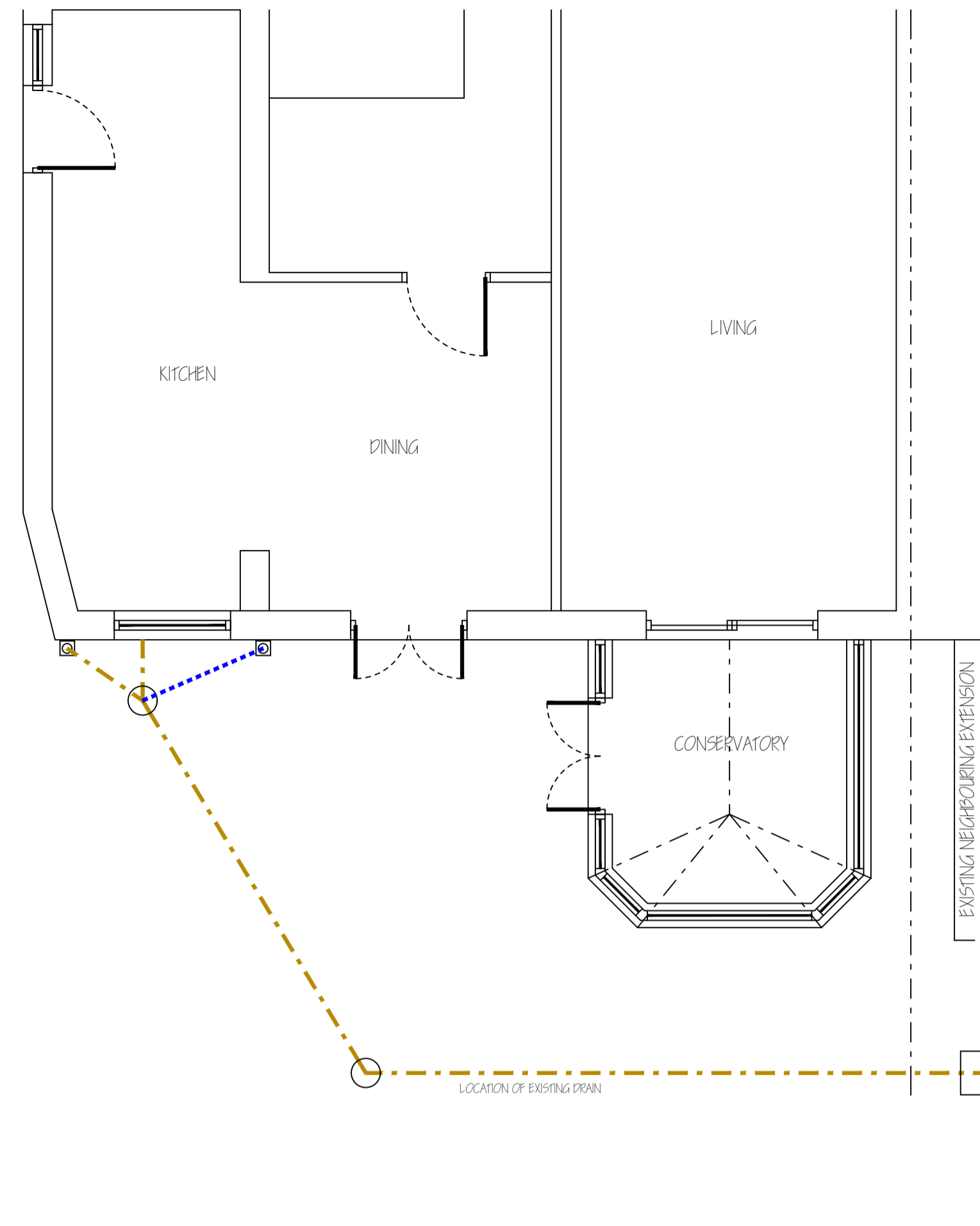
