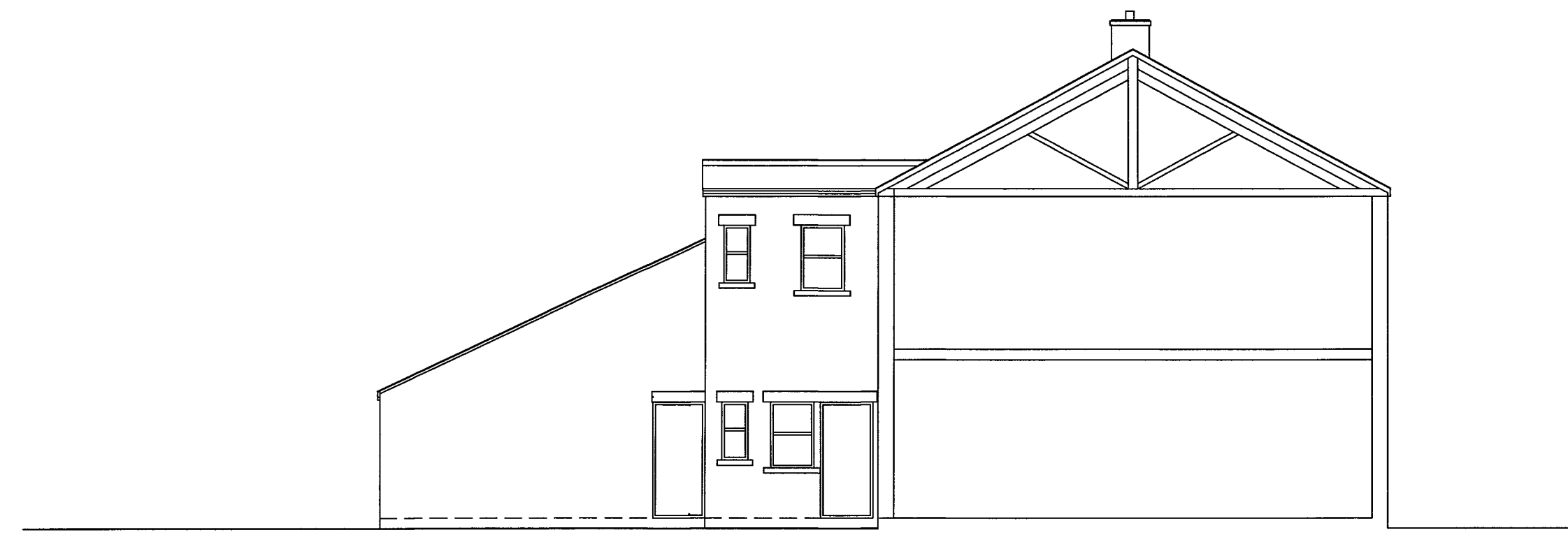
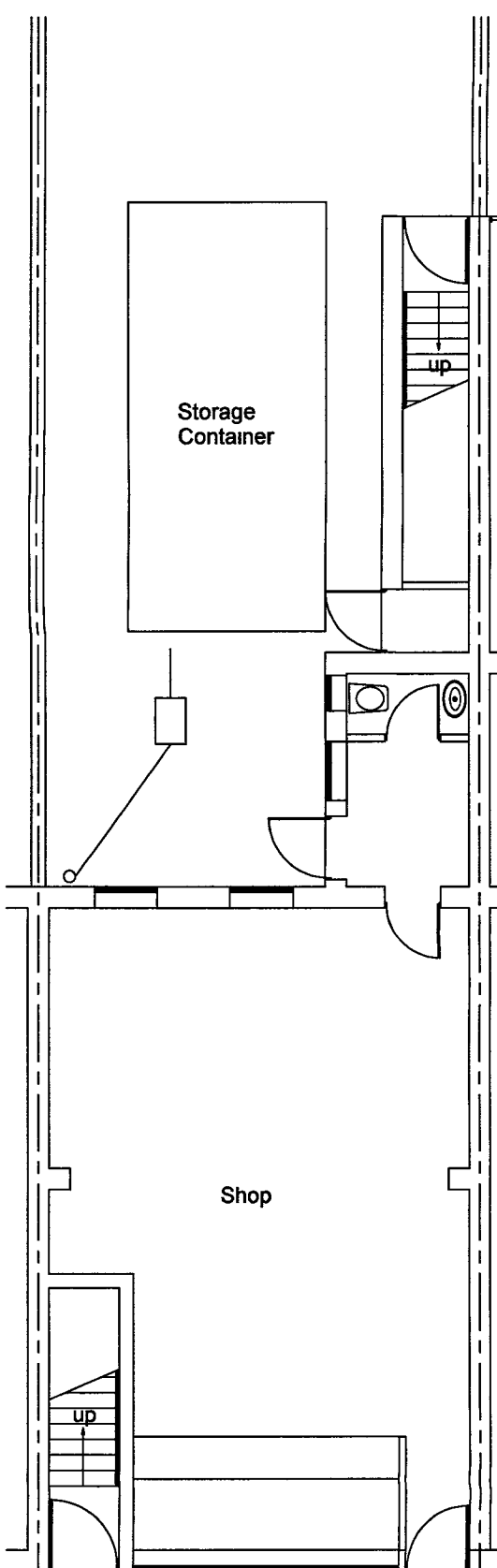


