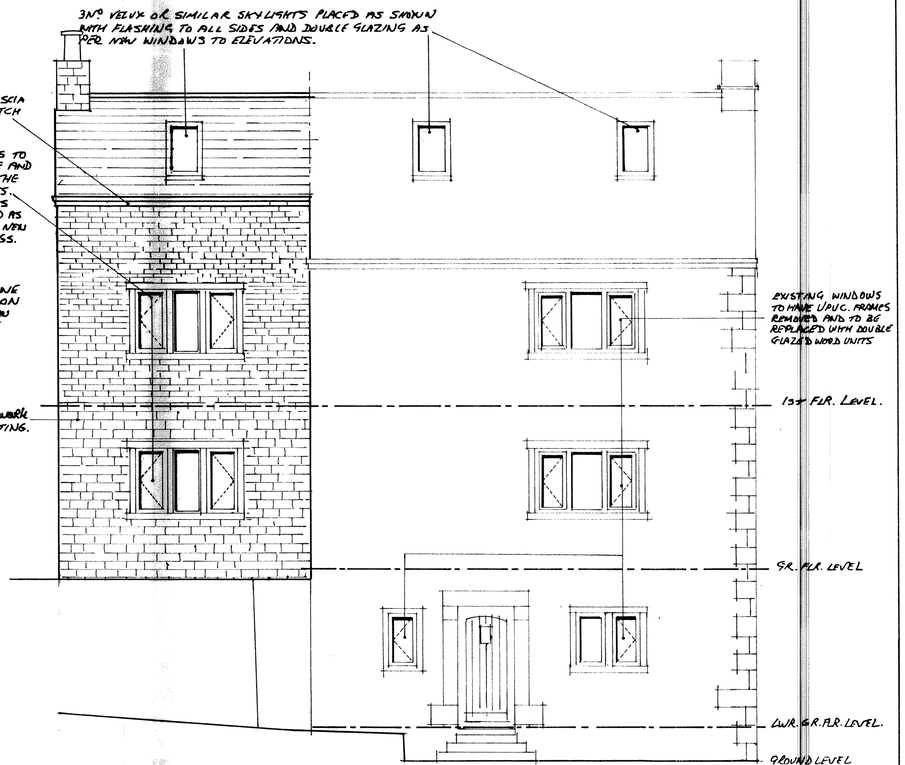
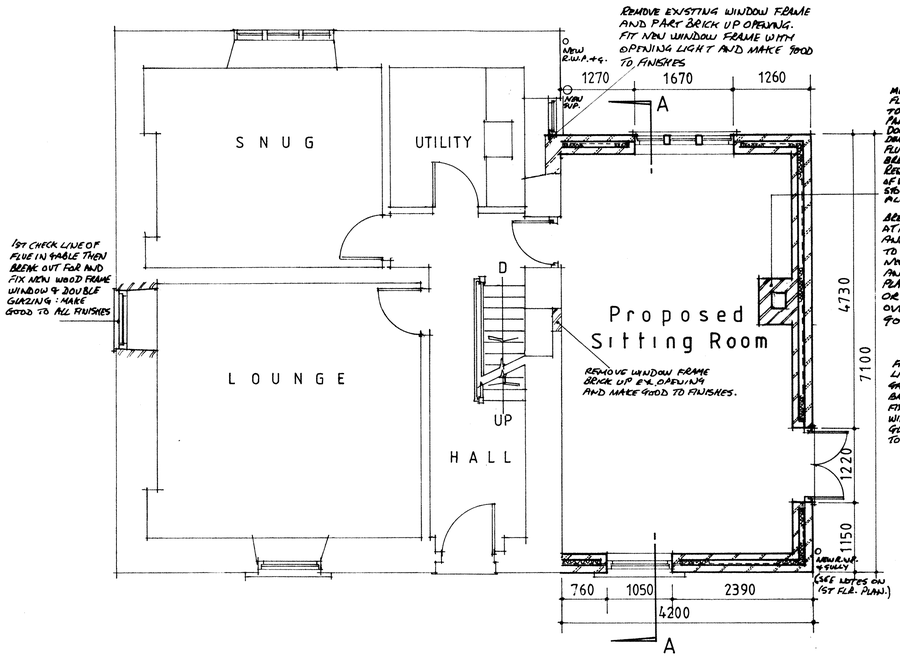


