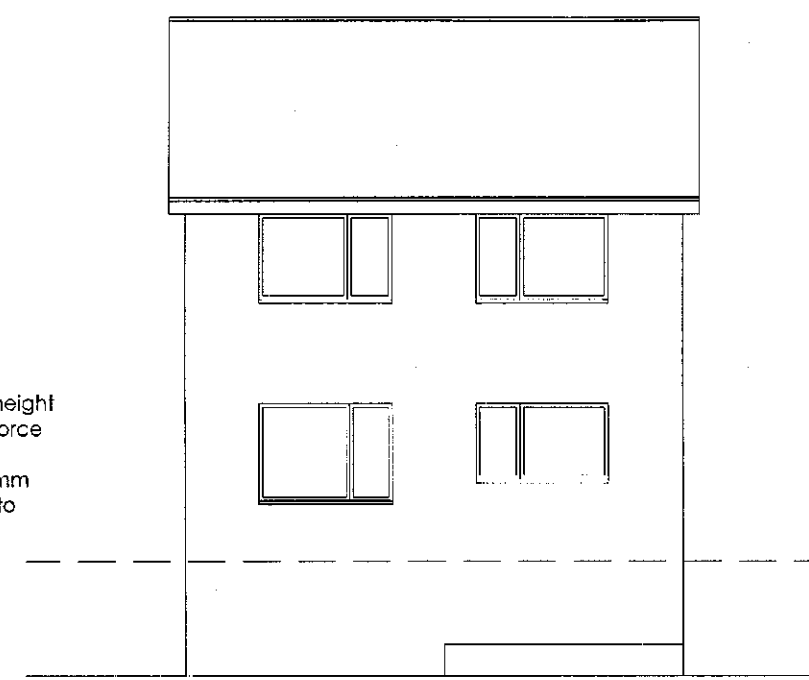


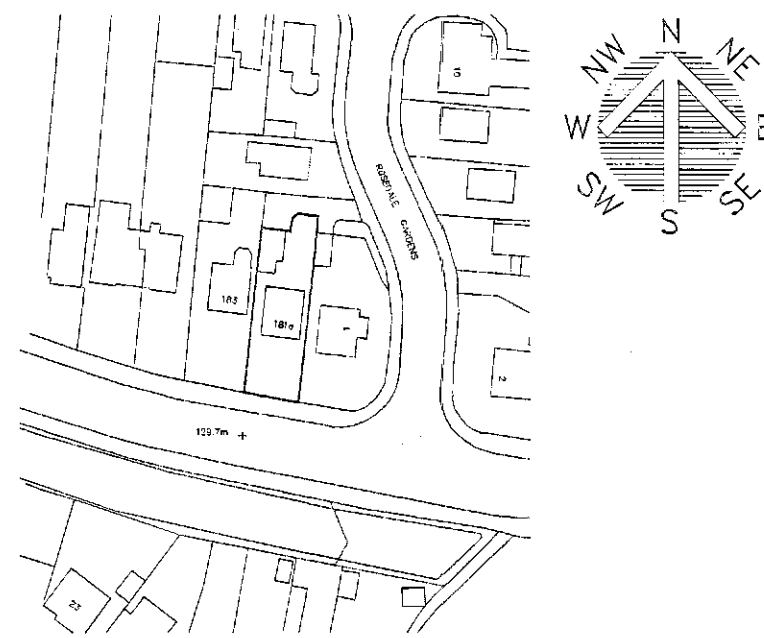


PROPOSED REAR ELEVATION
SCALE 1:100

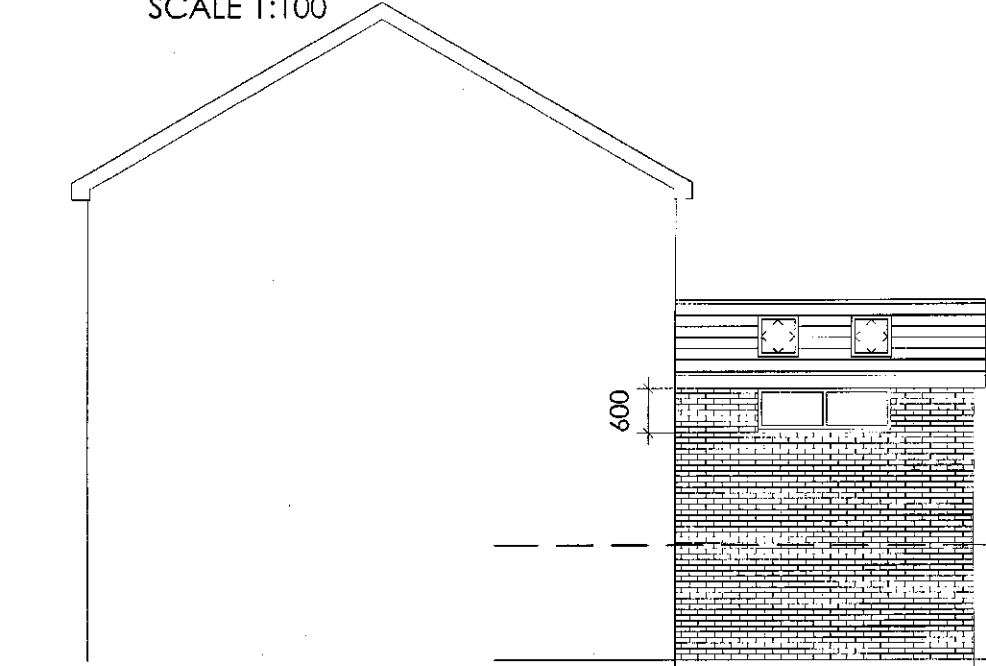
TRADITIONAL BALUSTRADES
Provide balustrades to decking min 1100mm in height and capable of resisting at least the horizontal force given in BS 6180:2011. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.



