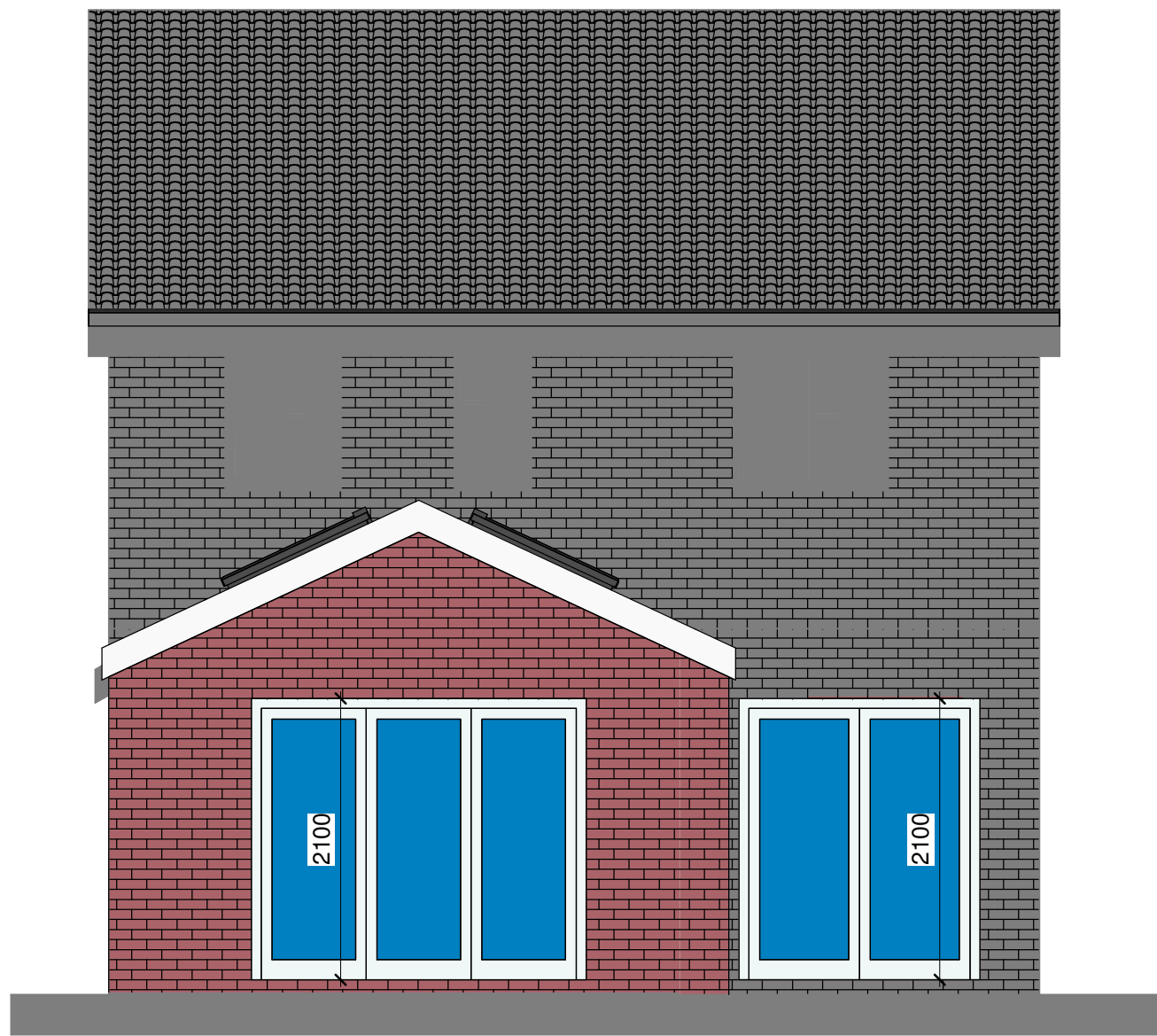
