

Foundations:
Existing foundations to be checked if suitable for additional loading prior to construction

Drainage:
New drains bridged where passing through footings. Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter Polypipe Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed per shingle. New gullys to be roddable NB Drainage systems to be checked on site to determine - combined or separate systems - if separate ensure foul and surface water are connected to correct drainage system.

Lighting:
One third of the primary light fittings in the proposed extension (minimum one) to be of a type which will only receive high efficiency lamps.

Structural Steel:
All structural steel to be encased in a Fireline plasterboard to give minimum half hour fire protection.

Loft Floor: exp ceilings to remain. New floor 22mm tongue and grooved floor decking to be laid over new sw floor joists. New joists spanning between existing walls and new steel beams. Floor joists supported on steel/timber trimmers to SE design. Joists on floor trimmers fixed using timber to timber joist hangers - fully nailed. Joists to be doubled up under all internal partition walls. 100mm Rockwool quilt laid between joists. New floor to be a minimum 25mm above the first floor plasterboard. Provide herringbone strutting at mid span of floor joists.

NOTE:
Electrical certificate to be provided upon completion

Partitions:
Stud walls formed in 100 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides. All walls between WC & bedrooms to have 50mm sound deadening insulation between.

Heating:
Mode of heating to extension as yet unknown if a new boiler to be fitted this is to have a Class A SEDBUK energy efficiency rating. NB All plumbing work to be carried out by GAS SAFE registered installer Hot water & heating systems to comply with Domestic Heating Compliance guide.

Existing Rafter Treatment (to be checked and upgraded if required): Batten out existing rafters to 150mm deep - fix 100mm Celotex insulation tight between rafters ensuring 50mm air space is maintained over insulation. Fix 45mm Celotex T-break TB3045 insulation across rafters to eliminate cold bridging - 500 gauge visqueen vapour barrier over insulation - fix 12.5mm plasterboard through insulation to rafters using galvanized nails and finish with 3mm plaster skim. NB Existing purlins to be removed and new install to SE design.

Check existing floors where under the stair escape routes. Upgrade as found to be necessary via overboarding with 12.5mm fireline board & skim, architraves and skirtings adjusted to suit (room side). ALL existing doors onto hallway at ground and first floor to be removed, new half hour fire door ((FD20) to be installed with new frames. NO glass to fire doors.

Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm2. All windows joining a door or a glazed door or less than 800mm above floor to be in toughened glass to BS6206 or EN12150. New and replacement windows and roof lights fully draught proofed & double glazed in Optiwhite (outer pane) 16mm argon filled air space with aluminium spacer bar with an inner pane of low emissivity 'k' glass to give a 'U' value of 1.4w/m²k or window energy rating band C certificates of compliance to be provided to building control on completion. New windows to habitable rooms without alternative of least 1no opening light with a clear opening of 450 x 750mm. Top hung Windows to have assist arms and stays to keep up

Flashings:
Code 4 lead stepped and straight flashings with DPC cavity trays over at all abutments.

APPROVED DOCUMENT L1 (2005)
From the 1st April 2005. All new and replacement natural gas and LPG boilers are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 86% From the 1st April 2005 Oil fired boilers must have a minimum SEDBUK rating of 86%. Exceptional Circumstances permitting the installation of a Non-Condensing boiler. The installer must complete an 'Assessment form' using the procedure described in the document 'Guide to the Condensing Boiler Installation Procedure for dwellings' (ODPM 2005)
The declaration should be retained by the householder as it may be needed when the property is offered for sale. All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied by either:- An electrical installation certificate issued under a Competent Person Scheme has been issued; or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

All stair enclosure walls to be checked for half hour fire resistance - expose on site for BCO inspection. Upgrade as found to be necessary via overboarding with 12.5mm fireline board & skim, architraves and skirtings adjusted to suit (room side).

Ventilation: Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate; opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 8,000mm2. Where opening restrictors are to be provided the opening lights to be increased in size to 1/10th of the room floor area. Wet room areas to be afforded mechanical extract ventilation using the following extract rates:
Kitchen 30 Litres/sec (adjacent to the hob)
Sanitary accommodation 6 Litres/sec elsewhere
Utility Room 30 Litres/sec
Bathroom 15 Litres/sec
Sanitary accommodation 6 Litres/sec.
In addition, controllable trickle vents with equivalent area of area of 4,000mm2. All extracts to open air. Extractor to have minimum 15mins over run. Bathroom extractor to be connected to light switch.