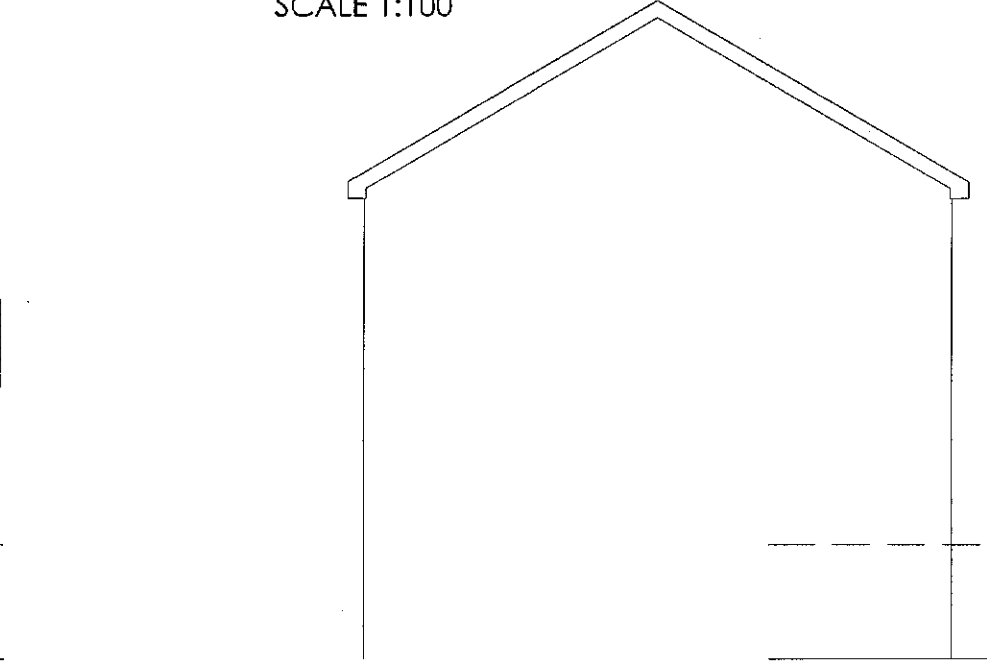
EXISTING REAR ELEVATION
SCALE 1:100



LOCATION PLAN
SCALE 1:1250



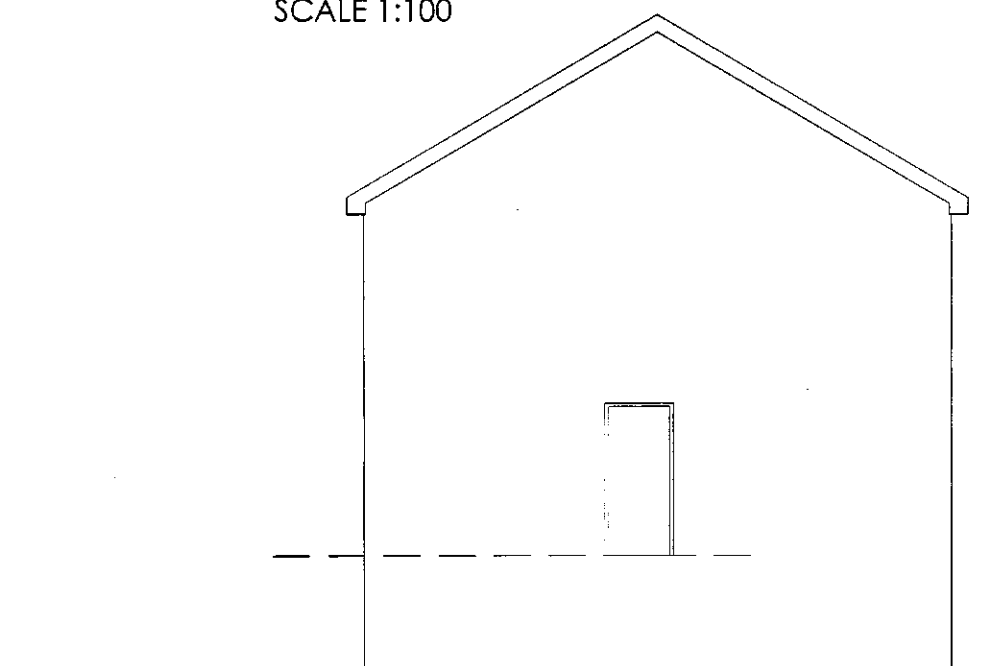
