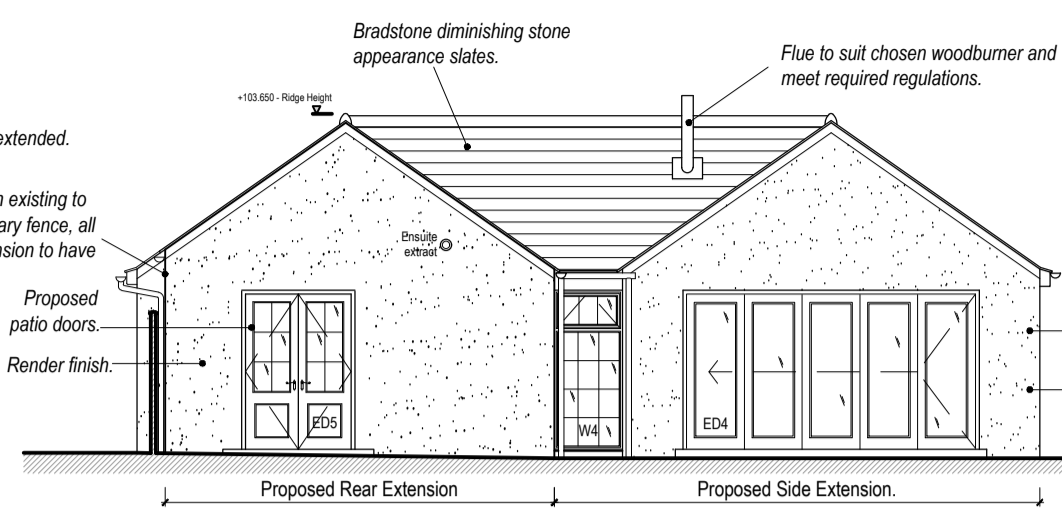


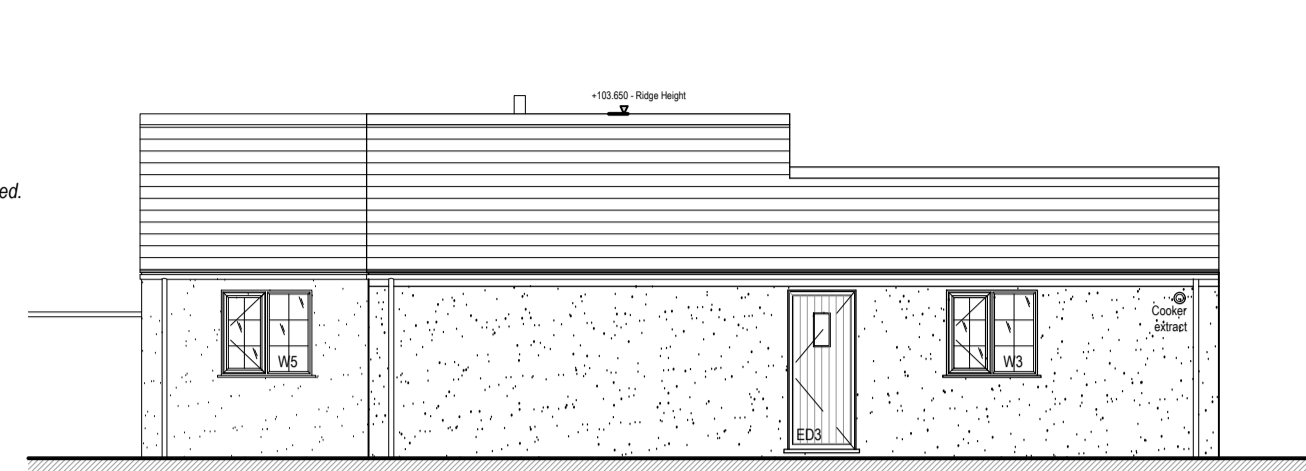
**Proposed South (Side) Elevation**  
1:100 @ A1