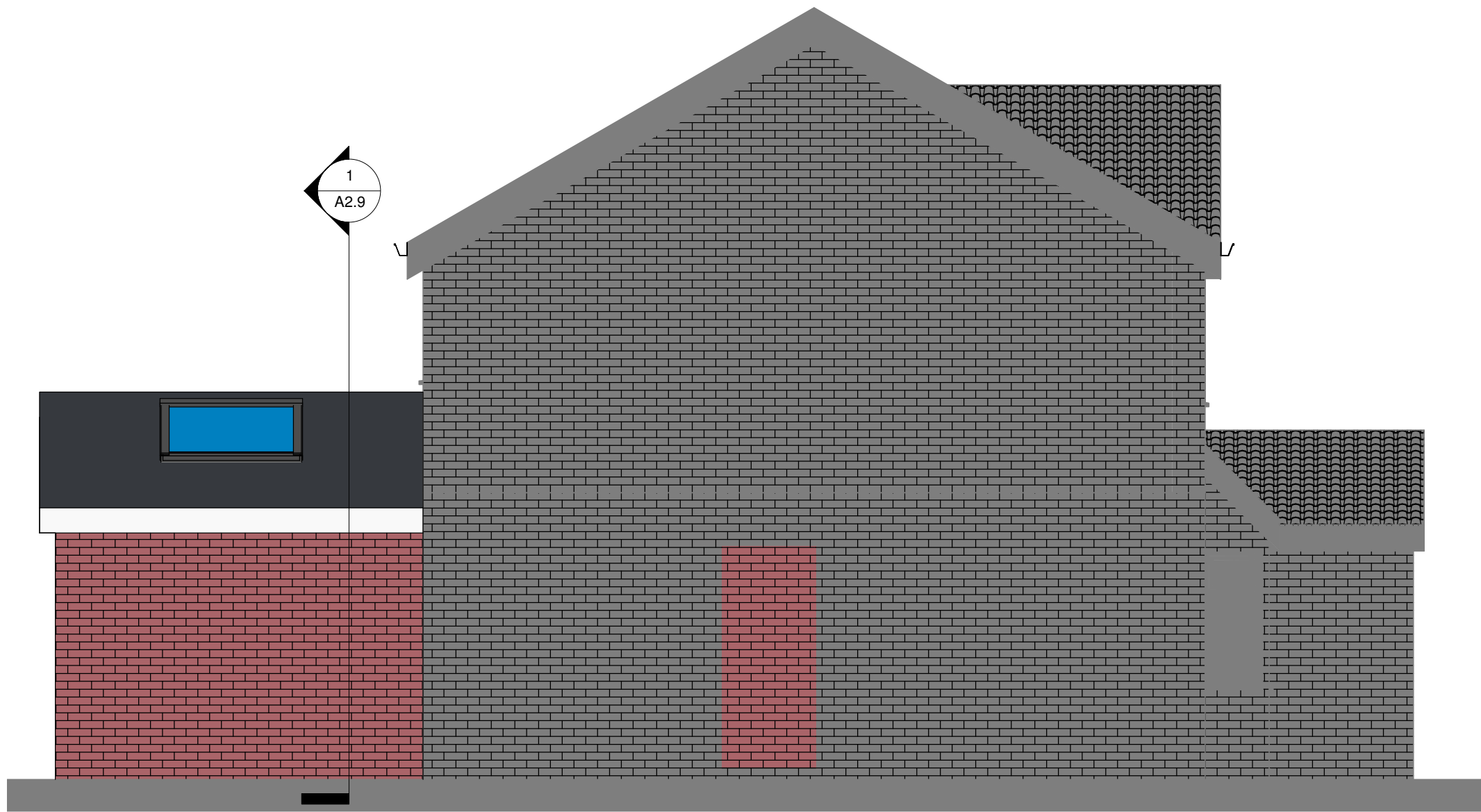