PROPOSED SIDE ELEVATION
SCALE 1:100



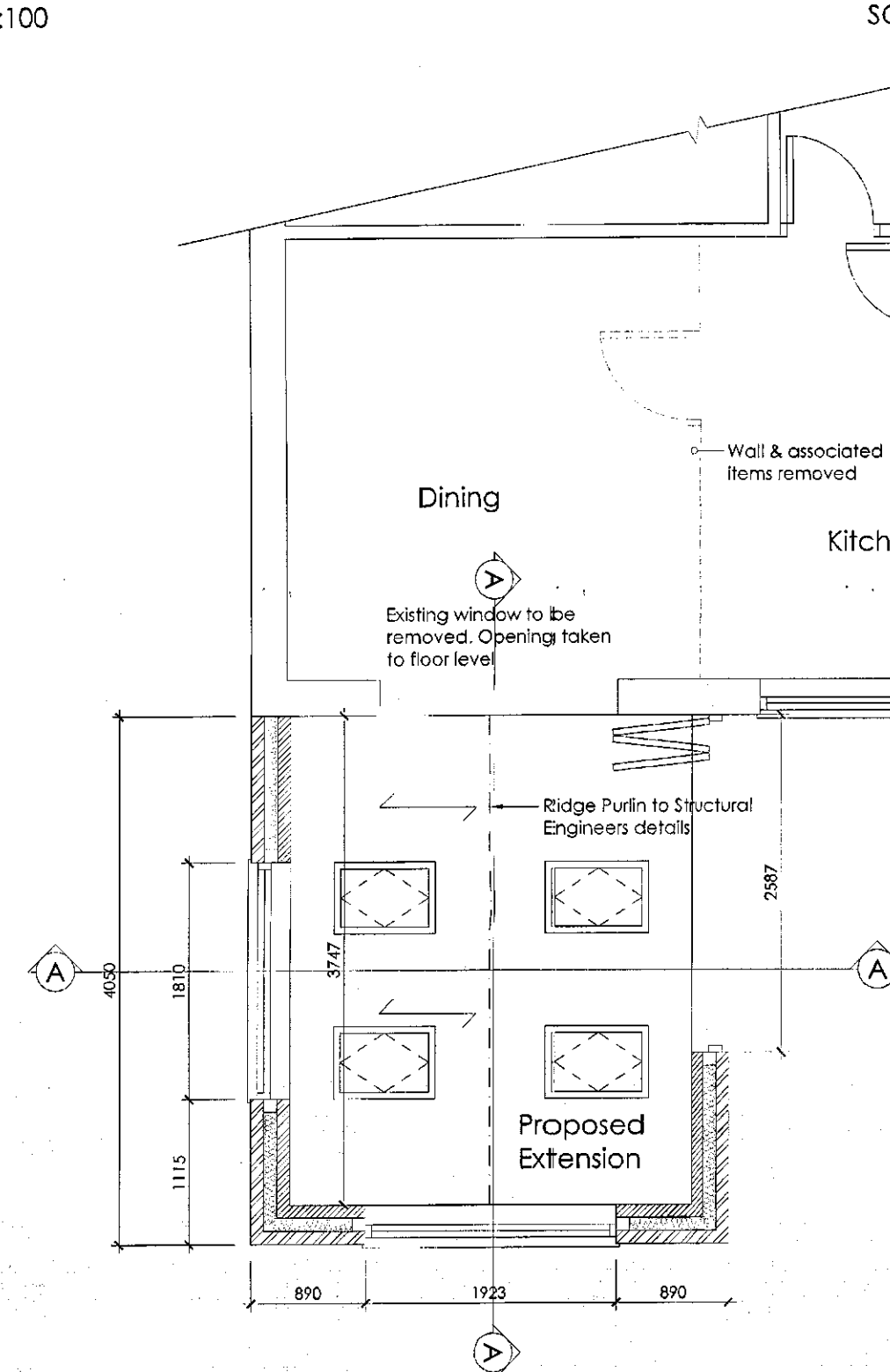
EXISTING SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100



