

Notes

FOUNDATIONS
Existing foundations to be exposed as required by B.C.G. prior to work starting.
New Foundations to comprise mass-fill concrete (1:2:4 mix) to a minimum depth of 1m and width of 500mm. Depth to be to invert level of sewer or to 600mm below tree roots if deeper. Face of foundation to be min. 600mm from any sewer. Depth and design to Local Authority satisfaction on site. Foundation to be 600mm wide at side to allow for eccentric loading. OR to comprise piled foundation in accordance with details to be provided separately by specialist contractor.

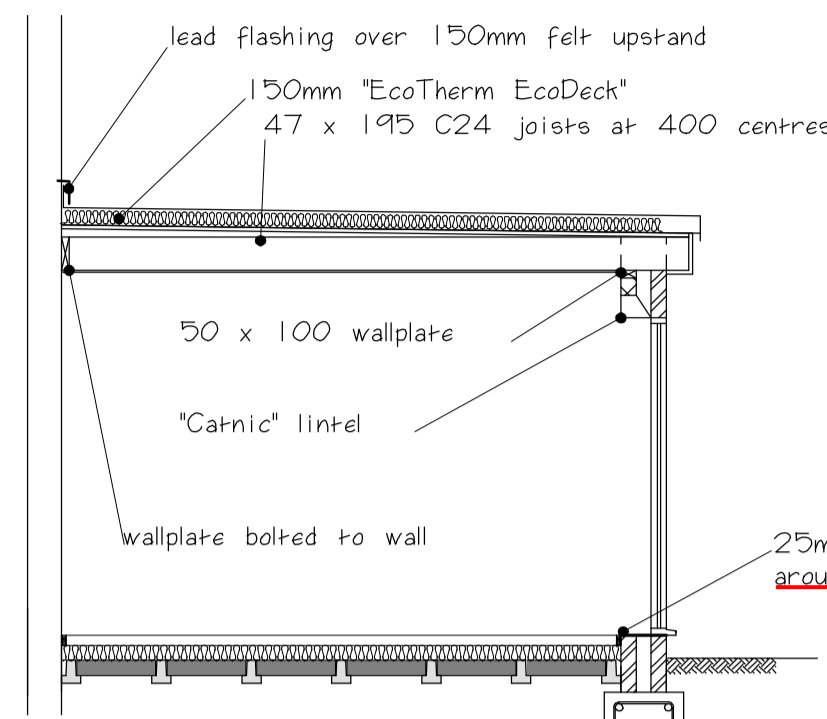
FLOORS
Ground floor to comprise 60mm sand/cement screed on 100mm "Celotex" on 1200 gauge polythene DPM on "Eaton Domical" suspended concrete floor beams with 100mm "Thermalite Turbo" blockwork laid between. Existing sub-floor ventilation to be maintained using 100mm diameter pipes. Suspended concrete floor to have suitable cross-ventilation.
Upper floors to comprise min 20mm tongued and grooved flooring grade chipboard on joists at sizes and centres noted. Floor spans over 2.0m to be provided with solid strutting to 3/4 the depth of the joists at the centre point.

WALLS
To comprise inner and outer skin of 112mm brickwork below DPC level and outer skin of brickwork and inner skin of "Thermalite Turbo" blockwork above with 100mm cavity. Cavity to be filled with lean mix concrete to ground level, then 100mm "Dri-term 32" cavity bats or similar from 225mm below DPC level upwards. DPC not to bridge cavity. Skins to be tied together using stainless steel double twist ties at max. spacings of 450mm vertically and 900 mm horizontally with alternate rows staggered and doubled at openings. "Thermabats" or similar insulated cavity closures to be provided at openings. If external skin of brick has to be used, wall to be lined with 52.5mm PIR insulation backed plasterboard.
"Carnic" lintels to be provided over openings with min. bearing of 150mm. Voids in lintels to be insulated. New walls to be tied to existing using "Turfix" profiles or similar product. DPC to BS749 to be provided not less than 150mm above ground level and lapped with existing DPC and DPM. Walls to be plastered internally with 15mm lightweight plaster. External walls and insulation to be taken up to underside of flat roof decking.

