

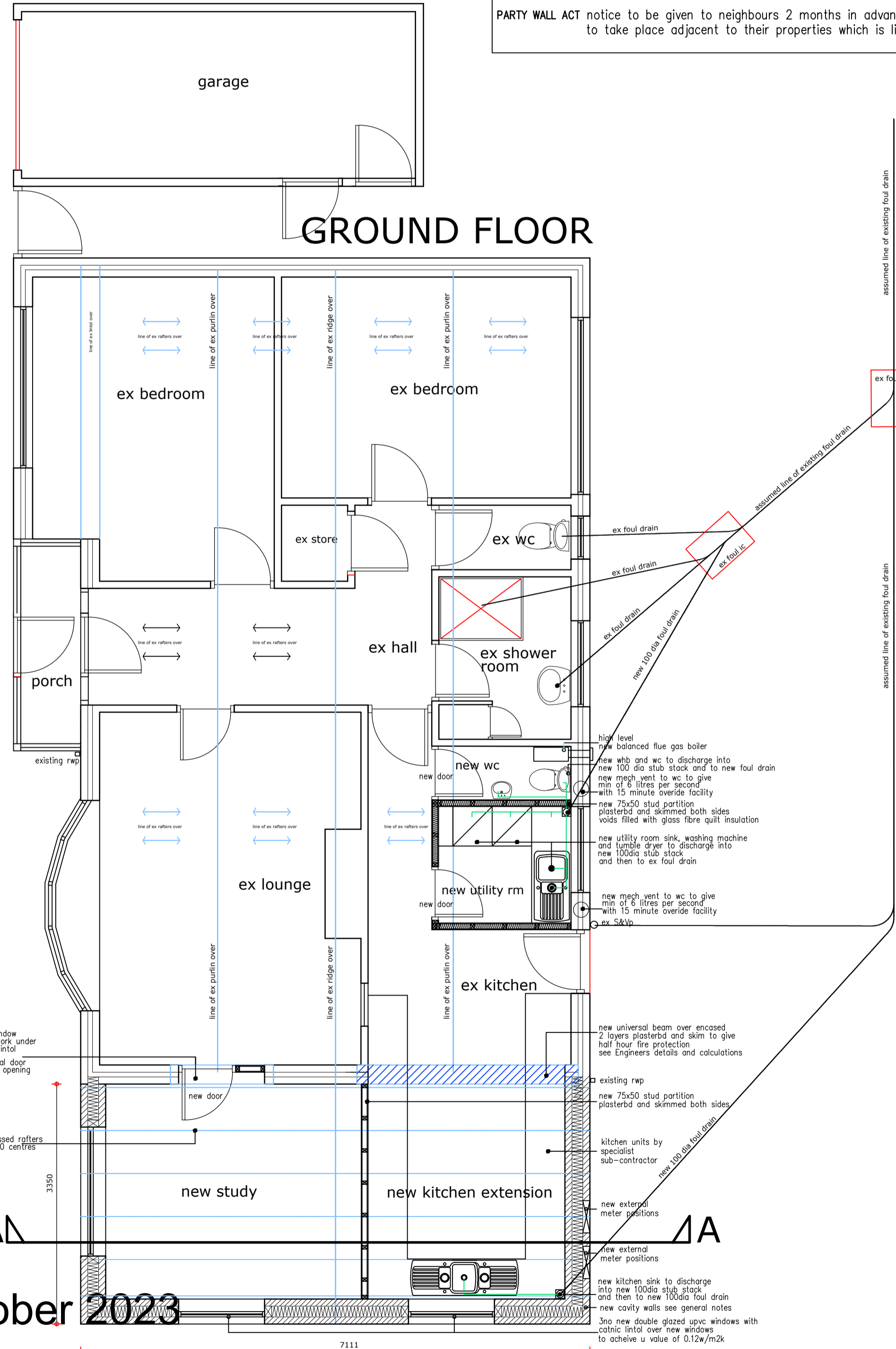
SIDE ELEVATION TO BEECHINGS CLOSE

FRONT ELEVATION TO MAURICE DRIVE

SECTION AA

PARTY WALL ACT notice to be given to neighbours 2 months in advance in writing of any building work to take place adjacent to their properties which is likely to effect their walls/foundations

Any lap within the DPC should be effectively taped. The DPM to extend across the cavity wall to provide a continuous barrier over the footprint of the proposed extension.