Self-contained mains powered smoke detectors (rechargeable battery backed up) in accordance with BS5839-6: 2004 - Grade D - category LD3 provided to be provided to each level as indicated by 'SD' on floor plans. All alarms to be interlinked and wired to separate sub circuit on mains distribution board. Smoke alarms to be situated within 3.0m of bedroom doors and 7.5m of all other habitable rooms. NOTE - all smoke detectors are to be positioned so that they can be reached for maintenance and testing i.e. not over stairs etc.

New Staircase risers at max 220mm - goings in straight flight min 220mm. Maximum pitch 42deg with minimum head height of 2000mm measured vertically off pitch line. Handrails fixed at 900mm off pitch line throughout flight. Balustrading to be fixed around stairwell @ loft floor level @ 900mm above floor - vertical spindles @ max 100mm centres. Stairs to be underdrawn in 12.5mm plasterboard and skim.

Low Walls: Low walls below purlin formed in 100 x 50mm studding at 400 centres - 65mm Celotex tuff-R GA3065 insulation between studs flush with back of studs, fix celotex T-break TB3012 over the inside face of studs. The joints of the insulation are then taped using a self adhesive aluminium foil tape and the perimeter sealed with mastic to provide a vapour control layer. Fix 12.5mm plasterboard and skim finish.

Lintels over openings type to be suitable for loading configuration & span, install d.p.c. cavity tray over with stop ends & weepholes at max 900mm c/c. Min 2 per cavity tray. All to be encased in plasterboard to give half hour fire protection.

Any replacement windows to be no worse in terms of guarding - Park K and means of escape - Part B.

Any gas heating works to be carried out by Gas Safe Registered Engineer.

Any new gas boiler to be min 90% SEDBUK condensing wall mounted with balanced flue/stainless steel guard to outlet. Flues discharge in accordance with manufacturers instructions & to Building Regulations ADJ. Copy of the Building Regulations Compliance Certificate from your GAS SAFE installer to be provided. All new radiators to be provided with thermostatic valves. Provide a carbon Monoxide monitor when installing any boiler.

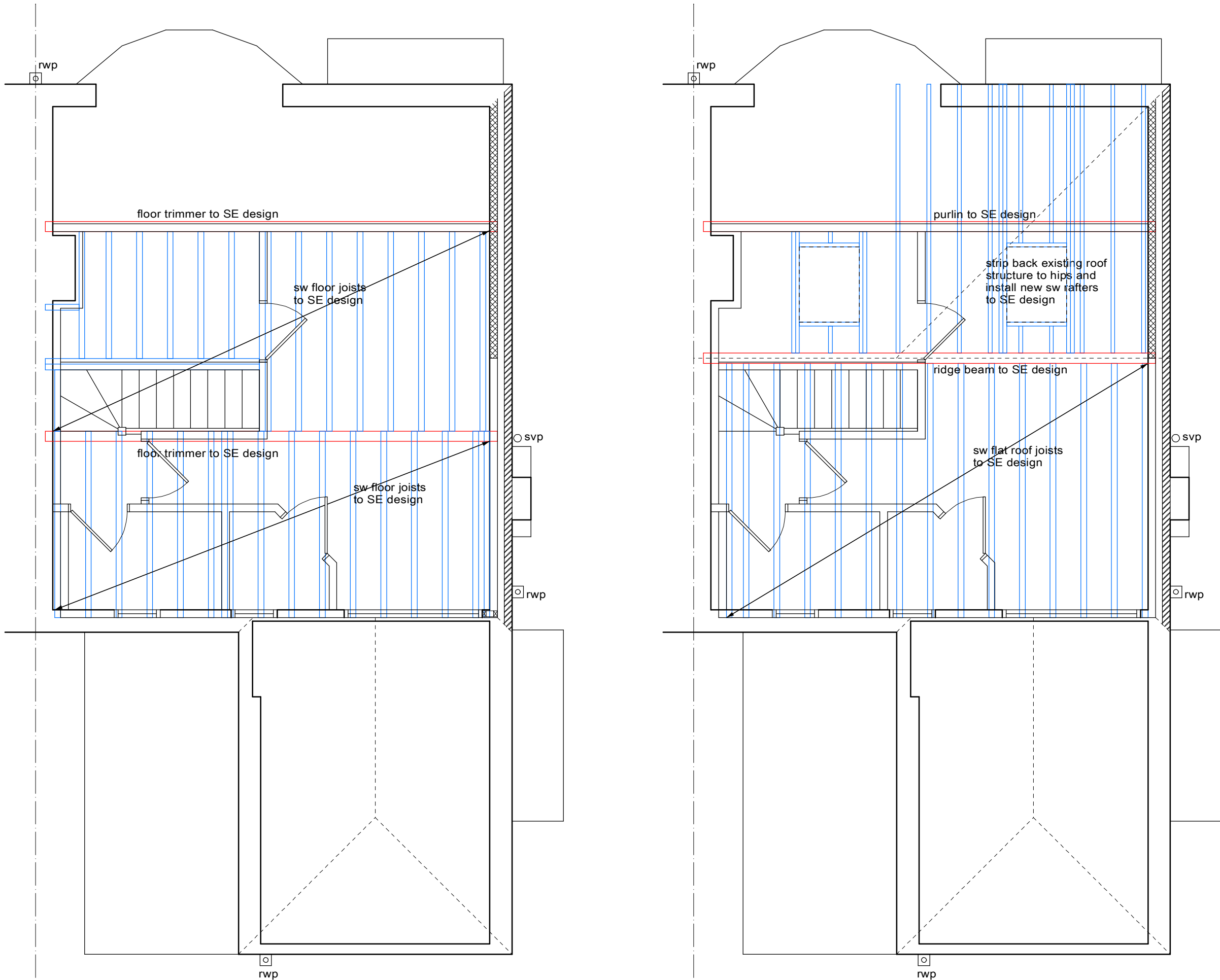
Flat Roof Dormer: New GRP finish to flat roof on 18mm sterling board decking on 50x50mm sw counter battens on firings to fall on main roof joists @ 400mm centres. Joists hung from new ridge beam on timber to timber joist hangers - fully nailed. 150mm Mannok Therm MR insulation between joists with 60mm Mannok Therm MR insulation below on 500g visqueen vapour check with 12.5mm plasterboard and skim finish. 25mm softwood fascia boards all round with min 25mm fly screened gap between fascia and tiles.

