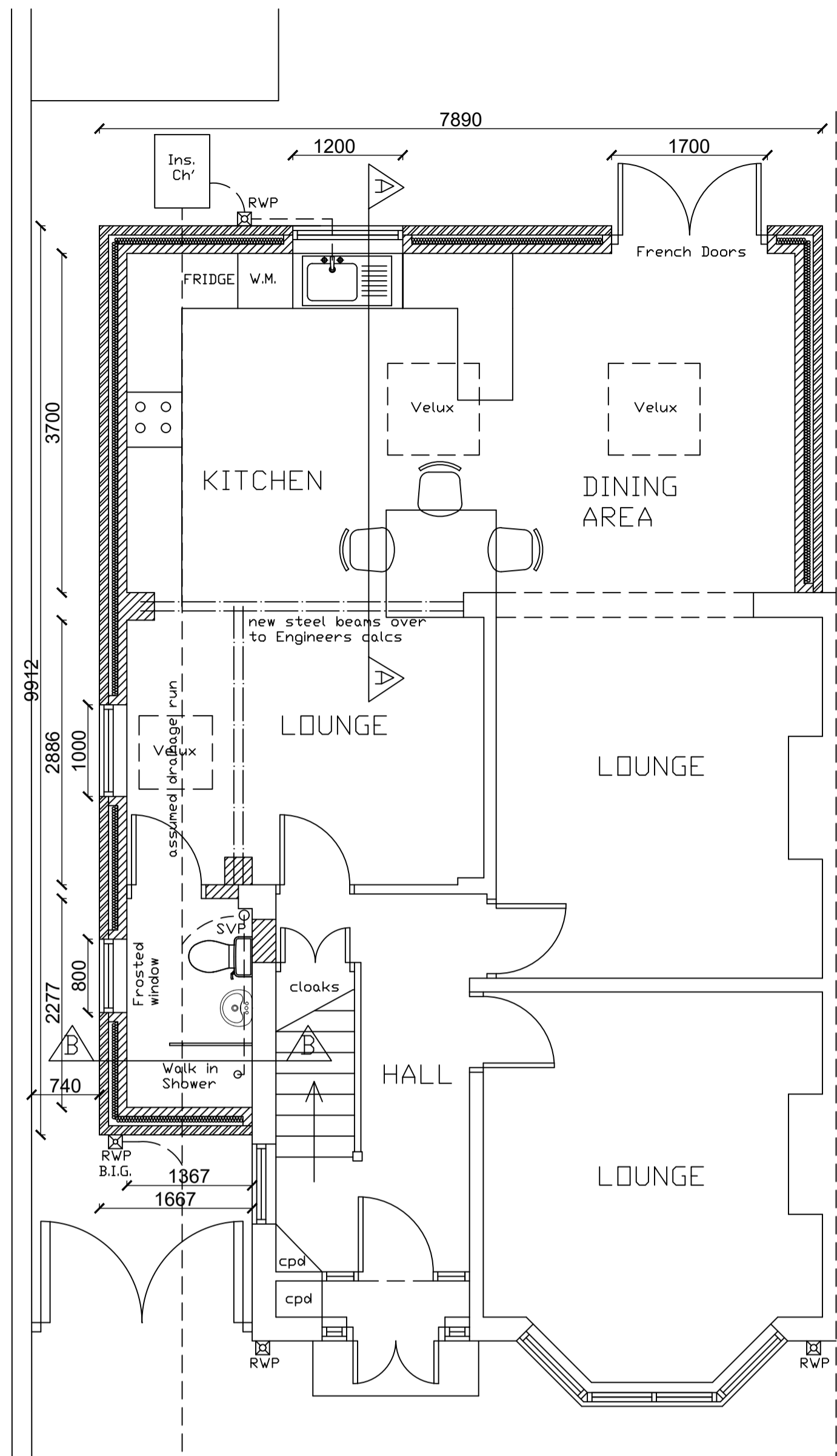
