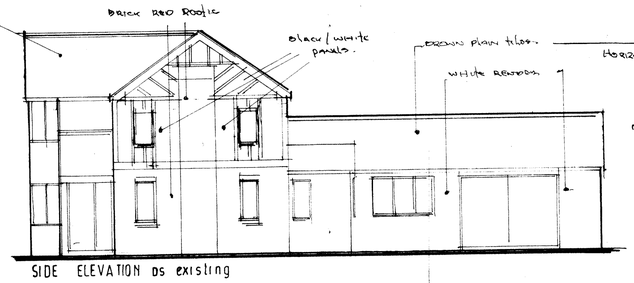


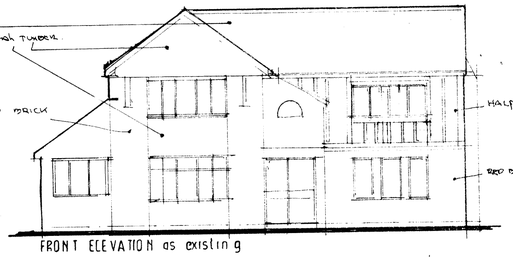
FIRST FLOOR PLAN as existing



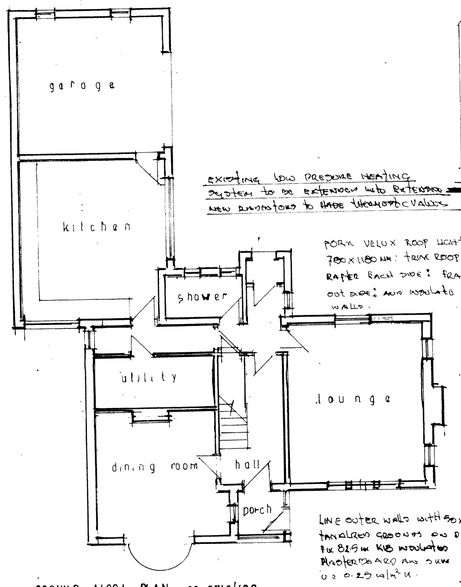
REAR ELEVATION as existing



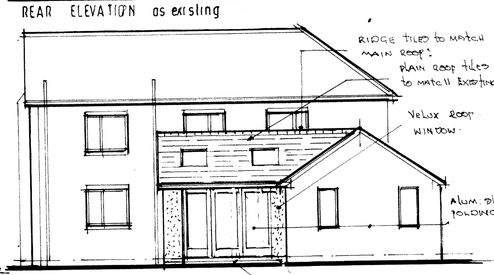
SIDE ELEVATION as existing



FRONT ELEVATION as existing



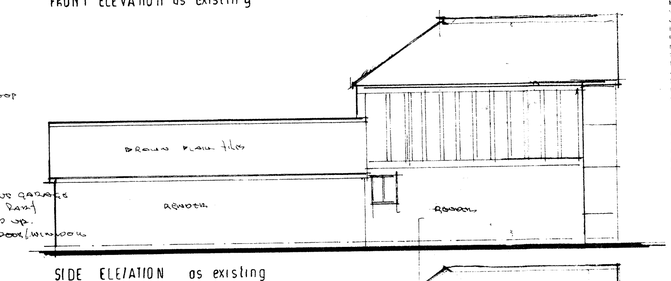
GROUND FLOOR PLAN as existing



REAR ELEVATION as proposed



