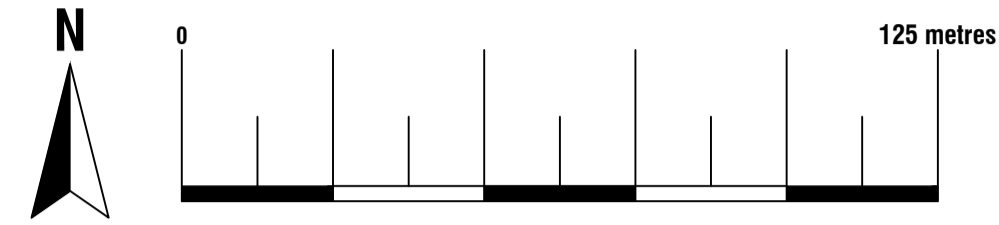


Location Plan

Scale 1:1250

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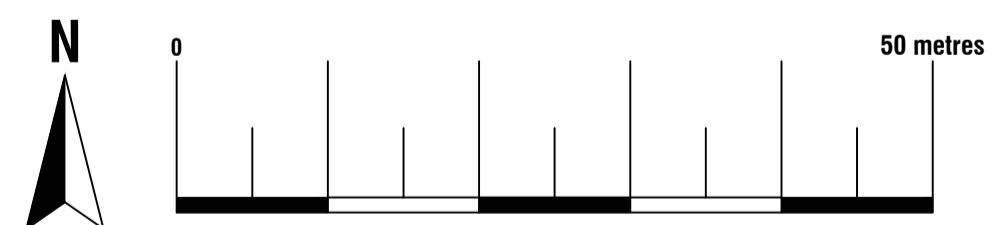


Existing Block Plan

Scale 1:500

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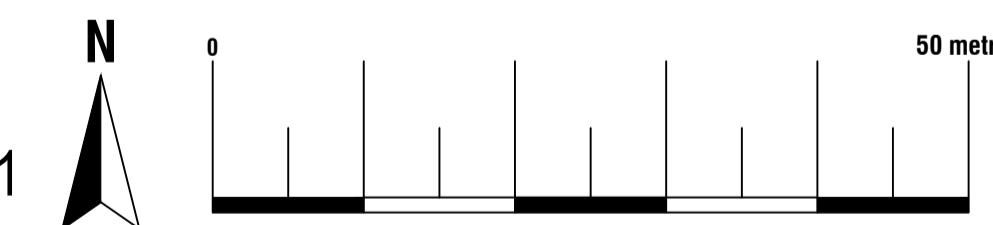


Proposed Block Plan

Scale 1:500

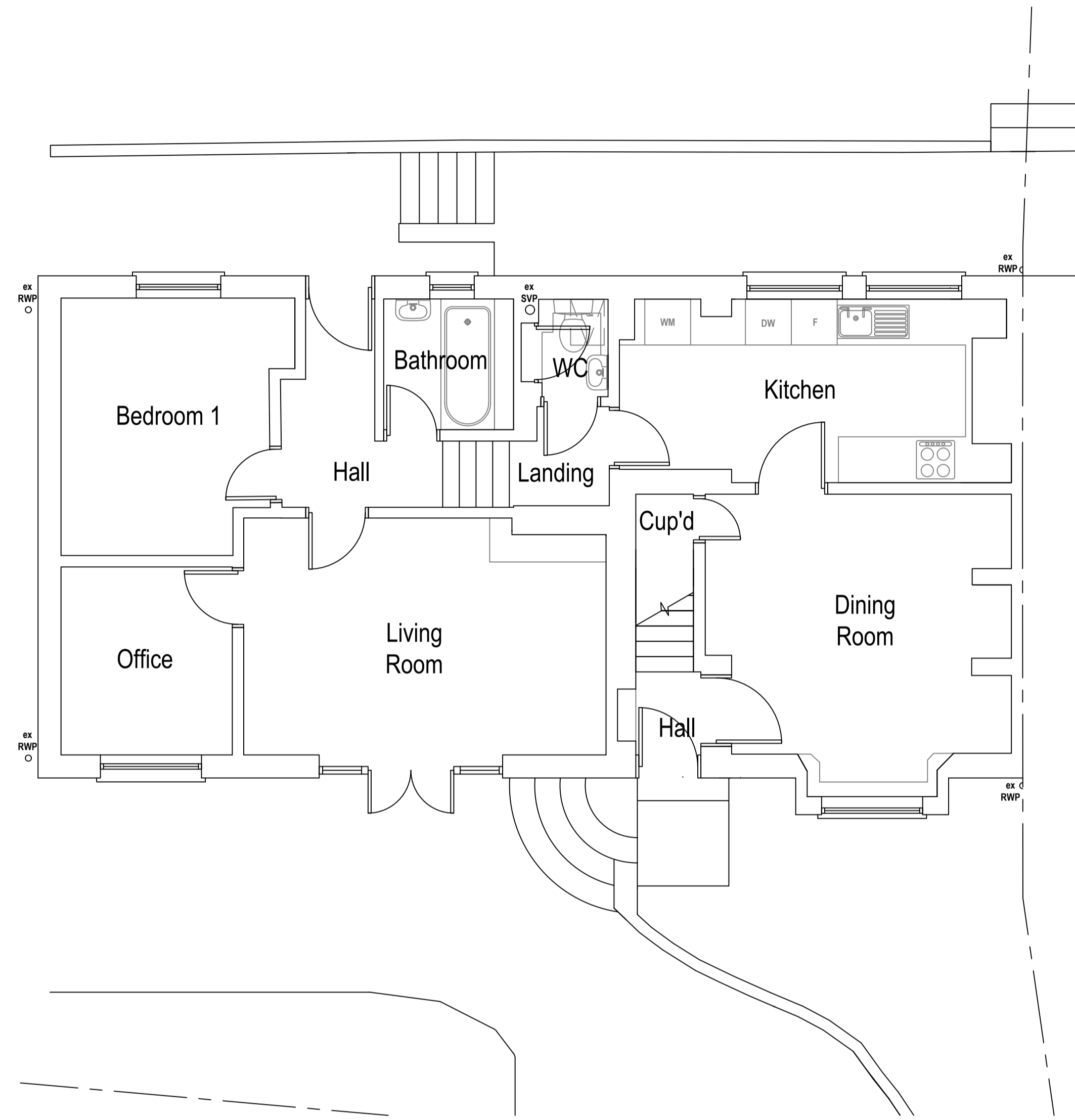
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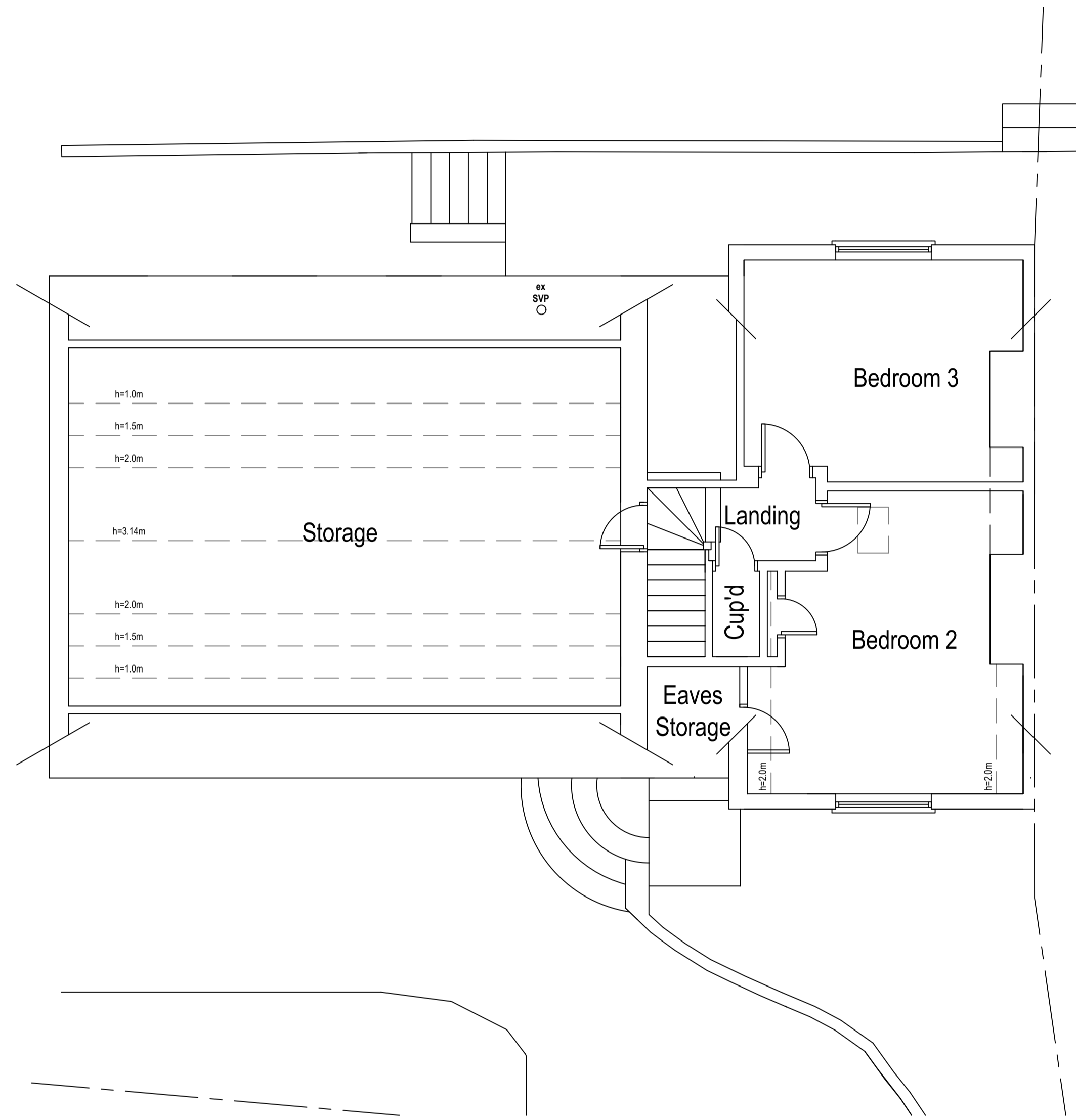