PROPOSED FLOOR PLAN
SCALE 1:50

U-VAUES

WALL 0.19W/m²K
WINDOWS 1.3W/m²K
ROOF LIGHTS 1.4W/m²K
DOORS 1.4W/m²K

FOR FULL DETAILS SEE
ASSOCIATED EXTENSION
HEATLOSS CHECKSHEET

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

NEW AND REPLACEMENT DOORS

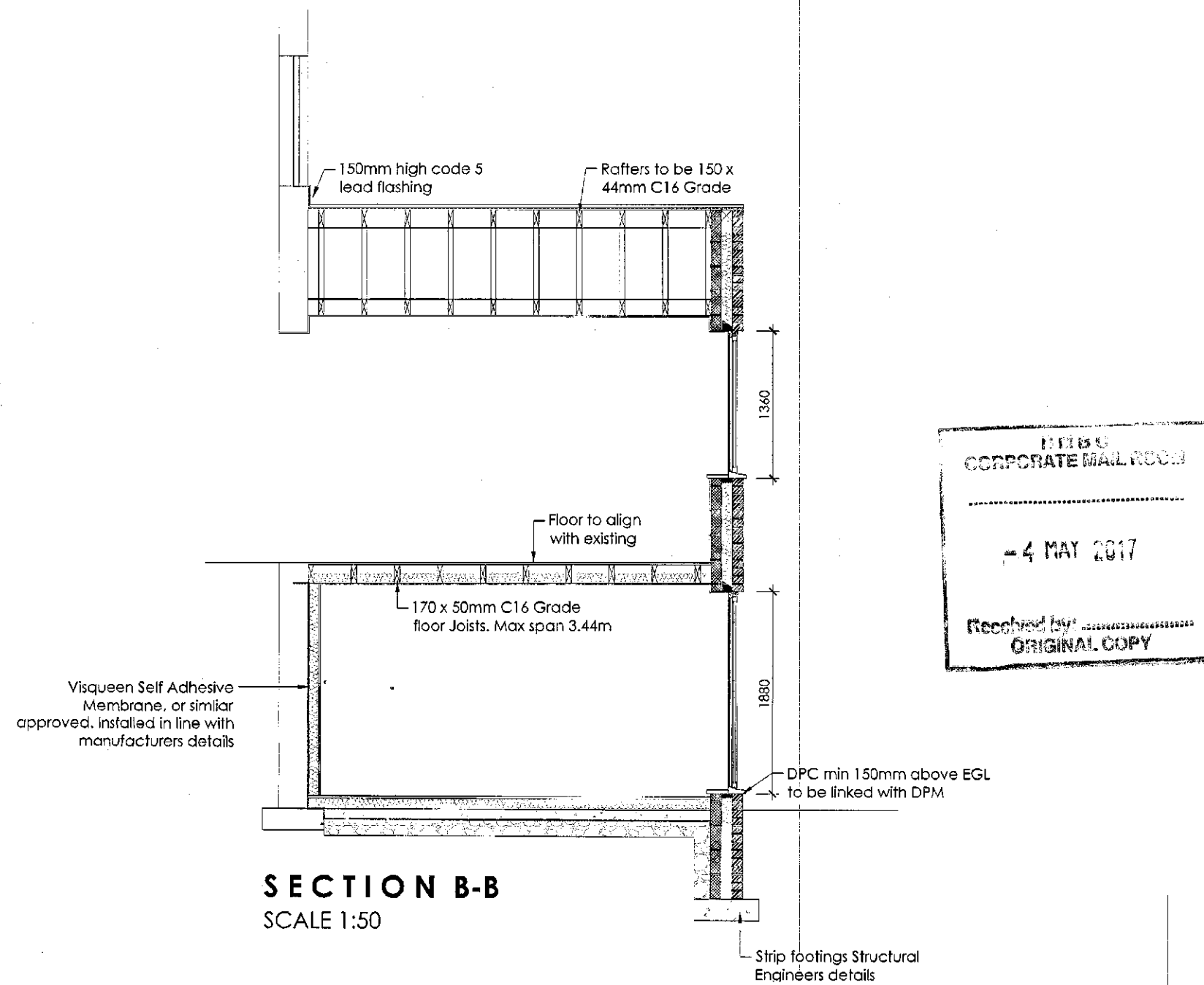
New and replacement doors to achieve a U-value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft coat low-E glass. Glass to be toughened or laminated safety glass to BS 4203, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

