

CENTRAL HEATING.
All new radiators to be fitted with thermostatic valves.

WATER AND GAS.
All in accordance with Utilities specifications.
Gas in accordance with GAS-SAFE regulations / specifications.

ELECTRICAL SAFETY-PART P (The Building Regulations).
All electrical work necessary to meet the requirements of Part P Electrical Safety of The Building Regulations. To be designed, installed, inspected and tested by a person competent to do so.
Prior to completion, the Local Authority must be satisfied that either :-
A) The competent person is to send the Local Authority a "Self-certification Certificate" within 30 days of the completion of the electrical works.
The Client must receive both a copy of the "Self-certification Certificate" and a BS 7671 Electrical Installation Test Certificate.

B) Appropriate certificates and forms defined in BS 7671 have been submitted that confirm that the work has been inspected and tested by a competent person.
A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671. They will be fully versed in the inspection and testing procedures contained in the regulations and use adequate testing equipment.
Electrician to provide declaration to Local Authority Building Control. To confirm that he / she is suitably qualified, (17th Edition of IEE Reg's & City & Guilds 2391 or equivalent).
"Competent" scheme members include :-
The Electrical Installation Self-Assessment Scheme.
A person registered by :-
BRE Certification Limited.
British Standards Institution (ELECSA Limited).
National Inspection Council for Electrical Installation Contracting (NICEIC Certification Services Limited).
NICEIC Approved Contractors.
The Electrical Contractors Association (ECA)

CLIENT NOTE.
Please ensure that the relevant testing and self-certification is undertaken and the relevant certification is sent to the Local Authority, otherwise it may leave you open to enforcement action from the Local Authority and may also cause problems if you ever wish to sell your property.

On any new build, (Not refurbishment) Please ensure that switches and sockets for lighting and other equipment, in habitable rooms, are located between 450 and 1200 mm from finished floor level.

Reasonable provision should be made to provide fixed energy efficient light fittings that number not less than three per four fixed light fittings, or 75 %.
Any external lights to be energy efficient or sensor controlled in accordance with Domestic Services Compliance Guide 2010

DRAINAGE.
To existing drainage systems within the site boundaries :- To be established on site by Building Contractor.
FOUL. To existing foul drains / septic tank within the site.
SURFACE WATER. To existing surface water drains within the site.
Any new soakaways to be located a minimum 5.0 Metres from any building.

New runs to be 100 mm Diam Hepworth pipework laid in accordance with Hepworth specification at 1:40 falls.
G.Floor sink / washer wastes to discharge into trapped gullies, (To discharge below gully grating) or into 100 mm Diam "stub stacks" or 100 mm Diam S&VPs.
100 mm Diam "stub stacks" and soil & vent pipes to discharge directly into new manhole. No connection to be made to S&VP or "stub stack" within 200 mm of WC branch connection.
S&VP to terminate with durable cage, minimum 900 mm above any opening to building within 3.0 Metres.
All RWPs to discharge into trapped gullies.

New manholes to be either proprietary GRP type or constructed off 200 mm thick concrete foundation from 225 mm engineering brickwork.
OR
If depth dictates, to be constructed from RC base proprietary "rings" :- To include step inlets within.
To be fitted with double seal, medium duty cover and frame.
If manhole is within dwelling, to be fitted with double seal, air tight, screw down cover and frame.
GRP inspection chambers with lightweight covers to have screw down covers :- To prevent any unauthorized access, (By children in particular).

Sink, WHB, shower, bath and washer wastes to discharge either to S&VP "stub stacks" or trapped gully, via 38 mm Diam uPVC wastes, (50 mm if combined) All via 75 mm anti-vac traps.

Any drains below buildings to be encased in 200 mm concrete and have RC lintels over where passing through foundation walls. Provide expandable foam sealant, or equivalent flexible packing between encasement and lintels over.
Foundations within 1 Metre of any drain, to be taken down to below drain invert.

All drain runs indicated are assumed and should be verified on site by Building Contractor prior to commencement on site ordering of any materials.

All drain runs and connections to be inspected and approved by LA Building Control Officer, prior to covering.

