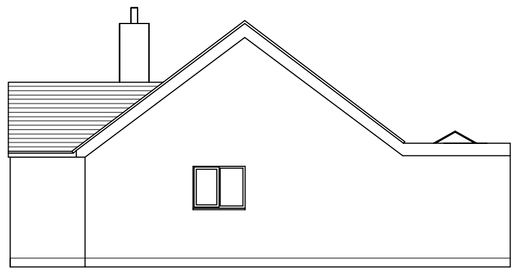
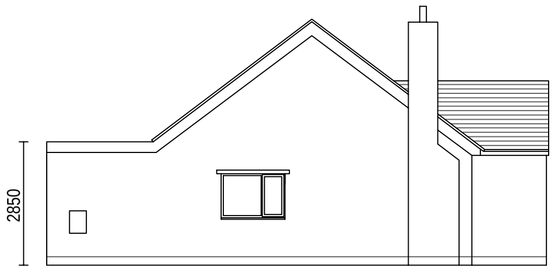
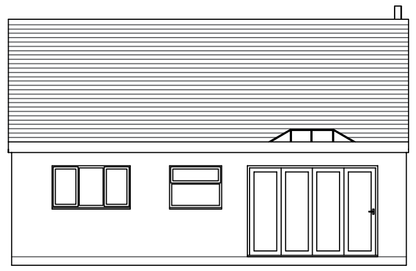


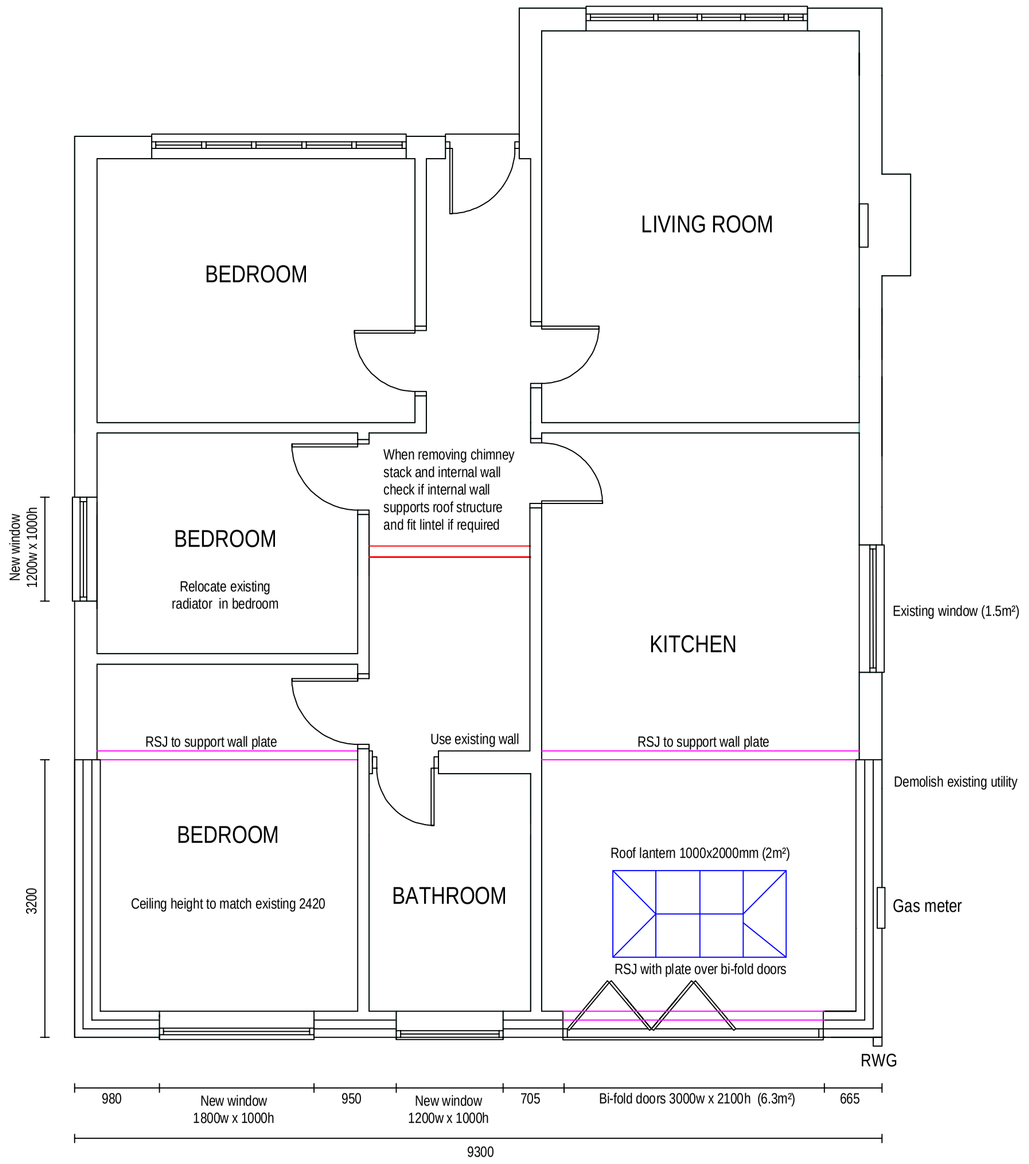
PROPOSED SIDE (NORTH) ELEVATION (1:100)



