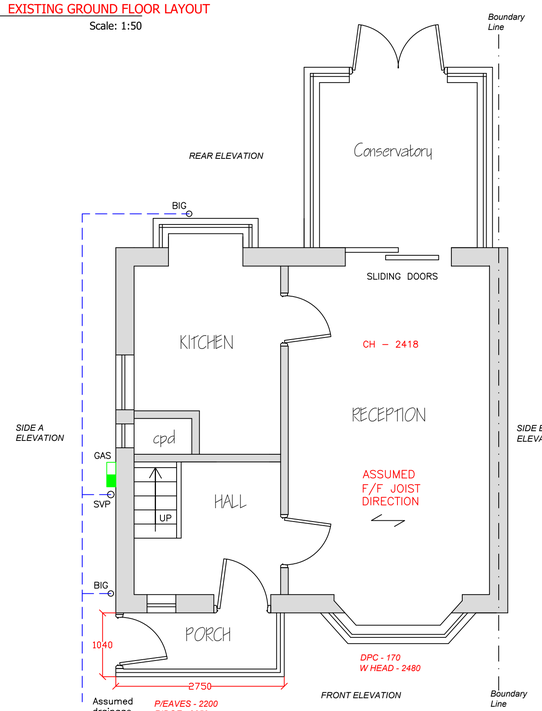
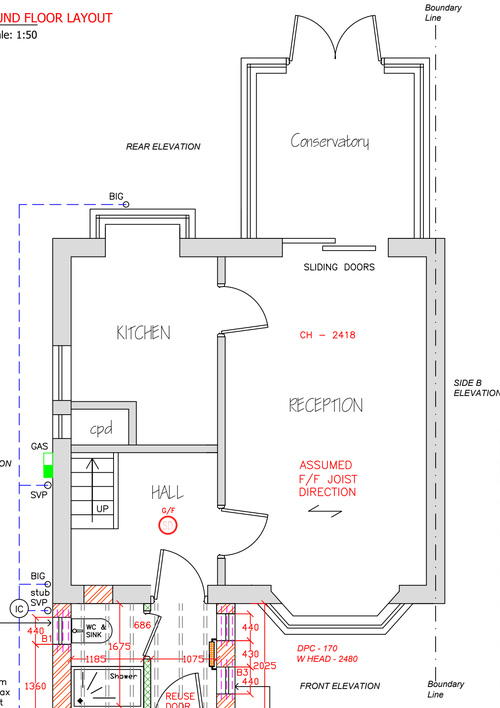
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1 EXISTING GROUND FLOOR LAYOUT
Scale: 1:50



2 PROPOSED GROUND FLOOR LAYOUT
Scale: 1:50



EXTRACTOR FANS
G/F shower room extract fan to provide 15 l/s, all ducted to external air

ELECTRICS
The amount and type of new light fittings, sockets, switches etc including color and style is to be agreed between the client and contractor before any work commences

DRAINAGE
Exact drainage run exposed on site during the construction and new connections to be confirmed onsite by Building Control Officer

WINDOWS
Upvc OBSCURE D/G window safety glazed Catnic CG90 / 100 lintel to suit opening min 150mm bearing

ROOF CONSTRUCTION
Traditional MONO pitch roof design 47 x 150mm grade C24 rafters at max 400mm centres with flat ceiling. Insulation at ceiling level to be two layers of Rockwool insulation to total 300mm laid between over joists (cross direction)

LATERAL RESTRAINT
Secure first 3 rafters to walls at ceiling, with 30 x 5 G.M.S straps to CP111 including noggins under straps between joists at 2000mm max C/C – Secure wall plates to wall with 30 x 2.5 G.M.S. straps at 900mm max centres, both in accordance with Approved Document 'A'.

PLANNING
Proposed porch projects maximum of 2.2m from existing front elevation of the original house
Eaves height – 2400mm
Ridge height – 3400mm
Footprint – 4.51m²

HEATING
Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be inline & in accordance with the Local Water Authorities by laws, the Gas Safety requirements and IEEE regulations.

