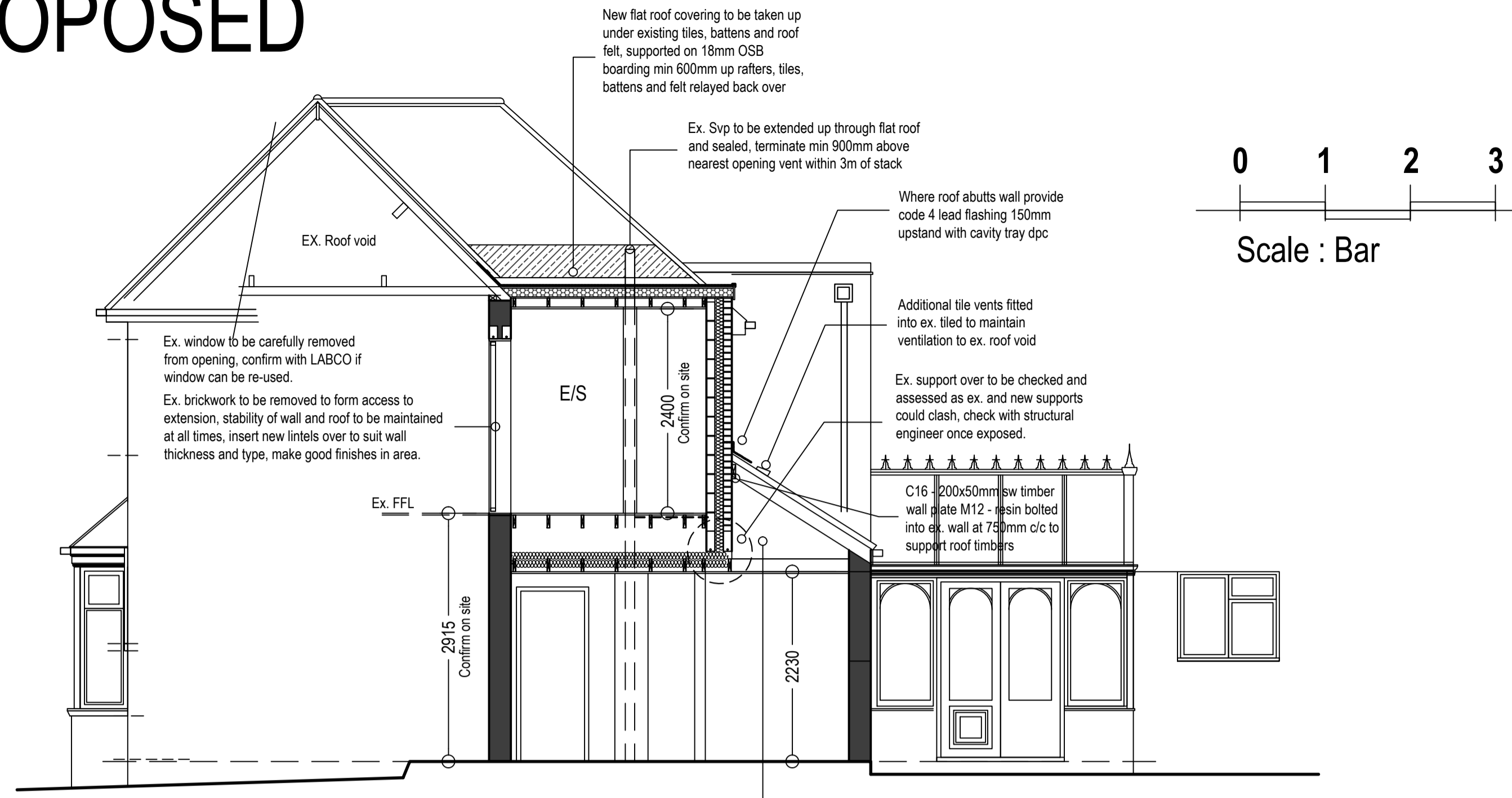
