

Overview:
External Workings within the Front Garden Space

General Comments:
These plans shall not be acted upon until they have been approved in accordance with clause 14 and 12(2)(b) of the Building Regulations 2010. Should the owner or builder commence work without the above approval then they do so entirely at their own risk. Dimensions given for foundations are only indicative for normal ground conditions. No test holes have been taken and the builder must acquire boreholes with the ground conditions. Deviations from the approved drawings can only be made when the client and the Local Authority Planning and Building Control officers are informed and they approve of the deviation. All building work and fixtures are to be to the full satisfaction of the client and the Local Building Control Department. Planning permission is required as this does not fall into permitted development. All works to comply with the Building Regulations 2010 and relevant British Standards. All dimensions to be checked on site prior to commencement of works and not to be based from the drawings. Building Control to be paid for by home owner but setup and organised by principal contractor. The principal contractor is to notify the Building Control office for all relevant inspections.

Workmanship shall be the responsibility of the contractor, and the standards must be consistent with competent qualified tradesmen and all work to be executed in accordance with modern building methods, using first grade materials, and conforming to all relevant British Standards or Codes of practice. All measurements on the plans should not rely upon for final dimensions.

Foundation Details:
Foundations to be minimum 400mm x 150mm C30 to all external walls to a depth of not less than 500mm in sand, and 600mm in clay, and to be taken down to the level of any drain within 1 metre of the foundation. All to the Building Control Officers satisfaction. If local ground conditions or local conditions present a suitably designed raft from a qualified Structural Engineer will be adopted if this is found to be the case. All fully approved by the Building Control Department prior to its construction. If there is a change from clay to sand along its length then 1 layer of BS533 steel mesh to be incorporated into the foundations to resist differential settlement which may occur. The foundations must have a minimum projection either side of the brickwork of 100mm.

Finishing's:
All External to be Brick and Brick front to match existing walls. EPDM warm roof and UPVC Double glazed for both Sun Lounge and Out Building.

Walls - External:
New walls to be independent from existing, i.e. Not bonded in. Stainless steel F/6 plates to be used on the external leaf and also stainless steel plates on the internal leaf. However if Building Control Officer agrees, both leaving to be normal use of brick coursed pattern. External opening details to match existing as close as possible, including any special coursing, ventilation, cranking lists etc. Floor Sun Lounge cavity walls constructed from 100mm brick to match existing in class as possible, an 150mm cavity filled with 70mm Kingspan, and an internal skin of 100mm Thermacore Lathcoated block or 100mm Celcon Stone, with 1 coat of wet plaster and skim internally, alternatively 12mm plasterboard and 3mm skim. All to achieve 0.28W/m2K. Wall ties to BS2443, to be placed 450mm vertically and 750mm horizontally. 300mm vertical spacing around openings. Insulated vertical DPC to all reveals and thresholds. Note: Buttery wall ties are no longer acceptable.

At all times on part of the building including the foundations is permitted to cross the boundary line. If the buildings foundations have to be excavated to safety Building Control. A Structural engineer will need to be facilitated to safety Building Control. DPC to be minimum 100mm above outside ground level.

A minimum external return to new cavity walls to be no less than 65mm for structural stability and wind resistance, and openings not more than 230mm total wall area per external elevation.

Links over openings to be Galvalume, or similar, with 150mm minimum and bearing. Note: Metal Galvalume links are not designed to receive direct point loads from roof purlins etc. A minimum clearance of 200mm between the bottom of the rafters and the link is to be maintained at all times.

A Cavity tray to be placed into the existing cavity as the new roof directly above the wall. The requirement is at the discretion of the Building Control officer.

Fire Protection:
All elements of structure to have full 30 minutes fire protection, including links and any steel fixings. No penetrations in ceilings greater than 40mm without adequate fire protection. There are no new rooms created on this project and there are no new bedrooms created on the first floor therefore no escape windows are required. The building is located more than 1 metre away from the boundary with neighbours. There are to be no new openings on the site elevation without the express permission of the Building Control officer. See plans.

Mano operated (with battery backup), interlinked smoke detectors (if not fitted already) to be fitted within the hallway and inside of existing dwelling. These are to be located 300mm away from any walls or light fittings. The use of Photo-Lite smoke detectors are allowable which requires the need for the interconnecting wire.

