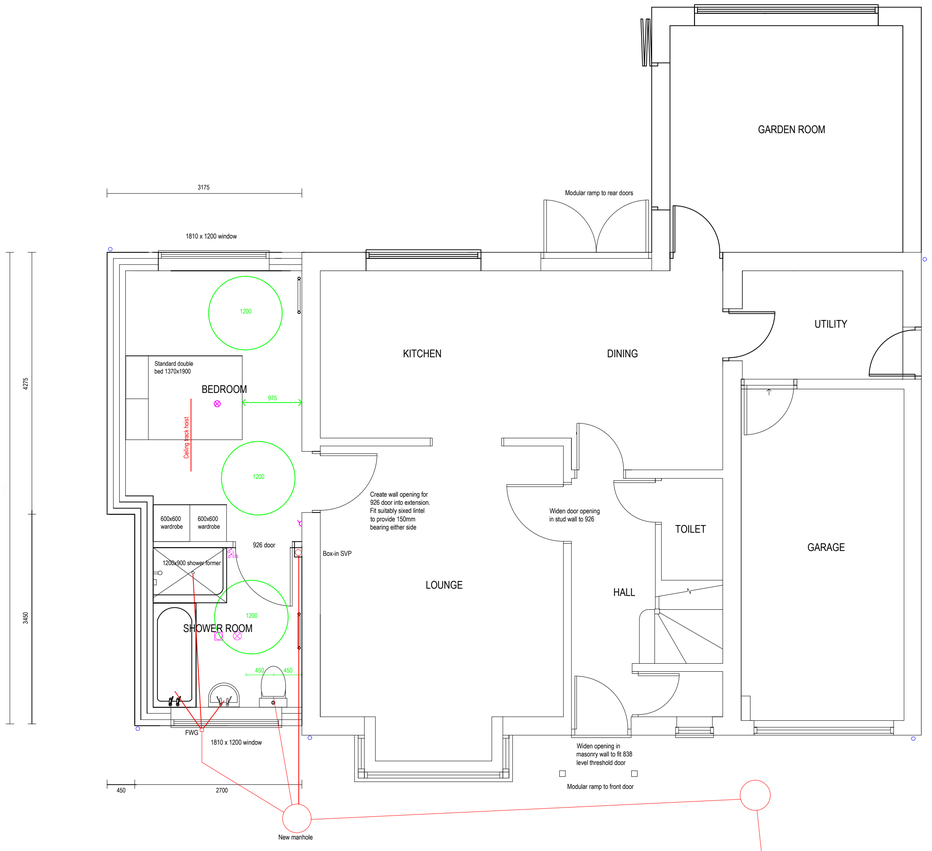
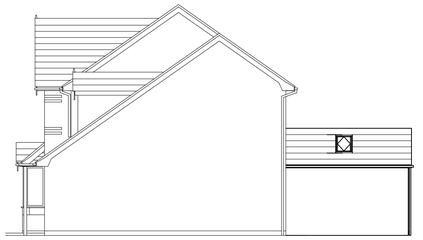
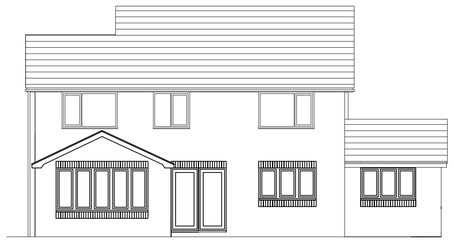


PROPOSED GROUND FLOOR PLAN (1:50)

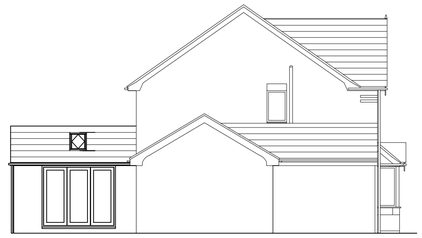
PROPOSED FRONT (NORTH) ELEVATION (1:100)



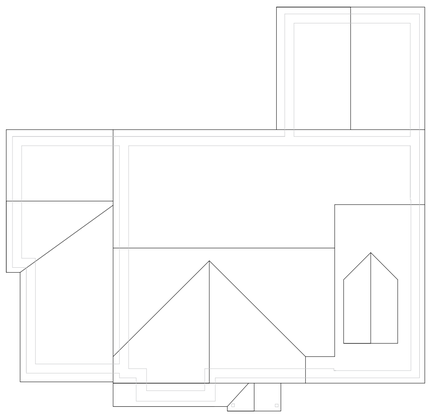
EXISTING SIDE (WEST) ELEVATION (1:100)