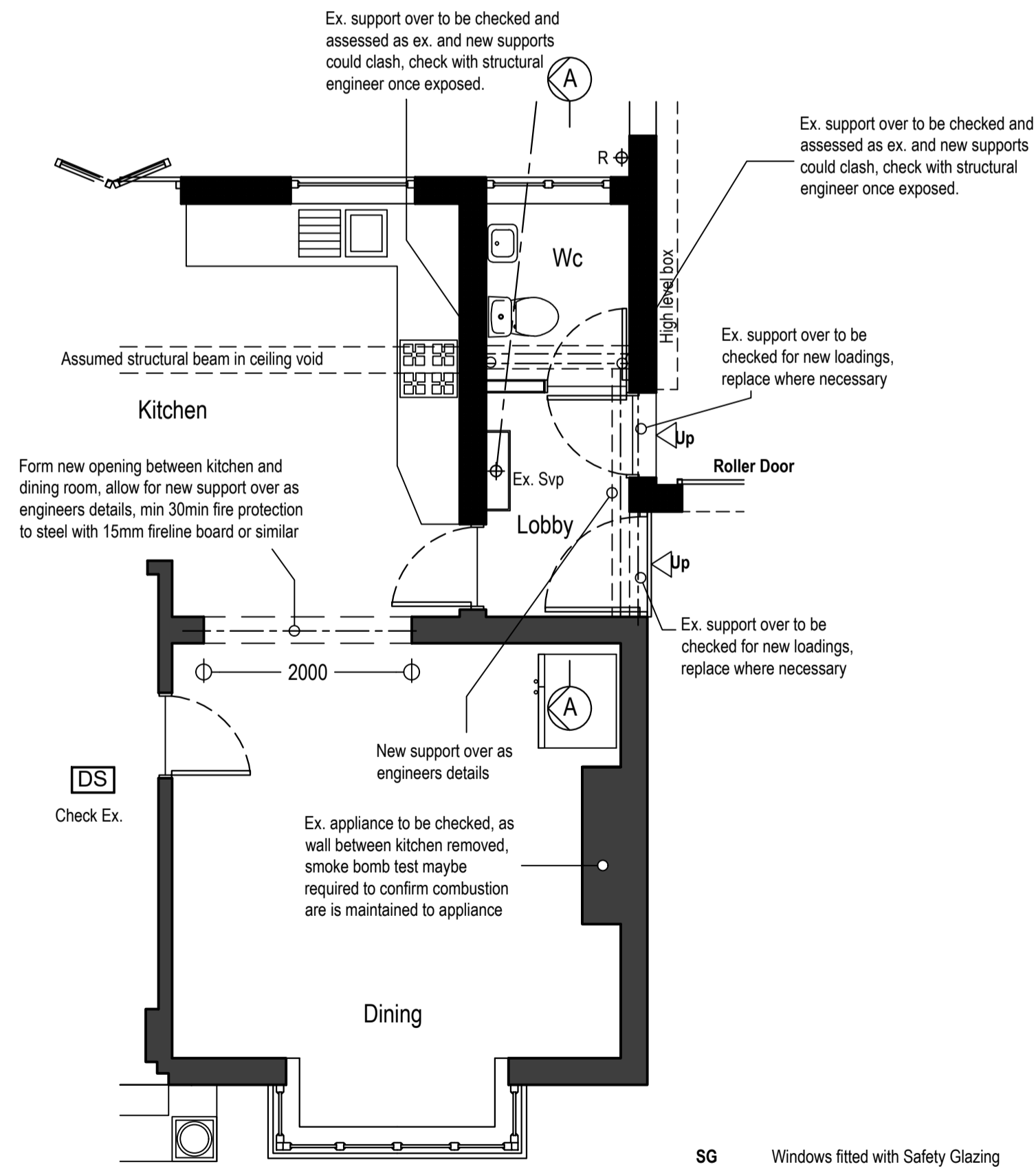


