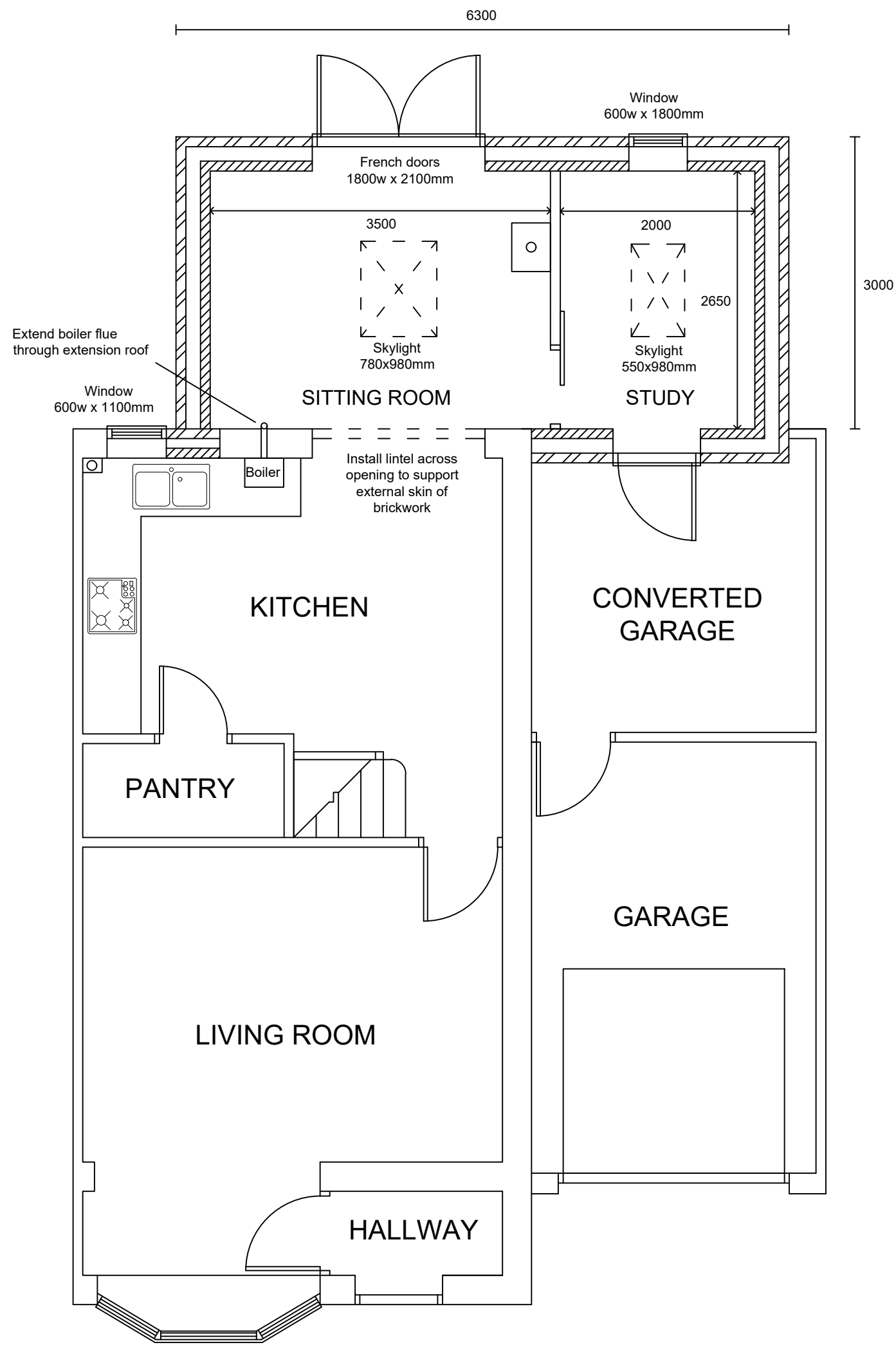
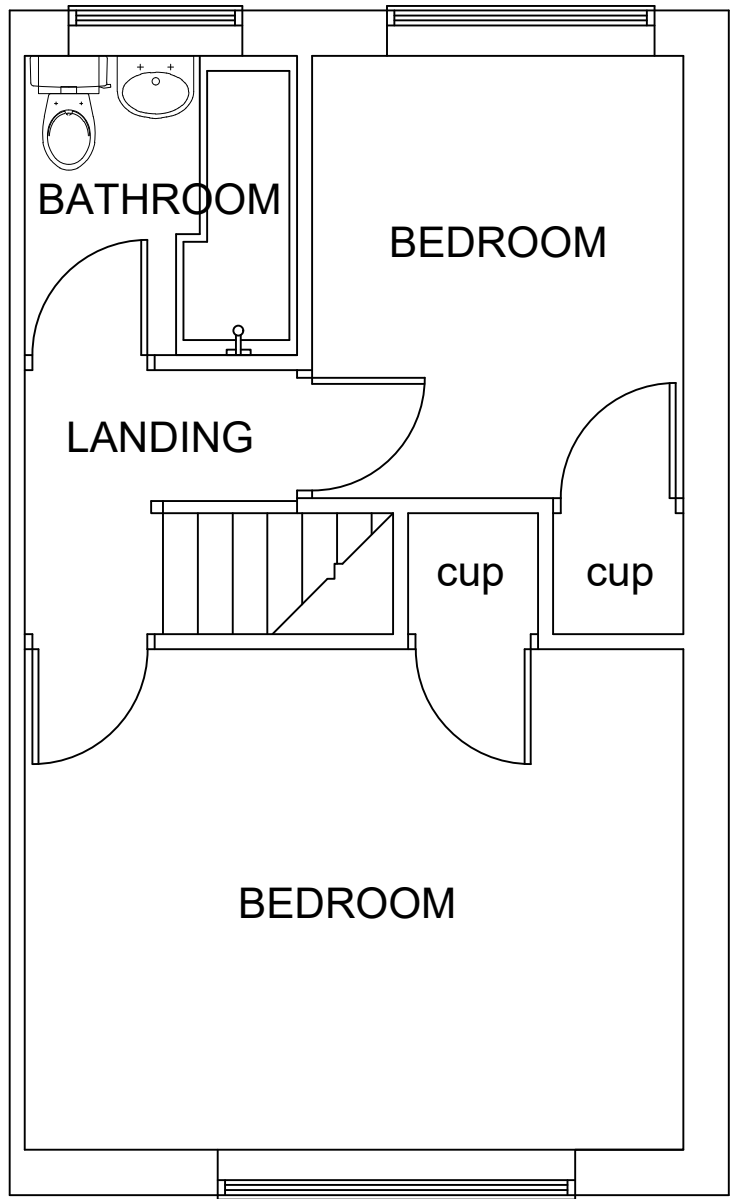
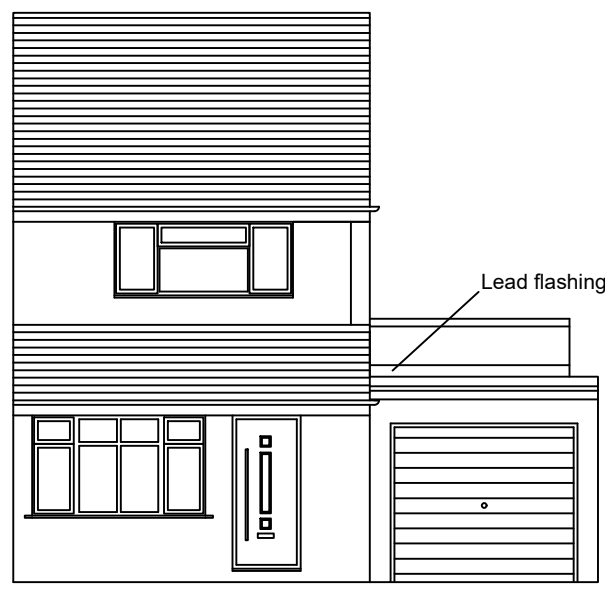