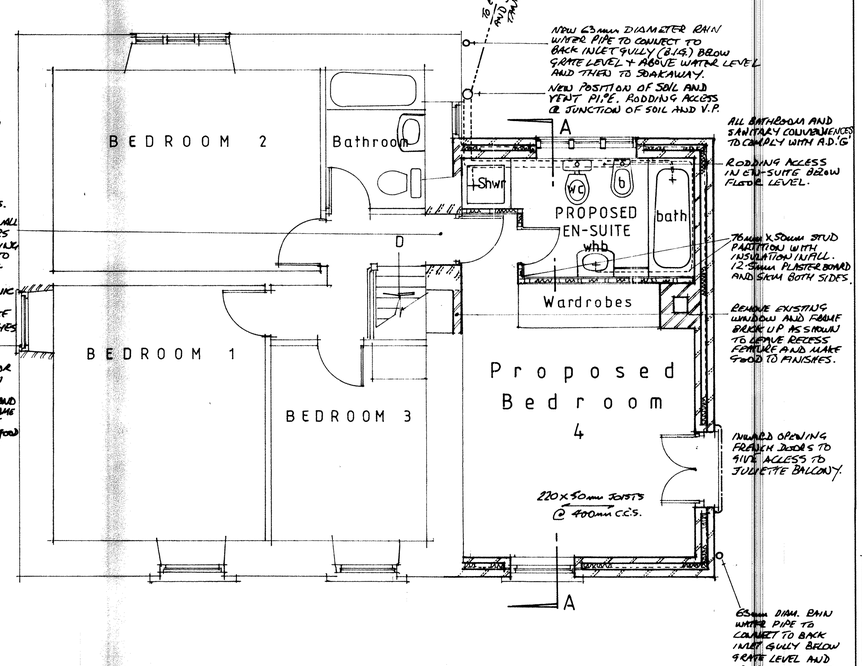
Proposed Front Elevation



Proposed Rear Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan

GENERAL NOTES

VERTICAL AND HORIZONTAL DAMP PROOF COURSES TO ALL CAVITY CLOSURES.
WALL CAVITIES TO BE SEALED AT THE TOP WITH BRICK ON EDGE OR SUPERLUX
ALL LOAD BEARING TIMBERS TO BE STRESS GRADED.
ALL EXTERNAL AND EXPOSED TIMBERS TO BE TANALISED OR VAC-VAC TREATED.
ANY NEW OR EXISTING AIR BRICKS TO BE PROPERLY DUCTED THROUGH TO THE OUTSIDE FACE OF STONEWORK.
STONE OR BRICKWORK WALL PLACED BETWEEN ROOF SPARS TO LEAVE A 50mm AIR GAP OVER FOR CROSS FLOW ROOF VENTILATION. MINIMUM 25mm AIR GAP OVER FOR CROSS FLOW ROOF VENTILATION IN ACCORDANCE WITH B.S. 5250 : 1989 CLAUSE 9:1.
CODE 4 LEAD FLASHING TO ALL ROOFWORK.
NEW GUTTERS TO MATCH EXISTING IN THE TYPE AND MATERIAL FORM AND TO BE FIXED TO TANALISED FASCIAS EXITING VIA 63mm DIAMETER RAIN WATER PIPE TO TRAPPED BACK INLET GULLY OR (B.I.G.)
IF A NEW BOILER IS FITTED THIS SHOULD BE AGAS FIRED UNIT WITH A BALANCED FLUE EXITING TO THE OUTSIDE FACE SET IN ACCORDANCE WITH PART 3.23 DIAGRAMS 3.4 AND 3.5 OF APPROVED DOCUMENT 'J'.
EFFICIENCY RATING OF THE BOILER TO BE AT LEAST 92% TO S.E.D.B.U.K (SEASONAL EFFICIENCY OF A DOMESTIC BOILER IN THE UNITED KINGDOM) STANDARDS AS IS DERIVED IN THE GOVERNMENTS S.A.P. (STANDARD ASSESSMENT PROCEDURES) RATINGS IN THE ENERGY RATINGS OF DWELLINGS AS OBTAINED IN THE REVISED S.A.P. 2009 VALUES AS IN APPROVED DOCUMENT L1 OF THE LATEST BUILDING REGULATIONS.
COPPER COMBANTION UNITS SHOULD COMPLY WITH B.S. 3/98 : 1987.
ALL GAS WORKS TO BE INSTALLED BY A GAS SAFE ENGINEER.

