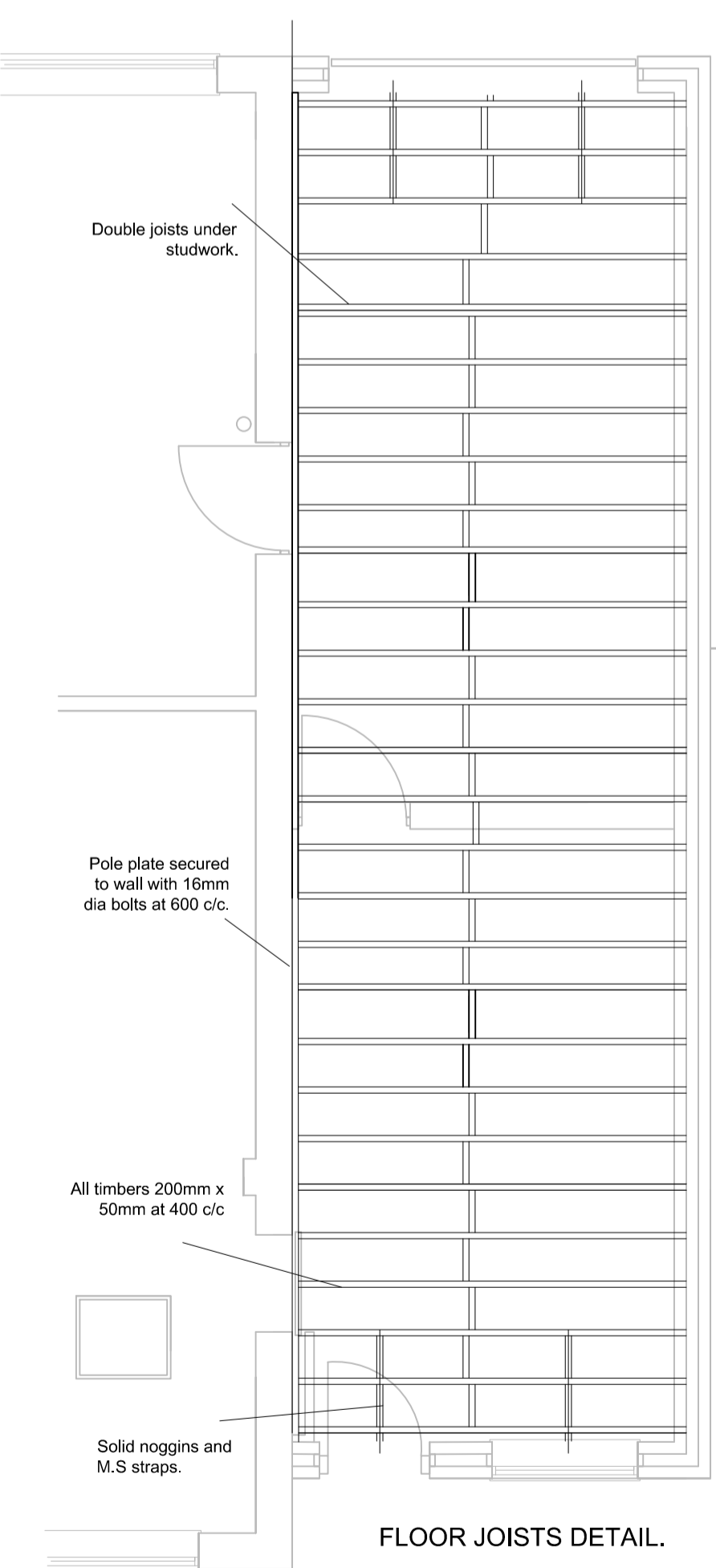
