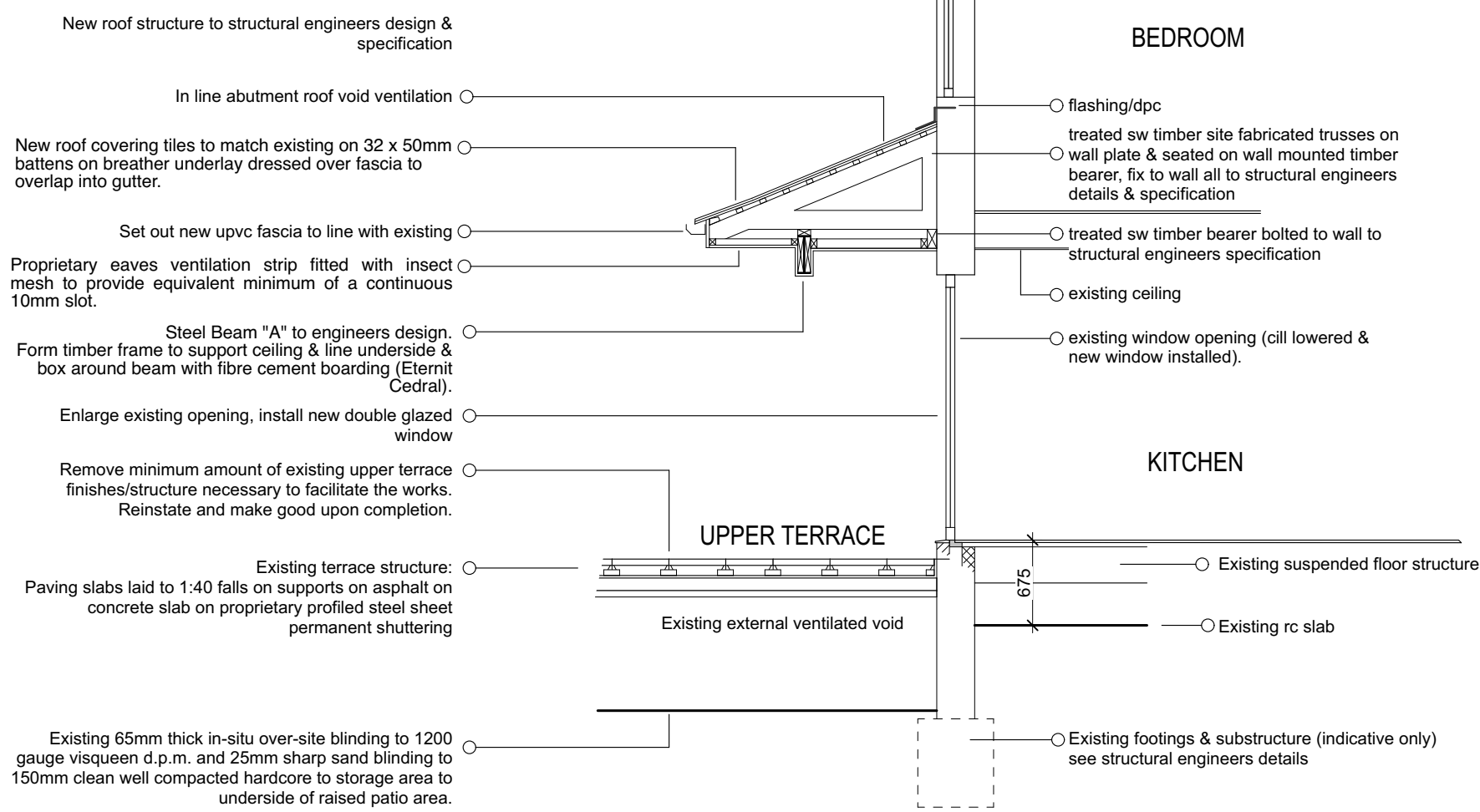
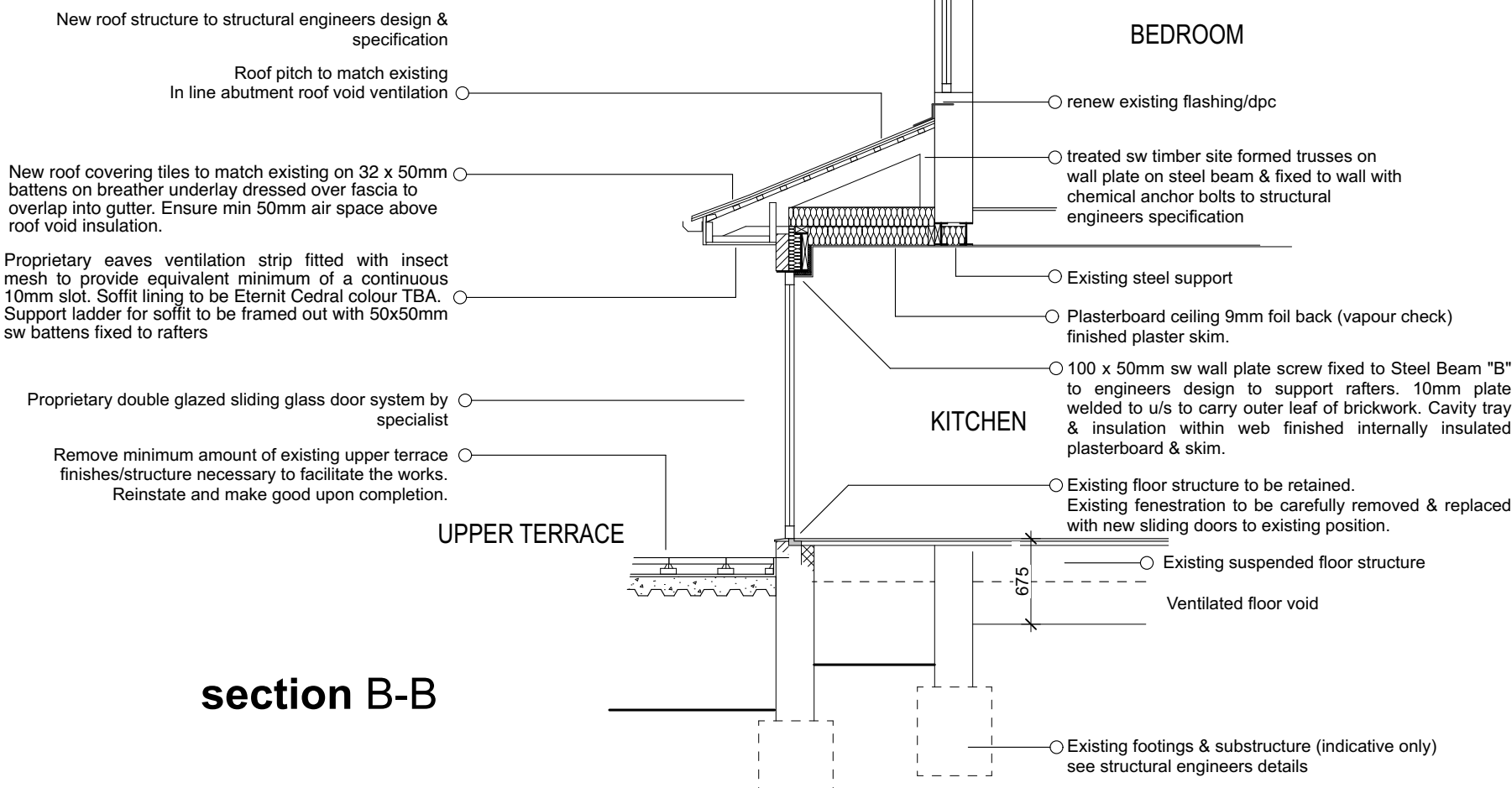