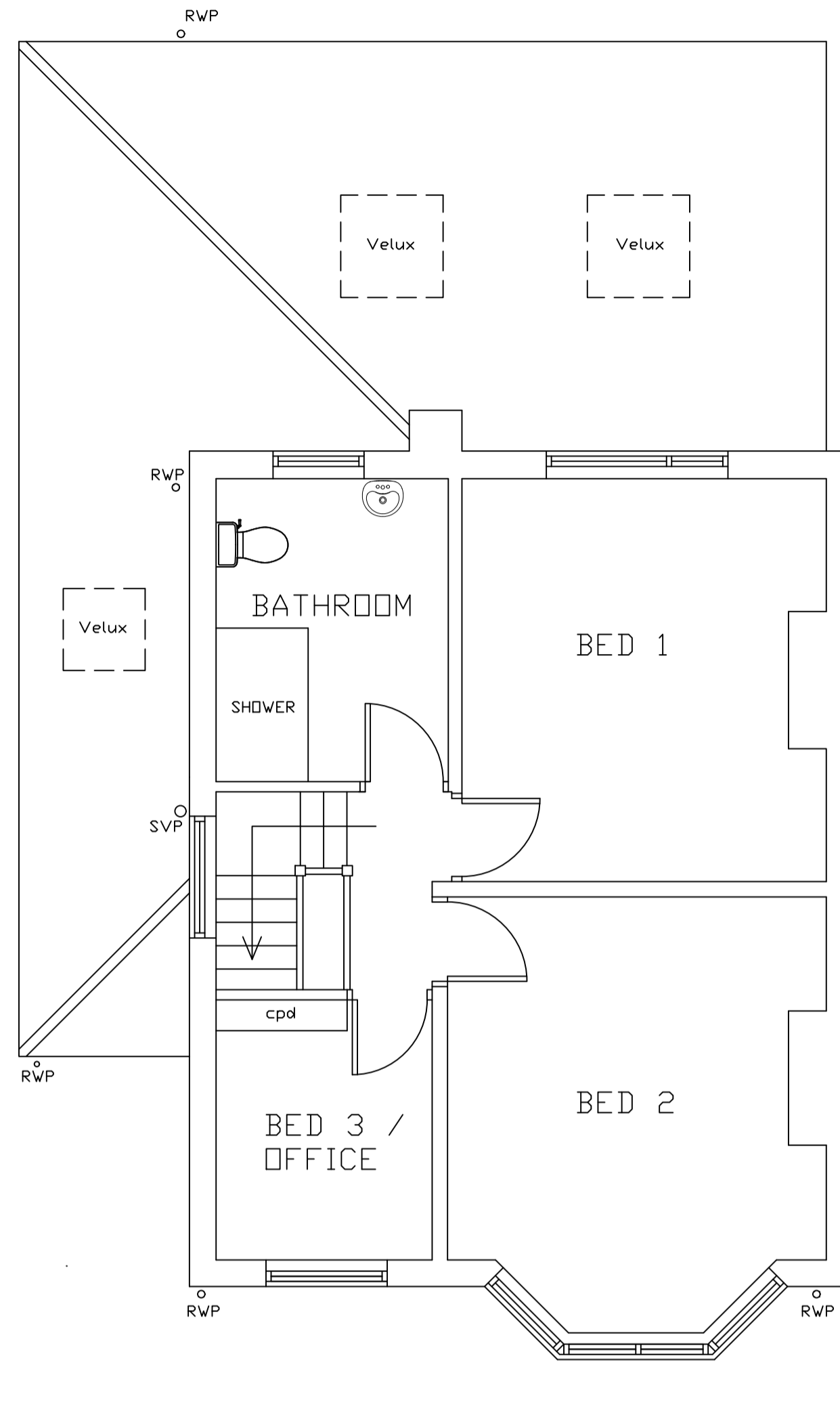


