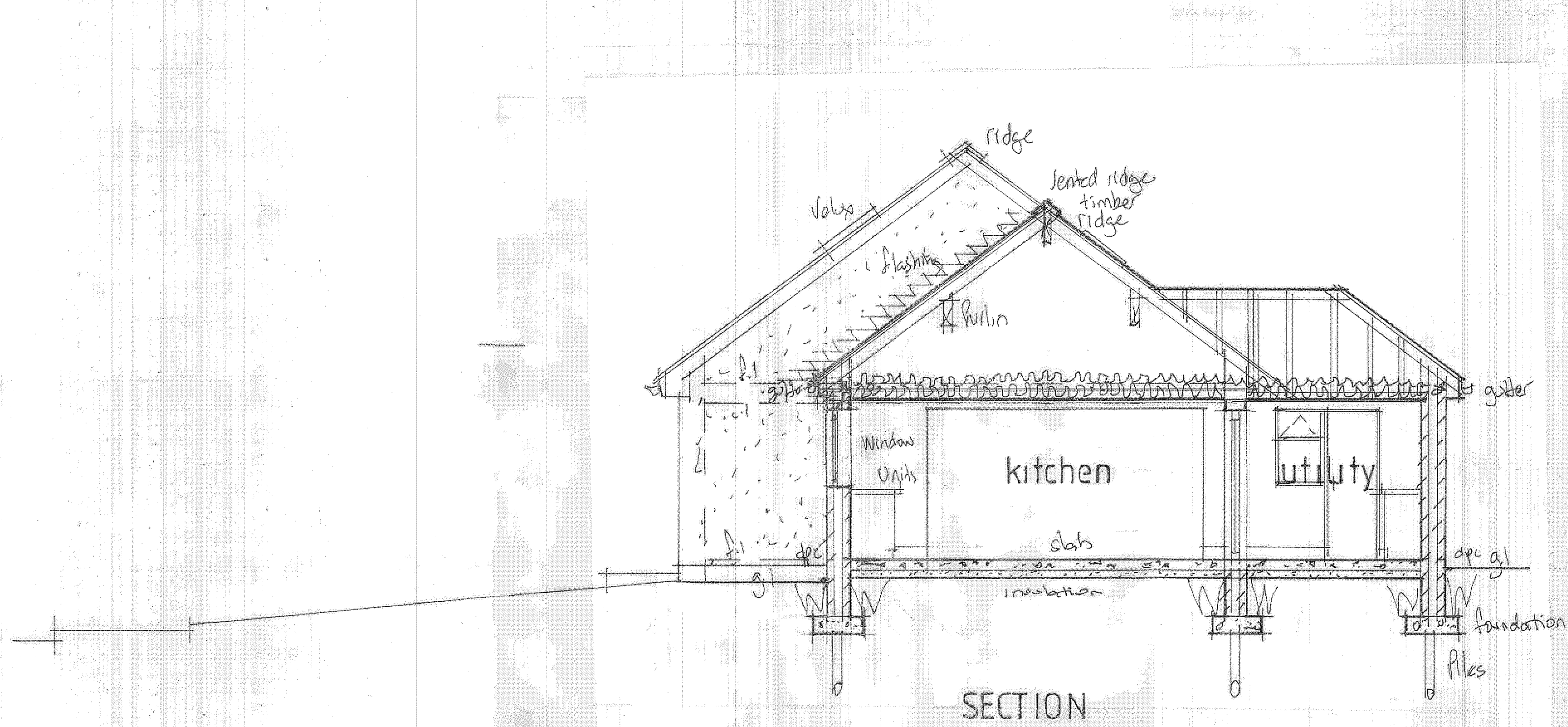




Notes

These drawings are for the purpose of obtaining Building Regulations and Planning permission only. All work thereafter is undertaken solely at the clients/contractors discretion and liability is therefore transferred. With regards to any matters relating to Planning or Building Regulation, they are solely at the discretion of the client, no information or advice given prior to or after the drawings are completed are for information only and not binding. All work must be carried out in accordance with the relevant building regulations and codes of practice. Do not scale from drawing. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately. Services i.e. Electric, heating, plumbing etc. Are not included in these drawings.