section A-A



section B-B



NOTES

- This drawing is copyright. No unauthorised copying of drawing without the express permission of the architect.
- Do not scale from prints. Use figure dimensions only.
- Contractors to check all dimensions on site prior to commencement of works.
- All works to be carried out in accordance with current statutory Health and Safety Regulations.
- This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.

THIS DRAWING IS PROVIDED FOR THE SOLE PURPOSE OF APPLICATIONS FOR APPROVAL TO REGULATORY REQUIREMENTS, AS SUCH IT MAY NOT SHOW THE FULL EXTENT OF THE WORK REQUIRED. THIS INFORMATION SHOULD NOT BE RELIED UPON FOR PRICING AND IS NOT FOR CONSTRUCTION.

Scale 1:50 0 1 2 3 4 5m

NOTE: All work shall be carried out in accordance with the building regulations and to the satisfaction of the building control officer.
The contractor is to verify all dimensions and set out all works prior to commencing construction and shall notify any discrepancies to the contract administrator.

STRUCTURE

Foundations (All to structural engineers design)
Excavate to reduced levels to good bearing ground as agreed with the CA and to the satisfaction of the building control officer.
Place foundations in accordance with the structural engineers specifications. Generally 750x150mm strip footing C30 under all new external walls and 600x150 concrete strip footings C30 under all internal loadbearing walls (optionally mass concrete trench fill may be used subject to structural engineers recommendations).
Common brickwork/medium dense concrete blockwork below finished ground level minimum compressive strength 20N/sq mm. Dpc at min 150mm above finished ground level.
Lean mix concrete (1.9) cavity fill to maximum 150mm below external Dpc level or as shown.

