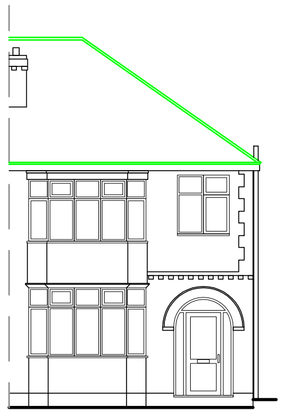
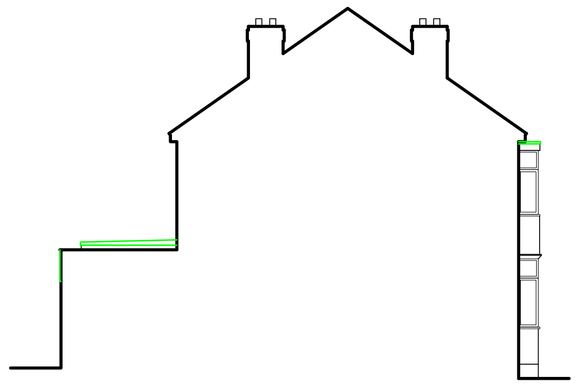
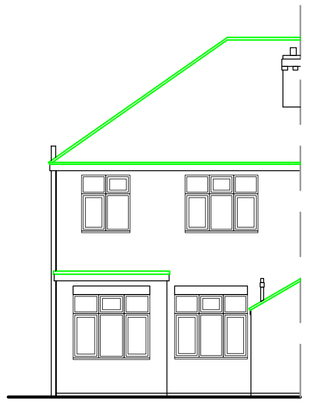


