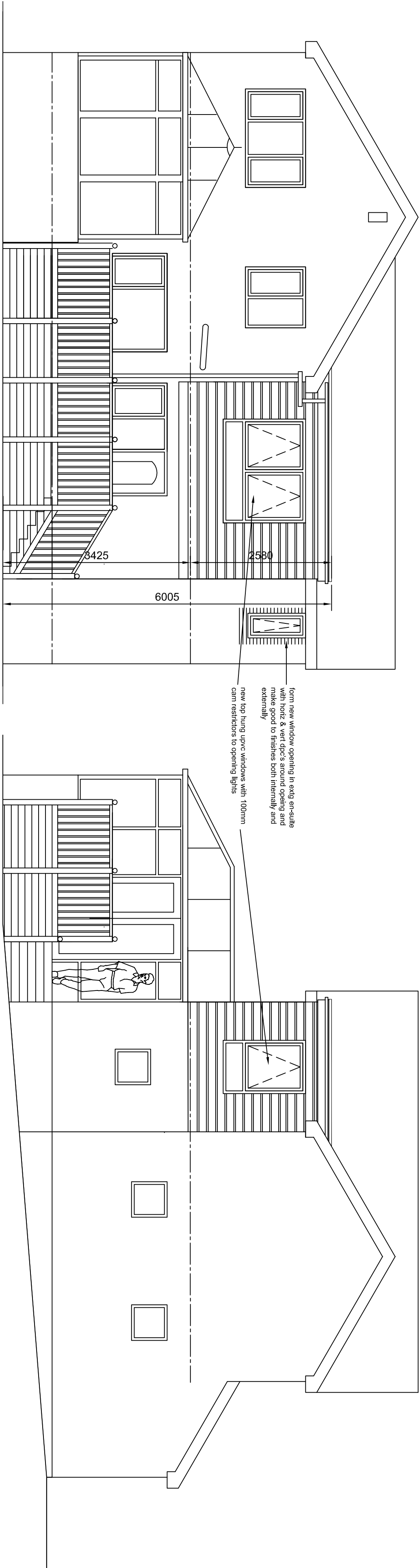


Do not scale from this drawing.
All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.



proposed rear elevation

proposed side elevation

- GENERAL NOTES**
- All work to be carried out to the satisfaction of the Local Authority.
 - 32x60mm M.S. strips to be fixed as lateral restraint to roof joist / wall/wall intersections (ie) where external cladding is parallel to walls to comply with Schedule 7.
 - Roof void to be vented to CP144 Part 3, 1970.
 - Cavity barriers required to comply with Reg E, 14.
 - Where new cavity walls meet existing, cavities are to be continuous.
 - All cavities closed to comply with B49 Regs.
 - All external door & window openings to have horiz & vertical drips.
 - Window sizes to give min 1/20th floor area of room for natural ventilation and 1/10th floor area of room for natural light.
 - Unipipe to air flow & door openings to be patent metal combined linings (Carnic CG390/100) or similar 3x3x 220 deep (incl).
 - New glazing & r.p.s to match existing (ie):
 - 11. Existing heating system to be replaced into new area.
 - 12. All foundations within 1m of drain to be taken down to point of drain.
 - 14. Roof ventilators to be provided at the abutment with any extg wall Reg F2
 - 15. Ceusing to match existing.
 - 16. Concrete lintels to be provided in walls where drains pass through.
 - 17. New drainage under building to be encased in 150mm min concrete.
 - 18. New drainage to be 'Hep sleeve' or similar using flexible joints.
 - 19. All dimensions to be checked on site.

BUILDING REGULATION NOTES

INTERNAL WALLS FINISHES:
Walls to have 9.5mm plasterboard on studs and skim finish.

NEW EXTERNAL WALLS TO HABITABLE ROOM:
250mm composite plasterboard on breather membrane and vertical laminated battens on breather membrane on 10mm sterling board on 140x50 studing with Kingspan Thermawall TW65 140mm thick insulation board to achieve u value of min 0.28w/m² K.
New walls connected to existing walls with stainless steel movement connectors, bolted to existing and built into new walls.

NEW FLAT ROOF TO EXTENSION:
New extension roof to comprise:
Firestone rubber roofing laid to manufacturers recommendations on 12mm WBP-ply decking on firings to fall on 200x50 sw C16 joists at 450mm c/c with 150mm PIR rigid insulation laid between with vapour barrier agreed on site with BCO and 12.5mm plasterboard fixed to underside to achieve u value of min 0.28w/m² K.

WINDOWS AND DOORS:
all external windows and doors are double glazed (hard C or better), all windows, doors to comply with requirements of Parts K and L1b of the Building Regulations with safety glazing to be used in critical locations to comply with Approved Document and BS 6206.

