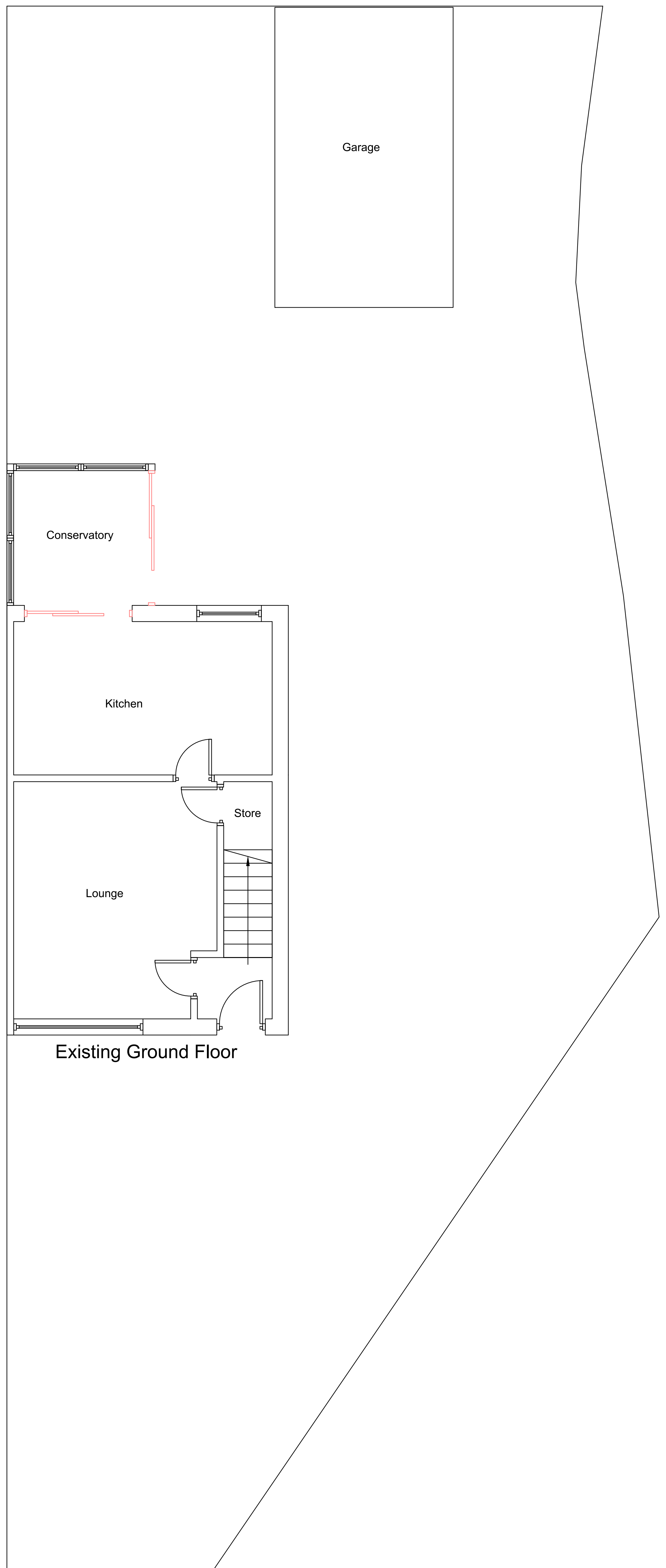
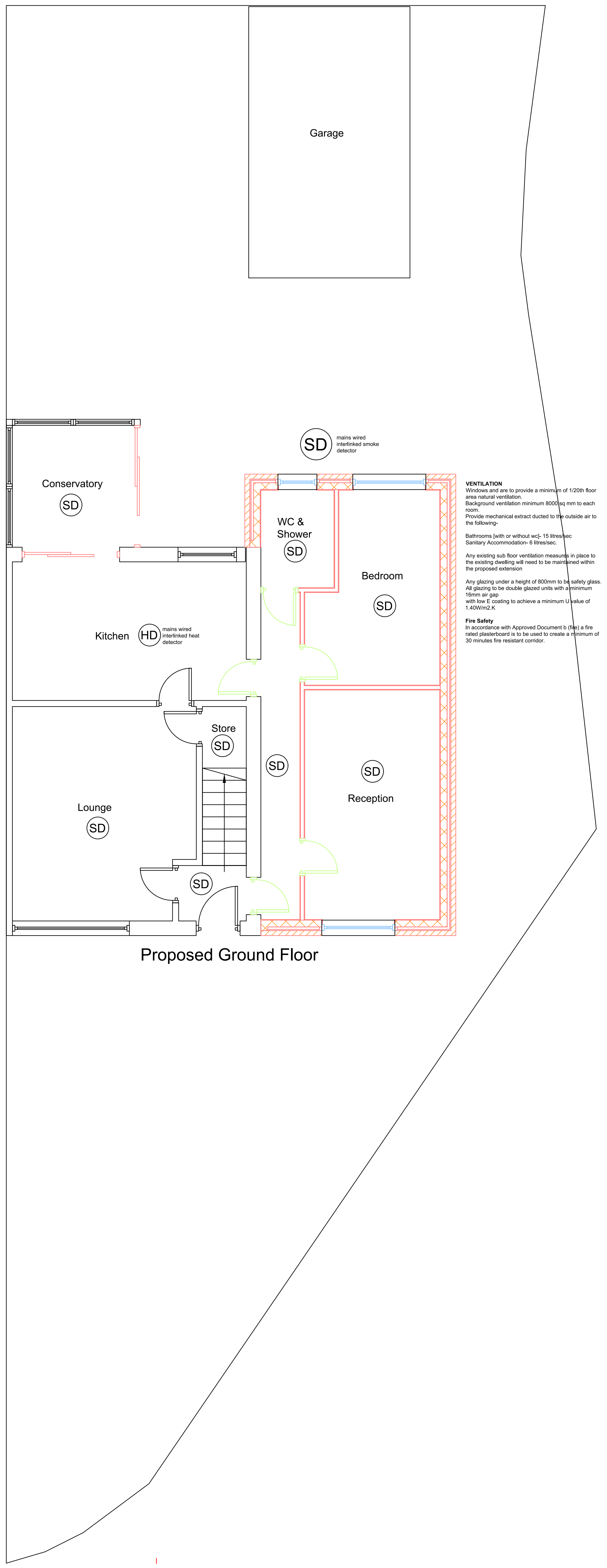