REAR ELEVATION

**STORM WATER**  
all new rain water gutters to discharge into existing rain water downpipes and then to existing storm drain

**SMOKE DETECTION AND ALARMS**  
smoke detection and fire alarm system to be mains operated self contained units to conform to BS 5446 Part 1  
anchor straps to be provided across min 3no trussed rafters down walls at minimum 2000 centres

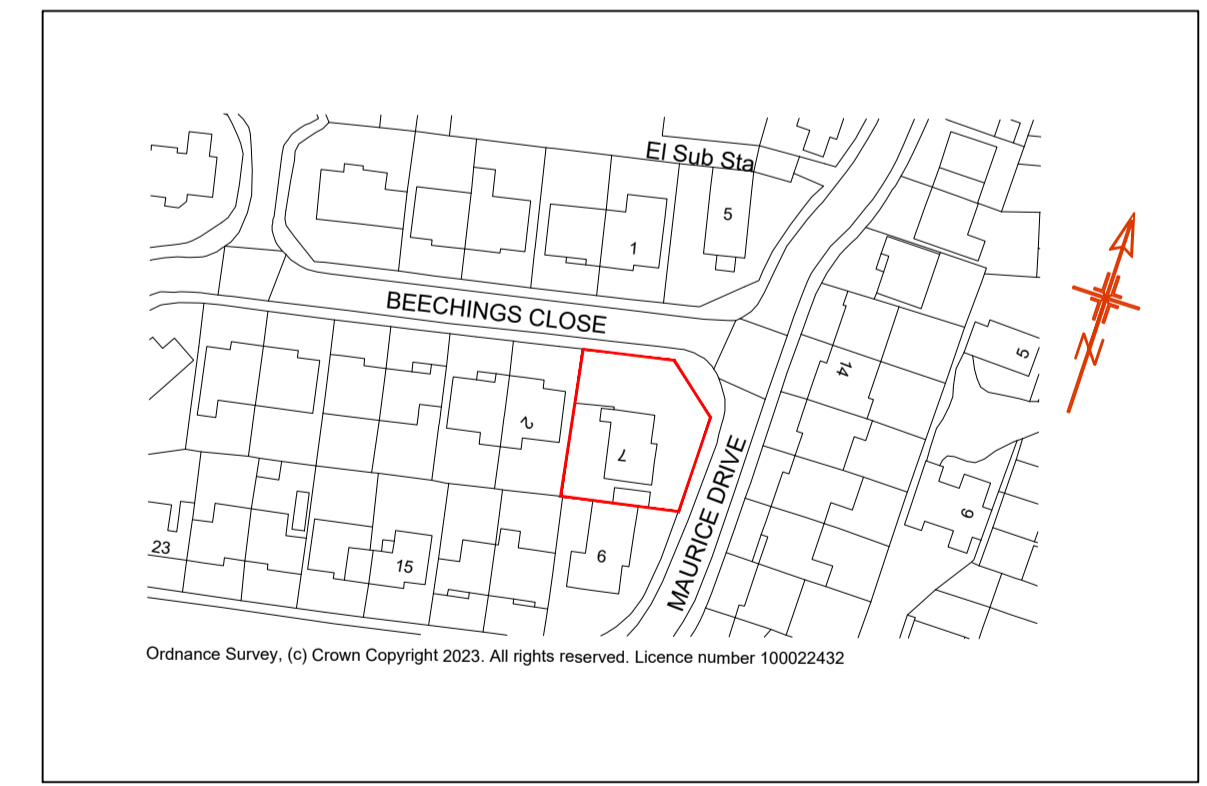
**BASIC RADON PROTECTION IF REQUIRED**  
Any lap within the DPC should be effectively taped. The DPM to extend across the cavity wall to provide a continuous barrier over the footprint of the proposed extension.

Ground floor windows unobstructed area of 0.33m<sup>2</sup> 750mmx450mm no more than 1100mm above floor level for emergency egress!

**DRAINAGE**  
The final surface water disposal agreed on site between builder and Building Inspector to follow Part H of the approved document. If required a build over agreement is required with Severn Trent by applicant before work commences on site.