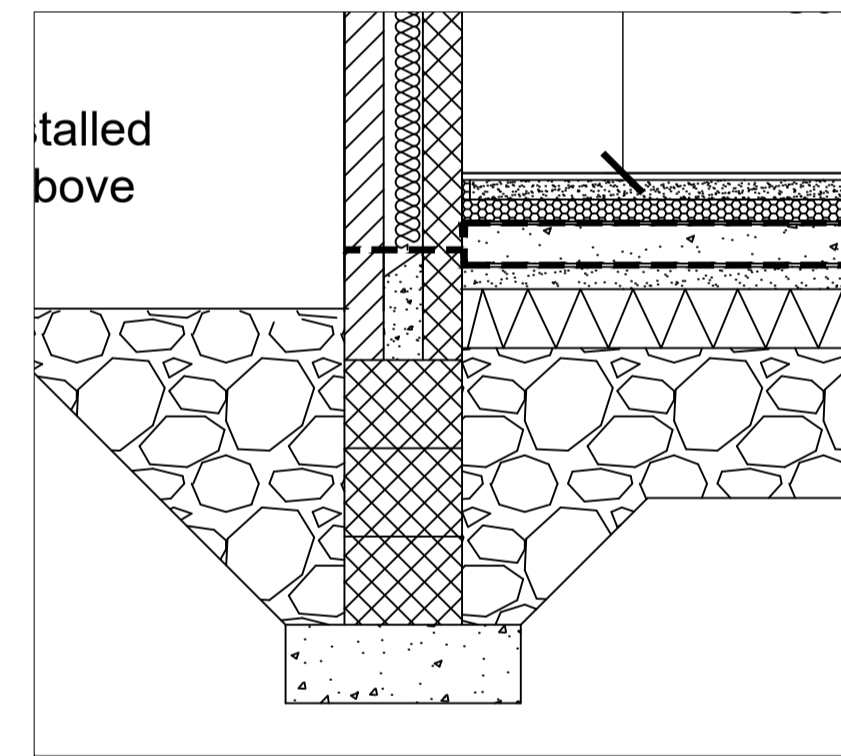
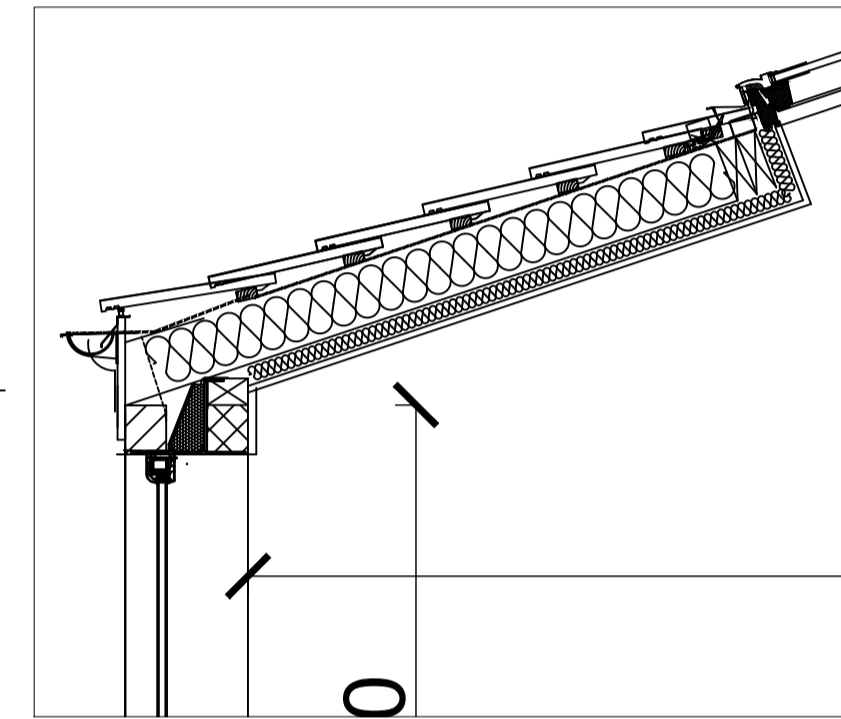