Existing Ground Floor



VENTILATION
Windows and are to provide a minimum of 1/20th floor area natural ventilation.
Background ventilation minimum 8000 sq mm to each room.
Provide mechanical extract ducted to the outside air to the following-

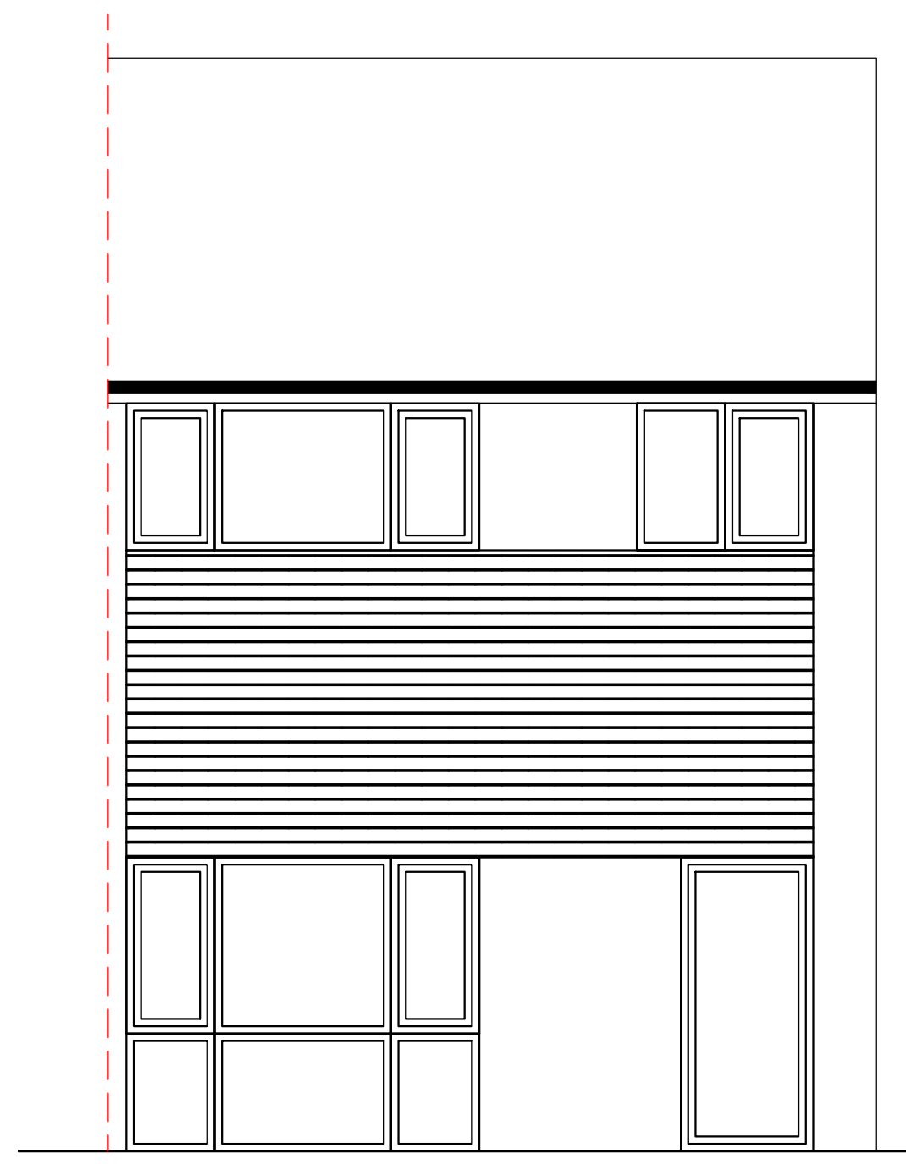
Bathrooms [with or without wc]- 15 litres/sec
Sanitary Accommodation- 6 litres/sec.

Any existing sub floor ventilation measures in place to the existing dwelling will need to be maintained within the proposed extension