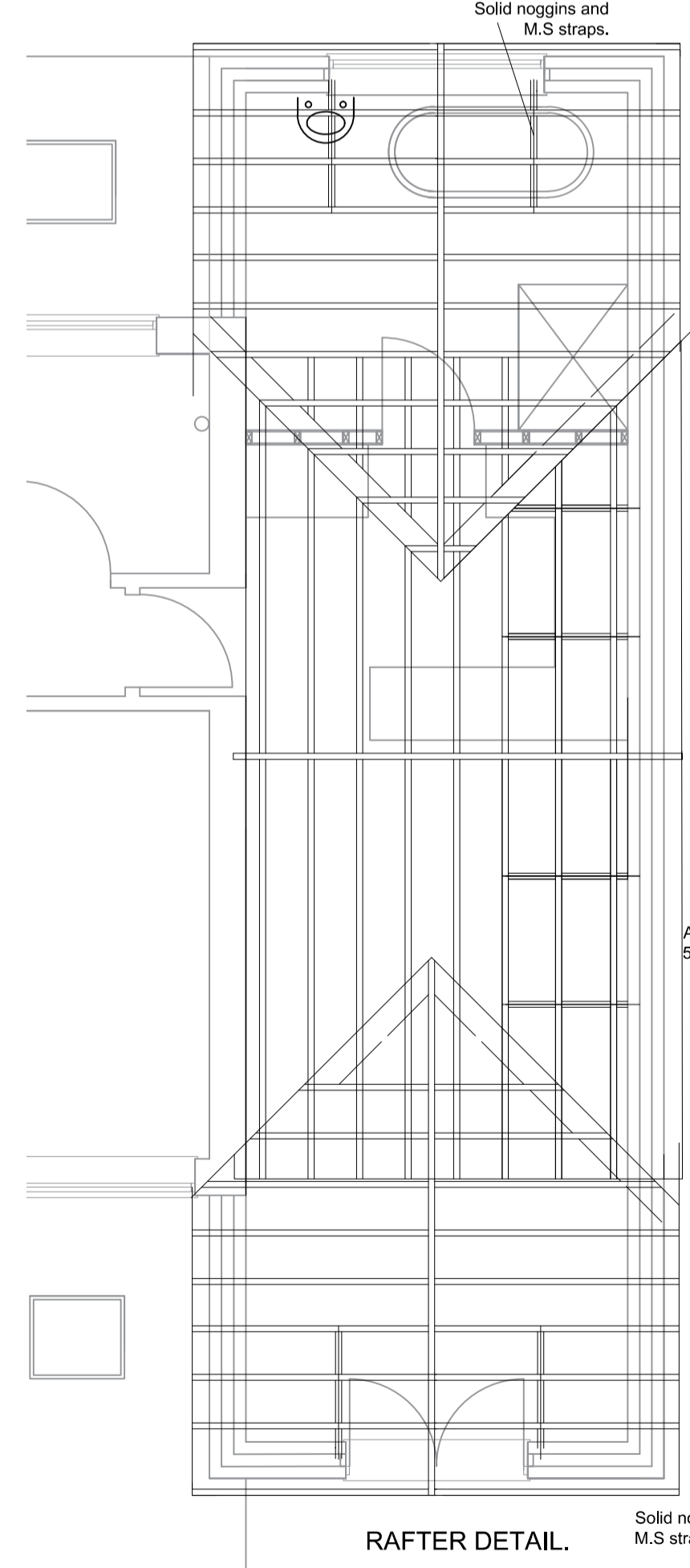


