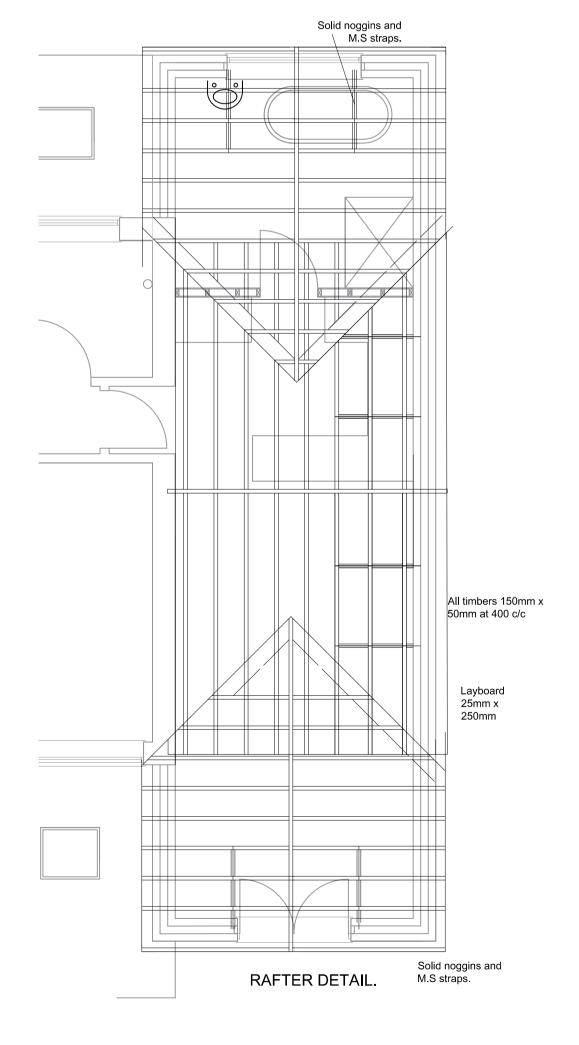
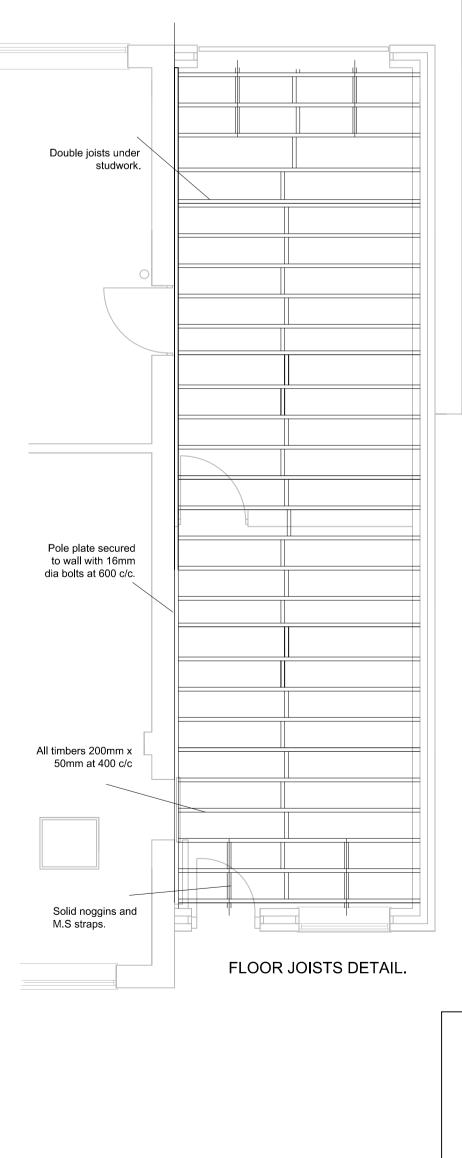


# SECTION THROUGH EXTENSION



6



4

0 1n		3m 4m	5m 6m	7m 8m	9m 10m 	0 1m 2m 3m 4m 5m
Scale	1:100			Scale 1		Scale 1:200
0	1m	2m	3m	4m	5m	6m
			տեսունու	ասհատեսու		
Scal	e 1:50					

З

5

### **General Notes** Site Preparation

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future the requirements of Approved Document L1B. growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants andground gases e.g. landfill gases, Means Of Escape and Fire Regulations radon, vapours etc on or in the ground covered, or to be covered by the building. Smoke Detection

Structure Existing Structure

Building Control Surveyor.

# New Structure Beams, Lintels and Fire Protection

floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 30

minutes fire resisting construction with staggered joints **Openings and Wall** An opening or recess greater than 0.1m<sup>2</sup> shall be at least 665mm from the

# Foundations

supported wall (measured externally).