REPLACEMENT
AND NEW WINDOWS
U-Value of 1.4W/m²K.
Glazed areas to be double glazed with 16–20mm argon gap and soft low–E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543–1 and Part K of the current Building Regulations.

STRUCTURE
Its is recommended that a trial hole be excavated to assess the existing foundation design and ground conditions to assess suitability of existing structure for additional building above.

FLOOR LEVEL
New proposed extension
CONCRETE floor to be level with existing house floor

BRICKWORK
K rendered blockwork to match existing and to be tied into main house using crocodile profile vertical ties. Vertical DPC required.

DOORS
Re–use existing COMPOSITE external door and frame. Catnic CG90/100 lintel to suit opening min 150mm bearing

WINDOWS
Upvc D/G TALL windows safety glazed Catnic CG90 / 100 lintel to suit opening min 150mm bearing

DPC
Insulated damp proof course at wall junctions to be used if cavities cannot be made continuous

POLE PLATE
150 x 50mm C24 timber

RAFTERS
150 x 50mm C24 timber

3 EXISTING ELEVATIONS
Scale: 1:100

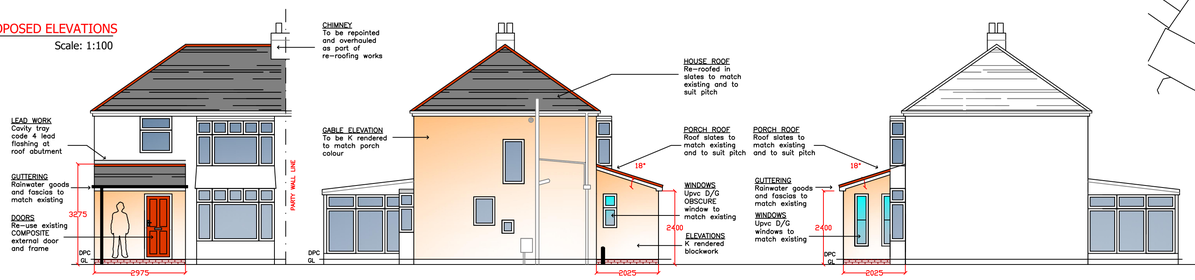


EXISTING FRONT ELEVATION
scale - 1:100

EXISTING SIDE A ELEVATION
scale - 1:100

EXISTING SIDE B ELEVATION
scale - 1:100

4 PROPOSED ELEVATIONS
Scale: 1:100



PROPOSED FRONT ELEVATION
scale - 1:100

PROPOSED REAR ELEVATION
scale - 1:100

PROPOSED SIDE B ELEVATION
scale - 1:100

5 PROPOSED SITE PLAN
1:500



SPECIFICATION (As applicable)

GENERAL
The Contractor include for all works as detailed on these plans and shall visit the house prior to quoting and commencing any works to familiarise himself with the works and shall fully satisfy himself of the full extent of the works required. All works shall comply with the current British standards and regulations as applicable. All works to be inspected by the planners and building control, as required during the course of the works and on completion and approved by them.

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.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations. A Party Wall Agreement is to be in place prior to start of works on site.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

STRIP FOUNDATION
Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206–1 and BS 8500–2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:2015 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a chartered structural engineer should be sought.

SOLID FLOOR INSULATION UNDER SLAB
To meet min U value required of 0.18 W/m²K
Solid ground floor to consist of 150mm consolidated well–rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200 gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 90mm thick Celotex GA4000 insulation.
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500–2 over VCL. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain.
Where existing suspended timber floor air bricks are covered by new extension, ensure cross–ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

VENTILATION OF FLOOR
Provide cross–ventilation under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area. All sleeper walls or similar under floor obstructions shall be of honeycombed construction or have similar provision for distribution of ventilation. The under floor space shall be free from debris. Ducts to be sealed using gas proof tap if they pass through the radon barrier