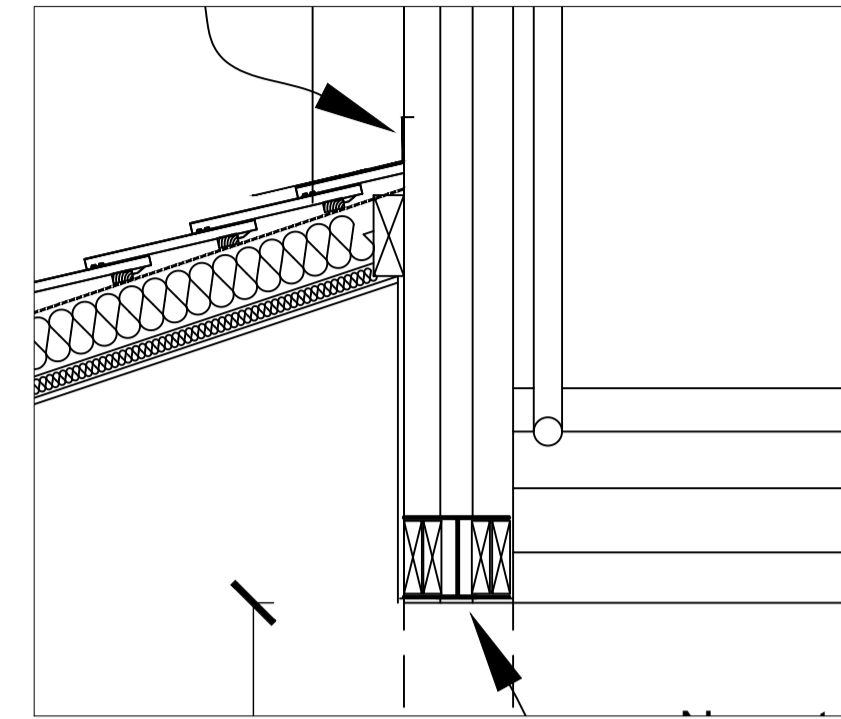
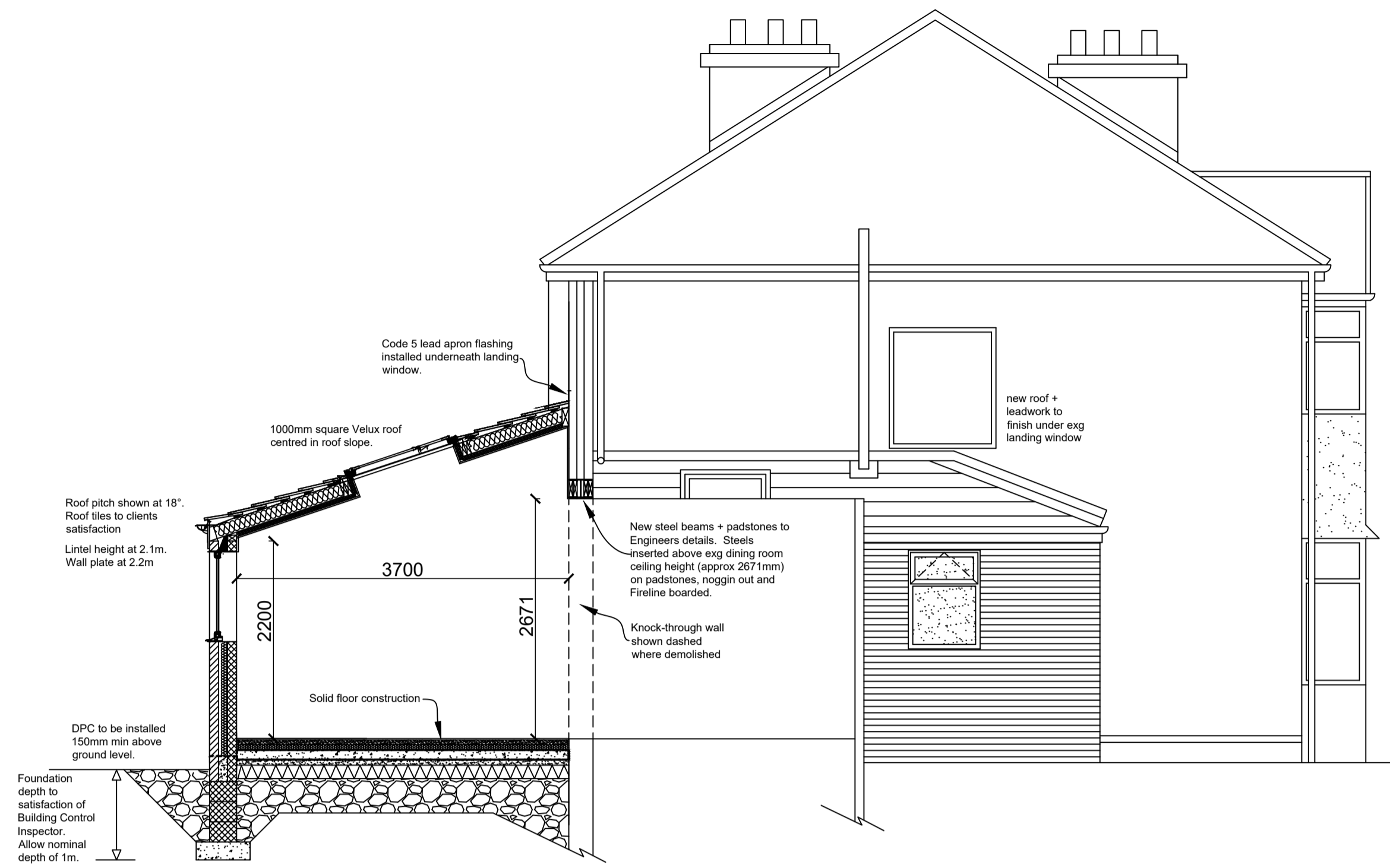
Proposed Section A-A 1:50



