

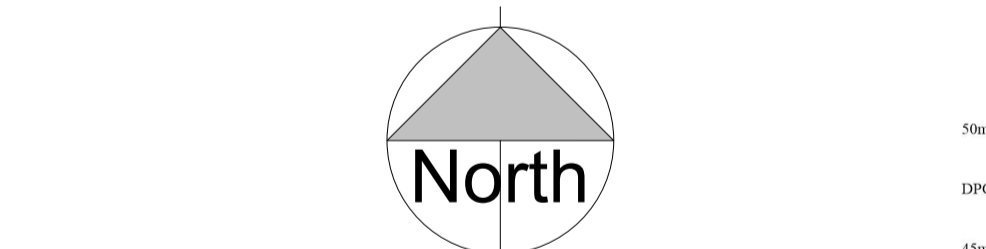
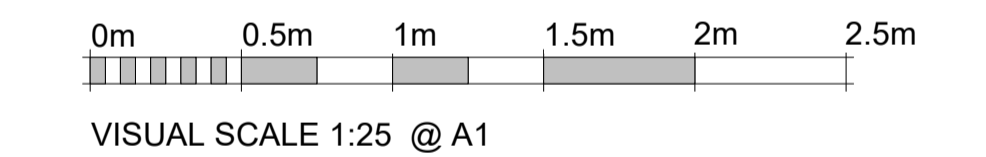


VENTILATED FLAT ROOF
 (Imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
 To achieve U value of 0.18 W/m²K
 Flat roof to be single ply membrane roofing with aa fire rating as specialist specification, with a current BBA or WIMLAS Certificate on 22mm exterior grade plywood, laid on firings to give a 1:40 fall on 47 x 220mm grade C24 joists at 400 ctrs max span 5.08m (see engineer's details for sizes). Cross-ventilation to be provided on opposing sides by a proprietary gable ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation. Insulation to be 165mm Celotex XR4000 between joists only. Ceilings to be 12.5mm plasterboard over vapour barrier with skim plaster finish. (An additional 15mm pur insulation to be provided under joists to prevent thermal bridging if required).
 Provide cavity tray where pitched roof meets existing wall. Provide restraint to flat roof by fixing using 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.
THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.

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 EN 1992-1-1, 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 manufacturer's standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

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 and Part K (Part N in Wales) of the current Building Regulations.

SUSPENDED BLOCK AND BEAM FLOOR
 Remove top soil and vegetation, apply weed killer - The underside of beams not less than 150mm above the top of the ground. PCC beams to be supplied and fixed to beam manufacturer's plan, layout and details (details and calculations to be sent to Building Control and approved before works commence). Minimum bearing 100mm onto DPC and load bearing walls. Provide concrete blocks to BS EN 771, wet and grout all joints with 1:4 cement/sand mix. Provide double beams below non-load bearing partitions. Lay 1200g DPM/radon barrier, with 300mm laps double welded and taped at joints and service entry points using radon gas proof tape, over beam and block floor. Lay floor insulation over DPM. 75mm Celotex GA4000 applied as a rigid material. 25mm insulation to continue around floor perimeters to avoid thermal bridging. Lay 500g separating layer over insulation and provide 75mm sand/cement screed over and prepare for floor finishes as required. The top surface of the ground cover under the building shall be above the finished level of the adjoining ground.
 Ventilation - Provide cross-ventilation of the under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area, whichever is the greater. Steeper walls shall be of honeycombed construction or have provision for distribution of ventilation.