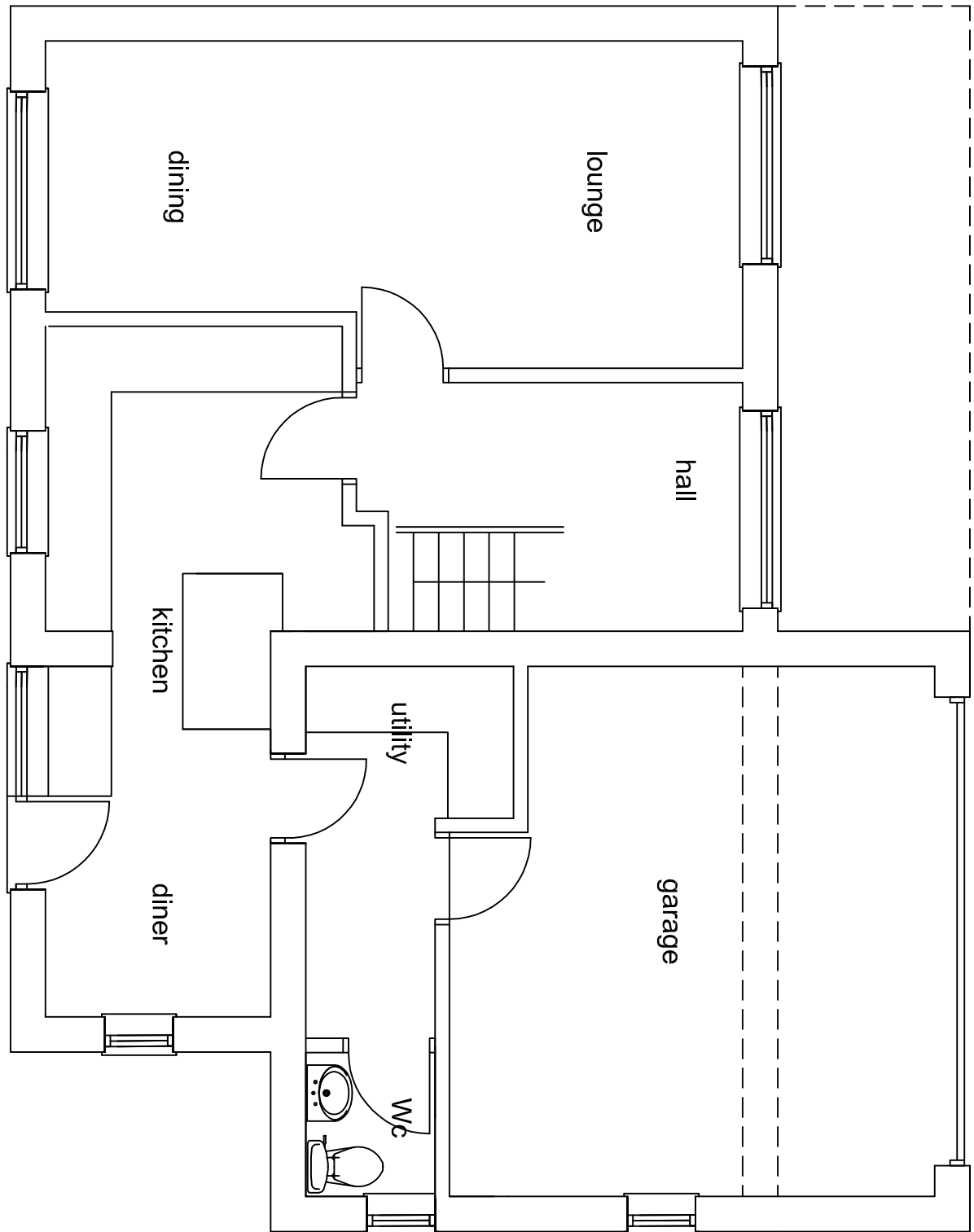
ABOVE GROUND DRAINAGE:
Connect new gutter into extg m.p.s

SPACE AND WATER HEATING:
Existing radiator system to be adapted as necessary to provide heating to new habitable room. All pipework to be insulated, heating to be thermostatically controlled. Heating system to comply with Part L1b of the building regulations.

