

Refer to Building Regulation Drawings for Full Specifications

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BUILDING REGULATIONS NOTES

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- Or,
- (b) Exceeds 500 person days.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

DPC
Provide horizontal strip polymer (Fylodac) 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.

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 EN 845

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.

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 abut the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

CAVITY BARRIERS
30 minute fire resistant cavity barriers to be provided at all tops of walls, gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturer's details.

MOVEMENT JOINTS
Movement joints to be provided at the following maximum spacing:

- Clay brickwork - 12m.
- Calcium silicate brick - 7.5-9m.
- Lightweight concrete block - density not exceeding 1,500kg/m3 - 6m.
- Dense concrete block - density exceeding 1,500kg/m3 - 7.5-9m.
- Any masonry in a parapet wall (length to height ratio greater than 3:1) - half the above spacings and 1.5m from corners.
- Movement joint widths for clay bricks to be not less than 1.3mm/m i.e. 12m = 16mm and for other masonry not less than 10mm.
- Additional movement joints may be required where the aspect ratio of the wall (length:height) is more than 3:1.
- Considerations to be given to BS EN 1996-1-2:2005 Eurocode 6, Design of masonry structure.

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 1.6 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.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents in compliance with Approved Document F 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/rooftlights 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.

BLOCK AND BEAM FLOOR 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.

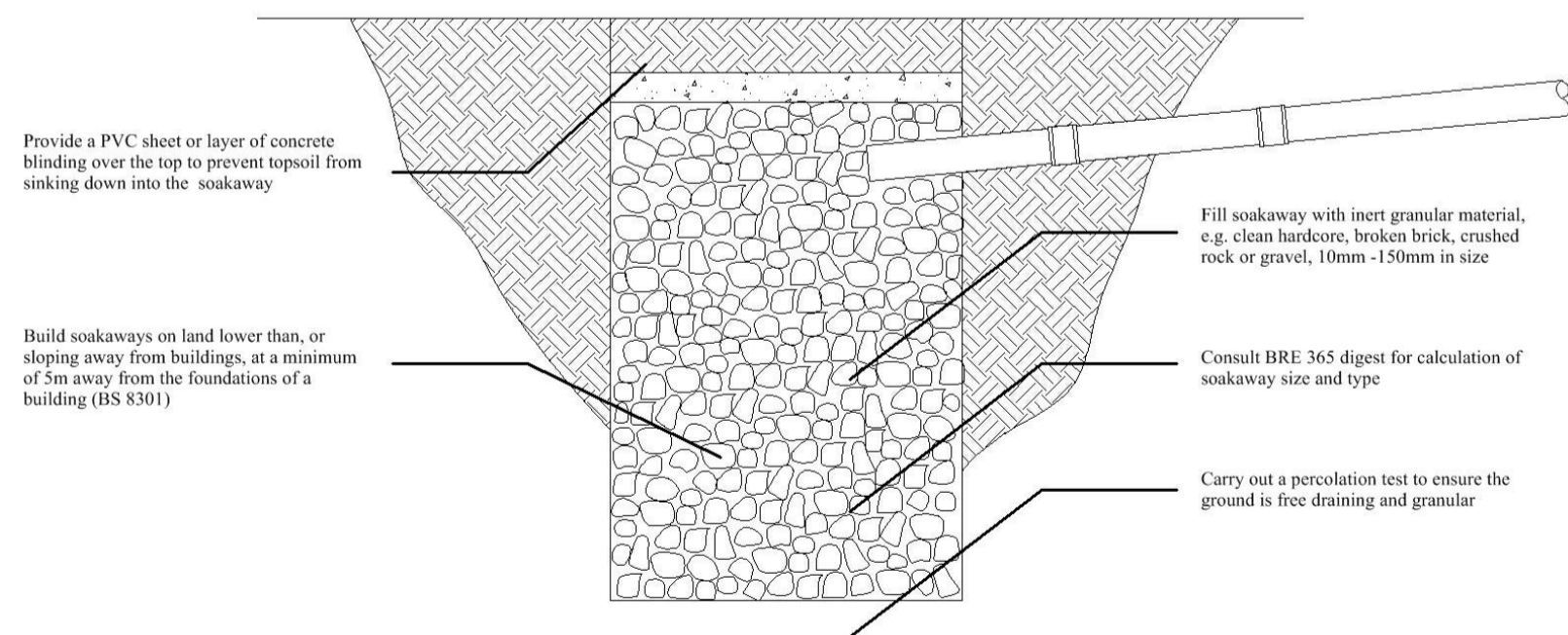
FLAT ROOF VENTILATION
Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation.