FLAT ROOF
To comprise 15mm mineral chippings on three layer felt to BS 747 on 150mm "Eco Therm Eco-Deck" on min. 15mm decking securely fixed to joists and nogging at sizes and centres shown and at all edges. Furring pieces to be provided to give a min. fall of 1 in 60. All work to CP144. Lateral restraint and roof/wall tying by galvanised straps at 1.5m max centres. All flashings etc. to be provided in Code 4 lead.
PITCHED ROOF
To be tiled to match the existing where possible on suitably sized and spaced treated battens of min. size 30mm x 20mm on 112mm breakeable membrane on G5 rafters at sizes and centres noted securely fixed to wallplates tied to walls using galvanised straps at 1.5m centres. 150mm Fibreglass quilt to be laid between ceiling joists with a further 200mm at 90 degrees over. All flashings, valgs etc. to be provided in Code 4 lead.

DRAINAGE
Rainwater drainage by 100mm gutters and 75mm downpipes to existing sewer unless otherwise specified.

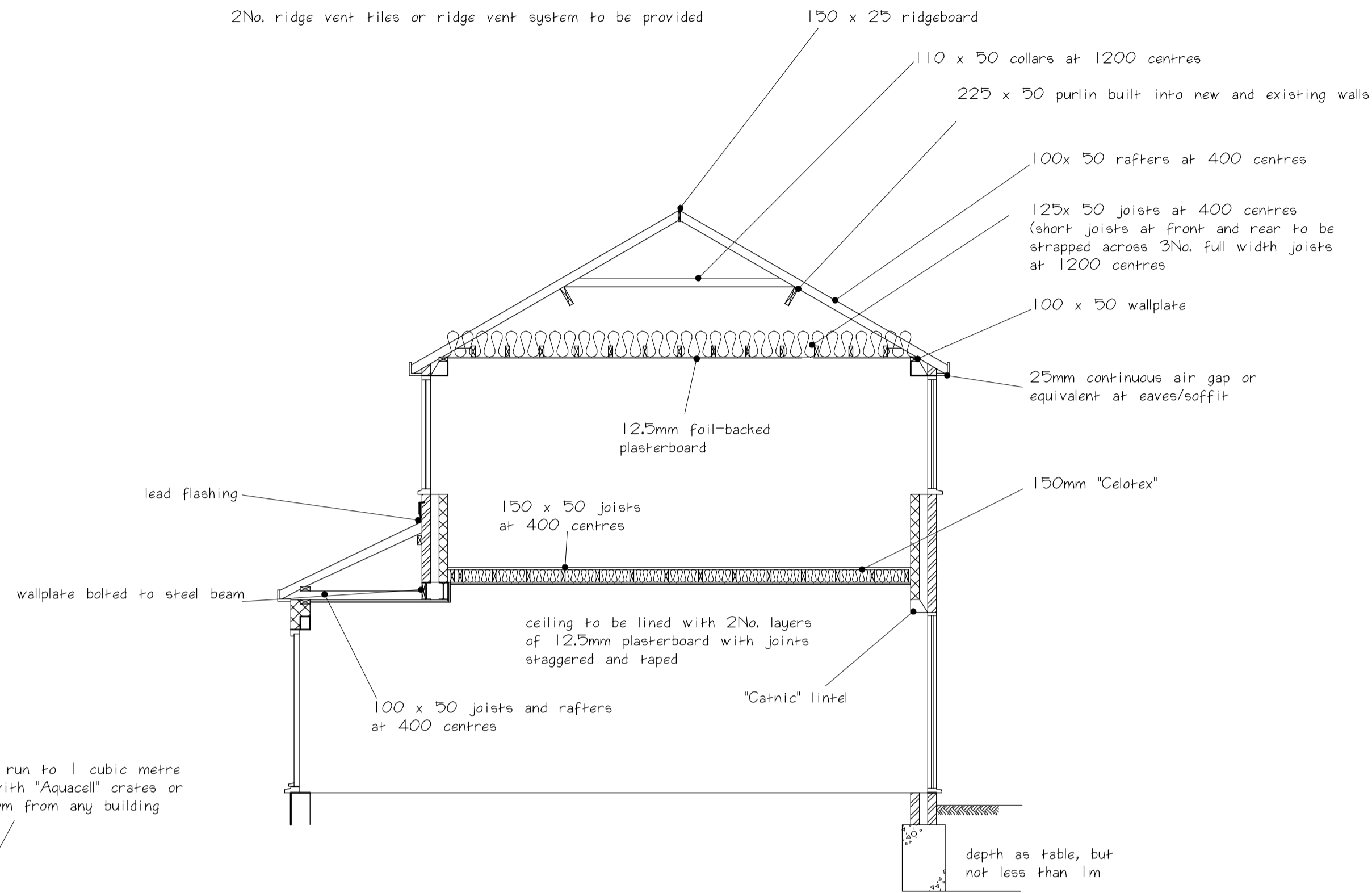
MISCELLANEOUS
Energy efficient light fittings to be provided at the rate of 3 to every 4 fittings provided.
Dable end to be strapped across at least 3No. rafters at 2m centres, with nogging between at straps.
Fire protection to steel beams to comprise 2No. layers 12.5mm plasterboard and set coat or 3No. coats "Nulifire" fire retardant paint.
Lateral restraint at first floor level by galvanised straps screwed to joists at 1200 centres and built into brick/blockwork.
All new glazing to be double glazed with min. air gap of 20mm to sealed units, inner pane of low-E glass and argon fill to give a min. U-value of 1.2W/m²K. (WER band rating A). Windows to have a min. opening angle of 30 degrees, a total area equal to 1/8 of the room floor area and a min. opening area equal to at least 5% of the room floor area. All glazing to doors and panels within 3000mm of doors to consist of safety glass to 1500mm above floor level. All other glazing within 800mm of floor level to be safety glass to BS62061(B1).
Kitchen to be mechanically ventilated by fan rated at 60l/sec or 30l/sec if fitted to a cooker hood vented to the exterior. 8000 sq. mm trickle vents to be provided to habitable rooms, 4000 sq. mm to others, measured as equivalent area. 3No. trickle vents to be provided to open plan kitchens.
Radiators to be fitted with thermostatic radiator valves.
Windows to first floor habitable rooms to have casements suitable for emergency egress with min. clear opening area of 0.33 sqm, and min. dimension in any direction of 450mm. Sill height not to exceed 1100mm.
Smoke detectors to BS5839(Bpart. 6) to be provided to hallway/landing at each floor level, linked to each other and to the lighting system, with battery backup.