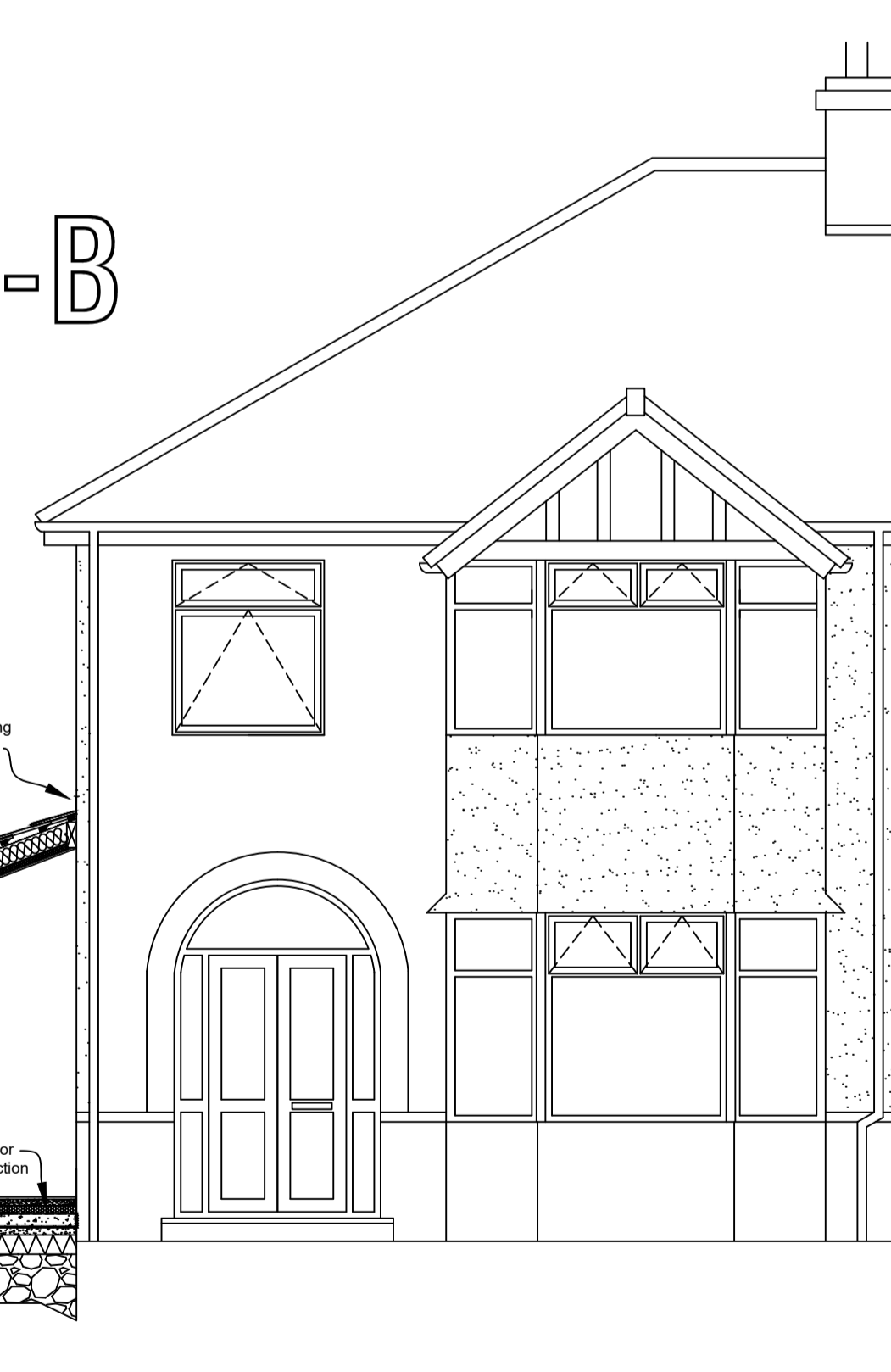
Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50