BACKGROUND AND PURGE VENTILATION

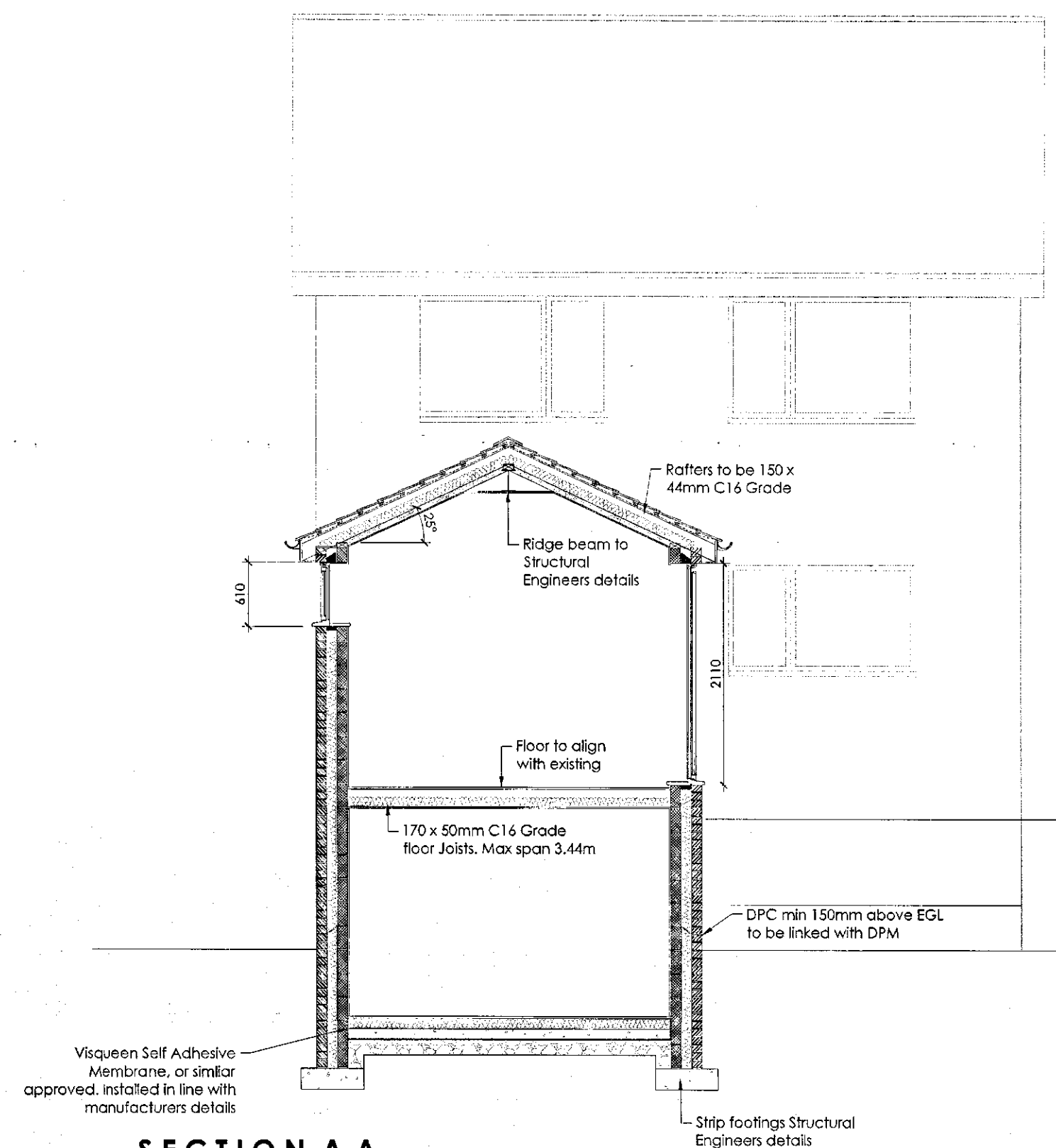
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm².
Purge ventilation - New Windows/roofsights to have operable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°.
Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