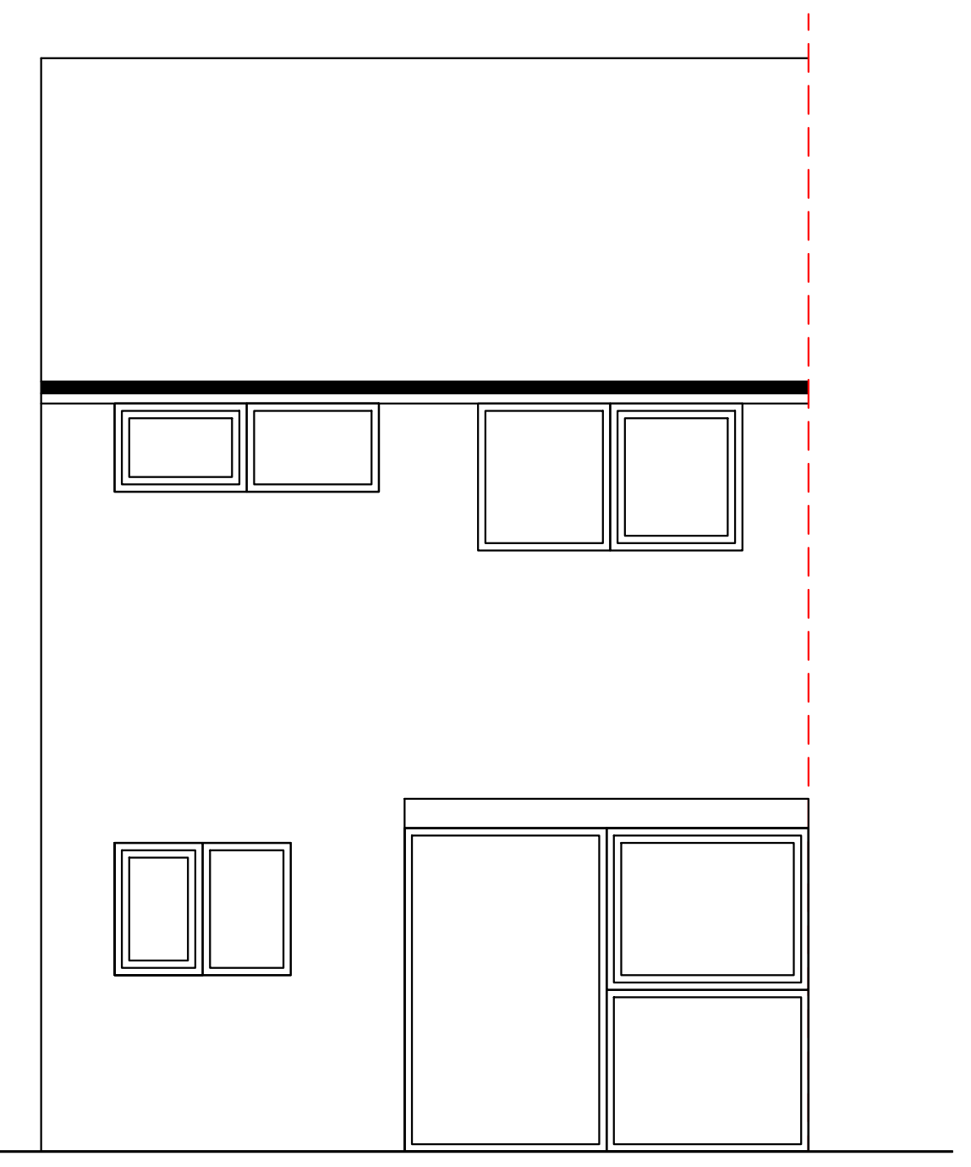
Any glazing under a height of 800mm to be safety glass.
All glazing to be double glazed units with a minimum 16mm air gap
with low E coating to achieve a minimum U value of 1.40W/m2.K

Fire Safety
In accordance with Approved Document b (fire) a fire rated plasterboard is to be used to create a minimum of 30 minutes fire resistant corridor.