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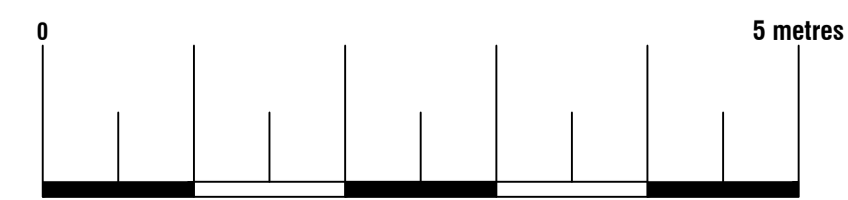
Site	Model Cottage, Newton Common, Newbury RG209AS	Date	18.02.2022
		Sheet	21-0109 D01 Rev 0
		Job	New Extension & Internal Alternations
		Scale	As Shown@A1
		Title	As Shown



Existing Ground Floor Plan
Scale 1:50



Existing First Floor Plan
Scale 1:50

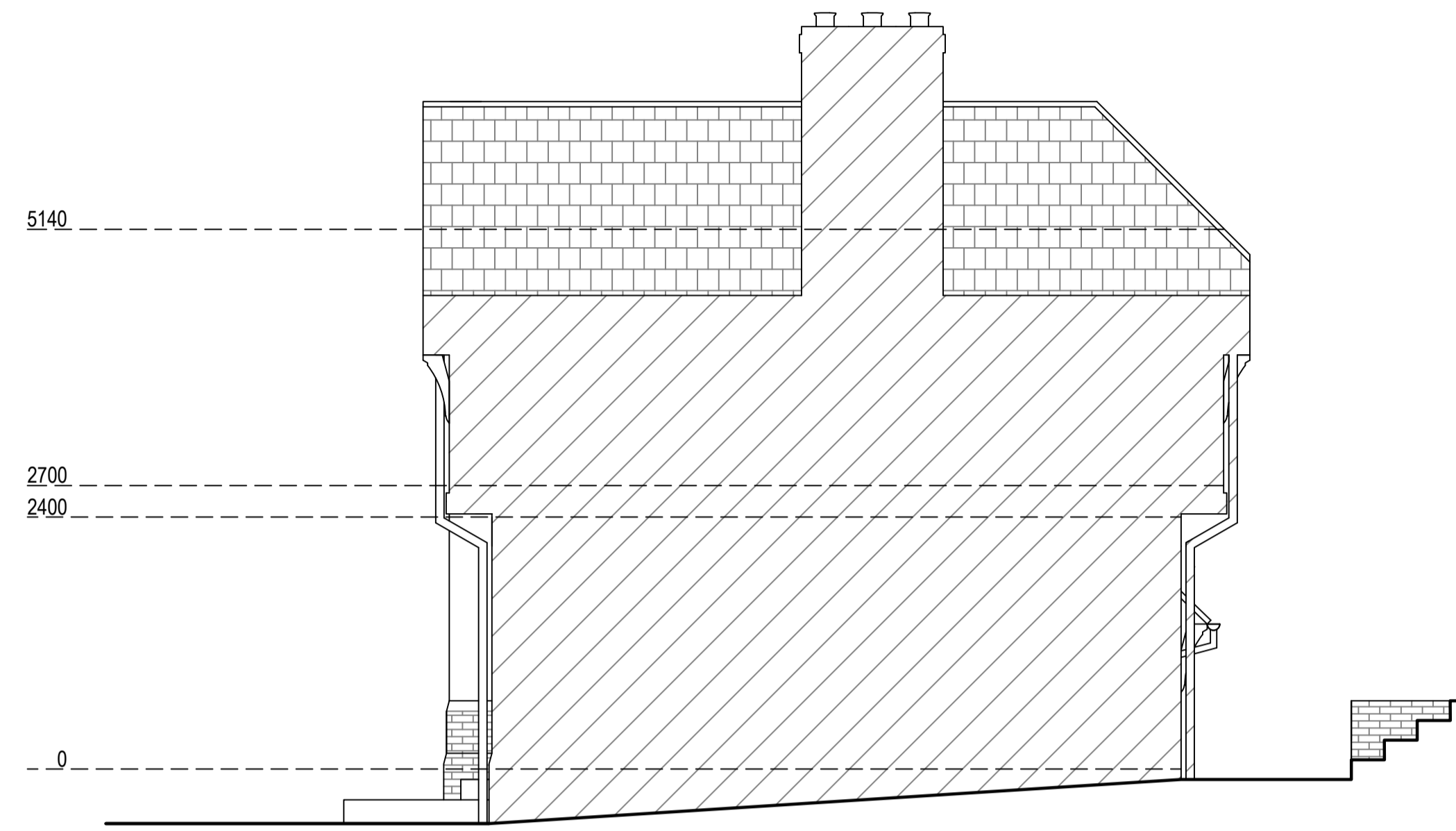


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Site	Model Cottage, Newton Common, Newbury RG209AS	Date	18.02.2022
		Sheet	21-0109 D02 Rev 0
		Job	New Extension & Internal Alternations
		Scale	As Shown@A1
		Title	As Shown