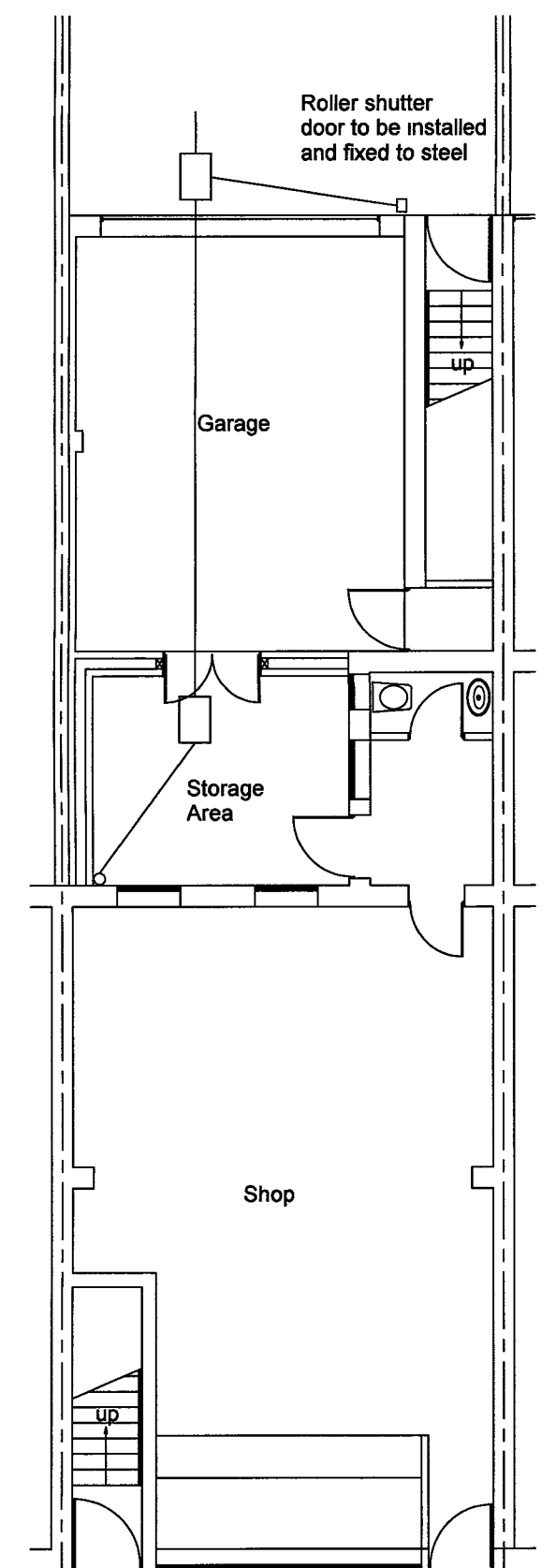
Existing Rear Elevation



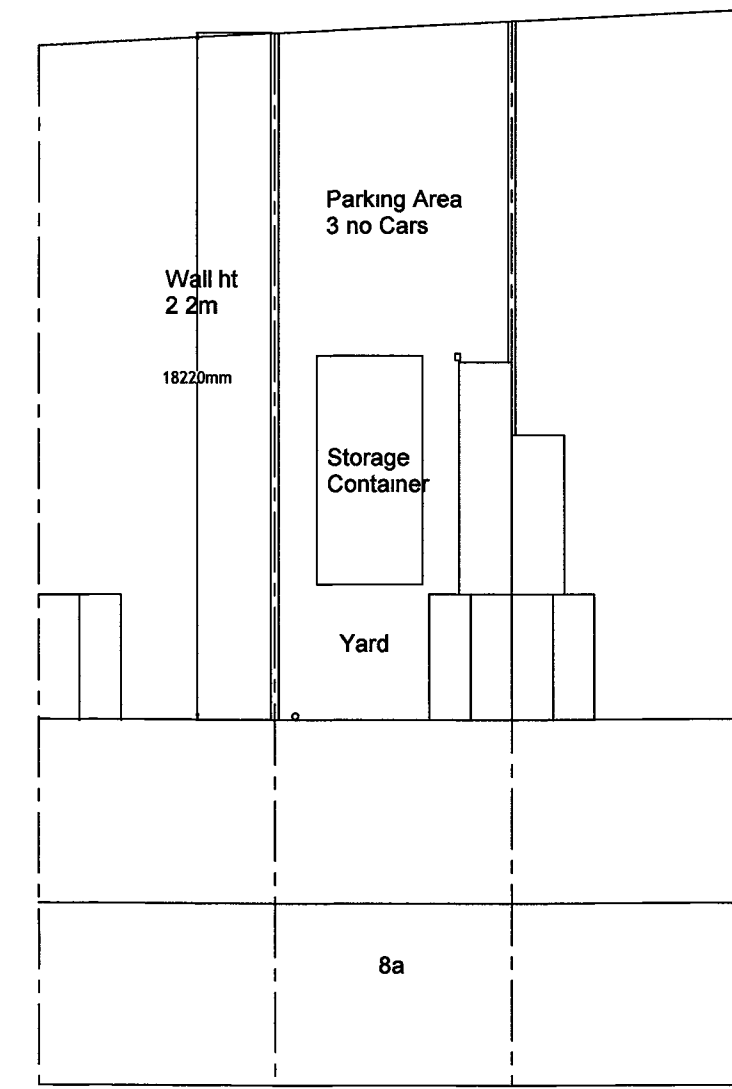
Existing Side Elevation



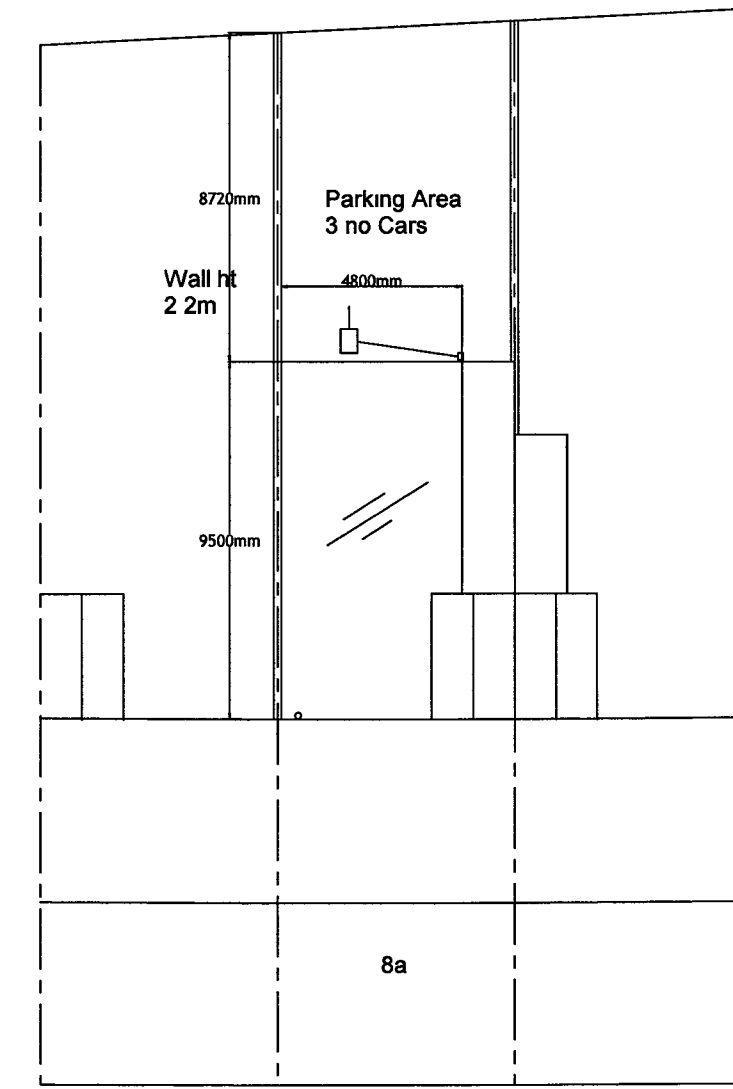
Existing Ground Floor



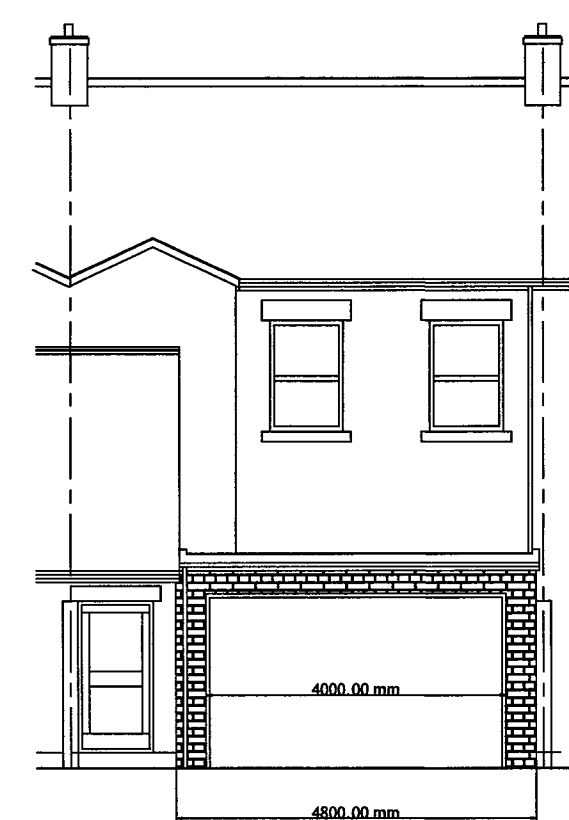
Proposed Ground Floor



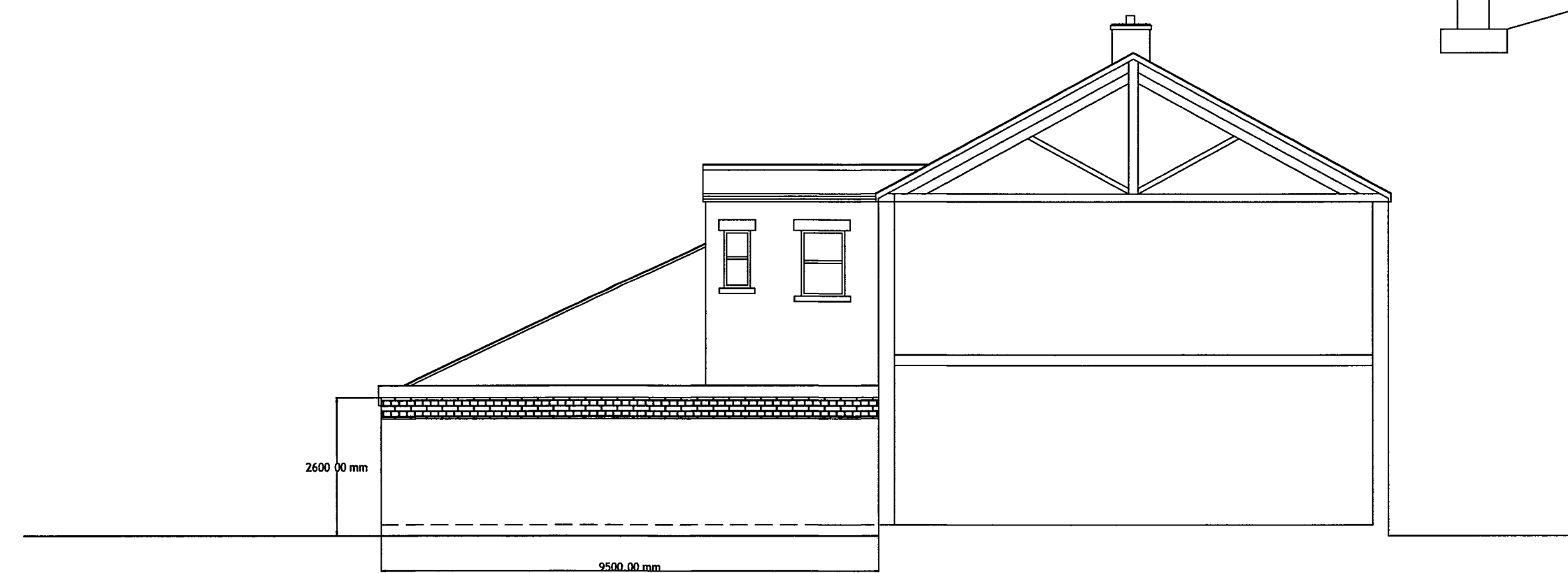
Existing Site and Roof Plan Scale 1:200



Proposed Site and Roof Plan Scale 1:200



Proposed Rear Elevation



Proposed Side Elevation

WALLS-
 100mm blockwork rendered outer leaf with 150mm cavity with Dntherm 32 cavity batts fixed in accordance with manufacturers instructions 100mm thermalite SHEILD block (or similar approved) inner leaf and 12.5mm lightweight plaster (U value 0.18w/m2deg C) Cavity fill to terminate 225mm below lowest dpc
 100mm 'cavity closures' at all openings
 Blocks to be laid in stretcher bond in 1:1:6 cement mortar
 Patent cavity trays to be inserted above flashings at all abutments and above openings
 Stainless steel vertical twist type wall ties to DD140, every 750 horizontally and 450 vertically and staggered Vertical centres of ties to be 225mm at all jamba
 Brickwork to be tied to existing and all cavities to be maintained
 Cavity closed at top of wall with slate or similar non-combustible material
 Horizontal dpc 150 minimum above ground level and provide Bituthene tanking lapped into the dpc
 All materials below gl Are to be frost resistant Fill cavity to ground level with weak mx
GROUND FLOOR
 As plan
PARTITION WALLS
 Use 100 x 50mm timber struts at 600 c/cs built of 100mm x 50 mm wall plate For partition walls in bedrooms use 50mm mineral wool to provide sound proofing