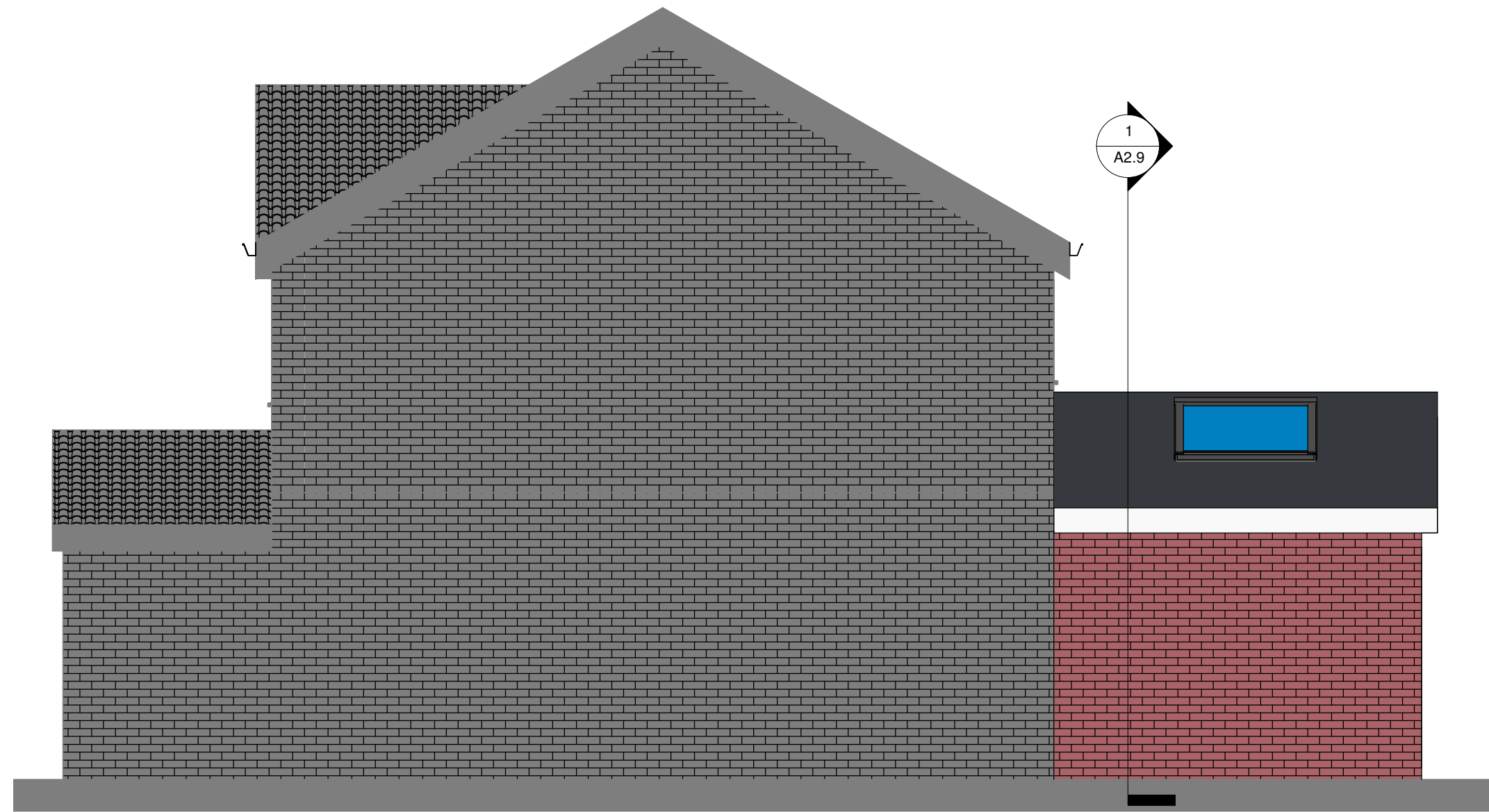