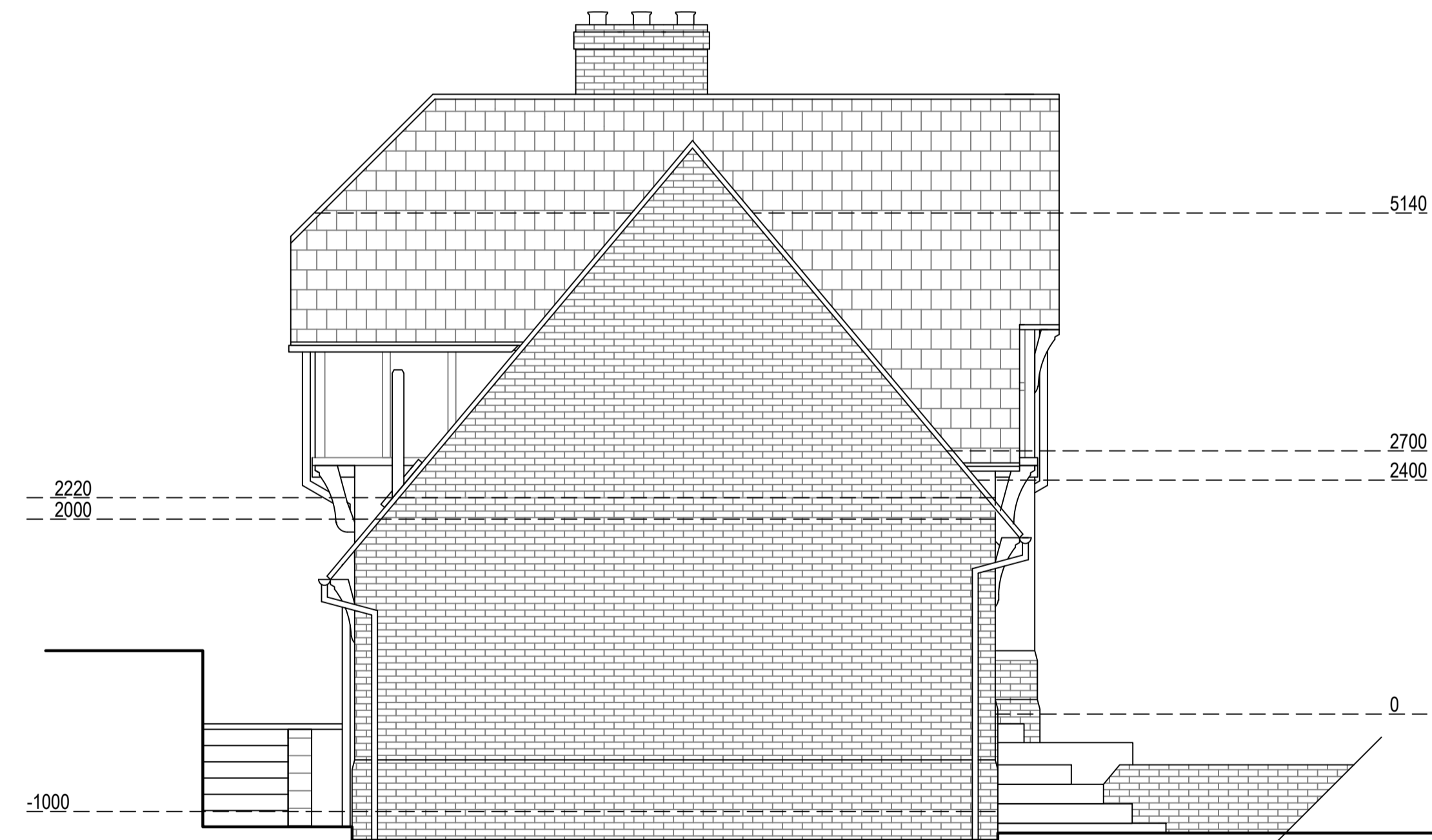
Existing Northwest Elevation
Scale 1:50



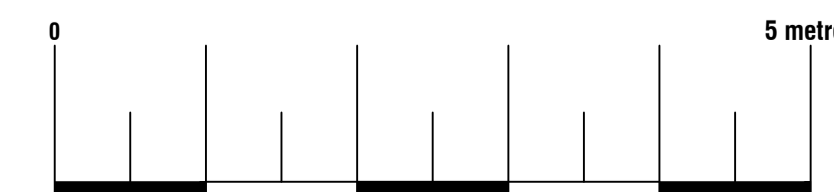
Existing Southwest Elevation
Scale 1:50



Existing Southeast Elevation
Scale 1:50



Existing Northeast Elevation
Scale 1:50



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Site	Model Cottage, Newton Common, Newbury RG209AS	Date	18.02.2022
		Sheet	21-0109 D03 Rev 0
		Job	New Extension & Internal Alternations
		Scale	As Shown@A1
		Title	As Shown

Symbol Key:

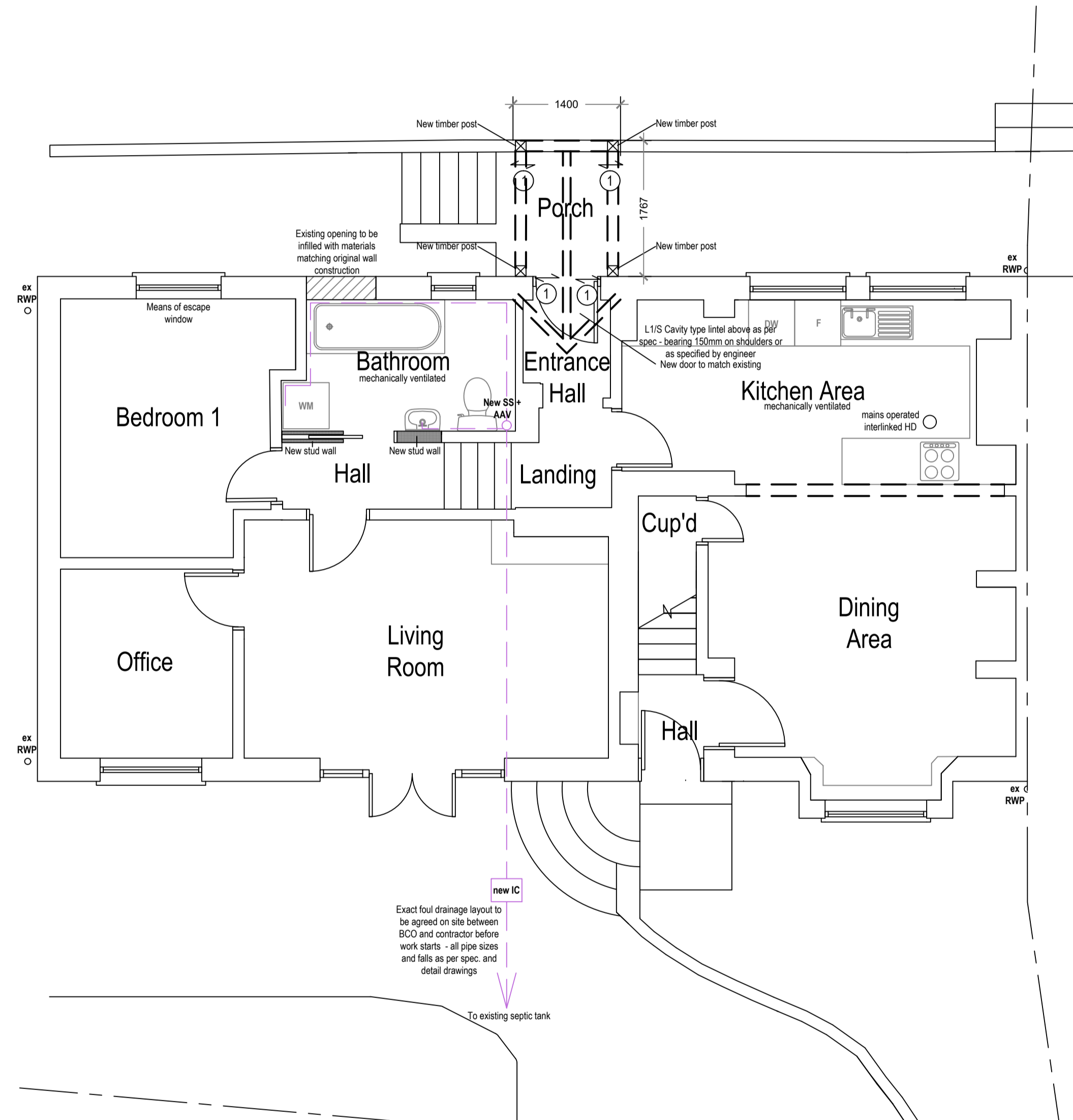
- Boundary line
- Waste drainage layout
- Details above
- timber/steel beam above sized and specified by Structural Engineer - fire proofed as per spec. and detail drawing