PROPOSED



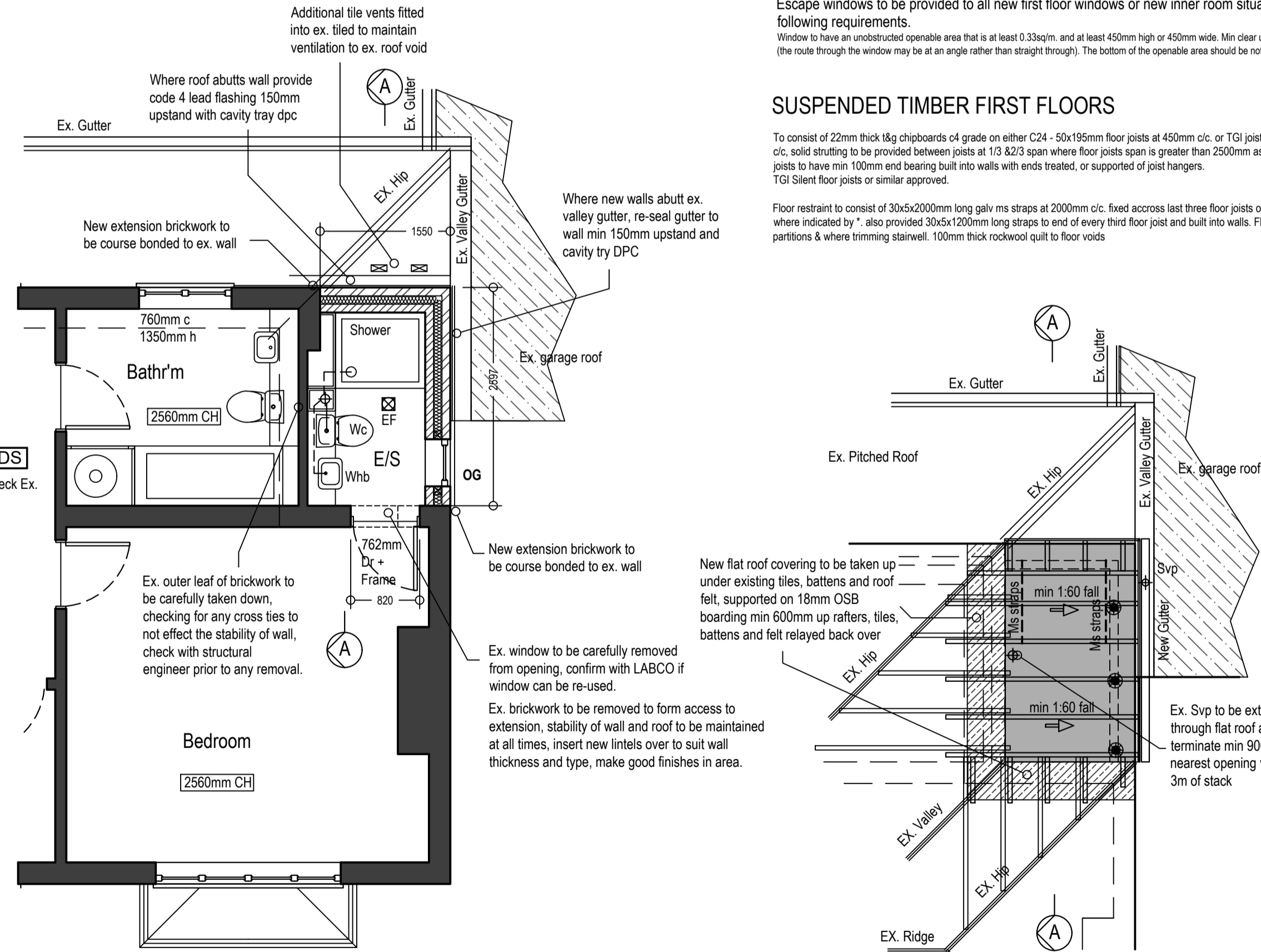
Section A-A

Scale : 1-50



Part : GROUND FLOOR PLAN

Scale : 1-50



Part : FIRST FLOOR PLAN

Scale : 1-50

Doors and Windows to comply with Building Regulations Part Q - SECURITY - DWELLINGS - Q1 Unauthorised Access. Secure Doorsets and Windows to comply with PAS 24:2012. Doors Locks, hinges to comply with PAS 3621. Doors and Windows also to comply with Secure by Design, New Homes 2014. ACPO, 2014

CONSTRUCTION NOTES

All work is to be carried out in strict accordance with approved plans and details, including any conditions attached thereto. Any deviation from the approved plan should be cleared by the local authority before implementation on site.

Materials should comply with the appropriate British Standards or Aggregate Certificates. Alternatively, the materials should be marked, stamped, independently certified or otherwise justified by test or calculation to show their suitability. Standards of workmanship should meet the relevant BS 8000 series.

