

PROPOSED ELEVATIONS^{H100}

SCALE 1:100
0 1 2 5 7.5M

FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION

SIDE ELEVATION

Rear dormer roof (Marley flat roof system)

U Value Achieved 0.16W/m²k

Marley cap sheet type 350C on marley elastomeric underlay
180C on Marley elastomeric SU preparation layer up on 18mm
waterproof plywood on firming on C16 175mm x 75mm roof joists
at 400mm ctrs, with one layer K107 125mm Kingspan Kooltherm
insulation between roof joists and a layer of 37.5mm skim coated
Kingspan Kooltherm K108 Insulated Plasterboard fixed to under side
of joists. There must be a min 50mm Airspace Ventilation above
insulation

Beam D: 127 x 76 x 13 UB Grade S355
Clear span 2.450mm (Actual length 2.650mm)
Min size padstones 100mm x 100mm

Front dormer roof (Pitched roof 17.5 degrees)

Mechanical ridge ventilation system with Interlocking Marley roofing tiles
on treated timber battens with 38mm counter battens on Kingspan Breathable
membrane or equivalent on New Timber Grade C16 Construction quality
100mm x 50mm Timber roof joists @ 400mm Centres with
125mm x 50mm ceiling joists with one layer K107 125mm Kingspan Kooltherm
insulation between roof joists and a layer of 37.5mm skim coated
Kingspan Kooltherm K108 Insulated Plasterboard fixed to under side
of joists.

New Single storey side extension Roof Specification -

U Value achieved 0.14W/m²k Pitch min 2.0 degrees

Mechanical ridge ventilation system with Interlocking Marley roofing tiles
on treated timber battens with 38mm counter battens on Kingspan Breathable
membrane or equivalent on New Timber Grade C16 Construction quality
100mm x 50mm Timber roof joists @ 400mm Centres Using (From
approved span tables) 195mm x 72mm C24 Timbers purline Mid span
single 195mm x 72mm Timber ceiling trimmer Beam with C16
100mm x 50mm Ceiling joists @ 400mm Ctrs
Insulation to be 300mm Kingspan roof quilt insulation laid 150mm
between & 150mm .25mm Min vent slot in new soffits

Beam C: Use 2 x 203 x 133 x 25 UB'S Grade S355
Clear span 3.650mm (Actual length 3.850mm)
Beams Bolted together using 10mm MS Galt bolts and
MS tube spacers @ 600mm centres Using
H4 strength 600mm x 100mm Padstones

New Extension Cavity walls Specification

U Value achieved 0.17W/m²k Calculated in accordance with BS EN ISO 6946:2017
300mm Cavity construction comprising 102.5mm facing Brick to match & key into existing.
100mm cavity with stainless steel wall ties to BS 1243:1978 with: Number of Anchors
per m² 3, Diameter of Anchors 1mm 3.99mm Maximum spacing 750mm Horizontal
450mm Vertical and 300mm vertical near any openings.
The inner leaf to be 100mm Aerated Concrete Block (K - Value = 0.15W/mK)
Cavity insulation to be 90mm Kingspan K106 Insulation with a minimum of 10mm airspace.
The cavity must be clear of mortar. Inside to plasterboard & skim. If builder wishes to change
construction to full fill cavity 350mm chosen full fill insulation ids to authorised with Building
control

New Dormer floor (Floor to be level with existing floor)

22mm T & G Flooring grade chipboard on 150mm x 50mm Joists
at 400mm ctrs with 150mm rock wool insulation laid between
secured with metal chicken wire U/S to be 2 x Staggered joint
12.5 plasterboard & skim finish

Dormer walls:

Rendored finish on treated timber battens with on sarking felt on 12mm
waterproof plywood on 100mm x 50mm timber crossed brace studing
at 400mm ctrs with layer of sarking the protection board fitted 100mm
Kingspan K102 Insulation between to give a min of U 0.18. The inside of
cheeks to have additional 20mm Kingspan insulation board.