1

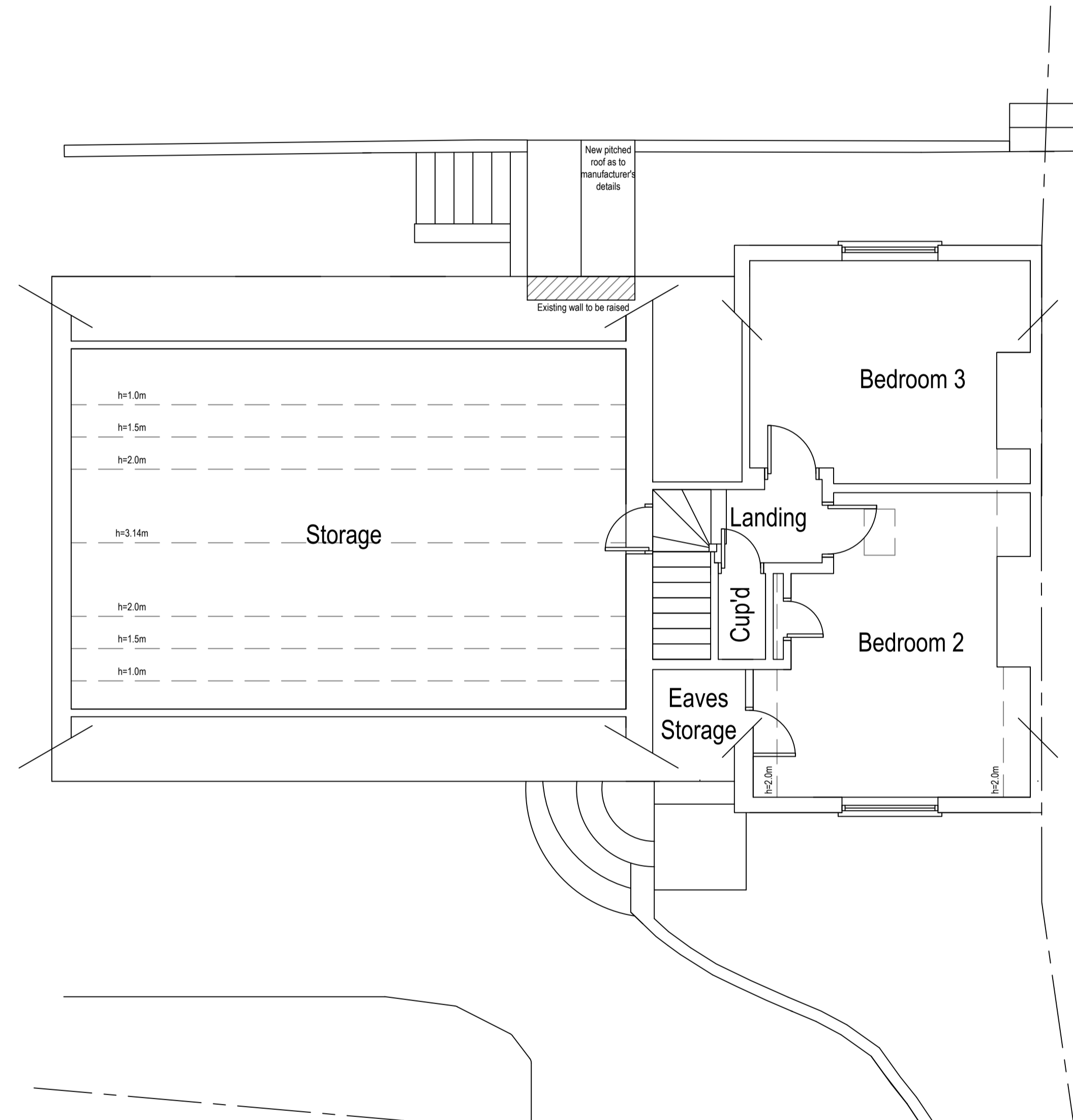
47 x 150mm C24 rafters above as per spec. and detail drawing @ 400mm crs

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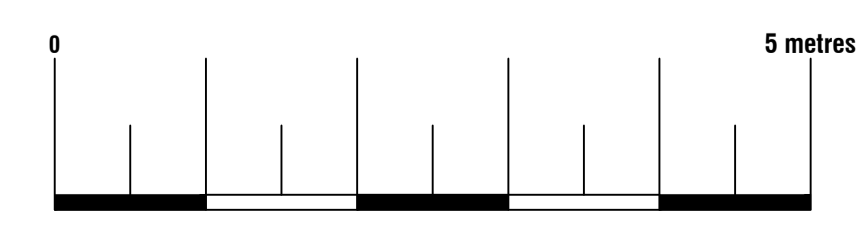
Arkiplan Architectural Ltd
 Lytchett House, 13 Freeland Park, Wareham Road, Pool, Dorset BH16 6FA
 0845 852 0852 enquiries@arkiplan.co.uk