1 Sectional View
 1 : 25

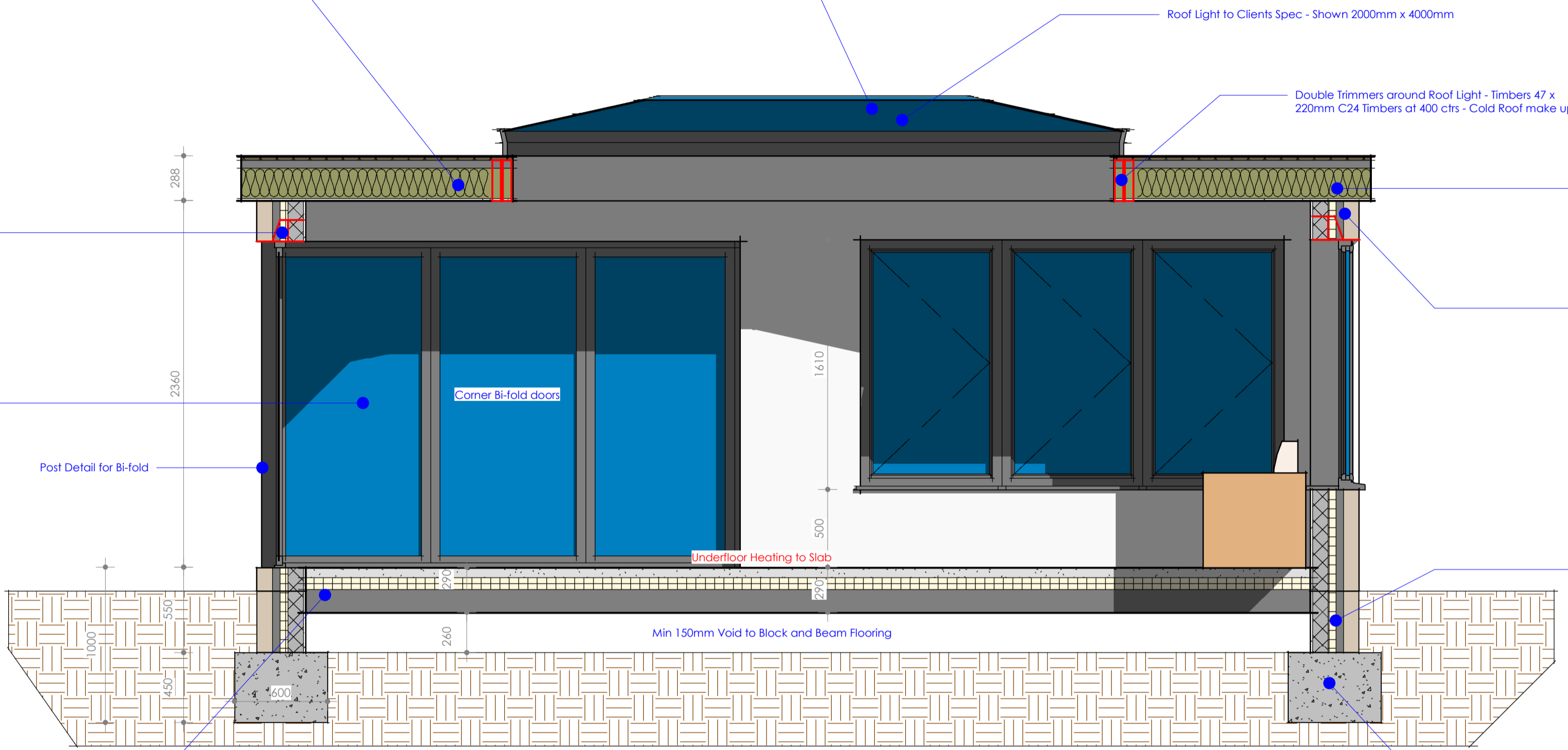


EXISTING STRUCTURE
 Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

OPENINGS AND RETURNS
 An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally).

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 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 3000mm of door opening and within 800mm above floor level in windows.

ROOF LIGHTS
 Min U-value of 1.6 W/m²K.
 Rooflights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.



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.

SMOKE DETECTION
 Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 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.

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.

ESCAPE WINDOWS
 Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed operable area that complies with:
 - minimum height of 450mm and minimum width of 450mm.
 - minimum area 0.33m².
 - the bottom of the operable area should be not more than 1100mm above the floor.
 The window should enable the person to reach a place free from danger from fire.

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.

