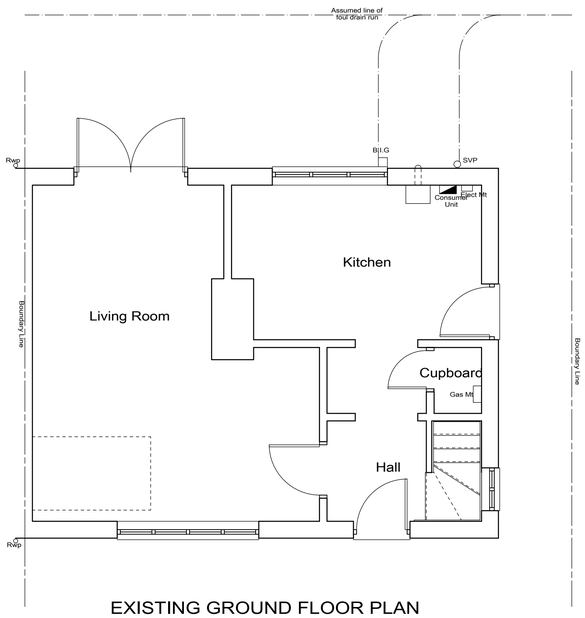
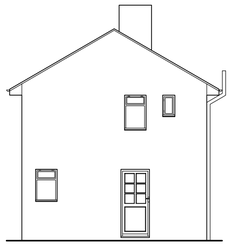


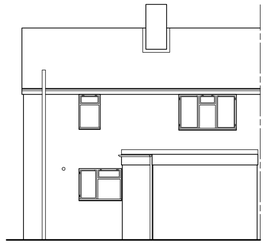
EXISTING GROUND FLOOR PLAN



EXISTING REAR ELEVATION



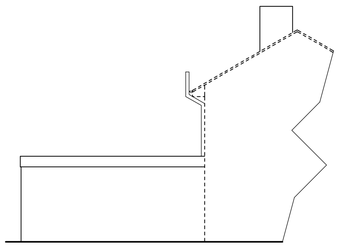
EXISTING SIDE ELEVATION



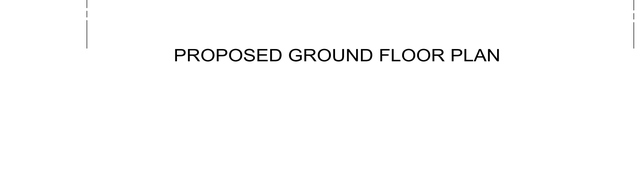
PROPOSED REAR ELEVATION



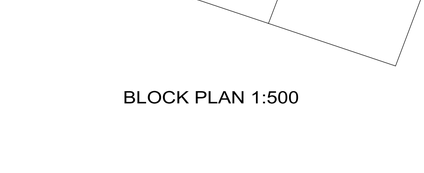
PROPOSED SIDE ELEVATION LEFT



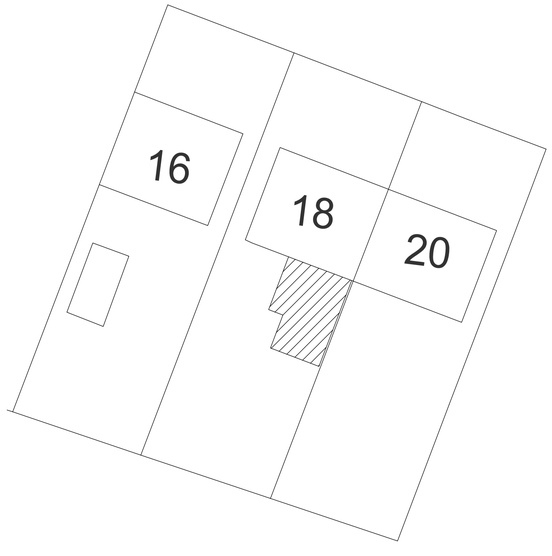
PROPOSED SIDE ELEVATION RIGHT



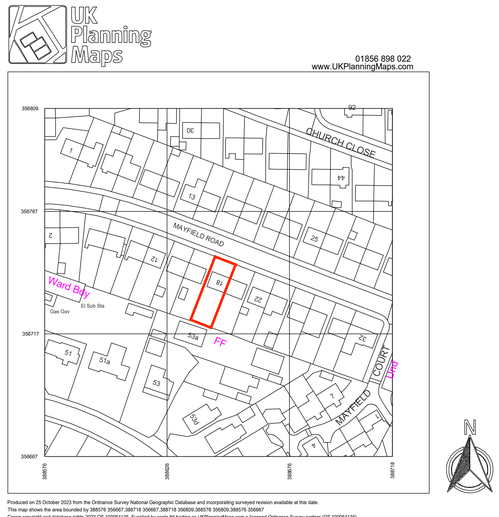
PROPOSED GROUND FLOOR PLAN



SECTION A-A



BLOCK PLAN 1:500



LOCATION PLAN 1:1250

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.

NOTES
1. The contractor is responsible for checking and verifying all dimensionsprior to commencement of work on site and any discrepancies must be brought to the attention of the architect.
2. Before commencing any work, Contractors should satisfy themselves that there are no underground services which will affect the work.