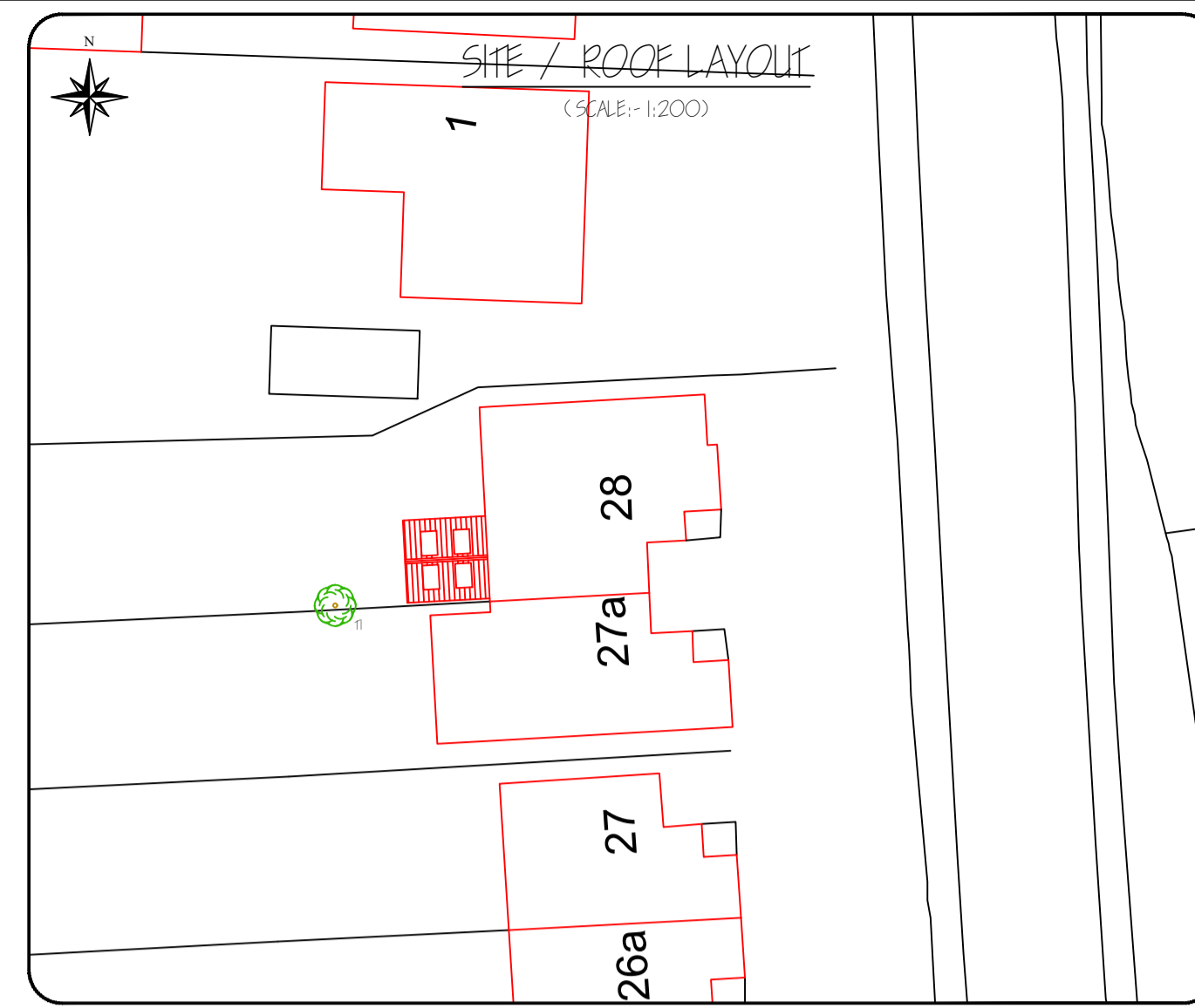