Party Wall Act Due to close proximity of boundary wall

Any works falling within the Party Wall Act 1996. The client to serve written notice on the owners of adjacent properties affected of the intention to build within 2 months of commencement date. Written permission to be obtained. Further information about the Act can be found in the explanatory booklet available to download from: <https://www.gov.uk/party-wall-etc-act-1996-guidance>.

Smoke alarms and heat detectors.

Fire Safety Approved Doc B

Where new habitable rooms are provided above ground level, a fire detection system shall be installed. Provide a mains linked smoke alarm in the circulation space on all levels in accordance with Paragraph 1.10 to 1.18. Also provide 1 no smoke detector to ground floor. There will be a compatible interlinked heat detector or heat alarm in the kitchen, in addition to whatever smoke alarms are needed in the circulation space.

Background ventilation

All new habitable rooms to have background ventilation not less than 8000 sq mm kitchen and en-suites to have 4000 sq mm. Insert permanent trickle vents to heads of all windows to rooms affected. Al to regulation F1 2010

Lighting

Provide 100% of new primary light fitting units to new extension to be of type, which will only take high efficiency lamps Provide min one third of primary lights to have a luminous efficiency greater than 40 lumens per circuit watt. The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site.

Special Steel A frame to be constructed.

Steelwork A frame to be designed and fabricated to carry existing steel purlins and new purlins in new roof area supported off existing brickwork and new steel over new opening in kitchen. All to be calculated by Structural Engineer.

Electrical Contractor (Competent Person)

All the wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 18th edition wiring guidance and Building Regulations Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the Secretary of State, AND The competent person is to send to the approved inspector a 'self certification certificate' within 30 days of the completion of the electrical works. The Client is to be provided with a copy of the 'self certification certificate' and a BS 7671 electrical installation test certificate.

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 light fittings in the dwelling/extension spaces to comply with Part L of the current Building Regulations.

Electrical Fittings.

All sockets to be positioned above 450 mm from floor level, and all switches to be positioned between 1350mm and 1450mm from finished floor level to comply with Part M of the Building Regulations. 100% internal light fittings and all external lights to be LED lamps-luminous efficiency greater than 45 lamp lumens/circuit-watt and total output greater than 40 lamp lumens, with and external lights to incorporate daylight sensor, all in accordance with Part L1B section 4.24 Building Regulations (2010 Edition with 2013 amendments) and Table 42 of Domestic Building Service Compliance Guide 2013 Edition. Electrical installation to be designed and installed and tested on completion by an NICEIC registered contractor in accordance with BS 7671:2001 to comply with Part P of Building Regulations.

Carbon monoxide alarm.

Provide and install battery / mains powered carbon monoxide alarm adjacent gas boiler.

Fire doors between kitchen and garage

All doors marked * to be ½ hour self closing fire doors FD30 SC 12 mm rebates with intumescent strips inserted as per Document B2006 edition

Integral Garages

Min 100mm step and self closing FD30S SC self closing fire door with smoke seals to be provided between garage and dwelling and to have a secure door set. Walls enclosing garage to be half hour fire resistant and taken up to underside of floor and roofs - mineral wool fire stopping at junction. Any ventilation ducting taken through garage to be half hour fire resistant enclosed. Walls between heated areas and unheated areas to be insulated as specified to give 0.3W/m2K minimum 'U' value.

Condition Notes

- The drawings relating to the proposed project are for the purpose of obtaining Planning and Building Regulations approval only. All work thereafter is undertaken solely at the Clients/ Contractors discretion and liability is therefore transferred.
- In order to prepare these drawings, certain assumptions have been made which have to be verified both before and during the course of the works. Should at any time the existing construction be exposed which does not agree with these drawings or dimensions vary, then the engineer should be informed immediately and suitable actions taken.
- All work must be carried out in accordance with the relevant building regulations and codes of practice.
- Do not scale from drawings. Work only from figured dimensions. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
- The drawings relating to the proposed project must be read in conjunction with and checked against any structural engineer's or specialist drawings and details provided.
- The Contractor is to notify Building Control at the appropriate stages of construction - necessary for them to determine the works statutory compliance.
- Before work commences - ensure all Planning and/or Building Regulations Conditions have been resolved to the satisfaction of the Local Authority.