Proposed Ground Floor Plan
 Scale 1:50



Proposed First Floor Plan
 Scale 1:50

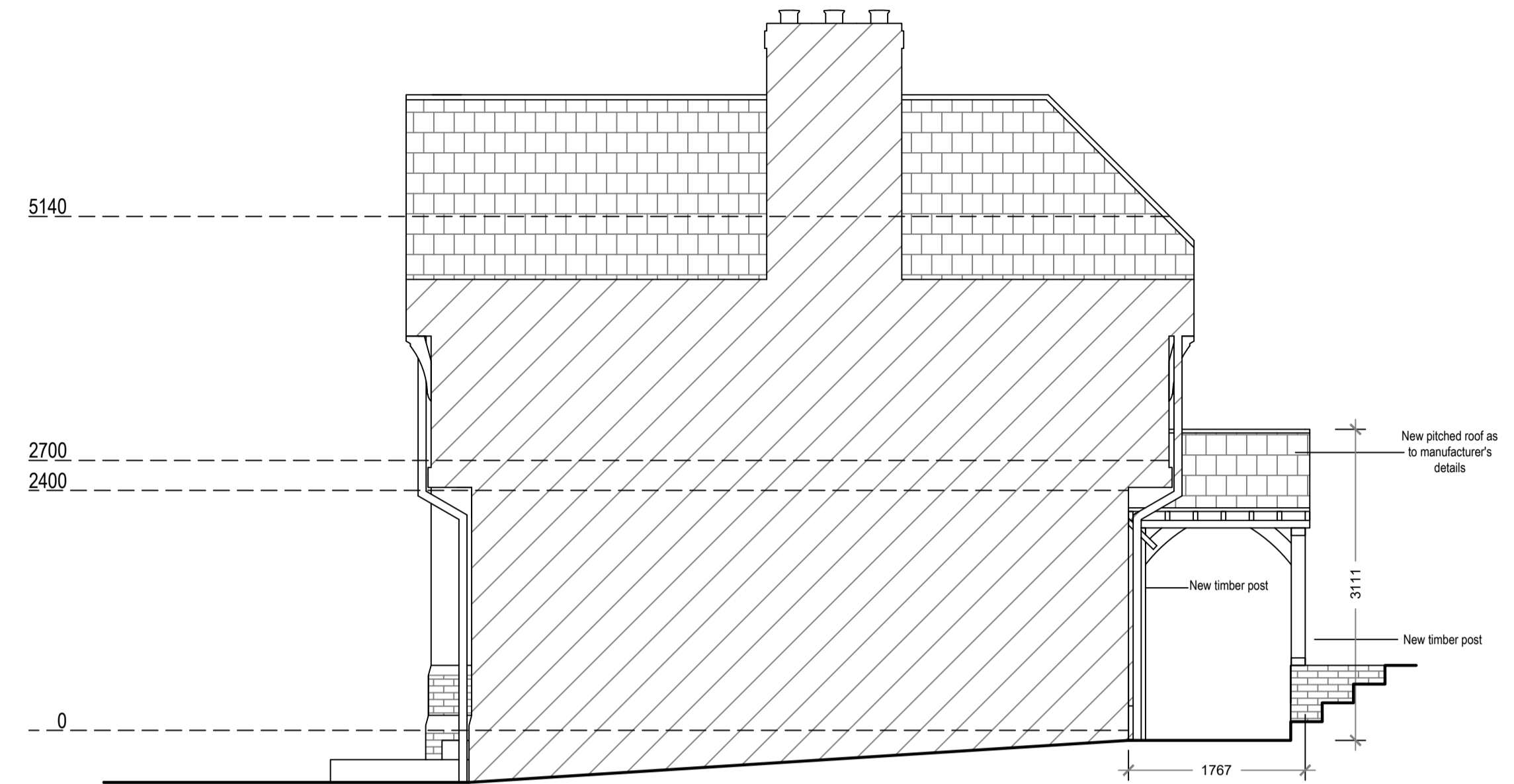


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Site	Model Cottage, Newton Common, Newbury RG209AS	Date	18.02.2022
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		Job	New Extension & Internal Alterations
		Scale	As Shown@A1
		Title	As Shown



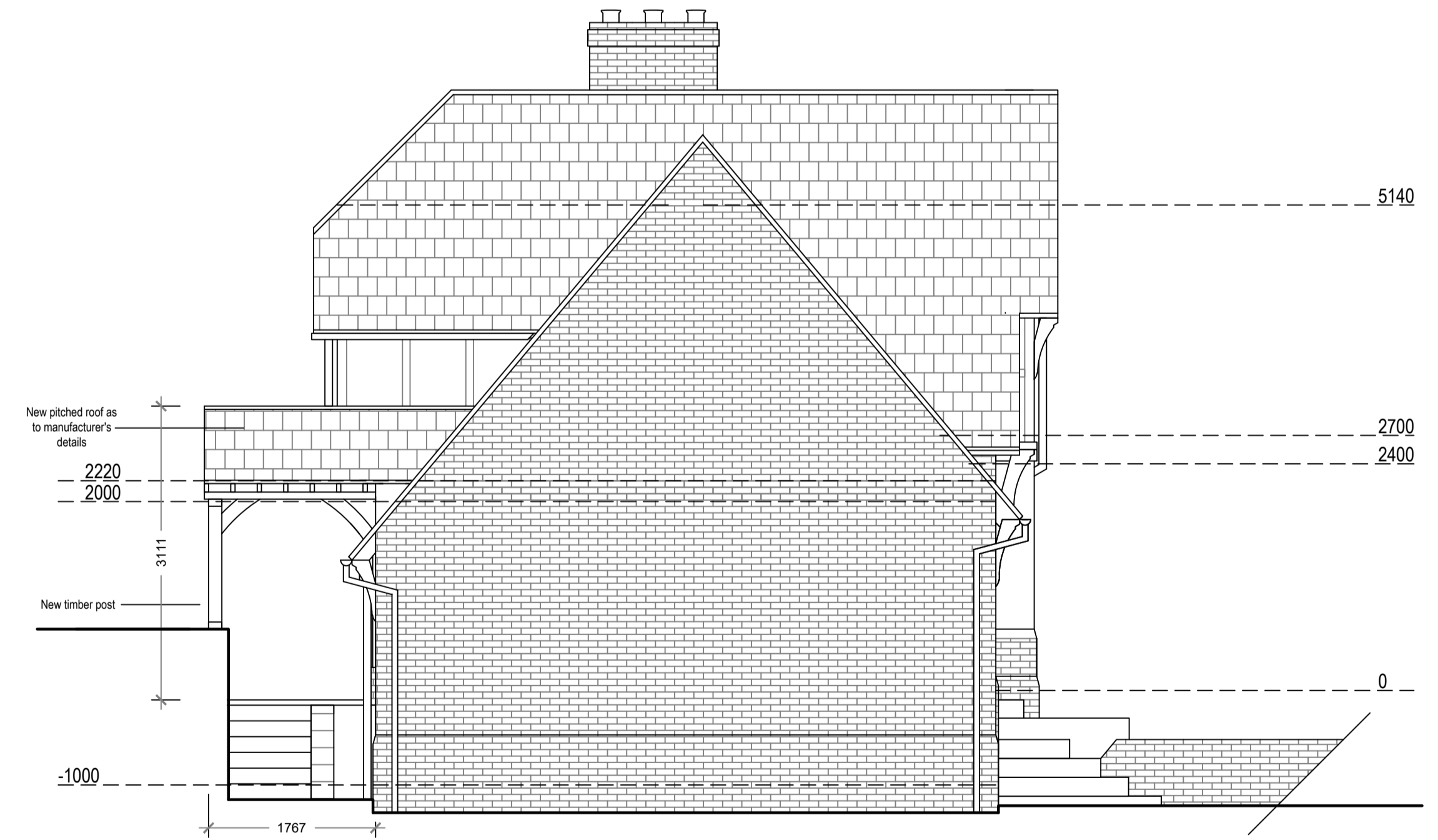
Proposed Southeast Elevation
Scale 1:50



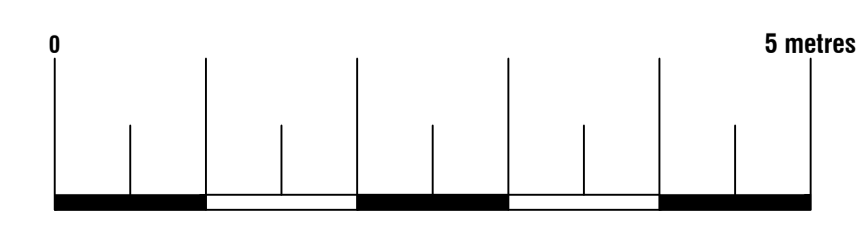
Proposed Southwest Elevation
Scale 1:50



Proposed Northwest Elevation
Scale 1:50



Proposed Northeast Elevation
Scale 1:50



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Site	Date	18.02.2022
	Sheet	21-0109 D05 Rev 0
	Job	New Extension & Internal Alternations
	Scale	As Shown@A1
	Title	As Shown

EXTENSION BUILDING REGULATIONS NOTES

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.

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.

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 (Kitemarks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

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.

