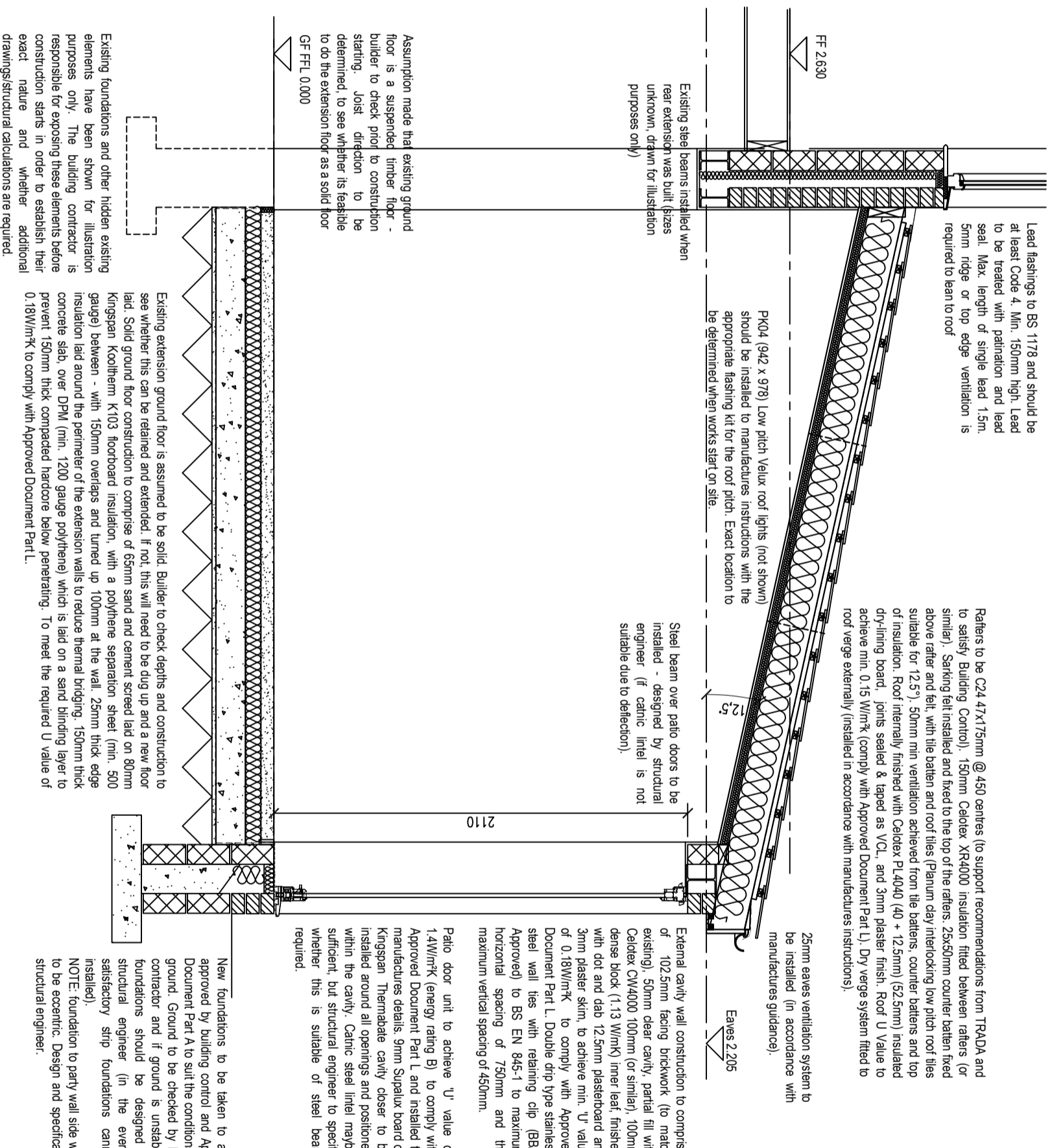


Notes about general construction:

1. Installation of any roof work, it is advisable, to use someone who is NFRC and/or CORC approved for insurance backed guarantee.
2. Installation of heating systems to be carried out by CORGI approved contractor. Install new pipe work from existing system (if feasible - if not a new design will be needed) and new radiators with thermostatic valve control.
3. Glazing to all windows/doors to be double glazed K Glass units with a min. 16mm air gap that achieves 'U' value of 1.4W/m²K (Energy Rating B). Windows units to have trickle ventilation provided equivalent to 800mm to habitable rooms. Any glass less than 800mm above the floor needs to be safety glass.
4. Trickle ventilation to all windows in all rooms. Ventilation should comply with Approved Document Part F.
5. Any exposed timbers to be treated with a suitable preservative to BS1282:1975.
6. All new cavities to be closed with Kingspan Thermabate cavity closer (or similar) to prevent cold bridging.
7. All new plumbing to be installed by a qualified and competent person and designs should be incorporated into the existing plumbing facilities (if feasible - if not a new design will be needed). All plumbing installations are to comply with BS:5572. All boxing in for concealed service pipes should be sealed at floor and ceiling levels and service pipes which penetrate or project into hollow constructions or voids.
8. All pipework incorporated in the water/heating system, that is situated in an unheated space, is to be surrounded in 40mm of insulating material (min. conductivity 0.045 W/mK).
9. Above ground sanitation - discharge pipe size (sink, washing machine, dishwasher) to be 40mm waste, depth of trap 75mm seal. Toilet to be 100mm with depth of trap 50mm seal. Gradients of discharge pipes to be min. 18mm per meter or as specified by Building Regulations.
10. Below ground drainage - qualified and competent person to check existing below ground drainage system and design appropriate system to link new draining with existing.
11. Insulated DPCs inserted to all head, jambs and sills of new external openings or Kingspan Thermabate closer's installed to reduce thermal bridging.
12. All disturbed surfaces to be made good.
13. If new concrete inlets are to be installed they are to have a minimum 150mm end bearings at each end or as specified by Structural Engineer or Inlet manufacturer. Inlets should be in accordance with BSS977 part 2 1986 (150mm deep). Cavity tray to be fitted to inlets within external wall with stop ends and weepholes at each end and at 900 c/s. Load bearing walls to be 100mm concrete blockwork.
14. Any new steel lintels/structural work to be designed and specified by a structural engineer and should comply with Building Regulations and be approved by the local Building Control officer, prior to any work being undertaken.
15. Any new structural timbers to be checked and agreed by a structural engineer and illustrated on any calculations. These should comply with TRADA spans and Building Control.
16. All workmanship and materials to comply with Building Regulations (Approved Document Part 7), British Standards and Codes of Practice requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose. The contractor(s) shall take into account everything necessary for the proper execution of the works, to the satisfaction of the "inspector" whether or not indicated on the drawings.
17. Approved Document P (Electrical Safety). All electrical work to which the requirements of Part P (Electrical safety) apply, will be designed, installed, inspected and tested by a competent person. Prior to completion of works the LA must be satisfied that either: An Electrical Installation Certificate issues under a Competent Person's scheme has been issued or appropriate certificates and forms defined in BS 7671 have been submitted that confirms that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and suitable experience to the nature of the work undertaken and to the technical standards set out in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.
18. Contractor to agree position of electrical items and radiators with client prior to work commencing.
19. Fire Alarm System : A mains powered interlinked fire alarm and heat detector with battery back-up required to extension - as directed in BS 5839-6:2004.
20. Existing foundations and other hidden existing elements shown on the plans are for illustration purposes only. The building contractor is responsible for exposing these elements before construction starts in order to establish their exact nature and whether additional drawings/structural calculations are required.
21. Do not scale off these drawings.

BUILDING SECTION A-A

Do not scale off these drawings. All measurements should be checked on site.



Lead flashings to BS 1178 and should be at least Code 4. Min. 150mm high. Lead to be treated with patination and lead seal. Max. length of single lead 1.5m. 5mm ridge or top edge ventilation is required to lean to roof

Rafters to be C24 47x175mm @ 450 centres (to support recommendations from TRADA and to satisfy Building Control). 150mm Celotex XR4000 insulation fitted between rafters (or similar). Sarking felt installed and fixed to the top of the rafters. 25x50mm counter batten fixed above rafter and felt, with tile batten and roof tiles (Planum clay interlocking low pitch roof tiles suitable for 12.5°). 50mm min ventilation achieved from the battens, counter battens and top of insulation. Roof internally finished with Celadex PL4040 (40 + 12.5mm) (52.5mm) insulated dry-lining board, joints sealed & taped as VCL, and 3mm plaster finish. Roof U Value to achieve min. 0.15 W/m²K (comply with Approved Document Part L). Dry verge system fitted to roof verge externally (installed in accordance with manufacturers instructions).