Proposed Section B-B 1:50



Foundations

All external walls to be constructed on 600 wide x 200mm thick C35 mass concrete strip foundations minimum depth of 1000mm or to Building Control Inspectors satisfaction.

Walls up to ground level

Engineering brick 100mm (example/colour to be agreed with client, to match main house brickwork) to outer leaf, 100mm cavity with lean 1:10 fill to 225mm below ground level, 100mm Standard 7KN blockwork or equivalent inner leaf, all in 1:1.6 mortar. 300mm Thermalite trench block to be used to build up off new concrete foundations.

Damp Proof Course

Include Hyload or equivalent DPC min 150mm above finished external ground level, to all new wall construction.

Walls above DPC

Build cavity walls from DPC to wall plate and ridge level using 100mm Fibolite "3.6KN" lightweight block inner leaf, with 100mm cavity and 100mm brickwork outer leaf (example/colour to be agreed with client, to match main house brickwork), all in 1:3 mortar.

Ecotherm EcoCavity Full Fill 90mm insulation to be installed into cavity or similar approved (leaving a residual 10mm cavity gap) to achieve U-Value of 0.20W/m²K.

Cavity Wall Ties

IG or equivalent stainless steel ties with insulation clips at 750mm; horizontal and 450mm vertical centres, staggered, and 300mm about centres at reveals. Include Cavity Tray W-type weep holes at 900mm centres above DPC level to all elevations including lintel/bell cast or stop beads over openings.

Solid Floor Construction

Client supplied floor finish (to level through with exg lounge/kitchen floor finish) on 50mm sand cement screed, 75mm Ecotherm EcoVersal or equivalent Floor insulation laid on 100mm concrete slab with visqueen DPM lapped into DPC on 50mm sand blinding on 150mm good compacted hardcore; to achieve a U-Value 0.22W/m²K.

Internal Walls

Internal walls to be constructed either using 100mm lightweight blockwork or equivalent all in 1:1.6 mortar, built off strip foundations, with DPC laid 150mm above finished ground level subject to satisfaction of Building Control Inspector.

Or in 100 x 50mm timber stud partitions with head and sole plates, staggered noggings and 100mm Ecotherm or equivalent insulation batts between studwork framing.

Structural Beams and Padstones

All steel beams for structural alterations and knock-through specified as per Structural Engineers designs and calculations.

Padstones and supporting piers to be specified by Structural Engineer, min bearing 150mm both ends.

Lintels
Catic insulated lintels over external openings to suit span, wall construction and loading with 150mm minimum bearings, in accordance with Structural Engineer's designs/details.

Naylor or equal approved precast concrete lintel to internal blockwork walls to suit span, construction and loading. All lintels to the satisfaction of Building Control Inspector.

Leadwork

All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Sheet Association. Flashings to be provided to all jamb and below window openings with welded upstands, joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Sheet Association recommendations.