SIDE ELEVATION as proposed



SIDE ELEVATION as existing

existing low pressure heating system to be extended into extension

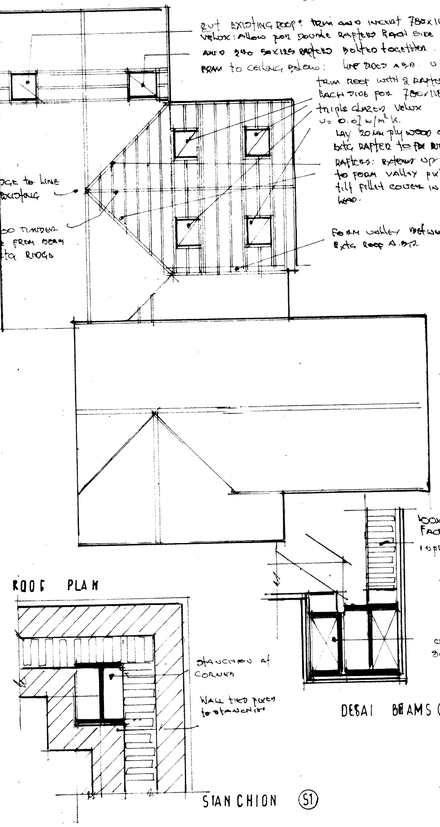
new radiators to have thermostatic valves

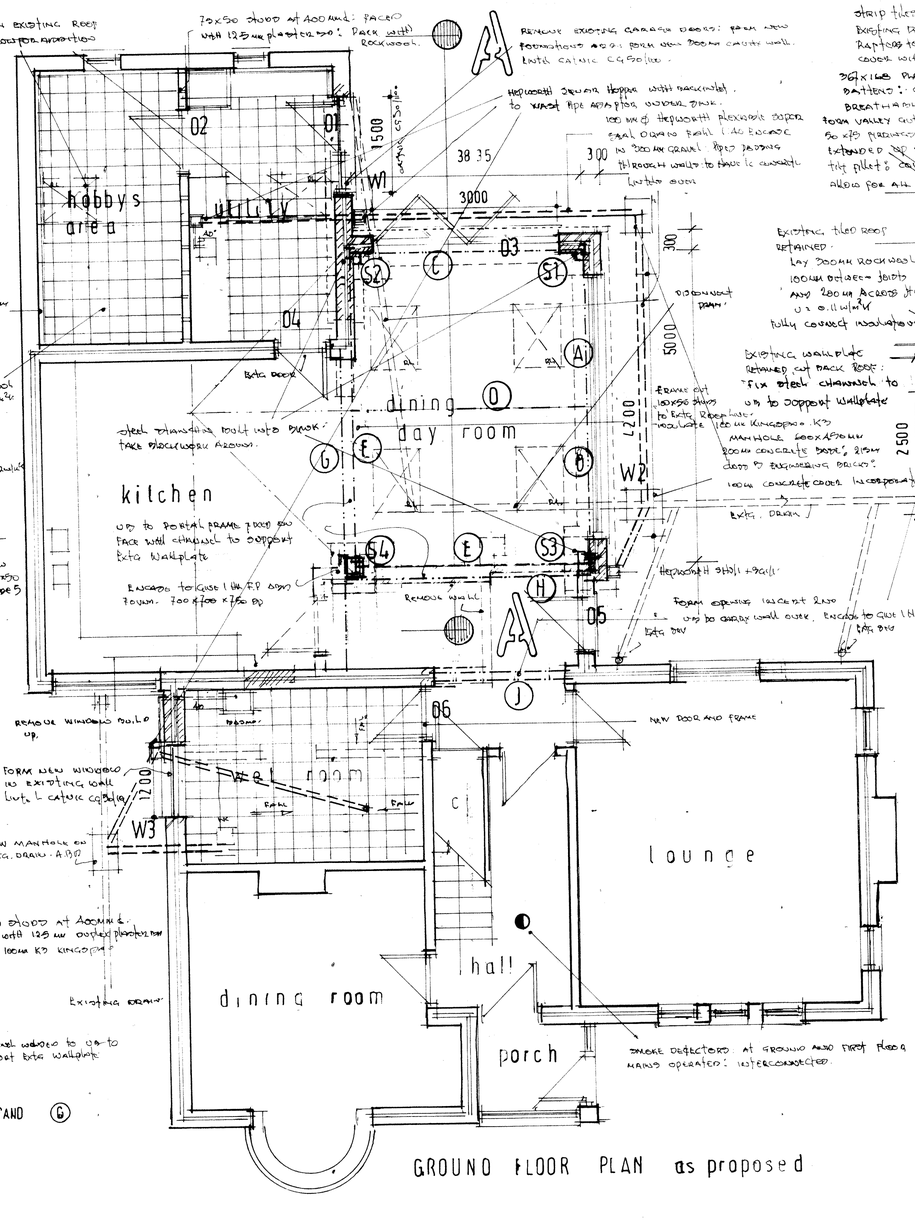
PORCH VELUX ROOF LIGHT IN EXISTING ROOF 780x1180mm: take roof allocation for addition. RAFTER each side: frame out side; new insulated to walls.