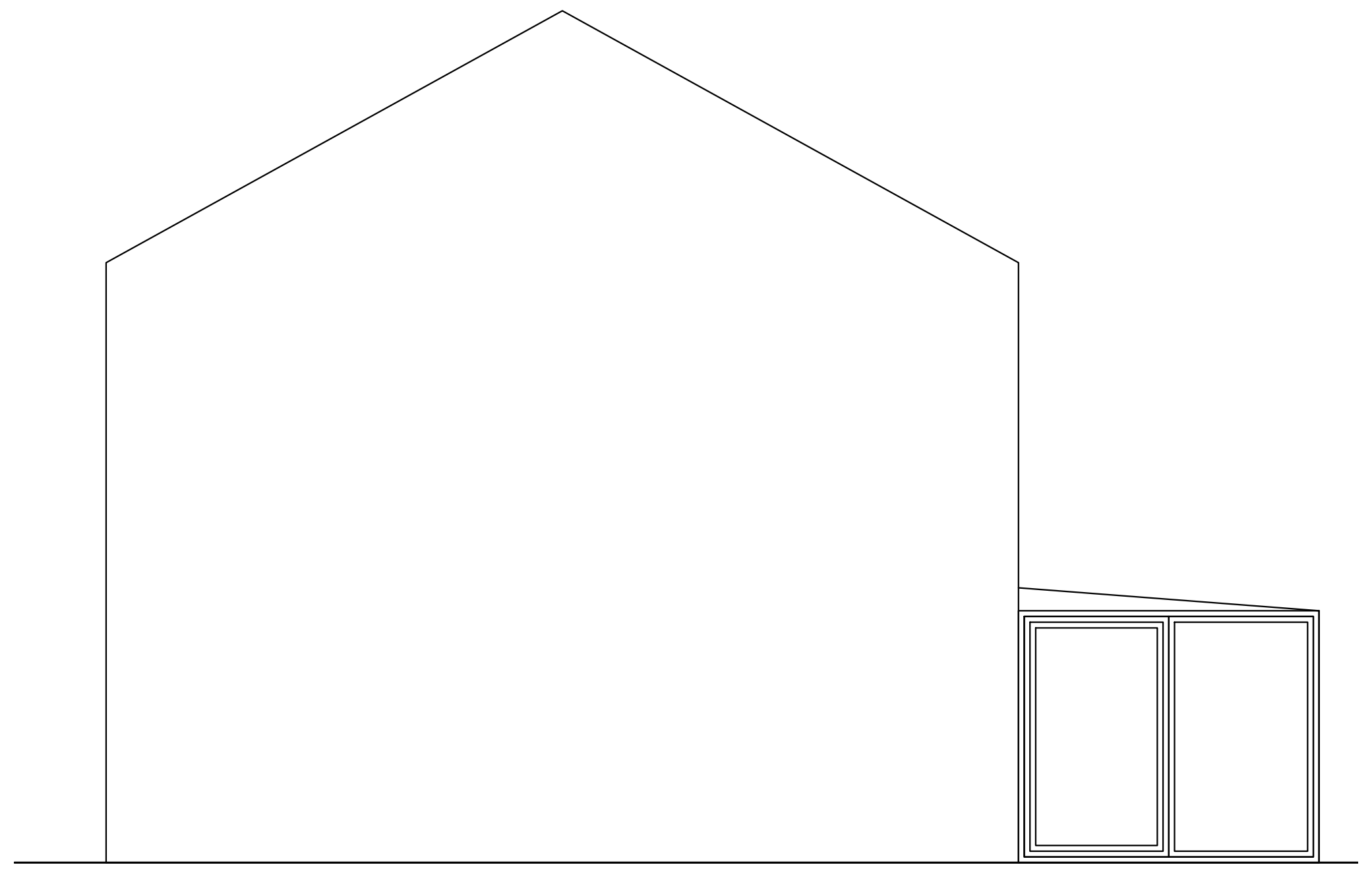
Proposed Ground Floor



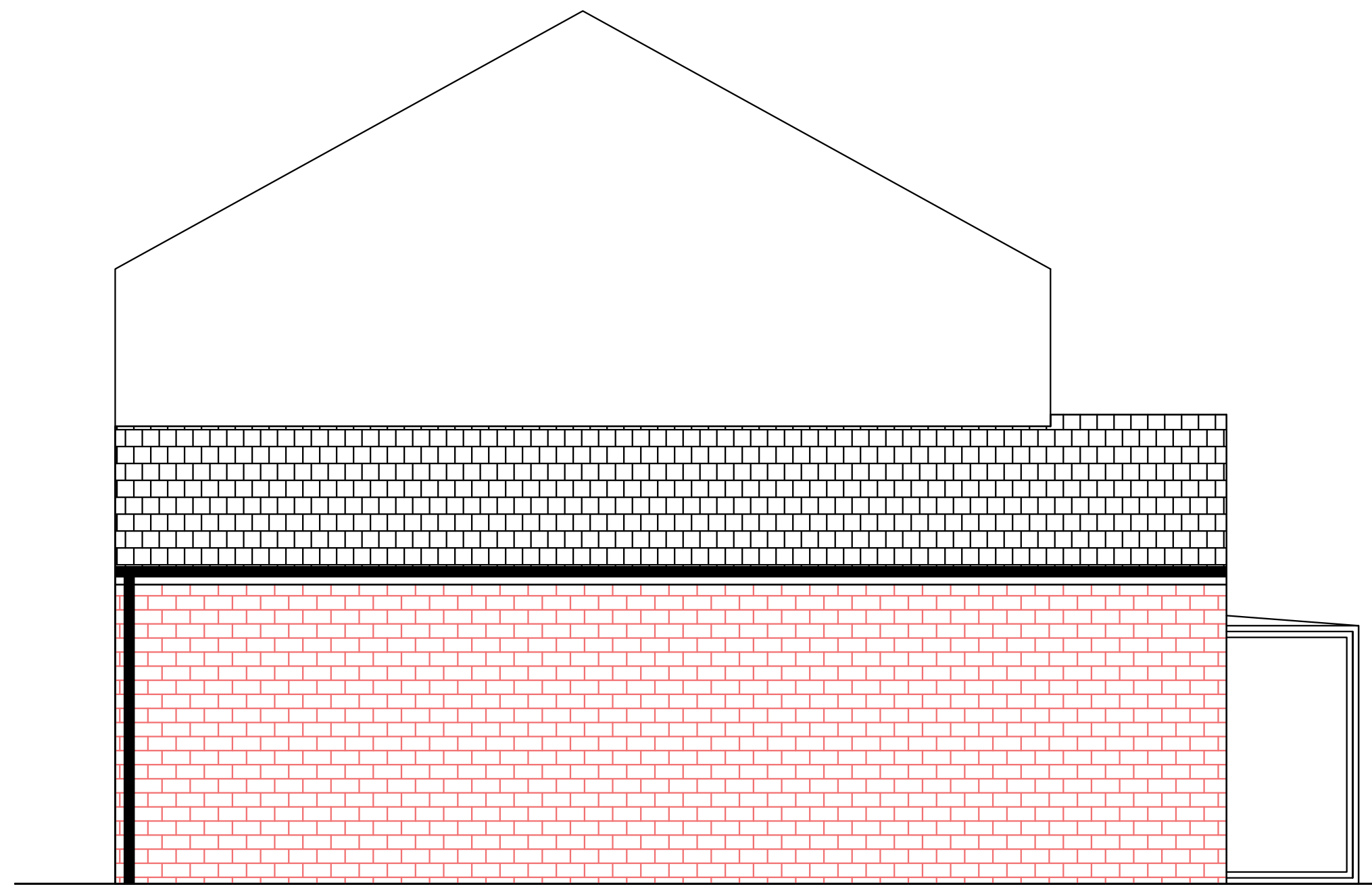
Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation



RAINWATER
100mm half round upvc gutters,
68mm dia downpipe to
discharge into sealed
back inlet gully.

PITCHED ROOF
Tiles to match existing on 38 x 25mm sw battens on sheathing felt on roof trusses as specified below.100mm glass fibre insulation laid between ceiling joists,150mm laid over joists opposite way to first layer.
Provide proprietary rafter trays to ensure insulation does not obstruct air flow.