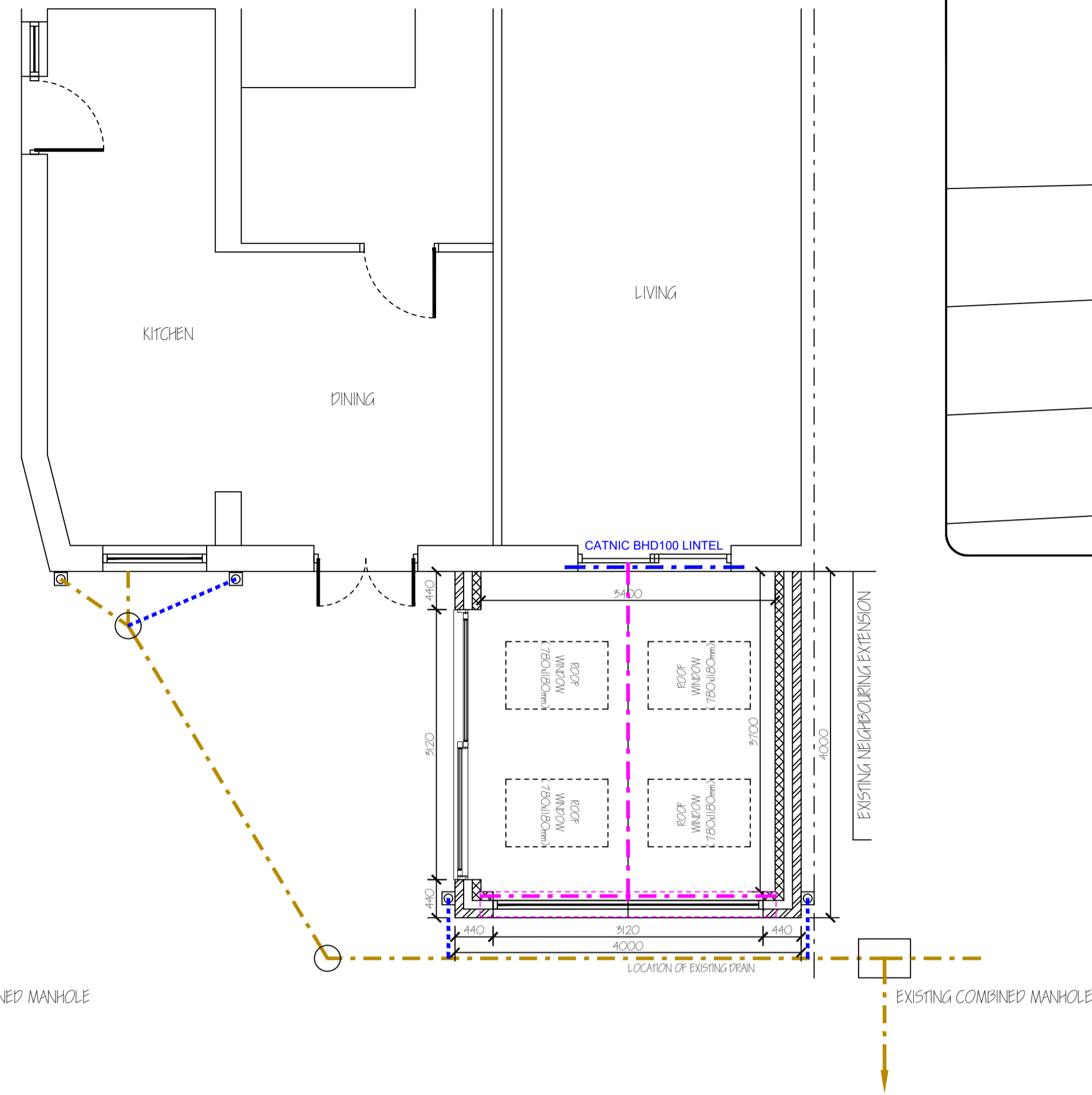