CONSTRUCTION NOTES TO 2022 EDITION OF THE BUILDING REGULATIONS

- Foundations**  
Foundation depths to be taken from NHBC tables or similar with regards to the effect of trees on moisture content of ground around foundations. Any foundations that requires a depth greater than 1.5m from existing or reduced ground level will require a structural engineers design for the heave protection to both foundations and ground floor slab.
- Walls**  
Taken up to ground level in either brickwork or 100mm 7.3 N dense concrete blocks depending on site. 2000 gauge polythene d.p.c. sited min. 150mm above ground level. Engineering brick splash course from 1 course below ground level to underside of d.p.c. Above ground level external leaf to be approved render on 112.5 blockwork tied over 150mm cavity with full fill Drytherm, inner leaf of 100mm dri-therm 3.5 N lightweight block all not exceeding 0.18W/m<sup>2</sup>K  
Wall tie (stainless steel) Ancon Building Products Stalix HR14 (Type 4) -  
Ties at 750mm horizontally and 450mm vertically in general areas. Additional ties spaced at 300mm max centres vertically within 225mm of unbanded jambs adjacent to openings movement joints and roof verges. Cavities to be closed at heads, jambs, cills, and eaves. Built-in UPVC sub-frame/cavity closures/d.p.c. including tray d.p.c. over all lintels incorporated in external walls with appropriate weepholes. Lintels to be concrete or steel with stop ends and insulated steel tray to Building Regulations approval.  
Mortar mix for brickwork and blockwork to BS 5628 pt. 3 - Foundations 1:3 cement/sand by volume with plasticiser. Superstructure 1:4 masonry cement/sand by volume or 1:5 cement/sand with 30g of Entraineit or similar approved. Plasterboard and skim to window reveals, head and jambs.  
dpm laid continuous with joints and dpc sealed on 120mm jablette grade sd
- Ground Floor**  
50mm 3:1 sand cement screed on 100mm concrete slab on 1200g polythene 150mm jablette expanded polystyrene to bs3637 on min 150mm sand blinded hardcore not exceeding 0.18W/m<sup>2</sup>K
- Roof**  
roof tiles to match existing fixed in accordance with manufacturers instructions on 50 x 25mm s.w. battens on Kiber "Perma Light" breathable roofing felt or similar approved, on pre-fabricated trussed rafters at 600 centres fixed and braced to manufactures instructions. Glass fibre quilt insulation 100mm between joists and 120mm at right angles Kiber "Roll Fix" ventilating dry ridge system, allowing min. 5mm air gap along the ridge, all fixed in accordance with manufacturers instructions Anchor straps at max 2.0m centres. Rainwater gutters to be fixed to 175 deep fascias. All exposed and built-in timber to be vac-vac treated or similar approved. and skin finish fixed to underside of ceiling joists all not exceeding 0.18W/m<sup>2</sup>K
- Doors**  
upvc draught stripped triple glazed in accordance with Part L Building Regulations and to have a U value of min 1.2 W/sq.mk.
- Electrics**  
All work to I.E.E. regulations and N.H.B.C. spec. Mains operated smoke detectors to BSS446 : Part 1 wired to a separately fused circuit. Position of all socket outlets, switches for lights and other equipment in habitable rooms shall comply with Part M of the Building Regulations. 100% Energy efficient light bulbs to be provided in accordance with Part L1 - Building Regulations. An electrical certificate will be required at the end of construction in accordance with Approved Document P.
- Glazing**  
Safety glazing to comply with part K4 of the building Regulations.
- Drainage**  
All sub-floor drains to be encased in pea gravel and bridged where passing through footing brickwork / concrete. storm drains to discharge into ex storm system or soakaway 5m from building or boundary
- Ventilation**  
System 1 : Background ventilators and intermittent extract fans in accordance with A.D.Part F1 (2010 edition) Building Regulations.
- General Notes**  
Design air permeability 5.1 m<sup>3</sup>/(h.m<sup>2</sup>). As-built air permeability not to be less than 3 m<sup>3</sup>/(h.m<sup>2</sup>). Entrance doors 1.3 W/sq.mk U value.
- Rain Water**  
all to be taken to new rain water gutters connected to existing rwg and then to ex rain water pipes
- Lintels**  
all lintels to be catnic or jubs (see engineers details and calculations) depth to span and loadings in accordance with the manufacturers recommendations and safe load tables



location plan 1.1250

October 2023