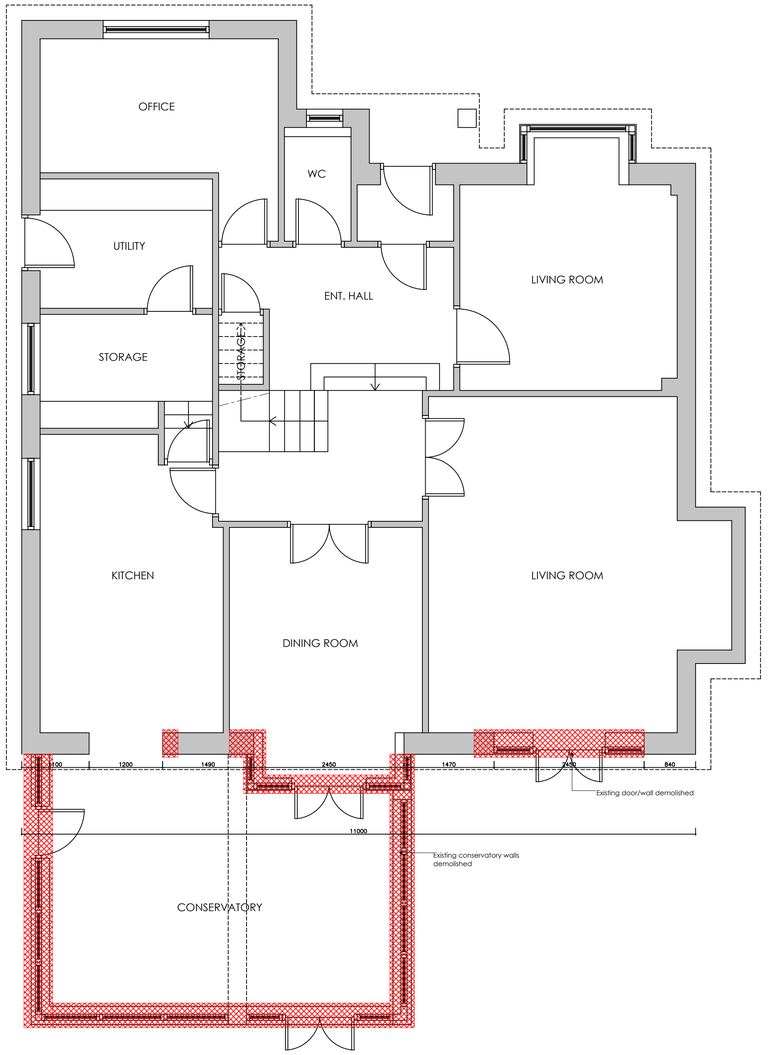
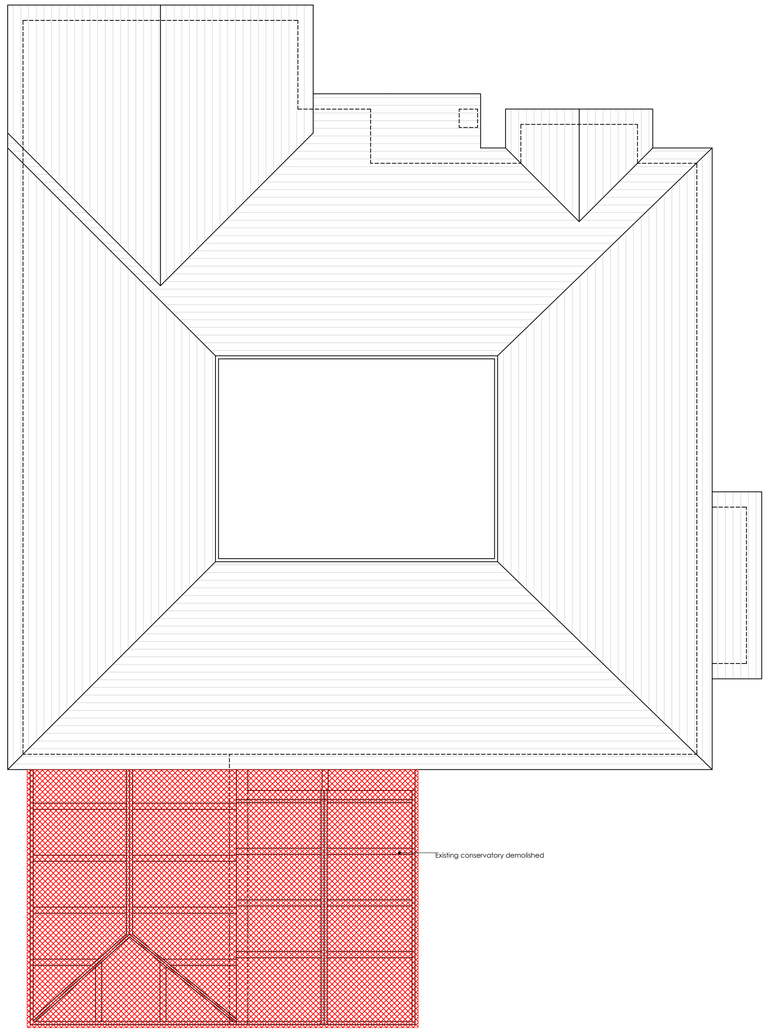


