

New extension to be formed as shown, no part of the building works to the new extension, including foundations and eaves, to encroach over the boundary line.

All dimensions are to be checked on site prior to commencement of construction, manufacture of any components and ordering of materials and equipment.

Existing polycarbonate roof to be removed, immediate surrounding areas to be made good as necessary.

Existing window opening to Sun Room to be infilled using blockwork construction as specified, immediate surrounding area to be made good as necessary.

Outer leaf of existing cavity wall shown dotted to be removed, immediate surrounding areas to be made good as necessary.

All new internal doors to have minimum 775mm clear opening to allow for wheelchair access.

New 100mm timber studwork partitions to built as specified off new timber floor.

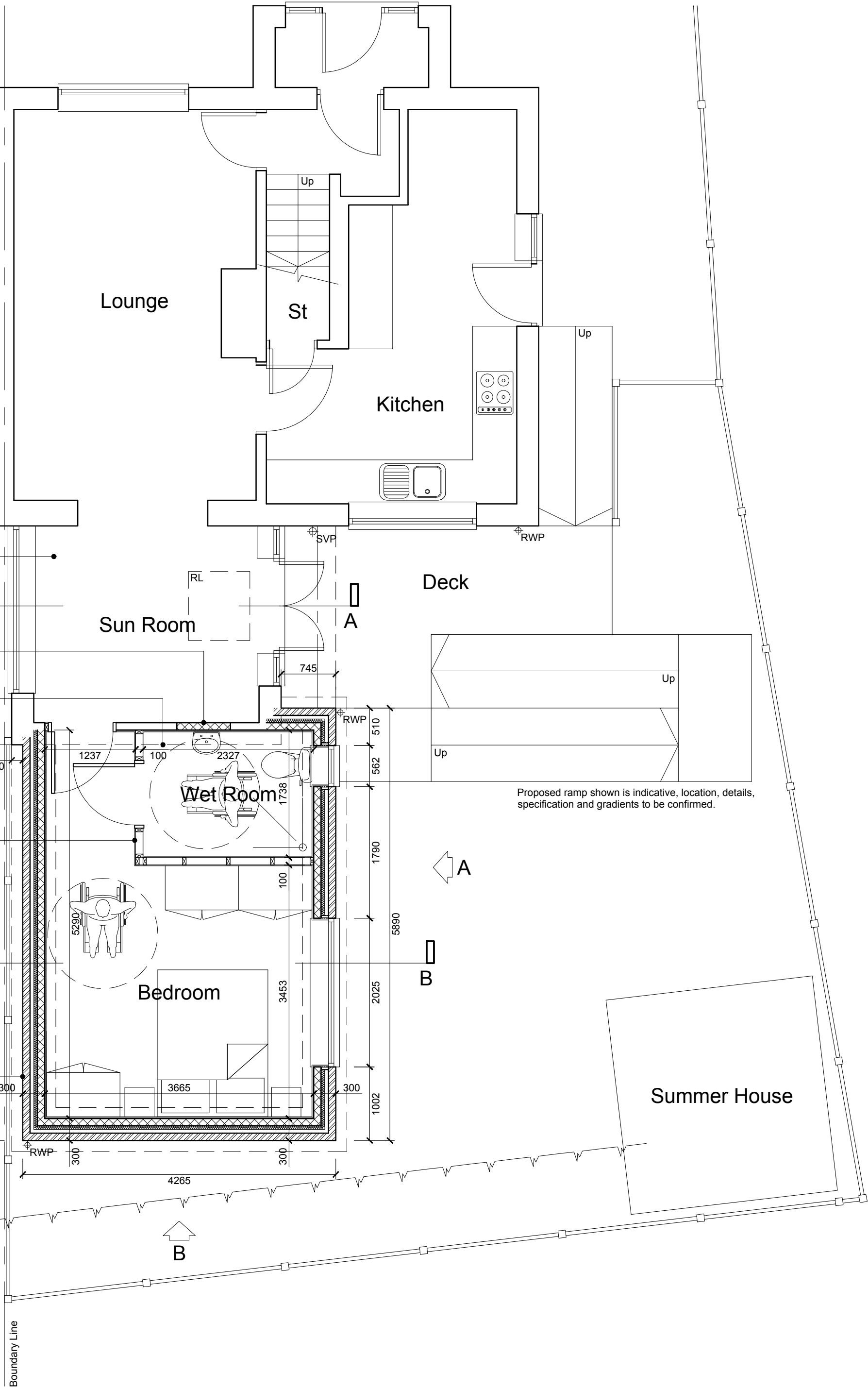
Mechanical extract fan to be provided to new Wet Room, fan to provide minimum 15 l/s air change and to be ducted to external air.

