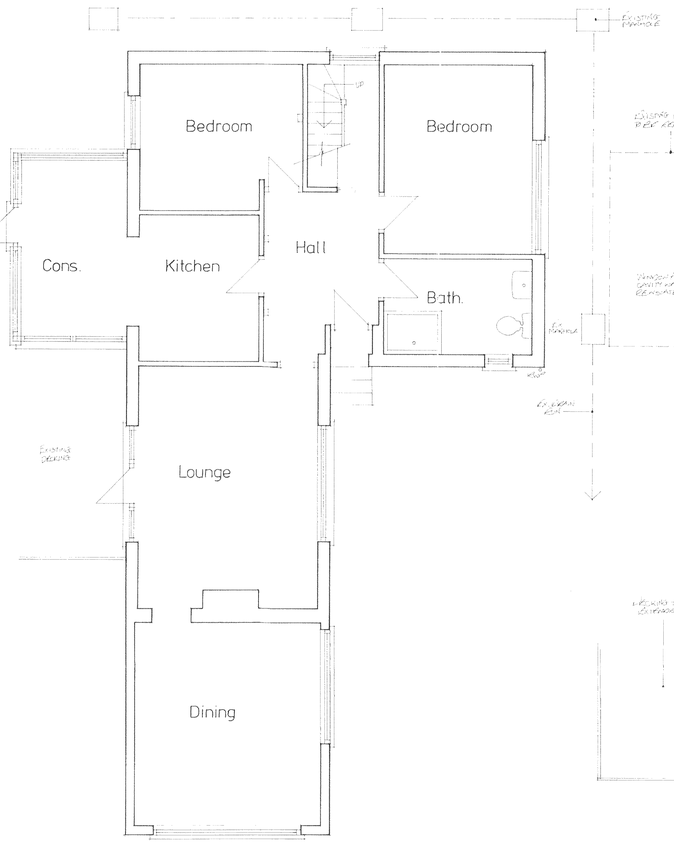
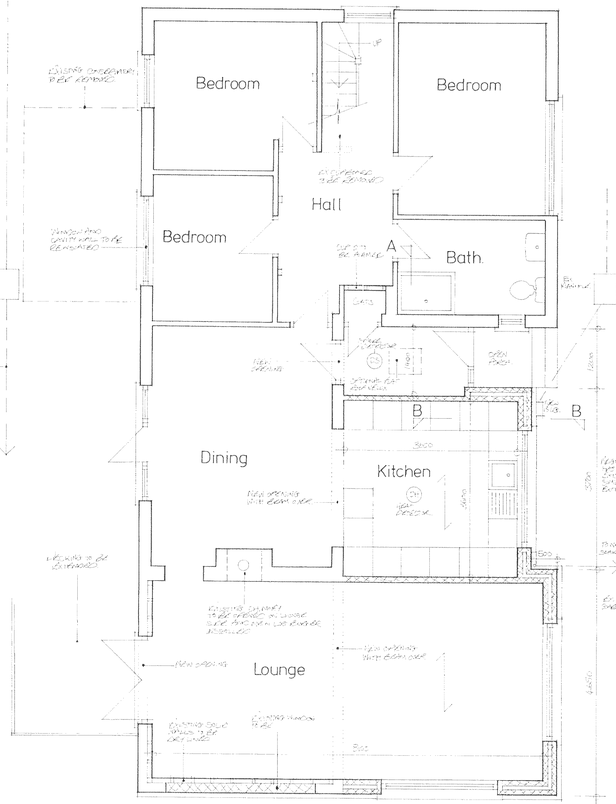
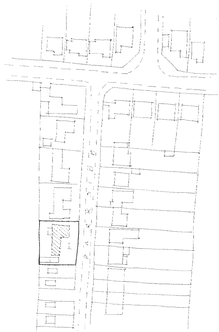