EXISTING GROUND FLOOR PLAN



EXISTING ROOF PLAN

01 EXISTING PLANS
SCALE 1:50 @ A1

1:50 0 2.5m 5m

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A 00 Elevation & Drw Location

A 00 Section & Drw Location

DRAWING NO	DATE	DRAWING	PROJECT
4-001	18.02.21	EXISTING PLANS	4 BERNARD PLACE
DRAWN	SCALE		
LD	1:50 @ A1		

EXISTING FRONT ELEVATION

EXISTING RIGHT SIDE ELEVATION

EXISTING REAR ELEVATION

EXISTING LEFT SIDE ELEVATION

02 EXISTING ELEVATION
SCALE 1:50 @ A1

1:50 0 2.5m 5m

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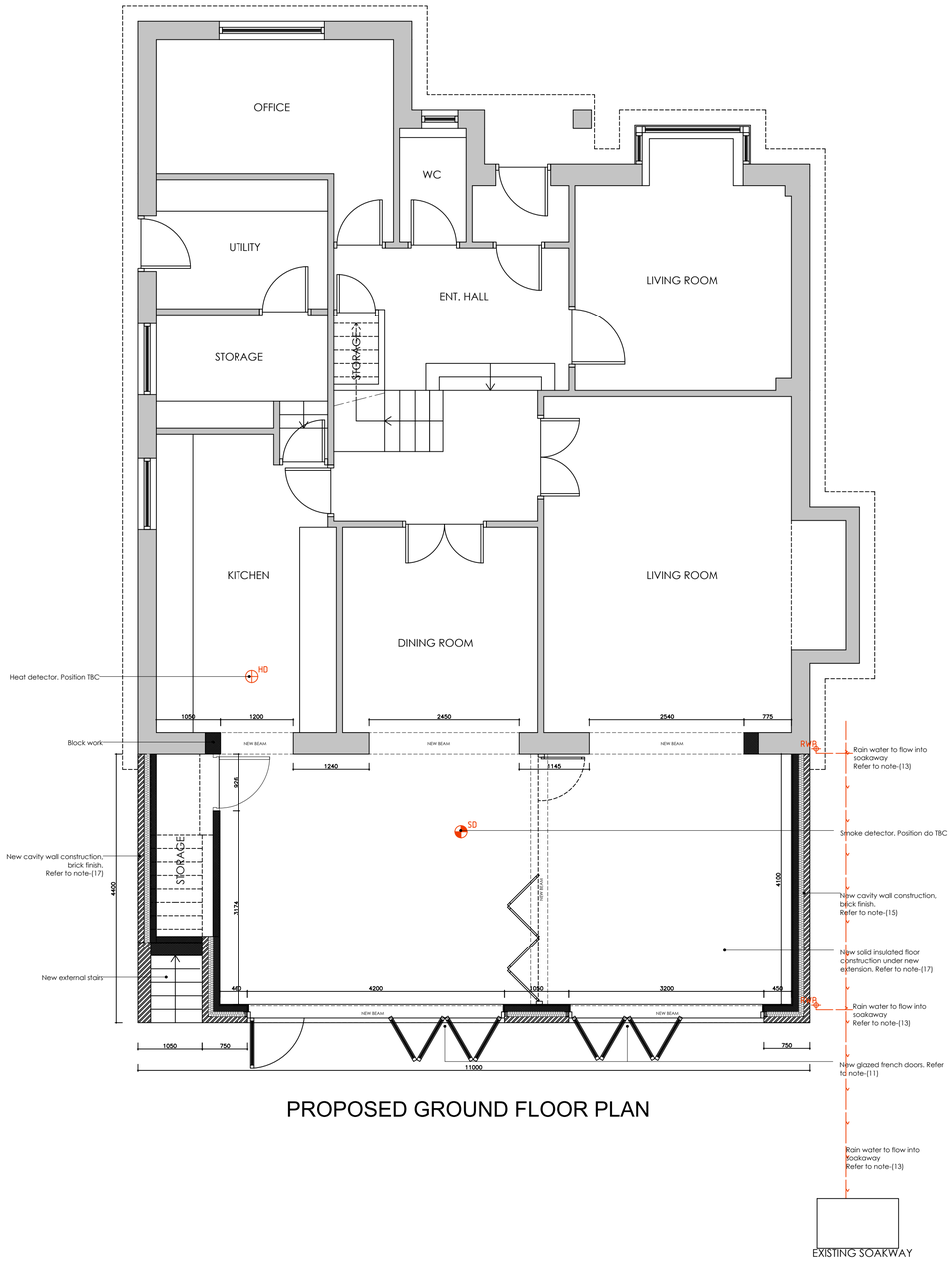
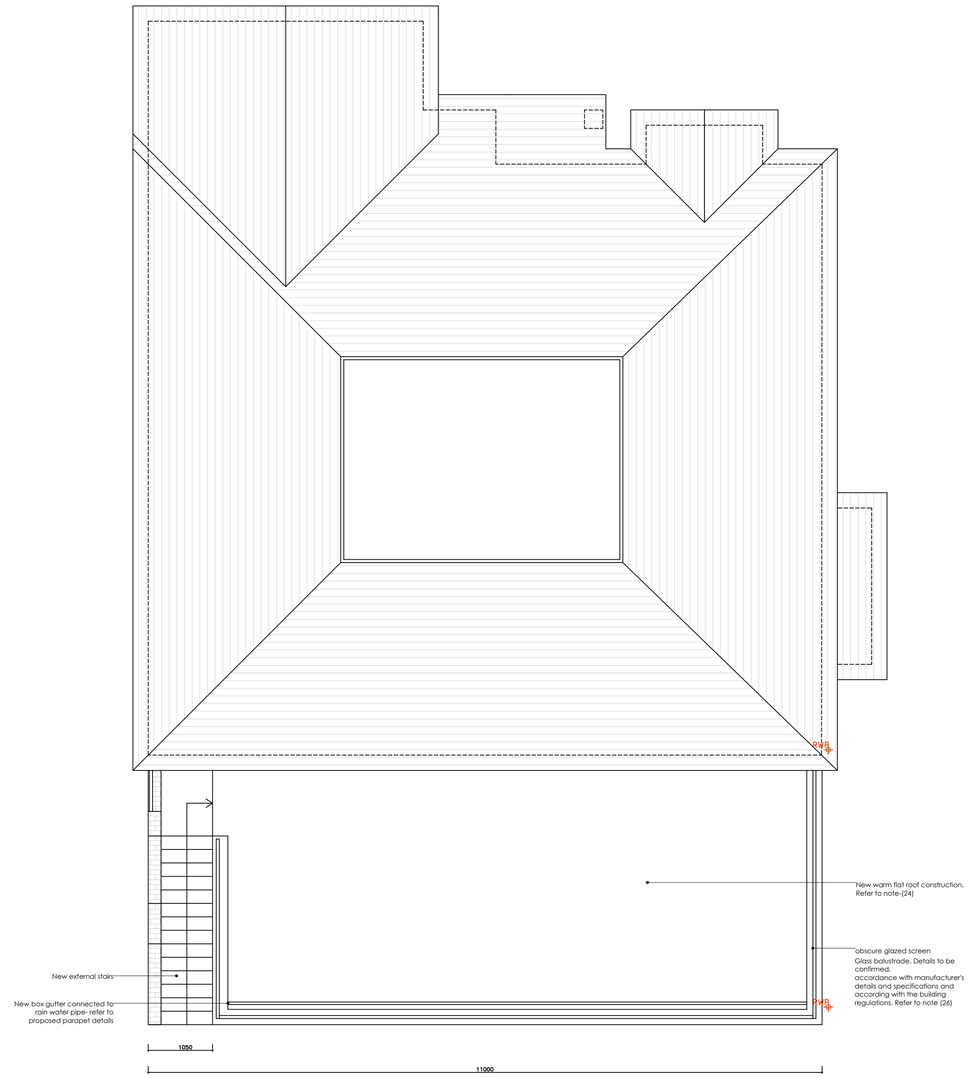
DRAWING NO	DATE	DRAWING	PROJECT
4-002	18.02.21	EXISTING ELEVATION	4 BERNARD PLACE
DRAWN	SCALE		
LD	1:50 @ A1		



PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN

03 PROPOSED PLANS
SCALE 1:50 @ A1

1:50 0 2.5m 5m

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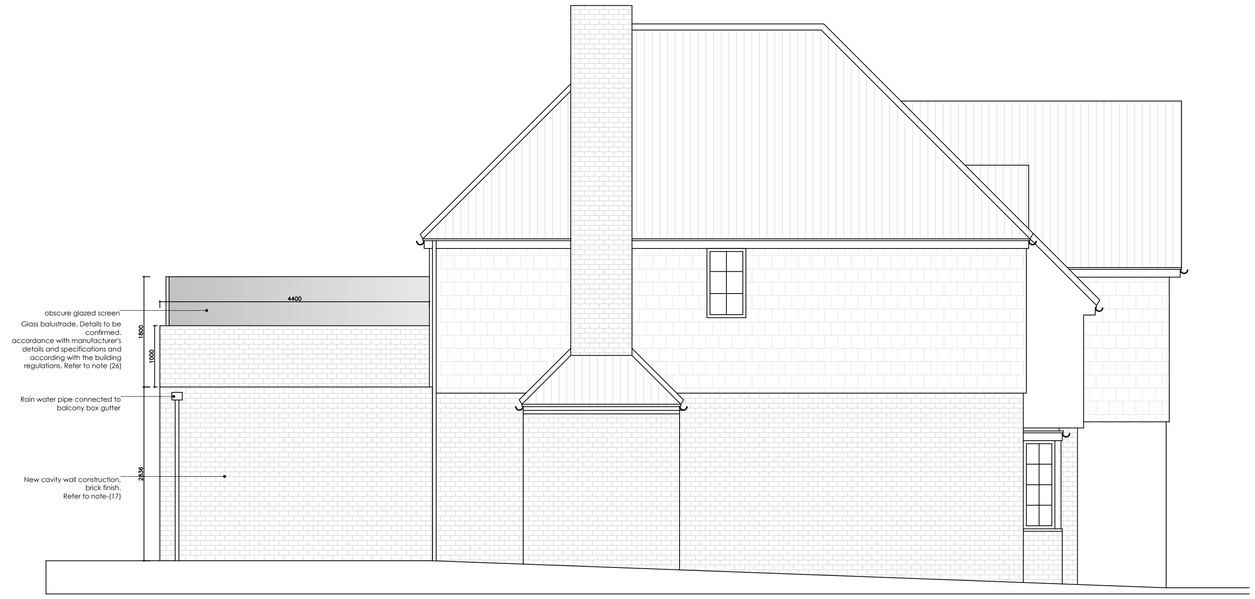
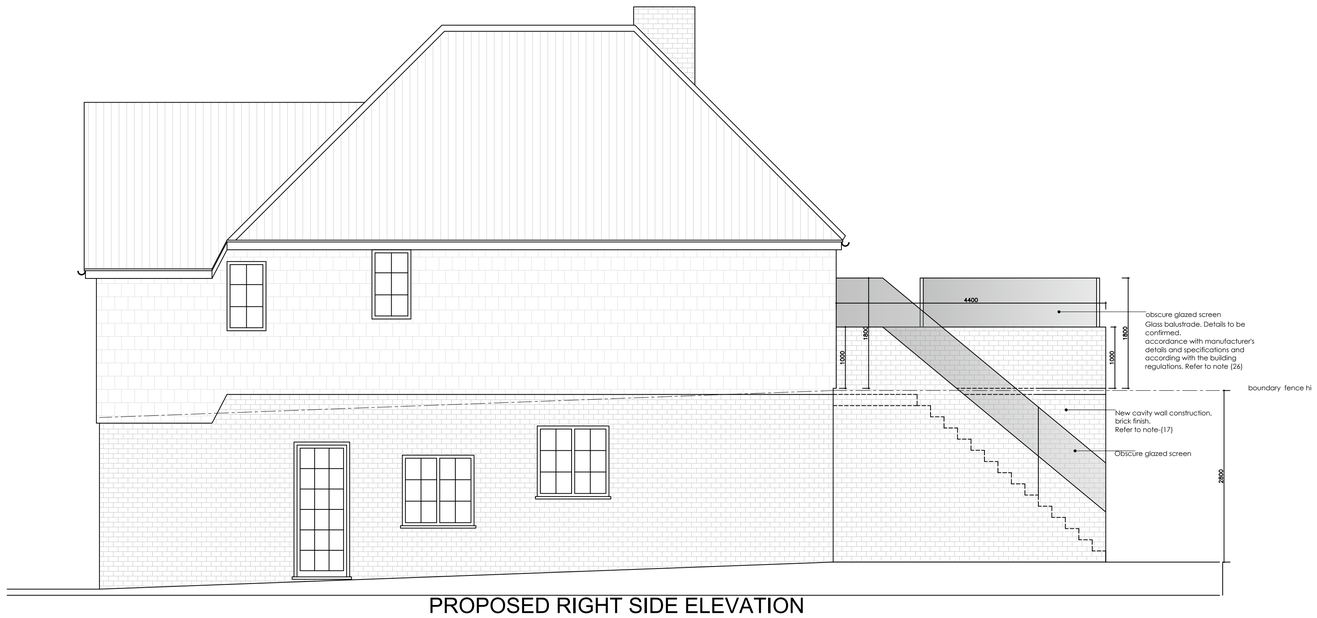
A 00 Section & Drw Location

