

Retained elements with a U-value that is higher than the threshold value in Table 4.3, column (a) should be upgraded to achieve the U-values in Table 4.3, column (b). Any renovated thermal elements should not exceed the following U-values: Sloping Roof - 0.16 w/m2K. Walls - 0.30 w/m2K. Windows 1.4w/m2K. Rooflight 2.2w/m2K. As an alternative to the above, in buildings that contain more than one dwelling, the Standard Assessment Procedure may be used to show that the dwelling primary energy usage and total CO2 emissions from all dwellings in the building, after completion of the building work, would be no greater than if each dwelling had been improved following the guidance in paragraph 11.7.

External Walls traditional: GF extension 100mm brickwork outer skin to match the existing. 150mm cavity with cavity wall batts - 100mm thermolite 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.

The walls and floors separating the newly formed dwellings should provide reasonable resistance to the passage of sound. For dwellings formed by a material change of use the separating walls and floors should achieve a minimum airborne sound insulation rate of 43dB. The floors should achieve a maximum impact sound insulation value of 64dB.

Common internal parts of buildings which contain flats or rooms for residential purposes should be designed and constructed to prevent reverberation around the common parts. Upon completion of the project, all design, installation and commissioning certificates must be received in order that we can issue our Final Certificate within the timescale of no later than 4 weeks following occupation.

A series of acoustic tests will be required at completion to demonstrate these values listed below have been achieved or approved robust construction details should be used.

Common Areas
Fire alarm, emergency lighting and escape signage to be provided adapted as necessary to ensure compliance with BS 5839-1:2017, BS 5266-1:2019 and BS 5499-4:2013 respectively. Commissioning Certificates are to be provided to the Responsible Person and a copy forwarded to the Building Control body within 28 days of completion/occupation to show compliance with Regulation 4, Schedule 1, Part B (Means of warning and escape)

replace window. Provide unobstructed opening for escape purposes at least 750mm high and 450mm wide with a minimum area of 0.33m2. The bottom of a window opening should be not more than 1100mm and not less than 800mm above the floor.

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 pea shingle. New gullies 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.

Existing Lintols:
All existing lintols to be checked for suitability and replaced with approved Catnic insulated lintol to suit situation.

Double Glazing:
All double glazed units to be Argon filled to achieve U value of 1.6/M2K

Safety Glazing:
All door, windows adjacent to doors and all glazing below 800mm above floor level to be glazed using toughened glass to comply with current British

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

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.

Background ventilation to habitable rooms to be provided with controllable trickle vents with an equivalent area of 5,000mm2 to suit 1/20th of the floor area.

New Staircase:
Minimum going 220mm maximum riser 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 @ first floor level @ 900mm above floor - vertical spindles @ max 100mm centres. Stairs to be underdrawn in 12.5mm plasterboard and skim.

Means of Escape:
New windows to habitable rooms without alternative exits must include at least 1no opening light with a clear opening of 450 x 750mm.

Structural Steel:
All structural steel to be encased in a minimum 18mm Gypsum plaster to give minimum half hour fire protection.

All walls and ceilings between flats, between flats and common areas and between ground floor areas and flats at to be provided with fire line boarding to achieve 1 hour fire protection. All walls between flats and between flats and common areas are to be taken up to the underside of floor soffit, roof soffit and fully fire stopped to provide 60 minutes fire separation.

Flat entrance doors and all final exit doors to be easily openable without use of a key to B.5.11 of Approved Document B2

All drainage to the satisfactory of the Local Authority Building Inspector on site.

Any soil and vent pipes are to be taken 900mm above any openings within 3m
All new boarding to achieve a minimum of class 1 flame rating in accordance with BS: 1989 and BS: 476 Part 7: 1987 (or class B-s3, d2 in and class C-s3, d2 elsewhere to BS EN 13501.

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 5,000mm2. 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)
Bathroom 60 Litres/sec elsewhere
Utility Room 15 Litres/sec
Bathroom 15 Litres/sec
Sanitary accommodation 6 Litres/sec.
In addition, controllable trickle vents with equivalent area of area of 2,500mm2. All extracts to open air. Extractor to have minimum 15 mins over run.

Any gas heating works is to be carried out by a Gas Safe registered installer. Any gas pipes to flats are to be installed to requirements of Approved Document B2.