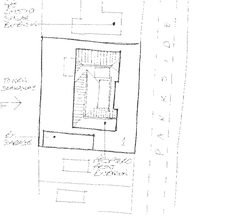
EXISTING GROUND FLOOR PLAN



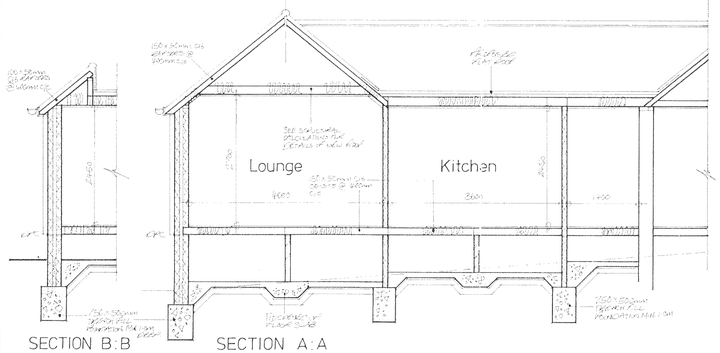
PROPOSED GROUND FLOOR PLAN



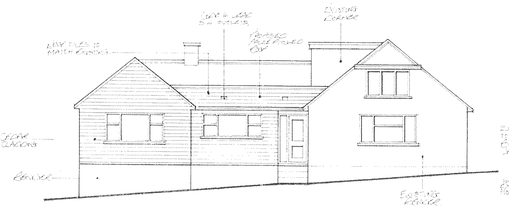
LOCATION PLAN 1:1250



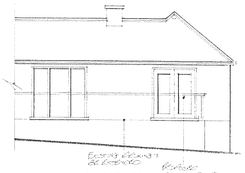
SITE PLAN 1:500



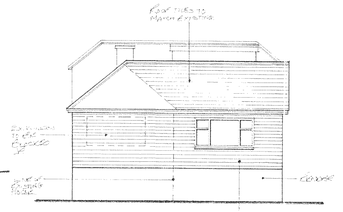
SECTION B:B SECTION A:A



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

BUILDING REGULATION NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

Careful inspection is to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provided and maintained by new works.
All building work is to be carried out in accordance with all current building regulations and codes of practice in force at this time.
Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground.
All electrics, heating, plumbing and decorations to be altered/extended all to client's choice.
These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification.
All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineers dimensions.
No work should be undertaken until all consents (Planning and Building Regulations) have been received and approved. Any work undertaken is done so at the clients risk.

Foundations

750 x 500mm trench fill foundations (1:2:4 concrete mix). All foundations to be minimum 1.0m below ground level with the exact depth to suit site conditions. New foundations to go down to invert level of any adjacent drains.
All foundations taking additional loads are to be re-dosed and checked for adequacy and suitability for ground conditions prior to commencement of work.
All existing lintels taking additional loads are to be inspected and checked for adequacy on commencement of work and replaced if necessary.
Foundations stepped on elevation shall overlap no more the height of the step by the thickness of the foundation, or 300mm, whichever is greater. Steps in foundations should be of greater height than the thickness of the foundation.

External Walls

Cavity wall comprising treated horizontal cedar cladding, fixed to vertical 38 x 19mm treated battens on Type 1F roofing felt to BS747, on 100mm Thermalite Standard blocks, 100mm cavity with 100mm Dritherm, inner skin 100mm Thermalite 'Shield 2000' or similar with 13mm plaster finish existing or certified stainless steel profiles to be re-used.
Horizontal strip polymer (hylcad) damp proof course in each leaf of new walls min. 150mm above adjacent ground level in external leaf. DPC to be lapped with existing wall DPC and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.
Blockwork below ground level to be Class A dense concrete or alternatively semi engineering brickwork. Cavities below ground level to be filled with lean mix concrete up to ground level and min. 225mm below damp proof course.
Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved.
All walls constructed with stainless steel wall ties built in at 450mm centres vertically and 750mm centres horizontally in staggered rows. Doubled up at corners and reveals. Cavities closed at eaves level with slate and to be continuous.
All external walls running parallel to roof to be restrained at roof level using 1000 x 30 x 5mm galvanised mild steel horizontal restraint straps built into walls at max 1200 centres and screw fixed to joists.
Movement joints to be provided at 12m intervals in continuous brickwork (min. 16mm wide joint) and at 6m – 9m intervals in continuous blockwork (min. 10mm wide joint). Wall ties should be provided at 300mm vertical spacings, on either side of the joint. The material used for the joint shall be to BS8213.