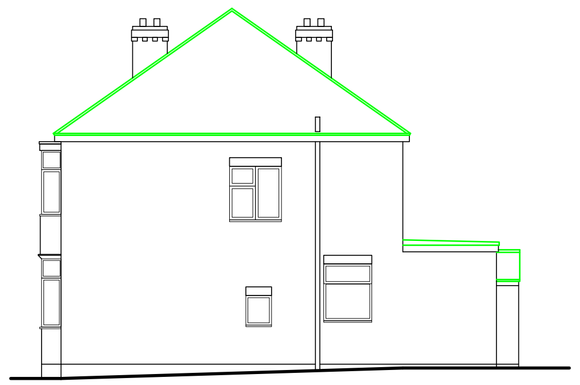
Existing Front Elevation



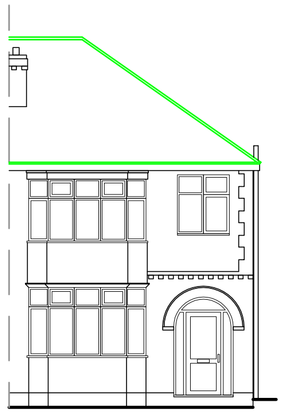
Existing Side Elevation



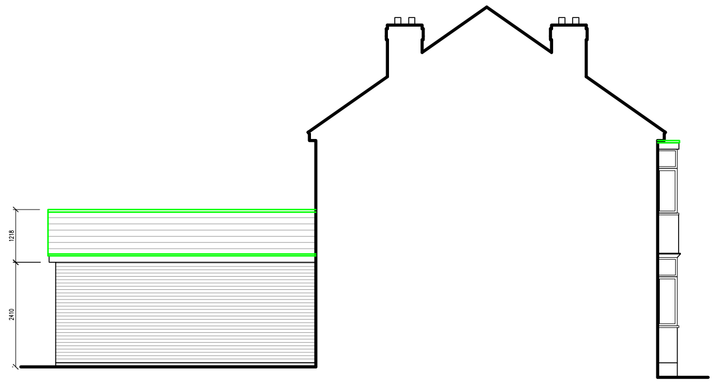
Existing Rear Elevation



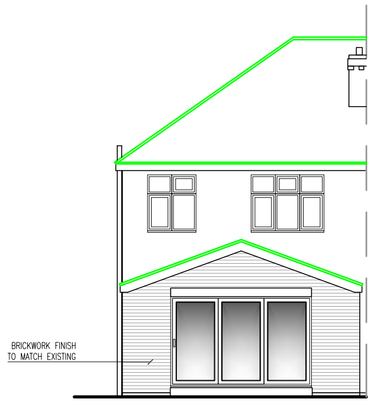
Existing Side Elevation



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

Proposed Side Elevation

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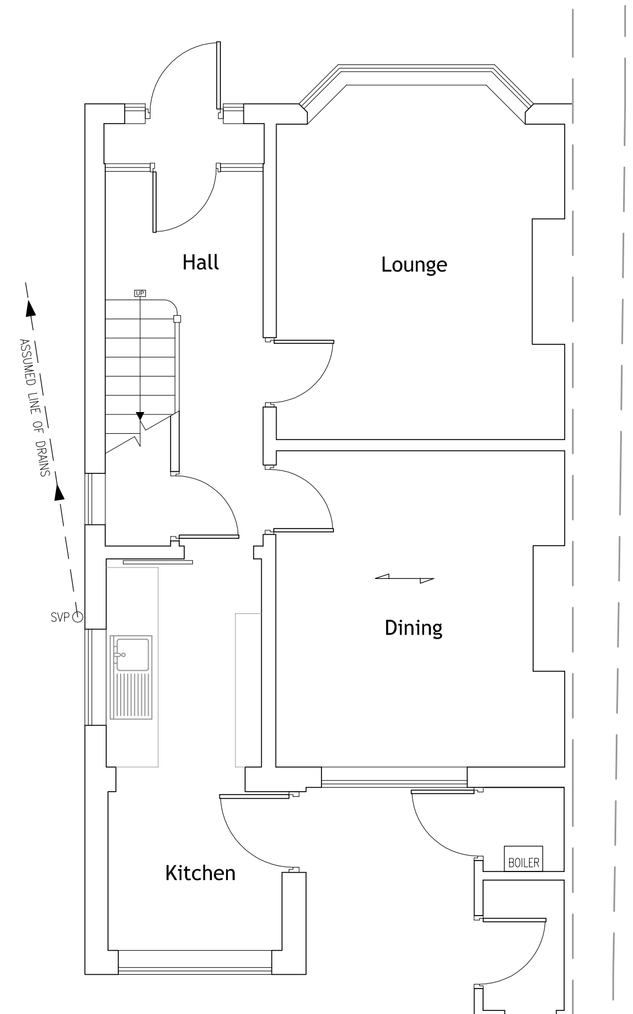
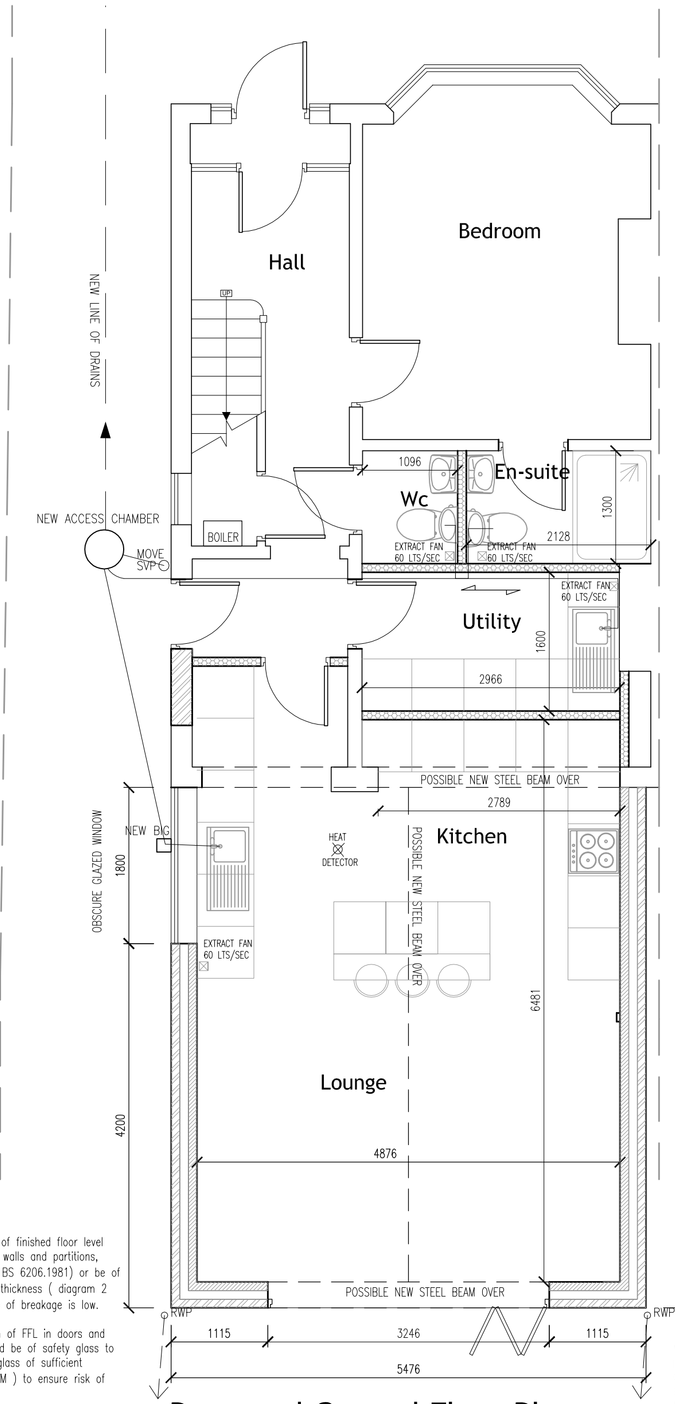
Existing Site Location Plan 1:1250