VENTILATION TO PITCHED ROOF
Provide continuous 25mm wide ventilation gap to eaves and the equivalent of 5mm continuous ventilation gap (2no tile vents) at ridge level.

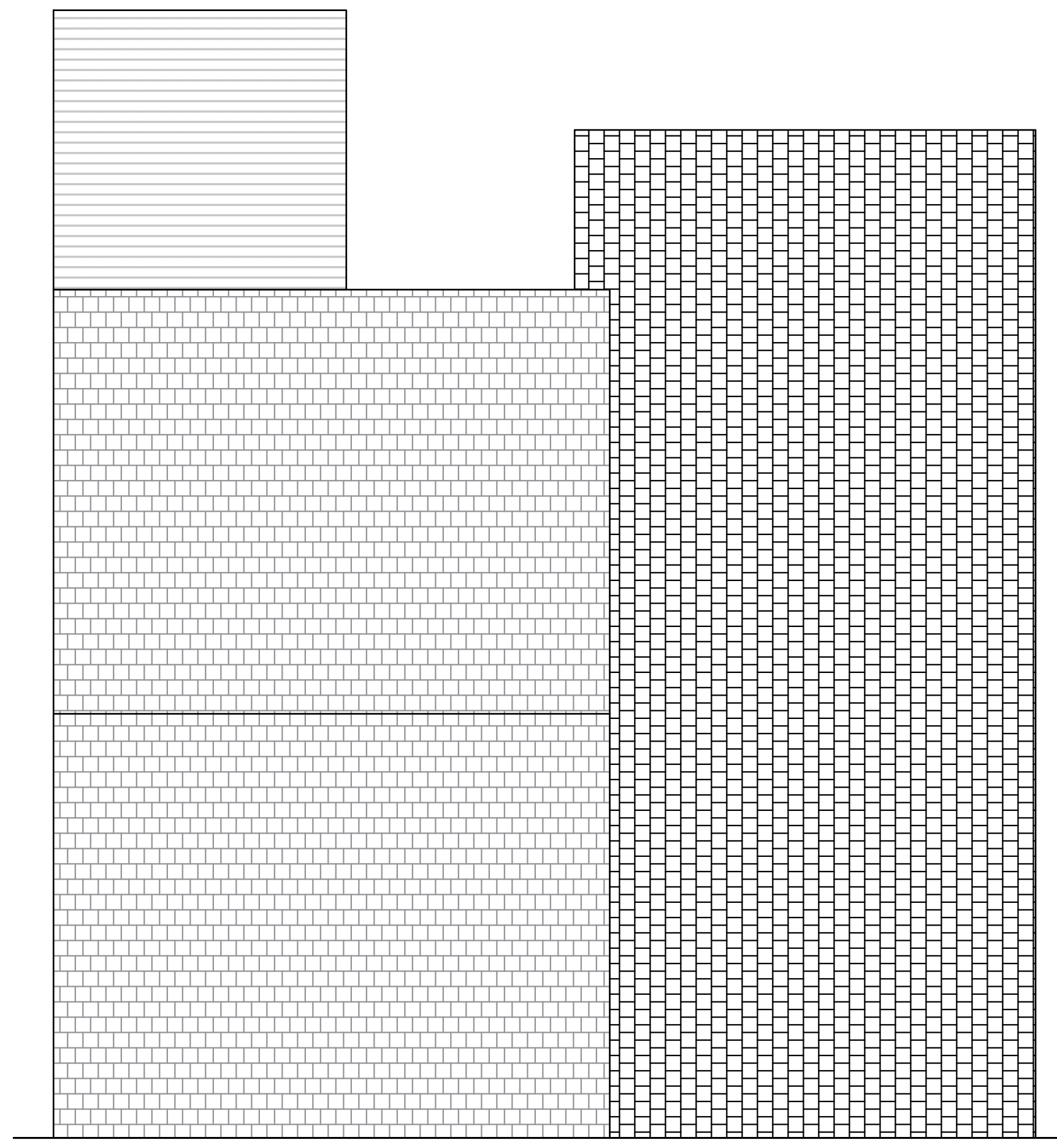
All open ventilation to receive proprietary anti vermin mesh.

12.5 mm fireline plasterboard and skim to ceiling.
Minimum U value 0.15.

