

DO NOT SCALE ANY DRAWINGS.
ALL DIMENSIONS TO BE SITE CHECKED.

CONTRACTOR TO MARK OUT EXTERNAL WALLS OF EXTENSION PRIOR TO EXCAVATION AND CONFIRM SET OUT WITH CLIENT.
EXTENSION IS TO BE BUILT WITHIN BOUNDARY OF CLIENTS OWNERSHIP.
BOUNDARY LINE TO BE CONFIRMED BY CLIENT PRIOR TO EXCAVATIONS

FOUNDATIONS
Min 750mm below outside ground level to top of footings. Depth to be agreed with Building Inspector on site.
Footing size to be min. 635x225mm. **If required by building inspectors a structural engineer is to design the foundations if ground conditions do not suit a strip foundation.**

WALLS BELOW DPC
Constructed in concrete common brick with facing bricks commencing two courses below proposed finished ground level. Minimum 2 courses of facing brick below DPC.
Cavity wall to be filled with weak mix concrete to minimum 225mm below DPC, weepholes to be provided at ground level at minimum 900mm centres.

GROUND FLOOR CONSTRUCTION
150mm concrete slab, on 500 G Visqueen separation layer, on 100mm 'Celotex XR4000' insulation, on 1200G Visqueen DPM, on 25mm sand blinding, on 150mm well consolidated hardcore.
25mm perimeter insulation strip where floor slab meets internal blockwork face of cavity wall.
Built in accordance with 'Limiting thermal bridging and air leakage:Robust construction details for dwellings and similar buildings. TSO 2001.
U Value of floor = 0.15W/m²K.
Any existing sub-floor ventilation should be maintained and carried through the extension floor and vented to external air. Vents typically carried through the hard-core sub-base, below insulation, to a proprietary telescopic vent.

HORIZONTAL DPC
Continuous horizontal approved DPC to BS6398 to be provided minimum 150mm above proposed finished ground level - stepped around door openings as necessary.

EXTERNAL WALLS
3mm coated 12.5mm plasterboard on dabs with skim finish, on 100mm 7Kn Thermalite blockwork inner leaf, 135mm cavity with 85mm Celotex CW4000 partial fill cavity insulation leaving a residual clear cavity of 50mm, brickwork outer leaf, all built off new concrete strip foundation.
New cavity to run continuously into existing.
Double triangle ties and insulation clips to be manufactured and constructed in accordance with BS 1243.
Ties positioned at maximum 750mm horizontally and 450mm vertically and staggered. Additional ties to be provided at openings, unreturned edges and movement joints at maximum 300mm vertically within 225mm of opening.
U value of wall = 0.18W/m²K.

STEEL SUPPORT BEAMS
Structural engineer to design, detail and calculate steelwork to support rear gable of existing house being partially removed and also internal loadbearing being removed.
New support steelwork to be encased in 2 leaves 12.5mm plasterboard and skim or 15mm Fireline board, to give minimum 30 minutes fire protection.

EXTERNAL DOORS
Doors to BS 6375 fitted in accordance with manufacturers recommendations. Doors to have minimum 775mm clear opening and open to minimum 90 degrees. Threshold to be maximum 15mm high. Glazing to be laminated units comprising Low-E en=0.1, 24mm argon gold double glazing units - 1.4W/m²K, glazing to BS 6262. Mastic seal to provide seal between door frame and brickwork. Ironmongery to match door.

WINDOWS
Windows with cill to BS 6375 fitted in accordance with manufacturers recommendations. Glazing to comprise Low-E en=0.1, 24mm argon gold double glazing units - 1.4W/m²K, clear glazing unless otherwise noted, glazing to BS 6262. Mastic seal to provide seal between window frame and brickwork. Lockable ironmongery to match windows. Safety glazing to be provided to all glazing below 800mm AFFL and within 300mm either side of a door.