LINE outer walls with 50x50mm tanalised sleepers on DPC: to 84.5mm K18 insulation PLASTERBOARD and SKIM $U = 0.29\ W/m^2K$.

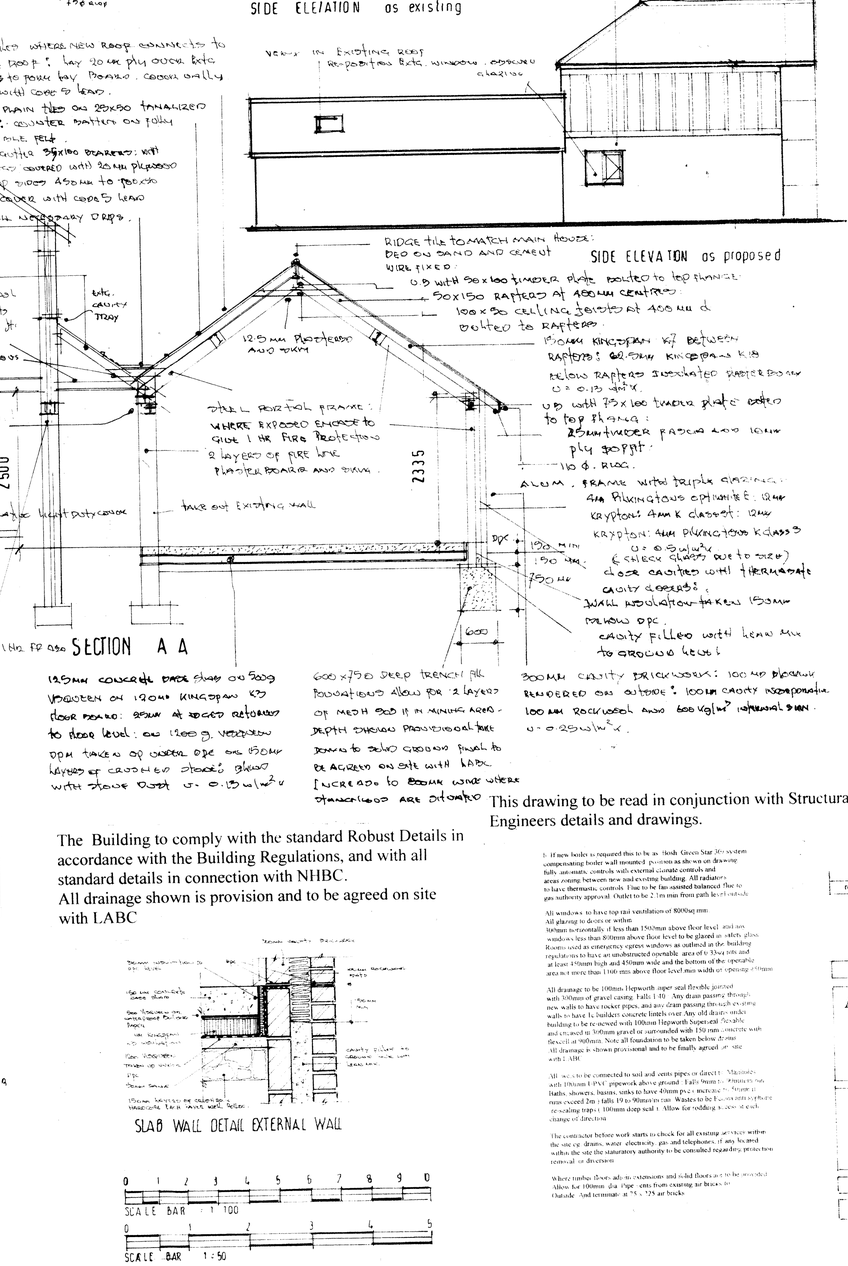
REAR PORCH: lay 200mm ROCKWOOL over ceiling joists $U = 0.11\ W/m^2K$