Beam A: 152 x 89 x 16 UB Grade S355
Clear span 2.450mm (Actual length 2.650mm)
Min size padstones 225mm x 100mm

Beam D: 127 x 76 x 13 UB Grade S355
Clear span 2.450mm (Actual length 2.650mm)
Min size padstones 100mm x 100mm

Upgraded New Cavity wall Specification for Existing

Garage wall

U Value achieved 0.17W/m²k

Calculated in accordance with BS EN ISO 6946:2017

300mm Cavity construction comprising 102.5mm facing
Brick to match & key into existing. (Note: Use of
the existing garage facing brick wall is entirely dependent on
the inspection of its existing footings and its suitability to
be used as the external brickwork. Builder to confirm with
Building control that use of this existing wall element is
ok for use)

100mm cavity with stainless steel wall ties to BS 1243
1978 with Number of Anchors per m² ~3, Diameter of
Anchors 1mm 3.99mm
Maximum spacing 750mm Horizontal 450mm Vertical
and 300mm vertical near any openings.

The inner leaf to be 100mm Aerated Concrete Block built
up off new Concrete footing etc confirmed due to existing
garage wall footing. Dimensions shown are guideline
(K - Value = 0.15W/mK)

Cavity insulation to be 90mm Kingspan K106 Insulation
with a minimum of 10mm Residual airspace. The cavity must
be clear of mortar. Inside to be 12mm plasterboard
& skim in New bedroom

UNDERGROUND FOUL DRAINAGE (Builder is to do on site investigation to locate existing property main drains & decide on
best course of action to join new Rain water & foul water pipes)

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle.
Provide 600mm suitable cover (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 BS1758 and BS801.
Builder is to liaise with the Building Inspector on any on site queries concerning the drainage for the extensions

PROPOSED GROUND FLOOR PLAN^{L50}

SCALE 1:50
0 0.5 1 2 3.75M

New Side Extension Ground floor Specification

(Floor to be level with existing house floor)

U Value achieved 0.18 W/m²k Calculated in accordance with BS EN ISO 6946:2017

Inside surface down - 65mm Sand cement screed with 0.5mm Polythene separation layer beneath then 80mm Kingspan Kooltherm K103
Insulation with 150mm Concrete 12.4 2000kg/m³ laid on 1200g DPM or Visqueen Ultimate Geosocial 0.9mm DPM Gas protection to
BS8102:2009 CIRQA C748 & BS 8485:2015 DPM on 150mm sand blinded
consolidated stone hardcore.

NOTE: Due to No prior Knowledge on ground soil conditions the foundations are shown at a minimum depth required, Builder
to confirm exact depth on site with Building control. If Mini piles are a requirement to support below the concrete
foundation beam the builder is to provide Piling design & details to the Building Inspector for prior approval before works commence.
Builder is to liaise with Building control on any questions / queries on the required foundations

PROPOSED FIRST FLOOR PLAN^{L50}

Drainage:

All new above ground drainage and plumbing to comply with BS 5572:1978 (Sanitary pipework)

All new drainage to be in accordance with Part H4 of the building regulations. Wastes to have 75mm
deep anti-vac bottle traps & rodding eyes to be provided at changes to direction. Sizes of waste pipes
and max length of branch connections. If max length is exceeded then anti-vacuum traps to be used!

Wash Basin- 17m for 32mm pipes, 4m for 40mm pipe Bath/Shower- 3m for 40mm pipe,
4m for 50mm pipes, W/O - 6m for 100mm pipes for single W/O

All branch pipes to connect to 110mm soil & vent pipes terminating min 900mm above any openings
within 3m Or to a 110mm upvc soil pipe with accessible internal air admittance valve complying with
BS EN 12380, placed at a height so that outlet is above the trap of the highest fitting.