DRAWING NO	DATE	DRAWING	PROJECT
4-003	19.02.21	PROPOSED PLANS	4 BERNARD PLACE
DRAWN	SCALE		
LD	1:50 @ A1		

PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

04 PROPOSED ELEVATIONS
SCALE 1:50 @ A1

1:50 0 2.5m 5m

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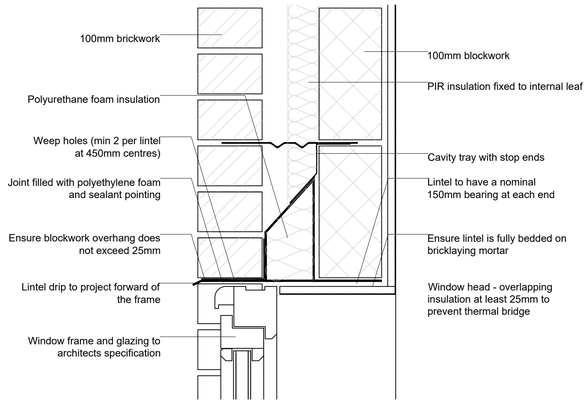
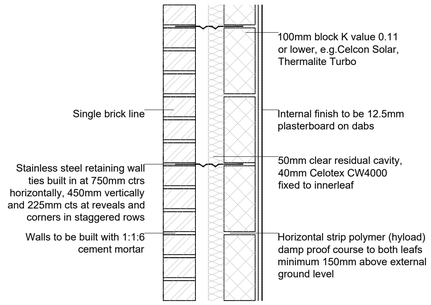
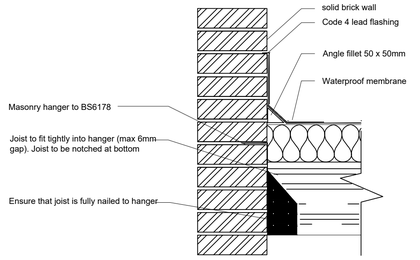
DRAWING NO	DATE	DRAWING	PROJECT
4-004	19.02.21	PROPOSED ELEVATIONS	4 BERNARD PLACE
DRAWN	SCALE		
LD	1:50 @ A1		



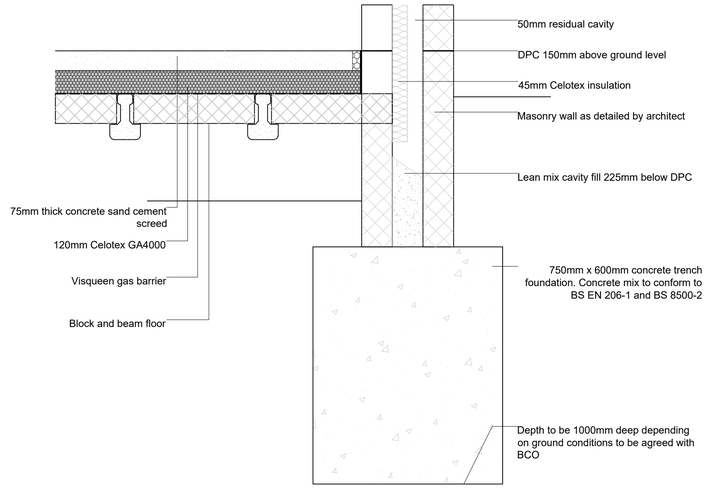
TYPICAL BRICK/BLOCKWORK WINDOW HEAD AND LINTEL
(Scale 1:5)