SHALLOW DRAIN PROTECTION.
The protection of drains externally, where shallow, should follow the guidelines in Approved Document H of the current Building Regulations :-
Drains on gravel bed, to be surrounded by gravel with compressive packing layer above, (Suggest JABLITE or similar).
Over width of drainage trench:- Provide concrete paving slab, or reinforced concrete matting :- All to satisfaction of the Local Authority's on-site Building Control Officer.

BUILDING OVER DRAINS SHARED WITH NEIGHBOURING PROPERTIES.

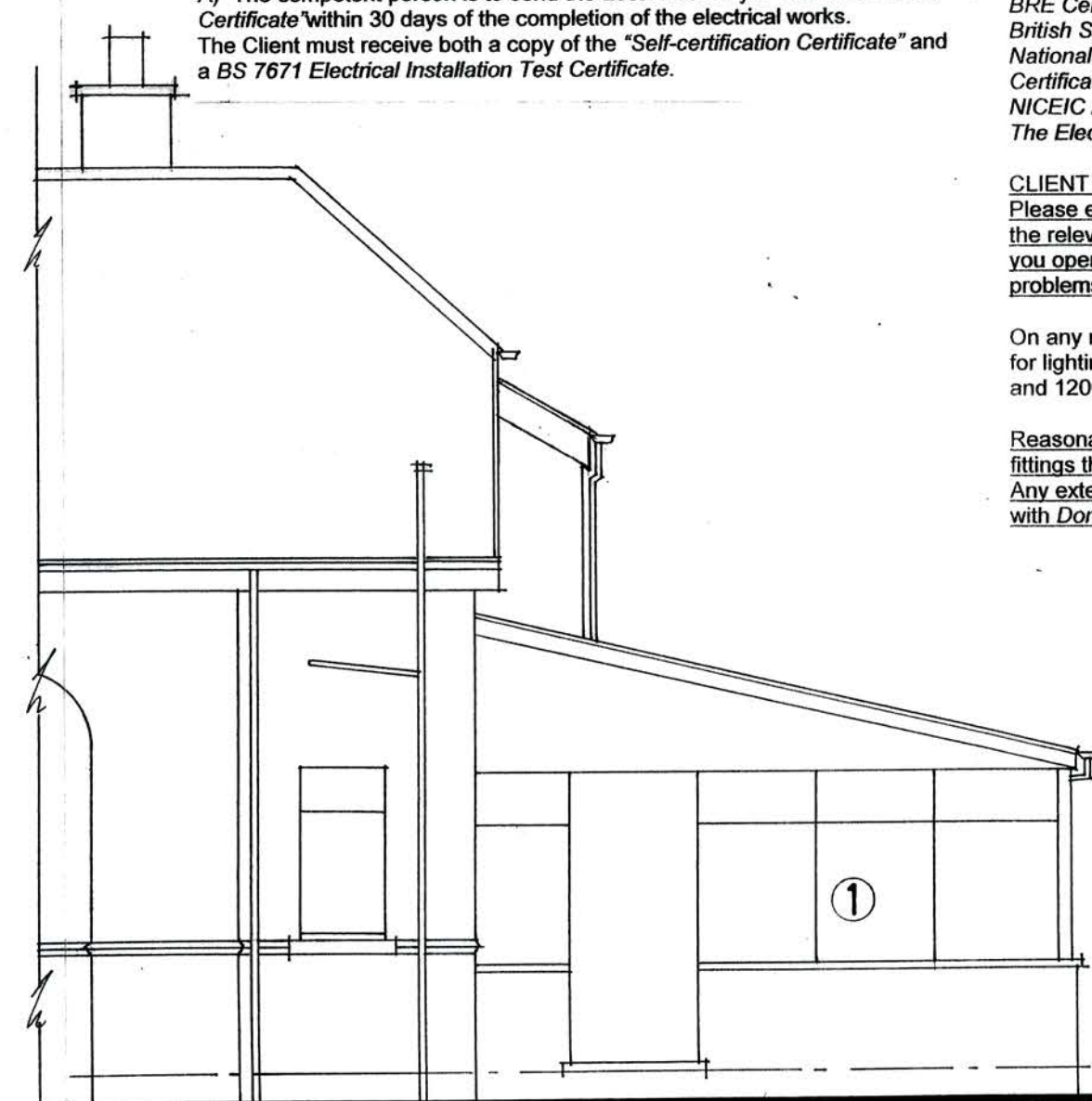
Providing the "build over" meets the following :-
The pipe diameter in question is less than 300 mm.
The pipe depth is less than 3.0 Metres.
The length of the new building (Over the sewer) is less than 12 Metres.
The development / works will be covered by the agreement / PROTOCOL made between the Local Planning Authority and United Utilities and will be inspected / approved by the LPA Building Control Department on United Utilities behalf.