New double glazed white uPVC casement windows to be provided as shown with proprietary insulated steel intel provided above.

New cavity wall construction to be built as specified off new foundations. Cavity to be continuous with existing. Building Control Officer to inspect ground conditions prior to commencement of building works and confirm that the proposed foundations are satisfactory.

Existing hot tub to be relocated in garden.

All existing drainage runs to be ascertained prior to commencement of works on site, all proposed new connections to existing drains to be approved by Building Control Officer.



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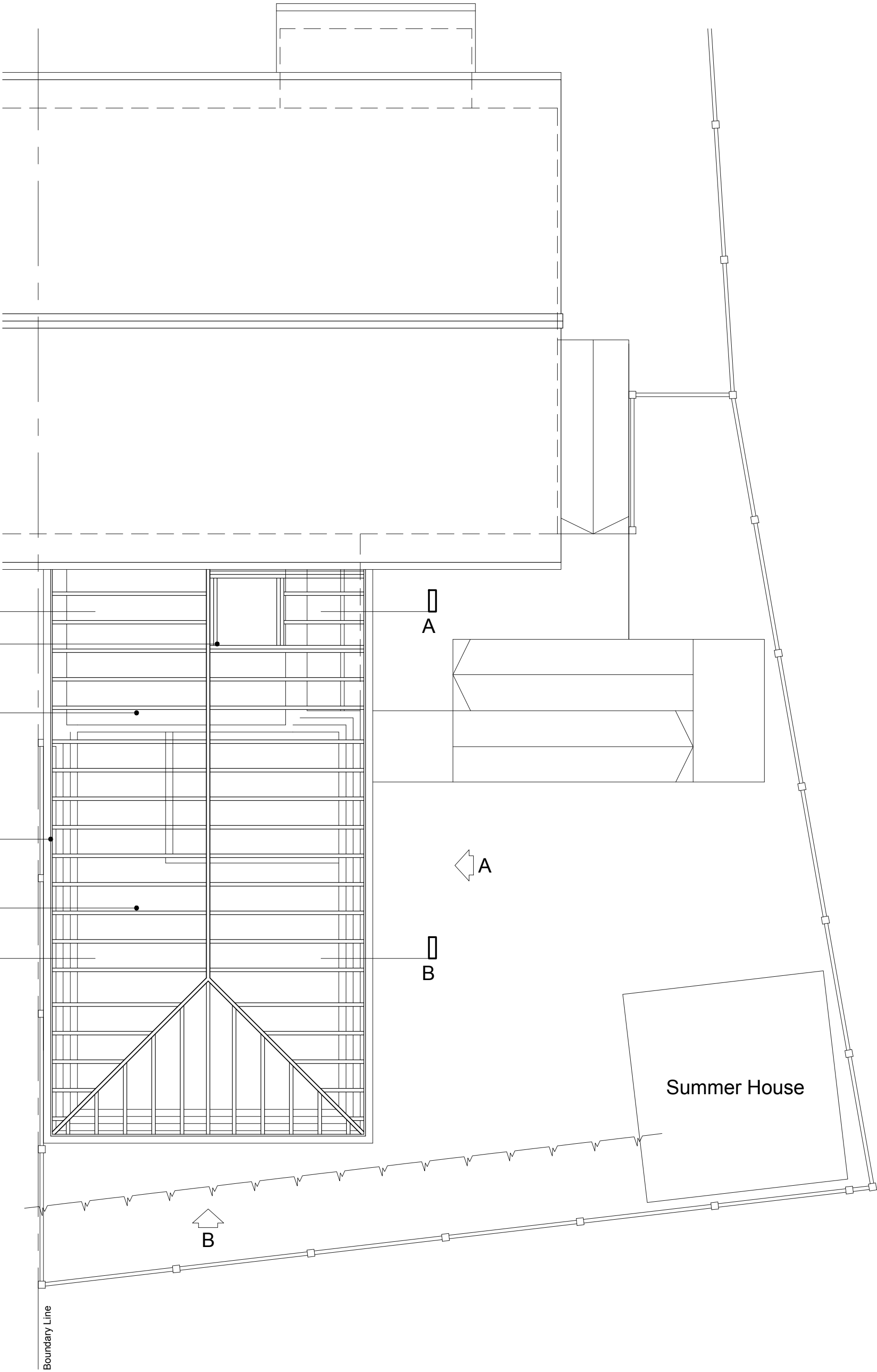
All dimensions are to be checked on site prior to commencement of construction, manufacture of any components and ordering of materials and equipment.