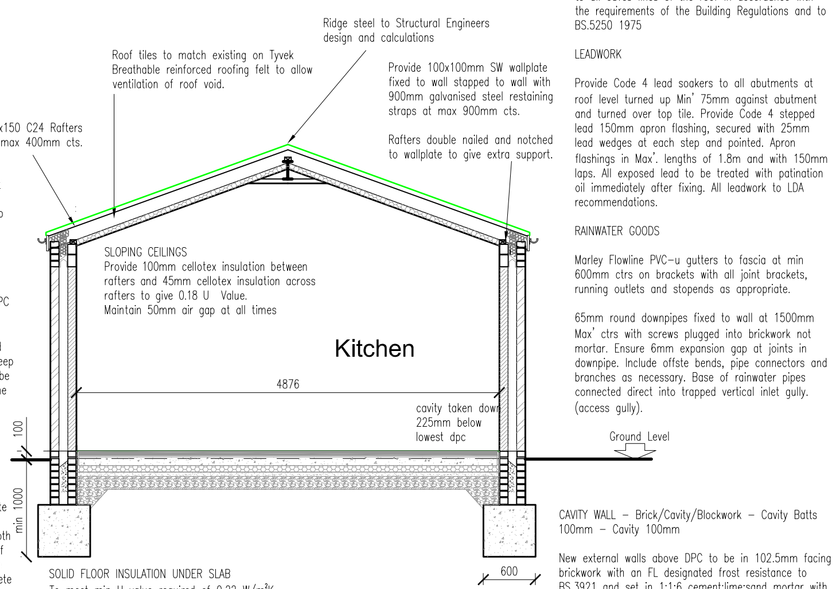
Block Plan 1:500





Existing Ground Floor Plan

Proposed Ground Floor Plan



BONDING TO EXISTING BRICKWORK

Bonding new brickwork to existing brickwork shall be by a 10mm straight joint with stainless steel crocodile wall ties or similar, plugged and screwed to existing wall. Joints to be filled with closed cellular polyurethane packing material and faced with a 2 part polysulphate sealant.

Brickwork below ground and upto to DPC to be in Class B engineering bricks to BS.321 and laid in 1:3 cement/sand mortar, flush pointed below ground and bucket handle jointed above ground. Weep holes filled with polypropylene rope to be constructed at every 4th perpend to the brick course immediately above ground level.

FOUNDATIONS

All new foundations to be C25 mass concrete trench fill to the dimensions shown on the drawings and taken down to a minimum depth unless otherwise specified on the drawings of 1000mm below ground level or to a suitable safe bearing strata and to be to the complete satisfaction of the Local Authority Building Inspector.

Trench fill concrete to terminate Min' 150mm below ground level. As no ground investigation has been carried out, it is recommended that a builder should check the level of the safe bearing strata on site before work commences and the Building Inspector notified of any problems encountered.

Any new foundations within 1m of an adopted sewer to be taken down to at least the invert level of the sewer.

Where Foundations are in close proximity to trees and hedges the foundation depths and ground floor construction to be in accordance with NHBC Publication,Chapter 4.2, Building near trees.

