Technical notes

FOUNDATIONS: 150mm min. thickness concrete strip footings to project 150mm min either side of supported wall.
Concrete lintels to be provided if & where pipes pass through walls.
Foundations to be taken down to a level below invert of any adjacent drainage & to suit conditions to the satisfaction of the Local Authority.
Existing foundations required to assume additional loading to be exposed and checked for suitability.

DRAINAGE: Surface water to discharge (if possible) to soakaway positioned min 5m from adjacent properties (subject to percolation test) & wastes from kitchen to discharge below gully grate level to B.I.G. to existing I.C. and main drainage system.
Wastes from bathroom / en-suite to discharge via existing svp as per plan.
Any new pipe work to be 100mm polypipe or similar. Min 1:40 fall to all new drainage.

WALLS BELOW DPC: 'Approved' foundation grade block work / common brick below ground level. Lean mix conc. cavity fill up to 225mm min below DPC.

DPC. Horizontal DPC to BS743 to all walls min 150mm above finished ground level.

GROUND FLOOR: Finishes to client specification on 75mm sand / cement screed on 75mm 'Kingspan' or similar insulation on proprietary concrete beam & block floor system by specialist manufacturer.
Min 150mm void beneath with 50mm over-site concrete on 1200g visqueen barrier on min 150mm well compacted hardcore.
Periscopic vents to be provided to vent sub-floor area to atmosphere.
Above to achieve a U value of: 0.25 W/m²ᵏ.

Finished floor level to be continuous with that of main house.

EXTERNAL WALLS:
Overall thickness: 300mm as described below to achieve U value of: 0.28 W/m²ᵏ.
Outer leaf: 100mm reconstituted stone to match existing house.
Cavity width: 100mm.
Cavity insulation: 100mm 'Dritherm' to fill cavity.
Inner leaf: 100mm thermalite turbo block
Internal finish: 12.5mm plasterboard fixed with dri-wall adhesive and skim finish.

CAVITY WALL TIES: Stainless steel wall ties to BS 1243 every 750mm horizontally and every 450mm vertically set in diamond pattern to give 5 No ties per m² min.
Additional ties at 300mm centres vertically adjacent to openings.
Cavity Closures: Proprietary insulated system to be used to achieve max 'U' value of 1.2 W/m²ᵏ.
Cavities to be made continuous with existing walls.

LINTELS: Suitable insulated combined steel lintels e.g. Catnic CN43, over all openings in external walls.
All lintels to have end bearings as specified by manufacturer or 150mm min and be encased with 12.5mm plasterboard and skim to give ½ hour fire resistance unless specified otherwise.
PVC cavity trays with weep holes every 4th perpend to be provided above all openings.
UB to be provided in position as per plan to support new / existing walls and roof structure. All sizes, gauges, connection and padstone details to be provided by qualified Structural Engineer.

FIRST FLOOR: 22mm proprietary moisture resistant chipboard flooring system screw fixed to 47 x 195mm C16 sw joists @ 400mm centres.
Provide min 100mm mineral wool insulation between joists.

WINDOW AND DOOR FRAMES: UPVC frames with 150mm wide insulating dpc to BS 743 tacked to frame prior to fixing.
Window opening lights to all rooms 5% min. room floor area.
All windows to be double-glazed using 'K' glass or similar and fitted with openable trickle vents not less than 8,000mm².
Laminated safety glass to BS 6206 fitted to doors and side panels if combined frame and to any window within 800mm of floor.
Escape windows to be provided to new bedroom (min 0.33m², one opening of min 450mm positioned 600 - 1100mm from ffl).

INTERNAL PARTITIONS: 100 x 50mm sw studding at 400mm centres horizontally and vertically with 12.5mm plaster board and skim both sides.
Provide 60mm acoustic quilt for sound insulation to all internal walls.

CEILINGS: 12.5mm plasterboard & skim to under side of rafters / ceiling joists.