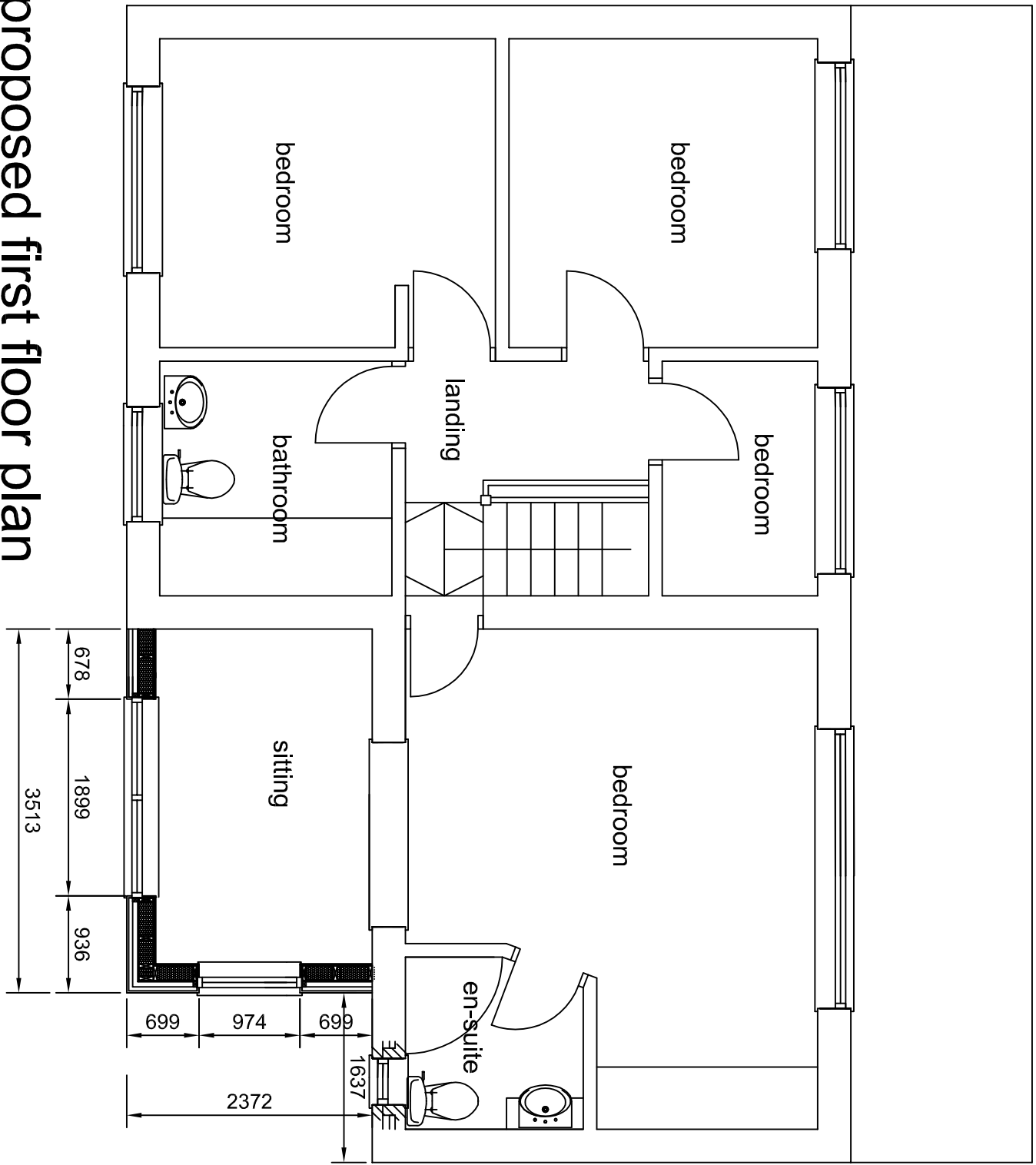
ELECTRICAL WORK:
All electrical work to be carried out by a competent person. All electrical work to be carried out to meet the requirements of Building Regulations Part P by a person competent to do so. Prior to completion either an electrical installation certificate issued under an Approved Competent Person Scheme, or an electrical installation certificate signed by a person competent to do so, should be provided to Building Control.

CONSERVATION OF FUEL AND POWER:
Alterations to be designed in accordance with the 2010 edition of building regulations approved