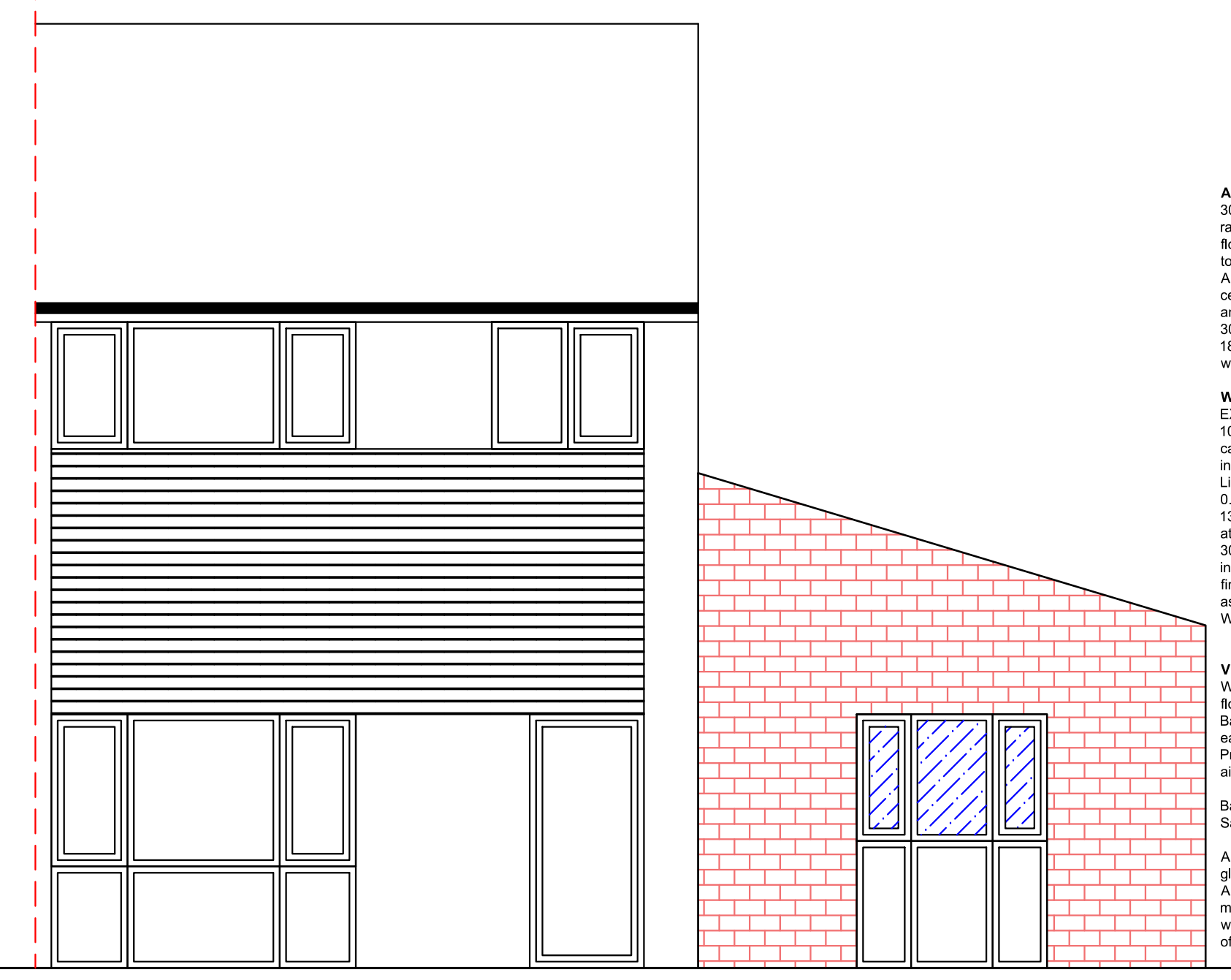
Roof rafters 150 x 50 max span 3.74m @ 400mm c/c, or as per S.E design, resting on wall plate with metal straps mechanically fixed to wall, pitch to suit roof tiles/slates

Fire Safety
In accordance with Approved Document b (fire) external walls within 1m of a boundary must provide a minimum of 30 minutes fire protection. Therefore the cladding must be Class B-s3, d2 or better in relation to the reaction of the fire.

Proposed Side Elevation



Proposed Roof Plan



Proposed Front Elevation

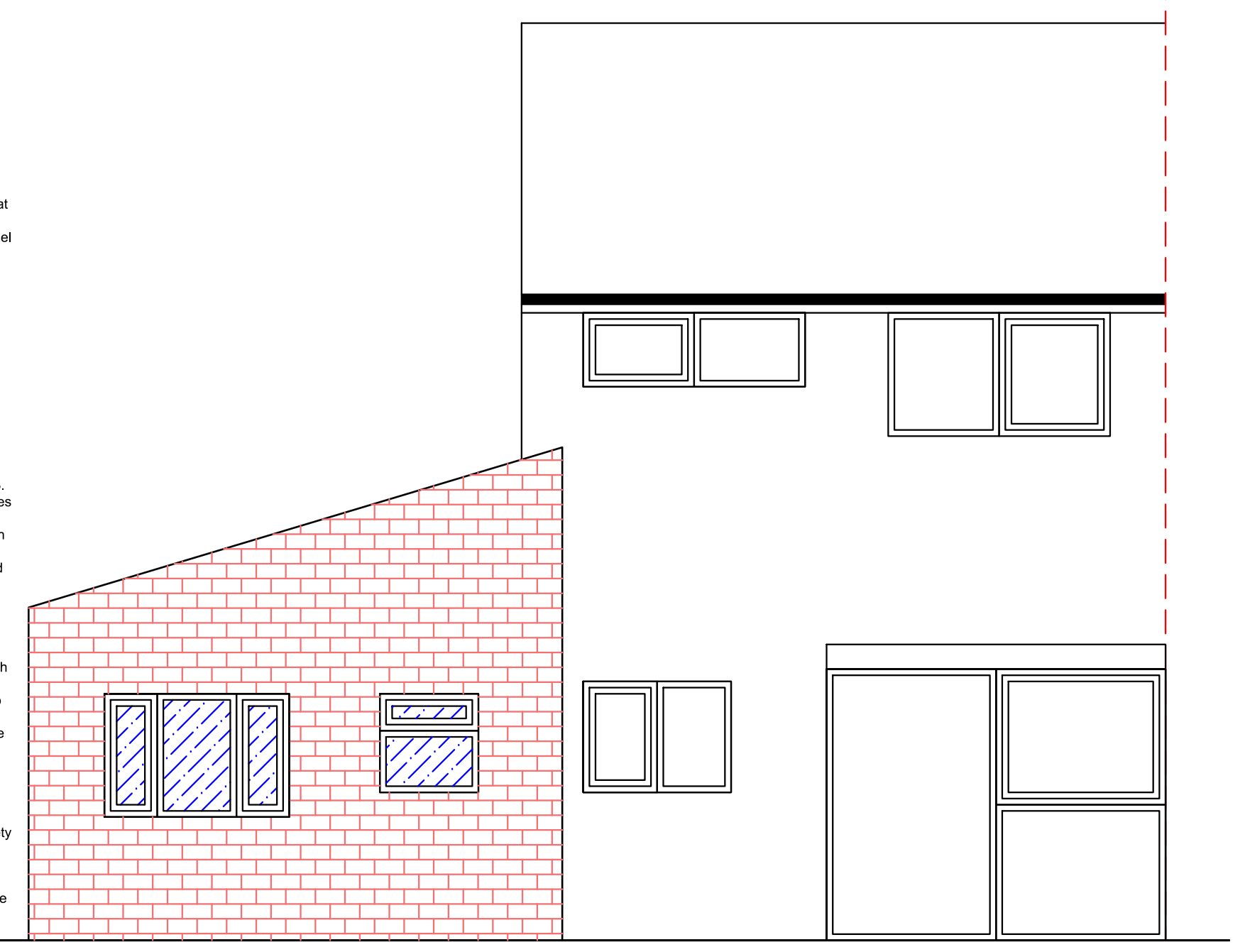
ANCHOR STRAPS
30 x 5mm galvanised anchor straps to be fixed at rafter,
floor and ceiling joist levels where running parallel to any external or separating walls.
All to be securely fixed at maximum 1800mm centres
and tied down wall minimum 225mm.
30 x 5mm galvanised steel straps to be fixed at 1800mm centres along wall plate and tied down wall minimum 450mm.