SOLID FLOOR INSULATION UNDER SLAB

To meet min U value required of 0.22 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200 gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 75mm thick Celotex. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

ROOF VENTILATION

Proprietary roof ventilation system is to be provided ("Glidvale" or similar approved) to ventilate roof space to the equivalent of a 10mm continuous gap to all eaves lines of the roof in accordance with the requirements of the Building Regulations and to BS.5250 1975

LEADWORK

Provide Code 4 lead soakers to all abutments at roof level turned up Min' 75mm against abutment and turned over top tile. Provide Code 4 stepped lead 150mm apron flashing, secured with 25mm lead wedges at each step and pointed. Apron flashings in Max'. lengths of 1.8m and with 150mm laps. All exposed lead to be treated with patination oil immediately after fixing. All leadwork to LDA recommendations.

RAINWATER GOODS

Marley Flowline PVC-u gutters to fascia at min 600mm ctrs on brackets with all joint brackets, running outlets and stopends as appropriate.

65mm round downpipes fixed to wall at 1500mm Max' ctrs with screws plugged into brickwork not mortar. Ensure 6mm expansion gap at joints in downpipe. Include offset bends, pipe connectors and branches as necessary, Base of rainwater pipes connected direct into trapped vertical inlet gully. (access gully).

CAVITY WALL - Brick/Cavity/Blockwork - Cavity Batts 100mm - Cavity 100mm

New external walls above DPC to be in 102.5mm facing brickwork with an FL designated frost resistance to BS.3921 and set in 1:1:6 cement:lime:sand mortar with bucket handle joints externally.
The internal leaf to be constructed in thermalite concrete blocks Min 7N/mmsq (thickness 100mm, 140mm as dimensioned on the drawings). Set in 1:1:6 cement:lime:sand mortar or as otherwise recommended by the block manufacturer with raked joints to receive 12.5mm plasterboard on dabs finish.
Wall ties shall be stainless steel type 1 ties to BS.1234 built in as brickwork proceeds at 750mm ctrs horizontally and 450mm ctrs vertically laid staggered and sloping to the outer leaf. Wall ties to be at 225mm ctrs vertically and at a maximum distance of 300mm horizontally from any opening or corner.
Provide 100mm insulated cavity closers to door and windows to reduce thermal bridging.
Cavity to be 100mm with fully filled of 100mm "Rockwool" insulation batts to achieve U-value of 0.28W/msq °C or better.
Cavity to be taken down 225mm below the level of the lowest dpc

Glazed areas within 800mm of finished floor level and in Internal and external walls and partitions, should be of safety glass (BS 6206:1981) or be of annealed glass of sufficient thickness (diagram 2 part N) to ensure that risk of breakage is low.

Glazed areas within 1500mm of FFL in doors and associated side panels should be of safety glass to BS 6206:1981 or annealed glass of sufficient thickness (diagram 2 part M) to ensure risk of breakage is low.

Where it is reasonably practicable, any new storm drain is to discharge into a soakaway min 5m from the property. (Soakaway subject to porosity tests)

NOTE:
These drawings are subject to inspection by a Qualified Structural Engineer to identify any structural elements that may be required. Beam and trimmer locations that are already marked on the drawings are suggested locations only.

Approved Drawings

These drawings have been prepared solely for Planning and Building Regulation Applications only. Any amendments by the contractor to the approved design must be agreed on site with the Local Building Inspector before works are undertaken.

Part 'B' Fire Safety
New walls and ceilings to provide 30min separate to adjoining areas

FD30 fire door with self closing device and fitted with heat activated seals in conjunction with flexible edge seals installed between garage and dwelling.

All new ceilings to be 12.5mm plasterboard with skim finish to give 30min fire protection.

All new steelwork to be encased in 2 layers of 12.5mm plasterboard to give 30 min fire protection

A Fire Detection and Alarm System designed and installed in accordance with BS 5839:part 6:2004 comprising Ceiling mounted smoke alarms provided on each floor to BS 5446:part 1:2000, situated max 4.5m from habitable rooms and min 300mm off adjacent walls and light fittings. Permanently wired to a separate fused circuit at the distribusion board. Alarms to be linked together and have a battery back up supply. Provide a Heat detector to kitchen.

New FD20 fire doors to have a minimum 25mm rebate, an additional 12mm planted stop to be screwed to the existing door frame/lining if required.

Part 'F' Ventilation
Kitchens and Utility Rooms to be ventilated to provide Min' 60 ltrs/second and operated by an intermitant timer and light switch with a 20 minute over-run.