Garage door

New up and over electric remote roller shutter door black upvc, including all tracking and framework.

New ceiling fixed to u/side of rafters (room in roof).

Provide 100mm thick Kingspan Thermapitch TP10 between+70mm Thermapitch TP10 under+12.5 plasterbd. Leaving min. 50mm ventilated void to u/side of existing roof battens, to give a 'U' value of min. 0.15W/ m.sq. K. Provide 3mm plaster skim finish to ceiling.

R.S.J.s

Encase new RSJ with 2 layers of 12.5 mm plasterboard and skim with staggered joints to give 1-hour Fire protection.

Kitchen Ventaxia

Mechanical ventilation to Kitchen to give 3 air changes per hour connected to light switch into 150 mm upvc pipe to outside with cowl fixed all to regulation F1 2010 60 litres/second. All new installed ventilators to be noise attenuating.

Utility Extract Ventilation

Mechanical extract ventilation to give min extract rate of not less than 30 litres per second and to have a 15 minute over-run. Extract fan to be ducted to external air, via 100mm dia flexible duct to terminate on outside wall at fitted grille. All new installed ventilators to be noise attenuating.

Lead work and flashings and any valleys.

Use Code 3 lead and laid according to lead development association. Flashing to be provided to all jombs and below window openings with welded up stands. Joints to be lapped min 150 mm and lead to be dressed 200 mm under tiles.

Drainage

Any drains new or existing that pass through external walls, insert concrete lintels over (allow 50mm clearance between drain and underside of lintels) Drains that run under a building to have min 100mm of granular or other flexible filling provided round the pipe if depth of drain below the surface exceeds 600mm. Where pipes have less than 600mm cover the pipes should, where necessary, be protected from damage by a reinforced concrete cover slab with a flexible filler and min 75mm granular material between the top of the pipe and the underside of the flexible filler below the slab. On sites where excessive subsidence is present additional flexible joints to be provided or other solutions such as suspended drainage where the pipe is adjacent to structures or where soil conditions change in the course of the pipe run. Where the crown of the pipe is within 300mm of the underside of the slab, special protection is to be provided in accordance with Part H of Building Regulations

Below ground drainage to be approved 100mm plastic or clay drainage system laid at minimum 1 in 40 falls - bedded and installed in accordance with manufacturer's recommendations. Proprietary inspection chambers to be provided as indicated and as necessary to provide ridding access to drainage runs. Sizes to suit depth - as recommended by manufacturer. All gullies to be back inlet and riddable - wastes to discharge below grating but above water line

Manholes

150 mm concrete base, 215 mm engineering brick. Bench up in concrete to form channels. Medium duty cover and frame

Existing manhole

Connect new drainage system into existing manhole. Bench up in concrete to form channel

Windows and Doors.(replacement or for new extensions)

New window and doors to be PVCu and bifold doors to be powder coated black aluminium, Pilkington glass. K glass range with 16 mm Argon filled air gap optimum 4mm Cymifloat soft low e coating u value to be 1.4W/m2K to windows and doors with fully draught stripped open able light equivalent to minimum 1/20 floor area for purge ventilation and including minimum 8000mm2 trickle vents per habitable rooms and kitchen, 4000mm2 for non habitable rooms (bathroom, en-suite) for background ventilation in accordance with Part F 2010 Edition System1 Table 5.2a and based on 277m2 floor area-total equivalent ventilator area 194000m2. Frames to be lapped minimum 30 mm across cavity closer in accordance with Part L1A section 5.9 and Accredited Construction details under section 5.12 to limit thermal bridging. Details to be inspected on site in accordance with checklist to maintain quality assurance. Any glazing within 800 mm of floor level, and within 1500 mm of floor level where within 300 mm from a door and all glazing to bifold doors to be safety glass to comply withBS6206. Windows to all first floor bedrooms to incorporate unobstructed clear opening of 0.33 m2 and at least 750 mm high and 450 mm wide, with bottom of open-able area no more than 1100 mm above floor level.