Garage door and frame to be half hour fire resisting and fitted with "Perco" self-closing device. Min. 100mm step down into garage.
EITHER
All wiring and electrical work is to be designed, installed, inspected and tested in accordance with the requirements of BS7671, the current edition of the IEE wiring guidance and Building Regulations Part P. On completion of the works a copy of the Installers Electrical Installation Test Certificate compliant with BS 7671 is to be provided to the client and the Local Authority.
AND
Prior to covering all wiring/cables the applicant is to ensure that the installation is inspected by a competent person and, on completion of the work, in addition to the Installation Certificate, an additional Competent Person's Electrical Installation Test Certificate compliant with BS7671 is to be provided to the client and the Local Authority.
OR
All wiring and electrical work is to be designed, installed, inspected and tested in accordance with the requirements of BS7671, the current edition of the IEE wiring guidance and Building Regulations Part P by a person who is a member of the Competent Person Scheme authorised by the Secretary of State.
AND
The person who is a member of the Competent Person Scheme is to send to the Local Authority a self-certification certificate within 30 days of the electrical works completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.
GENERAL
The contractor is to work from the plans marked "APPROVED" under the Building Regulations by the Local Authority or satisfy himself that he is in possession of a plan showing all amendments.
Do not scale from plan. All sizes, dimensions, details etc. of new and existing structure to be verified by contractor prior to starting work and any discrepancies notified for advice/amendment before proceeding.
All structural details are provided on the understanding that they are to be checked and approved by Building Control prior to work starting.
All work to be carried out in accordance with the relevant British Standards and Codes of Practice and to comply with the requirements of the Building Regulations 2000 as amended.
Proprietary products, materials and appliances to be used or installed in accordance with the manufacturer's specification and instructions.
Gas, water and electrical installations to comply with the relevant statutory regulations.
No responsibility can be taken for estimating or construction errors due to misreading of plans.
The applicant is responsible for carrying out all requirements of the Party Wall Act, 1996, the Health and Safety Regulations relating to notification of construction works and notification of the Water Authority where necessary. If in any doubt, please seek further information.
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NB beams will run front to back, not side to side as shown

