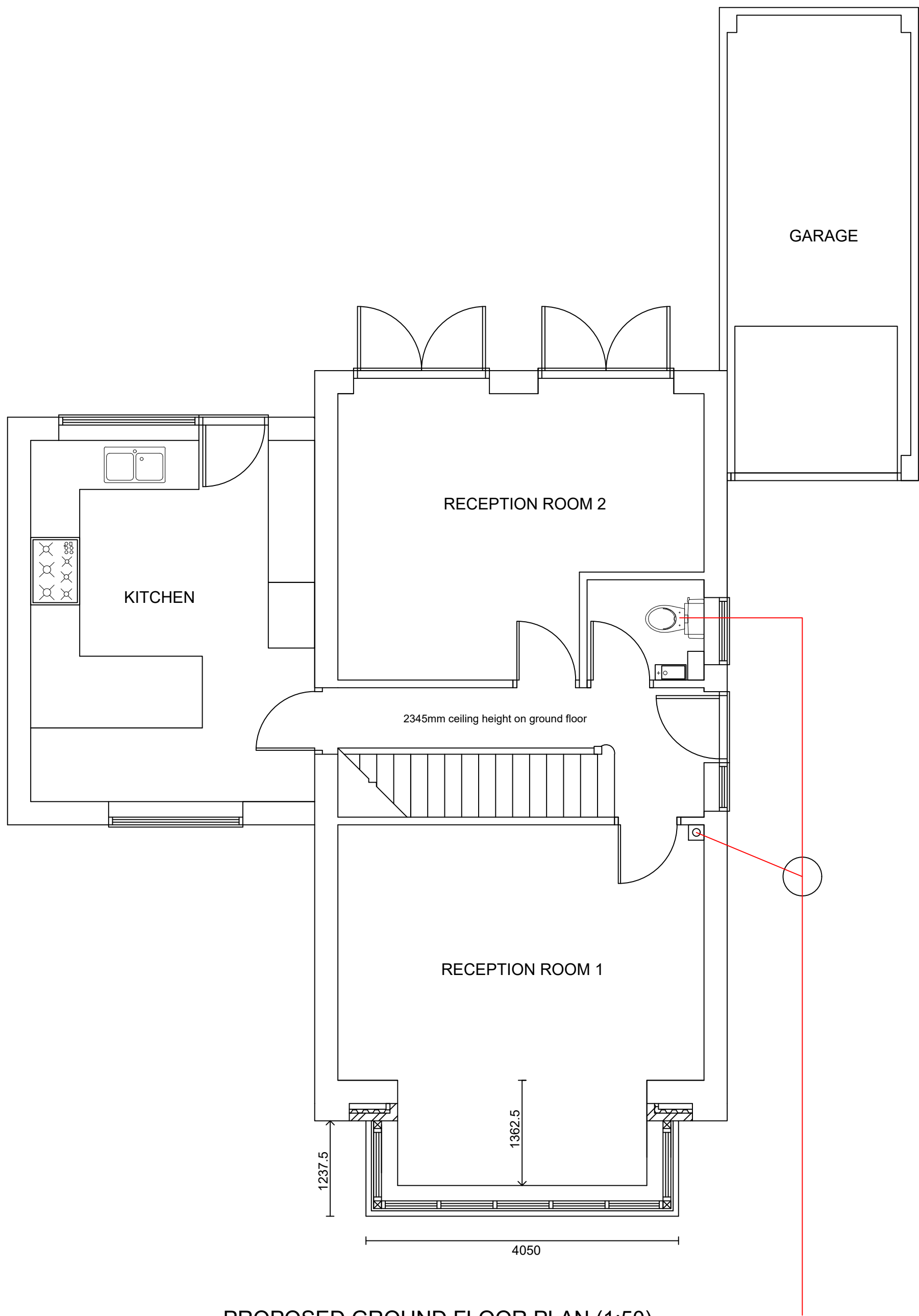
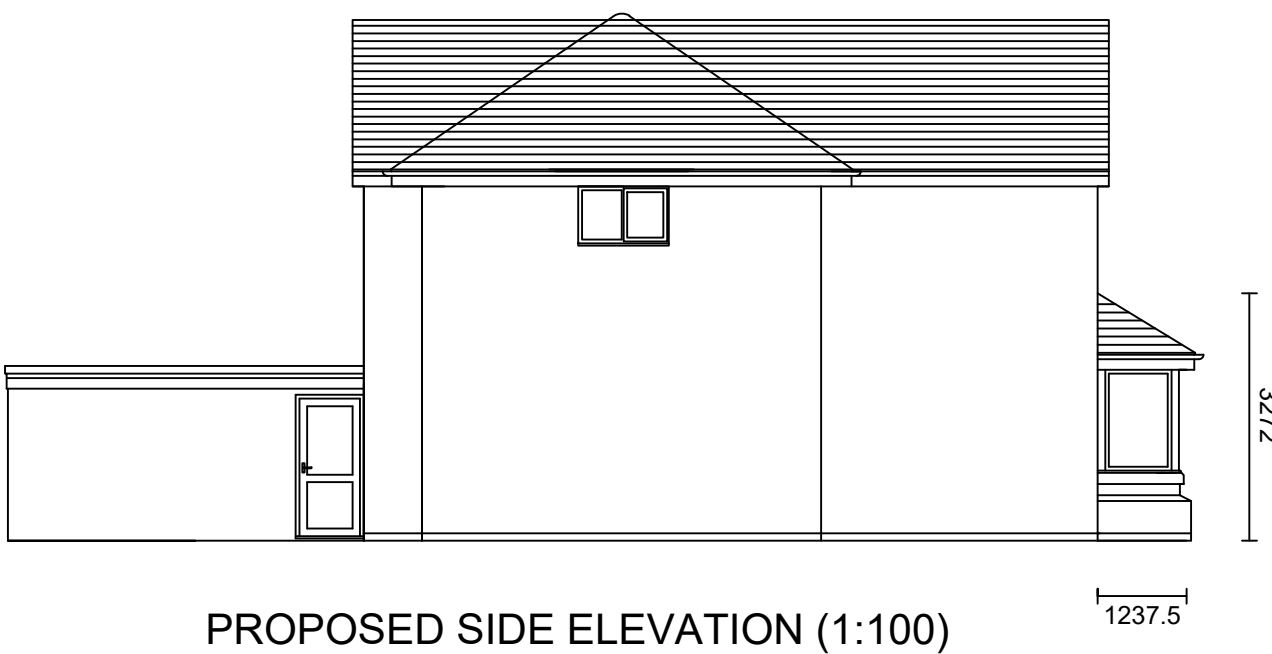