WINDOWS AND DOORS

ALL WINDOWS & DOORS TO BE DOUBLE GLAZED UNITS WITH MINIMUM 20mm AIR GAP BETWEEN EACH PANE WHICH IS FILLED WITH AN INERT GAS SUCH AS ARGON AND HAVING A SOFT LOW 'E' COATING TO THE INSIDE FACE (CAVITY SIDE) OF THE INNER FRAME.
DAMP PROOF COURSES AND EXTERNAL SEALING TO JAMBS AND HEADS OF FRAMES.
GLAZED AREAS TO BE EQUAL TO OR GREATER THAN 1/10TH OF THE FLOOR AREA. OPENING LIGHTS TO BE EQUAL TO OR GREATER THAN 1/20TH OF THE FLOOR AREA.
TOUGHENED OR LAMINATED GLASS TO ALL THE CRITICAL AREAS IN ACCORDANCE WITH N1 OF THE BUILDING REGULATIONS
3000mm² AIR FILTERS TO ALL FRAMES TO COMPLY WITH APPROVED DOCUMENT F1
ALL NEW WINDOWS, DOORS + FRAMES TO BE OF WOOD CONSTRUCTION.

SERVICES

THE POSITION, DEPTHS, SIZES AND NATURE OF ANY SEWERS; DRAINS; WATER MAINS; ELECTRICAL MAINS; CABLES; WIRES; TELEPHONE LINES; TV WIRES; AERIALS; PIPES; CONDUITS AND ANY OTHER APPARATUS TO BE LOCATED BEFORE ANY WORK STARTS WHETHER OR NOT SUCH SERVICES ARE UNDER, ON, OR ABOVE GROUND OR FLOOR LEVELS.
ALL DETAILS OF THESE SERVICES SHOULD BE NOTED AND A PROPER RECORD MADE BY THE CONTRACTOR BEFORE WORK COMMENCES.
ANY NEW SERVICES TO BE LAID IN ACCORD WITH THE LATEST GUIDANCE NOTES; RULES; REGULATIONS AND THE APPROPRIATE 'BRITISH STANDARDS'