WALLS BELOW GROUND
All new walls below ground to be constructed using blockwork compliant with BS EN 771 and suitable for below ground level or semi engineering brickwork. Walls to be built using 1:4 masonry mortar mix or equal approved specification to BS EN 1996–1–1. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

FULL FILL CAVITY BLOCK WALL
To achieve minimum U Value of 0.18 W/m²K
20mm two coat K–render to comply to BS EN 13914–1 with waterproof additive on 100mm standard block, 0.45 W/m²K. Full fill the cavity with 90mm Kingspan Kooltherm K106 full fill insulation as manufacturer's details, leaving 10mm cavity between the insulation and outer skin. Inner leaf to be 100mm standard dense block, 0.45 W/m²K. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar. Vertical joints in the board must be staggered and all joints tightly butted. All details including corner and junction to be as relevant BBA certificate. Location to be assessed for suitability of insulation boards.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES
All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 845

CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

CAVITY BARRIERS
30 minute fire resistant cavity barriers to be provided at at tops of walls, gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturer's details.

PITCHED ROOF INSULATION AT CEILING LEVEL
Pitch 18–45° (imposed load max 0.75 kN/m² – dead load max 0.75 kN/m²) To achieve U value of 0.15 W/m²K
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995–1–1:2004 Eurocode 5: Design of timber structures (+A2:2014). Roofing SLATES to match existing on 25 x 38mm tanalised sw treated battens on breathable felt supported on 47 x 150mm grade C24 rafters at max 400mm centres, max span 3.47m. Rafters supported on 100 x 50mm sw wall plates.
Insulation at ceiling level to be two layers of Rockwool insulation to total 300mm laid between over joists (cross direction).
Construct ceiling using sw joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm thistle multi–finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide cavity tray where roof meets existing wall. Where required provide opening at eaves level at least equal to continuous strip 25mm wide on two opposite sides to promote cross–ventilation and provide mono pitched roofs with ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details.
Restraint strapping – 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1200 x 30 x 5mm galvanized straps or other approved to BS EN 845–1 (+A1:2016) at 2m centres. Loft hatches should be suitable designed and installed to ensure optimum air tightness.

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs 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 Lead Development Association recommendations.

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING
Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.The energy performance of the new components to be assessed. The results should be recorded and given to the building owner. All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

FIXED EXTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt.
External light fittings to have both the following:
Automatic controls which switch luminaires off in response to daylight.If luminous efficacy is 75 light source lumens or less, provide automatic controls which switch luminaires off after the lit area becomes unoccupied, if luminous efficacy is greater than 75 light source lumens, manual control can be installed.

C2. CONDENSATION
Walls, floors and roof of the building to be designed and constructed so that structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the building's form and orientation in relation to topography, prevailing winds, sunlight and overshadowing, and the rate at which humidity is generated. Materials with the highest vapour resistance to be located on warm side of a thermal element. VCLs to be provided where necessary. The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17/01] and BS 5250:2011+A1:2016 Code of practice for control of condensation in buildings to be followed.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839–6:2019 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543–1 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16–20mm argon gap and soft coat low–E glass. Window Energy Rating to be Band B or better and to achieve U–value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.
Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.
Windows and door frames to be taped to surrounding openings using air sealing tape.
Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U–Value of 1.4W/m²K. Glazed areas to be double glazed with 16–20mm argon gap and soft low–E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543–1 and Part K (Part N in Wales) of the current Building Regulations. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.
Windows and door frames to be taped to surrounding openings using air sealing tape.

UNDERGROUND FOUL DRAINAGE
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 BS EN 1401–1.

INSPECTION CHAMBERS
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056–2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.
Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin – 1.7m for 32mm pipe 3m for 40mm pipe
Bath/shower – 3m for 40mm pipe 4m for 50mm pipe
W/c – 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.