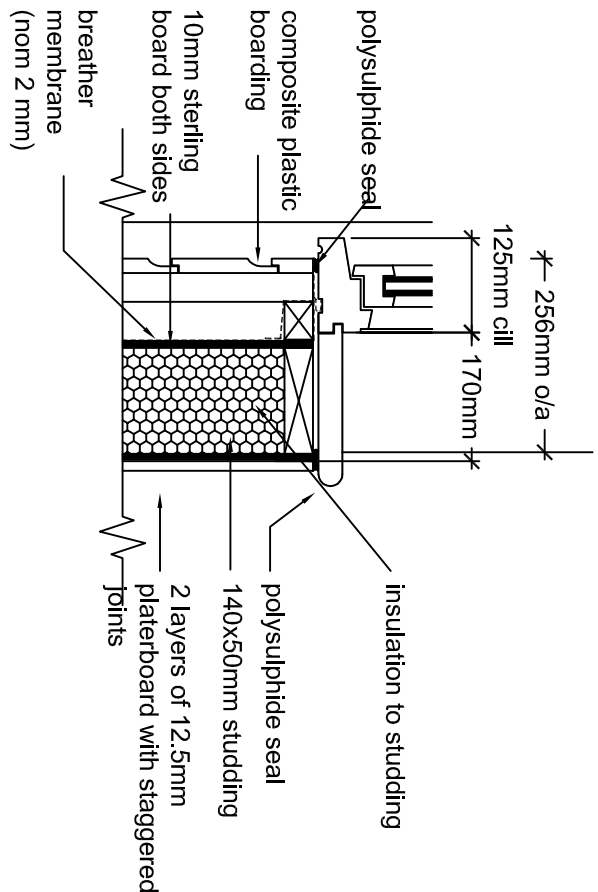
VENTILATION:
Windows are min size of 1/10th floor area of room with opening lights to equal min 1/20th floor area. Mechanical ventilation system to be of an energy efficient type in compliance with Table 3:
* rooms with no windows or opening lights - fans to have 15min overrun fitted/ Windowless rooms - fans to operate off main light switch.
* Replacement air to be provided to rooms with fans by 10mm undercut under door. Extract fans giving air flow of 6L/s to WC & 15L/s to bathroom.



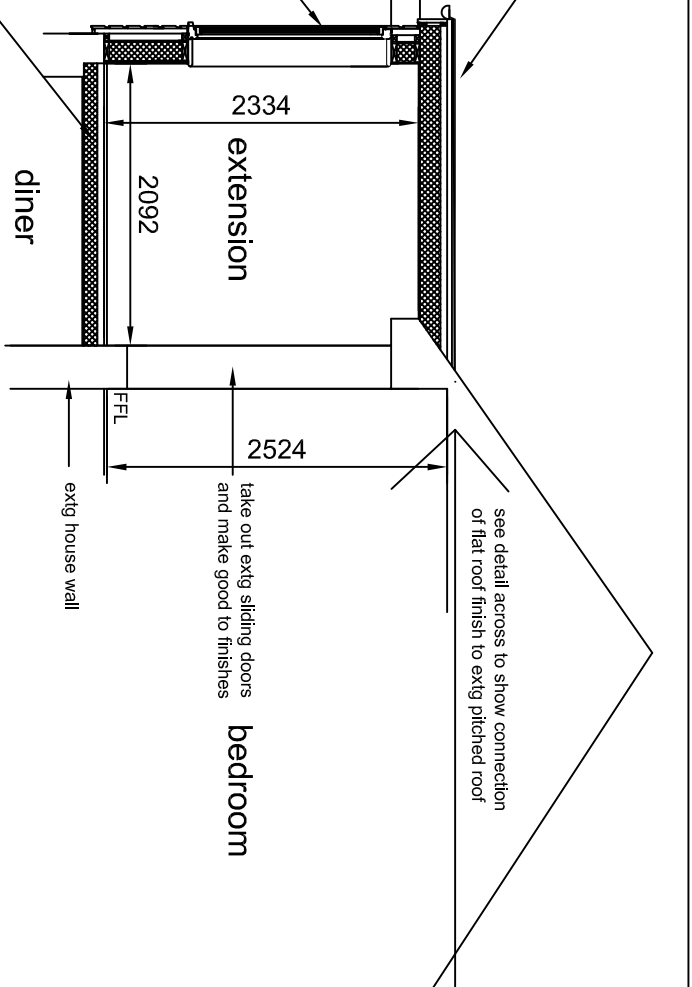
existing ground floor plan



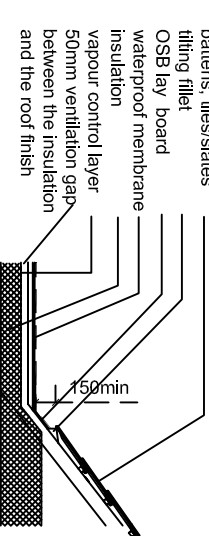
proposed first floor plan



TYPICAL WALL / CILL DETAIL
SCALE 1:10



proposed section



flat roof finish to extg pitched roof

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	Feb 2022	tb	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
2206/LW/02		A	

Proposed Plans, Elevations & Sections

CLIENT
Mrs Luisa Withington
15 Milton Close, Lowercroft, Bury BL2 2LD

PROJECT
Timber framed first floor habitable room to replace extg glazed conservatory construction