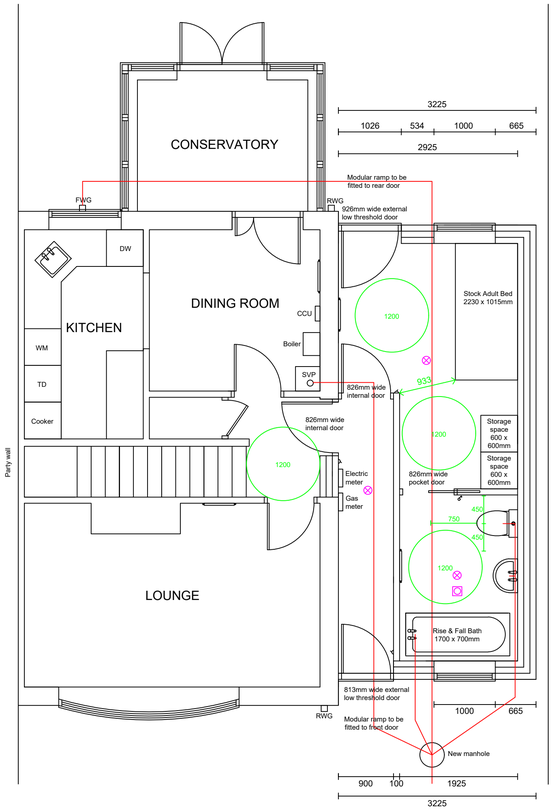


PROPOSED GROUND FLOOR LAYOUT (1:50)

Bedroom room window 1000mm wide x 1000mm high in white uPVC .

LAS room window 1000mm wide x 1000mm high in white uPVC with obscured glass.

Re-site gas meter and electric meter in Hallway of new extension. To be carried out by suitably qualified persons.

Remove existing manhole. Re-route foul drain from soil vent pipe to connect into new manhole.

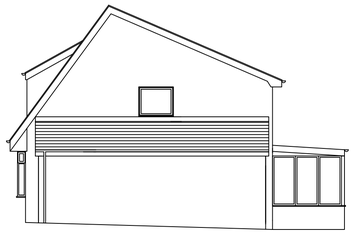
Roof pitch 15°, interlocking low-pitch roof tiles.

Re-site rainwater gullies at front and rear as shown.

Remove external side door and glazed side panels and dispose of off-site. Brick up one side of the wall opening with cavity wall construction to match existing. Fit new 826mm wide internal door.



PROPOSED FRONT ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)



PROPOSED REAR ELEVATION (1:100)

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. 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.

CAVITIES
Provide cavity trays over openings. 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 600mm centres.

WALL TIES
All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-6.1: 1996 and BS EN 845-1: 2003.

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 use 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 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1. For other structural openings, provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacture standard tables. Stop ends, dpc trays and weep holes to be provided above all externally located lintels.

PITCHED ROOF (U-value max 0.16W/m²K)
New low-pitch interlocking roof tiles for 15° roof pitch 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 250mm 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.

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. All new doors to be 926mm wide disables doors for wheelchair access.

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. 100mm uPVC pipes laid at 1:80 min gradient, connected with flexible joints, bedded and surrounded in pea gravel and connected into new manhole. 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. Surface water drain around extension discharging into sewer or soakaway. Any public access point (i.e. manhole, inspection chamber or rodding eye) will be a minimum of 500mm horizontal clearance from the proposed structure.

HEATING
Extend existing central heating system, new radiators 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 & LIGHTING
Extension/LAS 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.

FIRE DETECTION SYSTEM
Extend existing fire detection system to Bedroom. 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.

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. The window and door manufacturer/installer is to provide a WER declaration to Building Control.

EXTERNAL DOORS (U-value max 0.18W/m²K)
External door to be uPVC, triple glazed toughened glass (obscured). Kit marked and certified to BS EN 1279 Parts 2 and 3. Part L and M compliant.

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.

LEVEL ACCESS SHOWER ROOM
Prepare the area for a specialist rise & fall bath to be fitted including water supply, electrical supply and connection to drainage. 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. AKW SmartCare electric thermostatic shower unit. WHB to be wall mounted - size 500x400 (height 800mm above floor level). Standard close-coupled W/C, positioned with 450mm clear space either side of center. Radiator size to be 600 x 500mm.

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, W/Cs 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 LEVEL ACCESS SHOWER ROOM
LAS 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.

PAVING
Lay concrete paving around extension 900mm wide to match existing.

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.
6. All building work is to conform with 2010 Building Regulations.The contractor is to check and verify all written dimensions,levels, etc. prior to work commencing on site.

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.

Title: Proposed Extension

Client: Miss Georgie Morton

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Drawn by: Daniel McKenna
Case no: 101810936
Drawing no: 3
Paper size: A1
Date: 18/02/2020

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