If the above criteria cannot be met, a formal enquiry should be made to United Utilities in respect of the "build over".

CONTINUITY OF INSULATION. AIR TIGHTNESS TO EXTENSION OR NEW BUILDING ENVELOPE.
Ensure continuity of insulation and air tightness to building at junctions of floors / walls and walls / roofs / ceilings.
All air gaps between elements, including to the rear face of new window / door frames are to be sealed.
Junctions of floors / walls and walls / roofs / ceilings and around any ducts / services passing through any of the structure to also be sealed.
Insulations to floors, walls and roofs / ceilings to be continuously linked and all overlapped to prevent cold bridging and ensure air tightness. Provide vapour control barriers to warm side of insulation.

All lintels to external openings to be installed.
Floor joists to be located within joist hangers, where built into walls, the area around joist ends / pockets to be sealed with mastic.

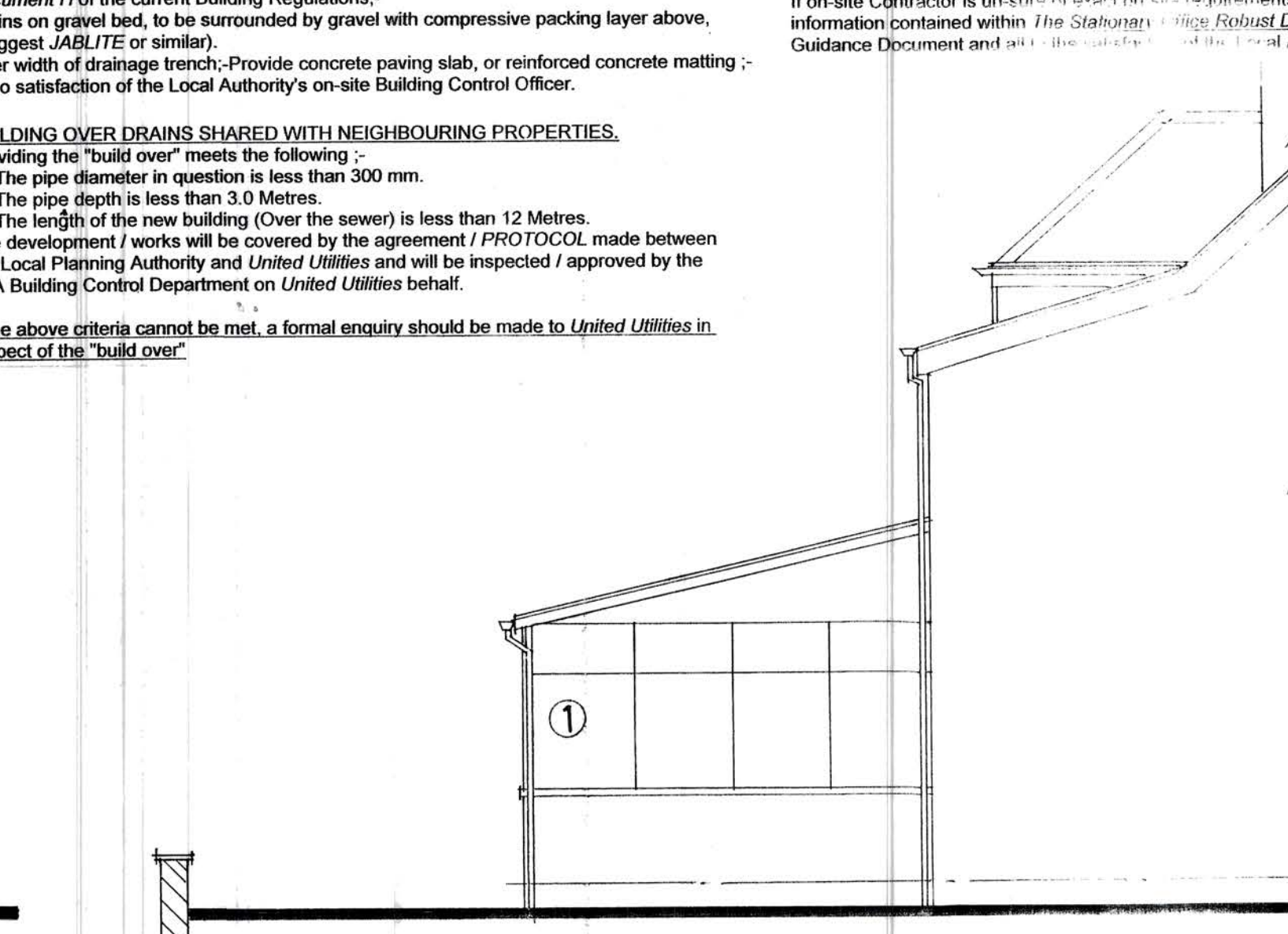
If on-site Contractor is unsure of exact on-site requirements All the detailing is to be in accordance with details / information contained within The Stationary Office Robust Details Catalogue or within BRE IP 108, Guidance Document and all other applicable details of the Local Authority, on-site Building Control Officer.