Proprietary 'Velux' rooflights to be provided to new pitched roof as shown to be installed in accordance with specialist manufacturers details. Double rafters and trimmers to be provided around rooflights.

Ceiling to follow pitch of roof to Sun Room as specified and indicated on Section A-A.

New pitched roof construction to be built as specified. Tiles to be fitted in accordance with manufacturer's details and suitable for the minimum recommended roof pitches and exposure.

Ceiling joists and flat ceiling to be provided to Bedroom as specified and indicated on Section B-B in order to allow for the possible future installation of a ceiling hoist between the Bedroom and Wet Room.



NOTES

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This drawing is solely for the purpose of achieving Planning and Building Regulation approvals only and should not be classified as an actual construction drawing.

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.

All materials and workmanship to be in accordance with the current Building Regulations, British Standards and Codes of Practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

Materials and Workmanship :

- All materials must comply with British Standards or European Standards, Product Certification Schemes, Quality Assurance Schemes, British Board of Agreement Certificates, Construction Product Directives and Local Authority National Type Approvals.
- All materials should be fixed in strict accordance with manufacturers details and workmanship must be in strict accordance with BS 8000 : Workmanship on Building Sites : Parts : 1 to 16.
- Where materials, products and workmanship are not fully specified or described, they are to be suitable for the purpose stated or inferred and in accordance with recognised good practice.

Building Regulations :

- All work must comply with the current Building Regulations and the technical design and constructional requirements of the current Approved Documents.
- The person carrying out the building works is to liaise with and meet the requirements of the LA Building Control / Certifying Body giving required notices of stages of works as required by the Building Regulations including :
- Inspection of existing foundations / lintels where required to check suitability to support new storey loadings.
- Foundation excavations before any concrete is laid.
- Overall covering to ground floors before any concrete is laid.
- Foul and surface water drainage before any pipes are covered over.
- Structural timbers (upper storey floor joists / beams and roof structure before any coverings are fixed.
- Completion of building prior to occupation.

Construction Design and Management Regulations :

- All domestic developments including new build and or refurbishment (excluding self build) and any demolition works are to be managed in accordance with the requirements of the current Construction Design and Managements Regulations and current Health and Safety at Work Act.
- Materials heavier than 20kg must not be manually lifted and must be transported / lifted / positioned by mechanical plant / equipment suitable for the operation.

GENERAL CONSTRUCTION NOTES :

Site Preparation :

- Remove all vegetation, strip topsoil and treat ground with herbicide.

Demolition and Alterations :

- Remove existing internal and external walls as indicated on the proposed drawings.
- New openings in existing walls to be formed or enlarged as indicated on the proposed drawings. Any new steel beams to be provided in accordance with Structural Engineers details.

