External Wall Construction

- External wall to have 102mm facing brickwork, to match existing.
- 100mm cavity filled with 100mm Rockwool cavity batts to provide a minimum u value of 0.28w/m2 in accordance with Part L Approved Documents.
- Internal leaf to be Thermalite Shield, 3 N/mm2 100mm blockwork with a 12.5mm plaster with skim finish.

All reveals, heads and cills to be insulated using Thermabate proprietary cavity closers. All cavities to be closed at eaves level.
- Wall Ties - incorporate 5 stainless steel wall ties every square metre. and at every block course at reveals.
- New external wall to be bonded to existing using stainless steel wall plate connectors with saw cut between connectors and through facing brickwork with vertical dpc fitted into saw cut.
- Hi Load visqueen dpc, set minimum of 150mm above ground level.

Roof Construction

- Roof timbers and bracing to comply with BS5268 part 3
- Rafters to be 47 x 150mm C24 Grade timber at 550 c/c as Trada Tables. To be doubled up to support new Velux roof lights.
- Double roman roof tiles to match existing on 38mm x 25mm tanalised tile battens, spacing to suit tiles.
  -1 layer breather membrane with all joints taped to ensure continuity
  - 100mm x 50mm timber wall plate, strapped down using 30mm x 5mm galvanised restraint straps, extending 1m down wall at max 1200mm centres, either side of windows and close to external corners. Fixing within 150mm of end of strap. Horizontal restraint straps to be 30mm x 5mm and extend over 3 timber members with noggins for support.
- Gable Wall to have Verge Strapping / Lateral Restraint at first rafter, truss bottom chord level and truss rafter level using horizontal restraint straps or "tension ties", 1200mm long x 30mm x 5mm galvanised steel, which extend over 3 timber members with noggins for support between the roof joists, between truss chords and in the gap between wall and first joists. The bend is to be taken over the blockwork and built in.
- Insulation - Roof to be insulated with 100mm Rockwool fibreglass slab insulation. All to achieve a min u value of 0.18w/m2
- 12.5mm platerboard and skim as ceiling finish.
- Install upvc fascia and soffit arrangement to match existing.

Re use openable Velux roof lights to be installed in accordance with manufacturers instructions. Units to achieve minimum u value of 1.6 w/m2.

New Windows

- All new windows to meet BS7950 & meet 'Secure By Design' standards.
- All new windows to be 70mm internally beaded double glazed PVCu units
- windows to achieve a u value of 1.6 w/m2 and have a min air gap of 16mm between panes
- New windows to first floor habitable rooms to be designed as 'Emergency Egress Windows' with an unobstructed openable area of min 0.33m2 min measurements of 450 x 750mm with bottom of openable area to be no higher than 1000mm above finished floor level.
- All windows to achieve an openable area that is equivalent to 1/20 floor area.
- Windows to have trickle ventilation allowing
- All new windows to be UPVC windows

Lintels

- Lintels to be manufactured by Catnic or similar approved. Catnic CG90/100 cougar open back lintel over new window openings
- Install cavity tray over each lintel in external wall

Doors

- Internal doors to match existing internal doors in the property.

Fire Strategy

- All new habitable rooms to be fitted with mains operated Smoke Detection to meet BS5839 with standby power supply to a min grade D Category LD3 standard.
- All structural steelwork to be encased in 12.5mm Gyproc Fireline Plasterboard fitted in accordance with manufacturers recommendations to provide min 30mins fire protection.

Rain Water Goods

- Extension to have new white upvc guttering and fall pipes.
- New fall pipes to discharge into new back inlet gullies.

Floor Coverings

To clients requirements

Mechanical & Electrical

Mechanical Works

- All mechanical works associated with gas appliances to be carried out by a 'Competent Person' registered on the Gas Safe Register
- Sanitation, hot water safety & water efficiency to meet requirements as stated in Approved Document G
- All new rooms to have 1 no. new radiator
- All new radiators to be fitted with TRV's

Plumbing Alterations

- All equipment to be installed in accordance with manufacturers recommendations.

Electrical Works

- All electrical work to be carried out by a 'Competent Person' registered on an Electrical Certification Scheme.
- An electrical certificate to be provided by installer
- Property to be Fix Wire Tested to BS7671 after refurbishment works
- All electrical works to meet the requirements of Part P (electrical safety) and must be installed and tested by a person competent to do so and to comply with current I.E.E regulations..
- On completion, a BS 7671 certificate is to be issued
- Switches and sockets to be installed 450mm minimum and 1200mm maximum height from floor.

External Works

- Allow for making good driveway and perimeter of new extension as existing on completion of works

Boundaries & Party Walls

- All necessary notices to adjoining owners to be issued and written consents as required by the Party Wall Act to be obtained prior to commencement by others.

Air Leakage

- Infiltration of cold air to be limited by applying mastic seal to all joists when bricked into wall, gaps between dry linings and studding and masonry walls, vapour control layers and boxing to services.
  Draught strips to windows, loft hatches, .

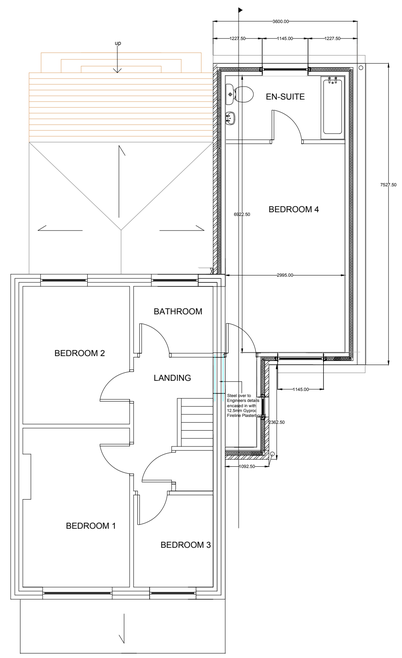
Measurements and Building Control Notification

- Contractor to check and verify all dimensions on site prior to works commencing or manufacture of materials.
- Contractor to liaise with Building Control Officer and have inspections carried out as required by them.

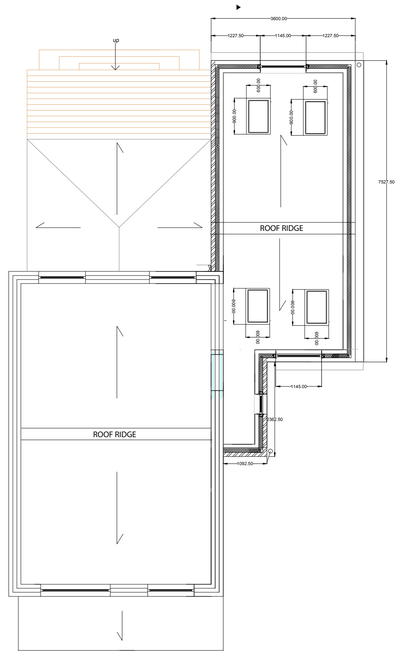
Soundproofing - Compliance with Approved Document E

Notes:

Foul Drainage as Proposed
Foul Drainage as Existing
Surface water as Proposed



FIRST FLOOR
AS PROPOSED



ROOF
AS PROPOSED

Floor Plans as Proposed (1:100)

Rev	Description	Date	Initial

Project
9, Celandine Grove - Side 2nd story Extension

Title
Building Regulations

Dwg. No. 07 | **Rev** | **Chk**

Scales (if A1) 1:100 / 1:50
Do not scale this drawing

Drawn | **Date** March 2025