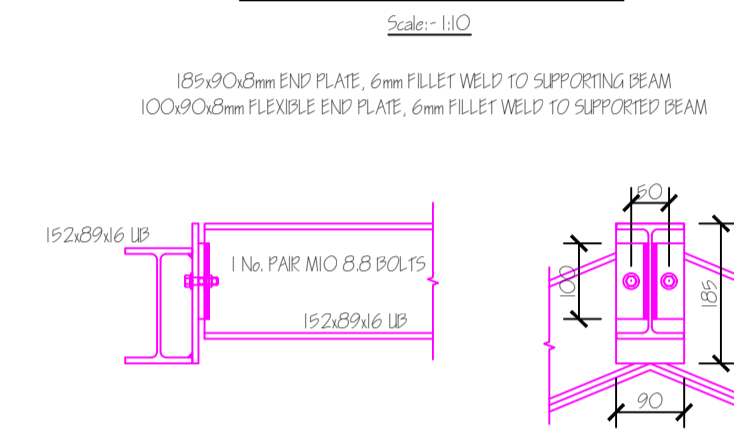
EXISTING GROUND FLOOR PLAN (PART)



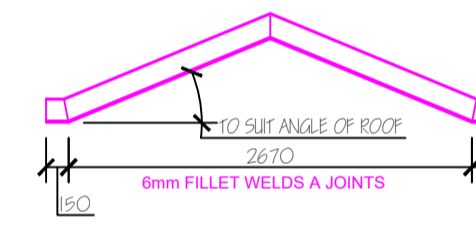
PROPOSED GROUND FLOOR PLAN (PART)