2 Proposed Rear Elevation BR
1 : 50



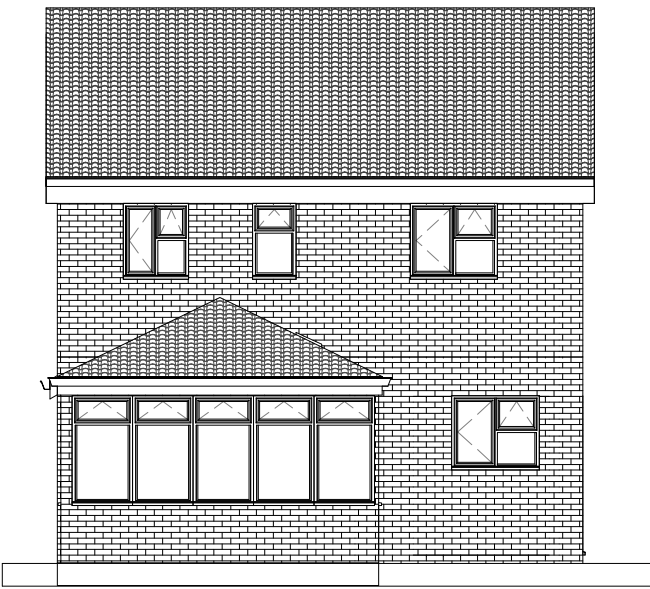
3 Proposed Side Elevation 1 BR
1 : 50



4 Proposed Side Elevation 2 BR
1 : 50



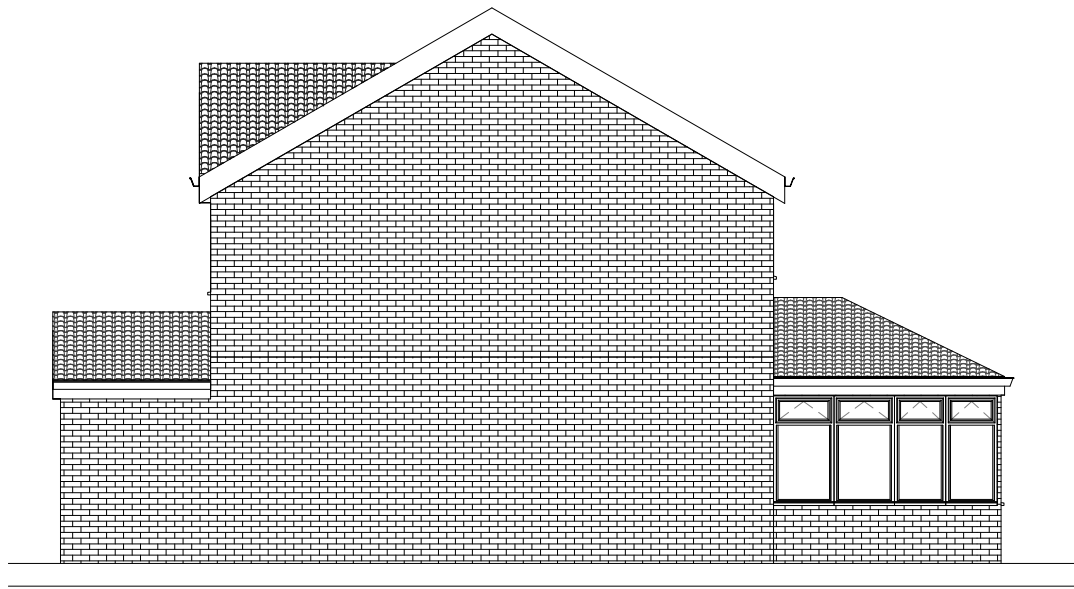
5 Existing Front Elevation BR
1 : 100