Bathrooms, Ensuites and wc to be ventilated to provide 15ltrs/second extraction, operated by an intermitant timer and humidistat. Over-run to be 20 minutes.

Internal rooms to be ventilated to 3 air changes/hr, unless kitchen or bathroom operated by an intermitant timer and also operated by the light switch and over-run for 20 minutes after room has been in use.

Part'H' Drainage

Internal
Showers, bath and sink waste pipes are to be fitted with 40mm Min' dia' waste pipes. Wash hand basins to be fitted with 32mm Min' dia' waste pipe. WC's to be fitted with 100mm Min' dia' waste pipes. Where 40mm dia' wastes exceed 3m in length or 32mm dia' wastes exceed 1.7m in length, anti-syphon traps must be fitted. 40mm and 32mm dia' wates shall be installed at a gradient of between 18-90mm/m run of pipe. WC 100mm dia' pipes shall be installed at a Min' gradient of 18mm/m run. All new showers, baths, sinks and wash basins be fitted with 75mm deep seal traps. Any new SVP to terminate not less than 900mm above any window within 3m of the pipe.

Below Ground
New drainage to conform with part H of the Building regulations and BS.8301:1985 and to be formed in 100mm dia' (unless otherwise stated) Hepworth Supersleeve, laid in straight and even falls of Min' 1:40 for foul and 1:80 for surface water, with flexible water joints.
Drains to have Class N bedding, consisting of 100mm regulating granualr material to BS.8301:1985 and Min' cover of selected fill free from stones larger than 40mm, lumps of clay over 100mm, timber, frozen material or other vegetable matter. Where rigid pipes of less than 150mm dia' have less than 600mm of cover the pipes shall be surrounded with concrete with a thickness of at least the dia' of the pipe.

Drains under Buildings
Drains under buildings to be surrounded with a Min' 100mm granular material. Drains within 300mm of the underside of the floor slab should be surrounded in 150mm Min' of concrete. 'Spanlite' prestressed concrete lintols to be used above all openings where drains run through a wall or under foundations. Maintain a 50mm clearance around pipes to openings. Openings in walls need to be masked either side with rigid sheet material.

Where a trench containing a drain is within 1m of the building, fill with concrete to the lowest level of the building or where more than 1m from the building, fill with concrete to a level equal to the distance from the building less 150mm.

New Manholes are to be constructed in 215mm Class B engineering brickwork to BS.3921, laid in english bond in 1:3 cement:sand mortar flush pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be heavy duty to BS.497.
Inspection chambers less than 900mm deep to be in proprietary polypropylene construction. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS.497.

Part 'J' Combustion Appliance s
Existing central heating system to be extended into new rooms. All new radiators to have TRV's.

Part 'N' Glazing
Windows to match existing, fitted with trickle vents to give 8000mm sq ventilation area or 4000mm sq The windows shall be as scheduled or as otherwise described on the drawings. All windows to have locking handle. New glazing to have low E coating to give U-value of 1.6W/m2k. New Glazing to be max 25% of floor area. If above this ratio calculations for whole house glazing to be supplied. Doors between house and conservatories to be external grade with a U Value of 1.6W/m2k.

Part 'L1' Conservation of Fuel and Power
For extensions which create up to 3 new rooms 1 No Energy efficient light fitting which will only take a lamp having a luminous efficiency greater than 40 lumens per circuit-watt must be provided.
New Condencing boiler to have a SEDBUK value of 91% or more

Part 'M' Disabled Access
Switched Socket Outlets to be 450mm above Finished Floor Level. New light switches to be 1200mm above Finished Floor Level. All as outlined in Approved Document M2 diagram 22.

Part 'P' Electrical Installations
All new Electrical work to be design, installed, inspected and tested in accordance with BS 7671:2001 (I.E.E Wiring Regulations 17th Edition) The works are to be undertaken by an installer registered under a suitable electrical self -certification scheme, with a Certificate of compliance produced to Building Control on completion of the works.

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Site Location Plan 1:1250

Before works begin
Contractors must verify all dimensions on site before commencing works on site. Any discrepancies must be reported to EP Architecture before works are undertaken or materials are ordered.

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Proposed Extension
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drawing
Existing & Proposed Floor Plans & Elevations

scale 1:50/1:100 date 22/07/21 drawn DS

Job no 21151-01B

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