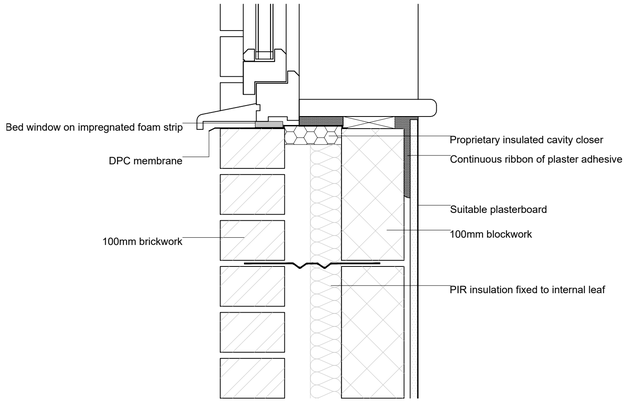
BRICK FILL CAVITY WALL
(Scale 1:10)



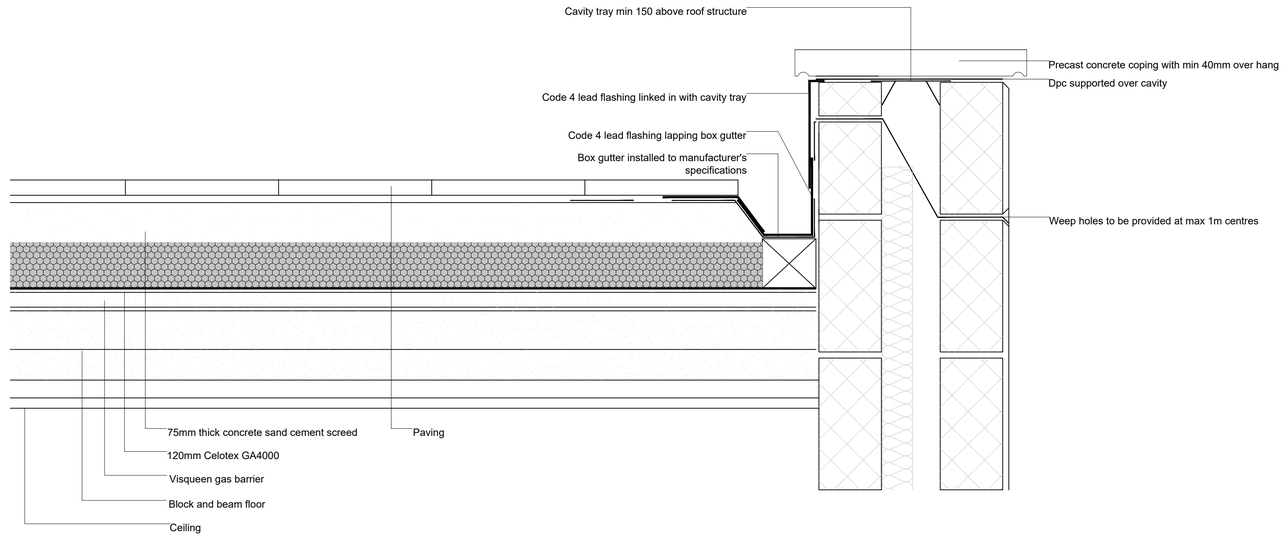
FLAT ROOF / WALL ABUTMENT
(Scale 1:10)



TRENCH FOUNDATION
(Scale 1:10)



TYPICAL BRICK/BLOCKWORK WINDOW SILL
(Scale 1:5)



PARAPET DETAIL
(Scale 1:5)