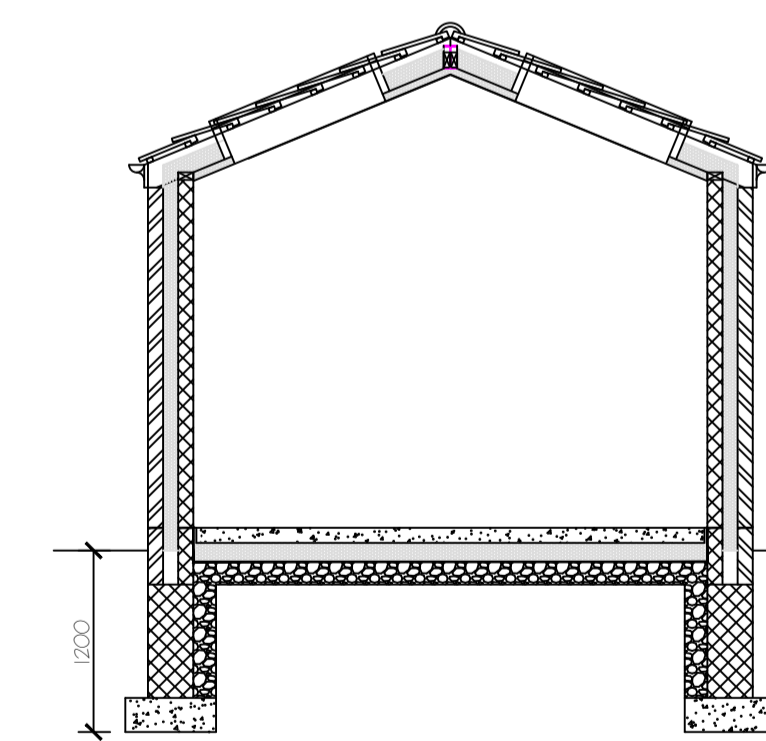
CONNECTION DETAIL



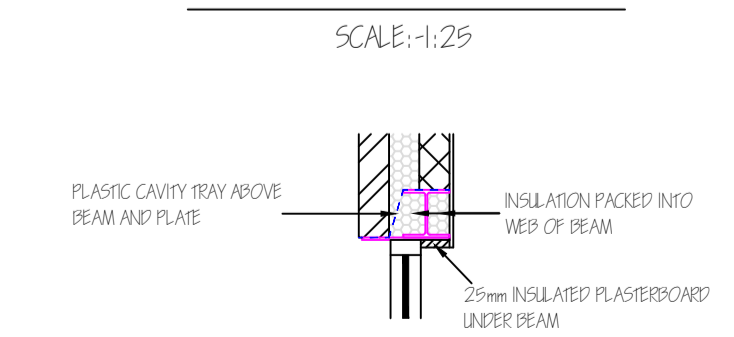
CRANKED BEAM DETAIL



SECTION



EXTERNAL BEAM DETAIL



DO NOT SCALE FROM DRAWINGS ALL MEASUREMENTS TO BE CHECKED ON SITE BY BUILDER AND CLIENT PRIOR TO COMMENCING WORK
 These drawings are intended for Planning Permission and Building Regulation Approval only. All works to be carried out in accordance with approved drawing only.
 Where The Party Wall Etc Act 1996 applies, then a suitably qualified person shall be appointed.
 All electrical work is to be undertaken by a competent person registered as part of the NICEIC Domestic Installers Scheme.
 All sound testing is to be carried out by a UKAS Accredited acoustic engineer, a copy of any test results are to be forwarded to Local Authority Building Control.
CDM 2015 will apply to this project - The Clients duties under the Regulations are transferred to the appointed Contractor. The Contractor should be familiar with the requirements of the Regulations and along with other required duties, provide the Client with a Construction Phase Plan for approval.

NOTES:-
DAMP PROOF COURSE
 Plastic D.P.C. to BS6515 a min. 150mm above finished ground level on outer leaf and level with floor on inner leaf. D.P.membrane to lap around back of inner leaf and under D.P.C. in walls. Cavity trays and vertical d.p.c. to BS6515 to be provided to all external openings.
DRAINAGE
 All pipework to be Hepworth PlastiDrain flexibly jointed 100mm diameter laid on 100mm thick A10 granular bed. Min. fall 1 : 80. Pipes to be encased in 150mm thick concrete where they pass under buildings and suitably intelled over when passing through walls (min. 50mm gap around pipe void to be filled with compressible material. Mask opening both sides with rigid sheet material. All gullies to be trapped and also roddable if not connected directly to inspection chamber.
 If ground is suitable roof water from extension is to be drained to a soakaway which is to be located at a minimum of 5 meters from any building. The size of the soakaway is to be determined by the procedure set out in BRE Digest 365 under the supervision of the Building Inspector. This process is to be complete prior to the commencement of any other building works. If not suitable then Surface Water to connect to existing combined drains

EXTERNAL WALL CONSTRUCTION
 300mm cavity walls consisting of 100mm brick outer leaf in facings, 10mm cavity, 90mm Kingspan Kooltherm K106 insulation board and 100mm 3.6 N/mm² Plasmer Fibrolite block inner leaf, to achieve a U-value of 0.17 w/m²K. with 12.5mm plasterboard dot and dabbed onto blockwork with skim plaster finish. Stainless Steel Wall ties to be provided at 450mm crs. vertically and 750mm crs. horizontally (300mm crs. vertically within 150mm of openings) in accordance with DD140 Part 2:1987. Clear cavity to be maintained at least 225mm below d.p.c. with insulation starting at ground level. Brickwork below d.p.c. to be 300mm cavity walls in semi-eng bricks or concrete trench blocks.
 New walls to tie to existing with galvanised wall starters or brickwork toothed into existing. All cavities to remain continuous with Thermabate 100 Cavity Closer or similar approved used at all window and door reveals.