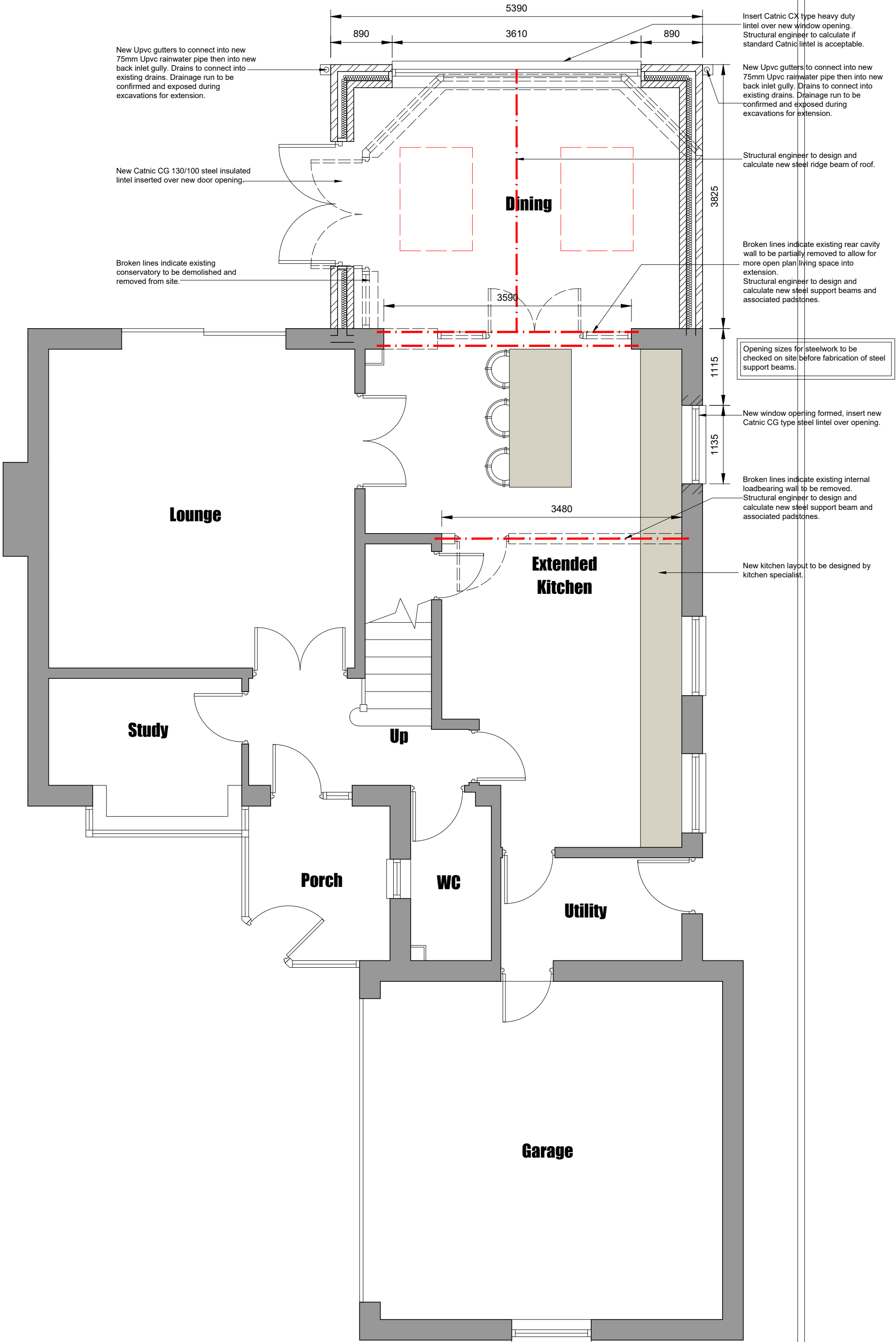
CAVITY CLOSERS
Cavities to be closed at opening jambs with Thermabate 100 cavity closers and vertical DPC. Cavities closed at eaves and verge with 'Superlux' board with insulation laid over.
Cavity of extension to run continuous into existing, where possible.