Foundations :

- Nominal 600 x 225mm concrete strip foundations to be provided to all new external cavity walls or alternative detail to be provided in the case of adverse ground conditions. Depth of foundations to be determined on site but minimum 300mm cover to ground to be provided. Building Control Officer to inspect ground conditions prior to commencement of building works and confirm that the proposed foundations are satisfactory.
- Walls below DPC level up to 1m deep are to be constructed with two leafs of 70mm* 100mm (or 140mm if over 1m deep) concrete blocks, 1:3 - 4 cement mortar with plasticiser and infilled with concrete to a maximum of 225mm below DPC level. Block and cavity width and wall tie spacing to be same as wall above but with a row of wall ties to support the cavity wall insulation below DPC level.
- All materials to be frost resistant, of sulphates are present in ground, use sulphate resisting cement.

Ground Floor :

- All topsoil and vegetable matter to be cleared from site and floor area to be infilled between walls with minimum 150mm clean, sand blinded, mechanically compacted hardcore. 1200g (300 micrometer) continuous polythene damp proof membrane (DPM) to be laid over sand blinded hardcore, lapped and sealed at all joints and linked to DPC's in walls. 100mm minimum thick ST2, or Gen1 concrete over site to be laid over DPM at 1.80 gradient to outside of building.
- Ventilated air space of at least 150mm to be provided from the top of the over site concrete to the underside of the suspended timber floor or insulation. Sub floor ventilation to be provided using 225 x 75mm grilles air bricks and proprietary telescopic vents through two opposing external walls at 2m centres and 450mm from wall corners to vent all parts of the floor void.
- Joists to be built into walls off DPC and sealed with silicon or supported off proprietary heavy duty galvanized joist hangers built into new masonry walls or fixed to treated timber wall plate (same size as joists), resin bolted to existing walls at 600mm centers using 16mm diameter high tensile bolts.

Ground Floor (cont) :

- Floor joists to be 220 x 47mm C16 structural grade timber at 400mm centres (depth to be increased where necessary to match floor levels). Proprietary galvanized steel strutting to be fixed at mid span for 2.5 - 4.5m span and 2 rows at 1/3rd points for spans over 4.5m.
- Floor to be insulated using 80mm Kingspan Thermafloor TF70 (or similar approved) insulation board friction fixed between joists to achieve a minimum U-value of 0.22W/m²K.
- 22mm thick moisture resistant tongue and grooved timber floor boards to be laid with joints staggered, long edge fixed across joists and all joints positioned over joists/noggins. All boards to be glued and screwed to floor joists with all joints glued (using water proof glue) and pinned, in accordance with floor board manufacturer's details and current BS EN standards. Allow expansion gap around wall perimeters as manufacturer's details (typically 10- 15mm).

Cavity Walls Above DPC Level :

- Typically, external cavity walls to consist of 102mm facing brickwork, 100mm cavity partially filled with 50mm Kingspan Kooltherm K8 (or similar approved) rigid insulation fixed with retaining clips, inner leaf to consist of 100mm concrete blockwork to BS 6073 all to achieve a minimum U-value of 0.28W/m²K.
- External cavity walls to be tied together using stainless steel wall ties at maximum 750mm centres horizontally, 450mm centres vertically and staggered at 225mm centres adjacent to structural openings.
- Vertical junctions of new and old walls to be secured with proprietary stainless steel metal crocodile type system with a continuous cavity fixed with DPC and pointed with flexible mastic as per manufacturers details.
- Dpc to be provided 150mm above external ground level and to all cills and reveals. Cavities to be closed around openings using an insulated cavity closer.
- Structural openings to be supported using 30 minute fire resistant galvanised MS insulated lintels to BS 5977 parts 1 & 2 with minimum 150mm end and bearing to both sides. Cavity tray dpc to be provided to discharge externally via weepholes at 450mm centres. Open perpand weepholes at 450mm centres. All cavity trays to have closed ends. 150mm Code 5 lead flashing to be provided to all roof / wall abutments with cavity tray dpc over.
- Internal drying to consist of 12.5mm plasterboard and skim on dabs. All plasterboard to be sealed using continuous dab to all edges, reveals, openings and ducts.