Velux windows

Provide and fit in roof all as per manufacturers instructions new velux windows Ref No GHL M08 double rafters and trimmers to be fitted either side. Location and size as indicated. Insert all soakers and flashings and a u value to be 1.4W/m2K.

Gutters

Provide 100 mm upvc gutters fixed to fascia boards. Provide 25 mm cellular extrusion soffits with continuous upvc soffit ventilators to vent roof space to BS 5250

Fixings

Strap down new roof and ceiling with 1000 x 5 x 38 mm mild steel straps at 2 centres fixed across two rafters/joists with 3.35x50 wire nails at rafter and ceiling tie level

Valley roof

19 mm exterior grade plywood 300 mm either side. Insert no.4 lead in valley over felt 300 mm either side. Form saddle in lead.

Ventilation

To be achieved at eaves with continuous 25 mm gap with fly mesh inserted to give through ventilation passage to BS 5250

Continuous Ventilated Ridge

Provide new continuous ventilated ridge to be mechanically fixed and bedded in sand/cement mortar, or dry fixed system in accordance with BS 5534 2014

Utility sink

To have 75 mm deep seal trap into 42 mm diameter upvc waste into back inlet gully

Partition

Non load bearing acoustic stud partitions to be 100 x 50 mm sw studing at 300 mm staggered centers onto 100 x 50 mm sole plates faced both sides with 12.5 plasterboard and skim. Acoustic quilt 50 mm Rocksil woven between studs. Where partitions are parallel to joists span, the joists shall be doubled up and spiked together directly under the line of the partition.

Gutters and fascia

100 mm upvc gutter connected to existing falls to outlet. Fixed to 19 mm exterior grade plywood fascia boards. Provide 12 mm exterior grade plywood soffits fixed directly to underside rafters with continuous upvc soffit ventilators to vent roof space to BS 5250.

Heating

To be supplied by balanced flue gas boiler condensing type, radiators and cylinder min Sedbuick efficiency rating of 88%

Heating

Extend all heating and hot water services from existing and provide new thermostatic valves to radiators. Heating system is to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authority by laws, gas safety requirements and IEE Regulations.

Radiators

Provide and fit thermostatic control valves to radiators.

Timber

All new timber to be tanalized and stress graded 4 BS:4471 Part 1 (1978) Dimensions for softwood BS:5268 Part 5 Preservatives Treatment for Structural Timber

Skirting

120 x20 mm half round skirting primed and painted three coats (1 gloss) to new extension

800 Internal doors

800 door set comprising 1981x726x44 solid core flush doors painted three coats, set in softwood frame 13 mm rebated and with ex. 50x25 sw architraves. Doors fitted with 1.9 pairs 100 mm bolts and 1 set lever handles. Style and type of paneled door to client's choice.

New Timber First Floor

Where floor span more than 2.5m - provided strutting as follows: spans >4.5 - strutting at third spans / Spans <4.5 - strutting at mid span

Solid strutting - min 30mm thick timber extending to at least three quarters the joist depth

Herringbone strutting if not using the proprietary galvanized steel systems; timber to be min 38x38mm (max joist spacing three times the joist depth e.g. 150x50 joist, herringbone strutting can only be used up to a 450mm centres

Joists sizes / centres and spans are indicated on floor plans - contractor to check indication load-bearing walls are suitable to carry floor load. If found to be non-load bearing seek structural engineer's advice as to additional support necessary to be provided (No notching of roof timbers is permitted)

Floor lateral support to be provided to external and internal walls, where the joists run parallel - via 1200mm x 30x5mm galvanized straps and nogging carried over min 3no joists at max 2m c/s. Where interrupted by a stair opening up to 3m is permitted provided additional straps are fixed each side of the opening. The joists adjacent to the wall should be solidly blocked up against wall

Dpc

External leaf min 150 mm above ground level with internal dpc at slab or floor level

Overlap

DPC and DPM to perimeter to overlap by 50 mm

New openings

To have vertical and horizontal DPC's close reveals with thermabate insulation

Flashing

Insert no.4 lead apron flashing min up-stand 150 mm insert cavity trays over.

