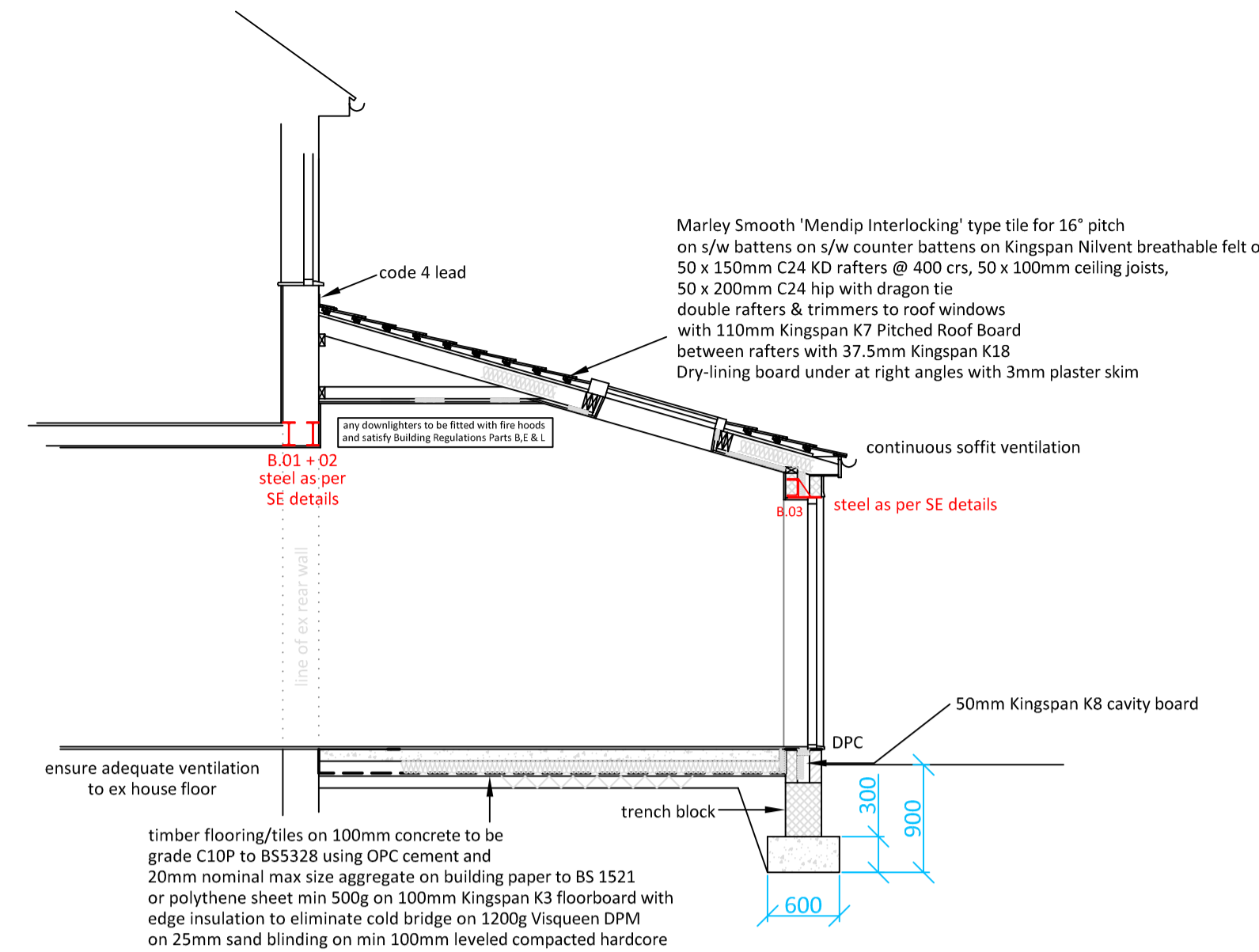




Existing Rear Elevation



Proposed Rear Elevation



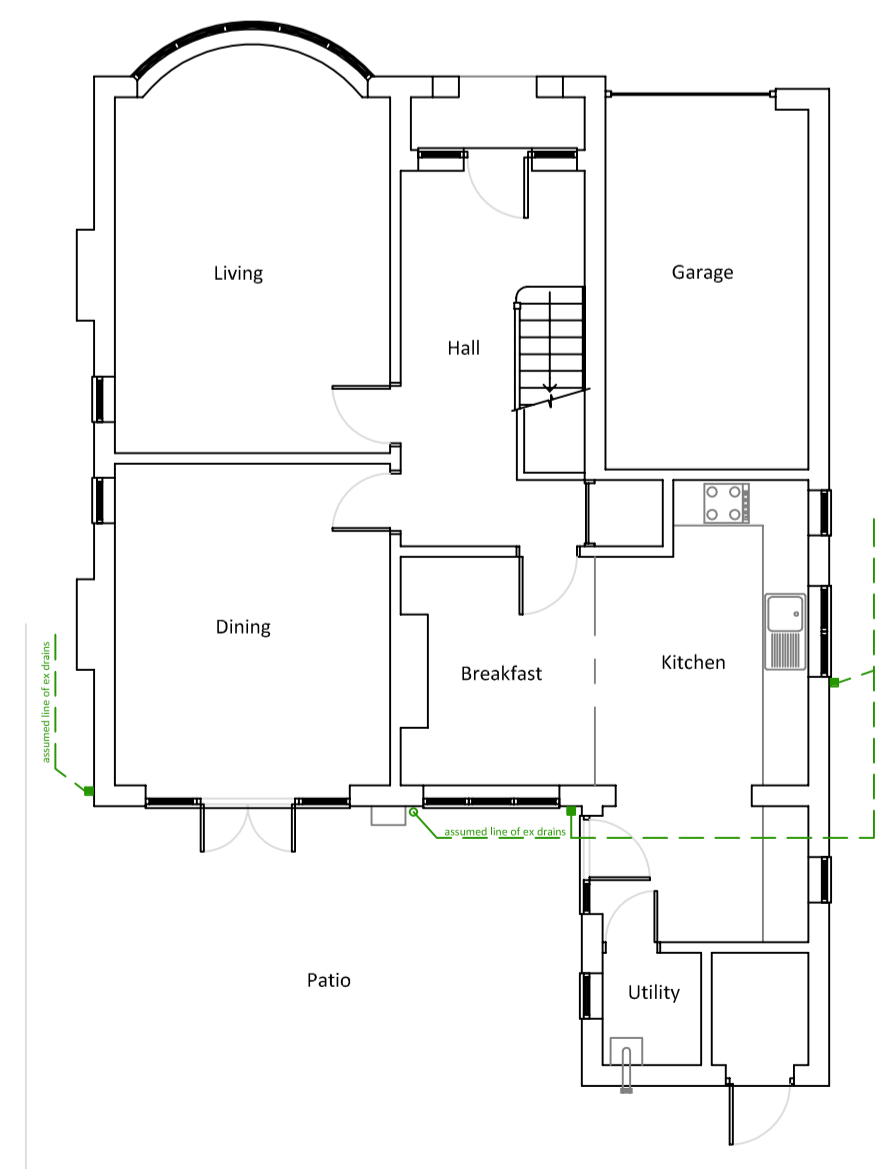
Section A-A



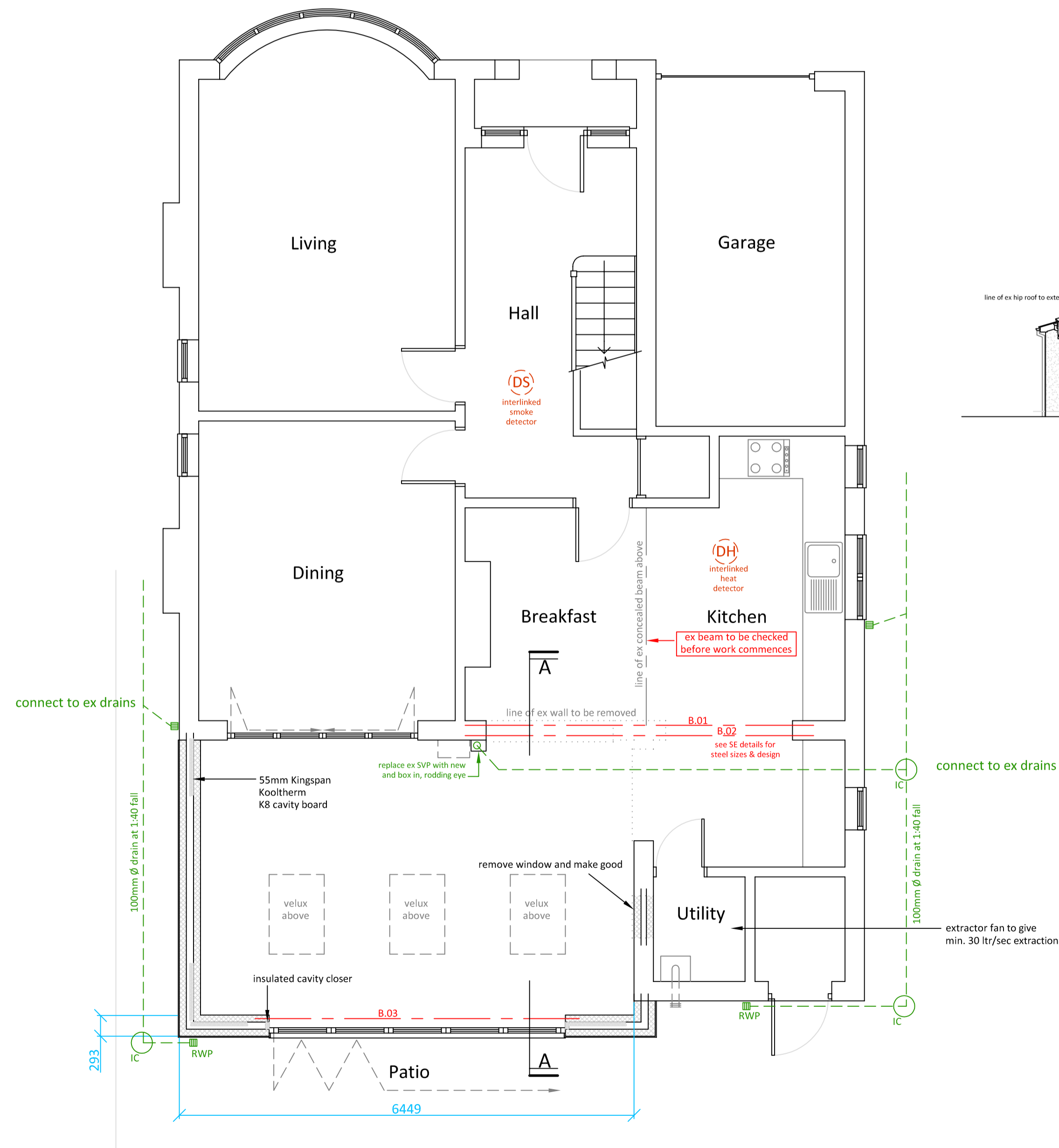
Existing Side Elevation



Existing Side Elevation



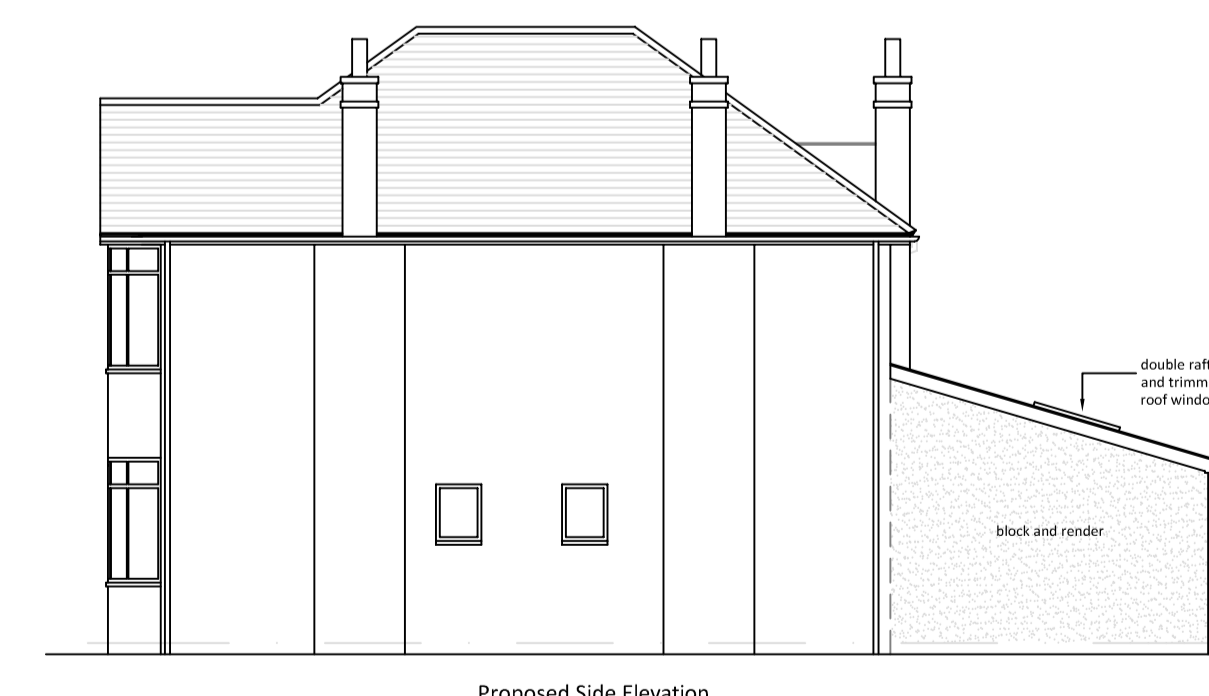
Existing Ground Floor Plan



Proposed Ground Floor Plan



Proposed Side Elevation



Proposed Side Elevation

- INTRODUCTION**
- It is the responsibility of the contractor to ensure that all their work is in compliance with the appropriate requirements of the relevant Building Regulations and other allied legislation.
  - Ensure adequate temporary structural support where necessary and adequate weather protection during the works.
  - Unless otherwise stated all dimensions are in millimeters.
  - Refer to figured dimensions only - do not scale from drawings.
