

Lateral restraints are required for dormer construction at 2 metre (maximum) spacings to the first level floor or ceiling joists. The restraints are to be 30mm x 5mm galvanised restraint straps. Where the floor or ceiling joists are parallel to the wall they are to extend across three joists with noggins and block pieces being included.

All steel lintels are to be protected using 19mm plasterboard and skim to all exposed surfaces.

The full drainage system serving the property is to be identified at the time of excavation. If the property is served by a combined or a separate system then that system must be maintained during and after construction. All re-routing or additional layouts are to be confirmed and approved by the building inspector.

Any new electrical sockets are to be located a minimum of 450mm above the internal finished floor level. Any new light switches are to be located 1200mm above the internal finished floor level.

The part wall act 1996 applies that written permission may be required from any owners of adjacent properties that may be affected prior to the commencement of work.

All first floor internal walls are to be studwork unless specified. All stud walls are to contain 75mm mineral wool insulation. The stud walls are to have 12.5mm plasterboard to both surfaces. All stud walls are to have triple joists for support.

30mm x 5mm galvanised mild steel straps are to be fitted to roof trusses at rafter and ceiling level.

* ALL EXISTING FOUNDATIONS AND LINTELS ARE TO BE EXPOSED AND APPROVED BY THE BUILDING CONTROL SURVEYOR BEFORE BUILDING NEW SUPERSTRUCTURE.

* STRUCTURAL CALCULATIONS ARE TO BE OBTAINED, SUBMITTED, AND APPROVED PRIOR TO COMMENCEMENT IF REQUIRED.

Notes:

Construction:

- All vertical and horizontal damp proof courses and cavity flashings are to be fitted at all openings and closures formed through the external walls. Thermabate cavity closures or similar agreed on site are to be fitted to eliminate cold-bridging.
- The external leaf is to be facing brick to match that of the existing property OR finished in a facing brick agreed in advance with the local planning authority. The new habitable wall construction is to be as follows: 100mm facing brick with an inner leaf of 100mm thermalite shield blocks with 100mm drittherm full filled cavity with an inner room side surface finish of 12.5mm plasterboard on dabs and a plasterskin finish. All non-load bearing walls are to be constructed utilising 75mm x 50mm softwood stud work with 12.5mm plasterboard and skim to both sides. The studwork is to contain 50mm insulation in the cavity. Tripple joists are to be allowed for at first floor and above for all stud walls. Any deviation from the wall construction described must be agreed in advance of construction with the building inspector.
- All wall ties are to be built in at a rate of no less than 5 per square metre or at 450mm vertical centres and 750mm horizontal centres and staggered. All wall ties are to be Stainless Steel.
- All cavities are to be closed and continuous and are to connect into the existing cavity construction where they meet an existing cavity wall.
- All new lintels are to have a minimum of 150mm end bearing unless stated. all lintels are to be installed as per suppliers installation instructions.
- All facias and soffits are to be finished to the clients specification.
- The internal valls are to be 13mm lightweight plaster (unless otherwise stated) and finished with a final decoration as requested by the client.
- The internal ceiling is to be 12.5mm ceiling board (unless otherwise stated) and finished with a final decoration as requested by the client.
- All internal doors and door furniture to be as requested by the client.
- All skirting and architraving to be as requested by the client.

Drainage:

- All new rain water goods are to be in matching P.V.C.: i.e. 100mm guttering leading to 65mm rain water pipes.
- All new underground rainwater drainage to be 100mm U.P.V.C. pipe work with flexible connections laid to a minimum fall of 1:40. All new surface drains are to be a minimum of 150mm below any adjacent building D.P.C. courses.
- All new under ground drainage is to be bedded on, and surrounded by, 10mm pea gravel having a minimum of 100mm cover. Final requirements to be determined by the building inspector on site depending upon pipe depth and coverage available.
- All drains under buildings are to be encased in 150mm concrete surround with concrete lintels being introduced where they either pass through a wall, or have a load bearing wall directly above them. the concrete lintels are ot be installed in such a way as to eliminate loading onto the pipe.

Windows:

- All new windows are to be double glazed.
- All new window frames are to be finished to client specifications.
- New window opening light to be 1/20 floor area.
- All new windows to incorporate trickle vents with 8000 sq mm in area.
- All glazing in critical locations must comply in all respects to part N of the latest building regulations (glazing materials and protection).
- Glazed units to en-suites, w.c.'s and bathrooms are to be obscured glazing.
- All new glazed units are to be Pilkington 'K' glass or equivalent.
- An Argon gas filled gap is to be ensured between glazed panes in order to produce a glazed unit having a U' value of 1.6W/m²?K.

Roof:

- Rafters and ceiling joists are to be secured to gables using galvanised brackets and straps.
- All roof timbers are to be softwood and graded as shown.
- Wallplates are to be 100mm x 75mm and are to be secured to the walls with wall plate anchor straps at 2m (maximum) centres.
- Roof tiles are to be set on tile battens to tile suppliers requirements.
- Tile battens to be timber graded and the breathable membrane is to be laid across the rafters in such a way so as to ensure the condensation path remains free to run off into the eaves gutter and held in place by battens secured parallel to (on top of) the rafters. Tile battens to be fastened across the battens used to secure the membrane.
- Ridge tiles to be dry fix and vented.