ROOF PLAN





GROUND FLOOR PLAN as proposed



125mm CONCRETE BASE slope on 500g VAPOURTEN on 120mm KINGSPAN K13 floor BOARD: 65mm at edged reboards to floor level: on 1200 g. VAPOURTEN DPM taken up under dpc and 150mm layers of CRUSHED STONES blinded with stone dust $U = 0.13\ W/m^2K$

600 x 750 DEEP TRENCH FILL FOUNDATIONS allow for 2 layers of MESH 500 IN MINING AREAS - DEPTH SHOWN PROVISIONAL TAKE down to below GROUND FINISH to be AGREED on site with LABC. INCREASE to 850mm WIDE where STRIPFOOTINGS are STEPPED

SLAB WALL DETAIL EXTERNAL WALL

GENERAL NOTES

All dimensions and measurements shown on this drawing to be checked on site. Any errors or discrepancies to be reported to the supervising officer. Client. All materials, dimensions etc to be taken from site and not scaled from the drawing. The building is to comply with the current building regulations including all amendments. The contractor client is to carry out the works to make themselves fully conversant with these regulations so that no works, complies in all respects. Whilst these regulations may not be listed, in any drawings, the following are to be complied with as a minimum requirement.

Insurance. The contractor is to take out the necessary insurances as are those in the standard form of building contract eg JCT 5th or 6th or equivalent.

Demolition. Care to be taken when carrying out the work and allow for all necessary props, shoring etc as may be required to keep the building structurally safe and watertight at all times. If the contractor is not sure a structural engineer must be appointed by him to make sure the building is structurally safe at all times.

Excavation and Earthworks. Excavations shall be carried out in accordance with BS 8004 : 2015 materials for concrete etc. All backfilling is to be carried out in suitable inch suitable free of boulders not exceeding 150mm each layer well rolled. If filling over 600mm is required then full details to be a responsible code with reputable consultant will be required. Structural Engineer design will be forwarded for approval. All work to be in accordance with Part C of the Building Regulations.

Foundations. Materials to be used in concrete foundations to comply with BS 8004:3 : 2015 materials for concrete. Foundations to be constructed in accordance with BS 8004 : 2015 code of practice for foundations. All concrete work including reinforcement shall comply to CP 110 : Foundations and sub structures and CP114 "Structural use of normal reinforcement in buildings. Foundations have to be taken down to a min 1m FOUNDING bearing 45 N/mm2 and constructed in accordance with 1:4 and 1:2. Any soft pockets encountered to be made up in mass concrete.

Foundation depth shown on drawings are min requirement. These to be taken down to solid ground. Total depth to be agreed on site with LABC. Concrete design as follows : C20 Lean mix concrete filling

C25 Foundations and base slabs

C30 Reinforced concrete (1)

C35 Reinforced concrete (2)

Brickwork and blockwork to be executed in accordance with BS 5628 : 2005 and BS 5628 Code of Practice for structural use of masonry. All bricks to BS 3921. Solid brick walls shall be built in English Bond. half brick walls and cavity brickwork to be built in stretcher bond. Cavity ties to 1.021.0 Part 7 and spaced at 750mm centres horizontally, and 450mm vertical centres, double up around windows and door openings. Rake out and re-point any defective brickwork in 1 to 3 mix. Allow for lintel support to floors and gable with metal straps at 1.2mtrs centres. Walls to be constructed in accordance with Building Regulations A1 2 part C. Cavities to be closed to all external openings with Thermabate cavity closers or similar approved. Allow for expansion joints to brick at 12mtr. centres and lighter blockwork at 6mtrs.