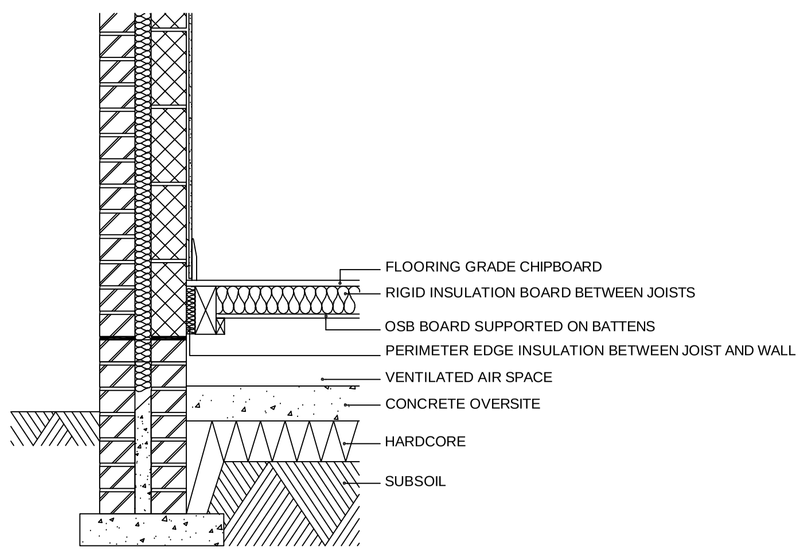
PROPOSED SIDE (SOUTH) ELEVATION (1:100)



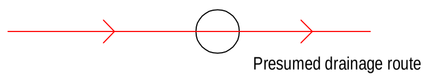
PROPOSED REAR (WEST) ELEVATION (1:100)

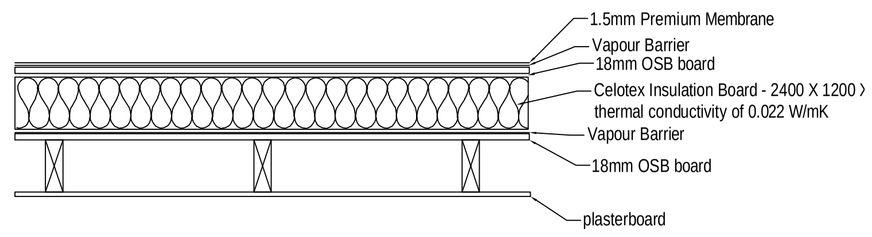


PROPOSED GROUND FLOOR PLAN (1:50)



SUSPENDED TIMBER GROUND FLOOR DETAIL (NOT TO SCALE)





FLAT ROOF WARM DECK DETAIL (NOT TO SCALE)

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 minimum 150mm deep x 600mm wide to a minimum 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. To be agreed with Building Control officer on site.

GROUND FLOOR (U-value max 0.18W/m²K)
A suitable oversite should be provided at least 150mm below the timber suspended floor.The oversite should be either: 100mm thick concrete over-site on well-compacted hard core, or; 50mm thick concrete over-site on a 1200g DPM laid on 25mm sand blinding and well-compacted hard core. Floor joists to be 200 x 50 C16 at 400 centres. Damp proof course around end of joists where they sit on the walls. Where the joists span over 2.5m, strutting is required to prevent joists twisting when loaded. For spans of between 2.5 and 4.5 m one row of strutting is needed, at the mid span position. Floor joists must also be doubled up and bolted together under timber partition walls, and in bathrooms due to the weight of a filled bath additional joists must be provided under the bath. Where the joists run parallel to the wall, straps need to be installed every 2m along the wall. Perimeter edge insulation between joists and walls. 150mm thickness of rigid insulation board supported by timber battens between joists. 25mm tongue and groove floor boards over the floor joists. Air bricks to sides and rear walls of extension below damp proof course level to ventilate sub floor with cavity trays over air bricks.