Internal Walls

Internal blockwork partition walls as shown to be constructed of 100mm lightweight blockwork.
Internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with t/w base and head plates and cross noggins at maximum 1200 centres. Studding faced both sides with 12.5mm plasterboard finished with set. Provide 100mm mineral wool between studs for sound insulation purposes.

Ground Floors

Suspended timber — to be 22mm flooring grade T & G chipboard to BS 5669 type 11/151 decking on 150 x 50mm treated floor joists at 400mm centres with solid strutting at mid-span insulated with 100mm Celotex flooring grade insulation (GA3000) between joists on 100 x 50mm treated timber plates, DPC honeycomb walling at 1.8m maximum built off thickened up oversite, 100mm concrete base, 1200 gauge polythene, DPM linked to all DPCs and 150mm minimum consolidated clean hardcore. 75mm minimum air space between concrete and underside of wall plates and 150mm air gap between concrete and underside of the floor joists. To achieve a U value of 0.22 W/m²K.
Suspended floor ventilation to be provided in external walls to provide cross ventilation of 1500mm²/minimum per metre run of wall with 225mm x 75mm air bricks at 1.5m centres.

Flat Roof

Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112
Flat roof covered with 3 layer built up felt to BS747 finished with 12.5mm white stone chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144. 18mm WBP plywood decking on sw firrings to give min. 1 in 40 fall and C16 grade sw joists (size and centres as shown on plan) with 1 layer of 165mm Celotex XR3185 insulation fixed between joists (leaving min. 50mm air space above insulation. See structural calculations for details of joist sizes and increase size to suit insulation and ventilation space). Roofing felt taken up under existing sarking felt minimum 450mm. Ceiling lined with 12.5mm foil faced plasterboard finished to client's approval. Flat roof to be ventilated at eaves by fixing 18mm UPVC fascia board with 10mm thick ventilated soffit board to form continuous 25mm ventilation strip along full length of eaves on all sides. 100 x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. All to achieve a U value of 0.20 W/m²K. For alternative insulation methods (ie. above and under joists) please refer to www.celotex.co.uk.
Firrings cross battened with 50 x 50mm battens to permit cross flow ventilation above roof insulation.
Flat roof joists to be restrained with 1000 x 30 x 5mm mild steel straps at1. 2m centres screw fixed securely.

Pitched Roof

Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112
Roof tiles to match existing on 25 x 38mm sw treated battens on type 1F sarking felt to BS747 on C16 grade rafters at max 400mm centres. 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. C16 grade ceiling joists at 400mm centres spiked to rafters. Fascia to match existing with soffit of Masterboard fixed with continuous 25mm vent and fly proof screen. 175 x 25mm ridge, hip and valley boards. 12.5mm foil faced (vapor barrier) plasterboard ceiling with 100mm Rockwall Rollbatts insulation laid in between ceiling joists and 170mm rollbatts laid in opposite direction above the ceilings joists. To provide a U value of 0.16W/m²K. Ensure 50mm air space is maintained between sarking felt and the Rollbatts.
Provide lay boards at junction of new and existing roofs.
Ridge and high level tile ventilators to be installed to assist cross ventilation of roof space. To be equal to a continuous strip of 5mm wide. High level tile ventilators to be installed at junction of new flat roof and existing pitched roofs.

Beams and Lintels

Catnic or similar approved lintels to be used over door and window openings with min. 150mm bearings. All voids within lintels to be filled with 150mm fibreglass.
Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm Gyproc wallboard nailed to timber cradles vertically and longitudinally not less than 44mm x 44mm spaced at 600mm centres, with all joints staggered.