details and calculations for piling and beam and block floor to be provided to and agreed by Building Control prior to installation

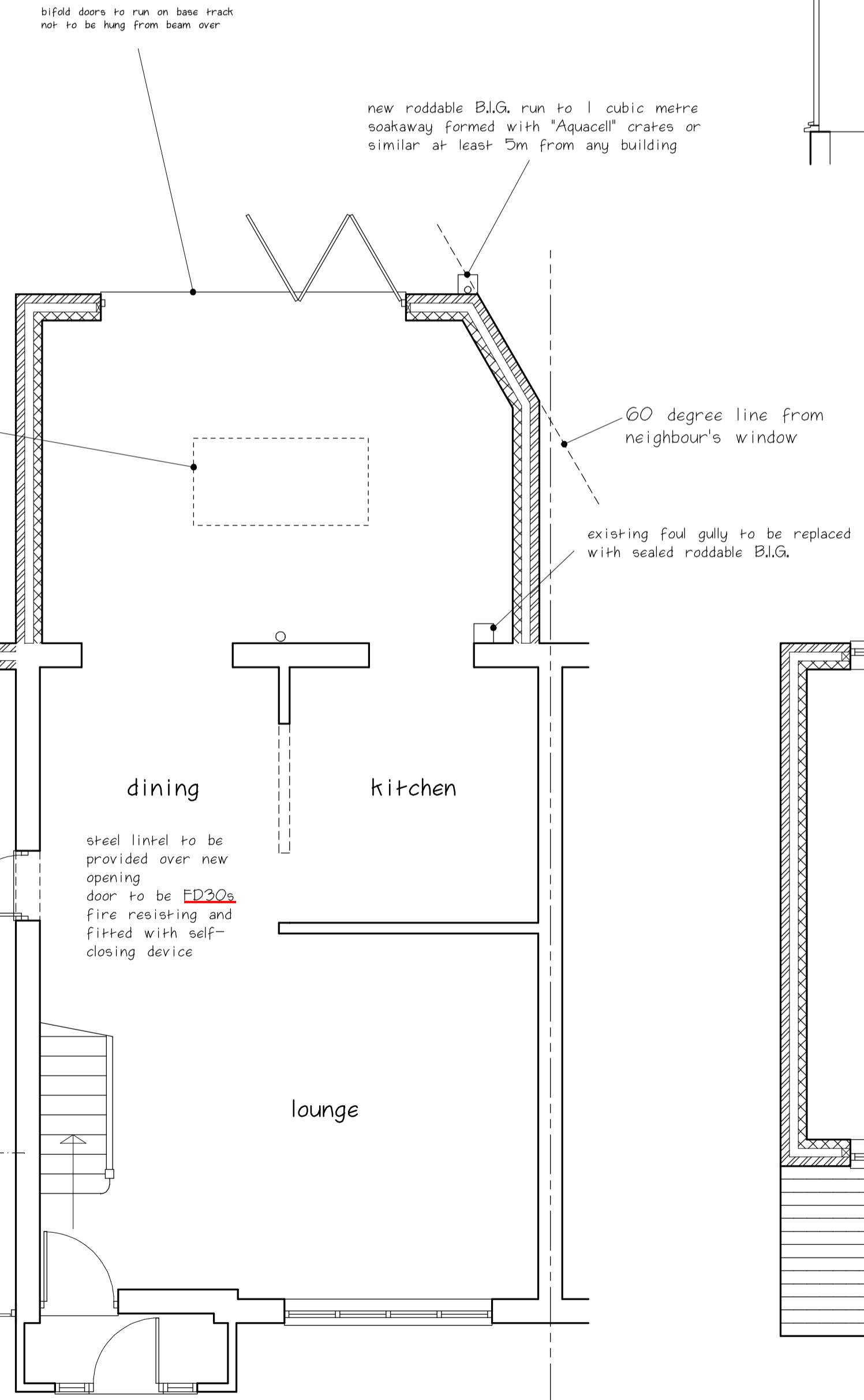
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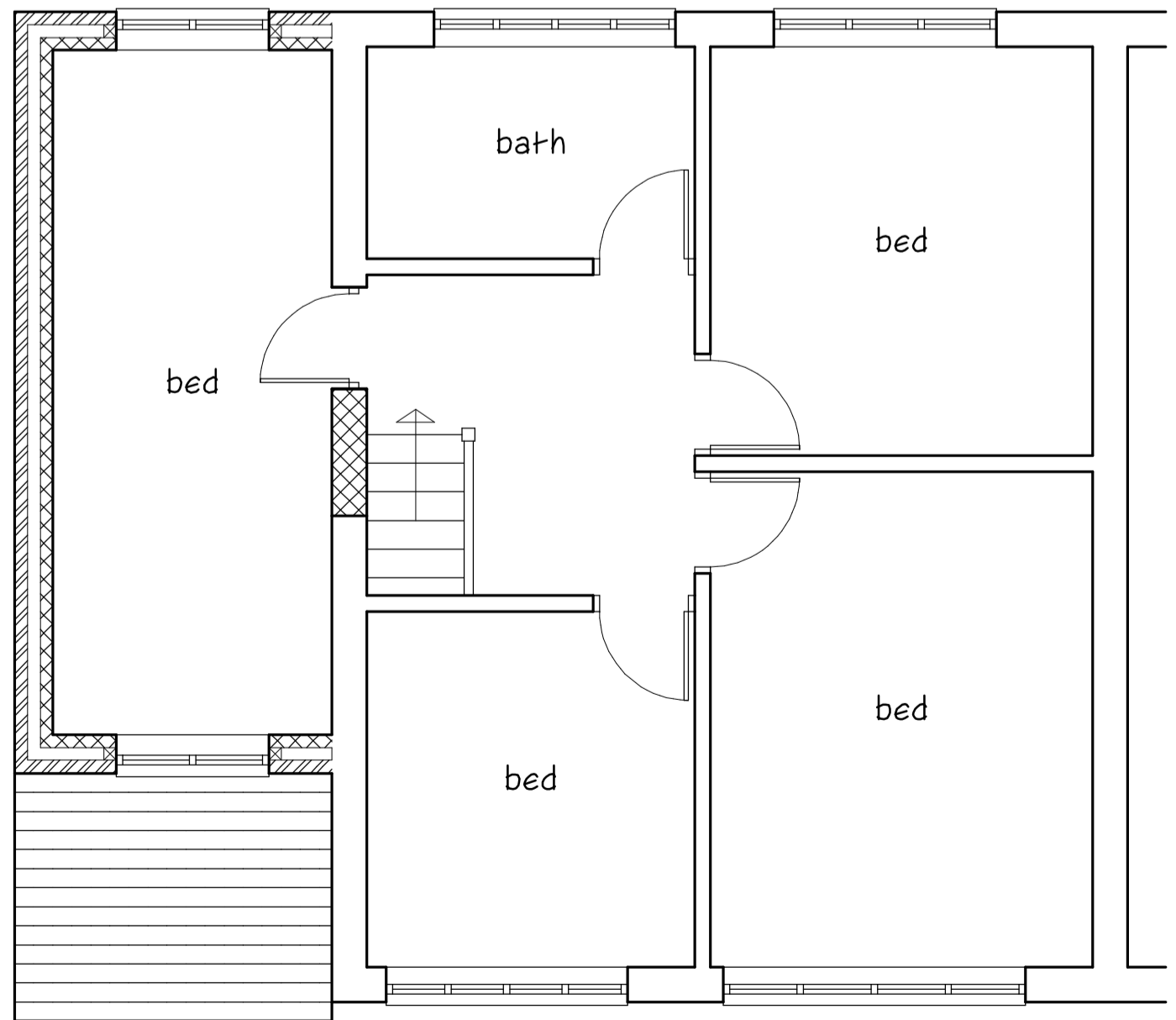
It is assumed that a sewer runs along the rear of the property, but there is no access to determine position, invert or direction of flow. It is recommended that this information be determined by excavation if necessary before work starts in earnest so that any amendments can be made or permissions sought so that work is not delayed.