Side elevation

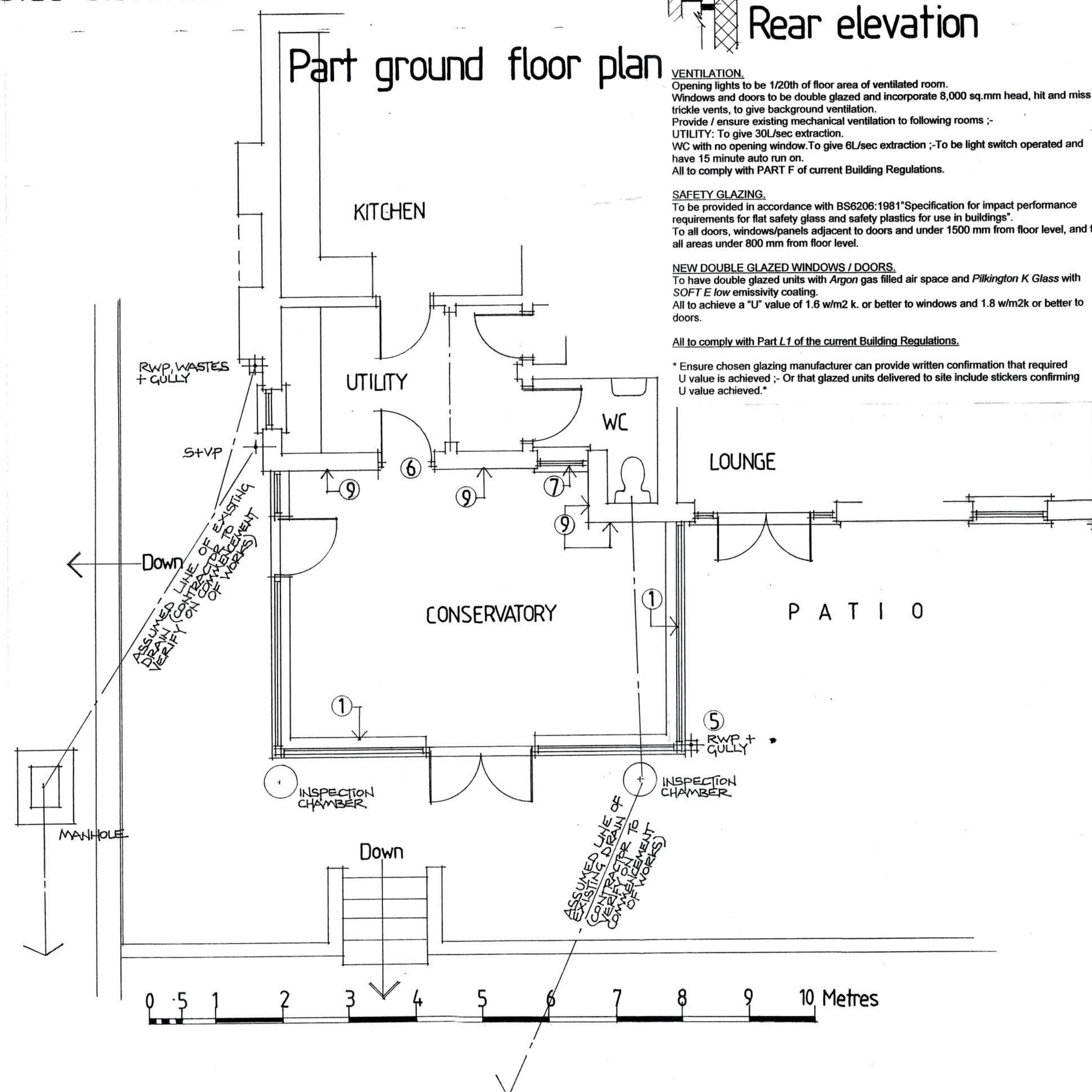


Rear elevation



Rear/side elevation

Part ground floor plan



VENTILATION.
Opening lights to be 1/20th of floor area of ventilated room.
Windows and doors to be double glazed and incorporate 8,000 sq.mm head, hit and miss trickle vents, to give background ventilation.
Provide / ensure existing mechanical ventilation to following rooms :-
UTILITY: To give 30L/sec extraction.
WC with no opening window. To give 6L/sec extraction :- To be light switch operated and have 15 minute auto run on.
All to comply with PART F of current Building Regulations.

SAFETY GLAZING.
To be provided in accordance with BS6206:1981 "Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings".
To all doors, windows/panels adjacent to doors and under 1500 mm from floor level, and to all areas under 800 mm from floor level.

NEW DOUBLE GLAZED WINDOWS / DOORS.
To have double glazed units with Argon gas filled air space and Pilkington K Glass with SOFT E low emissivity coating.
All to achieve a "U" value of 1.6 w/m2 k, or better to windows and 1.8 w/m2k or better to doors.

All to comply with Part L1 of the current Building Regulations.

* Ensure chosen glazing manufacturer can provide written confirmation that required U value is achieved :- Or that glazed units delivered to site include stickers confirming U value achieved.*

GENERAL.
All materials and works to comply with current Building Regulations, current British Standards, Codes Of Practice, NHBC (Or other approved inspector's) requirements and to the satisfaction of the Local Authority Building Control Officer.
All materials / equipment etc to be installed in accordance with manufacturer's instructions and specifications.
All materials to be fit for purpose.
Timber strength to be C24 Grade.

CAT/NIC lintels to have minimum 150 mm end bearings.

All steelwork sizes shown are provisional sizes only :- For initial quotation purposes only.

All steelwork sizes, jointing details & bearings to be checked / confirmed by Structural Engineer, :- Prior to Contractor / Client ordering any steelwork.

Structural Engineer's design/details in respect of all steelwork, jointing & bearings :- To take precedent over the sizes included within the Numbered Notes.

All steelwork to have encasement of 2 No layers 12.5 mm plasterboard and skim.
Finish Boards to be wire bound with joints staggered. To give minimum 1/2 hour fire protection.