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 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 suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

FIXED EXTERNAL LIGHTING
External light fittings to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide.
Light fitting to be either:
a. lamp capacity not greater than 100 lamp-watts per light fitting and provided with automatic movement detecting devices (PIR) and automatic daylight sensors ensuring lights shut off automatically when not required.
Or
b. lamp efficacy greater than 45 lumens per circuit-watt; fitted with manual controls and automatic day light cut-off sensors so that lights switch off when daylight is sufficient.

SOAKAWAY

Soakaway size and type dependent on space requirements, site layout, topography, water table, subsoil type, etc. Designed to BS EN 752



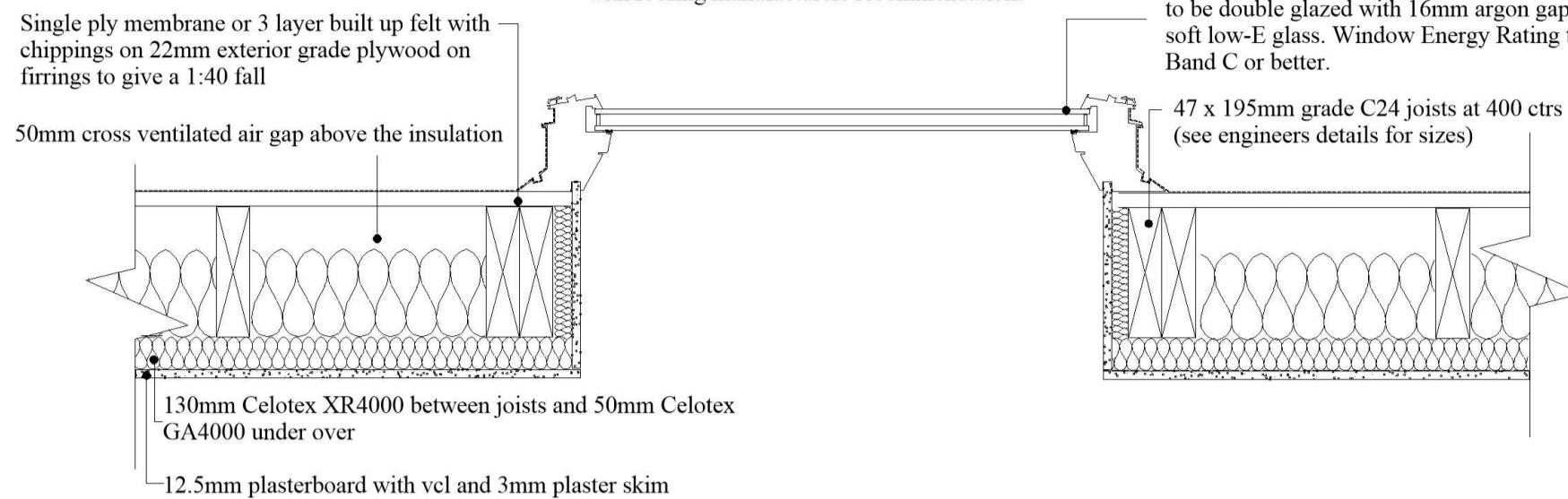
FLAT ROOF WINDOW

To achieve U value of 0.15 W/m²K

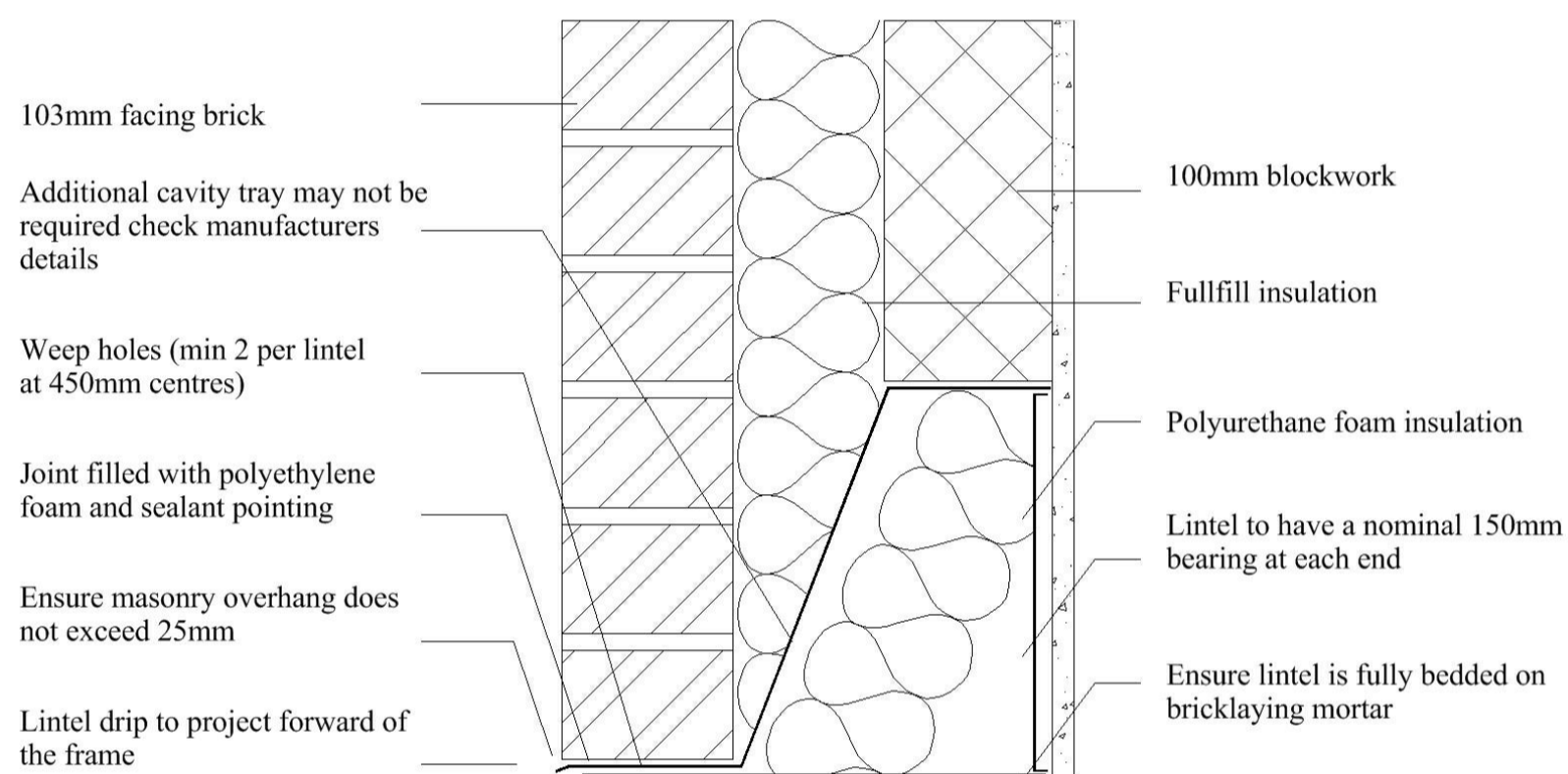
Structure to Engineers details

Ensure that roof membrane application, size and number of overlaps and fixings are all in accordance with roofing manufacturers recommendations

Roof-lights to have a min U-value of 1.6 W/m²K. to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better.