Windows:
External windows shall be purpose made UPVC and double glazed throughout to match existing. Windows and doors will provide minimum 100% floor area for natural ventilation, and shall provide minimum background ventilation to a minimum of not less than 0.000m2/m2. Windows/doors to be a maximum u-value of 1.8W/m2K. Glass to be deep and fixed in accordance with the double-glazing manufacturers requirements. Toughened glass shall be fixed to all glazing areas below 800mm above finished floor level and with 200mm of overhang. To BS EN 12196, BS 6200, BS 6181 is now obsolete. Shattered windows (if any) to be replaced. All external windows are to be self-closing and self-latching with air leakage and cold air infiltration. Maximum area of glazing to be not more than 20% window to floor.

Any New grilles to be Hesperath outside access type. Any change of direction should be met with an inspection chamber or suitable rodding access point. All new gutters to be trapped.

Rainwater goods to be 112mm half round UPVC gutters to discharge into new B.I.G. Gutter and rainwater into the surface water drainage system. Any new roofing eaves do not need to be as light as this drainage system is separate. All drainage work below ground level is to be in accordance with BS6593, must comply with Building Regulations, and it must be to the total satisfaction of the Building Control Officer prior to building. Any external SVP within a distance of 3 metres from an opening into the building shall be minimum 900mm higher than the opening, fixed with a suitable egg timber or similar.

Drainage through foundations are to be limited over with 100mm/75mm concrete beds and the beds are to be reposed over the pipe. Drains upstream the slab within 1 metre of the foundations must be higher than that of the bottom of the foundation. New inspection chambers are required where the final water changes direction. 400mm diameter UPVC chambers are suitable in the areas shown. Very important: Builder must fully enquire and install with the drainage requirements prior to any quotation to the client.

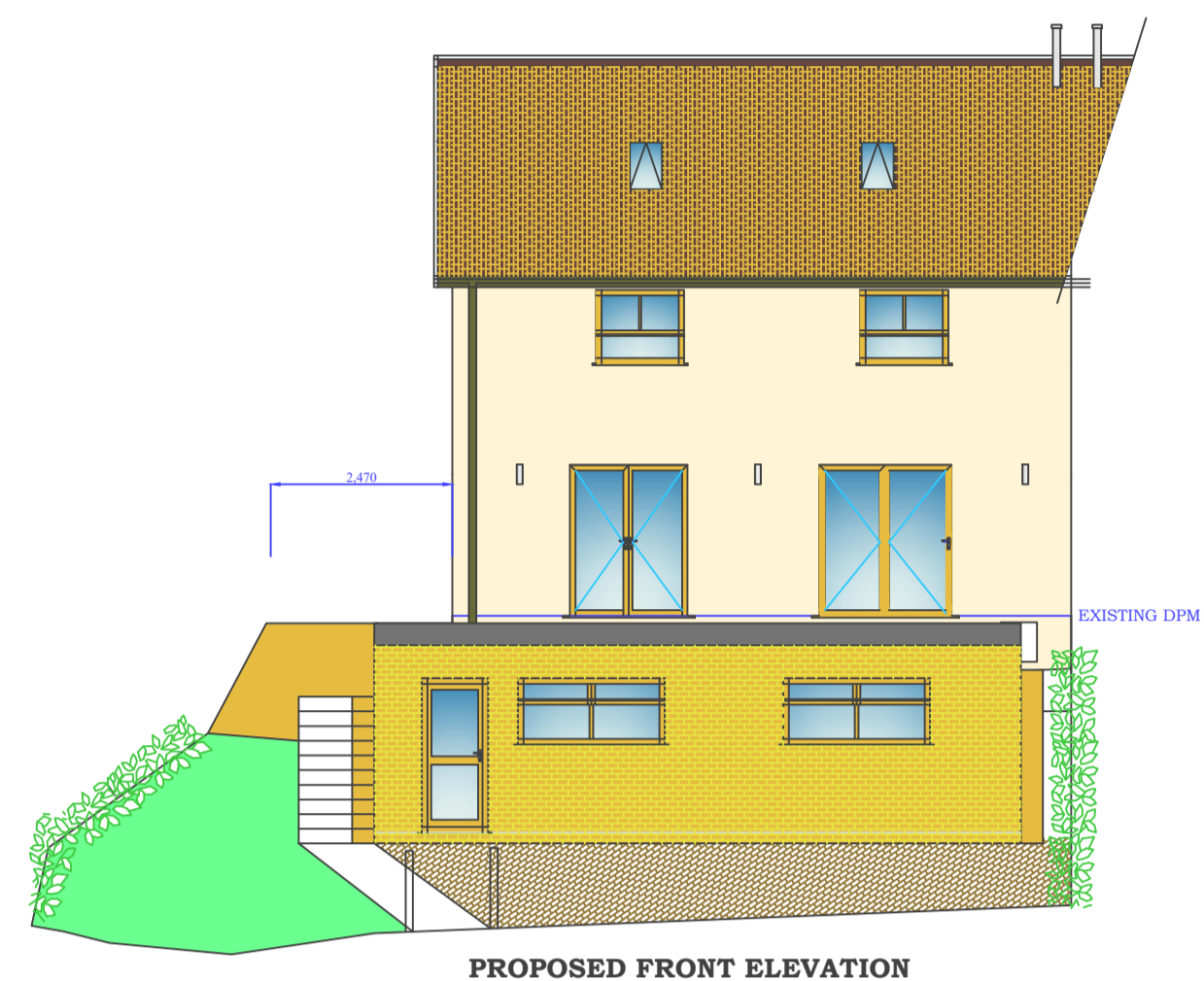
Roof Construction and Covering:
EPDM roof set on top of a warm roof structure. From top to bottom, 1. 5mm EPDM Rubber Layer, 11-22mm OSB board, 150mm Kingspan, Vapor barrier, another 11-22mm OSB board, 9" C18 treated timber joists, 100mm roofboard between joists finished with 12mm hot backed plasterboard and plaster skim. Ceiling construction in accordance with BS 6263-2:1988 structural loading (as confirmed with certification). Wall plate to be minimum 100mm/75mm securely fastened down to the wall using using steel strips at not more than 2 metre centres. 150mm/100mm C16 pole bolts to the wall with M12 bolts at not less than 750mm c/c.