DRAINAGE

ALL DRAINAGE INCLUDING PIPES; GULLIES; INSPECTION CHAMBERS AND INTERNAL SANITARY WARE TO COMPLY TO APPROVED DOCUMENT 'H' OF THE BUILDING REGULATIONS. ALL NEW DRAINAGE PIPE IS BE EITHER 100mm DIAM. HEPLASTH SUPERSLEEVE; OSMA; POLYPIPE OR SIMILAR COMPLYING TO BS.4660 + S481.
IF A NEW INSPECTION CHAMBER IS REQUIRED IT MUST COMPLY TO AGREMENT CERTIFICATE 99/670. ACCESS POINTS AND TRAPPED BACK INLET GULLIES (B.I.G) TO COMPLY WITH AGREMENT CERTIFICATE 81/874.
INSPECTION CHAMBERS DEEPER THAN 900mm SHOULD BE CONSTRUCTED FROM 225mm ENGINEERING BRICKS OR PRE-CAST CONC. SUCH AS BRICKRETE SECTIONS AND HAVE 150mm CONCRETE SURROUND AND 150mm CONCRETE BASE.
ANY DRAINS PASSING BELOW THE EXTENSION TO BE ENCASED IN 150mm CONCRETE. SURROUND WITH FLEXCELL JOINTS AT 1800mm CENTRES OR ALTERNATE PIPE JOINTS.
DRAINS PASSING THROUGH THE BRICKWORK TO HAVE THAT BRICKWORK SUPPORTED BY A 150mm DEEP R.CONC. LINTEL OVER.
NEW AND EXISTING DRAINS TO BE LAID OUTSIDE THE ZONE OF INFLUENCE OF ANY FOUNDATION.
NEW FOUNDATIONS TO BE PLACED LOWER THAN THE INVERT OF ANY NEW OR EXISTING DRAINS.
POSITIONS OF EXISTING DRAINS TO BE CHECKED BEFORE ANY WORK COMMENCES.
ALL PLUMBING IN ACCORDANCE WITH BS. 5572.
SINK AND BATH WASTE PIPES TO BE 38mm DIAMETER WITH WASH HAND BASINS HAVING 32mm DIAMETER WASTE PIPE.
ALL WASTE PIPES TO HAVE 75mm DEEP SEAL TRAPS WITH ANTI-VACUUM TRAPS.
WHEN ALL WASTE PIPES COMBINE THE WASTE PIPE SHOULD BE INCREASED TO 50mm DIAM.

NOTES

FOUNDATIONS

9Nº 212mm DIAMETER PILES TO BE PLACED @ POINTS SHOWN ON FOUNDATION DRAWING SUPPORTING A 500mm X 350mm CONCRETE GROUND BEAM SUPPORTING THE EXTENSION SUPERSTRUCTURE ALL TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.

WALL CONSTRUCTION

OUTER FACE OF NEW WALL TO BE THICK STONEWORK TO MATCH IN MANNER AND STYLE EXISTING STONEWORK OF HOUSE. THE EXISTING STONE QUOINS ON RIGHT HAND CORNER OF HOUSE TO BE REMOVED AND RE-USED IN EXACTLY SAME WAY AS CURRENTLY EMPLOYED TO RIGHT HAND SIDE OF NEW FRONT ELEVATION.
MINIMUM 180mm WIDE CAVITY WITH STAINLESS STEEL TIE WIRES SET IN A DIAMOND PATTERN 600mm VERTICALLY AND 450mm HORIZONTALLY.
90mm CELOTEX GW 3000 INSULATION OR 80mm FOIL BACKED KINGSPAN FIXED TO INNER LEAF WITH PLASTIC RING RETAINERS ON THE ST/STEEL TIE WIRES.
INNER LEAF TO BE 100mm STRANLITE 7NEWTON BLOCKWORK WITH THE INSIDE FACE FINISHED IN 12.5mm PLASTERBOARD AND SKIM ON DABS TO ACHIEVE A 'U' VALUE OF 0.28 W/m²°K.

GROUND FLOOR CONSTRUCTION

GROUND FLOOR TO BE SOLID CONSTRUCTION. 63mm SCREED SET TO CORRECT LEVELS & MATCHING EXISTING HOUSE GROUND FLOOR LEVEL, SET ON 100mm FOIL BACKED KINGSPAN INSULATION OR 100mm THICK PHENOLIC FOAM INSULATION IN BOARD FORM BROUGHT UP AT ROOM PERIMETER TO UNDERSIDE OF SCREED ON TOP OF 1200 GAUGE VISQUEEN OR SIMILAR VAPOUR BARRIER MEMBRANE LAPPED TO DAMP PROOF COURSE ON TOP OF 200mm THICK CONCRETE FLOOR SLAB ON TOP OF 200mm OF M.O.T. STONE WELL CONSOLIDATED IN TWO Nº 100mm LAYERS COMPACTED INDIVIDUALLY ALL TO STRUCT. ENGIN. SPEC.