**Proposed East (Rear) Elevation**  
1:100 @ A1



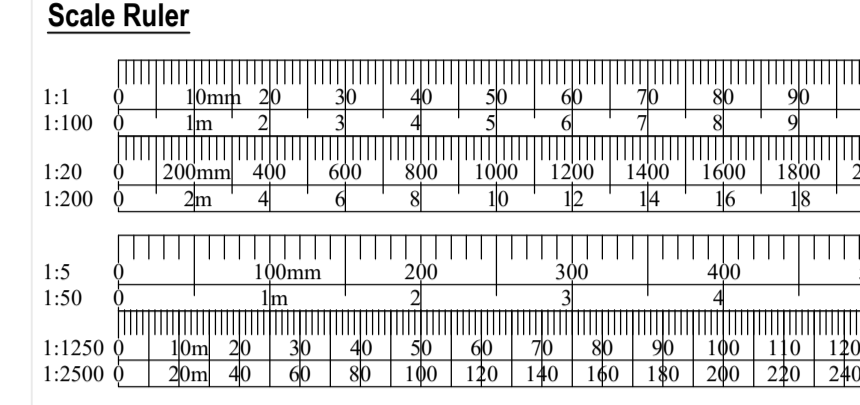
**Proposed West (Front) Elevation**  
1:100 @ A1



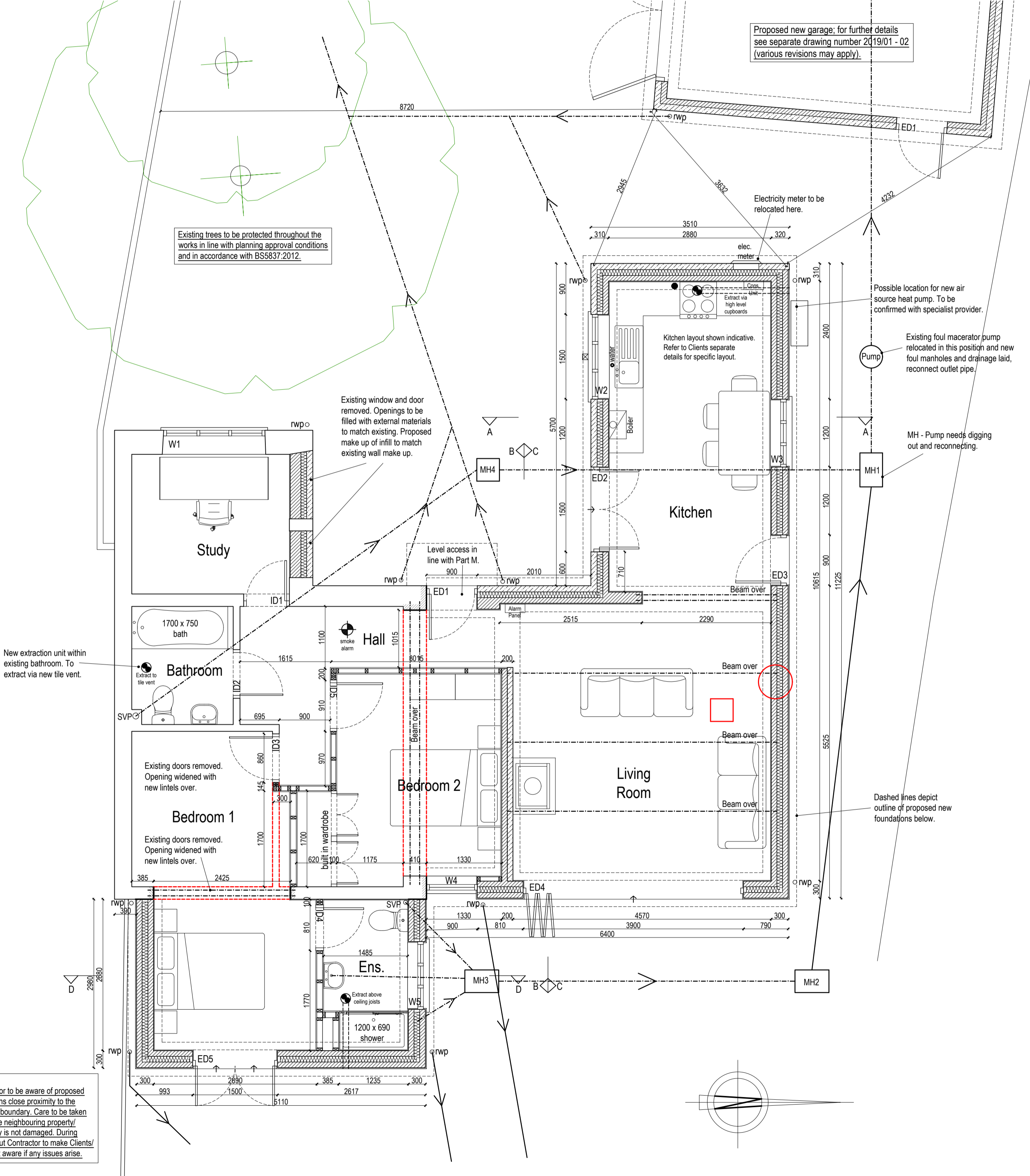
**Proposed North (Side) Elevation**  
1:100 @ A1