1:5 0 0.25m 0.5m

1:10 0 0.5m 1m

05 PROPOSED DETAILS
SCALE AS SHOWN @ A1

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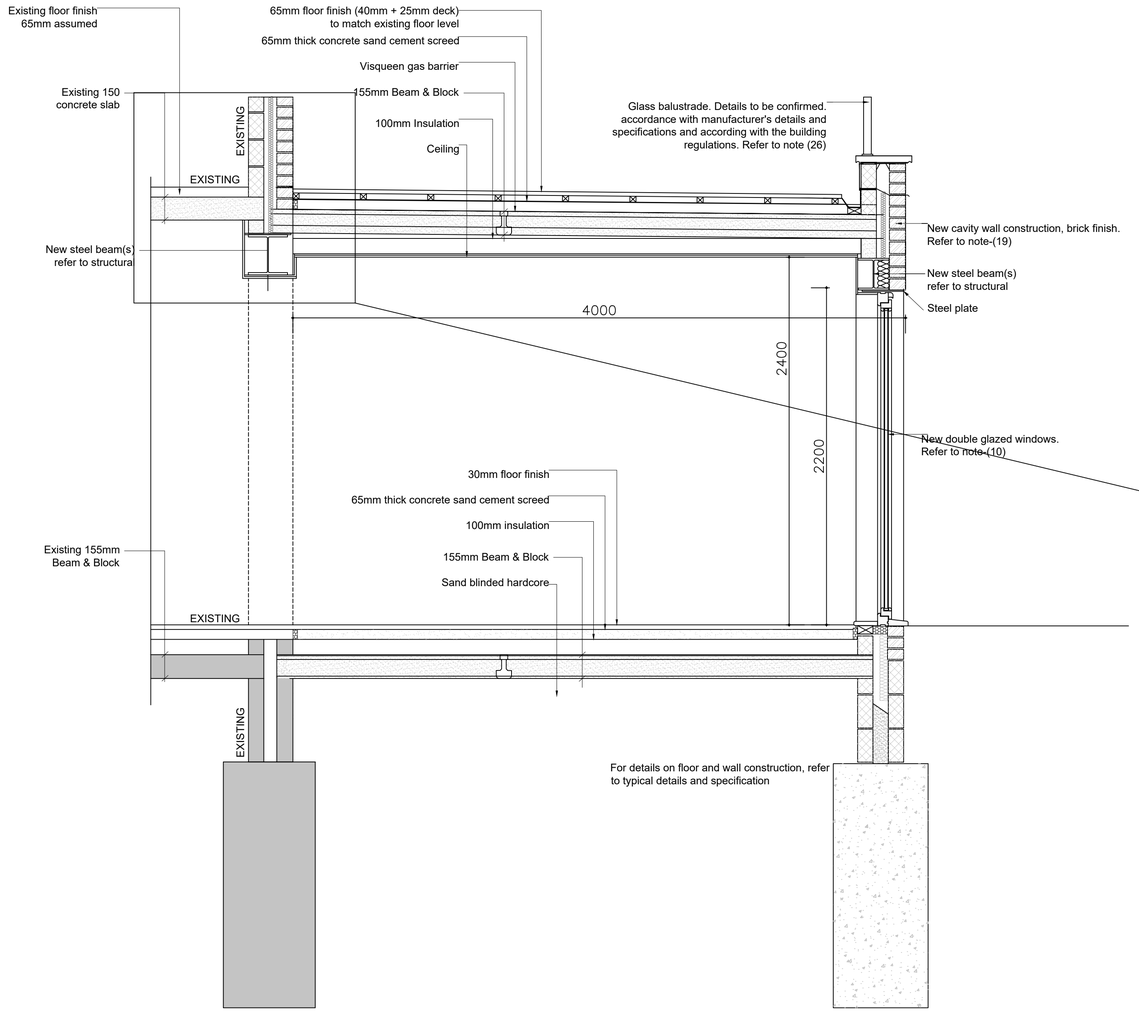
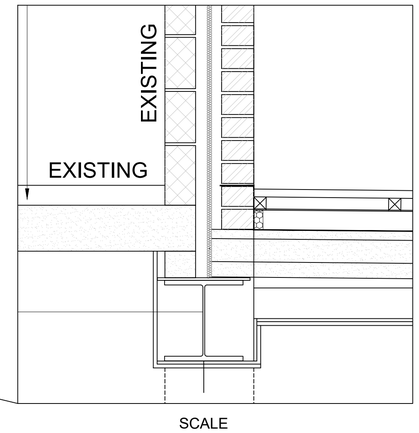
DRAWING NO	DATE	DRAWING	PROJECT
4-005	19.06.19	PROPOSED DETAILS	4 BERNARD PLACE
DRAWN	SCALE		
MS	AS SHOWN @ A1		



SCALE
1:20



SCALE
1:10

1:10 0 0.5m 1m

1:20 0 1m 2m

06 PROPOSED DETAILS
SCALE AS SHOWN @ A1

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A 00 Section & Drw Location

DRAWING NO	DATE	DRAWING	PROJECT
4-006	19.06.19	PROPOSED DETAILS	4 BERNARD PLACE
DRAWN	SCALE		
MS	AS SHOWN		

GENERAL NOTES

The CDM Regulations 2015 are applicable for all domestic and nondomestic projects.