EXTERNAL WALLS (U-value max 0.18W/m²K)
102mm engineering bricks below DPC. External skin of facing bricks. 100mm thick cavity fill insulation. 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. New external walls to be connected to existing walls using mechanically fixed system installed to manufacturer's instructions. Insulation to be taken to edges of doors and window reveals. All walls constructed with stainless steel vertical twist type 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. Install a 2000g polymer DPC min 150mm above ground level. All lintels are to be catnic or similar with a minimum end bearing of 150mm, form cavity trays with weep vents above all new cavity lintels to every third joint. 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. Dimensions of RSJs to Structural Engineer's calculations and to the satisfactory of Building Control. RSJs should be provided with 30 minutes fire protection. RSJs to be fitted below existing rear wall plate. Existing rear wall plate of main roof to be bolted to RSJs with expanding bolts. RSJs sitting on concrete padstones at either end to structural engineer's specification.

FLAT ROOF (U-value max 0.15W/m²K)
Warm deck flat roof with rubber roof covering or similar fitted to manufacturer's instructions, to the satisfaction of Building Control, on vapour barrier on 18mm OBS board on 150mm rigid insulation board on vapour barrier on 18mm OBS board on 0-50 firing strips on 150x50mm C24 grade joists at 400mm centers, 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 centers. Joists spanning from front to rear. 9.5mm foil backed plasterboard and skim; ensure all insulation is continuous to avoid cold bridging. Fit uPVC fascia and soffit, dimensions to match existing. Adjust existing fascia board and soffit at eaves to join new fascia board and soffit. New flat roof to existing pitched roof connection: strip back three courses of tiles from the bottom of the existing pitched roof and remove the battens. Lift the existing pitched roof felt and fit 25mm plywood lay boards between the rafters. Fit the roof covering to the lay boards following the manufacturer's instructions. Lap the roof felt over the top of the roof covering and replace the battens. The top of the roof covering should be at least 300 mm up behind the bottom of the lowest tile. Trim off the ends of the existing rafters below the level of the wall plate. Fix an angle fillet approximately 150mm up from the bottom of the rafters, which the flat roof material must cover, to make the bottom tile parallel. 1000x2000 roof lantern fitted to manufacturer's instructions. Trimmer joists to form opening for lantern.

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 to have foil backed plasterboards, fill voids with Rockwool acoustic slab or similar fitted to manufacturer's instructions.

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.

WATER & DRAINAGE
Extend hot and cold water supply to kitchen and bathroom. Foul drainage - 100mm uPVC pipes laid at 1:80 min gradient, connecting to existing drainage system with new inspection chamber, with flexible joints, bedded and surrounded in pea gravel. 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 existing drainage system. 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 to extension. New radiators to be suitably sized with thermostatic valves. Cap off gas supply to kitchen. 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 to be fitted with light fittings with a luminous efficiency greater than 40 lumens per circuit watt. Downlights in kitchen. IP-rated light fitting in bathroom. Provide twin power sockets throughout as required. Provide a cooker point on its own dedicated electric supply. 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.

EXTERNAL DOORS (U-value max of 1.4W/m²K)
Bi-fold to be uPVC or aluminum. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN14179 or BS EN ISO 12543-1:2011 and Part K of the current Building Regulations.

WINDOW (U-value max 0.14W/m²K)
Windows to habitable rooms to have a non-locking escape opening 450x750 minimum, double glazed with low-K glass and trickle vents. Bathroom window to have obscured glazing. Opening area of windows to be min 1/20th floor area. The window and door installer is to provide a WER declaration to Building Control.

FIRE DETECTION SYSTEM
Extend existing fire detection system to extension, fitting new smoke detectors to the existing system.

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. 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°. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Bathroom to have mechanical ventilation ducted to external air with an extract rating of 15l/s.

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.

This drawing is the property of The Designer.

Proposed Extension

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