Guarding required to glazing below 800mm to be able to be resist horizontal impact to BS6399 part 1 and be non climbable to children in accordance with requirements of Approved Documents K and N.

Partitions:
Partitions at first, second floor level formed in 100 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides. Double joists under all partitions running in direction of joists. All walls between WC & habitable rooms to have 50mm sound deadening insulation between.

Existing First & second Floor Construction:
27mm Noisdeck 27 laid over existing or new 22mm moisture resistant flooring grade chipboard or softwood floorboards to clients discretion on existing floor joists with 150mm Cellotex GA3000 between joists
Underdrawn joists in 12.5mm plasterboard and skim. NB Minimum board weight 10kg/m2 provide independent ceiling under floors provide independent ceiling under floors between flats comprising of the following:
100mm space between exg floor, 100 x 50mm ceiling framing @ 400mm c/c with 100mm sound deadening quilt insulation laid between. 2 layers of 15mm Gypsum plaster Fireline board to give min one hour fire protection. the perimeter of independent ceiling to be taped or sealed.

Plumbing to new En -suite & WC's:
WC to have 100mm connection to soil pipes. basin to have 75mm deep seal anti vac trap with 32mm diameter waste. All wastes bossed on to exg soil and vent pipe.

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.

All existing doors and frames (and any new) opening onto staircase enclosure to be removed and replaced with new half hour fire doors and frames, intumescent strips with smoke seals with positive overhead hydraulic closers. All kitchen doors are to be half hour fire doors with self closer as above.

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 15mm fireline board & skim, architraves and skirtings adjusted to suit (room side).

All pipes exceeding 40mm dia which pass through fire protecting structure are to be sealed or fire stopped to prevent spread of fire from one side to the other.

All stair enclosure walls to be checked for 1 hour fire resistance - expose on site for BCO inspection. Upgrade as found to be necessary via overboarding with fireline board & skim.

Plumbing to new Bathrooms:
WC to have 100mm connection to soil pipes. bath, 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. Any combined waste to be min 50mm dia. All wastes bossed on to exg or new soil pipe. Any internal bathrooms/kitchens with problems connecting to external soil pipes to be provided with Saniflo macerator system. All to comply with Part H of the building regulations.

Kitchen Layouts:
New kitchen by others but new sink to have 75mm deep seal anti vac trap with 38mm waste to discharge to new roddable gully below grate but above water level. Any combined waste to be min 50mm dia.

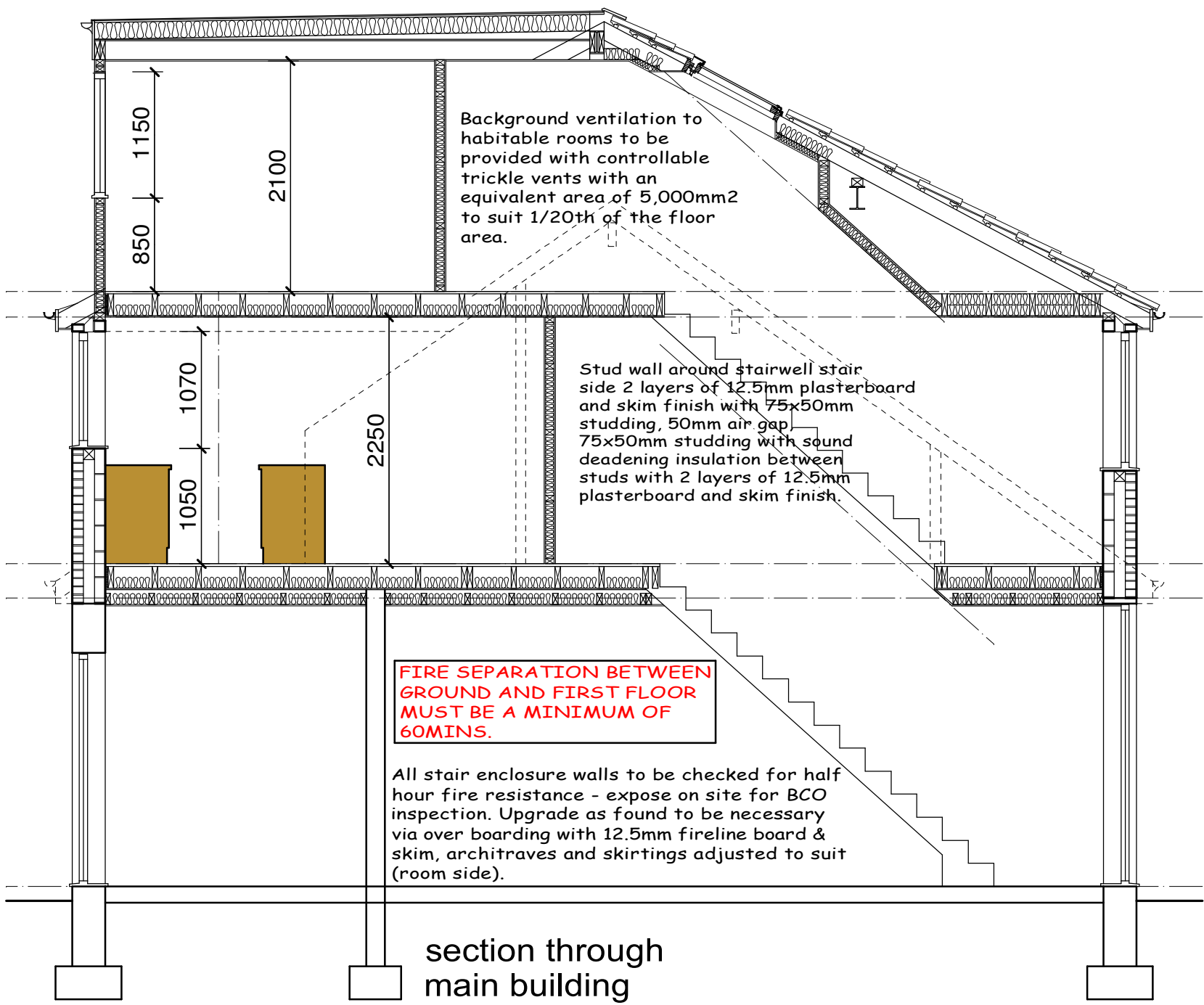
Hot water & heating systems to comply with Domestic Heating Compliance guide.