Thermal Bridges/ Energy Loss:
Use proprietary thermal break devices i.e. Thermabreak, at all external wall junctions. All frames to overlap the cavity by at least 10mm. Use ImbrexQCF window boards. Provide lightweight plaster to the vertical face of the steel timber/adjustment block-work as appropriate, but all require a dPC. Service ducts and pipes to be sealed to prevent passing through floors and ceilings. Wall construction to achieve 0.28 W/m2K as described. Floor construction to achieve 0.22 W/m2K as described. Roof construction to achieve 0.18 W/m2K as described. Windows and doors to achieve 1.8W/m2K as described below.

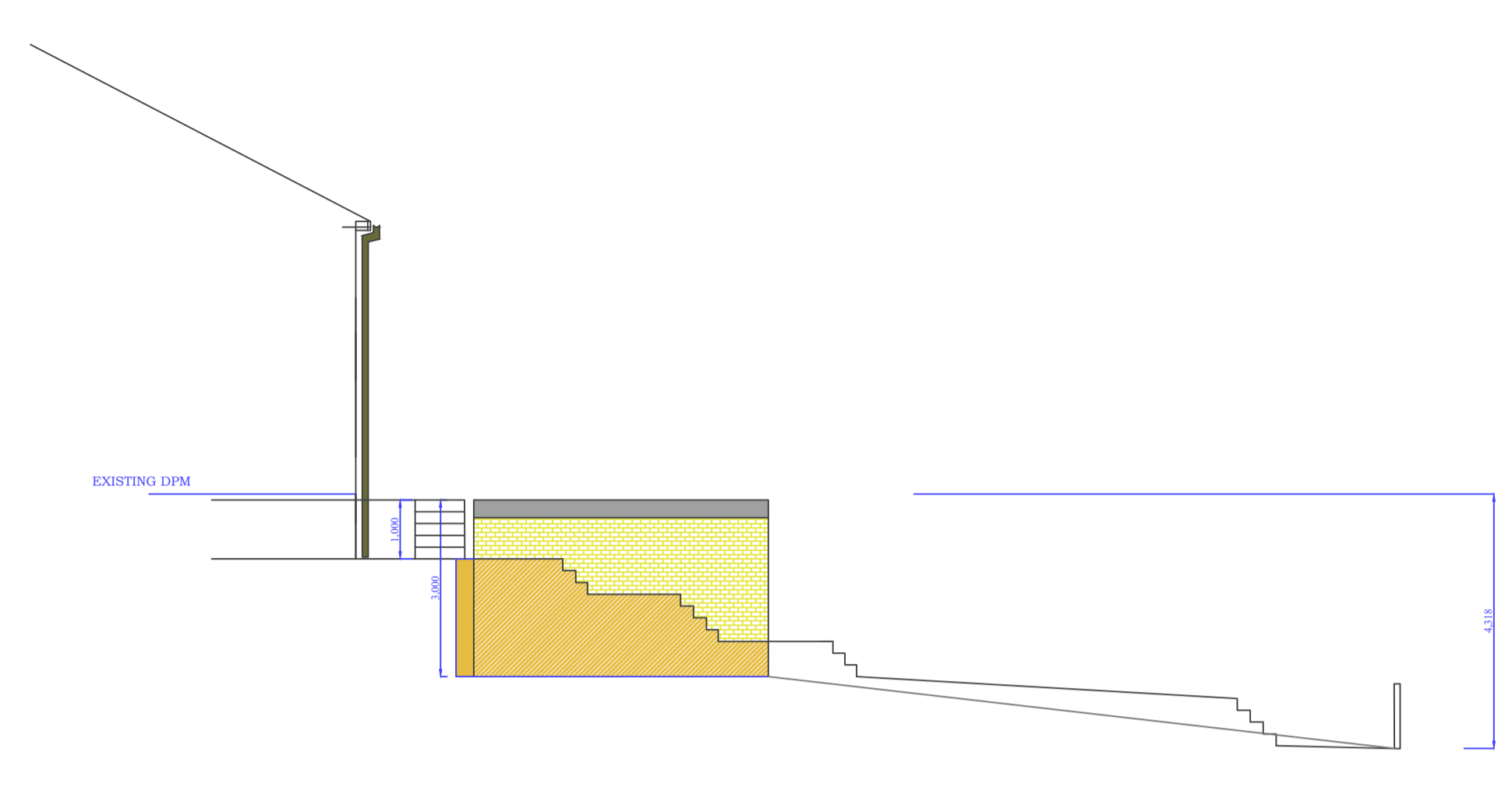
Central Heating System:
Ziv Convector Heater x 2.

Glazing:
All glazing to be hermetically sealed double glazed units to all windows and doors to achieve 1.8W/m2K via 20mm cavity, Low E, double glazed units. Note: Low E stickers to never reduce and Building