FOUNDATIONS
 600 x 225mm thick C35 Reinforced strip foundations over 300mm cavity walls to be minimum of 1200mm below external ground levels in accordance BS8004 and Part A of Building Regulations A firm founding stratum should be reached and to the satisfaction of inspecting LA building control officer. A252 mesh reinforcement to BS4483 with minimum 40mm cover to steel. There are trees with 20m of the extension works, which would otherwise adversely affect the foundations/founding stratum. Foundations to be in accordance with NHBC guidance, Chapter 4.2 'Building Near Trees'.
PITCHED ROOF CONSTRUCTION (Sloping Ceiling)
 Redland Regent Concrete Tiles (colour to match existing) installed in accordance with BS5534 Code of Practice (Slating & Tiling for pitched roofs). Perimeter tiles to have a min of 2 battens with 100mm headlap on 25x50mm s.w. battens on Permavent Breathable Membrane (BSA Certificate no. 064311) on 170x7mm C16 s.w. rafters at 400mm crs. Rafters to be doubled up at side of Velux Windows. Rafters to be birdsmouthed into steel beam at top of roof and birdsmouthed over 100x50mm s.w. preservative treated wall plates fixed to wall with 30x5mm m.s. anchor straps (rafters to be fixed to bearer and wall plate with metal truss clips). Three number gable and rafters to be tied to wall with 1800mm x 30mm x 5mm m.s. galvanised anchor straps at max. 1m crs. (solid packing and noggings required to straps). Code 4 lead flashing and cavity tray with weep holes to junction of roof and roof. 120mm Kingspan K107 Insulation Board laid between rafters with minimum 50mm air space between roofing felt with 52.5mm Kingspan K118 Insulation Board (incorporating 12.5mm plasterboard) below rafters and to cheeks of velux windows with skim finish, to achieve a U-value of 0.14 w/m²K. Insulation to tightly butted to wall insulation at eaves.

GROUND FLOOR CONSTRUCTION
 100mm thick concrete slab (mix 1 : 2 : 4) on 125mm Kingspan K103 insulation board on 1200G visqueen d.p.m. on min. 150mm blinded hardcore, to achieve a U-value of 0.13 w/m²K. with 20mm Kingspan K103 insulation board lepped against external wall to prevent cold bridging.

LINTELS / BEAMS
 External openings in 300mm cavity walls up to 3600mm to be bridged with CATNIC CX90/100 lintels or similar approved. Internal openings in inner leaf up to 3000mm to be bridged with CATNIC BSD100 lintels or similar approved. External Beams to have insulation infilled into web and 25mm insulated plasterboard underneath.

VENTILATION
 Garden Room - one twentieth of the floor areas for rapid ventilation and 10000mm² per room for background ventilation, ie. trickle vents.
RADIATORS
 All new radiators to be fitted with thermostatic valves.

RAINWATER GOODS
 75mm diameter p.v.c. downpipes with 100mm half round p.v.c. gutters on fascia brackets.

DOORS
 External Doors to be U.P.V.C. frames, triple glazed units to consist of 6.4mm thick Pilkington optilam therm S1 plus outer pane, 16mm air space, 4mm Pilkington optifloat clear glass middle pane, 16mm air space, 6.4mm thick Pilkington optilam therm S1 plus glass inner pane with Argon filled air space to achieve a U value of 0.5 W/m²K or comply with DSER band C or better. All internal doors to be 838mm wide to achieve minimum clear opening of 750mm. Any glazing within 1500mm of floor to have minimum 4.4mm toughened safety glass in accordance with BS6206.

WINDOWS
 All windows to be triple glazed U.P.V.C. frames with minimum opening vents greater than 1/20th of room floor area. triple glazed units to consist of 4mm thick Pilkington optitherm S1 plus outer pane, 16mm air space, 4mm thick Pilkington optifloat middle pane, 16mm air space, 4mm thick Pilkington optitherm S1 plus inner pane with Argon filled air space to achieve a U value of 0.5 W/m²K or comply with WER band B or better. All windows within 800mm from finished floor level and to all new doors / feature frames (300mm either side) within 1500mm from finished floor level to have 4.4mm Toughened safety glass. Escape Windows to Habitable Rooms to have minimum clear opening of 750mm high x 450mm wide and to have an area greater than 0.33m². bottom of opening area to be not more than 1100mm above finished floor height, sash to be non lockable.