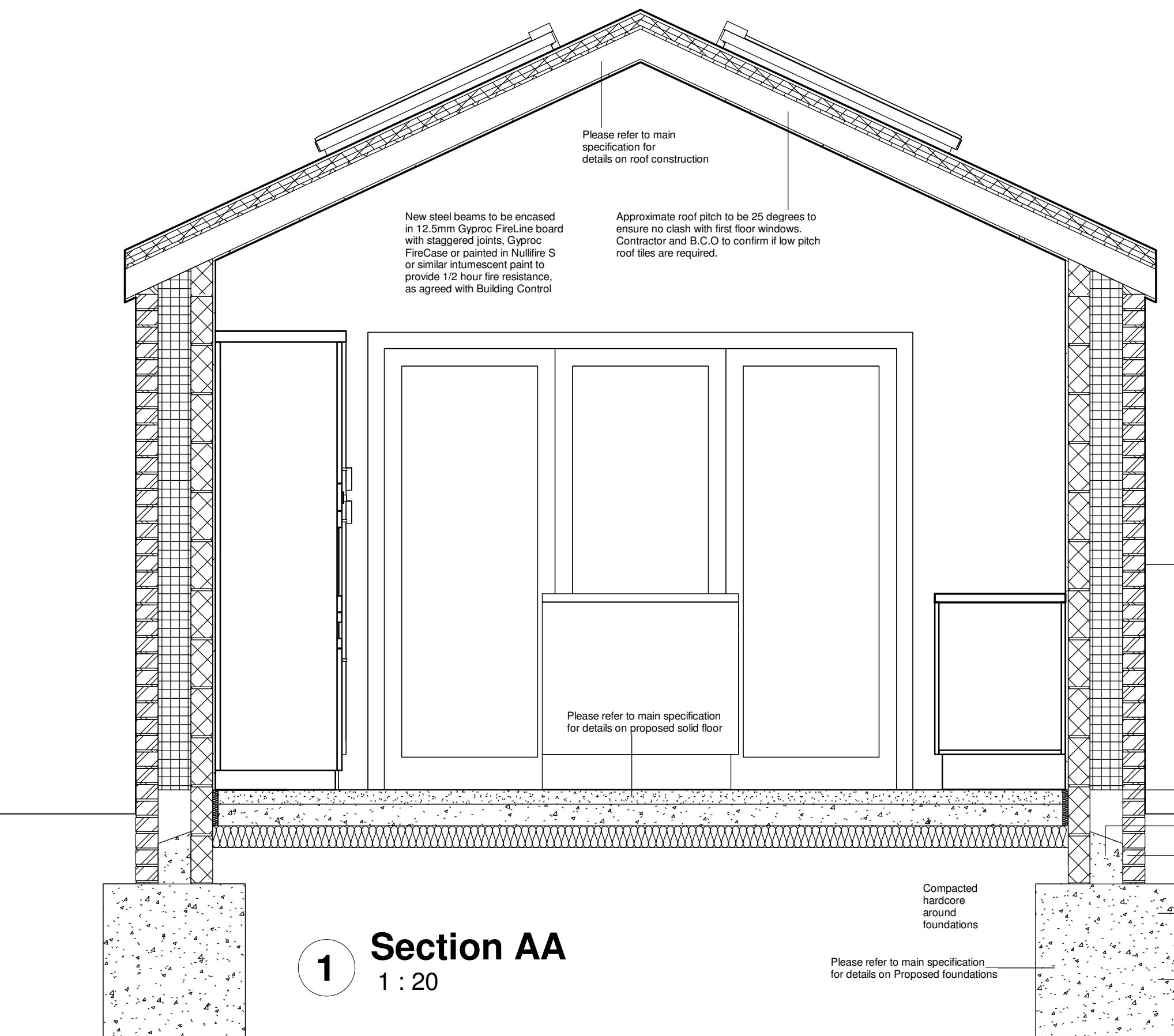
6 Existing Rear Elevation BR
1 : 100



7 Existing Side Elevation 1 BR
1 : 100



8 Existing Side Elevation 2 BR
1 : 100



1 Section AA
1 : 20

RAINWATER DRAINAGE
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 69mm dia UPVC downpipes.