Make good existing floors affected by the works
Cold bridging to be avoided by installation of 20mm insulation between slab and wall to the perimeter of slab.
All service entries to be sealed with pressure sensitive tape. Dpm to be dressed under Dpc.

Roof structure
Traditional timber rafters to structural engineers specification supported on wall plate & timber bearer fixed to wall.
Roof plan and calculations to be submitted for approval prior to commencing work.
Covering to be concrete tiles on battens on Tyvek or similar underlay.
Gable walls shall be strapped to roofs by 30mm x 5mm galvanised mild steel straps to be provided between rafters and external wall at max 2.0m centres at right angles to the direction of the rafters. The straps shall be fixed into noggin and carried over at least 3 rafters. Tight contact between the rafter and the wall at strap positions shall be achieved with softwood packing. All noggin shall be a minimum of 38mm thick.
All rafters to be supported on external walls with 100 x 75mm sw wall plate secured to masonry with 30 x 5mm ms straps minimum 900mm long @ 1.8m centres. Wallplate to be bedded on mortar.

Pressure treated timber - shall be used throughout including battens, rafters, joists, purins, ridge and hip beams and wall plates.

New external walls to extension
Generally 300mm overall thickness cavity masonry wall consisting of outer leaf 100mm facing brickwork, 100mm cavity & 100mm concrete blockwork inner leaf finished with plasterboard lining and skim internally with continuous sealing bands around perimeters and edges around apertures fully in accordance with Accredited details. The cavity shall be partially filled with Kingspan cavity wallboard insulation leaving a 50mm residual cavity.
Wall ties to be installed in full accordance with manufacturers instructions at maximum 750mm spacing horizontally and 450mm vertically in a staggered pattern. Additional wall ties shall be installed at maximum spacing of 300mm vertically within 225mm of each side of all openings.
Cavity to extend at least 225mm below external Dpc level. Cavities to be closed at top of walls with 9mm tactboard fibre cement sheet or similar.
Form openings with proprietary insulated cavity closers integral with insulation and Dpc to jambs, heads and cills. Dpc to project into cavity minimum 50mm. Cavity trays to be installed above all openings and fire stops.
Fit firestop at all floor & ceiling intersections with external walls/roof.

New internal walls (non loadbearing).
All new timber stud partitions to be formed minimum 75 x 50mm sw timber stud framing @ max 600cns with intermediate noggin at 1200cns vertically. Timber stud partitioning shall be finished both sides with 12.5mm Gyproc Wallboard plasterboard or similar approved and skim plaster coating on both sides. All partitions to have min 25mm Isover acoustic insulation or equal approved, see notes on Part E.

B FIRE SAFETY.

Fire protection
New internal walls and partitions shall be either blockwork finished plastered or timber stud partitions to be finished both sides 12.5mm plasterboard and skim.

Smoke alarms
The existing provision is to be upgraded to provide mains operated smoke alarms conforming to BS 5446 complete with integral battery.
Ionisation chamber based smoke alarms shall be installed in the new kitchen/living space together with a compatible interlinked heat detector.
The smoke & heat alarms shall be interconnected so that smoke/heat detected by one unit shall operate an alarm signal in all detectors. The alarms shall be permanently wired to a separately fused circuit at the distribution board (this may be a lighting circuit).
All smoke & heat detectors shall be fitted in accordance with the manufacturers instructions that shall be included in the O&M manual or completion.

Emergency egress windows and external doors
Each habitable room shall have either a window or a door that shall have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide. The bottom of the openable area shall be no more than 1100mm above floor level and on the upper floors not lower than 800mm above floor level.

Surface spread of flame
Within new circulation areas the surface linings of walls & ceilings shall have Class 1 or better surface spread of flame. In new habitable rooms, separated from the rest of the dwelling by a door a minimum of 50% of the surface linings shall be at least Class 1.

E RESISTANCE TO THE PASSAGE OF SOUND

The works comprise internal remodelling and extension to a private dwelling.

Stud partitions shall be constructed generally 75x50sw timber framing faced with plasterboard, each sheet of minimum mass per unit area 10kg/m² on both room faces.
Acoustic quilt shall be installed within all new stud partitions and within all new upper suspended floor voids (see notes under section A Structure).

Install cavity stops at all junctions with external walls, roof and intermediate floors. All joints sealed with tape or sealant as for air tightness requirements throughout the construction.

F1 MECHANICAL EXTRACT VENTILATION

Individual room ventilation rates shall be as follows;
Kitchen: 13l/s minimum extract rate from cooking hood over hob.
Utility: 13l/s minimum extract rate

Purge ventilation:- All new habitable rooms shall have windows with a total openable area of 1/20 floor area of the room with part of the opening at least 1.75m above floor level.