Dormer Walls: Plain concrete tile hanging or Fibre cement cladding with a 30mins fire resistance on 38 x 25mm or 25 x 50mm treated battens in accordance with the manufacturers instructions for the cladding over YBS insulation Breather Foil FR stapled to 11mm sterling board sheathing on 125 x 50mm treated studding @ 400mm centres - 100mm Celotex RXR insulation fixed tight between studs with 500g visqueen vapour check and 50mm celotex insulation across the back with 12.5mm plasterboard and skim finish internally. Front wall built off wall plate cheeks built up off dividing wall. 150 x 100mm lintels over window opening supported on cripple studs Code 3 lead flashing under fascia, above and under windows. Code 4 lead soakers and flashings to front wall and cheeks. N.B. Dormer cheeks to have 2 layers of 9mm firmacel fire resistant board over 11mm sterling board sheathing and 2 layers of 12.5mm plasterboard and skim internally.

External Walls traditional: Brickwork to match the existing outer leaf 100mm cavity with 90mm Eco-Cavity Full Fill, 10mm cavity - 100mm light block inner leaf dry lined in 12.5mm plasterboard and skim on Drywall dabs. Stainless steel double triangle wall ties (min 59mm embedment) 750mm horizontal c/c & 450 vertical c/c staggered and doubled up at all window and door reveals. Cavities to be closed at all reveals and at eaves - using Thermabate insulated cavity closers. NB all masonry below ground level to be in concrete common brick. DPC to be fixed at min 150mm above ground level. Provide cavity fill to 225mm below damp proof course.

Main Roof Construction :
Roof tiles to match existing on sw tanalised battens on Kingspan Nilvent 17 Breathable Membrane with counter batten on sw rafters at 400mm c/c.
New purlins to SE design
100 x 75 wall plates bedded on and strapped to blockwork @ 2000mm centres. 300mm Rockwool insulation laid in 2no layers between and across ceiling joists - pack eaves with insulation. Ceiling joists underdrawn 12.5mm plasterboard and skim.

Bathroom and En Suite Plumbing:
WC to have 100mm connection to existing soil pipe. Shower to have 75mm deep seal anti vac traps with 38mm diameter wastes basin to have 75mm deep seal anti vac trap with 32mm diameter waste. All wastes bossed in to existing soil pipe.



proposed loft floor plan

proposed loft roof plan

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulation Approval ONLY. All structural calculations are to be checked by structural engineer prior to construction.

All dimensions & details are to be checked on site prior to construction, any discrepancies reported to ExtensionsNW prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval is at the builders own risk. ExtensionsNW will not be held responsible for any problems arising.

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Plotted on 09/10/2024
ExtensionsNW reserve the right to modify and make necessary alterations dependent on site conditions.

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DATE	

SCALE 1:50	DATE Sept 24
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LOCAL AUTHORITY	

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