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 NICEIC Certification Ltd, ISI, 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 circular 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.

HEATING
Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

OPENINGS AND RETURNS
An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally) construction for pier less than 550mm to be specified by engineer.

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 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

NEW EXTERNAL DOORS
New external 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 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

LINTELS
For uniformly distributed loads and standard 2 storey domestic loadings only
Lintel widths are to be equal to wall thickness. All lintels over 150mm 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 8110, 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 manufacturers standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

MOVEMENT JOINTS
Movement joints to be provided at the following maximum spacing:
Clay bricks - 12m;
Calcium silicate brick - 7.5m;
Lightweight concrete block - density not exceeding 1,500kg/m³ - 6m;
Dense concrete block - density exceeding 1,500kg/m³ - 7.5m.
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/min (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 5628 Code of practice for use of masonry.

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggles at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isovol mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off double up joists where partitions run parallel or provide noggles where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

EXTRACT TO BATHROOM
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minutes over run if no window in room. 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. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60lit/sec or 30lit/sec if adjacent to hob to external air, sealed to prevent entry of moisture. 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. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

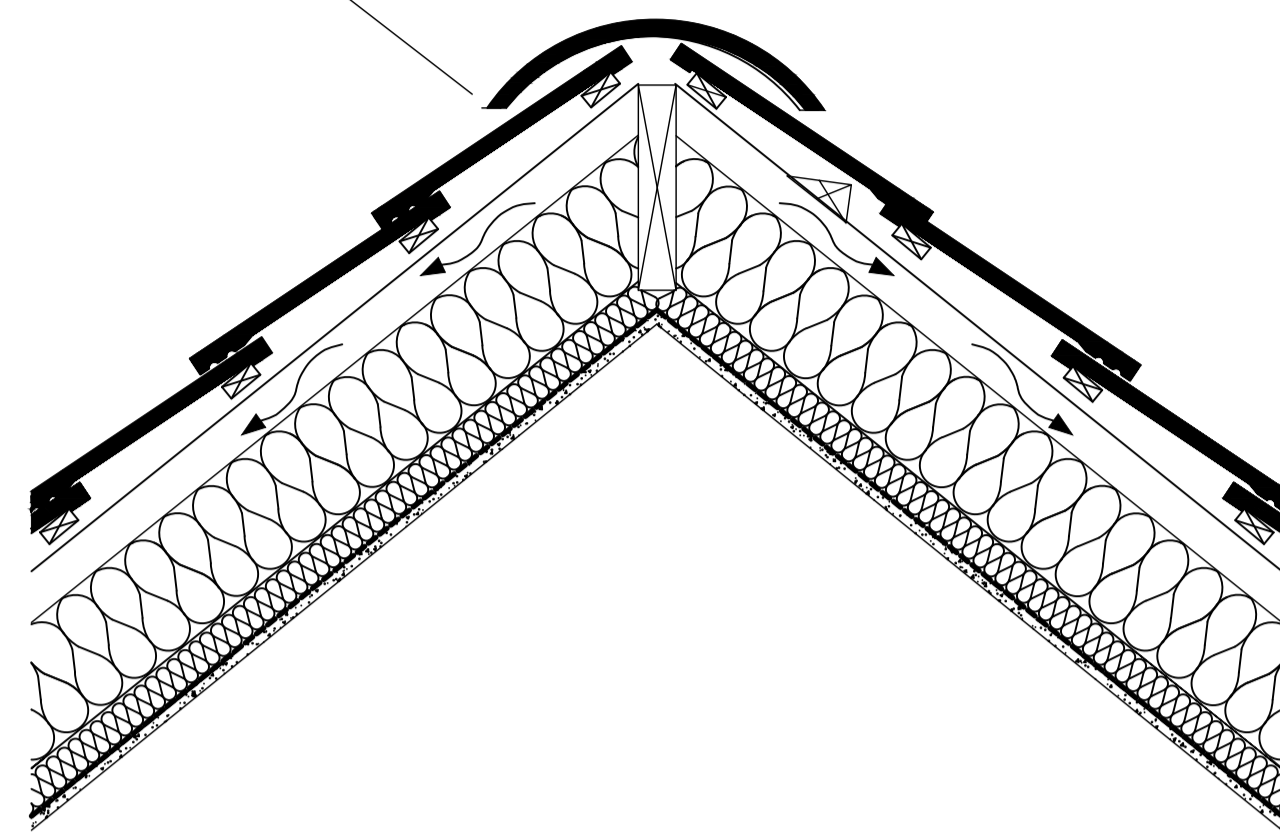
STRAPPING FOR PITCHED ROOF
Gable walls should be strapped to rafter at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid noggles between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanised metal straps or other approved to BSEN 845-1 at maximum 2m centres.

INSPECTION CHAMBERS
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have both down double sealed covers in buildings and be adequate for vehicle loads in driveways.

ESCAPE WINDOWS / DOORS
Provide emergency egress windows / doors to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq. The bottom of the openable 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.

RIDGE VENTILATION DETAIL

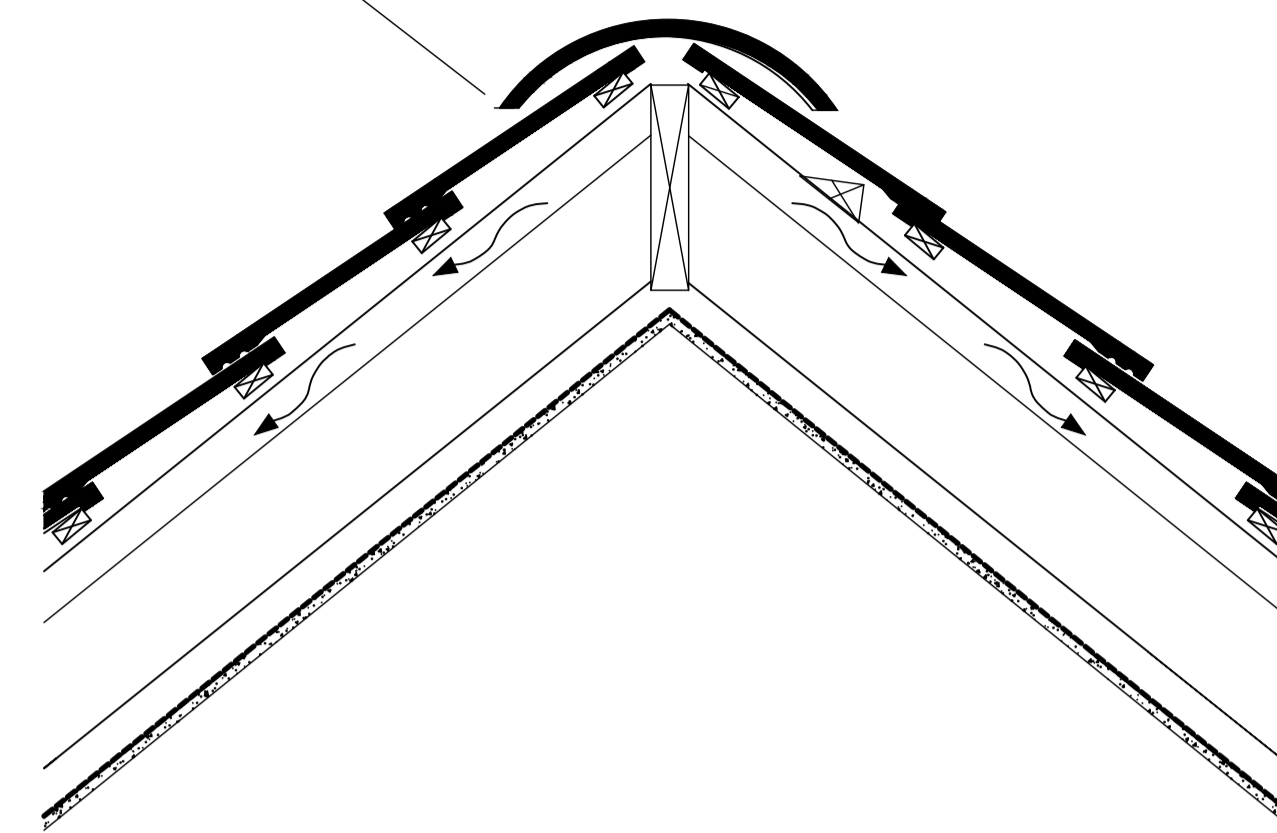
Structural design by suitably qualified engineer