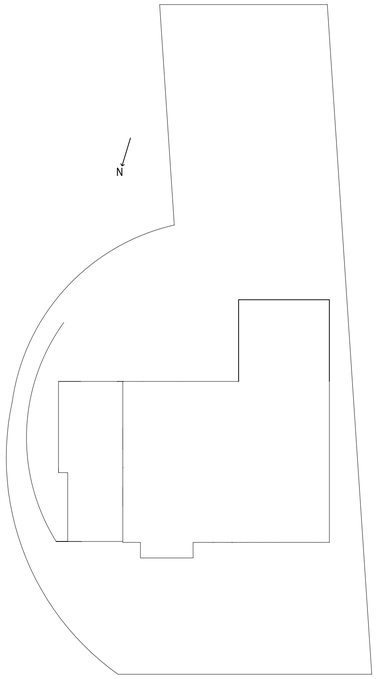
PROPOSED REAR (SOUTH) ELEVATION (1:100)



EXISTING SIDE (EAST) ELEVATION (1:100)



PROPOSED ROOF PLAN (1:100)



PROPOSED SITE PLAN (1:150)

BUILDING REGULATIONS NOTES

Materials and Workmanship
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc.

Foundations
Strip concrete footings min 150mm deep x 600mm wide to a min of 1000mm below ground level onto suitable load bearing strata, below the invert levels of any adjacent drainage system - to the satisfaction of the Building Control officer. Trench fill foundations may be used as an alternative to strip foundations.

Ground Floor (U-value max 0.22W/m²K)
100mm concrete on 80mm Celotex GA4000 with 25mm thick upstand and 1200g polythene DPM turned up brickwork and built into DPC installed on 100mm sand blinded, well-compacted Type 1 hardcore with a vapour control layer to manufacturer's spec between Celotex and concrete.

External Walls (U-value max 0.28W/m²K)
External skin of 102mm facing bricks to match existing and rendered above to match existing, 50mm clear cavity, 50mm Xtratherm XT/CW T&G insulation or similar installed to manufacturer's instructions. Internal skin of 100mm thick Thermalite Turbo blocks or similar.
Internally dry lined with 12.5mm plasterboard on adhesive dabs with continuous ribbons of adhesive along board edges, tape all joints and apply 6mm plaster skim finish.
Fill cavity below DPC with a lean concrete mix to 225mm below floor level with a beveled fall towards the outer skin.
Stainless steel cavity wall ties at 900mm horizontal and 450mm vertical spacing reduced to 300mm vertical spacing within 225mm of openings.
New internal and external walls to be connected using mechanically fixed system installed to manufacturer's instructions.
Insulation to be taken to edges of doors and window reveals. Close all cavities with insulated cavity closures containing a vapour barrier.
Install a 2000g polymer DPC min 150mm above ground level
All lintels are to be catnic or similar with a min end bearing of 150mm, form cavity trays with weep vents above all new cavity lintels to every third joint.
Horizontal cavity tray to be fitted between the old and new construction to prevent water ingress, fitted above level of extension roof.

Pitched Roof (U-value max 0.16W/m²K)
New roof tiles to match existing on treated SW battens on a layer of breathable felt Tyvek or similar to manufacturer's specification on 50x150 C16 rafters and 50x150 C16 ceiling joists at 450mm centres all fixed and nailed with jointing clips on a 75x100 softwood wall plate secured to internal wall with 38x5x1000 galvanized mild steel straps at 2m max centres. 12.5mm foil backed plasterboard and plaster skim with 150mm fibreglass insulation laid between the joists and 150mm laid over at 90 degrees, ceiling and wall insulation to be lapped. Fit deflector plates to allow continuous over roof ventilation.
All flashings to be lead as follows, soakers code 3, flashings code 4 and valleys to be code 4 lead or fibreglass valley trough or similar fitted to manufacturer's instructions. Fit 25mm uPVC or wooden soffit and fascia to match existing with vermin proof screen. Where walls or roofs meet adjoining walls or roofs fit code4 lead flashing with a 150mm upstand. Roof valley to have valley board and curved valley tiles.

Drains
Foul - shower waste 50mm, hand basin 32mm with integral deep seal anti siphon trap and strainer, W/C 100mm with integral deep seal trap all discharging to a new internal stack with air admittance valve.100mm uPVC pipes laid at 1:80 min gradient, connected with flexible joints, bedded and surrounded in pea gravel and connected into existing manhole. Fit new manhole if required to ensure rodding access to all drains. Where drains pass through new walls ensure a clear gap of 50mm with walls supported on concrete lintels, all openings to be closed with a non-decaying material to prevent rodent access. All gullies not directly connected to an inspection chamber to have rodding access. Any drains found to be under the proposed extension to be re-laid and protected as necessary. Storm-uPVC gutters and downpipes all discharging into sewer.

Heating
Extend existing central heating system, new radiator to have thermostatic valves, heating and hot water systems not less than stated in the 'Domestic Heating Compliance Guide' and installed by a Gas Safe registered contractor.

Electric
Extension/wet room to be fitted with light fitting with a luminous efficiency greater than 40 lumens per circuit watt. Extractor fan to be fitted giving 30 liters per second extraction, to be compliant with Part F, vented through soffit. Electric supply to new electric shower unit required. Pull cords for light, extractor fan and shower to be sited to the left of the door on entrance for ease of access. All electrical work is to be compliant with Part P and is to be carried out by a member of the competent person's scheme, a signed installation certificate to be lodged with Building Control on completion of the relevant work.