It is the contractors responsibility to check given dimensions on site, do not scale from the drawings. Please notify the designer immediately if any discrepancy arises. We are pleased to help with any queries. It is the contractors responsibility to inform the health and safety executive of any project for a householder which may last more than 30 days or with more than 20 workers working at the same time, or 500 man days on site, in accordance with the CDIM (Construction Design and Management) Regulations. All statutory authorities are to be notified of proposed excavations. All services are to be located and made safe prior to work taking place. All notes and drawings are subject to copyright. Foundation shown assumes normal ground conditions; as foundation design depends on ground conditions it is the clients responsibility to have all necessary ground investigations and bearing tests carried out on site and to employ an engineer to provide the final design based on the findings of such tests.

EXTERNAL MATERIALS

All external materials to match existing or of similar appearance. The building fabric to be constructed so that there is no significant thermal bridge or gaps in the insulation layers within and at the edges of the various elements. Reasonable provision should be made to reduce unwanted air leakage from the building by providing a continuous barrier to air movement around the habitable space that is in contact with the inside of the thermal insulation layer. This must be without prejudice to the need to provide adequate ventilation for health (PH) and adequate combustion air to heating appliance (PJ).

WALLS EXTERNAL CAVITY ABOVE DPC'S (Max U-Value 0.18W/m²/K)

(IF TIMBER FRAME OPTION REQUIRED / FULL CONSTRUCTION DETAILS / CALCULATIONS TO BE PROVIDED BY MANUFACTURE AND SUBMITTED TO LABCO FOR APPROVAL)

FULL FILL INSULATION TO CAVITY 90mm Kingspan K106 Insulation 10mm airgap WHERE NEW CAVITY WALL ABUTT EXISTING WALLS - CAVITY TO BE CONTINUOUS AND Brickwork to be course bonded together where viable. Good Quality Facing Brick to match existing with 100mm cavity (full filled with Kingspan PIR insulation with a thermal conductivity of 0.021 W/mK) cavity fill system or similar approved. Inner leaf Thermatec Turbo or Celcon Standard with a thermal conductivity of 0.15 W/mK loadbearing blockwork or similar approved. Stainless steel vertical test wall ties provided at rate of 6m per sq metre at max 750mm horizontal centres and max 450mm vertical c/c in staggered pattern and at 25mm vertically at reveals. Inner Leaf Celcon or Keystone Slat. Open back insulated inner leaf. 150mm end bearings bedded in mortar with trapezoidal dpc over. Contractors to note that lintel sizes to be checked by manufacturer or structural engineer. All sills and reveals to be provided with rockwool insulated cavity closers or similar and have dpc's. Finish internal with 12.5mm plasterboard on studs.

FLAT ROOF : WARM (Max U-Value 0.15W/m²/K)

Roof constructed to be single ply roofing membrane with min 25 year lifetime guarantee or fibreglass roof system or similar approved performance installed in accordance with manufacturers recommendations on 18mm thick marine quality plywood deck or better on 150mm thick layer of Kingspan thermarof TR27 LPCFM roof insulation (0.15w/m²k) with a 25mm thick, upstand, to where insulation abuts vertical walls to property or upstand to any roof lanterns. All fully bonded to a vapour control layer, fully bonded to an 18mm thick plywood deck on timber firings providing a fall of not less than 1:60. All nailed to timber saw roofing joists, underdrawn 12.5mm thick plasterboard and 5mm thick plaster skim. All timber C16 stress grade, min 50x 170mm at 450mm c/c.

(NB - Firings can be omitted if insulation is out to fall)

Roof restraints to consist of 30x5x2000mm long galvanized, ms gable straps at 2000mm c/c, fixed to last three roof joists on 38x75mm nogginns fixed between joists where indicated by *, also provide 30x5x1200mm long vertical restraint straps to ends of every third floor joist and clipped to 75x100mm sw wall plate. Wall plate to be strap anchored to blockwork with 30x5x1200mm long and strap turned over wall plate at 1800mm c/c.