A continuous 5mm wide opening or the equivalent area is required to the length of the ridge or provide high level tile vents as agreed with the Building Control Officer

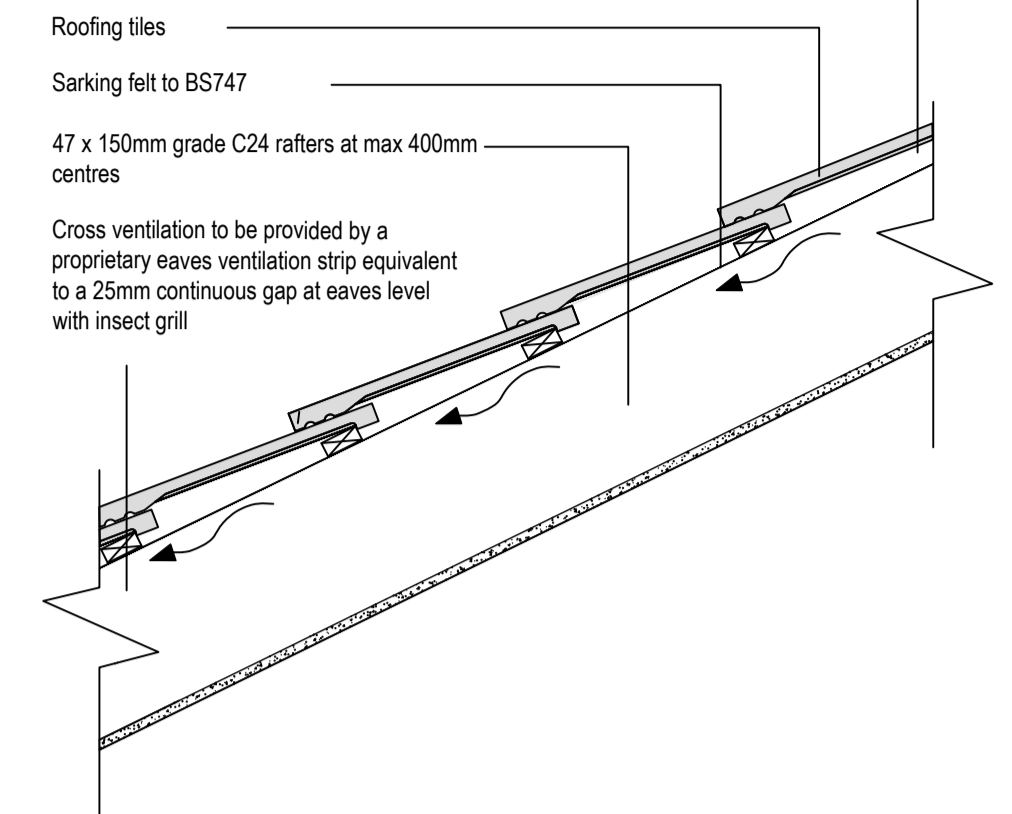
RIDGE VENTILATION DETAIL

Structural design by suitably qualified engineer



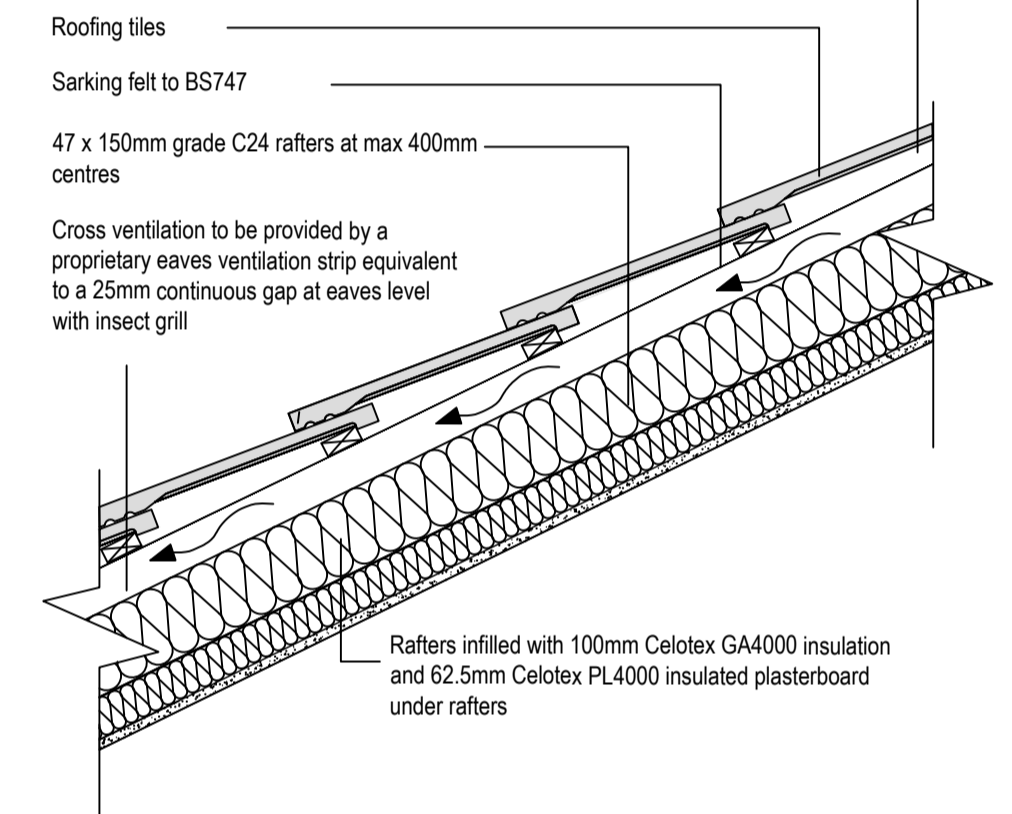
PITCHED ROOF ABOVE PORCH

A continuous 5mm wide opening or the equivalent area is required to the length of the ridge