Insulation and Ventilation:

- Flat ceiling to pitched roof: Insulation to be 300mm thick (minimum) in total insulation quilt. 100mm thick is to be laid between the joists and 200mm thick is to be laid perpendicular across the top of the joists. All insulation is to be laid so as not to obstruct the air flow.
- Pitched ceiling to pitched roof: Insulation to be 150mm Cellotex (or similar) with a ventilation gap of 50mm between the insulation and tile membrane - unless stated on this drawing.
- Air vents to be fitted to all new soffits to provide ventilation as shown. Air vents to be fitted to manufacturers requirements.

Additional:

- All heating is to be located at a position identified by the client.
- All new radiators are to incorporate a thermostatic control.
- The use of ANY alternative materials is to be agreed with the client and building inspector on site prior to using the changed material.
- All work is to be carried out to the entire satisfaction of the client and the building inspector.
- All work to be carried out in full to the latest building regulations.
- All electrical work covered by Part P (Electrical Safety) must be designed, installed and tested by a person competent to do so. This person must be registered with an authorised self-certification scheme (e.g. BRE Certification, ELECSA, NICEIC or NAPIT Certification). Prior to completion, an appropriate BS7671 electrical certificate must be provided by the competent person.
- The location and number of electrical outlets is to be decided by the client.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION TO CONFIRM ACCEPTABILITY AND FUNCTIONALITY OF THE PROPOSED WORKS ASSOCIATED WITH THIS DRAWING.

P.W.C. BUILDING CONTROL SERVICES ARE THE BUILDING INSPECTORS FOR THIS PROJECT. FOR INSPECTIONS PLEASE CONTACT 01925 730666 MON-9:00am AND 10:00am MON-FRI

Rev A

FIRST ISSUE WITH CLIENT APPROVAL.

Client

Mr & Mrs Samuel

Scale

1:25 @ A1

Drawn Date

12 / 10 / 21

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Goldcrest
Design Services Ltd.

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FIRST FLOOR ADDITION TO THE SIDE
AT 7 HENWICK HALL AVENUE, RAMSBOTTOM,
BURY, BL0 9YH
SHEET 4 OF 4

Drawing No. GDS 4036

REV A

Roof construction:

All new roof timbers are to be treated with wood preservative. Rafters and ceiling joists are to be secured to the gables using galvanised brackets and straps. All roof timbers to be softwood and graded accordingly. The roof tusses are to comply with, and are to be installed to, the requirements of BS 5268 part 3:1985 and must be supplied by an approved truss manufacturer. The trusses are to be set at 600mm centres (max). Both diagonal and longitudinal bracing of 100mm x 50mm section is to be used. The wall plates are to be secured to the existing brick walls using wall plate anchor straps at 2m (max) centres. The wall plates are to be 100mm x 75mm.

Any deviation from pre-formed trusses to a traditional build roof is to be agreed on site with the building inspector in advance of the roof construction taking place.

Roof tile selection:

- Manufacturer : (to match existing property)
- Style : (to match existing property)
- Pitch : 30° (to match existing property)
- Headlap : (to match existing property)
- Texture : (to match existing property)
- Colour : (to match existing property)

The walls of the extensions require lateral restraint brackets and these must be fitted to the roof and wall intersection at 2m centres. The brackets must be at least 5530mm in cross section and they shall be fitted in accordance with Approved Document A of the Building Regulations.

All floor joists are to be strutted at no more than 2000mm centres.

Floor joists are to be 75 x 220 C24 laid at 400mm centres maximum.

Ends to be physically secured to all junctions of structural elements where possible

Finished floor level to be the same as per existing property

2 layers of fire board protection laid to the garage ceiling with full fill mineral wool to the floor joists above

Floor joist span from front to back with the ends being secured to the timber in-fill within the beams L1 and L2.

150mm floor slab (1:2:4 mix)

1200 gauge visqueen damp proof membrane lapped up at the sides and linked into the horizontal damp proof course on inner walls as detailed

25mm sand

150mm compacted hardcore

Cavity weep holes every 4th horizontal brick at d.p.c. level.

Weak mix concrete cavity to within 225mm of d.p.c.

25mm polystyrene to be placed at all external edges of the concrete slab to prevent cold-bridging.

The existing front wall of the garage comprises single skin facing brick (existing) - new 'return' to be constructed as per new garage side wall.

The proposed side wall of the garage is to comprise a new cavity wall construction complete with new footings (facing brick outer, 100mm insulation filled cavity, 100mm inner blockwork).

Concrete footing to be 150mm thick and is to project 150mm to either side of the wall construction, the footings are to be a minimum depth of 900mm below the external finished ground level. ALL FOOTINGS ARE SUBJECT TO GROUND CONDITIONS.

The proposed rear wall of the study / utility comprises single skin facing brick with an inner stud wall with an insulation in-fill (existing) - new 'return' to be constructed up to the door serving the office as per new garage side wall.

Constructional Details Of The Proposed 1st Floor Extension