RAINWATER DRAINAGE

New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 3.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.



SECTION B-B
SCALE 1:50



SECTION A-A
SCALE 1:50

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, i.e. around windows and door openings. Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kitemarks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

SITE PREPARATION

Ground to be prepared for new work by removing all unsuitable material, vegetable matter and free or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

LINTELS

For uniformly distributed loads and standard 2 storey domestic loadings only.
Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels, 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 30 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturers standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

RAFT FOUNDATION

These details are only suitable for single storey extensions to domestic buildings.
Raft and floor slab design to Structural Engineer's calculations and details. Steel reinforcement must be lapped at least 450mm for both main and mid steel bars and provided with 40mm concrete covers.
Dig out for new raft foundation down to firm load bearing strata. Ground to be free from contamination. Raft foundation to be provided on 150mm well consolidated hardcore capable of supporting a load of at least 50kN/m².
Provide 85mm Celotex insulation and 25mm perimeter insulation on 1200 gauge DPM. DPM to be laid on a blinded reinforced concrete slab of the raft foundation as engineers details.
Floor to be provided with 75mm screed (65mm if reinforced).
Wall fixings to be suitable for the different settlement where the existing building abuts the extension. Internal stiffening beams may also be necessary. All new foundations to be below invert level of any drains.

FULL FILL CAVITY WALL

To achieve minimum U Value of 0.19W/m²K
SEE ASSOCIATED U-VALUE CALCULATION FOR FULL SPECIFICATION

DPC

Provide horizontal strip polymer (tyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm cts horizontally, 450mm vertically and 225mm cts at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-6-1: 1996 and BS EN 845-1: 2003

CAVITIES

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closer. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abut the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

CAVITY BARRIERS

30 minute fire resistant cavity barriers to be provided at all tops of walls, gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturers details.

PITCHED ROOF

Imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²
Vented roof - pitch 22-45°
To achieve U-value 0.18 W/m²K
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Roofing tiles to match existing on 25 x 38mm (unadvised sw treated battens on sarking felt to relevant BBA Certificate. Supported on 44 x 150mm grade C16 rafters at max 400mm centres max span 2.94m. Rafters supported on 100 x 50mm sw wall plates. Insulation to be 100mm Celotex GA4000 between rafters and 45mm Celotex TB4000 under rafters. Fix 12.5mm foil backed plasterboard (joints staggered) and 5mm skim coat of finishing plaster to the underside of all ceilings using galvanized plasterboard nails.
Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening of ridge equal to continuous strip 5mm wide to promote ventilation.
Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 100x x 30 x 5mm galvanized straps or other approved to BS EN 845-1 at 2m centres.

LEAD WORK AND FLASHINGS

All lead flashings, any valleys or soakers to be Code 5 lead and lead according to Lead Development Association. Flashings to be provided to all joints and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

INTERMEDIATE FLOORS

Intermediate floor to be 25mm 1&g flooring grade chipboard or floorboards laid on 170 x 50mm C16 joists at 400mm cts (Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m² or equivalent between floor joists. Ceiling to be 12.5 FireLine plasterboard with skim plaster self and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS EN 312:2010. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x 1/4 depth solid noggins between joists at strap positions.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE Certification Ltd, BS1, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING

Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and EE Regulations.

SMOKE DETECTION

Maine operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2004 to be at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

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Drawing Title. PLANS, SECTION & ELEVATIONS				Date. DECEMBER 2016		Scale. 1:50 @ A1	
				Ref. 16-047		Dwg. No. 02	
						Rev. B	
Date	Suffix	Description		Date	Suffix	Description	
05/01/2017	A	REVISED FOR BUILDING REGULATIONS					
21/04/2017	B	REVISED TO CLIENTS REQUIREMENTS					