Windows and Doors :

- All new and replacement external windows to be uPVC with double glazed units. All new windows to be sealed externally with mastic pointing and internally with a bead of acrylic sealant. Water resistant MDF window boards to be provided.
- All new windows to habitable rooms to have secure controllable trickle vents providing minimum 800mm² background ventilation. Area of window opening to be equivalent to 5% of room floor area for rapid ventilation. All windows and doors to have a maximum elemental u-value of 1.6W/m²K in accordance with approved document L. All double glazed units to have 16mm gap between panes and have low-e coating (0.15 emissivity). Draught stripping to be provided to all openings.
- Any glazing in doors and in side panels below 1500mm and within 300mm of door, and any glazing in windows within 800mm of internal floor level to be breaksafe, toughened or laminated safety glazing.

Pitched Roof :

- New roof above proposed extension to be formed to a pitch as shown. Roof covering to consist of concrete tiles, colour to match existing with associated ridge, verge, eaves, hip, valley, abutment and ventilation systems etc fitted in accordance with manufacturer's details and suitable for the minimum recommended roof pitches and exposure.
- Tiles to be fixed in accordance with manufacturers details to 50 x 25mm treated timber battens (battens to be at least 1.2m long, nailed to each rafter and fixed over at least three rafters and spaced in accordance with manufacturers details.
- Rafters to be overlaid with either a non-breathable / high water vapour resistant underlay to BS EN 13707: 2004 (requires ventilation on opposing sides as detailed in guidance) or a British Board of Agreement (BBA or other third party accredited) vapour permeable breathable / low water resistance type underlay, both types to be fixed, ventilated and lapped in accordance with manufacturers details.
- Roof above Bedroom & Wet Room to be constructed using kiln dried-stress graded timber. Rafters to be 145 x 47mm C16 structural grade timber at 400mm centres, ceiling joists to be 145 x 63mm C24 structural grade timber at 400mm centres. All structural timbers to be suitable for the proposed clear spans and all properly fixed together using approved mechanical fixings. Roof U-value to be achieved by the use of 270mm 'Rockwool' (or similar approved) fibre insulation quilt laid in 2 layers over and between ceiling joists to give a minimum U-value of 0.16W/m²K.
- Ceiling structure above Bedroom & Wet Room to be able to support the possible future installation of a ceiling hoist.

Pitched Roof (cont) :

- Roof above Sun Room to be constructed using kiln dried-stress graded timber. Rafters to be 145 x 47mm C16 structural grade timber at 400mm centres, to be suitable for the proposed clear spans and all properly fixed together using approved mechanical fixings. Roof U-value to be achieved by the use of 50mm 'Kingspan Kooltherm K7' pitched roof board to be provided between rafters ensuring minimum 50mm air space is maintained above insulation. Rafters to be underdrawn with 62.5mm 'Kingspan Kooltherm K118' insulated plasterboard in order to achieve a minimum U-Value of 0.18W/m²K.
- Typical minimum sizes struts and braces to be 100 x 50mm, wall plates to be 100 x 50mm fixed to inner skin of cavity wall using galvanized strapping.
- Soffits, fascias and barge boards etc to be constructed in uPVC to match existing to BS 4576.
- Allow for building in as work proceeds or insertion of proprietary stepped / cavity tray DPC to follow line of new roof 150mm above all roof / wall abutments as necessary using proprietary DPC trays and code 5 lead flashings.
- Fix 12.5mm foil backed plasterboard (joints staggered) and 3mm skim coat of finishing plaster to the underside of all ceilings using galvanized plasterboard nails.
- Insulation to be continuous with the wall insulation but stopped back at eaves or at junctions with rafters to allow for a continuous 50mm minimum ventilated air gap above the insulation to underside of the roofing felt where a non breathable roofing felt is used or 15- 25mm air space to allow for sag in felt if using a breathable roofing membrane in accordance with the manufacturers details.
- Roof ventilation to be achieved by means of a proprietary ventilated eaves and ridge system. Proprietary eaves ventilation trays to be used between rafters to prevent insulation blocking roof ventilation.
- Lead work, flashing, soakers, valleys and gutters to formed using Code 5 lead sheet and fully supported on treated timber and to have minimum 150mm lap joints dressed 200mm under tiles and not to be fixed in lengths exceeding 1.5m and to be fixed in accordance with the roof cladding manufacturers and Lead Development Association recommendations.