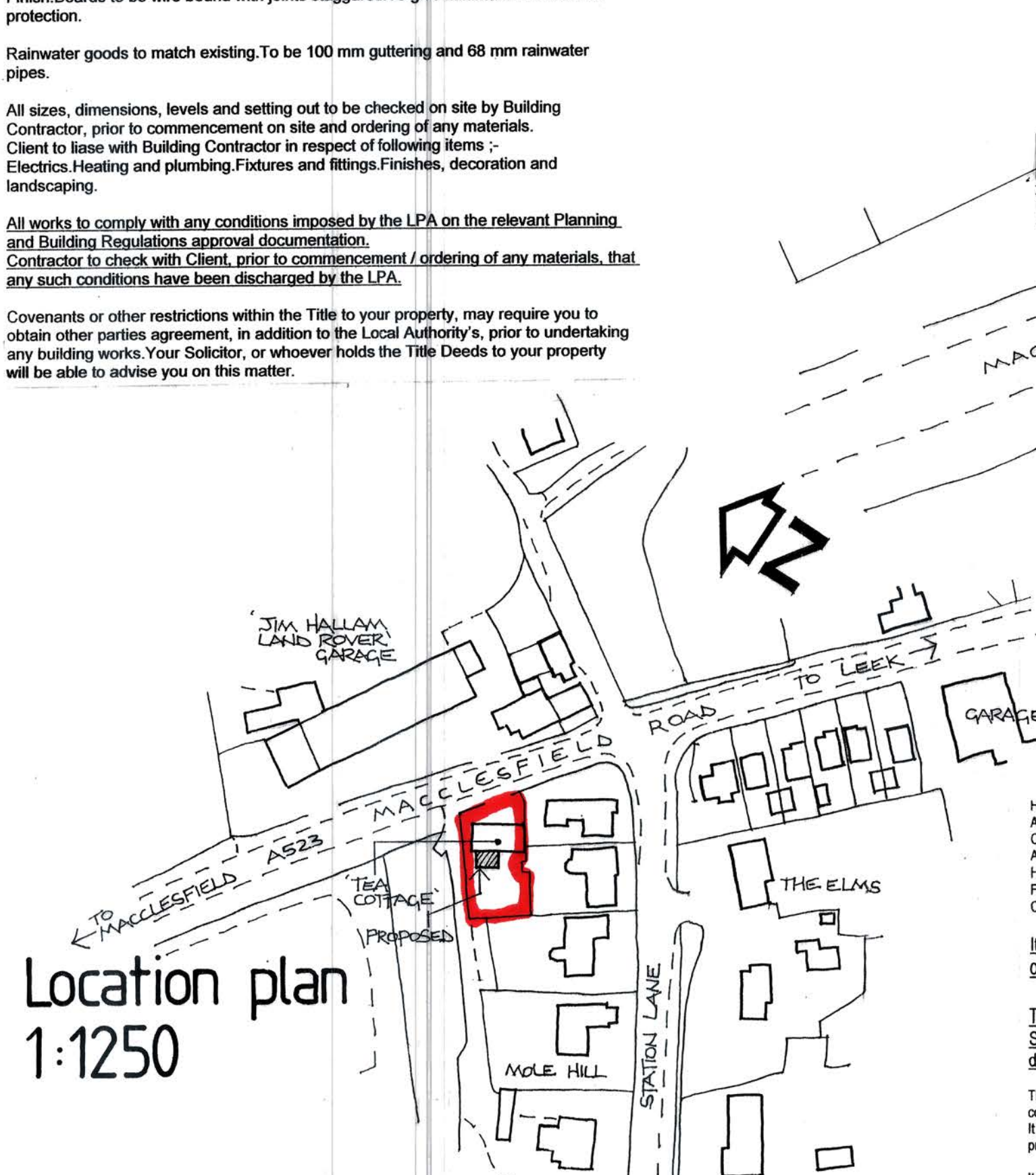
Rainwater goods to match existing. To be 100 mm guttering and 68 mm rainwater pipes.

All sizes, dimensions, levels and setting out to be checked on site by Building Contractor, prior to commencement on site and ordering of any materials.
Client to liaise with Building Contractor in respect of following items :-
Electrics, Heating and plumbing, Fixtures and fittings, Finishes, decoration and landscaping.