Background Ventilators:- New windows in bedrooms and living areas shall be fitted with trickle ventilators with a minimum 2500mm² equivalent area.

G SANITATION

G2 WATER EFFICIENCY
New fittings shall comply with the following maximum parameters;

Sink taps = 8 l/min
Dishwasher = 1.25 l/place setting
Washing machine = 8-17 l/kg

G3 HOT WATER SUPPLY

In line hot water tempering valves shall be installed to ensure that the temperature supplied to the domestic hot water distribution system does not exceed 60 deg C. The hot water supply temperature to a bath shall be limited to a maximum of 48 deg C by the use of an in line blending valve.

Commissioning
Fixed building services shall be commissioned in accordance with approved procedures as set out in the Domestic Heating Compliance Guide. To demonstrate that Part G has been complied with the work shall be undertaken by a person registered under a competent person scheme and a notice of commissioning shall be issued to the Building Control Body by the installer not more than 30 days after completion of the work.

G6 FOOD PREP
The new kitchen shall contain as a minimum a sink.

J - HEATING.

The existing space heating & domestic hot water system is to be modified where necessary to suit the revised layout. New radiators shall be fitted with TRV's
Design and installation shall be in accordance with the Domestic Heating Compliance Guide.

L CONSERVATION OF FUEL & POWER

L1(a) - INSULATION

Design parameters summary
Cold roof: U value 0.15W/m²K.
New walls: U value 0.26W/m²K.
Windows & Doors: U value 1.8W/m²K.
Thermal bridging to approved details table K1

a): Insulation between and over ceiling joists - Design U value 0.15W/m²K.
Thermal conductivity of insulant:- 0.040W/mK
Proposed roof insulation - 300mm Knauf Earthwool Loft Roll 40 insulation (two layers 150mm between and 150mm across joists). Ceiling to be 9mm foilbacked (vapour check) plasterboard and 3mm skim finish.

b): New cavity wall partial fill insulation
Design U value 0.26W/m²K
Thermal conductivity of insulant:- 0.020W/mK
Proposed construction (outside to inside):
100mm facing brick outer leaf,
50mm clear residual cavity,
50mm Kingspan Kooltherm K8 cavity boards,
100mm medium dense concrete block inner leaf,
12.5mm plasterboard & 3mm skim finish.

d): Windows & entrance doors TBC
All new windows and doors shall be supplied & fixed by a FENSA approved installer.

f): Limiting thermal bridging & air leakage - Construction shall be in accordance with the robust construction details for dwellings and similar buildings.

g): Pipe insulation - Hot water pipe work shall be insulated in accordance with BS 5422:2001 (thermal conductivity 0.035W/m K, thickness equal to outside dia of pipe).

L1 (b) Efficiency and Controls - All alterations and new work to the building services including space heating and domestic hot water installations shall be designed, specified, installed and commissioned with appropriate controls to ensure efficiency and effective conservation of fuel and power.
Any work to the heating and hot water services installation shall be commissioned in accordance with the building regulations and the installation contractor shall provide an installation and commissioning certificate in accordance with the Code of Practice for the installation, commissioning and servicing of central heating systems.
L1 (c) Lighting - All new fixed lighting outlets shall be fitted with energy efficient lamps with manual switching controls. New external lighting shall be controlled by both automatic and manual switching.

L1 (d) Information - An operating and maintenance manual including the results of performance testing during the works shall be provided to the building occupiers on completion that provides guidance on how the heating, hot water and other building services systems can be operated and maintained efficiently.

NOTE:
All mechanical and electrical services shall be installed by an individual or firm that is certified under the competent person scheme within the meaning of the building regulations to issue an installation completion certificate in respect of the relevant mechanical or electrical services. The completion certificate shall be issued to the building owner upon the successful commissioning of the installation in accordance with the building regulations.

AIR TIGHTNESS
The contractor shall pay particular attention to ensuring that alterations & new construction follows the principles of BRE robust details and architects specification as they apply to the form of construction employed on this project.

C	External door to Utility added.	2 Feb 22
	General update	
B	Notes added	14 Dec 21
A	Revised scheme	6 Dec 21
REV	AMENDMENT	DATE
Project	8 GREENMOUNT DRIVE, GREENMOUNT, BURY	
Drawing	PROPOSED GROUND FLOOR PLAN	
Client	Mr & Mrs M Entwistle	
Dwn. By	mc	
Scale	1:50 when printed @ A1	
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Drg. Size	A1	
Date	May 2021	

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ground floor plan