Flat
Fire detection should be designed and installed to a Grade D, Category LD3 system or better. Whilst AD B allows for additional smoke detectors in kitchens and main living room, BS 5839-6:2019 recommends that these are replaced by heat detectors to reduce the likelihood of false alarms. Smoke alarms should be mains operated and conform to BS EN 14604, whilst heat alarms should be mains operated and conform to BS 5446-2.

Flat Roof: New GRP finish to flat roof on 12mm external grade ply. 150mm Thermafoam T28 kingspan insulation vapour control layer on 18mm sterling board over sw firrings. Main flat roof joists @ 400mm centres. Joists spanning between walls. Spanning across onto sw wall plate. 12.5mm plasterboard and skim finish to the underside.

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 88%. From the 1st April 2005 Oil fired boilers must have a minimum SEDBUK rating of 88%. 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 service penetrations through the fire rated walls or ceiling should be fire stopped and fitted with fire dampers/collars as appropriate. All fire resisting walls should be suitably fire stopped at perimeters and around penetrations following the guidance provided by Association of Specialist Fire Protection (ASFP) Ensuring best practice for passive fire protection in buildings.



All new boarding to achieve a minimum of class 1 flame rating in accordance with BS: 1989 and BS: 476 Part 7: 1987 (or class B-s3, d2 in and class C-s3, d2 elsewhere to BS EN 13501.

Check existing floors where under the stair escape routes. Upgrade as found to be necessary via overboarding with fireline board & skim to achieve 60min. All stair enclosure walls to be checked for 1 hour fire resistance - expose on site for BCO inspection. Upgrade as found to be necessary via overboarding with fireline board & skim.

The following information must be provided:
Pre-completion Sound testing
A SAP Calculation
An EPC for each apartment
Part P
Gas Safe

Smoke detection:
Provide interlinked smoke detection to all rooms in each flat.

All bedroom windows in each flat are to be replaced with new D/G window units with low E glazing and to contain egress windows.

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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C	
B	
A	
DATE	

SCALE 1:50 DATE Aug 21
DRAWN JDJ PP BR

CUSTOMER
Miss Holly Healy

PROJECT First floor, dormer loft and single storey extension

LOCATION 145 Jubilee Road, Rochdale, M24 2LY

LOCAL AUTHORITY

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JOB No. 2912 - 01 REV.

existing ground floor plan

existing first floor plan

proposed ground floor plan

proposed first floor plan

proposed second floor plan