ELECTRICAL INSTALLATION
 All electrical works / installations shall be carried out in strict accordance with the current I.E.E. regulations and Chapter 74 of B.S. 7671:2018 and in accordance of Part P of the Building Regulations. Electrical works should be inspected and tested in accordance with Section 712 of B.S. 7671:2018 and Section 713 of B.S. 7671:2018. Test Certificates to B.S. 7671:2018 should be left with the user of the installation and a copy provided to the Building Control Officer. All new lighting and power outlets shall comply with B.S.3676 or B.S.1363. Electrical Consumer Units should be position so that the switches are 1350-1450mm above floor level.
 All lighting and power outlets to be placed between 450mm and 1200mm from finished floor level. 75% of new light fitting to be energy efficient only taking energy efficient bulbs with a minimum luminous efficacy of 75 lumens per circuit-watt. (Location to be agreed with Client and Builder). External Lights to have automatic control to switch lights off in daylight and automatic switch off when area is unoccupied. Mains operated interlinked smoke detectors with battery backup to BS5839-6 to be fitted within 3m of all bedrooms and 7.5m of all other habitable rooms. (Location to be agreed with Client and Builder) with an installation and commissioning certificate. Main Operated Carbon monoxide Detectors to BS EN 50291-1:2010+A1:2012 should be fitted to all rooms with open fire appliances with commissioning certificate.

HAZARDS
 The following hazards must be addressed with regard to health & safety:
 • Live services.
 • Excavations.
 • Handling major components.
 • Working at height.
 • Machinery & Equipment.
 This list is not exhaustive, all hazards associated with building construction must be addressed & Risk Assessed specifically for this project. Any unforeseen Risk Element encountered to be reported to the Client.
 All materials specified may be substituted with alternatives providing they meet an equivalent or better quality and standard. Any changes must be agreed with the client and L.A. Building Control Officer.

Rev.	Date	Description

Project
Proposed Single Storey Rear Extension
 for
Mr. P. Mather, 28, Durham Road, Aycliffe Village, Co. Durham.
DL5 6LJ Tel: (07785) 772025

Title		Sheet 01	
A1 Scale	Drawn by	Date	Revision
1:50, 1:100	PA	Nov 2022	

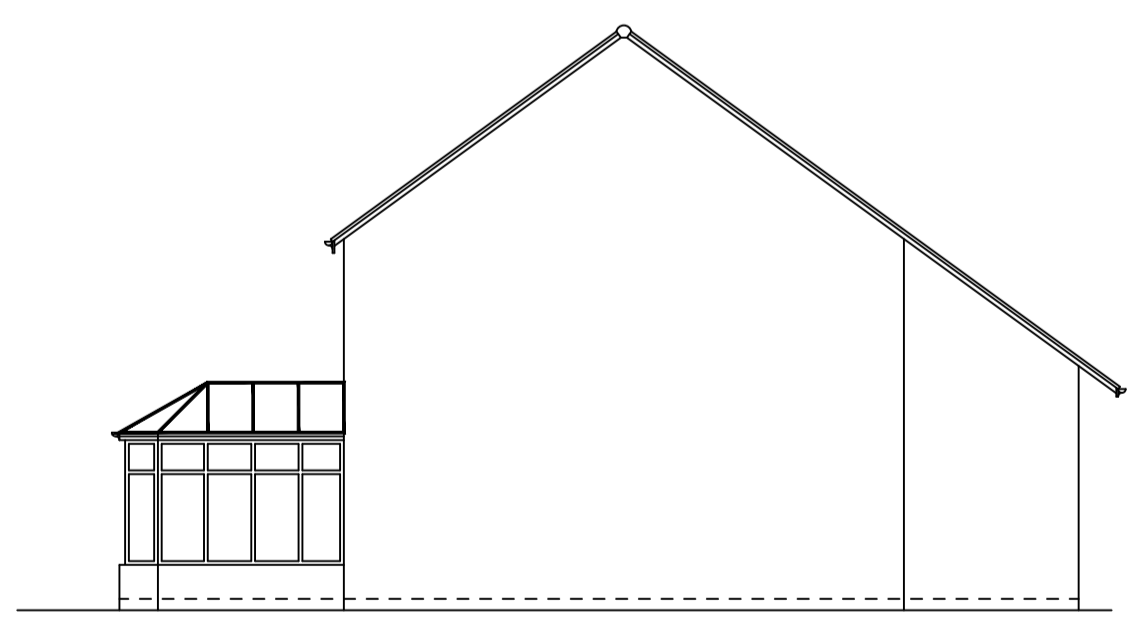
EXISTING GABLE ELEVATION (NORTH)