Wall Construction
EXTERNAL WALLS 'U' Value 0.18w/m2k
102mm facing brick to match existing. 100mm cavity with BBA approved or similar full fill insulation quilt.
Lightweight blockwork 'K' value not less than 0.11w/mk and a density not less than 450Kg/m3.
13mm lightweight plaster. Stainless steel Wall ties at 750mm horizontally, 450mm vertically, 300mm around openings. All cavities closed with insulated cavity closer. DPC 150mm above finished ground level, cavity trays to lintels. fitted as per manufacturers guidlines.
Weak mix concrete cavity fill to ground level.

VENTILATION
Windows and are to provide a minimum of 1/20th floor area natural ventilation.
Background ventilation minimum 8000 sq mm to each room.
Provide mechanical extract ducted to the outside air to the following-

Bathrooms [with or without wc]- 15 litres/sec
Sanitary Accommodation- 6 litres/sec.

Any glazing under a height of 800mm to be safety glass.
All glazing to be double glazed units with a minimum 16mm air gap
with low E coating to achieve a minimum U value of 1.40W/m2.K



Proposed Rear Elevation

NOTE
All dimensions are to be checked on site prior to the commencement of works. Any modifications considered an improvement by the builder are to be submitted to the Local Authority and comply with any approval necessary. All work to comply with current Building Regulations and good building practice.
The builder may use alternative materials to the ones specified above but these must be to the satisfaction of the Building Control Officer and comply fully with the current Building Regulations.

Specification.
All materials and workmanship to comply with the recommendations and requirements of the current British Standards Codes of Practice, Building Regulations. Health & Safety must be adhered to in accordance with CDM Regulation. All proprietary products to be used in accordance to manufacturer's instructions. All structural timber to be SC3 Grade and preservative treated. Site to be left clean and tidy on completion of works and all deleterious materials to be removed of site.

Chimney Stack & Chimney Breast Removal.
Option 1. Remove all chimney breasts to property, make good to ceiling and floors as required.
Remove Chimney stack to both properties and make good roofs as required.

Option 2. Remove all chimney breasts to property, make good to ceiling and floors as required. Support chimney stack on existing load bearing wall. RSJ's calcs to be submitted if this option is used.

Extension.

FOUNDATIONS

New foundations min 600 X 300 c30 mix to be taken down to min depth of 750mm or onto suitable ground bearing strata or underpinning if required to Structural Engineers design.

Foundation within 1.0m of drains to be taken below invert level.

As per Building Regulations AD A1/2, final depth to be agreed onsite with BCO

foundations 600x300 C30 mix

EXTERNAL WALLS

Build new 100mm medium density Hi strength 7 blockwork inner leaf with 75mm "Crown Dritherm cavity plus slab" fulfil cavity insulation and 100mm facing brick/block outer leaf off new foundation. Provide stainless steel cavity wall ties at 750mm horizontal and 450mm vertical centres, decreased to 225mm centres vertically around openings. Close cavities at openings including insulated vertical dpc. 9mm Supalux board as cavity closer.

Provide Catnic insulated steel lintels or similar over all new openings

All lintels to existing ground floor openings are to be exposed and inspected for suitability prior to works commencing.

INTERNAL WALLS

To consist of 75 x 50mm timber studs with 75mm glass fibre insulation between. 900mm horizontal noggins. 12.5mm Fireline board with plaster skim finish to both sides. Dwarf stud partitions at roof eaves to be lined with 12.5mm Fireline board to room side, 100mm Rockwool RW2 insulation (or similar approved) between studs (Studs to be 100x50mm) with chicken wire to rear of partition stapled to studs.

Ensure that internal walls that run parallel to the floor joists should be provided with adequate lateral restraint. Therefore, if the floor joists are not tight up against the face of the wall ensure that wooden blocks are fitted to fill the gaps. These should be provided at 2m centres and they should be in pairs (one each side of the wall).

CEILINGS

Generally, to be 12.5mm Fireline plasterboard and 3mm skim to underside.

Roof.

'U' value 0.15 w/m2 K.

New pitched roof warm to be tiles as existing on 40mm x 25mm treated battens on sarking felt on 100mm x 38mm roof joists at 400mm c/c.

Roof void to be cross vented via permanent vents to be equivalent to a 10mm continuous strip. Provide preformed rafter trays to preserve air space to roof adjacent to insulation.