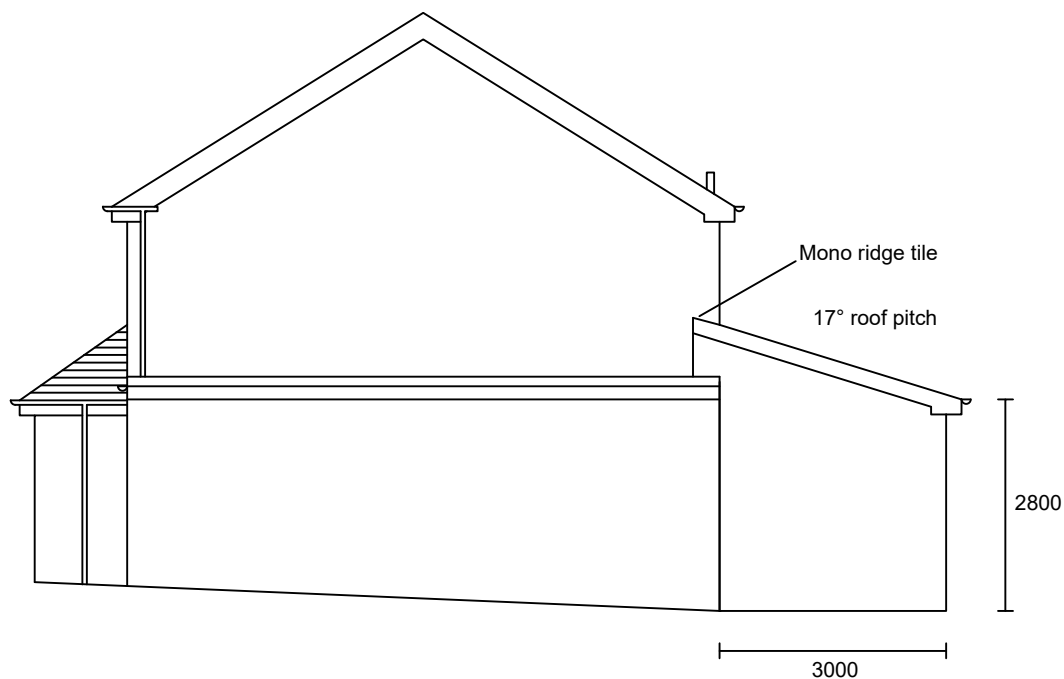
PROPOSED GROUND
FLOOR PLAN (1:50)