Ceilings

To be 44x195mm@400 centres under drawn with 12.7 mm foil-backed plasterboard and skim finish. All to Trado Technology span tables for solid timber members in floors, ceilings and roofs for dwellings 2nd edition.

New Roof Construction

Pitched roof with interlocking tiles Rosemary RED tiles min pitch of 30 degrees pitch with 100mm overlap, on 50x38mm sw battens on 1 layers Tyvek Supro felt on 50x175mm@400 centres C16 sw rafters. Rafters fixed to wall-plate with framing anchor. All to Trado Technology span tables for solid timber members in floors, ceilings and roofs for dwellings 2nd edition.

Garage ceiling

Under drawn garage ceiling with 6 mm Superlux to give adequate ½ hour fire resistance.

Ceiling to truss roof

To be under drawn with 12.7 mm foil-backed plasterboard and skim finish.

Roof void Insulation (U value 0.15W/m2K)

To be 2 layers, 150mm thick Rockwool laid between joists and cross-laid with 150mm Rockwool to give total thickness of 300 mm and a U value of 0.15W/m2K

Truss roof

Conditional approval to be obtained prior to commencement of work. Truss calls to be submitted to L.A. On initial visit to site. Trusses to be wind braced in accordance with BS 5268 part 3 1985. Rosemary Red concrete tiles to match existing at 600 centres Wind loading shall comply with BSCP3, Ch V Part 2 (1972), provide continuous ridge vents.

Dividing Wall

Construct new 100 mm thick 4 kN concrete block dividing wall keyed into new and existing walls all built off new 600x200 mm concrete foundation all to Reg A1 & 2

DPC's

Cavity wall and internal block work walls to incorporate PVC type dpc at ground floor finished level minimum 150 mm off external ground level. Polypropylene cavity trays to be installed in cavity walls above openings, single storey roofs, complete with weep-holes @ maximum 1000 mm centres to BS 5628 Part 3.

Cavities

To be continuous with existing closed at eaves with Superlux

Cavity fill

Weak concrete mix. Fill in cavity to be 225 mm below DPC level

Forming new opening

Out down existing brick wall to form new opening. Insert new lintel. Make good floor, wall and ceiling where necessary

Dividing wall fill

Rafters to be beam filled with blockwork. Gap between roof felt, battens and walls to be sealed with compressed Rockwool

Cavity closer

Insert Xpsfoam XCC insulated cavity closer to all new openings all as document I 2013. Width and fixing to suit opening

New opening

Break open existing walls at ground floor level from floor to ceiling to form new opening as shown and provide and insert R.S.J.'s as indicated on plan, over supported both ends concrete padstones. Make good brickwork, plaster, floor and ceiling. Include for all necessary temporary support during execution of the works. See structural engineer's details and calculations. Upon exposing brickwork if any discrepancies appear regarding steel-work notify architect for reassessment. Note any changes or costs incurred are solely the responsibility of the client. Assumptions on existing construction have been made with the limited information obtained during survey.

Steel Purlins in new roof

The design has required the use of a number of steel beams and brick piers as designed by a Structural Engineer. The method of carrying out the safe and secure temporary support, needling and propping of the existing building structure whilst this building work is being undertaken is the sole responsibility of the builder who is to ensure that NO settlement or disturbance/cracking of the fabric of the building takes place during the construction process.

Ground Floor Construction (U value 0.18W/m2K)

Leveling screed finish on 150mm concrete slab bad on a separating layer of building paper to BS 1521:1972 on 100mm thick Kingspan 'Kooltherm' K103 floorboard insulation on Visqueen 1200 d.p.m. on 20mm sand blinding on min. 150mm well consolidated hardcore. Provide 25mm 'Kooltherm' insulation to external perimeter edges of slab. Visqueen d.p.m. to be turned up around perimeter edges of slab and tucked in under horizontal dpc of inner leaf.