FOUNDATIONS-
 700mm x 225mm deep strip foundation 900mm below ground level incorporating C385 reinforced mesh Foundations at boundary walls to be trench fill type 450mm thick BS8004 2015
DRAINS
 100mm dia upvc drains surrounded in pea gravel (150mm) All gullies to be back inlet types and roddable
 All drains running under building to be encased in 150mm concrete with 12mm flexcell joints @ 1500mm ccs
 Foundations to be stepped below drains with reinforced concrete lintels over to support bwk
 Drain trenches within 1m of foundation to be backfilled with concrete up to underside of foundation
 Manholes to be built in 225mm 2nd class engineering bwk on 150mm thick concrete base
 Provide medium covers to all manholes
ABOVE GROUND DRAINAGE-
 100mm dia Upvc half-round gutters and 100mm dia rwp
 38mm dia waste pipes and 75mm deep seal traps to all sanitary appliances when connected to 100mm dia upvc svp
WINDOWS-
 Double-glazed timber windows with 4/16/4 glazed units with PILKINGTON K glass with 20mm air gap (Low-E E_n=0.15)-U value=1.4W/m2 degC- ventilation openings equal to 1/20th floor areas, + 8000mm2 background ventilation to comply with PAS 24.

MECHANICAL EXTRACT-
 Provide mechanical extracts direct to open air in the following rooms -
 • Bathrooms 15 Litres/sec
 • Bathrooms without windows 15 Litres/sec The extract fan is to be connected to the light switch to have a 30 min overrun, provide 10mm gap under door for ventilation
 • Wcs separate from bathroom 6 Litres/sec
 • Kitchens 30 Litres/sec adjacent to the hob or 60 Litres/sec elsewhere.
 • Utility room 30 Litres/sec