CHAMBER FLOOR CONSTRUCTION

CHAMBER FLOOR TO CONSIST OF EITHER 150mm X 18mm TONGUE & GROOVE FLOOR BOARDS OR 600mm X 18mm FLOORING GRADE CHIPBOARD ON 220mm X 50mm JOISTS @ 400mm CENTRES.
STEEL HERRINGBONE 'X' STRUTS AT THE CENTRE LINE OF JOIST SPAN.
125mm SOUND INSULATION LAID BETWEEN THE JOISTS AND THE WHOLE TO BE UNDERDRAWN WITH 12.5mm PLASTERBOARD AND SKIMMING.

ROOF CONSTRUCTION

ROOF TO CONSIST OF MATCHING SLATES LAID TO GAUGE ON 35mm X 25mm VAC-VAC TREATED LATHS ON ONE LAYER OF A BREATHER MEMBRANE FELT SUCH AS TYVEK OR SIMILAR ON TIMBER RESEARCH AND DEVELOPMENT AUTHORITY (T.R.R.A.D.A)
ROOF TRUSSES TO MAKERS DESIGN AND SPECIFICATION PLACED AT MINIMUM CENTRES OF 600mm WHICH SHOULD BE BACKED BOTH LONGITUDINALLY AND HORIZONTALLY WITH 150 X 25mm BUILDING STRUTS AND BRACED DIAGONALLY WITH 150 X 25mm BRACING.
THE CEILING AREA SHOULD HAVE 300mm OF QUILT INSULATION IN 2 LAYERS OF 100mm BETWEEN CEILING RAFTERS AND 200mm LAID OVER AT RIGHT ANGLES.
THE WHOLE CEILING TO BE UNDERDRAWN WITH 12.5mm PLASTERBOARD AND SKIM.

PART 'P' ELECTRICAL

ALL WIRING AND ELECTRICAL WORKS ARE TO BE DESIGNED, INSTALLED AND INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BRITISH STANDARD 7671 AND I.E.E. 17th EDITION WIRING GUIDANCE AND CURRENT BUILDING REGULATIONS PART 'P1' (ELECTRICAL SAFETY) BY A MEMBER OF THE O.D.P.M. COMPETENT PERSON SCHEME. SMOKE ALARMS ARE TO BE HARD WIRED WITH BATTERY BACK UP COMPLYING WITH B.S. 5446-1:2000 OR BS. 5446-2:2003 IF HEAT ALARMS. THEY MUST SATISFY PART B1 OF CURRENT BUILDING REGULATIONS RELEVANT TO DWELLING HOUSES.

Amendment	Nº	Date
i) ALTER LAYOUT OF EN-SUITE AND ADD NOTES. ii) ADD CHIMNEY NOTES FOR FLUE. iii) ADD GABLE END WINDOWS TO MAIN LAYOUT OF LOUNGE & BEDROOM 1. ALTER SAME WINDOW POSITIONS ON GABLE END TO ROOF. (FROM 2nd) iv) ADD WOOD FRAME DETAIL TO WINDOW NOTES. v) ADD STONE MULLION NOTES. vi) 'P.V.C' NOTES FOR WOOD FRAME WINDOWS TO REPLACE UPVC WINDOWS ON REAR (ROAD) ELEVATION. vii) ROOF VENTILATION NOTES ADDED.	1	

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK STARTS. ALL DISCREPENCIES TO BE REPORTED TO L.H.ARDRON

Planning App. Ref.

Building Regs. Nº

Drawing 1 of 4

Proposed 2 storey extension to form sitting room at ground floor level & bedroom with en-suite at first floor at Bankwood Mill Farmhouse off Long Lane Charlesworth

Clients
Mr. John & Mrs. Lorraine Elliot

L. H. Ardron
BUILDING DESIGN
Audenshaw M34 5EL Tele 07950829709

Scale 1:50 | Date 08·10·2012