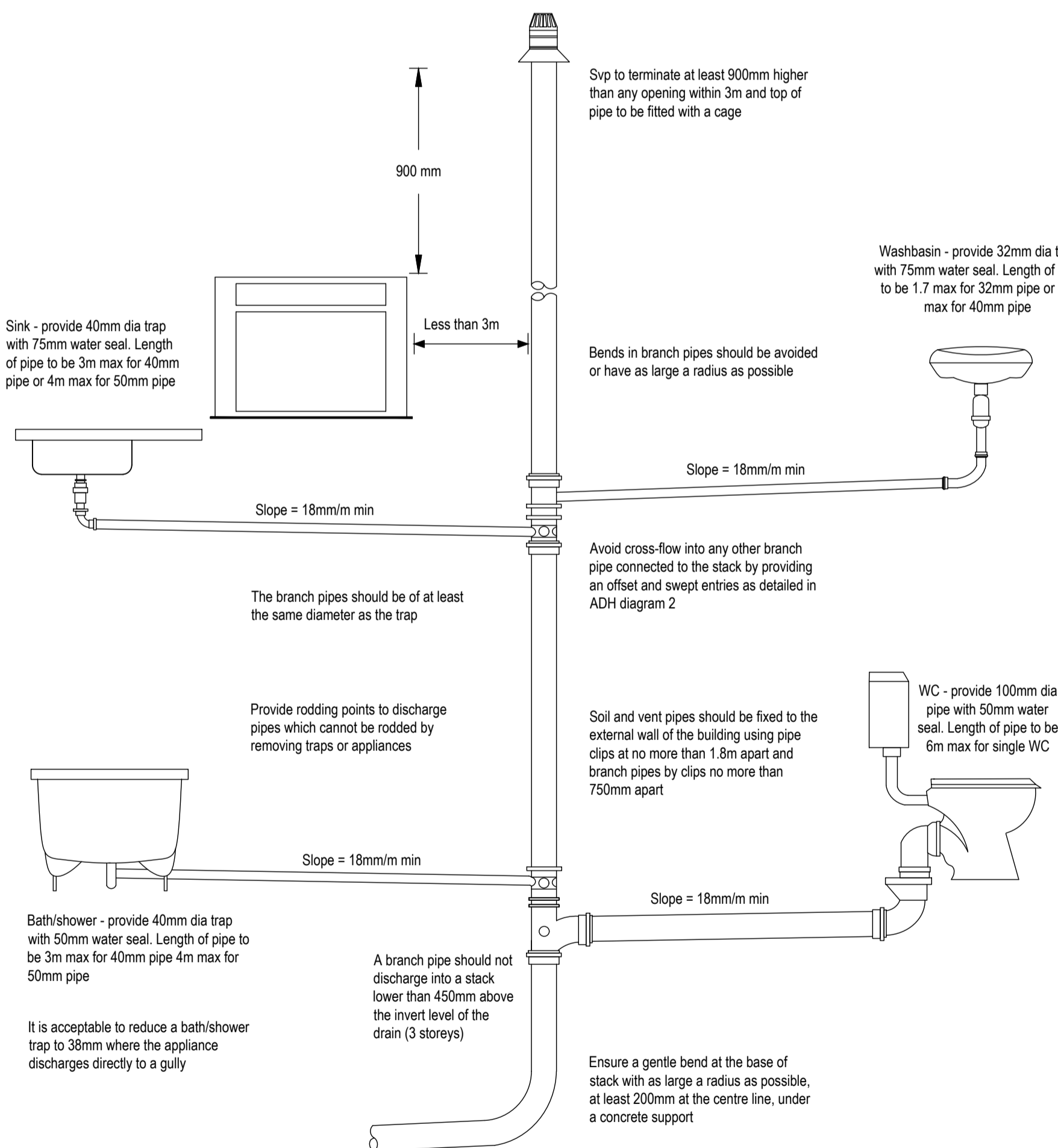


ROOF DETAIL

A continuous 5mm wide opening or the equivalent area is required to the length of the ridge



ABOVE GROUND DRAINAGE SCALE 1:20



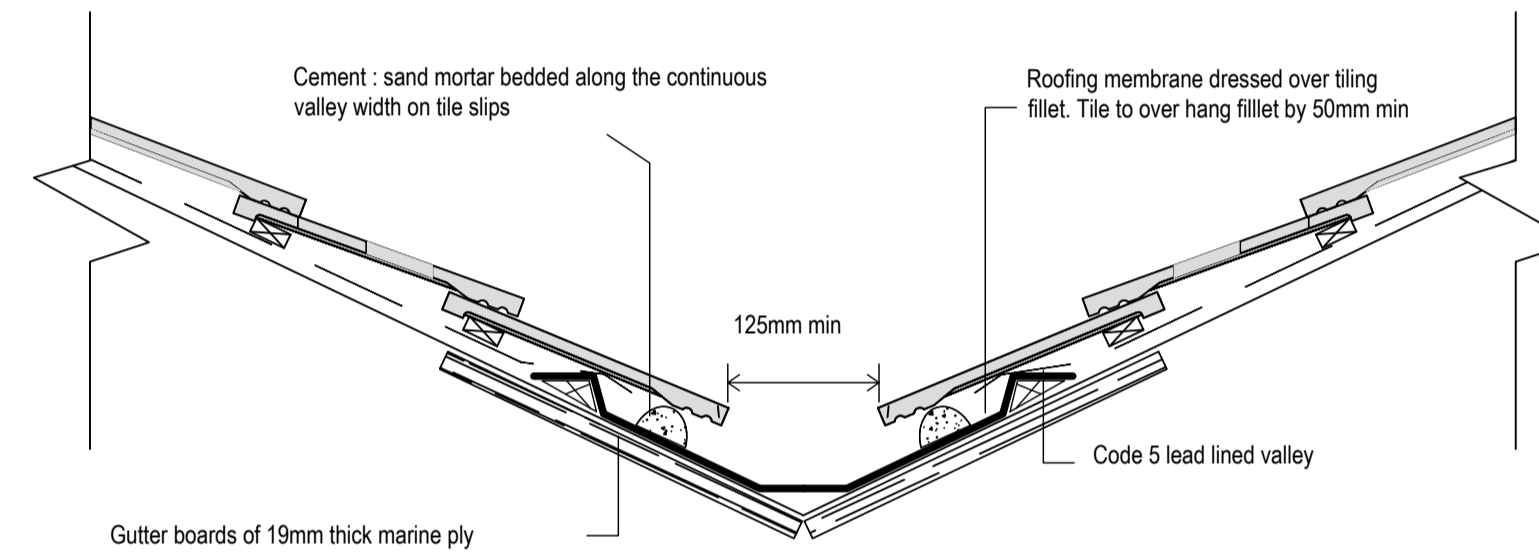
ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)

- Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
- Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
- W/C - 6m for 100mm pipe for single WC

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m, or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

VALLEY DETAIL

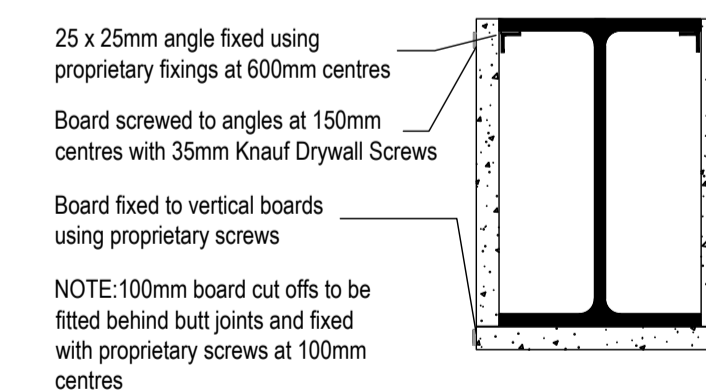


LEAD VALLEYS

Lead-lined valleys to be formed using Code 5 lead sheet. Valley lead and two tiling fillets to be supported on min 19mm thick and 225mm wide marine ply valley boards on either side of the rafters. Lead to be laid in lengths not exceeding 1.5m with min 150mm lap joints and be dressed 200mm under the tiles. Roofing tiles to be bedded in mortar placed on a tile slip to prevent direct contact. Valley to have a minimum 100mm wide channel (125mm minimum for pitches below 30°). All work to be in accordance with the roof cladding manufacturers and the Lead Development Association recommendations.

FIRE PROTECTION OF STEEL BEAM

(Knauf fire board - as section 6 :2012 of manufacturer's details)



BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints. Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

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Site	Date	18.02.2022
	Sheet	21-0109 D06 Rev 0
	Job	New Extension & Internal Alterations
	Scale	As Shown@A1
	Title	Specification & Section Detail Drawings 1:10