Ventilation

New windows to provide openable ventilation area of not less than 1/20th of the floor area of the rooms which they serve, all fitted with a minimum 8000mm² trickle ventilator.
Kitchen to be provided with an extract fan capable of extracting not less than 60 litres per second (or 30 litres per second if fitted within a cooker hood) which may be operated intermittently and ducted to external air.
All new windows to be double glazed timber or UPVC with 16mm air gap between panes. Glazing to be 16mm cavity Low E with an emissivity of 0.15 in order to provide the maximum U value of 1.8 W/m²K.
All new doors with more than 50% of glazing to have a min. U value of 2.2 W/m²K. All other doors to have a min. U value of 3.0 W/m²K.
Velux rooflights to be fitted in accordance with manufacturers instructions, fitted with minimum 8000mm² trickle ventilator. Double up rafters either side.

Foul Water Drainage

All plumbing to BS EN 12056 (BS5572).
All below ground drainage to BS8301.
Sink waste to be 38mm diameter with 75mm deep seal trap to discharge to back inlet gully below grating level. Back inlet gully to be connected to manhole with 100mm diameter UPVC drain laid to 1:40 fall and surrounded in pea beach.
All fittings to be provided with trapped waste pipes as follows:
Sink – 40mm diameter
Common waste pipes to be 60mm diameter.
All traps to be 75mm deep seal & all waste pipes are to be fitted with rodding access on tight bends. Common wastes or runs in excess of 3.7m long are to be fitted with antisyphonic traps.

Surface Water Drainage

Rainwater to 100mm half round PVC gutter laid to falls to the 68mm downpipes as shown to discharge to soakaway.
New soakaway min. 4.6m away from any building to be 1m³ below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000 gauge polythene. Drain to be 100 dia UPVC laid to min. fall of 1 in 40, bedded and surrounded in pea beach.

Glazing

Any glazing located in walls less than 800mm from floor level or 1500mm in a door (inc. 300mm each side) to be toughened or laminated safety glass in accordance with clause 5.3, BS8206.

Heating

All alterations and extensions to the heating and hot water systems shall be designed, installed and commissioned in accordance with the Domestic Heating Compliance Guide.

Smoke Detectors

At least one number mains operated self-contained smoke alarm to BS 5446: Part 1 to be installed in the circulation space of each storey.
All smoke alarms within dwelling to be inter-connected, be permanently wired to a separate fused circuit at the distribution boards in accordance with IEE Regulations. They may operate at a low voltage via a mains transformer.
Smoke alarms must be installed within 7m of the living room and kitchen door, within 3m of all bedroom doors and within 15m of each other in corridors or landings.
If ceiling mounted, smoke alarms should not be installed within 300mm of a light fitting.
If wall mounted, smoke alarm should not be over radiator and should be fixed elsewhere within 150 and 300mm of the ceiling.

Electrical Safety

All electrical work undertaken is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work.

Lighting

High efficiency light fittings, capable of only accepting lamps having a luminous efficiency greater than 40 lumens per circuit-watt, will be provided, in rooms or circulation areas most frequently used, the number not less than the greater of; 1 per 25m² of floor area or 1 per 4 fixed light fittings.

Sanitation, Hot Water Safety and Water efficiency

A supply of wholesome water (mains water supplied and stored in accordance with the requirements of the water supply (water fittings) regulations 1999) is to be provided to the following locations :-
a) Any place where drinking water is drawn off
b) Wash hand basins, bidets, baths, showers and sinks
c) Sanitary conveniences.
Heated (includes softened) wholesome water is to be supplied to the following locations:-
a) Wash hand basins, bidets, baths, showers and sinks (including areas where food is prepared).
Hot water storage systems should be designed and installed in accordance with BS 6700:2006 + A1:2009. Indirectly heated un-vented (closed) storage water heater should comply with BS EN 12897:2006.
The hot water storage and supply system installed is required to be commissioned in accordance with the procedures set out in the Domestic Heating Compliance Guide. Commissioning documentation will be required at completion.

PLANNING DEPARTMENT
Plan No. Adc/3/10
- 7 OCT 2010

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Drawing title: **Proposed Front Extension**

Date:	August 2010	Revisions:	
Scales:	1:50,100,500,1250	Dwg No. 01	Job No. AD-128