Existing steel beams installed when rear extension was built (sizes unknown, drawn for illustration purposes only)

PK04 (942 x 978) Low pitch Velux roof lights (not shown) should be installed to manufacturers instructions with the appropriate flashing kit for the roof pitch. Exact location to be determined when works start on site.

Steel beam over patio doors to be installed - designed by structural engineer (if galvic lintel is not suitable due to deflection).

25mm eaves ventilation system to be installed (in accordance with manufacturers guidance).

External cavity wall construction to comprise of 102.5mm facing brickwork (to match existing), 50mm clear cavity, partial fill with Celadex CW4000 100mm (or similar), 100mm dense block (1.13 W/mK) inner leaf, finished with dot and dab 12.5mm plasterboard and 3mm plaster skim, to achieve min. 'U' value of 0.18W/m²K to comply with Approved Document Part L. Double drip type stainless steel wall ties with retaining clip (BBA Approved) to BS EN 845-1 to maximum horizontal spacing of 750mm and the maximum vertical spacing of 450mm.

Patio door unit to achieve 'U' value of 1.4W/m²K (energy rating B) to comply with Approved Document Part L and installed to manufactures details. 9mm Supalux board or Kingspan Thermabate cavity closer to be installed around all openings and positioned within the cavity. Galvic steel lintel maybe sufficient, but structural engineer to specify whether this is suitable of steel beam required.

Existing extension ground floor is assumed to be solid. Builder to check depths and construction to see whether this can be retained and extended. If not, this will need to be dug up and a new floor laid. Solid ground floor construction to comprise of 65mm sand and cement screed laid on 80mm Kingspan Kooltherm K103 floorboard insulation, with a polythene separation sheet (min. 500 gauge) between - with 150mm overlaps and turned up 100mm at the wall. 25mm thick edge insulation laid around the perimeter of the extension walls to reduce thermal bridging. 150mm thick concrete slab, over DPM (min. 1200 gauge polythene) which is laid on a sand binding layer to prevent 150mm thick compacted hardcore below penetrating. To meet the required U value of 0.18W/m²K to comply with Approved Document Part L.

New foundations to be taken to a depth approved by building control and Approved Document Part A to suit the conditions of the ground. Ground to be checked by building contractor and if ground is unstable then foundations should be designed by a structural engineer (in the event that satisfactory strip foundations cannot be installed).

NOTE: foundation to party wall side will need to be eccentric. Design and specification by structural engineer.

General notes

This drawing and its content has been produced for the client only and is not intended for any other person or for any other purpose that the drawing status. All dimensions must be checked and verified on site prior to commencement of work and LCH Architectural Designs should be notified of any discrepancies. No part of this drawing and associated graphical contents may be reproduced, copied, modified, adapted or distributed, without prior written consent of the author.

The Party Wall etc Act 1996 - if you intend to carry out building work which involves one of the following categories:

- Work on an existing wall or structure shared with another property (Section 2 of the Act)
- Building a free standing wall or walls of a building up to or astride the boundary with neighbouring property (Section 1 of the Act)
- Excavating near a neighbouring building (Section 6 of the Act)

You must find out whether that work falls within the Act (your builder should be able to advise on this). If it does, you must notify all affected neighbours. A notice must be given even where that work will not extend beyond the centre line of a Party Wall.

All construction projects are subject to the CDM Regulations (2015). If the development will be for a domestic client or less than 30 days in duration then the responsibility for Health and Safety is then passed onto the main contractor (builder).

No works are to start on site prior to discharge of any/all pre-start planning conditions.

The client is at risk if any works are started prior to approval by an appointed Building Control Body.

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- a. Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- Or
- b. Exceeds 500 person days.

All contractor/subs-contractors must ensure that they are in possession of the currently issued drawings and details before commencing the relevant work-stage. All measurements to be checked before work begins, any discrepancies must be reported to the designer so that alterations can be made prior to commencement of building works.

For Planning



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TITLE

Building Section A-A

SCALE DATE

1:25 @ A3 21.03.2024

DRAWN BY

L.C.Hanson

DRAWING NO REVISION

02/08