 Where the sanitary accommodation is internal provide a 10mm gap under door for ventilation
LINTELS-
 Lintels are to be Catnic CG07/100 or similar unless stated on plan Lintels are to have 150mm end bearing and be rendered to give 1/2 hour fire resistance All lintels to external walls are to be insulated and have the ends closed with dpc
SAFETY GLAZING-
 All glazing in critical areas to be laminated or toughened in accordance with BS 6206
 Manifestation to be provided where appropriate.
ELECTRICALS-
 13 amp ring main and lighting circuit to comply with latest edition of IEE regulations Number and position of sockets to Client's instructions All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671 2001 or an equivalent standard These installation works are to be undertaken by a person registered with an electrical self certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control upon completion of the works
SERVICES-
 Note existing boiler to be checked by GAS SAFE registered installer to assess capability for additional radiators to the new rooms Provide thermostatic radiator valves
MEANS OF ESCAPE-
 DWELLINGS- Provide mains-operated self-contained smoke detectors to BS 5446- PART1 The alarms may be wholly mains operated with a secondary power supply such as batteries
 All smoke alarms to be interlinked and permanently wired to a separately fused circuit on the distribution board
 INNER ROOMS-to have escape windows with unobstructed openable area that is at least 0.33m2 and at least 450 high and 450 wide at 800mm min and 1100mm max from the floor
GENERAL-