ROOF CONSTRUCTION
Roof tiles to match existing, on 38x25mm softwood timber battens on breathable felt to BS 747 on 175x50mm softwood timber rafters at 400mm ctrs on 100x75mm softwood wall plate fixed at maximum 600mm centres.
Galvanized steel lateral restraint straps to BS 5628, BS 5268 & BS 8103. To prevent roof spread.
Ridge beam to be designed by structural engineer. Roof to be vaulted.

ROOF INSULATION
Insulation to pitched roof to allow for minimum 50mm air gap above 120mm Celotex XR4000 insulation between rafters, with 50mm air gap. Underdraw rafters with 60mm Celotex GA4000 insulation then 12.5mm plasterboard, with 3mm skim coat plaster.
U value of roof = 0.15W/m²K.
Built in accordance with 'Limiting thermal bridging and air leakage:Robust construction details for dwellings and similar buildings. TSO 2001.

ROOF VENTILATION
Eaves ventilation - Continuous Glidevale SV soffit ventilator to be used with Glidevale AV rafter abutment ventilators.

LEAD FLASHING
Min 150mm Code 4 lead flashing upstand at abutment of new roof and existing cavity wall. Insert remedial cavity tray above lead flashing.



LIGHTING
All new light fittings to be energy efficient.

HEATING
Boiler position to remain as existing. If a new boiler is to be fitted then it is to be fitted and certified by a gas safe engineer. All work to comply with the Domestic Building Services Compliance Guide and current Building Regulations.

SMOKE DETECTORS
Mains operated smoke detector to be provided to existing and extended living space and heat detector to extended kitchen, to BS 5588 & BS 5446 part 1, detector to be inter-connected with existing smoke detectors and have battery backup.

ELECTRICAL INSTALLATION
ELECTRICAL WORKS COVERED BY A COMPETENT PERSON SCHEME MEMBER
All wiring and electrical works to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 18th Edition wiring guidance and Building Regulation Part P(Electrical safety) by a member of the ODPM Competent Person Scheme.

AND
The competent person is to send to the Local Authority a 'Self-certification Certificate' within 30 days of the electrical works completion. Client must receive both a copy of 'Self-certification Certificate' and a BS 7671 Electrical Installation Test Certificate.

DRAINAGE
Drains passing below buildings to be encased in 150mm concrete(or amount of concrete agreed with Building Inspector on site). Reinforced concrete lintels to be used where drains pass through external cavity walls.
Above ground drainage to be vented.
Internal drainage :: pipe diameters and max. run to SVP.
Wash hand Basin - 32mm pipe max. 1.7m run (40mm pipe max. 3m run) - 75mm deep trap.
Bath/Shower - 40mm pipe max. 3m run (50mm pipe max. 4m run) - 50mm deep trap.
Sink - 40mm pipe max. 3m run (50mm pipe max. 4m run) - 75mm deep trap.
WC - 100mm pipe max. 6m run - 50mm deep trap.
New 75mm Upvc rwp and associated back inlet gully at both front and rear of dwelling to connect into existing drainage run.
New external below ground drains to be Clay Hepworth, diameter to be confirmed, to match existing drains, falls to be suit site conditions, min 1:60 gradient, to be confirmed on site.
Existing drainage system(combined or separate) to be maintained.
All drainage to be agreed with and installed to the satisfaction of the Building Control Inspector.

UNITED UTILITIES
United Utilities now have ownership maintenance of all shared drainage systems which connect to their sewerage systems.

United Utilities will require drainage protection and access. A formal **Building Over Sewers** agreement may be required to allow works to commence. This applies where works are to be undertaken over or within 3m of shared drainage.

Drainage runs indicated on any drawings submitted are assumed based on what is visible at the time of survey and should **NOT** be relied upon as being a complete drainage survey. Prior to any excavation works the contractor/builder **MUST** determine the exact positions of all drainage runs including pipe size, depths, rodding access points and inspection positions. This applies where works are to be undertaken over or within 3m of shared drainage.

All drainage information must be provided to Building Control to determine the extent of a formal United Utilities consultation.