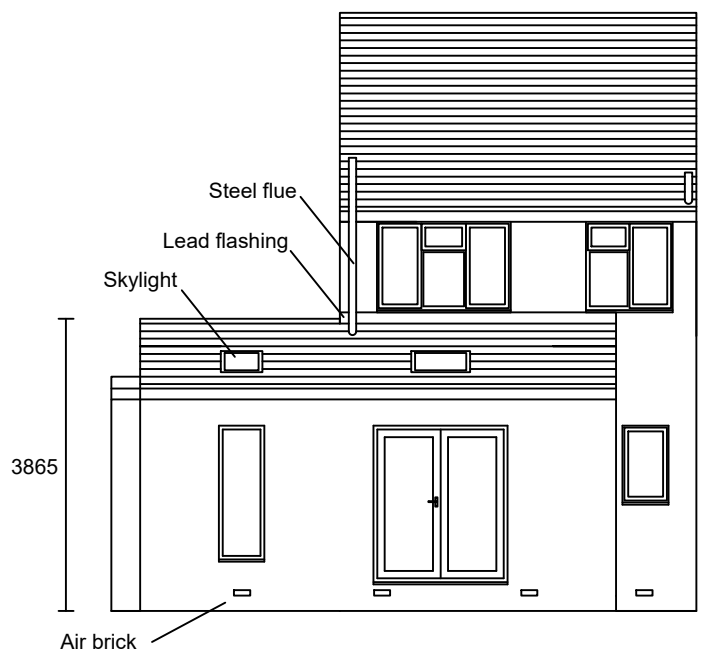
PROPOSED FIRST
FLOOR PLAN (1:50)



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 minimum 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.