  - All works may be subject to revision on site, please ensure current drawing before starting works.
  - All dimensions and levels to be checked on site, any discrepancies to be reported before work proceeds.
  - This drawing and design are the copyright © of PWE Design. It is not permitted to copy it in any other scale, or allow it to be copied directly or indirectly without prior permission.
  - PWE Design disclaim any responsibility for any variations from this drawing made without written consent.

**STRUCTURAL**  
 Cast-in type or pre-stressed concrete lintels to all openings with insulated horizontal & vertical DPC. All steel to be painted with min. 2 coats red oxide and clad to ensure 3 hour fire resistance. All steel work to be read in conjunction with SE details.

**FOUNDATIONS**  
 Ex ground to be cleared of all turf and vegetation matter prior to excavation, any contaminated soil to be disposed of as agreed with Local Environmental Officer.  
 Trench to be clean and true with compacted bottoms.  
 600 x 300mm deep concrete to rig A1/2 approved document & BS8004 1986.  
 Concrete to be grade C15P to BS 5328 using OPC cement and 20mm nominal max size of aggregate.  
 Actual depth of trench to be assessed on site by Building Inspector.  
 Foundations taken down below invert of drains.  
 Drains surrounded in concrete under building.  
 Lintels over drains where passing through walls.

**GROUND FLOOR**  
 Timber flooring/tiles on 100mm concrete to be grade C10P to BS5328 using OPC cement and 20mm nominal max size aggregate on building paper to BS 1521 - 1972 (1994) grade B1F or polythene sheet min 500g on 100mm Kingspan K3 floorboard with edge insulation to eliminate cold bridge on 1200g Visqueen DPM on 25mm sand blinding on min 100mm leveled compacted hardcore 'U' value max 0.22W/m<sup>2</sup>K as per Building Regulation Part L1B 2010.

**WALLS**  
 300mm trench block below ground level.  
 100mm face brick above trench block to DPC with block and 2 coat waterproof render to match.  
 100mm concrete blockwork to inner skin.  
 100mm cavity with horizontal & vertical insulated DPC to all openings.  
 Horizontal DPC to be min 2000 gauge polythene damp course to BS743/6515 adequately lapped at corners and joints on a mortar bed 150mm above ground level - ensure DPC does not protrude into cavity.  
 Double triangle, double drip stainless steel 225mm wall ties at 450mm crs vertically & 750mm crs horizontally.  
 Additional ties within 225mm of all openings at no more than 300mm crs.  
 Kingspan Kooltherm KB Cavity Board insulation min. 50mm.  
 2 coat plaster or 12.5mm plasterboard on 'sides' with 3mm skim.  
 'U' value max 0.28W/m<sup>2</sup>K as per Building Regulation Part L1B 2010.