SUSPENDED TIMBER FLOORS TO SECOND FLOOR.

To be SW floor joists spanning from front to back @ 400mm c/c, strutting at 2000mm c/c. Second floor joist to rest on sleeper joists at mid wall intersection. Floor void to be filled with min 150mm Insulation.

ANCHOR STRAPS

30 x 5mm galvanised anchor straps to be fixed at rafter, floor and ceiling joist levels where running parallel to any external or separating walls. All to be securely fixed at maximum 1800mm centres and tied down wall minimum 225mm.

30 x 5mm galvanised steel straps to be fixed at 1800mm centres along wall plate and tied down wall minimum 450mm.

FLOOR JOISTS

C16 grade joists at 400mm centres, as per TRADA table, supported at positions shown on plan, laid level with existing first floor level, with 19mm moisture resistant chipboard flooring.

Joists to have solid strutting at mid length to resist twisting.

VENTILATION

Windows and are to provide a minimum of 1/20th floor area natural ventilation. Background ventilation minimum 8000 sq. mm to each room.

Provide mechanical extract ducted to the outside air to the following-

Bathrooms [with or without wc]- 15 litres/sec

Sanitary Accommodation- 6 litres/sec.

Glazing in critical locations

Glazing in critical locations should either be robust or break into small pieces.

Critical locations are -

Windows - glazing within 800mm of the finished floor level

Doors and sidelights within 300mm - glazing within 1.5m from the finished floor level

Glass that breaks into small pieces should be as BS EN 12600 section 4 and BS 6206 clause 5.3.

Annealed glass gains strength through thickness. The thickness of glass can be determined dependant on the size of glazing by using Diagram 5.2 in Approved Document K.

Please note that if the glass is also acting as guarding at a floor edge it also needs to designed as such as requirement K2.

Any glazing under a height of 800mm to be safety glass.

All glazing to be double glazed units with a minimum 16mm air gap with low E coating to achieve a minimum U value of 1.40W/m2.K

DRAINAGE BELOW GROUND

Provide separate foul and storm drainage. All pipe work to be uPVC and to comply with BS7158 and BS8012005.

Installation to be in accordance with HNBC guidance note 5.3 Min drain cover to be 750mm in grassed areas, 900mm in pedestrian areas and 1200mm in vehicular areas. Any drain higher than the minimum to be wrapped in polythene and encased in 150mm concrete. Any drain within 1m of the foundations and requiring excavation below foundation level shall be concrete trench filled to the level of the foundations. Any drain which is less than 1m from the building, the trench is to be filled with concrete to within the vertical distance below the bottom of the foundation not more than the horizontal distance from foundation less 150mm. see diagram at clause 5.3-6.3 HNBC guidance.

PIPEWORK THROUGH WALLS

Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin. As the pipe emerges from the building a flexible coupier is to be used on either side of the wall wrapped in compressible material and back filled with pea gravel to a min 150mm.

INTERNAL SOIL VENT PIPES

Soil pipes to be boxed in with 12mm bonding and skim finish on two layers 9.5 plasterboard on 50x50 softwood framing. Pipe to be wrapped in 25mm unfaced mineral fibre.

INSPECTION CHAMBERS

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways. Provide inspection chamber within 12m of the connection to a sewer INTERNAL SOIL VENT PIPES Soil pipes to be boxed in with 12mm bonding and skim finish on two layers 9.5 plasterboard on 50x50 softwood framing. Pipe to be wrapped in 25mm unfaced mineral fibre.

BRANCH PIPES TO SOIL STACKS

All soil stacks 110dia with 32dia wastes to wash hand basins,40dia wastes to showers, bathes and sinks, all with deep seal traps. Provide accessible traps to shower trays

RAINWATER GOODS

uPVC 112mm high-capacity stormwater system completes with 68mm diameter downpipes. Install rainwater goods in accordance with manufacturers recommendations. Black colour.

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 in accordance with BS7671. A copy of the certificate should be forwarded to the Council immediately following the completion of the electrical installation.

All new drainage to be to Building Control approval with new RWP and ensuite drainage into new back inlet gully subject to confirmation by Building Control. All to connect into existing combined drainage run. To be agreed between builder and BC officer.

FIRE/SMOKE DETECTION

Provide proprietary mains powered smoke and heat detectors with battery back up to BS 5446 Part 1:2000and Part 3:2004at least a Grade D category LD3standard. The self-contained smoke and heat alarm deceives shall be permanently wired to a circuit which is separately fused at the distribution board. to which no other equipment is connected, and which where a residual current device is to be used in connection therewith, is not connected to a residual current device which is also connected to another circuit. Detectors shall be located as shown on drawings. NOTE- smoke and heat detectors to be interlinked. A smoke or heat detector shall be located so that it is;

- Either on a ceiling and not less than 300mm from wall or light fitting, or where designed for wall mounting, on a wall and not less than 150mm and not more than 300mm from the ceiling.
- Not less than 300mm from, and not directly above a heater or air conditioning ventator.
- On a surface which is normally at the ambient temperature for the space it bounds.
- Easily and safely accessible.

Any existing radon / Gas protection measures in place to the existing dwelling will need to be maintained within the proposed extension.

Any existing sub floor ventilation measures in place to the existing dwelling will need to be maintained within the proposed extension.

DO NOT SCALE FROM THIS DRAWING - ALL DIMENSIONS INM/MM

Scale 1:50
Drawn
Checked
Date 28.06.2024
CAD File AA/19DEANCOURT/250573
Dwg No 001
Revision 000

Project
19 Dean Court,
Rochdale, OL11 1TX

Title
Proposed Single Storey Side Extension

AM ARCHITECTURAL & SURVEYING