DPC and Cavity Trays: These to be placed around all external openings, between DPC and cavity trays to Le Hessian based to conform to BS 743 Type 5A and in accordance with CP DPC 1973. Protection to buildings against water from the ground. All soils, cement etc to comply with CP CH 1BR. Solid floors to have 150M of 12?M concrete with 6:1:3 hoggin sand and screed on under 50c of existing slab. floor to have three coats of coal applied solutions with protection coated.

Steelwork. All steelwork sizes shown on this drawing are provisional and the contractor to have these clarified by a structural engineer before forme

Carpentry and Joinery: Timber used to comply with BS 4978 1973 timber grade for structural use and BS 5268. Code of practice for structural use of timbers. Floor boards to BS 1297. All to be constructed in accordance with Building Regulations A1 2 part B. All wood treated timber to be treated with an approved timber preservative treatment. All timbers used to be BS 5268 : Part 2.

Cavity Insulation. All cavity insulation is to be mine this to be in accordance with BS 5617 and 5618 and to BS 8208 it unobtainable the foam is used.

Vertically tiles to be edged insulation and brick into cavity as work proceeds.

Plumbing and Engineering: All pipework to be carried out in copper. Note to suit the requirements of the local water authority. Wastes, soil pipework to be accessible for flat extension height. All work is carried out in accordance with the water authority requirements and in conformity with BS of the IBE Rainwater pipework in coated aluminium with BS of IBE. All to be unplasticised PVC to BS 4514 and 5576. The installation to be carried out by a registered corgi person.

All the installation to comply with Part G : Sanitation, Hot Water Safety and Water Efficiency of the Building regulations. Hot taps to be on left and both temperature to 48 deg C.

Lintels: Lintels generally to be Catnic or other approved. Apply lintel cert. 811049. Allow for 150mm min bearing. If fire rating required renders with 15mm sand and cement in gaps 1 to the underside. All lintels to be filled with insulation. The contractor is advised to forward a copy of this drawings to Catnic to confirm the lintel type before work starts on site.

Drainage: All drainage to be carried out in accordance with part H2 section 2 of the BR. And to BS 8301. All pipes to be flexible jointed and encased in 300mm gravel, where pipes are within 300mm of concrete slab or 900mm of the building these to be encased in 150mm concrete with 12mm flexcell expansion joints at all flexible joints. Drains passing through walls to have rocker pipes. All pipes are to be Hepworth Super Seal or other approved.

The building to comply with all regulations stated within Part G dated April 2010.

Plastering: All plasterboard shall be gypsum backboard conforming to BS 1230 Pt 2. All plastering generally shall be 10mm bonding plaster and 3mm carlite finishing coat where blocks are used. All internal plastering to BS 8481. Internal plastering generally on 9x 9.5mm backboard. Bell and dado to Bedroom and Kitchen.

Ventilation: Th.. to be provided with natural and mechanical to give 3 air changes per hr. Natural ventilation to all rooms of at least 1/20th of floor area with mechanical ventilation of 6litres/sec to kitchens, 3litres/sec to utilities and 1.5 Lits /sec to bathrooms shower room. All windows of habitable rooms to have top rail ventilation of 8000mm sq mm and stick on non for none habitable rooms

Glazing: All glazing to doors or within 300mm horizontally if less than 1500mm above floor level and any windows less than 800mm above floor level to be glazed in safety glass. All in accordance with BS 6206. All new windows to be double glazed with 6mm optifloat, 16mm argon filled space between glass and Pilkington's K glass. This to give a min 1.5(W/m2K) u value. Doors and windows to PAS 24 2012 to part C (BR. Stairs/ramps: All staircases to comply with the requirements of part K of the Building Regulations and in conformity with BS 5800 Part 1 1999 for wooden staircases. Protection rails to staircases and landing to meet a horizontal force of BS 6399.