WINDOWS / EXTERNAL DOORS / ROOF LIGHTS

(WINDOWS - Max U-Value - 1.4W/m²/K)
(EXTL DOORS >60% glazed - Max U-Value - 1.4W/m²/K Band C)
(ROOF LIGHTS - Max U-Value - 2.2W/m²/K)

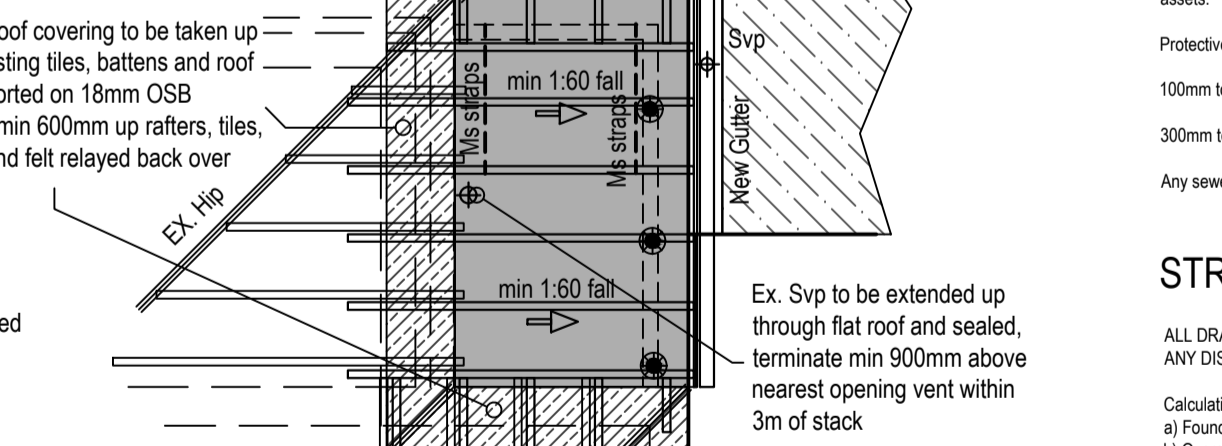
Pilkinton-K glass (Max. U-value as above - Argon Filled) (OTHER EXTL DOORS - Max U-Value - 1.4W/m²/K Band B)
Double glazing units to be hermetically sealed units with 20mm air space to BS 5713 with clear float or Cotswold obscure glass as indicated on plans. Frames to be mastic painted into openings. Area of opening lights to be 9% (1:10th) of individual rooms and to be filled with compressible straight strips. At least part vent 1.5m above F.F.L. all glazing to doors/palios within 1500mm of F.L. and adjacent windows within 300mm either side of doors. also windows below 800mm from fill to comply with BS 6206. class A (Safety Glazing) as indicated on plan & elevations (SG)

Escape windows to be provided to all new first floor windows or new inner room situations complying with the following requirements.
Window to have an unobstructed operable area that is at least 0.33sqm, and at least 450mm high or 450mm wide. Min clear unobstructed opening to be 450mm x 750mm (the route through the window may be at an angle rather than straight through). The bottom of the operable area should be not more than 1100mm above the floor.

SUSPENDED TIMBER FIRST FLOORS

To consist of 22mm thick t&g chipboards of grade on either C24 - 50x195mm floor joist at 450mm c/c, or TGI joists as manufacturers design, sizes and c/c. solid strutting to be provided between joists at 13 & 22° span where floor joist span is greater than 2500mm as suppliers recommendations. Floor joists to have min 100mm end bearing built into walls with ends terminated, or supported at joist hangers.
TGI Silent floor joists or similar approved.

Floor restraint to consist of 30x5x2000mm long galv ms straps at 2000mm c/c. fixed across last three floor joists on 38x75mm sw nogginns between joists where indicated by *, also provided 30x5x1200mm long straps to end of every third floor joist and built into walls. Floor joists to be doubled up below stud partitions & where trimming stairwell. 100mm thick rockwool quilt for voids



ROOF PLAN

Scale : 1-50

VENTILATION - MECHANICAL

(Ventilation requirements to be checked and if necessary upgraded as below if not adequate)

SHOWER / BATHROOM FANS: Provided with 100mm dia low voltage extract fan with timer, and located maximum 400mm below ceiling level, capacity of 15 l/s. (54m³/h) fan not to be linked to light switch; fan fitted with 15mm over-run facility and incorporate a 3 pole isolator; fan to discharge to external air via continuous sleeve/duct fitted with external grille/vent fixed to either external wall, or through ceiling to tile vent, installation to fully comply with manufacturers recommendations and instructions.