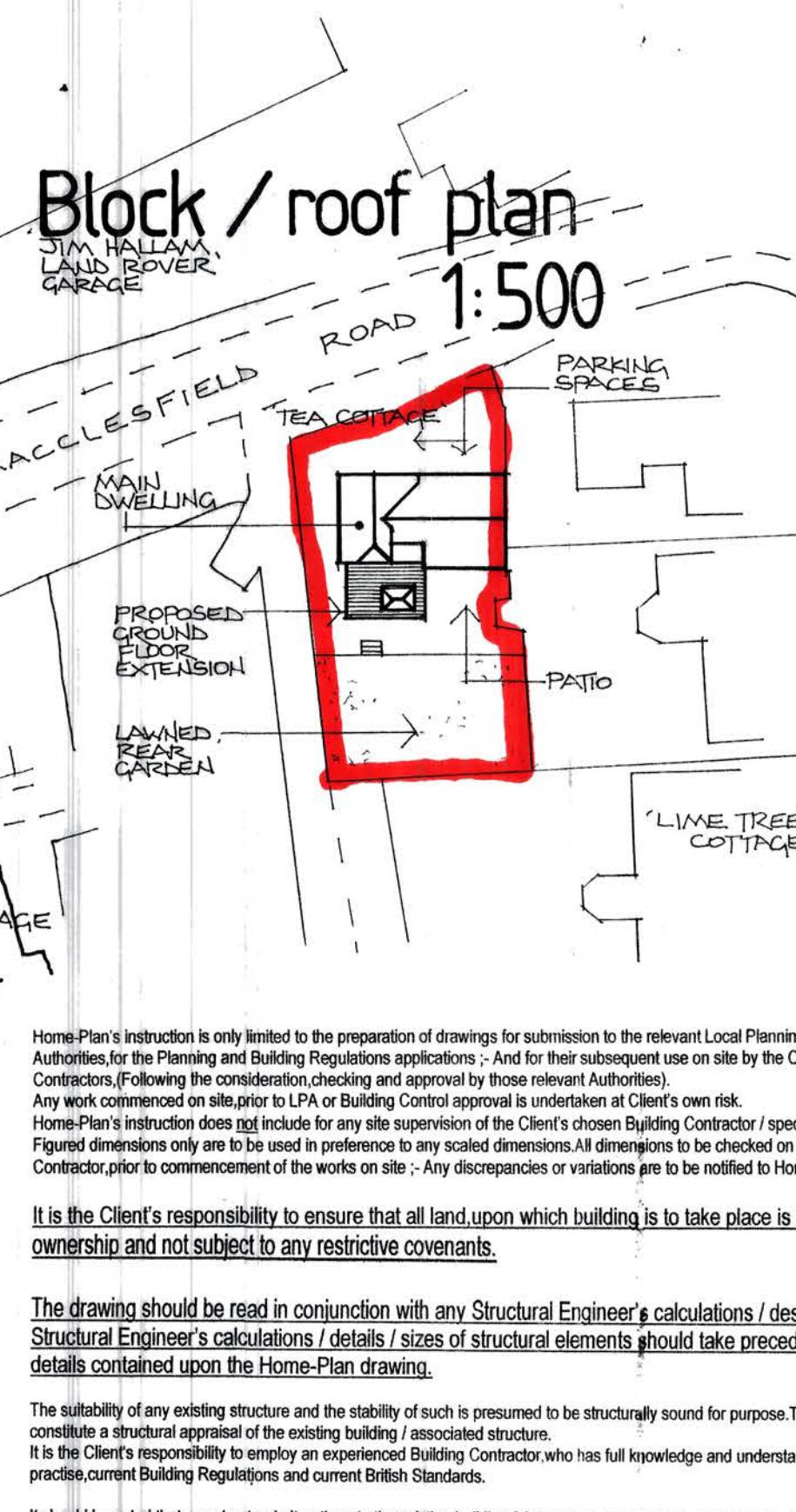
All works to comply with any conditions imposed by the LPA on the relevant Planning and Building Regulations approval documentation.
Contractor to check with Client, prior to commencement / ordering of any materials, that any such conditions have been discharged by the LPA.

Covenants or other restrictions within the Title to your property, may require you to obtain other parties agreement, in addition to the Local Authority's, prior to undertaking any building works. Your Solicitor, or whoever holds the Title Deeds to your property will be able to advise you on this matter.