Waste pipes not to connect on to SVP within 200mm of the W/O Connection, provide hot and cold
water to all fittings as appropriate. (Mechanical ventilation to be fitted see notes for details)

PROPOSED ELEVATIONS, FLOOR PLANS & SECTIONS Plan 1 of 3

PROPOSED

Single Storey side Extension

Creating larger kitchen with Utility + Creation of en-suits for existing bedroom

&

New First floor Extension over existing garage using Front & Rear Dormers

Creating New bedroom with En- suite

at No7 Saint Austell Drive, Greenmount, Bury BL8 4EY

Designed by johnhealpp@aue.co.uk jhealppdesign.wordpress.com Scale 1/50 / 1/100 / At

NOTES (WHERE APPLICABLE)

HOME OWNER/CLIENT & BUILDER MUST READ

ONLY THE PLAN APPROVED BY BUILDING CONTROL

TO BE USED FOR CONSTRUCTION PURPOSES

ALL DIMENSIONS ARE TO BE SITE CHECKED BY BUILDER

DO NOT SCALE DRAWING

1. ANY NEW BRICKWORK IS TO MATCH & KEY INTO EXISTING

2. WINDOWS & DOORS TO BE DOUBLE GLAZED WITH 20mm GAP BETWEEN PANEES FILLED WITH
ARGON GAS WITH INNER PANE HAVING LOW E COATING TO ACHIEVE U VALUE OF 1.4 W/M²K
OVER Band B) CONTROLABLE TRACKLE VENTS OF 6000mm² TO HABITABLE ROOMS AND
KITCHEN WITH 4000mm² ELSEWHERE VENTS SET 1000mm FROM FLOOR LEVEL AND 500mm
FROM ANY EXTRACT FAN. NEW INTERNAL DOORS TO HABITABLE ROOMS TO BE MIN 20 MINUTE
FIRE RESISTANT STANDARD

3. ALL NEW BEAMS & LINTELS TO HAVE A MIN BEAMS OF 150mm, TIMBER MEMBERS MUST HAVE

A 100mm MIN BEARING

4. ROOF & FIRST FLOOR MUST BE TIED DOWN TO WALLS WITH GALVANISED STRAPS

OF 30mm x 5mm AT 1500mm CENTRES

5. NEW ROOF SPACE TO BE VENTILATED TO BS 5560, BACKGROUND VENTILATION

1000mm² EQUIVALENT AREA TO BE PROVIDED TO HABITABLE ROOMS

6. NEW FOUNDATIONS/WALLS ARE TO CONFORM TO BUILDING REGULATION 1 & 2 /

APPROVED DOCUMENT A

7. THE FOUNDATION DIMENSIONS SHOWN ARE MINIMUM ONLY AND ARE GIVEN

WITHOUT ANY ADEQUATE KNOWLEDGE OF "ON SITE" SOIL CONDITIONS

IF THE EXISTING FOUNDATIONS OF THE PROPERTY HAVE TO TAKE ANY ADDITIONAL

LOADS THEY SHOULD BE EXPOSED AND PASSED BY THE L.A OR PRIVATE

BUILDING CONTROL INSPECTOR ON SITE.

8. COMPLETE MINIMUM SPECIFICATION IN ACCORDANCE WITH BS 8500:1 / 2

SEED FOUNDATIONS:

READY MIX G3/1 SITE MIX: S12 CONSISTENCE CLASS S3/S4

TREASHER:

READY MIX G3/1 SITE MIX: S12 CONSISTENCE CLASS S3/S4

HOME FLOORS:

READY MIX G3/1 SITE MIX: S12/S13 CONSISTENCE CLASS S2

DAMAGE FLOORS (NOT DESIGNED AS SUSPENDED AND NOT REINFORCED):

READY MIX G3/1 SITE MIX: S14 CONSISTENCE S2 CLASS

HOUSE OR GARAGE FLOORS REINFORCED:

READY MIX G3/2/S15 SITE MIX: S12 CONSISTENCE CLASS S2

IF PILES ARE REQUIRED THE BUILDER IS TO PROVIDE PLAN/ PAPERWORK OF EXACT DETAILS

TO BUILDING CONTROL

3. R.H.S. CIP WILL NOT BE INVOLVED IN THE DESIGN OF THE PILES

4. ANY UNDER-SITE DRAINAGE MUST BE EXPOSED & EXPOSED IN 50mm CONCRETE.

5. NEW WALL CAVITIES MUST BE INSULATED AS PER SPECIFICATION OR WITH

B.C APPROVED INSULATION TO ACHIEVE THE MIN "U" VALUE FOR WALLS

6. NEW STEELWORK MUST HAVE A MINIMUM FIRE RESISTANCE OF 30 MINUTES

7. ALL WALL CAVITIES ARE TO BE CEMENTED

8. ALL CAVITY BRICKWORK TO BS 554 APPROVED S2

9. R.O LINTELS BUILT INTO WALLS OVER DRAINS

10. FOUNDATIONS WITHIN 1000mm OF DRAINS TO BE TAKEN DOWN TO TO DRAIN INVERT LEVEL

11. CAVITY CLOSURES TO HAVE VERTICAL & HORIZONTAL DUCTS INSULATED TYPE

12. ALL NEW BUILDINGS IS TO COMPLY WITH BS 5572

13. ALL MATERIALS USED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

14. NEW DRAINAGE LAD TO SELF CLEANING FALLS WITH ROOMING ACCESS

15. NEW INSULATION TO BE INSTALLED AS PER "ROBUST DETAILS" ISSUED BY DEFRA

16. LIGHTING MUST BE LOW ENERGY LIGHT FITTINGS WITH A MINIMUM LUMINOUS EFFICIENCY OF 75

17. LIGHT SOURCE LUMENS PER SQUARE METRE

21. MAINS OPERATED INTERLOCKED SMOKE DETECTORS TO BS 5446 DOMESTIC or

BS 5446-12000 or BS 5446-2 2000 COMMERCIAL

DETECTORS INTERLINKED WITH BATTERY SHOWN AS:

22. THE CLIENT / HOME OWNER MUST INFORM THEIR NEIGHBOURS OF WORK TO BE CARRIED

OUT ON OR NEAR TO ADJACENT PROPERTY AS REQUIRED BY THE PARTY WALL ACT 1996 2 MONTHS

BEFORE WORKS BEGIN

THE CLIENT/HOMEOWNER IS RESPONSIBLE FOR CORRECT LOCATION / ACCURACY OF

THE BOUNDARY SHOWN. THE BUILDER MUST BE AWARE OF THE REQUIREMENTS OF THE PARTY

WALL ACT AND MUST NOTIFY THE BOUNDARY ADJACENT FORM THE

LOCAL AUTHORITY BEFORE COMMENCING THE PROJECT

23. ELECTRICAL WORKS BY "COMPETENT PERSON SCHEME" MEMBER

THE CLIENT / HOMEOWNER MUST SATISFY THEMSELVES THAT THE ELECTRICIAN (BATHER

EMPLOYED VIA THEMSELVES OR BUILDING CONTRACTOR) IS QUALIFIED TO CARRY OUT ALL

OF THE PARTS OF THE PROPOSED ELECTRICAL WORKS & TEST THE WORKS IN ACCORDANCE

WITH THE BS 7671:2018 EDITION GUIDANCE AND ARE FULLY AUTHORIZED TO ISSUE

RELEVANT CERTIFICATES AS REQUIRED BY PART D OF THE BUILDING REGULATIONS EFFECTIVE 10/05

ALL ELECTRICAL WORKS MUST MEET THE REQUIREMENTS OF PART D ELECTRICAL SAFETY / AND

WILL BE DESIGNED, INSTALLED, INSPECTED, TESTED BY A PERSON COMPETENT & QUALIFIED TO

DO SO AND A SELF CERTIFICATION CERTIFICATE BE SUBMITTED TO THE LOCAL AUTHORITY

BY THE COMPETENT PERSON WITH 30 DAYS OF COMPLETION OF THE ELECTRICAL WORKS

THE CLIENT / HOMEOWNER MUST ALSO RECEIVE A COPY OF THE SELF CERTIFIED CERTIFICATE & A

BS 7671 ELECTRICAL INSULATION TEST CERTIFICATE

ELECTRICAL WORKS BY "NON-COMPETENT PERSON SCHEME" MEMBER

ALL WIRING & ELECTRICAL WORKS MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED

IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7671:2018 EDITION USING REGULATIONS

& PART D ELECTRICAL SAFETY ON COMPLETION OF THE WORKS A COPY OF THE INSULATORS TEST

CERTIFICATE COMPLIANT WITH BS 7671 IS TO BE PROVIDED TO THE CLIENT / HOMEOWNER &

LOCAL AUTHORITY AND PRIOR TO ANY COVERING OF THE WIRING & CABLES OF THE INSTALLATION BE

INSPECTED BY A "DEPENDENT" "COMPETENT PERSON" AND ON COMPLETION OF THIS

INSPECTION IN ADDITION TO THE ABOVE STATED CERTIFICATE A ADDITIONAL "COMPETENT PERSONS

ELECTRICAL INSULATION CERTIFICATE COMPLIANT WITH BS 7671 IS TO BE PROVIDED TO THE

HOMEOWNER/CLIENT & LOCAL AUTHORITY "COMPETENT PERSON" MEANS A MEMBER OF CDDIA

ELECTRICAL "COMPETENT PERSONS" SCHEME

24. MECHANICAL VENTILATION TO BE FITTED TO ALL BATHROOMS TO HAVE EXTRA SECOND AIR

CHANGE, KITCHENS AND OTHER AREAS TO HAVE A MIN OF 600mm² AIR CHANGE DUCTED TO

EXTERNAL AIR. FANS TO HAVE A 15 min OVER RUN TIME IN ADDITION THE WINDOWS TO THESE

AREAS TO HAVE CONTROLABLE VENTS OF MIN 25000mm²

25. ANY WORKS CARRIED OUT ON THE GAS APPLIANCES OR CENTRAL HEATING SYSTEM MUST ONLY

BE DONE SO BY A GAS SAFE REGISTERED CONTRACTOR

GAS FIRED HEATING SYSTEMS REQUIRE 92% MINIMUM EFFICIENCY

GAS BOILERS FITTED IN EXISTING DWELLINGS REQUIRE ONE OF THE FOLLOWING:

FUELS GAS HEAT RECOVERY / WEATHER COMPENSATION / LOAD COMPENSATION

SAFETY THERMOSTAT WITH AUTOMATIC & CONTINUOUS

IN ANY CASE THE REGISTERED INSTALLER MUST BE FAMILIAR WITH CURRENT APPROVED DOCUMENT L1

26. THERE MAY BE FEES DUE TO PAY TO THE L.A. A PRIVATE BUILDING CONTROL BEFORE THE BUILDING

INSPECTOR PASSES / SIGNS OFF THE PROJECT, THE HOMEOWNER/CLIENT SHOULD CHECK WITH THEIR

BUILDING CONTRACTOR

27. THE BUILDER MUST TAKE REASONABLE MEASURES TO PREVENT AIR LEAKAGE FROM THE

PROPERTY IN AIR GAPS AROUND DOOR & WINDOW FRAMES TO BE SEALED. FLOORS MUST BE AIRTIGHT

AND ANY HOLES IN THE EXTERNAL WALLS FOR DRAINAGE ETC TO BE FULLY SEALED, ALL INSULATION

TO BE CONTIGUOUS WITHOUT AIR GAPS

28. FINISHERS MUST MEET A MINIMUM STANDARD OF EN 13986 UNTIL THE TRAGA TEST STANDARD HAS

BEEN ESTABLISHED

29. THE DESIGNER UNDERTAKES IS NOT RESPONSIBLE FOR ANY VOIDS / DRAINS OR OTHER UNDERGROUND

OBSTRUCTIONS FOUND NEAR OR UNDER THE BUILD SITE

30. A PROPER SURVEY OF AIR IS TO BE PROVIDED TO THE KITCHEN IN ORDER THAT THE

COOKING APPLIANCES CAN FUNCTION EFFICIENTLY WITHOUT CAUSING DISCOMFORT

31. A CONTINUOUS SUPPLY OF HOT WATER TO BE PROVIDED TO THE KITCHEN THAT DOES NOT EXCEED

THAT Laid DOWN

32. ALL NEW STEELWORK IS TO BE 50 min FIRE PROOF & 2 x 10mm PLASTERBOARD LAYERS AND

900 x 50mm x 50mm WATER ROOFING @ 400mm CENTRES

33. THE CLIENT MUST BE SURE THAT THE SIZES OF THE ROOMS SHOWN ARE SATISFACTORY

34. IF THE PROPOSED ROOF IS TO BE OF A GABLE WALLED TRUSS SYSTEM THE BUILDER MUST

OBTAIN APPROVAL FROM BUILDING CONTROL FOR THE DESIGN / TRUSS CALCULATION

BEFORE WORK COMMENCES

35. THE PLAN IS PROPOSED FOR BUILDING REGULATION SUBMISSION / APPROVAL AND IF

REQUIRED PLANNING PERMISSION AND DOES NOT TAKE INTO ACCOUNT ANY FAULTS IN THE

EXISTING STRUCTURE OF THE PROPERTY

36. AMENDMENTS TO THE PLAN AFTER PLANNING PERMISSION HAS BEEN ACHIEVED MAY REQUIRE

A NEW APPLICATION. IF CLIENT HAS INSTALLED DESIGNER LIGHT FIXTURES THAT PLANNING IS NOT

REQUIRED DUE TO ADVICE FROM A THIRD PARTY, AN INSURANCE IS FREE FROM ANY OBLIGATIONS

THAT MAY ARISE IF AN ISSUE FROM PLANNING DEPARTMENT HAPPENS DURING CONSTRUCTION

37. IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO OBTAIN A COMPLETION

CERTIFICATE FROM THE PRIVATE OR LA BUILDING CONTROL DEPARTMENTS ONCE THE FINAL

CHECK HAS BEEN COMPLETED AND THE PROJECT HAS BEEN SIGNED OFF BY THE BUILDING INSPECTOR

38. IF REQUIRED THE HOMEOWNER/CLIENT MUST INFORM THE LEASHOLDER OF THE PROPOSED

WORKS/PROJECT THAT IS TO BE CARRIED OUT ON THE PROPERTY BEFORE WORKS COMMENCE

39. IF THE HOME OWNER/CLIENT OR BUILDER COMMENCES ANY WORK WITHOUT FULL

PLANS APPROVAL IN PLACE THEY DO SO AT THEIR OWN RISK AND THE DESIGNER

(R.H.S) WILL NOT ACCEPT ANY LIABILITY FOR ANY PERSONAL INJURY SUFFERED

ALTERATIONS, COSTS, DELAYS & LEGAL PROCEEDINGS RESULTING FROM THIS

40. AS AGREED THE DESIGNER (R.H.S) WILL NOT BE RESPONSIBLE FOR THE PROPERTY THEN DESIGN THE

PROJECT TO THE CLIENTS WISHES, COMPLETE RELEVANT APPLICATION FORMS ASBESTOS BEST ON

FEES AND PREPARE APPLICATION PACKS READY FOR SUBMISSION BUT WILL NOT TAKE PART IN ANY