PROPOSED GROUND FLOOR PLAN (1:50)



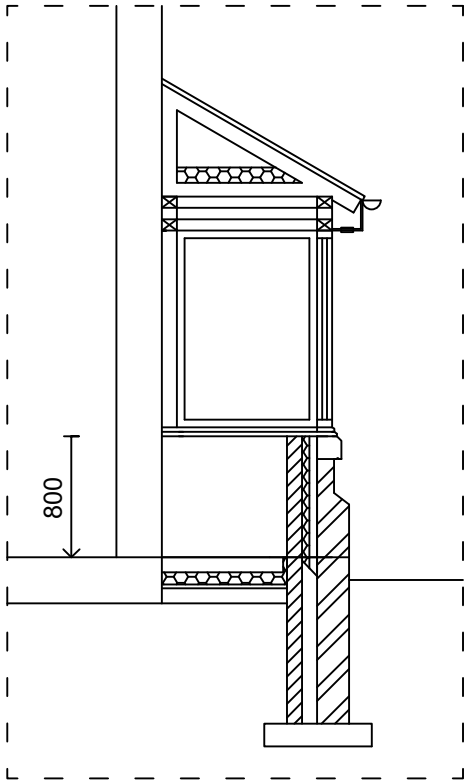
PROPOSED FRONT ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)



PROPOSED REAR ELEVATION (1:100)



SECTION THROUGH BAY (1:50)

EXTENSION 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. Cast stone window cill 140mm height x 150mm width with drip groove. One course of plinth stretcher bricks 300mm below window cill. 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. 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.

HIPPED ROOF (U-value max 0.16W/m²K)
Marley Hawkins Clay Staffordshire Blue Roof Tiles or similar on treated SW battens on a layer of breathable felt Tyvek or similar to manufacturer's specification on 50x1100 C16 jack rafters, 50x100 hip rafters and 50x100 C16 ceiling joists at 400mm centers all fixed and nailed with jointing clips on a 75x100 softwood wall plate secured to the structural posts within the corners of the window frame. 12.5mm foil backed plasterboard and plaster skim with 150mm fibreglass insulation laid between the joists and 150mm laid over at 90 degrees. Fit deflector plates to allow continuous over roof ventilation. All flashings to be lead as follows, soakers code 3, flashings code 4 fitted to manufacturer's instructions. Fit 200mm uPVC soffit and fascia with vermin proof screen. Where walls or roofs meet adjoining walls or roofs fit code4 lead flashing with a 150mm upstand. Down lighters fitted to underside of new soffit.

ELECTRIC & LIGHTING
Down lighters fitted to underside of new soffit. 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.

DRAINS
Storm-uPVC gutters and downpipes all discharging into the existing sewer or a soakaway.

WINDOWS (U-value max 0.14W/m²K)
The new bay window is to have structural steel posts built into the corners of window frame to support the wallplate of the new roof. New windows to have a non-locking escape opening 450x750, double glazed with low-K, toughened glass and trickle vents. Height of window cill 800mm above inside floor level. Opening area of windows to be min 1/20th floor area. The window manufacturer/installer is to provide a WER declaration to Building Control.

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 The Designer.
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 The Designer.

Title:
Proposed bay extension

Client:
Mr & Mrs West

Address:
1 Crofter Close
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Designer: Daniel McKenna
Drawing no: 2
Paper size: A1
Date: 13/04/2021

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