Control Officer has been identified as safety glazing for glazing areas to BS EN 12196, BS 6200, BS 6181 is now obsolete. Locations are within 800mm of internal finished floor level, below 1000mm in doors, and within 800mm and below 1000mm of glazing areas that are doors. Glass to be etched with the BS kite-mark for identification purposes. NOTE: Glazing to be fixed with Hign to give better heat efficiency.

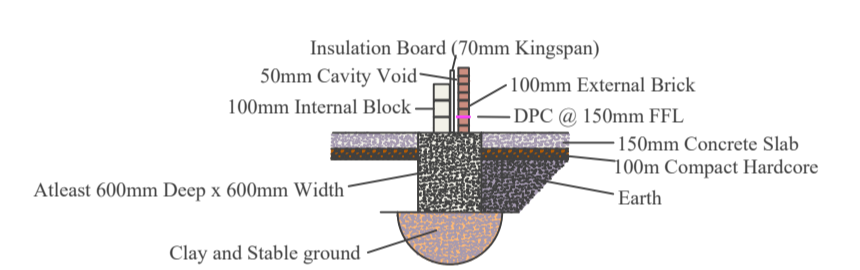
Electrical Installation:
All electrical to be in accordance with Approved Document P. Either use a Self-certified electrician who is registered with one of the approved bodies or a qualified electrician to provide a design, installation, and testing certificate to Building Control on completion of the installation. It shall be BS 7671. 75% of all new light fittings to be energy efficient. Only the bulbs over need to be energy efficient and not the luminaire themselves.