All work to be in accordance with the roof cladding manufacturers and the Lead Sheet Association recommendations.

Roof Construction

Hipped Pitched Roof construction designed to match main house roof pitch generally or 22.5° front hip and 18° rear hip as drawn, to manufacturers recommendations and Engineers designs in accordance with NHBC Technical Requirement R5 Structural Design.

Interlocking concrete tiles (product TBC with Client) fitted on 25 x 25 mm S.W. battens on 38 x 38mm counter batten (to create air cavity) on Tyvek or equivalent breather membrane fitted above; Pitch plate 200 x 75mm C24 and fixed to main house with C16 grade softwood timber Common rafters 150 x 50 mm at 400 mm centres to birdsmouth 100 x 50 mm wall plate at eaves.

Install 150mm Ecotherm EcoVersal insulation or equal approved in between rafters; underdrawn by Ecotherm EcoLiner 37.5mm plasterboard skimmed and 3mm plaster skim coat, to achieve a U-Value of 0.15 W/m²K.

Holding Down Straps

30 x 5mm gms straps fixed to wall plates at 1.2m centres and continued 900mm down walls, screwed to masonry. Include similar vertical twist straps to alternate rafters, screwed to masonry to restrain roof.

Fascias & Rainwater Goods

Install new Marley or equivalent deep flow black UPVC guttering to white UPVC fascia boards at eaves level to discharge via deep flow min 68mm diameter UPVC black rainwater pipes into new gulleys/drains.

Existing main house rainwater pipes to be adapted to discharge onto new extension roof.

Windows and Glazed doors

Double glazed units to be Krated low emissivity glass to BS 2026 (kite mark to be visible to all glazing) with toughened panes to windows below 800mm and door panes below 1500mm. 3or Velux sizes 52cm x 72cm.

Velux Rooflights

Roof-lights to achieve min U-value of 1.6 W/m²K and 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 rafters doubled up to sides and suitable flashings etc.

Drainage

Kitchen sink waste to discharge via 40mm diameter waste with anti vac trap laid to min. fall 18mm per metre to connect into exg roddable back inlet gully.

Supply and install UPVC roddable back inlet gully's to receive new RWPs, encased in 150mm mass concrete with aggregate fill and back fill.

Excavate trench and extend existing drain run and supply and lay new 110mm UPVC drain to receive new gulleys/branches etc. Locate existing drain and create new connections, bend drains in direction of run, include to encase new drains and connection in 150mm mass concrete with aggregate and back fill, except where drains are within 1 metre of foundations ensure encasement with mass concrete to level with foundation base; or according to Building Control Officers instruction on site; renstate all surfaces disturbed.

Smoke Alarm

Main operated smoke alarm to be installed at the ground floor hall and first floor landing and as required by the Building Control Officer.

Ventilation

Opening lights to be provided to ensure 1/20th floor area rapid ventilation. Allow for new / kitchen mechanical extraction to achieve min. 30 l/s over hob to vent to outside air, with 15 l/s to WC with 20 mins timed overrun (connected to light switch).

Background ventilation provision to be a minimum of 5,000mm² to habitable rooms.

Electrical Installations

Electrical work to be carried out by NICEIC qualified electrical engineer in accordance with Part P of the Building Regulations and to current IEE Regulations. Full certification is to be provided to Building Control on completion.

Energy efficient light fittings to be provided.

Gas Installations

Gas work to be carried out by Gas Safe qualified gas engineer in accordance with Part J of the Building Regulations and to current Gas Safe Regulations. Full certification is to be provided to Building Control on completion.

This drawing to be read in conjunction with all other issued drawings and specifications.		Drawing Title Building Regulations	
All dimensions must be verified on site by the contractor before commencing work.		Scale 1:50 @ A1	
Do not Scale off this drawing. Refer to written dimensions only. All dimensions in millimetres unless otherwise stated.		Date March 2024 Drawn by	
		Dig No. 0001 - 02 Rev. A	
		Client. Mr Colin Bell	
		Job Title. 81 County Road Ormskirk Lancashire L39 1NL	
		Revisions A 10.03.2024 Amendments for 740mm side passageway	