External walls: Cavity brickwork / blockwork: 100mm facing bricks to match existing, 100mm cavity filled with 100mm rigid fibreglass insulation and 100mm Thermalite blocks with 13mm plaster internally.

Note: - The proposed habitable rooms are each to be provided with an openable window with an unobstructed area of minimum 0.33m² with a minimum 450mm dimension in either direction. (i.e. Clear unobstructed aperture to be minimum 750x450mm - with escape hinges). The cill height of these windows should fall between 800-1100mm. First floor windows with a cill height below 800mm are to provide adequate protection against falling - safety glass and child proof restrictors to be fitted.

Provide stainless steel twisted cavity wall ties at 750mm horizontal centres and 450mm staggered vertical centres. Ties to be doubled up at corners and reveals.

Provide insulated cavity closers to all new reveals **Note: -** Flank walls to be total cavity brickwork.

Note:- Provide 150mm code 4 lead flashing where the flat roof abutts the existing or new wall / roof.

Hill

Note: - External walls to achieve a minimum 'U' value of 0.28w/m²K.

Note:- Provide insulated cavity closers to all new

Provide double rafters to each side of velux roof lights bolted together with M12 at 600 cent

kitchen / family room

utility

shower

study

/ bedroom

Note: - Please refer to Structural Engineers design for beam and associated supports.

- All new materials ch existing.

Note: - Any existing or proposed drains found under the proposed extension are to be surrounded in 150mm pea shingle and bridged with concrete and reinforced concrete lintels..

Note: - Any existing sub floor air bricks to be ducted through new extension.

section

8

2

Note: - A perimeter strip of insulation should be provided to the edge of the screed to prevent cold bridging.

Note: -Form new manhole outside building line as rodding access. If uPVC they should be bedded and surrounded in a lean mix concrete or other suitable material.

Foundations: - Mass concrete 600mm wide (700 on flank wall with neighbours) and 1200mm deep, but depth to be taken down a further 600 below the lowest tree root found when excavations take place. Concrete mix 1:2:4 Grade C 20 using sulphate resisting cement for all works below dpc level.

Note :- All new materials to match existing.

Note: below

- The mix for motar and concrete ground should use sulphate

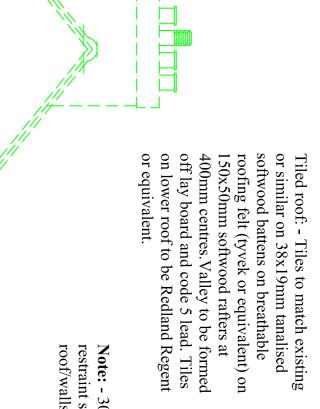
resisti

ng cement.

Note:

- Cavity to be filled with lean ete 225mm below DPC level.

Note: - Foundations to extend down below drain invert and 600mm away from the foundation.



Note:-S.V.P to extend 900mm above an openable window within 3.0m.

Note: - 30x5mm galv.m.s restraint straps to tie roof/walls at 1800mm centres Note:
Fixing requirements for roof tiles have been increased. All single lapped tiles on a roof must now be mechanically fixed and perimeter tiles must now have a minimum of two fixings.

Note:- Provide 100mm Kingspan or equivalent insulation between and 170mmmm under. Insulation specified will achieve the maximum U Value of 0.18W/m2K (L1).

Note:- Provide 150mm code 4 lead flashing where the pitched roof abutts the existing or new wall / roof.

Note:- The proposed U-value for the new windows and external doors should not be greater than 1.6w/m²K and 1.8w/m²K respectively.

Note: - All glazing in critical locations will be provided with safety glass.

Note: - 100mm dia half round pvc gutter fixed to softwood fascia and provide 25mm continuous air gap in soffit board covered with insect proof mesh to vent roof space.

Dpc 150 above ground level and linked to existing.

Suspended Floor: - 65mm sand/cement screed reinforced with one layer of chicken wire on 100mm celotex double 'R' insulation on Bison House beam floor system leaving min 150mm from underside of beams to ground and provide telescopic air bricks to vent floor void.

Foundations: Note: - Please - Please refer to Structural Engineers design.

Note: - Engineering bricks to be used below DPC. **Note:** - Cavity to be filled with lean concrete 225mm below DPC level.

Concete oversite laid on clean

150mm clear air space between underside of block and beam floor and oversite concrete. compact harcore.

2m 3m 4m 5m 6m 7m8m 9m 10m

scale bar

1:50

0

B

Note: - All boiler installations to be carried out and certified by a member or a class of persons approved by the HSE; for the time being this means they must be registered with Gas Safe, the Council of Registered Gas Installers. **Note:** - The SEDBUK 2009 seasonal efficiency rating of any proposed boiler should not be less than 88%.

block plan

system with battery back-up in accordance with BS 5839 or 5446 should be provided on each floor landing (ground floor and first floor landing levels) (B1).

While giving due consideration to providing an additional smoke detector on the opposite landing so that each wing of the property is fully protected. **Note: -** Provide a self contained, mains operated, interlinked optical smoke detector

Note:- If gas or electric meters are located under the stair cupboards than the understair cupboards and cupboard doors ahould be lined with fire line plaster board.

Note: - Electrical installation to be carried out by a member of an Electrical Competent Person Scheme (ECPS) who on completion of the work must register the installation with their ECPS in order that a completion certificate can be issued.

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Figured dimensions shall be used in preference to scaled dimensions. All dimensions shall be checked on site before commencing works.

*All work shall comply with the latest Building Regulations be to the satisfaction of the Local Authority.

General Specifications

Materials shall be suitable for the purpose for which they are used and the quality shall not be lower than that defined in the relevant British or Continental Standard so designated.

*Workmanship and methods of construction shall be at least to the standard prescribed by the relevant Codes of Practice.

door/window design or by air bricks within the room.

6. Provide vertical and horizontal dpc's at all reveals, and all lintels are to have a minimum end bearing of 150mm.

7. All steel beams are to be encased in 2 layers of 12.5mm plaster board and skim coat of plaster to achieve a fire rating of 1/2 hour.

8. All timbers used in the construction of this project are to be to SG3 grade.

9. All glazing is to be low E glass with 16mm air gaps between panes.

10. Provide one low energy light fitting in new extension.

11. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so. 2. Any new or proposed drains found under the proposed extension are to be surrounded in 150mm pea shingle and reinforced concrete lintels are to be provided in the walls above the drain run.

3. Existing sub-floor ventilation is to be maintained (if necessary) by providing 100mm dia pvc ducts extending from the existing air bricks to new 225 x 150mm air bricks in the new external walls.

4. All glazing is to be double glazed and to be to BS6206 and any glazing within 800mm of the floor level is to be toughened or laminated in accordance with All new habitable rooms are to be provided with permanent ventilation of All new habitable rooms are to be provided with permanent ventilation of 0.00mm², and this is to be achieved by providing either trickle vents in the por/window design or by air bricks within the room.

Provide vertical and horizontal dpc's at all reveals, and all lintels are to have All drainage shown on this drawing is assumed only and it is the contractors ponsibility to check exact depths and locations prior to the commencement

06.09.21 24.08.21 To Planners Requirements
To Clients Requirements.

Revisions

Project Proposed

plans and elevations.

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Mr. and Mrs. J. Woltman.

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Date Drawn By August 2021 1:50 1:100 @ D. J. BLYTH. A1

Drawing No: BD/21/20/3B