Fan to discharge to external air via continuous sleeve/duct fitted with external grille/vent fixed to either external wall, or through ceiling to tile vent, installation to fully comply with manufacturers recommendations and instructions.

EXTRACT FANS: Should not exceed the following noise levels: Fans located in bedrooms or living rooms 30dB, fans within kitchens and bathrooms 45dB.

VENTILATION - BACKGROUND

Provide trickle vents to all rooms incorporated into window frames wherever possible; otherwise provide 300x300mm airbrick with hi and miss grill. min sizes as follows:

Controlable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to all habitable rooms at a rate of min 800mm², and to kitchens, bedrooms, WCs and utility rooms at a rate of 2500mm².

Purge ventilation - windows to have opening area in excess of 1/20th of floor area. If the window opens more than 30degrees or more or for parallel sliding windows (eg vertical sliding ash windows) the height and width of the sliding part should be at least 1/20th of the room floor area. Hinged or pivot windows that open between 15 & 30degrees the opening part must be at least 1/10th of the floor area of the room. If a window opens less than 15degrees then it is not suitable for providing purge ventilation so other arrangements should be made.

NIGHT LATCHES CANNOT BE USED IN PLACE OF TRICKLE VENTS. OPEN PLAN KITCHEN / DINERS NEED MINIMUM OF 3 TRICKLE VENTS IN A ROOM (8000mm² each) ALL REPLACEMENT WINDOWS MUST HAVE TRICKLE VENTS REGARDLESS OF IF THE PREVIOUS WINDOWS DID NOT

ELECTRICS

All electrical works and installation to be carried out in compliance with the institution of electrical engineers 'regulations in buildings, CURRENT edition', and shall conform in all respects with the current regulations as regards to p.m.e earthing.

Include all wiring, 2 gang power points, ceiling points, light switches, lighting and power circuits. tv points etc. amount and position to be agreed on site.

Power points & light switches to be fitted between 450mm & 1200mm above all floor levels.

Efficient lighting shall be provided (100%) in the form of illuminated fixed lighting fittings which only take lamps having a luminous efficiency greater than 40 lumens per circuit watt (ie fluorescent tubes and compact fluorescent lamps (not gals tungsten lamps with bayonet cap of Edison screw bases))

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the council should be satisfied that part 'P' has been complied with, this may require an appropriate BS electrical installation certificate to be issued for the work by a person competent to do so.

HEATING SYSTEM - GAS

Ex. Boiler: To provide central heating to all new extension areas. Consisting of Radiators with TRV's to ground both extension and existing house. All flow and return pipework to be insulated with 20mm foam sleeves equal in thickness to external dia of pipework where running through unheated spaces. All insulation to comply with current regulations PART P

All insulation to comply with current building regulations Part L1.A.

HEATING AND HOT WATER SHALL BE INSPECTED AND A COMMISSIONING CERTIFICATE ISSUED AT COMPLETION OF INSTALLATION TO Confirm that appropriate provision has been made for the systems efficient operation for the purpose of conservation of fuel and power; the certificate together with manufacturers operation and maintenance instructions must be available for the occupants use.

Heat producing appliances: The builder shall instruct his heating engineer to complete the checklist in appendix 'A' and supply the information to the occupier of the dwelling

A Robust 'rodco plate' shall be positioned adjacent to the electrical consumer unit)

SMOKE / HEAT DETECTION

Smoke / Heat alarms to be provided these must be inter-linked / self contained alarms, mains powered on dedicated circuit taken direct from consumer unit. detectors to be ceiling mounted at least 300mm away from light fittings, in approximate position shown on plans. marked DS & DH, locate detector 7 metres away from lounge / kitchen and utility doors, also 3 metres from bedroom doors.

FIRE DETECTION & FIRE ALARMS

The fire detection and alarm system should be in accordance with the recommendations of BS: 5839-6:2019 and meet the minimum grade D2 and category LD2. (System of one or more mains powered detectors each with standby replacement battery supply that incorporates detectors in all circulation areas that form part of the escape routes and in all specified rooms or areas that present a high fire risk to occupants including any kitchen and principal habitable room.)