 All electrical work is to conform to BS 7671 2018 and current IEE Regulations Sockets and light fittings to be the client's choice and design please refer to guidance stipulated in section 4.24 of A.D. L1B section 12 & table 40 of Domestic Building Services Compliance Guide 2010 edition
 Sockets and light switches are to be positioned between 450mm and 1200mm from finished floor level
 Before any construction commences the adjoining owners consent must be obtained for any work on the boundary
 Architraves and skirting to match existing
 Internal and external doors are to be client's choice and design
 Insulate all heating and hot water pipes under the floor
 Any new radiators are to be fitted with thermostatic radiator valves to control room temperature
 Refuse collection to be maintained
 Provide mains operated interlinked smoke detectors to BS 5446 2000 PART. 1 on all floors, within 3m of a bedroom and 7.5m to any other rooms The detectors are to be wired to a separately fused circuit and distribution board The detectors are to be ceiling mounted at least 300mm from walls and light fittings Units designed for wall mounting may be used if they are fixed above the level of all doors and are fixed in accordance with the manufacturers instructions The sensors in predominately flat ceilings are to be between 25 and 600mm below the ceiling (25-150mm in the case of heat detectors) sensors should not be fitted to heaters or air conditioning outlets
 The existing foundations, walls and lintels are to be checked for suitability before work commences
 All structural timbers to be tanalised
NOTE-