Location plan
1:1250



Block / roof plan
1:500



HEARTH AND CHIMNEY.
Within the proposed extension, provide constructional hearth to accommodate wood burning stove. Stove to be chosen by Client.
Constructional hearth to be minimum 125 mm thick concrete, (Finished in non-combustible material to be chosen by Client).
Constructional hearth to be level above floor level, or have change in level around it's perimeter :- To match out going perimeter area from main floor area.
Around the external dimensions of the chosen, "closed" appliance. Provide a minimum 300 mm wide perimeter "apron" to the edge of the constructional hearth.
Appliance to be positioned upon constructional hearth to ensure a minimum 150 mm clear space between the external surface of the appliance and the face of non-combustible wall adjacent to hearth/appliance.
From chosen appliance Provide a proprietary / appliance manufacturer recommended fire pipe system.
Metal fire pipe system to pass through cavity wall with proprietary "sleeve" system around :- To prevent any damage to the fire pipe and wall structure which may be caused by thermal expansion / contraction of materials.
No joint to fire pipe to be within wall thickness.
Provide cavity tray over fire pipe (Where passing through wall) For 300 mm from centreline of fire pipe.
Fire pipe to terminate a minimum 1800 mm above fascia/soffit and a minimum 1000 mm above roof plane (If within 2300 mm of ridge line).
If within 600 mm of ridge :- To terminate a minimum 600 mm above ridge line.
All to be in accordance with appliance and fire manufacturer's specifications and guidelines, Approved Document J and to the satisfaction of the LA on-site Building Control Officer.

*** CONTRACTOR NOTE**
Where a woodburner is installed provide a carbon monoxide sensor within the room containing the stove/heater and adjacent to any proposed smoke detector / alarm units. (Within circulation spaces in dwelling) :- All to be "hard wired" and interlinked to each other.

If output rating of chosen wood burner is above 5KW
Provide supply of combustion air, using air brick or alternative type of duct To give a minimum area of 550 mm2 for every 1KW rating over 5KW

Wood burning stove and associated flues to be installed by a HEATAS registered / accredited engineer / installer.
Installer to provide relevant certification upon completion / commissioning of installation.
(Appliance and flue to be installed in accordance with Approved Document Part J)

Drawing for Local Authority applications.
CHECK ALL DIMENSIONS ON SITE
PART PREPARED FROM SURVEY.
EXISTING PART G FLOOR PLAN & ELEVATIONS.
LOCATION: "Tea Cottage"
Macclesfield Road
Rushton Spencer
Staffordshire
ST11 0QU
CLIENT: Mr & Mrs Campbell
Scale: 1:50 @ A1
Plan Number: _____
DATE: 26.11.2021
Campbell 01/21

Home-Plan.

4 Galloway Close, Middleswich, Cheshire
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Home-Plan's instruction is only limited to the preparation of drawings for submission to the relevant Local Planning & Building Control Authorities for the Planning and Building Regulations applications :- And for their subsequent use on site by the Client's chosen Contractors. (Following the consideration, checking and approval by those relevant Authorities).
Any work commenced on site prior to LPA or Building Control approval is undertaken at Client's own risk.
Home-Plan's instruction does not include for any site supervision of the Client's chosen Building Contractor / specialist contractors on site.
Figured dimensions only are to be used in preference to any scaled dimensions. All dimensions to be checked on site by the Building Contractor, prior to commencement of the works on site :- Any discrepancies or variations are to be notified to Home-Plan.

It is the Client's responsibility to ensure that all land upon which building is to take place is indeed within their ownership and not subject to any restrictive covenants.

The drawing should be read in conjunction with any Structural Engineer's calculations / design details :- Any Structural Engineer's calculations / details / sizes of structural elements should take precedent over any sizes / details contained upon the Home-Plan drawing.

The stability of any existing structure and the stability of such is presumed to be structurally sound for purpose. The drawing does not constitute a structural appraisal of the existing building / associated structure.
It is the Client's responsibility to employ an experienced Building Contractor who has full knowledge and understanding of current good building practice, current Building Regulations and current British Standards.

It should be noted that any structural alterations to the existing building fabric may cause some damage to adjacent surfaces. This should be taken into consideration with regard to any repairs and re-decoration costs.

Amendments	Date
A	04-02-2022
B	09-02-2022
C	
D	

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