**ROOF**  
 Marley Smooth 'Mendip Interlocking' type tile for 16° pitch on 38 x 25mm treated s/w battens on 38 x 50mm treated s/w counter battens on Kingspan Nilvent breathable felt laid into gutters.  
 50 x 150mm C24 KD rafters @ 400 crs.  
 50 x 200mm C24 KD hip with dragon tie.  
 50 x 100mm C24 KD ceiling joists @ 400 crs.  
 Galvanised m.s. straps to gables at 1200 crs.  
 50 x 100mm wallplates.  
 110mm Kingspan K7 Pitched Roof Board between rafters with 37.5mm Kingspan K18 Dry-lining board under at right angles with 3mm plaster skim.  
 Double rafters and trimmers to Velux roof windows.  
 'U' value max 0.16W/m<sup>2</sup>K as per Building Regulation Part L1B 2010.

**WINDOWS & DOORS**  
 All windows & doors to be set back to protrude into cavity by min 15mm to eliminate cold spot.  
 'dot & dab' plasterboard to reveals with skim.  
 All windows to be 24mm double glazed with low energy 'n' glass as per Building Regulation Part L1B 2006.  
 Glass to doors (critical position) within 1500mm from floor level to be toughened safety glass as per Building Regulation Part N.  
 Trickle vents to habitable rooms to give 8000mm<sup>3</sup>/m ventilation and 4000mm<sup>3</sup>/m to kitchen & bathroom.  
 All windows provided for emergency escape or access (MOE) should have a min. openable area of 0.33m<sup>2</sup> and have an unobstructed clear opening of 450mm wide x 750mm high. Bottom of openable area to be not more than 1100mm from F.F.L.  
 Glass area to be no more than 25% of floor area as per Building Regulations Part L1B 2010.

**CEILINGS**  
 12.5mm plasterboard & 3mm skim.

**GENERAL**  
 U-PVC guttering, fascia and soffit with 25mm continuous ventilation gap.  
 50 x 100mm wall plates secured with m.s. straps to schedule 7.  
 Seal off cavity at wall plate.  
 Kitchen fitted with extractor fan or cooker hood to give min's 60 litres/sec extraction.  
 Utility fitted with extractor fan to give 30 litres/sec extraction.  
 All insulation to comply with Building Regulation Part L1B 2010.  
 Code 4 lead flashing at roof abutments.  
 All materials to match existing where necessary.  
 All drains laid to min. fall 1:40.  
 New surface water drains to existing.  
 Replace existing SVP and box in with rodding access.  
 Waste pipes 40 mm Ø deep seal traps.  
 Rainwater goods to satisfy Part H3 sec 1.  
 Interlinked smoke alarm '100' - not more than 7.0m from kitchen & lounge and not more than 3.0m from bedrooms and fitted min. 300mm from walls and light fittings (adjustable).  
 Heat detector 'D11' fitted to kitchen/dining area to be connected into smoke alarm system.  
 Any downlighters to be fitted with fire hoods and satisfy Building Regulations Parts B.5 & 1.  
 All domestic and other electrical work required to meet the provisions of Building Regulation Part P to be designed, installed, inspected and tested by a qualified electrician who is registered with an ODPM recognised competent person Self Certification Scheme. Upon completion of works the Council will be issued with a copy of an appropriate BS7671 Electrical Installation Certificate issued by a person competent to do so.  
 New boiler to be condensing SEDBUK rated, all work to be carried out by a certified 'Gas Safe' registered person and details passed to Council upon completion.

**pwedesign**  
 architectural solutions

planning & building regulations for:  
 extensions, alterations, loft conversions, new build & CAD services

71a arcliffe road, harrogate, hg2 8nq  
 71a south parade, west Kirby, ch48 0nj  
 07967 202567  
 info@pwedesign.co.uk  
 www.pwedesign.co.uk  
 serving yorkshire, Wirral & surrounding areas

**PROJECT:**  
 Single Storey Rear Extension

Mr & Mrs Stewart  
 38 Heath Drive  
 Upton  
 Wirral, CH43 1UA

2	Building Regulations Added	PWE	29.08.2014
1	First Issue	PWE	02.07.2014
Rev No.	Revision	Sign	Date
DrG No:	Rev:	Sheet:	Scale:
STES82-0614	1	1/1	1: 50 1:100 @ A1
Date Drawn:	Drawn By:	Checked By:	
27 June 2014	PWE	P	

AutoCAD 2009