SECTION THROUGH EXTENSION



General Notes
 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 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 gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

Means Of Escape and Fire Regulations
 Mains operated linked smoke alarm detection system to BS 5446 - 1:2000 and BS5593-6:2004 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 smoke alarm in the circulation space on all levels/storeroys and within 7.5m of the door to every habitable room. Where the kitchen area is not separated from the 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 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 one 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.

Roof Lights
 Min U-value of 1.6 W/m²K. Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with openings to be trimmed in accordance with Trade Euro code 5 span tables 3rd Edition.

Background & Purge
 Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of minimum 500mm² and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm².

Purge Ventilation - New Windows/rooftlights to have operable area in excess of 1200mm of their floor area, if the window opens more than 30° or 1100mm of their floor area if the window opens less than 30°.

Internal Doors - New Windows/rooftlights to have operable area in excess of 1200mm of their floor area, if the window opens more than 30° or 1100mm of their floor area if the window opens less than 30°.

Extract Ventilation - All Wet Rooms
 Provide mechanical extract ventilation to all wet rooms ducted to external air capable of extracting at a rate of not less than listed below: Shower room/Bathroom-En-suite 15 litres per second, WC 8 litres per second, Utility 30 litres per second, Kitchen 30 litres per second at cooker hood or 60 litres per second elsewhere. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm undercut ventilation below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide.

Intermittent extract fans to BS EN 13141-4.

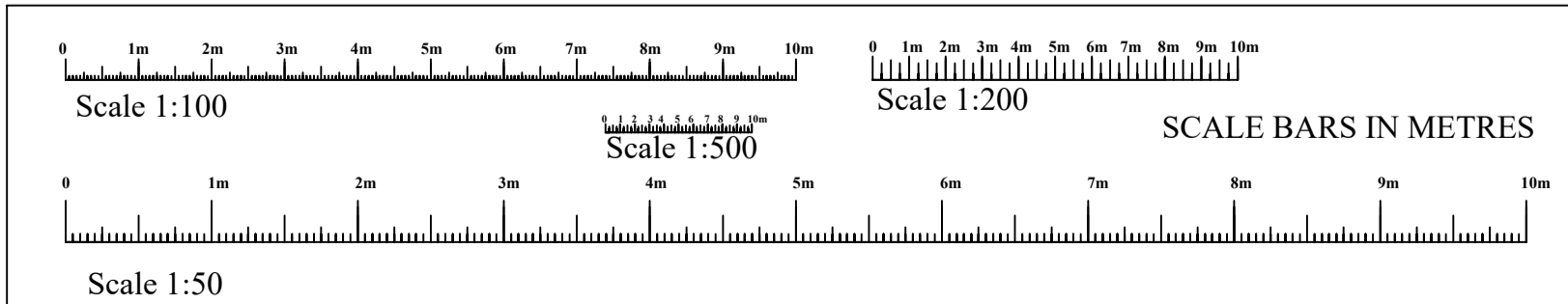
Attached Roof Ventilation
 Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation. Alternatively use proprietary breathable membrane to BS 4016-1997. Suitable ridge tiles to be provided to aid cross ventilation.

Drainage
Rainwater Drainage
 New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm diameter UPVC downpipes. Rainwater taken to existing storm water system or new soakaway, situated a minimum distance of 5.0m away from any building. Use 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (to be 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.

Foul Drainage
 Underground Drainage
 Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes to 400mm pea shingle (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS156 and BS801. Inspection Chambers
 Inspection chambers/sinholes to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers internally and be adequate for vehicle loads in driveways.

Above Ground Drainage
 Above ground drainage to comply with BS5572:1978 for sanitary pipework. All drainage in accordance with Approved Document H of the Building Regulations. 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
 Wic - 100mm for 6m for single wc
 All branch pipes to connect to 110mm soil and vent pipe. Waste pipes not to connect within 200mm of the wc connection.
 Supply hot and cold water to all fittings as appropriate.
 Foul Drainage Ventilation
 Soil & Vent Pipe
 SVP to be extended up in 110mm dia UPVC and to terminate minimum 900mm above any window/door openings within 3m. Provide a long radius bend at foot of SVP.
 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 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 and fixing. All measurements checked on site and discussed with Phil Rand if any problems have been found.



client	Mr and Mrs Haynes
SITE ADDRESS	3 Churchill Place Fairford GL7 4JT
PROJECT	Proposed 2 storey side extension.
	Phil Rand Cherry Tree House Clardon lane Purton, Wiltshire SN5 4HN TEL 01793 771128
Drawn by	Phil Rand
Drawing No	02
Scales	1:500 1:100 1:50
Date	12th Oct 2023