 These plans have been prepared for the purposes of ensuring compliance with the requirements of the Building Regulations and Planning legislation and should not be used as working drawings
 All work to comply with the Building Regulations 2010 and associated legislation
 All dimensions and levels to be checked by Contractor on site
 Any variations or discrepancies to be reported to the designer
 All work on common boundaries to be carried out with the written permission of the adjoining owner
 PARTY WALL etc: ACT 1996 - It is the responsibility of the owner to serve satisfactory notice on any adjoining owner affected by these proposals An advisory booklet is available from DOE Publications, Blackhorse Road, London, SE99 6TT
COMPLIANCE WITH CONSTRUCTION-
 There are no particular processes or construction methods that produce unusual risks to health and safety during construction or in subsequent maintenance works All usual precautions are to be taken to protect the workforce and the building occupants
 All materials and products are to be used in accordance with the manufactures instructions, British Standards, Codes of Practice and good building practice
 Where the works are subject to Local Authority interest, say by way of a grant, the contractor is to make himself aware of any requirements
 The contractor is to inform the Health and Safety Executive should any of the works falls within their interest
 The contractor is advised to visit the site so as to become thoroughly acquainted with the scope and extent of works, to satisfy themselves as to accessibility of the site and to make their own risk assessment of the project
 Arrangements to visit the site must be made through the client.