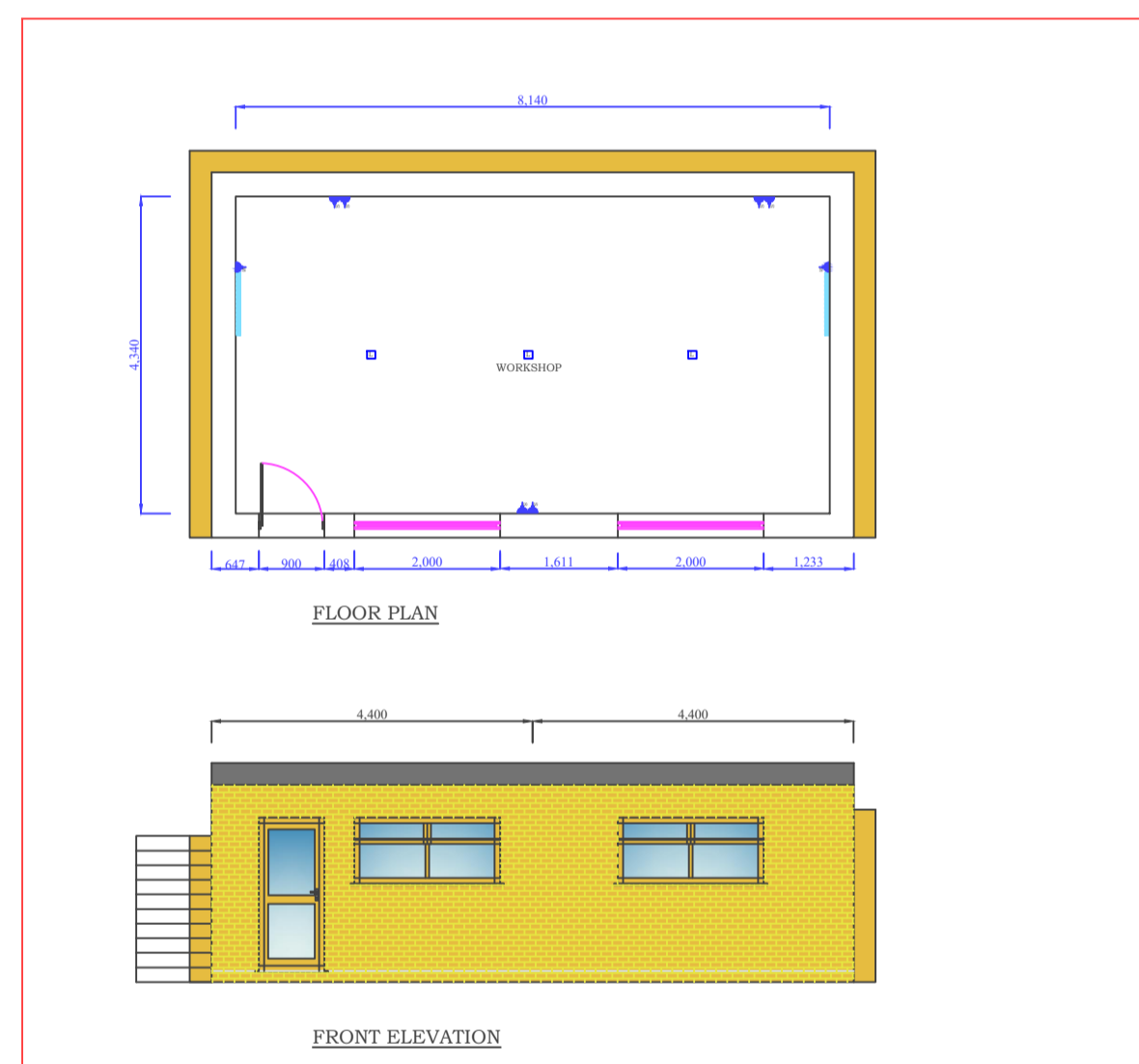
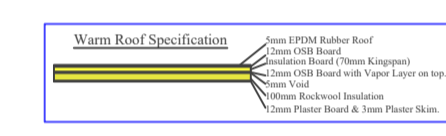
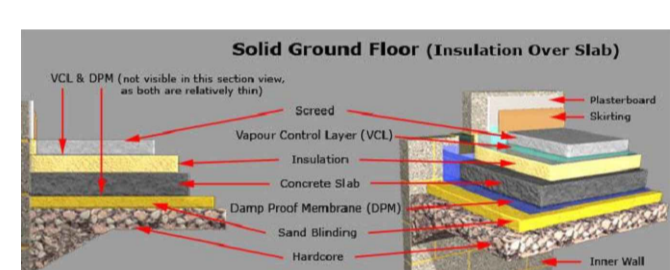
PROPOSED FRONT ELEVATION