Return

Building Control Surveyor to suit site conditions. All constructed in accordance accordance with Trada Euro code 5 span tables 3rd Edition. with the Building Regulations 2010 A1/2 and BS 8004:1986 Code of Practice for Safety Glazing Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Sulphate resistant cement to be used if

### Surveyor is to be contacted and the advice of a structural engineer may need to Window U-Values be sought.

### Ground Floors Solid Floor - Insulation Over Slab

Solid ground floor to consist of 150mm consolidated well compacted hardcore. Door U-Values 1200mm gauge polythene DPM. 100mm concrete. DPM to be lapped in with New and replacement doors to achieve a U-Value of 1.8 W/m<sup>2</sup>K. Glass to be DPC in walls.

### **External Walls** Walls Below Ground

All new walls to have Class A blockwork below ground level or alternatively semiBackground & Purge (150mm below damp course) laid to fall to weep holes.

Cavity Wall polymer (hyload) damp proof course to both leafs minimum 150mm above floor area if the window opens less than 30°. external ground level. New DPC to be made continuous with existing DPC's and Internal doors to kitchen, bathroom/shower rooms, WC's and utility rooms 102.5mm thick brickwork outer leaf. Cavity width to suit insulation twist type retaining wall ties built in at 750mm centres horizontally, 450mm vertically and 225mm centres at reveals and corners in staggered rows. Wall **Extract Ventilation - All Wet Rooms** openings using proprietary cavity closers. Provide vertical DPC's around abuts the existing walls provide a movement joint with vertical DPC. All tied into Intermittent extract fans to BS EN 13141-4. existing construction with suitable proprietary stainless steel profiles. 12.5mm Pitched Roof Ventilation standard plasterboard dry lining on plaster dabs with lightweight plasterboard to Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof.

# Attaching New Wall to Existing Wall

Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, breathable membrane to BS 4016-1997. Suitable ridge tiles to be provided to where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing

construction with suitable proprietary stainless steel profiles.

# Thermal Bridging and Air Leakage

door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

Flat roof

Roofs

To meet minimum u-value of 0.18w/m2K at rafter level or 0.16w/m2K at Foul Drainage ceiling level. Trussed roof be in accordance with BS 5268 or cut roof to be in Underground Drainage screw fixed. Provide solid noggins between rafters at strap positions. All wall Inspection Chambers cold roof. Ceiling finished with 12.5mm plasterboard and min 3mm thistle driveways. multi-finish plaster. Lead Work

All lead flashings, any valleys or soakers to be Code 6 lead and laid according Above ground drainage to comply with BS5572.1978 for sanitary pipework. All 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association

# Internal Works

recommendations.

Electrics All electrical work required to meet the requirements of Part P (electrical safety) W/c - 100mm for 6m for single wc must be designed, installed, inspected and tested by a competent person All branch pipes to connect to 110mm soil and vent pipe. Waste pipes not to registered under a competent person self certification scheme. An appropriate connect within 200mm of the wc connection. BS7671 Electrical Installation Certificate is to be issued for the work by a person Supply hot and cold water to all fittings as appropriate. competent to do so. A copy of a certificate will be given to the B. Inspector. Foul Drainage Ventilation

### Internal Lighting

per four of all the light fittings in the main dwelling spaces to comply with Part L of SVP. of the current Building Regulations.

### Heating - Gas Heating

to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. Heating -New Boiler if required

balanced flue pressurised boiler with a minimum SEDBUK rating of 86%. No Rand if any problems have been found. combustible materials within 50mm of the flue. System to be fitted with

thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a "competent person" and a certificate issued that the installation complies with

Mains operated linked smoke alarm detection system to BS 5446 - 1:2000 and BS5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a Existing structure including foundations, beams, walls and lintels carrying new smoke alarm in the circulation space on all levels/storeys and within 7.5m of the and altered loads are to be exposed and checked for adequacy prior to door to every habitable room. Where the kitchen area is not separated from the commencement of work and as required by the Project Structural Engineer or stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

### Escape Windows

Provide emergency egress windows to any newly created first floor habitable Supply and install new structural elements such as new beams, roof structure, rooms and ground floor inner rooms. Windows to have an unobstructed openable area of minimum 0.33m sq, with a minimum dimension of 450mm in an direction, the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

# Windows & Doors

Roof Lights Min U-value of 1.6 W/m²K. Roof-lights to be double glazed with16mm argon gap and soft low-E glass. 600mm x 750mm trench fill foundations grade of ST2. All foundations to be a Window Energy Rating to be Band C or better. Roof lights to be fitted in minimum of 1000mm below ground level, exact depth to agreed on site with accordance with manufacturer's instructions with openings to be trimmed in

All glazing in critical locations to be toughened or laminated safety glass to BS 6206 and Approved Document N of the current Building Regulations, I.e. within required. Please note that should any adverse soil conditions or difference in 1500mm above floor level in doors and side panels within 300mm of door soil type be found or any trees in the vicinity of excavations, the Building Control opening and within 800mm above floor level in windows.

> Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m<sup>2</sup>K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension

toughened or laminated safety glass to BS 6206 and Approved Document N of the current Building Regulations.

## Ventilatio

engineering brickwork in 1:4 masonry cement or equal approved specification. Background ventilation - Controllable background ventilation via trickle vents to Cavities below ground level to be filled with lean mix concrete maximum 225mmBS EN 13141-3 within the window frame to be provided to new habitable rooms below damp proof course. Or provide lean mix backfill at base of cavity wall at a rate of minimum 5000mm<sup>2</sup>; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm<sup>2</sup>.

Purge ventilation - New Windows/rooflights to have openable area in excess of To meet minimum U value required of 0.28 W/m2K, Provide horizontal strip 1/20th of their floor area, if the window opens more than 30° or 1/10th of their

with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed should be provided with a 10mm undercut ventilation from finished floor level to aid air circulatio manufacturer's specification. All walls constructed with stainless steel vertical Ventilation provision in accordance with the Domestic ventilation compliance

ties to be suitable for cavity width and in accordance with BS 1243. Inner leaf to Provide mechanical extract ventilation to all wet rooms ducted to external air be insulated blockwork to achieve the u-value with the chosen insulation. capable of extracting at a rate of not less than listed below: Shower Provide cavity trays over openings. All cavities to be closed at eaves and aroundRoom/Bathroom/En-suite 15 litres per second, WC 6 litres per second, Utility 30 litres per second, Kitchen 30 litres per second at cooker hood or 60 litres per openings and abutments. All cavity trays must have 150mm upstands and second elsewhere. Vent to be connected to light switch and to have 15 minute suitable cavity weep holes (min 2) at max 900mm centres. Cavities in new wall over run if no window in the room. Internal doors should be provided with a to be made continuous with existing where possible to ensure continuous 10mm undercut ventilation below the door to aid air circulation. Ventilation weather break. If a continuous cavity cannot be achieved, where new walls provision in accordance with the Domestic ventilation compliance guide.

Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation. Alternatively use proprietary

## Drainage

aid cross ventilation.

### Rainwater Drainage

New rainwater goods to be new 110mm UPVC half round gutters taken and Care shall be taken to limit the occurrence of thermal bridging in the insulation connected into 68mm diameter UPVC downpipes. Rainwater taken to existing layers caused by gaps within the thermal element, (i.e. around windows and storm water system or new soakaway, situated a minimum distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway or taken to alternative outfall.

accordance with Euro code 5 span tables 3rd Edition. Gable walls should be Underground drainage to consist of 100mm diameter UPVC proprietary pipe strapped to roofs at 2m centres. All external walls running parallel to roof rafters work to give a 1:40 fall. Surround pipes in 400mm pea shingle (900mm under to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild drives). Shallow pipes to be covered with 100mm reinforced concrete slab over steel horizontal straps or other approved to BSEN 845-1 built into walls at compressible material. Provide rodding access at all changes of direction and maximum 2000mm centres and to be taken across minimum 3 rafters and junctions. All below ground drainage to comply with BS7158 and BS801.

plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x Inspection chambers/manholes to be provided at all changes of level, direction, 1000mm galvanized metal straps or other approved to BSEN 845-1 at maximum connections and every 45m in straight runs. Inspection chambers to have bolt 2m centres. Insulation requirements to manufacturer's specification for warm or down double sealed covers internally and be adequate for vehicle loads in

### Above Ground Drainage

to Lead Development Association. Flashings to be provided to all jambs and drainage in accordance with Approved Document H of the Building Regulations. below window openings with welded upstands. Joints to be lapped minimum Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction. All plumbing to be to BS 5572. Size of wastes pipes and maximum length of branch connections (if maximum

length is exceeded then anti vacuum traps to be used).

Sinks - 3m for 40mm pipe 4m for 50mm pipe Washing machine and dishwasher - stand pipe 50mm

Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe

Bath/shower - 3m for 40mm pipe 4m for 50mm pipe

Soil & Vent Pipe SVP to be extended up in 110mm dia UPVC and to terminate minimum 900mm Install low energy light fittings. Not less than three energy efficient light fittings above any window/door openings within 3m. Provide a long radius bend at foot

Automatic Air Valve Ground floor fittings from wc to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with EN 12380, placed Extend all heating and hot water services from existing and provide new TVRs at a height so that the outlet is above the trap of the highest fitting.

All windows and stairs must be measured and designed on site by specialist supplier. All woodwork to be agreed with client before supplying Heating and hot water will be supplied via a wall mounted condensing vertical and fixing. All measurements checked on site and discussed with Phil