SUSPENDED TIMBER GROUND FLOOR (U-value max 0.18W/m²K)

Floor joists to be 200x50 C16 at 400 centres, suspended on hangers from internal skin on blockwork. Hangers to be the correct type for the strength of the blockwork used. 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. Where the joists run parallel to the walls, galvanised straps to be installed every 2m along the wall. 100mm Kingspan TP10 insulation boards fitted between joists supporting on 18mm plywood sheets on timber battens. Air bricks fitted to rear wall of extension to ventilate sub floor.

EXTERNAL WALLS (U-value max 0.15W/m²K)

External skin of 102mm facing bricks to match existing. 150mm rockwool full fill cavity. 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. All new elements of structure should achieve a 30 minutes fire-resistance.

VAULTED MONO-PITCH ROOF (U-value max 0.15W/m²K)

Interlocking low-pitch roof tiles for 17° pitch roof - colour and style to match roof tiles of main roof (with mono ridge tile at top of roof) on treated battens on a layer of breathable felt Tyvek or similar to manufacturer's specification on 200x50mm C16 rafters at 400mm centers. The high end of the rafters supported with 200x 75mm pole plate, secured to the house wall with expanding bolts. The low end of the rafters will be bird's mouthed onto 75x50mm tanalized wall plate. Wall plate to be strapped to external wall. 150mm Kingspan Kooltherm KT Pitched Roof Board insulation between the rafters, with 50mm air gap. Ceiling and wall insulation to be lapped. Breathable felt to be used for ventilation. Insulated plasterboard fitted to underside of rafters - Thermaboard or similar, with skin finish. Provide eaves protection system as underlay support and drip to gutter. Lead flashing to be fitted at connection between extension and existing house, 200mm UPVC barge board, fascia soffit. 2 no. Velux skylights fitted between rafters. Rafters to be double thickness either side of skylight. Where roof meets adjoining wall fit code 4 lead flashing with a 150mm upstand.

INTERNAL STUD WALLS

12.5mm plasterboard with plaster skim finish both sides on 50x100 softwood studs with header, soleplate and intermediate noggin @ 400 centres, fill voids with Rockwool acoustic slab or similar fitted to manufacturer's instructions.

DRAINS

Storm-uPVC gutters and downpipes all discharging into existing drainage system.

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. Wood-burning stove installed with steel flue extending through vaulted roof fitted to manufacturer's instructions and to the satisfaction of Building Control and to comply with Part F, J, L, G and P.

ELECTRIC & LIGHTING

Double sockets fitted throughout extension as required. Extension to be fitted with new light fittings with a luminous efficiency greater than 40 lumens per circuit watt. 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 new extension to the satisfaction of Building Control.

WINDOWS (U-value max 0.14W/m²K)

New windows to be double glazed with low-K 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 0.14W/m²K)

External doors to be uPVC, triple glazed toughened glass (obscured), Kite 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. Fire door between the new extension and the existing garage to be compliant with Part B.

BACKGROUND 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 8000mm² and 400mm² to all other rooms. 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. The background ventilation should be in accordance with table 1.7 of Approved Document F.

INTERNAL SURFACES

Decorate ceilings and walls with 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 surfaces to receive new floor coverings. Provide timber skirting to visible areas and decorate as described.

NOTES

- 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.
- 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.
- All electrical work must comply with the current I.E.E. Regulations.
- 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.
- 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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Drawing number: 5
Paper size: A1
Date: 23rd April 2025

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