FOUL & WASTE WATER DISPOSAL

All ground floor wastes into gutters to discharge below grating level but above water level in trap. wc to discharge direct to inspection chamber within 4000mm of outlet. Appliances 32mm dia waste to wash hand basin, 30mm dia waste to bath, shower and sink, all fitted with 15mm deep seal traps.

110mm Dia soil & DURGO Valve, non-return admittance valve in shower room, approved, located as indicated on plans to BS 5572: 1978, no connections within 200mm of c/c of we connection. stack to be terminated min 900mm above nearest opening vent.

Inspection chambers/ rodding access point as indicated on plan in proprietary pvc-u 450mm non dial. To a max depth of 1000mm. All new F.W drains below ground level to be 100mm dia Poly pipes with flexible connectors laid to 1/60 fall and surrounded in pea gravel and connected to existing foul water drainage system, where drains pass under building drain to be surrounded in 150mm thick concrete, and where drains pass through walls pre-cast concrete lintels provided over.

RAINWATER DISPOSAL

110mm gutters, profile to match ex. laid to 1/50 fall to 63mm downpipes. 100mm dia Poly pipe drains with flexible connectors laid to 1/60 fall leading to 1 cubic metre soakaway sited min 5000mm away from all buildings, soakaway to be constructed using Gabion basket design and size to verified on site by bre digest 365 percolation test carried out in presence of BCO. surveyor. Soakaways also to be provided with termite liner.

RAINWATER DISPOSAL

Generally above ground 110mm gutters, profile to match ex. laid to 1/50 fall to generally to 63mm downpipes profile to match ex.
Generally 100mm dia Poly pipe drains with flexible connectors laid to 1/60 fall leading to new soakaway sited min 5000mm away from all buildings, soakaway to be a small filled soakaway with protected inspection well at base of the soakaway providing access to discharge drain outlet. Soakaway to be provided with GEOTEXTILE TERSAM LINER AROUND SIDES AND TOP OF GRANULAR FILL. design and size to verified on site by bre digest 365 percolation test carried out in presence of LABCO. or Independent Approved Inspector / Surveyor. PIPE SIZES 100mm Dia, unless otherwise noted on plans / section.

DRAINAGE : PUBLIC SEWER NOTES:

Statutory sewer records do not show all assets on properties. Due to change in legislation that came into force October 2011, there could be unmappped assets on the property that will enjoy the same protection as all our mapped assets.

Protective strips:
100mm to 225mm diameter sewers - 3m either side of the pipe, thus providing 6m protection zone across the diameter of the pipe.
300mm to 999mm diameter sewers - 5m either side of the pipe, thus providing 10m protection zone across the diameter of the pipe.
Any sewer greater than 999mm diameter, enjoy a protection strip of 7.5m either side of the pipe (15m across the diameter)

STRUCTURAL CALCULATIONS:

ALL DRAWINGS MUST BE CROSS REFERENCED WITH ANY STRUCTURAL ENGINEERS DETAILS
ANY DISCREPANCIES MUST BE CLARIFIED PRIOR TO ORDERING MATERIALS OR CARRYING OUT STRUCTURAL WORK

Calculations to be provided for the following items:
a) Foundation design to be confirmed on exposure of existing foundations.
b) Overall stability to be checked if requested by LABCO.
c) Support to openings where access is formed into extension.

Calculations to be submitted and approved by local authority building control office 28days prior to start of that element of work on site. It is therefore the responsibility of the contractor to check that the calculations have been approved prior to ordering steelwork.

All structural steelwork to be provided with min 30minute fire protection consisting one layer 15mm thick fire board.

RISK ASSESSMENT, Contractor to make safe all utilities prior to start of construction phase and be aware of overhead power cables and power cables fixed to property

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING MATERIALS.

Rev	Note	Date
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Client : Mr & Mrs R Hutton
Project : Proposed erection of first floor shower room rear extension

Location. HARLAND HOUSE - Church Street
Everton Village - DN10 5BD

Drawings :
PLANS, SECTIONS & NOTES as PROPOSED

BDS Simon Hainsworth Building Design Services
Planning, Building Regulations & Development Consultant
42 Whitby Road, Harworth, Doncaster, DN11 8QL

Simon@yours.co.uk Mobile : 07584081226

Date : April 2024	Scales :	1 : 50
A1	Drawing No.	BDS-2024-10-03
	Revision.	00