r.c. lintels to be provided over sewer where it passes through foundation

Rooflight over joists to be trebled either side and bolted together at 600mm centres with double sided toothed connectors between opening to be trimmed using doubled timber of same depth as joists



proposed ground floor 1/50



proposed first floor 1/50

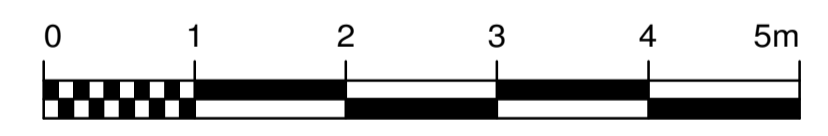
KEY TO BEAMS
B1 = 152 x 152 x 23 UC
B2 = 2No. 127 x 76 UB bolted together with spacers to wall width

900 x 900 x 1m foundation under piers

Foundation depth table

Distance from Leylandii	Depth
5m	2.50m
6m	2.25m
7m	2.05m
8m	1.85m
9m	1.65m
10m	1.45m
11m	1.25m
12m+	1.0m

NB for foundation depths of more than 1.5m, suspended floor is to be used and 'Claymasher' or similar anti-heave material to be provided in foundation trench down to 500mm from bottom. If trees are closer than 5m, a piled foundation is to be used



Project : Single storey rear, 2nd storey side extension
Address : 15 Mollands Lane South Ockendon
Client : Mr. M. Broomfield
Date : August 2023
Drawing No. : MB01/23/2B
Scale @ A1 : 1/50, 1/100

Revisions

Revision	Description	Date
A	Building Regulations amendments	05/11/2023
B	Side wall angled	04/12/2023