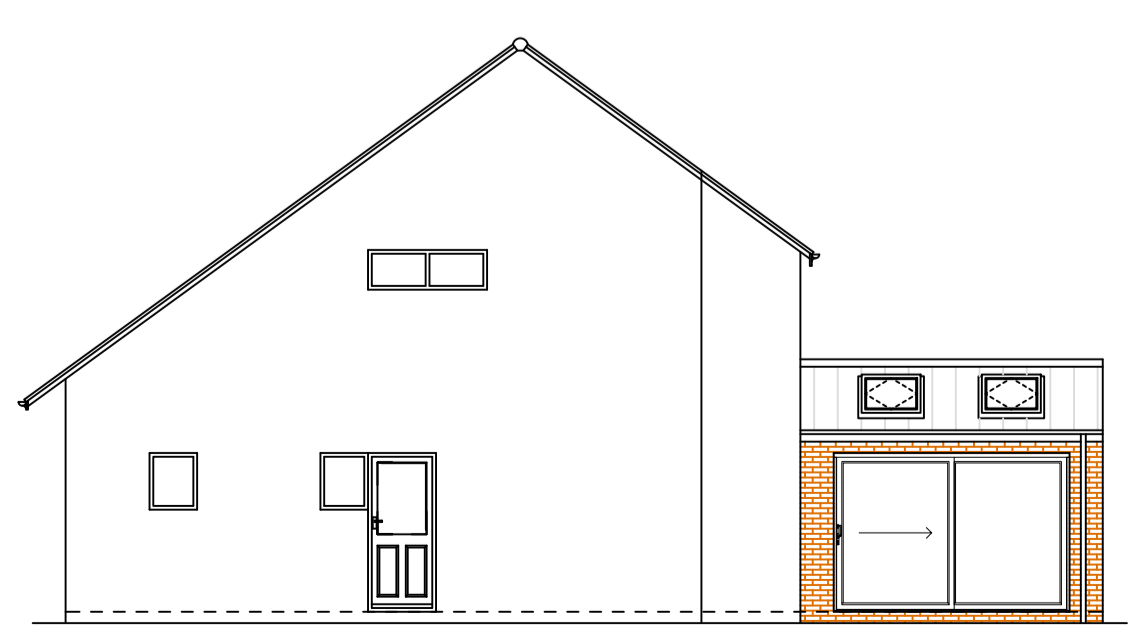
EXISTING REAR ELEVATION (WEST)



EXISTING SIDE PROFILE / ELEVATION (SOUTH)



PROPOSED GABLE ELEVATION (NORTH)



PROPOSED REAR ELEVATION (WEST)



PROPOSED SIDE PROFILE / ELEVATION (SOUTH)