SOIL AND VENT PIPE
Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

AUTOMATIC AIR VALVE
Ground floor fittings from WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

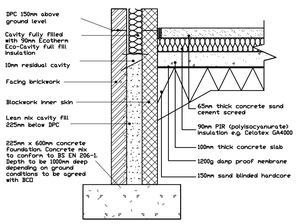
PIPEWORK THROUGH WALLS
Where new pipework passes through external walls the pipe work is to be provided with 'rocker pipes' at a distance of 150mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a maximum length of 600mm.l.
Alternatively provide 75mm deep pre–cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe; mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

NOTICE OF COMMENCEMENT
A notice of commencement is to be submitted to Building Control within 5 days of work being regarded as commenced, under regulation 16 of The Building Regulations etc. (Amendment) (England) Regulations 2010.
Work will be deemed to have commenced when the build has progressed to at least one of the following:
– For complex buildings – Foundations are constructed, and the structure of the lowest floor level is complete.
– For new buildings and horizontal extensions – Sub surface structure of the building or the extension including all foundations and the structure of the ground floor level is completed.
– For all other works – constructed 15% of the overall work.

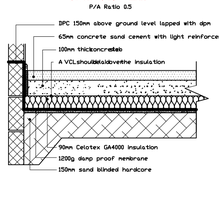
NOTICE OF COMPLETION
A Notice of Completion to be given to Building Control not more than 5 days after the work has been completed. The notice to contain the following information:
The name, address, telephone number and (if available) email address of the client, principal contractor, and principal designer.
A statement from the applicant to say that the works have been completed and complies with all the applicable regulations to the best of their knowledge.
A statement from both the principal contractor and principal designer to confirm they have fulfilled their duties under Part 2A (duty holders and competence)

SECTION DETAILS – AS APPLICABLE Scale – 1:20

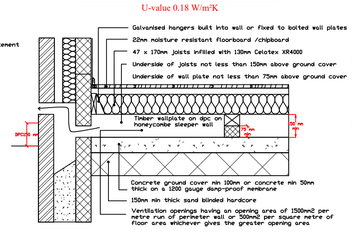
STRIP FOUNDATION



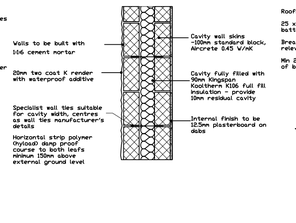
SOLID GROUND FLOOR
U-value 0.18 W/m²K
P/A Ratio 0.5



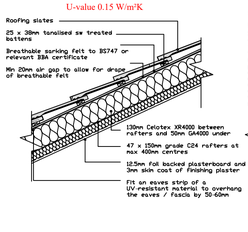
TIMBER SUSPENDED FLOOR
U-value 0.18 W/m²K



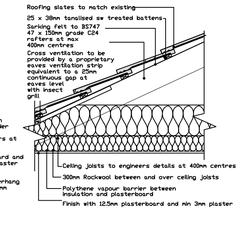
FULL FILL CAVITY BLOCK WALL
U-value 0.18 W/m²K



PITCHED ROOF
U-value 0.15 W/m²K



PITCHED ROOF
U-value 0.15 W/m²K



1:25
0.5m 0 0.5m 1m 1.5m 2m 2.5m

1:50
1m 0 1m 2m 3m 4m 5m

1:100
2m 0 2m 4m 6m 8m 10m

LOCKLEY Design & Build
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REV	DATE	DESCRIPTION	BY	VE
A	MAY'24	EXISTING–PROPOSED–PLANS	J.A.L	BR
B	DEC'24	EXISTING–PROPOSED–PLANS	J.A.L	BR

DRAWING: EXISTING AND PROPOSED G/F LAYOUTS & ELEVATIONS
CLIENT: ANITA & TREVOR
SCALE: AS SHOWN @ A1
PROJECT: 132 LOWTHER ROAD PRESTWICH
FRONT PORCH EXTENSION
DATE: DEC' 2024
DRAWN BY: JAL
DWG No: 001
REVISION: B