CAVITIES
Provide cavity trays over openings and where roofs abut walls. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

WALL TIES
All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm c/c horizontally, 450mm vertically and 225mm c/c at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 84. Wall ties for cavities over 150mm to be suitable for cavity width, and installed as manufacturer's details.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins. DPC to be placed a minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

Lean mix cavity fill 225mm below DPC

Below ground masonry

750mm x 600mm concrete trench foundation. Concrete mix to conform to BS EN 206-1 and BS 8900-2

Depth to be min 1000mm deep, depending on ground conditions. To be agreed on site with B.C.O

Please refer to main specification for details on Proposed foundations

INTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

ROOF LIGHTS

Min U-value of 2.2 W/m²K. Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Roof lights to be fitted in accordance with manufacturer's instructions, with rafters doubled up to sides and suitable flashings provided.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

STEEL LINTELS

Lintel and lintel installation to be in accordance with BS 5977-1 Lintels. Method of assessment of load and BS EN 845-2 Specification for ancillary components for masonry. The lintel to be galvanised steel, powder coated lintel, such as Catnic, with a built-in damp-proof course. The lintel to be wide enough to provide adequate support to the walling above, to be installed with a nominal 150 mm bearing area at each end and be fully bedded on a solid bed of mortar. Only full bricks or blocks to be part of the bearing area - lintels not to be placed directly onto part bricks. Padstones and spreaders to be provided under the bearings, where required. Installation to be in accordance with manufacturer's recommendations. Overhang of any masonry to be a maximum of 25mm and lintel toe to project beyond window head externally. Risk of condensation at potential cold bridges to be minimised, wall insulation should abut the head of the window frame and insulation to be provided at the underside of the lintel unless the manufacturer produces an alternative. (In severely exposed locations or where the lintel does not offer a built-in DPC, a separate membrane to be fitted, turned up at the edge to ensure the water is not directed into the cavity. For coastal areas, the use of soffit cladding to also be considered to provide further protection). Unless only supporting a roof, lintels to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance. All fire protection to be installed as detailed by specialist manufacturer.

LINTELS

- For uniformly distributed loads and standard 2 storey domestic loadings only Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS EN 1992-1-1:2023 Eurocode 2, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS EN 845-2:2013. For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturer's standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels. Independent lintels to have an insulated cavity closure between the inner and outer lintel. Unless only supporting a roof, lintels to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance. All fire protection to be installed as detailed by specialist manufacturer.

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- Or:
- (b) Exceeds 500 person days.

SAP CALCULATION:

Building control could request a SAP or area weighted 'U' Value calculation if proposed glazing is more than 25% of proposed floor area. If SAP calculation is required, this will be undertaken by a third party company. Any SAP Calculation to be completed prior to work commencing. Proposed insulation could change.

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS EN 12600:2002, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

H4 BUILDING OVER OR NEAR PUBLIC SEWERS

The developer is to consult the Local Sewers Undertaker when constructing, extending or underpinning over a sewer or within 3m of the centreline of sewer shown on the sewerage undertakers sewer records and when the following applies:

- The building or extension is to be constructed over a manhole or inspection chamber or other access fitting on a sewer.
- The length of the drain or sewer under the proposed building or extension will exceed 6m.
- The Building or extension is to be constructed over or within 3m of any drain or sewer more than 3m deep or greater than 225mm in diameter.

ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti-vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti-vac traps to be used).
Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe.
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe.
WC - 6m for 100mm pipe for single WC.
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.

Drawings are prepared for Building Regulation Approval only				Drawing scaled @ A1	
REV	DATE	AMENDMENTS	Drawing measurements not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this drawing to drawer.		
Drawing Number:		BR002			
Date Issued:		08/11/2024			
Project Description:		Proposed Single Storey Rear Extension			
Project Address:		11 Silverton Grove Middleton M24 5JH	Drawn By	TB	
			Checked By	TDG	
Client Name:		Mr Steve Morgan	Scale	As indicated	