STEEL ITEMS.
 1 Beam Garage opening
 Span 4.0 m
 Reactions (unfactored/factored) R1 14 40/22 92 kN R2 14 40/22 92 kN
 Use 254 x 102 x 28 UB S355
 Bearing R1 350 x 100 mm padstone
 Bearing R2 As R1

Flat Roof-
 Use Fibreglass finish to newly formed flat roof on 100mm thick Kingspan K7 between joist with 50mm thick capping layer warm roof on vapour layer fixed to 18mm plywood on joists 47 x 145 mm @ 600mm c/s grade SC24 with 50-0 mm firrings 12.5mm plasterboard and skm.
 Use 100mm thick Kingspan between joists.

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 Use 100mm thick Kingspan between joists.

Cavity Tray system linked to lead code 4 flashings
 Use Catnic Lintels TH090/100 to all openings
 Use Cavity trays where appropriate and cavity closures to all openings.

Proposed Side Elevation

Floor :- 50mm of sand cement screed on 100mm thick concrete on grade 1200 damp proof membrane on sand blinding 150mm hardcore. Cavity fill is to stop a minimum of 225mm below lowest DPC level.
 Ground Floor: use 21mm moisture resistant weyroc to BS 5669 on 145 x 44mm C16 joists @ 600mm c/cs and layer of 150mm thick Celotex GA-400 on chicken wire. Provide 145 x 44mm straps at mid span. Provide 5 x 38 ms straps at 2m c/cs to give lateral restraint. Use 100mm concrete capping layer on 1200 DPM.



Notes
 Insulated cavity closures to new openings
 Air bricks to fitted on all sides min vent opening 1500mm2/m as per section 4.4 'b' approved document 'C'.

Proposed Rear Single Storey Extension at No 8a St Michaels Avenue, New Hartley.
 Plans Showing Existing and Proposed Floor Layout's, Elevation's and Section.
 Scale 1:100 & Section 1:50 Aug : 2023