**NOTES:**

- This drawing including all designs & detail contained thereon is the copyright of PW Architects & may not be reproduced or used except where written permission is granted.
- Dimensions must not be scaled from this drawing. The Contractor is to check and verify all building and site dimensions before work is put in hand. The scale ruler drawn below is to be used as guide only and should not be relied upon for accurate scale.
- The Contractor is to check and verify with all the Statutory Authorities and the Employer the location and condition of any underground or overhead services or confirm that none exist prior to work commencing on site.
- The Contractor shall comply with enactments regulations and working rules relating to safety health and welfare of workpeople.



**NOTE:**  
This Building Regulation drawing to be read in conjunction with Planning Approval document ref: 2016/0156/FUL, dated 13th May 2016, and PW Architects approved planning drawing numbers 2014/02-01c, 03d & 05b.



**Proposed Floor Plan**  
1:50 @ A1

**ESSENTIAL REQUIREMENTS**  
The works are to comply with all current Building Regulations, NHBC Regulations, Planning requirements/ conditions/notes, British Standards and Codes of Practice. Building contractor is to ensure that work is undertaken in accordance with the officially approved plans. Client to check that the proposals do not conflict with any restrictive covenants which may be in the title deeds.

**SITE PREPARATION**  
All existing flooring, structure, slabs and concrete/ hardcore matter to be removed under the new extension to a minimum 150 mm depth below existing internal floor level of main house and stack piled on site before being reused or cleared. Main contractor to allow for all necessary level changes and include for all cut and fill situations due to design.

**ABOVE GROUND DRAINAGE**  
To conform to B.REGS. pt H. and B.S. 5772. Provide new 100mm dia. s&wp to locations indicated and to terminate min 900 mm above any opening. Provide 75mm deep soil traps to all fittings with rodding points at all changes in direction. 32/40mm dia. upvc waste to basins 1.7/3m maximum lengths. 40/50mm dia. upvc waste to baths, sinks, shower 3/4m maximum lengths. 100mm dia. upvc waste to w.c. 6m maximum length. Where waste pipes exceed lengths indicated in construction notes provide branch ventilating pipe to external air to finish minimum 900mm above an opening into the building nearer than 3m. Branch ventilating pipe to be connected to discharge pipe within 300mm of trap and is to have a continuous incline from discharge pipe and be of 25mm diameter. Rodding points are to be provided to give access to any lengths of discharge pipes which cannot be reached by removing traps. Where indicated on the drawing provide OSMa or similar approved air admittance valve to soil pipe terminating min 150mm above fitting overflow. Shower tray traps to have removable tap waste access to allow access for maintenance and cleaning of waste and trap. Internal s&wp's to be boxed in with access panel and insulated to prevent condensation forming on the external surface of the pipe and connected direct to manhole.

**BELOW GROUND DRAINAGE**  
All new foul drainage to be in accordance with Approved Document H of the Building Regulations. All new foul drainage to be 100mm dia. OSMa drain or similar plastic drainage system with flexible joints laid on and surrounded with 100mm pea gravel. Where drains pass through footings and openings are formed provide intels over, ensuring 50mm minimum clearance all round. Pipe is to be provided with compressible material surround. The opening is to be masked by rigid sheet, i.e. cement particle board material to prevent the ingress of vermin. Pipes under building to be surrounded in 150mm concrete. Maintain flexible joints by 18mm thick compressible board material surround at joints. Manholes up to 1000mm deep to be either prefabricated plastic manholes or constructed of 2 courses of class B blue engineering bricks laid in water bond, over 1000mm deep manholes to be made up with 600x450mm galvanised steel cover and frame on precast concrete rings on 150mm concrete base, benching formed in 1:1 cement:sand and smooth finish. All manhole covers in gardens to be medium duty sealed cast iron. All depths as indicated, provide rodding eyes and access points as indicated. New soakaways to be min. 5.0m from any building/boundaries, to be designed in accordance with BRE Digest 365 and meet with NHBC/Local Authority requirements. Exact location of new soakaways to be agreed on site with Building Inspector.