Window (U-value max 0.14W/m²K)
New window to have a non-locking escape opening 450x750 minimum with height of the opening between 800 and 1100 over floor level or fitted with a guardrail or child proof catch, double glazed with low-K, obscured glass and trickle vents. Opening area of windows to be min 1/20th floor area. New 900mm door to be fitted between main house and extension. The window and door manufacturer/installer is to provide a WER declaration to Building Control. French doors at rear - each door to be minimum 926mm width.

Wet Room
1300x820 level access shower area to be formed in the concrete floor using 22mm thick resin shower former. Supply and lay Altro Aquarius flooring as per manufacturer's instructions. Seal to skirting. Hot weld all joints leaving the floor completely sealed. Any penetration to the Altro, i.e. pipework to the radiator etc. to be sealed using colour coordinated sealant from Altro. Colour to be selected by the client. All flooring to be laid to BS 8203 code of practice for the installation of resilient floor coverings and according to manufacturer's instructions with their recommended sealants. Supply and install new threshold strip to door, colour to be agreed with client. Full length L-shaped shower curtain. Mira Advance thermostatic shower unit. 2 x 450mm grabrail in shower area - position to suit client - reinforce stud partition wall where necessary.WHB to be wall mounted - size 500x400 (height 600mm above floor level). W/C pan height to client's choice (approx. 300mm above floor level), positioned with 450mm clear space either side as shown on drawing. 1 x 300mm grabrail next to W/C. Radiator size to be 500x400, position as shown on drawing. Shower area to be tiled full height, extending at least 50mm wider than shower area. Splash area of WHB to be tiled. Walls and ceiling to be decorated with two coats of vinyl emulsion. IP rated bulk head light. 12V humidity extractor fan, vented through soffit.

Background and Purge Ventilation
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to bathrooms, WCs and utility rooms at a rate of 2500mm². Purge ventilation - New windows to have openable area in excess of 1/20th of the floor area if the window opens more than 30°, or 1/10th of the floor area if the window opens less than 30°. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

Extract to Wet Room
Wet room to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

Disabled Bedroom
Provide a new pendant light and pull chord two way light switch . Provide four number double power sockets. Provide a new radiator to the new bedroom connected up to the existing central heating system. Ensure all pipe work and metal fittings are earth bonded in accordance with current regulations. All electrical work to be carried out by an NICEIC or ECA registered electrician who is qualified to certify / compliance with part P of the Building Regulations 2002 (electrical installations). Decorate the ceiling and walls that are not tiled in three coats of emulsion and all timber and metal work to have two under coats and one coat of gloss finish, include making good to all new and existing surfaces (i.e. filling,sanding down uneven and painting to match). Prepare the floor surface to receive a new floor covering and provide and lay to the whole floor Polysafe standard safety flooring with a slip resistance. Provide timber skirting to visible areas and decorate as previously described.

Internal Doors
Internal doors to be softwood, painted in two coats of undercoat and one coat of gloss paint, to be at least 30mm thickness, and conform to Building Regs Parts P, E and M.

Internal Stud Walls
12.5mm plasterboard with plaster skim finish both sides on 50x75 softwood studs with header, soleplate and intermediate noggins @ 400 centres, bathroom or en-suite to have foil backed plasterboards, fill voids with Rockwool acoustic slab or similar fitted to manufacturer's instructions. Reinforce stud wall between bathroom and bedroom with 18mm plywood sheets for attachment of grabrails.

Paving
External concrete paving to all sides of extension - 600x600 - laid on sand and compacted hardcore.

Fire Detection System
Extend existing fire detection system to bedroom and wet room of extension. Mains operated inter connected smoke detectors and alarm system including a rechargeable battery back up fusible linked BS5446 1990 detectors. Fit new smoke detectors to the existing system or provide new system if applicable.

NOTES

1. All building work is to conform with 2010 Building Regulations. All subsequent revised documents should be to the satisfaction of the building control officer. The builder is to check all dimensions and conditions on site before commencing. Figured dimensions shall be preferred to scaled dimensions. It is intended that this drawing has been produced and issued for sole purpose noted within the title block. It is not intended that this drawing be used by any other person or for any other purpose.
2. The contractor is responsible for checking and verifying all dimensions prior to commencement of work on site and any discrepancies must be brought to the attention of Millbrook Healthcare.
3. All electrical work must comply with the current I.E.E. Regulations.
4. All work must be carried out by a contractor who is on the Gas Safe Register and all gas installations must comply with the current regulations.
5. All plumbing work to conform to local water authority by-laws.

This drawing is to be read in conjunction with the Schedule of Works. This drawing and the attached Schedule of Works are the property of Millbrook Healthcare.

Proposed extension

Master Oliver Ecclestone
2 Linnet Way
Biddulph
ST8 7UF

Drawing no: 2
Case no: 101579370
Paper size: A1
Date: 6th November 2018

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