Floor joist insulation

Provide min. 300mm thick mineral wool absorbent material with a density of at least 10kg/m3 to all new floor areas supported on netting slung between joists.

Demolish

Carefully take down existing chimney and timber fence and prepare site for new building works.

Foundations Mini Piling

Mini Piling to new foundations to cavity walls to be constructed of concrete common brickwork up to 150 mm below ground level with Class B engineering brickwork from GL to DPC level externally and concrete block work internally. Walls built off 750 x 200 (C20 mix-20kN/m2) concrete strip foundations at min depth of 1000mm, to suit local ground conditions. If the ground is found to clay the footings are to be in accordance with NHBC and to satisfaction of the Building Inspector. Precast concrete lintels to be laid over all openings for drainage and service runs with minimum 150 mm end bearing onto adjacent brickwork.

All existing foundations and structure that is to take new structural loading to be exposed for Building Control to determine its suitability. Strengthen and underpin existing as necessary to carry new loads. Where new foundations arise in vicinity of old foundations, existing should be fully grubbed up and new foundations laid at least the same depth.

Super Structure 150 cavity full fill (U value 0.18W/m2K)

New external walls - Facing to be White K render two coats to match main building 100 mm block outer leaf full fill 150mm cavity 100 mm thermalite block inner leaf plaster finish. 150mm cavity, fully filled with 150mm Dyrtherm 32 Ultimate. Installed in strict accordance with the manufacturers instructions. Inner blockwork to be - 0.15W/mK (4kN/mm2) - Internally finish with 12.5mm plasterboard on dabs with minimum 10mm airspace.

Brickwork good building practice

All new blockwork to be bonded to existing and cavities to be maintained - alternatively use proprietary bolted starter anchor system together with inserted insulation V.d.p.c. (installed in accordance with manufacturers recommendations) All return corners to be min 665mm unless otherwise indicated. Proprietary stainless steel DD140 wall ties to be provided to cavity walls at maximum 450mm vertical centres and 750mm horizontal centres - staggered across wall elevation. 225mm max vertical centres at reveals. Ties to be long enough to have 50mm minimum embedment into wall. Proprietary insulation clips to be provided to suit cavity insulation system. Wall ties to comply with BS-1234:1978 type DD140 All lintels to have 150mm end bearing.

Steelwork

Steelwork as noted on plan to comply with BS4449, BS5950. Steel beams to bear onto concrete pad stones min 300mm x 250mm x 150 mm deep. Where only100mm seating is possible (i.e. no pier provided) steel to sit at minimum 450mm long x 100mm wide x 150mm deep concrete spreader padstones. Piers and walls under steel to be made good and rebuilt if formation of openings has weakened structure or structural engineer has specified a rebuild. Steel beams e.g. r.s.j's, u.b's etc to be coated in zinc primer prior to building in and to be spaced and bolted together via M12 bolts and spacers of 1000mm c/s (unless specified by structural engineer). Fully encased in 2 layers of 12.5mm plasterboard and skim support on 50x50mm cradle to give half hour fire resistance (web flanges packed with mineral wool reduce cold bridging) Lintels over openings to be proprietary insulated. Steel lintels e.g. Gatic or I.G. etc - lintel type to be suitable for loading configuration and spans. Install d.p.c. cavity tray over with stop ends and weep holes at 900mm c/s - min 2 per cavity tray. Where 100mm cavity is specified ensure correct lintel is used to deal with wider cavity. All lintels to be encased in plasterboard to give half hour fire resistance. D.p.c's to outer leaf to be min 150mm above ground level and at slab/floor level to inner leaf.

Revision		
Ref	Details	Date
A	WINDOW ADDED TO KITCHEN FRONT ELEVATION	DEC 24

PROJECT

PROPOSED SIDE EXTENSION.

DRAWING TITLE

PROPOSED SECTION.

CLIENT

MR. & MRS VAUGHAN.

ADDRESS

10, CLIFTONVILLE ROAD,
ROCHDALE, OL16 4SG.

SCALE

SCALE 1:50@A1

DATE

DEC 2024.

DRAWING No

CL 12245909/24.

A