**EXTERNAL WINDOWS AND DOORS**  
All new windows and doors to be double glazed UPVC units to achieve min. 1.4W/m<sup>2</sup>K U-value. All opening casements/vents/shashes indicated on elevations. All operable elements in the heated envelope to be provided with appropriate draught stripping by providing stop seals to all window and door frames. These to be fitted by window manufacturer. Windows and doors are to be fitted with effective draught stripping by:  
A) Sealing gaps between masonry walls at edges of window and door openings and at the junctions with walls, floors and ceilings.  
B) Providing stop seals to all window and door frames, these to be incorporated within construction by window manufacturer.  
C) Use proprietary loft hatch incorporating draught seals.  
D) Ensuring boxings for concealed services are sealed at floor and ceiling levels and where piped services penetrate or project into hollow constructions or voids.

**GLAZING**  
All glazing is to comply with part N1 in critical locations in external and internal walls and is to be of toughened safety glass to conform to BS.EN:12600, class C and is to be permanently marked as such, on windows between finished floor level and 800mm above that level and between finish floor level and 1500mm above that level in doors extending to 300mm either side of door. Glass provided in critical locations and complying with BS.EN:12600 is to be permanently marked as such. All new glazing is to conform to a European technical standard identified as a harmonised European Norm (hEN) and marked with the CE marking. All new glazing must be CE marked.

**ESCAPE WINDOW**  
All habitable rooms in the upper stories of the house to have escape windows with unobstructed openable area that is at least 0.33m sq and at least 450mm high and 450mm wide. The bottom of the openable area should be not more than 1100mm above the floor. An escape window will be required in a habitable room at ground floor level only when: The escape route from that habitable room (inner room) requires escape through another habitable room (access room). Escape windows to First Floor; Window manufacture / supplier is to ensure that all bedrooms have at least one window opening that complies with the above to ensure escape window is provided. Flying mullion style windows are acceptable to ensure compliance. Architects to approve all details prior to order and installation.

**RAINWATER GOODS**  
All gutters and down pipes to be black upvc, to match existing and fixed in accordance with manufactures recommendations. NOTE: New rainwater pipes to be connected to existing surface water drains / soakaways - to be agreed on site.

**ROOF STRAPPINGS**  
Provide 30x2.5x1200mm long galvanised steel holding down straps to wallplates at max. 1200mm centres, each fixed to the internal skin of masonry by 3 fixings. Provide gable restraint straps at max. 1200mm centres on slope of rafters and ceiling joists, turned down face of gable wall at 1200mm centres. Include for solid timber packing between trusses and the last truss and wall, at strap positions.

**CONTINUITY OF INSULATION**  
The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers. Reasonable provision would be for the building contractor to adopt construction details in accordance with Robust Construction Details for dwellings and similar buildings.

**STRUCTURAL TIMBER**  
All structural timber to be C16 (SC3) grade unless otherwise stated to B.S. 4978:1978. All timber where possible is to be obtained from sustainable sources certified under the Forest Stewardship Council scheme, which is provided in this country by BM TRADA.

**STUD PARTITIONS**  
Construct stud work walls to areas as shown with 100 x 50mm timber studs at 600 mm centres installed to manufacturers requirements. Cover studs with 12.5mm British Gypsum Wallboard10 with skim finish, provide sound deadening quilt to the cavity, minimum density of 10kg/sq.m. All joints to be well sealed.

**CAVITY EXTERNAL WALLS**  
There are two types of proposed cavity wall within the proposed extensions:

**Rendered -** to be 320mm cavity walls built of: 20mm render, two skins of 100mm Tarmac Topblock Hemelette 3.6N/mm<sup>2</sup> blockwork, with 100mm cavity with full fill insulation. The full fill insulation is to be 100mm thick Rockwool Cavity batts, installed as work proceeds in accordance with the recommendations of British Board of Agreement Certificate no. 94/3079. Finish internally with 12.5 mm plasterboard on dabs with skim finish. U value not to exceed 0.28 W/m<sup>2</sup>sqK.