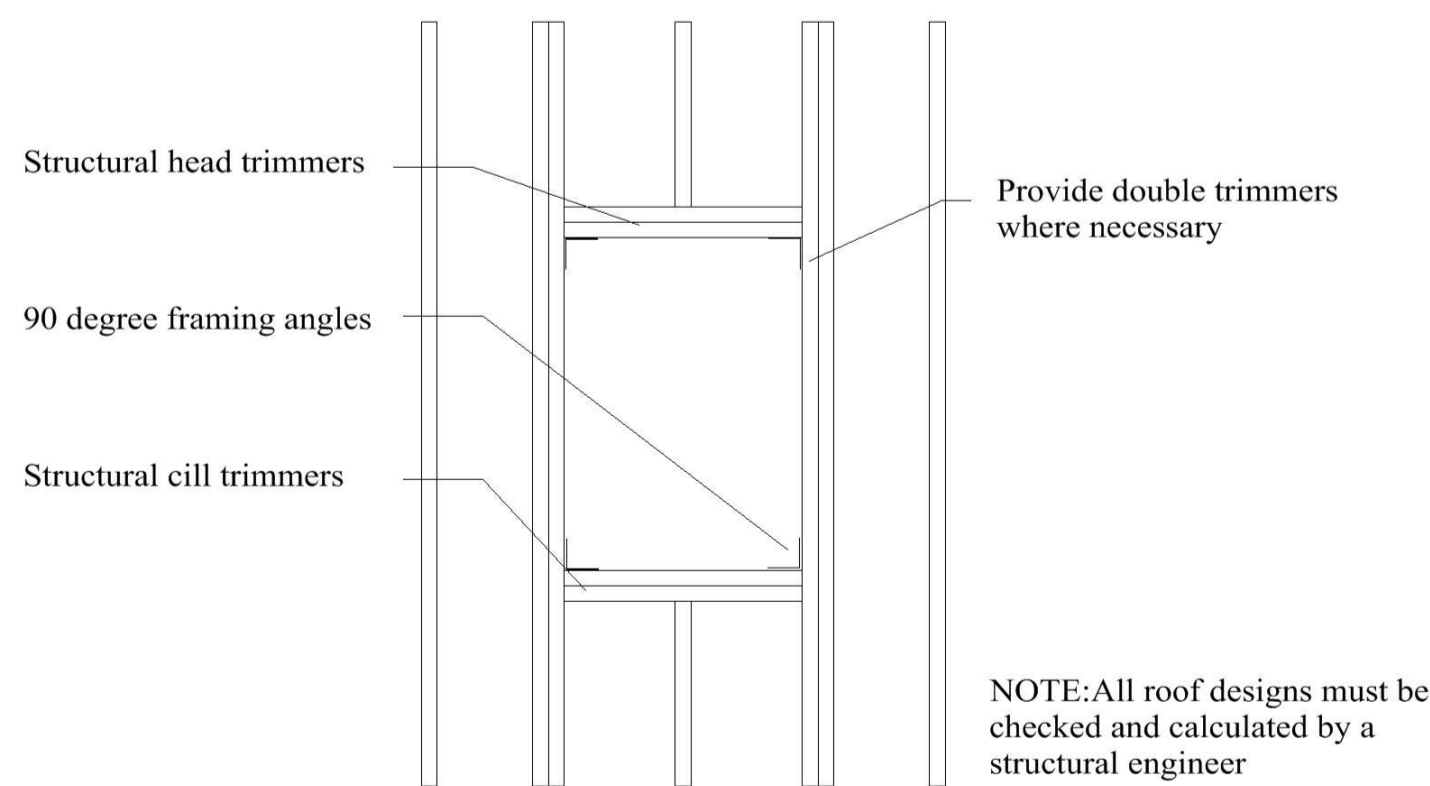


LINTEL WITH SLOPE WITHIN THE CAVITY



ROOFLIGHTS (STRUCTURE)

Rooflight installed in accordance with manufactures details



1 Single Power Socket	FIRE Fire Alarm Panel	■ Distribution Board
2 Double Power Socket	SS Shaver Socket	☉ Smoke Detector
3 Cooker Point	SP Speaker Point	☼ Heat Detector
4 Unswitched Fused Spur	TV TV Aerial Point	☉ Carbon Monoxide Detector
5 External Power Socket	FB Floor Box	⊗ Extract fan
6 Telephone Point	FS-2 Floor Socket	☉ Underfloor heating control
7 Cat 6 Data Point	PE Passive Extract	
8 Extract Vent	ME Mechanical Extract	

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	Gully 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)
PROJECT NUMBER SH/BRO
DRAWING NUMBER **Proposed Building Reg Notes**
REV Client