Internal Timber Studwork Non-Load Bearing Partitions :

- Non-load bearing stud partitions to be constructed of 100 x 50mm softwood framing at 600mm centres with head and sole plates and intermediate noggins, faced both sides with one layer of 12.5mm plasterboard. Moisture resistant plasterboard to be provided to all new wet areas. 12mm plywood pattresses to be provided to accommodate all new sanitary fittings.
- New studwork walls between bedrooms and bathrooms and bedrooms and all other habitable rooms to be filled with sound deadening quilt in order to achieve minimum airborne sound insulation of 40RWdB (in accordance with Approved Document E).

Drainage :

- All existing drainage runs to be ascertained prior to commencement of works on site, all new connections to existing drains to be approved by Building Control Officer.

Above Ground Drainage :

- Rainwater gutters and down pipe sizes and number to be suitable for roof area to be drained and fixed in accordance with manufacturers details.
- Wash basins and bidets to have 32mmØ trap with 32mmØ waste pipe up to 1.7m long, and 40mmØ up to 3m long, sinks, baths and showers to have 40mmØ trap with 40mmØ waste pipe up to 3m long, and 50mmØ up to 4m long.
- WCs to have integral trap and be connected to 100mmØ waste pipe. All traps to have min, 75mm deep seal. All wastes to connect to either soil and vent pipe (SVP) or stub stack (SS), or discharge into gully.
- New SVP's to be 100mmØ uPVC, terminating with a cage, 900mm above nearest opening. New SS's to be 100mmØ uPVC, with air admittance valve fitted.

Below Ground Drainage :

- Start of new drains to be either a gully or rest bend (from SVP). New drains to be uPVC pipes with flexible joints, and be nominally 100mmØ (DN100). Pipes to be bedded and backfilled in accordance with BS 5955 : part 6, and generally laid to falls of 1:80.
- Drains within 1000mm of building and below foundation level to be backfilled to underside of foundation level with concrete. Drains within 300mm of underside of slab to the crown to be encased in 150mm concrete integral with the slab. Drains passing under buildings to have granular fill surround. Pipes passing through walls to have 50mm space over with lintels above or be bedded in all with 600mm long rocker pipes within 150mm of each side of wall.
- Suitable access points to be provided to facilitate cleaning.
- New gullies to be uPVC trapped access gullies. PPIC denotes New 450mmØ polypropylene inspection chamber.
- Proprietary uPVC 450mmØ diameter inspection chambers to be provided at all changes of direction or at 45m maximum spacings in straight runs up to 1.2m in depth. All gullies to be trapped and have rodding access where serving branches.

Mechanical and Electrical Installation :

- All electrical work that is required to meet the requirements of Approved Document P is to be designed, installed, inspected and tested by a person competent to do so.
- Energy efficient lighting to be provided in accordance with Approved Document L1, Section 1.54.
- Locations of proposed sockets and switches are to be in accordance with Approved Document M and generally to be positioned between 450mm and 1200mm above finished floor level.
- Any new or replacement natural gas or LPG boilers are required to have a minimum SEDBUK rating of 90%.
- Space heating is to be provided within the proposed extension to be compatible and controllable with respect to the existing heating system and to be in accordance with Approved Document L2.
- Heat detector to be provided to Kitchen area.
- Mechanical extract ventilation to be provided at the following rates - 60/s in Kitchens (or 30/s if incorporated within cooker hood), 30/s in Utility rooms, 15/s in Bedrooms and En-suites, 8/s in WCs without windows. Fans to bathrooms to be centrifugal type activated manually and with Humidistat.
- All floors to be provided with mains operated interconnected smoke alarms with battery back up fixed at ceiling level in all circulation areas.

B	Issued for Planning	GW	09.03.21
A	Extension made larger, Wet Room layout amended	GW	16.01.21

REV	DESCRIPTION	CHECK	DATE
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CLIENT

Mrs J Angulin

PROJECT

133 Ribble Drive
Bury, BL9 6RS

TITLE

Proposed Plans

DRAWING NO.	REVISION
2006-101	B
SCALE	DATE
1:50 at A1	December 2020
DRAWN BY	STATUS
GW	Building Regulations