**Stone -** to be 310mm cavity walls built of: 110mm stone to match existing property, 100mm Tarmac Topblock Hemelette 3.6N/mm<sup>2</sup> blockwork, with 100mm cavity with full fill insulation. The full fill insulation is to be 100mm thick Rockwool Cavity batts, installed as work proceeds in accordance with the recommendations of British Board of Agreement Certificate no. 94/3079. Finish internally with 12.5 mm plasterboard on dabs with skim finish. U value not to exceed 0.28 W/m<sup>2</sup>sqK.

Build in stainless steel cavity wall ties at 450 mm vertical and 750 mm horizontal with additional, ties at every block course to perimeters of openings and where cavity is to be closed vertically. Build in hyload DPC min. 150 mm above ground level, which is in addition to the radon barrier and must not be linked. Provide cavity closer Rockclose by Rockwool with integral dpm membrane to ensure all cavities are closed at door/ window openings. To areas where roofs abut walls, stepped cavity trays to be provided.

**GROUND FLOOR CONSTRUCTION**  
To be 75mm minimum screed on separating layer of building paper to BS1521:1972 on 100mm minimum concrete slab, on 100mm Kingspan Thermafloor TF70 zero ODP insulation with 25mm to the internal face of the perimeter walls all in accordance with Manufacturer's recommendations and Robust Details, on 1200 gauge polythene damp proof membrane linked to 600mm wide d.p.c. which is stepped across the cavity complete with weep holes at 900mm centres maximum. All Joints in barrier and joint between barrier and stepped d.p.c. to be taped to form a gas tight seal. All on 50mm min.sand blinding and 150mm minimum well compacted hardcore. To achieve a minimum u-value of 0.15 W/m<sup>2</sup>K.

**WALLS BELOW GROUND LEVEL**  
To be built in 7N/mm sq. blocks, blocks to finish 75mm below ground level to external skin. Fill cavity with lean mix concrete up to ground level or 225mm below lowest d.p.c. with splay outwards.

**FOUNDATIONS**  
To be 600mm wide concrete strip to external cavity walls and 450mm wide to internal load bearing/butressing walls. All foundations to be min.1000mm deep below ground level and are to be below any drain inverts. All foundation excavations depths are to be agreed on site with Local Authority Building Inspector prior to work commencing.

**ELECTRICAL INSTALLATION (New Electrical Work)**  
Contractor to agree mechanical and electrical layouts on site. Either section A or B of the supplementary form must be completed by the contractor. Note that all electrical work required to meet the requirements of Part P, will be designed, installed, inspected and tested by a person, competent to do so, in accordance with BS 7671. Section A should be completed where a member of a Competent Persons Scheme is to be engaged. Section B should be completed in all other circumstances and the guidance on the form should be followed. A copy of the installation and test certificate should be forwarded to the council immediately following the completion of the electrical installation. Contractor must comply fully with this requirement.

**HEATING CONTROLS**  
A new Air Source Heat Pump is proposed; to be installed in line with manufacturer and specialist providers recommendations and requirements. Heating controls to be in accordance with Building Regulations Part L1 section 1 with thermostatic radiator valves to all rooms where relevant. Heating to be central heating by radiators with water in approved pipes. All pipes to be tested for water tightness before being covered up. All details are to be approved by Building Control prior to work commencing on site.

**INTERNAL LIGHTING & ELECTRICS**  
All new electrical work is to be installed in compliance with Part P of the Building Regulations. New light fittings to meet the requirements of Part L1B and installed in accordance with Part P. GLS tungsten lamps with bayonet cap or Edison screw bases, or tungsten halogen lamps do not meet these requirements. Fixed energy efficient light fittings that number a minimum of 75% to be installed as part of lighting design.

REVISION	DATE	DESCRIPTION

**PWArchitects**  
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**CLIENT**  
**Mr & Mrs McMorrow**

**PROJECT**  
**Proposed Extension to;**  
**Hollyhock Cottage,**  
**Church Street, Ryhall,**  
**Rutland,**  
**PE9 4HR.**

**DRAWING TITLE**  
**Building Regulation Drawing;**  
**Proposed Elevations and Floor Plan.**

DATE January 2019	SCALE 1:50 @ 100	PAPER SIZE A1	DRAWN TR
PROJECT REF. <b>2019 / 01</b>	DRAWING NO. & REVISION <b>03</b>		