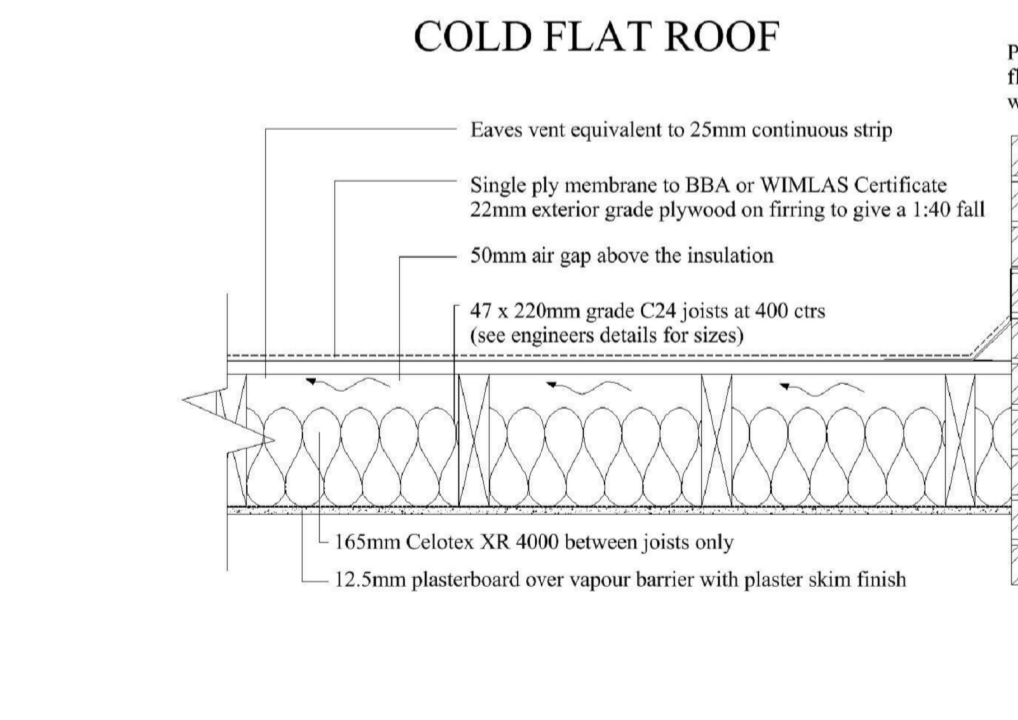
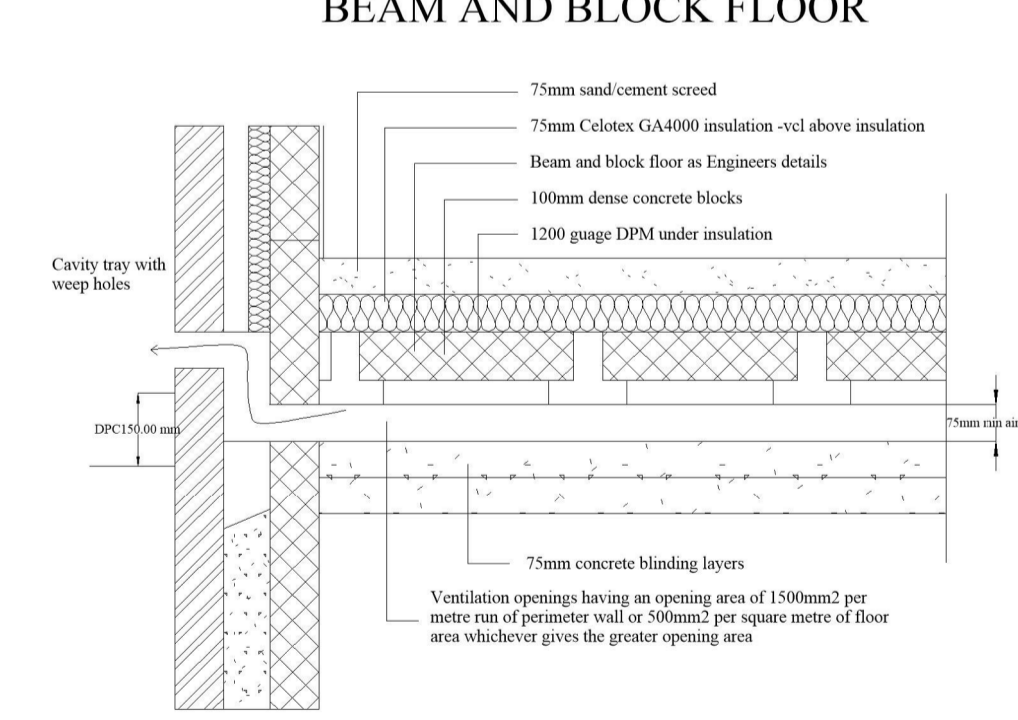
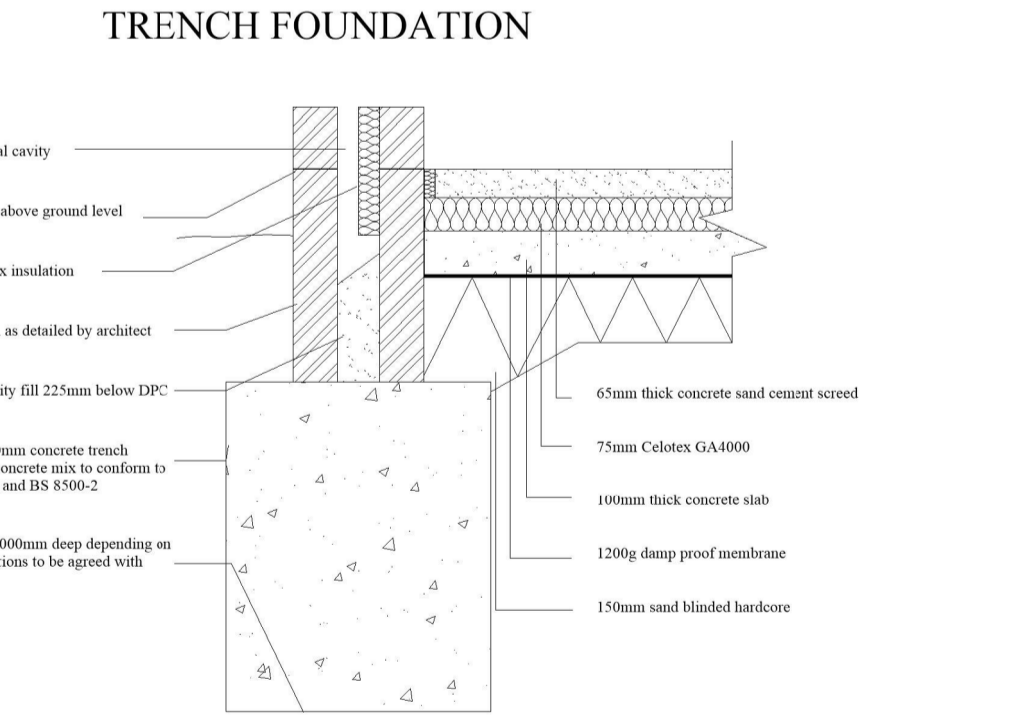
INTERNAL LIGHTING
 Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces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