Depending upon this information delays may occur in the construction process due to the need to consult United Utilities. The contractor/builder is advised of their responsibilities to maintain adequate temporary supports for all excavation works.

It is recommended that any sewer passing adjacent or under the proposed extension is surveyed so that the exact location and depth is known prior to commencement.

Alternative materials suggested by builder must have an equal performance to what has been specified in this document. Insulation thickness and manufacturer of the specified insulation has been carefully chosen to comply with the updated Approved Document L of the building regulations, which comes into force from 15th June 2022.

Conway Architectural Design shall have no responsibility for any use made of this document other than for that which it was prepared and issued.
This drawing should not be scaled. Work to figured dimensions only.
All dimensions and levels to be checked on site.
No building work is to be started until all relevant approvals are in place.
Any discrepancies should be reported to Conway Architectural Design.
This drawing should not be reproduced without written permission from Conway Architectural Design.
Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.

- Works Generally**
- Main Contractor to undertake the duties of the Principal Designer under the CDM Regulations 2015.
 - Take down stud and structural walls as shown to form new larger openings and rooms.
 - Contractor to ensure demolition of the existing structure is undertaken only after the retained structure is adequately supported to the complete satisfaction of the local Building Inspector.
 - Construct new cavity wall extension, with 300mm thick cavity walls with full fill insulation.
 - Facing brickwork to match existing.
 - Contractor to allow for structural steelwork and insulated lintels as necessary above all door and window openings, and supporting cavity walls at first floor level.
 - All walls to be finished with plaster/ plasterboard internally, and timber skirting to match existing.
 - Existing walls made good as necessary.
 - All new masonry cavity load bearing walls to be built off 635x225mm conc. footings at a depth to suit local ground conditions. (NOTE foundations to be to the entire satisfaction of the Building Inspector)
 - Supply and install:-new water supply pipework internally.
 - Below ground drainage connecting into existing sewer system.
 - Central heating pipework to be copper, with new radiators fitted with thermostatic valves.
 - Supply and fit new electrical sockets, switches and wiring to light fittings as shown with new fused spurs for the extension in the existing distribution unit, or new electrical fused distribution unit as may be necessary. All face plates to match existing.
 - Commission and test all installations, and provide associated certification to ensure compliance with the relevant part(s) of the Building Regulations.
 - This document to be read in conjunction with all associated drawings and building regs information issued by 'Conway Architectural Design' & all Structural Engineers details.
 - This drawing package is for Planning and/or Building Regulations applications only and for no other use.
 - All work to be carried out in accordance with the Building Regulations and all other statutory legislation to the satisfaction of the Inspecting Authority. All materials and workmanship is to comply with the appropriate codes of practice, British and/or European standards. All materials used to hold a valid Agreement Certificate for the purpose intended.
 - All dimensions are in millimetres unless stated otherwise.
 - The contractor MUST check all dimensions and particulars prior to commencement of work.
 - All existing structural elements (walls, lintels, beams, foundations etc.) affected by new work are to be exposed by the contractor and arrangements made for the Inspecting Authority to inspect and confirm they are adequate (or otherwise) to sustain new loads. Liaise with the Inspecting officer if strengthening work is necessary.
 - All drain runs shown are assumed. The Contractor is to identify all drain routes as work commences and inform both the inspecting officer.
 - All gas work to be designed, installed, inspected and tested in accordance with the requirements of the current edition of the Gas Safety (Installation and Use) Regulations 1998 and carried out by a Gas Safe Registered person.
 - BOUNDARIES as shown are the fence / wall lines and not necessarily the legal boundary.
 - PARTY WALL ACT 1996: The Client may have obligations under this act. You must tell your neighbours if you want to carry out any building work near or on your shared property boundary, or 'party wall'. Go to www.gov.uk for further advice.
 - All alternative materials to comply with current Building Regulations and to be agreed with building inspector prior to installation.



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JOB TITLE : Single Storey Rear Extension
ADDRESS : 1 Walsingham Avenue, Alkrington
DRAWING TITLE : Proposed Ground Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx DATE : 17.02.23
JOB NO./ DWG NO.

711-06A