Fuel and Power Conservation: All practice to comply with part L 1a 2010 of the Building Regulations, an I-dequate insulation to be provided to give the following u values:

Building Type	Walls	Roof	Floors	Windows	Flat roof
Domestic new	0.16	0.11	0.11	1.60	
Domestic extensions	0.28	0.16	0.22	1.60	0.18
		0.16			
Commercial new	0.22	0.11	0.18	2.20	
existing	0.35	0.16	0.22		0.18
		0.11			

An pressure test to be provided on completion to all new buildings to give a design max 10m³/h/m² @ 50 P.a in accordance with BR part L for new buildings.

Electrical: All new electrical work to be carried out in accordance with BS 7671 2001 or equivalent standard approved by a member of the I.E.E. and to include electrical certification. Also all installations to be carried out to I.E.E. on site guides. On completion the approved forms certificates must be forwarded to the Local Authority before any final building certification can be issued.

Lighting: Extensions to have a level of efficient light fittings to comply with domestic service compliance 2010 recommendations. eg three or four fixed light fittings

The Building to comply with the standard Robust Details in accordance with the Building Regulations, and with all standard details in connection with NHBC.
All drainage shown is provision and to be agreed on site with LABC

This drawing to be read in conjunction with Structural Engineers details and drawings.

SLAB WALL DETAIL EXTERNAL WALL

If new boiler is required this to be as 'Ideal Green Star 30' system compensating boiler wall mounted position as shown on drawing fully automatic controls with external climate controls and

area energy between new and existing building. All radiators to have thermastic controls. Flue to be fan assisted balanced flue to gas authority approval. Outlet to be 2.1m min from path level outside.

All windows to have top rail ventilation of 8000sq mm

All glazing to doors or within

300mm horizontally if less than 1500mm above floor level and any windows less than 800mm above floor level to be glazed in safety glass. Rooms used an emergency egress windows as outlined in the building regulations to have an unobstructed openable area of 0.33sq mts and at least 450mm high and 450mm wide and the bottom of the openable area is not more than 1100 mms above floor level max width or opening 450mm

All drainage to be 100mm Hepworth super seal flexible jointed with 300mm of gravel casing. Falls 1:40 Any drain passing through new walls to have rocker pipes, and any drain passing thro such existing walls to have lintel over. Any old drains under building to be re-newed with 100mm Hepworth Super seal flexible and encased in 300mm gravel or surrounded with 150 mm concrete with flexcell at 900mm. Note all foundation to be taken below drains

All drainage is shown provisional and to be finally agreed on site with LABC

All waste to be connected to soil and vents pipes or direct. Manifolds with 100mm UPVC pipework above ground. Falls 90mm to 2.4mtrs run. Baths, showers, basins, sinks to have 40mm pvc. manifolds. Where runs exceed 2m i falls 19 to 90mm to run. Wastes to be 32mm with syphonic resealing traps i 100mm deep seal i. Allow for bedding to rest at each change of direction.

The contractor before work starts to check for all existing services within the site eg drains, water electricity, gas and telephones, if any located within the site the statutorary authority to be consulted regarding protection removal or diversion

Where timber floors adjoin extensions and solid floors are to be provided. Allow for 100mm dia pipe vents from existing air bricks to Outside And terminate at 75 x 75 air bricks

The Party Wall Act 1996. Work shown on this drawing may be covered by this Act. Building owners intending to carry out work covered by this Act must give written notice of intended Works to all the relevant adjoining owners.

Revisions

As proposed

ARCHTREND DESIGN
122 Waggs Road
Congleton
Cheshire
Tel 01260 274221
e mail sb4221@aol.com.

Proposed rear single storey extension at 162 Congleton Road, Biddulph, Stoke on Trent. ST8 6QN for Mr. A Linney

Dwg. No.	3186/01	drawing sheet A
Scale.	1:50 1:100	14.2.2019