- INTERNAL LIGHTING**
- 1 Single Power Socket
 - 2 Double Power Socket
 - C Cooker Point
 - U Unswitched Fused Spur
 - External Power Socket
 - Telephone Point
 - D Cat 6 Data Point
 - Extract Vent
- FIRE**
- FA Fire Alarm Panel
 - SS Shaver Socket
 - SP Speaker Point
 - TV TV Aerial Point
 - FB Floor Box
 - FS Floor Socket
 - Passive Extract
 - Mechanical Extract
- DB Distribution Board
 - SD Smoke Detector
 - HD Heat Detector
 - CD Carbon Monoxide Detector
 - EF Extract fan
 - UHF Underfloor heating control

- Wall Structure Key:**
- Cavity Wall: Render
 - Cavity Wall: Face Brick
 - Block Work: 100mm
 - Studwork Wall: 75mm
 - Metal Frame: 70mm
 - Solid Brick Wall: 215mm
 - Solid Block Wall: 215mm
 - Structural Opening
 - Walls Removed

- Drainage Key**
- S Storm Drainage
 - MH Manhole
 - FD Foul Drainage
 - SVP Soil Vent Pipe
 - GP Gulley Pot
 - RWP Rainwater Pipe
 - AD ACO Drain

- Ducting Colour & Use**
- Red Electric cable
 - Yellow Gas Pipe
 - Blue Water pipes
 - Green Data/Comms
 - Grey BT
 - Purple Security - Cameras
 - Orange Garden Lighting non Security



PLANNING NOTE
 Under new regulations that came into force on 1 October 2008 an extension or addition to a house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:
 -No more than half the area of land around the "original house" would be covered by additions to buildings.
 -No extension forward of the principal elevation or side elevation fronting a highway.
 -No extension higher than the highest part of the roof.
 -Maximum depth of a single storey rear extension to be 3 metres for an attached house and 4 metres for a detached house.
 -Maximum height of a single storey rear extension to be four metres.
 -Maximum ridge and eaves height no higher than existing house.
 -Roof pitch of extensions higher than one storey to match existing house.
 -Materials to be similar in appearance to the existing house.
 -Upper-floor, side-facing windows to be obscure glazed: any opening to be 1.7m above the floor.

A notification of a proposed larger Home Extension under the conditions set by permitted development legislation, householders are able to build larger single-storey rear extensions in certain circumstances. Generally, single-storey rear extensions must not extend beyond the rear wall of the original house by more than 8 metres if a detached house, or more than 6 metres for any other house. Before development commences, the relevant local planning authority must be notified of the proposed work so that they can determine if their prior approval is required for the extension, based on consultation with neighbouring properties. This is done by completing and submitting the 'Notification of a proposed larger Home' application form.

Please note:
 All drawings are for the purposes of planning only unless marked for construction.
 All builders to site measure to confirm measurements.
 Report all discrepancies to the person named below, do not proceed without instruction.
 BRO take no responsibility should any drawing/s unless specified are used for building purposes and measurements aren't checked on site.
 All drawings remain the property of BRO Architecture

PROJECT **Proposed Rear Extension**
 TITLE **The Hollies Tameside Drive GL7 6BJ**

CLIENT **Jeremy Smith**
 DRAWN BY SH
 CHECKED BY Client
 DATE 2nd Nov 21
 SCALE (@ A1) 1 : 25
 PROJECT NUMBER SH/BRO
 DRAWING NUMBER **Proposed Sectional View**
 REV Client