FLAT ROOF (U-value max 0.15W/m²K) New flat roof constructed with rubber roof system or Topseal or other approved GRP roofing system fitted to manufacturer's instructions on 18mm OSB on 150mm Kingspan Thermaroof TR26 18mm ext quality ply on 0-50 furring strips on 75x170 C24 grade joists at 450 centre's over bedroom and 38x170 C16 grade joists at 450 centre's over shower room on 12.5mm plasterboard and skim. Code 4 lead flashing min 150mm above finished roof level. Joists tied to walls with 30x5mm galvanized mild steel straps lateral restraint straps one end spiked to timbers, the other taken down wall 600mm and built in. All in accordance with BS5628. Ensure all insulation is continuous to avoid cold bridging. Fit Upvc fascia.

RAINWATER GOODS. 112mm PVC rainwater guttering. 68mm rainwater down pipes to discharge over traps of back inlet gullies and taken to one of the following listed in order of priority:
1. A soak away (sited minimum 5m away from the building). 2. A watercourse. 3. A sewer.
A percolation test to determine capacity of soil and establish storage volume of soakaway to be carried out on commencement of work and submitted to Building Control.

EXTERNAL WALLS (U-value max 0.18W/m²K) External skin of 102mm facing bricks to match existing. 100mm wide cavity with 90mm Kingspan K108 insulation with 10mm residual cavity,filled with 100mm Celcon Solar blocks to inner skin, internally dry lined with 12.5mm plasterboard on adhesive dabs with continuous ribbons of adhesive along board edges, tape all joints and apply 3mm 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 (TS 150/100 CG150/100) or similar with a min end bearing of 150mm, form cavity trays with weep vents above all new cavity lintels to every third joint.

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.

FOUNDATIONS Strip concrete footings min 225mm deep x 650mm 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. Provide eccentric type foundations along boundary line.

GROUND FLOOR (U-value max 0.18W/m²K) 100mm concrete on 100mm Kingspan Kooltherm K103 insulation slabs with 25mm thick upstand and 1200g polythene DPM turned up brickwork and built into DPC installed on 150mm sand blinded, well-compacted Type 1 hardcore with a vapour control layer to manufacturer's spec between Kingspan and concrete.

WINDOWS AND DOORS (U value max 1.4 W/m2K) PVC-u windows and doors, 1/10th floor area, 1/20th floor area in opening lights all double glazed and draught prooted. Double glazed units to consist of Pilkington K glass 4mm Optifloat to outer panes, 16mm Argon filled air gap and Pilkington K Glass A to inner panes. All windows fitted with trickle ventilators 8000mm2 in area to habitable rooms. Glazing in doors and/or side panels to a horizontal distance of 300mm and max height of 1500mm to be laminated or toughened. The window and door manufacturer is to provide a WER declaration to Blg Control.

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 or existing 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 to be back inlet gullies with roddong access. Any drains found to be under the proposed extension to be re-laid and protected as necessary. New inspection chambers upto 1200mm depth to be GRP material. Any public access point (i.e.inspection chamber or rodding eye) will be a minimum of 500mm horizontal clearance from the proposed structure. The suitability of drains to be checked on site and re-laid if necessary to the satisfaction of the LA Building Control Officer.

ELECTRIC & LIGHTING. Fixed internal energy efficient lighting in new extension must not be less than 75% of all the fixed low energy light fittings in the main dwelling spaces (excluding cupboards and stoage areas.fitted with lamps which must have a luminous efficeincy greater than 40 lumens per circuit-watt and a total output greater than 400 lamp lumens. All wiring and electrical work to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, 18th Edition wiring guidance and Blg Regs Part P. A "Self Certification" certificate must be produced on completion of work.

HEATING. Boiler efficiency to be assessedif heating system extended and upgrading the existing system may be required to a 92% efficient boiler. Alternatively fit electric radiators or underfloor heating. All new radiators to have thermostatic valves. All Gas works to be carried out by a Gas Safe registered contractor.

INTERNAL STUD WALLS. 12.5mm plasterboard with plaster skim finish both sides on 50x100 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.

INTERNAL DOORS 926mm wide wheelchair accessible softwood doors 35mm thick, painted in two coats undercoat and one coat gloss, and conform to Building Regs Parts P, E and M.

LEVEL ACCESS SHOWER ROOM 1500 x 1200 level access shower area to be formed in the concrete floor using 22mm thick resin shower former. 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. Full length L-shaped shower curtain. AKW SmartCare thermostatic shower unit. WHB to be wall mounted - size 500x400 (height 800mm above floor level). Close-coupled W/C, positioned with 450mm clear space either side of the center. Radiator size to be 600 x 500mm.

EXTRACT TO LEVEL ACCESS SHOWER ROOM. Shower room to have mechanical ventilation ducted to external air with an extract rating of 15l/s. 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.

FIRE DETECTION SYSTEM. Provide a new system or extend existing. Fit mains operated inter-linked smoke alarms in Ground floor Bedroom, Hallway and Landing and heat alarms in kitchen with battery back up installed to BS 5839 Part 6.

Project Title
PROPOSED SINGLE STOREY REAR EXTENSION TO CREATE A BEDROOM AND SHOWER ROOM FOR MR MRS SINGH AT No 18 MAYFIELD ROAD BIDDULPH NEWCASTLE UNDER LYME ST8 6LU

Scale : 1:50 1:100	Plan No : MK / 004/23A - FDL
Date : 14-01-2025	Revised :
Paper Size - A1	Drawn By: Myk Kaszuba