Under the CDM Regulations the Client has certain responsibilities, including the appointment of the Principal Contractor and a Principal Designer where more than one contractor is involved. A construction phase plan should be provided for all contracts and a health and safety file should be provided for projects where more than one contractor is involved.

The Client has a responssibility to notify the HSE where aby project is scheduled to take more than 30 working days, have more than 20 workers working simultaneously or exceed 500 person days.

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. Products conforming to a European technical standard or harmonised European product should have a CE marking.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

Asbestos may be present in older buildings. Asbestos should be dealt with in accordance with the Control of Asbestos Regulations. If major refurbishment work is being carried out then a demolition/refurbishment survey should be undertaken.

BUILDING REGULATIONS NOTES
(1)-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 900mm centres.

(2)-EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

(3)-BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

(4)-ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

(5)-INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

(6)-HEATING
Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

(7)-SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

(8)-TRENCH FOUNDATION
Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

(9)-SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

(10)-NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.3 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

(11)-NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.80W/m²K. 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 EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

(12)-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; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°
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.
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. 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. Cooker hoods to BS EN 13141-3. 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.

(13)-RAINWATER DRAINAGE
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new plastic soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

(14)-ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

(15)-BRICK PARTIAL FILL CAVITY WALL
To achieve minimum U Value of 0.28W/m²K
20mm two coat sand/cement render to comply to BS EN 13914-1:2005 with waterproof additive on 100mm lightweight block, K value 0.11 or lower (Celcon Solar, Thermalite Turbo). Ensure a 50mm clear residual cavity and provide 40mm Celotex CW4000 fixed to inner leaf constructed using 100mm lightweight block, K value 0.11 or lower (Celcon Solar, Thermalite Turbo). Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

(16)-WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

(17)-SOLID FLOOR INSULATION OVER SLAB
To meet min U value required of 0.22 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200mm gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 75mm thick Celotex GA4000.
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.
Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over.

(18)-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 used 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 manufactures standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

(19)-DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

(20)-WALL TIES
All walls constructed using 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

(21)-PIPEWORK THROUGH WALLS
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.
Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

(22)-LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

(23)-STAIRS
Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider.
Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

(24)-WARM FLAT ROOF
(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value 0.18 W/m²K
12.5mm spa solar reflective chippings to achieve aa designated fire rating for surface spread of flame bedded in bitumen on three layer felt to BS 6229:2003 on 22mm exterior quality ply (ply optional, see manufacturer's details) over 125mm Celotex EC3000 or TC3000.
Insulation fixed to VCL bonded to 22mm exterior grade plywood on firings to give 1:60 fall on 47 x 220mm C24 timber joists at 400 ctrs to give a max span of 5.08m (see engineer's details for sizes).
Ceilings to be 12.5mm plasterboard over vapour barrier with skim plaster finish. Provide cavity tray where pitched roof meets existing wall.
Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

(25)-FLAT ROOF RESTRAINT
100m x 50mm C16 grade timber wall plates to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres fixed to internal wall faces.

(26)-GUARDS, BALUSTRADES, PARAPETS (Barriers), including Juliet Balconies
Glazing and guarding to comply with Building Regulations, including BS 6180 for protective barriers and BS 6399 for applicable loadings.
Information and technical details to include the following: Internal or external application, required guarding height, spacings between elements/widest gap, fixings, and various design loadings and structural loading capacity.
Supply and installation to be in full accordance with details and specifications of the manufacturer.
Balcony or balustrade suppliers to provide their structural products with a Declaration of Performance (DoP) under BS EN 1090-1.
Glass to be 10mm toughened glass, with 50mm tubular 316 marine grade stainless steel in accordance with manufacturer's instructions and according with the building regulations.

07 NOTES
NTS

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A 00 Elevation & Drw Location
A 00 Section & Drw Location

DRAWING NO	DATE	DRAWING	PROJECT
4-007	19.06.19	NOTES	4 BERNARD PLACE
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