PROPOSED SIDE SECTION VIEW

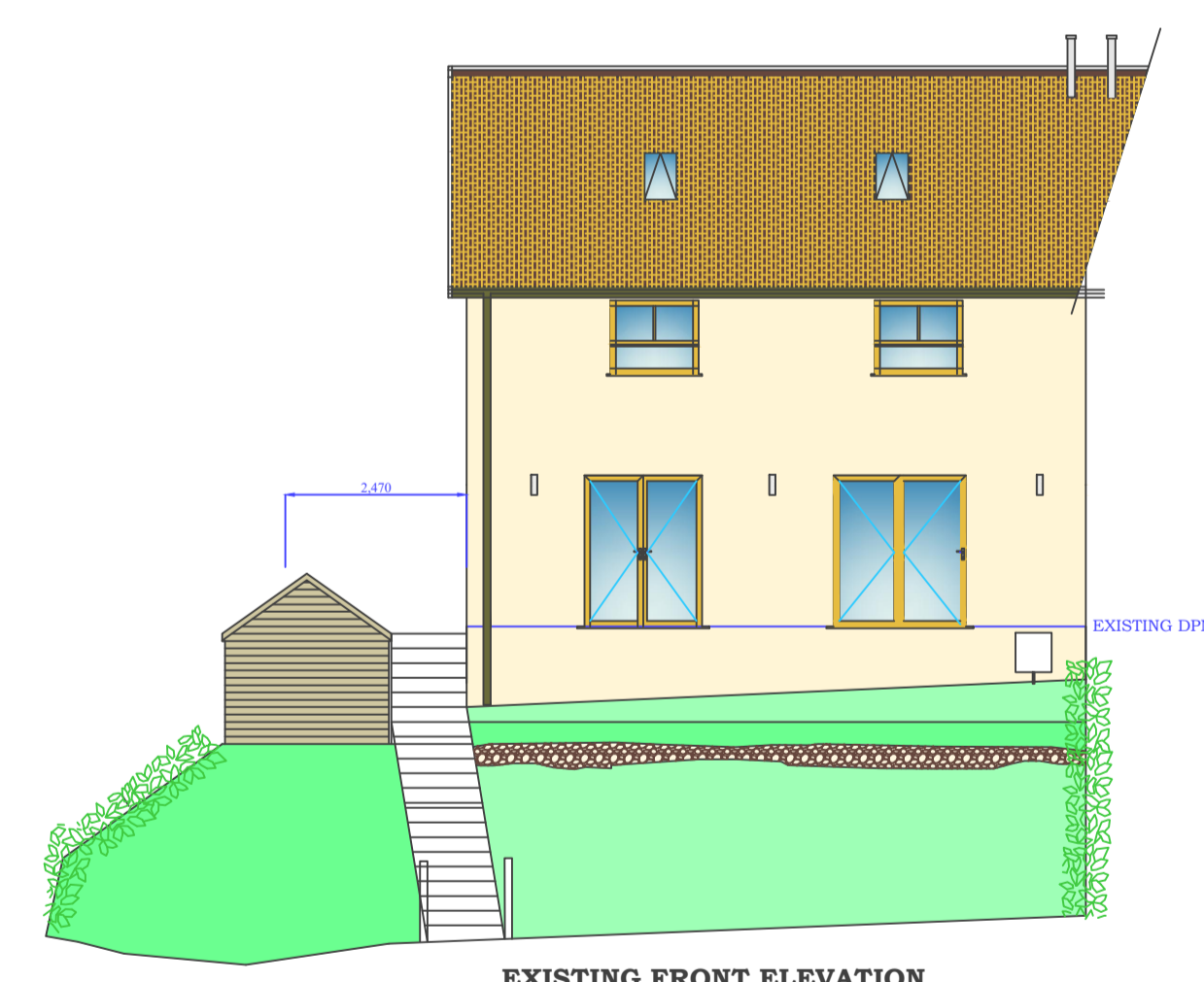


Strip Foundation Detail

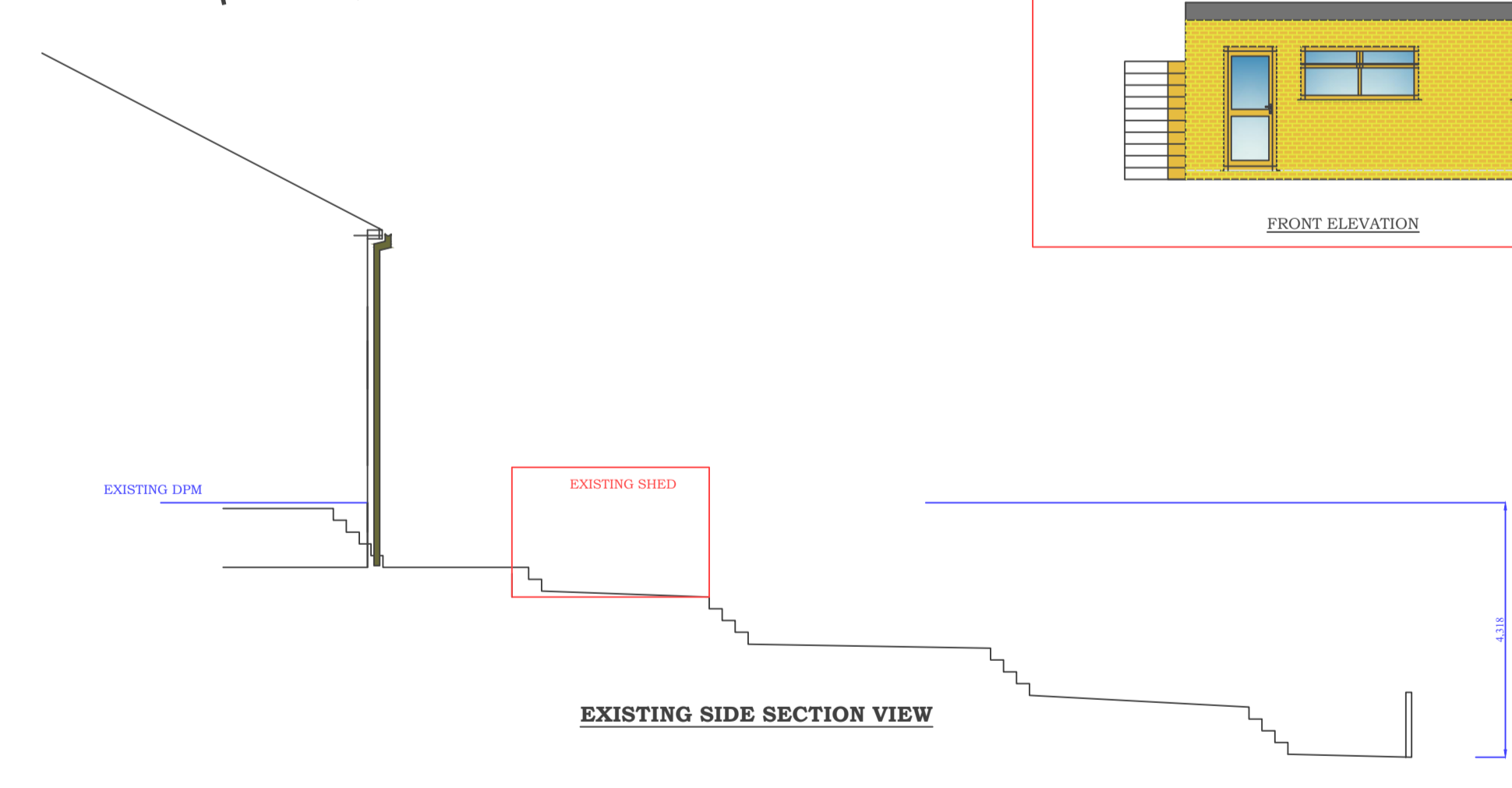


FLOOR PLAN

FRONT ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE SECTION VIEW

EXISTING FLOOR PLAN 1:500 SCALE

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Drawing Title:
EXISTING & PROPOSED PLAN AND ELEVATION.

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