MONO-PITCHED ROOF: Concrete tiles to suit pitch & in colour to match main roof on 38x25mm sw battens on 'Tyvek' or similar breathable roofing felt to BS 747 on 47 x 150mm C16 sw rafters @ 400mm c/c.
Rafters to be securely fixed to 50 x 150mm sw runner bolted to main house wall using M8 bolts @ 500mm c/c and to be doubled up around Velux rooflights.
Wallplate to be 100x75mm sw strapped to wall at eaves at max 1800 c/c using 30x5mm galv. m.s. straps. 30x5mm galv. m.s. verge straps at max 1200mm c/c built into wall and fixed to 3 No. rafters, 75x50mm sw blocking noggins under straps.
75mm kingspan or similar insulation between rafters with 50mm underdrawn beneath to achieve U value of 0.20 W/m²ᵏ.
6mm external quality ply soffits on 38x38mm sw framing to eaves and verges with 25mm continuous fly screened ventilation gap along full length of eaves soffit.
New cavity trays to be provided above roof / wall abutments. New code 4 lead flashings to roof / wall abutments properly wedged & pointed.
Felt beneath to be lapped up wall 100mm.

MAIN ROOF: New / reclaimed clay tiles to match existing on 38x25mm sw battens on 'Tyvek' or similar breathable roofing felt to BS 747 on 47 x 150mm C16 sw rafters @ 400mm c/c.
Wallplate to be 100x75mm sw strapped to wall at eaves at max 1800 c/c using 30x5mm galv. m.s. straps. 30x5mm galv. m.s. verge straps at max 1200mm c/c built into wall and fixed to 3 No. rafters, 75x50mm sw blocking noggins under straps.
50 x 100mm C16 sw ceiling joists @ 400mm c/c securely fixed to rafter bases to form collar. 100mm mineral wool insulation laid between ceiling joists with 170mm at right angles over to achieve U value of 0.16 W/m²ᵏ.
6mm external quality ply soffits on 38x38mm sw framing to eaves and verges with 25mm continuous fly screened ventilation gap along full length of eaves soffit.
200 x 25mm sw boards with code 5 lead lining to form valley.

R.W.GOODS: All rainwater goods to be renewed with 100mm ½ round guttering in colour to match existing discharging into 63mm round rainwater pipes discharging to B.I.G.

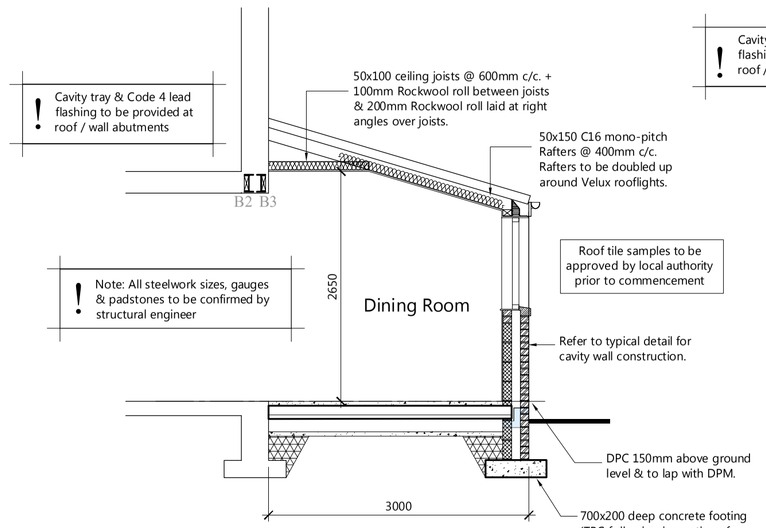
VENTILATION: All habitable room windows to be fitted with 'trickle ventilators' to provide background ventilation with min opening area of 8000mm² & smallest dimension of 8mm.
All other rooms to be fitted with trickle ventilators with opening area of 4000mm² or an average of 6000mm² throughout.
WC / utility to have mechanical extract ventilation min 15l/s linked to light switch with 15 minute over-run.
Kitchen to have extract ventilation min 60l/s (30l/s if ducted through cooker hood) terminating at external mesh covered vent.

HEATING & HOT WATER: Existing combination boiler to be carefully removed from existing position and re-fitted in utility.
Provide high-level gas & power points.
Flue to be min 300mm from any opening.
A durable notice displaying information essential to the correct appliance and use of the facilities shall be permanently posted in the property in accordance with J4 (Notice plates for hearths and flues)

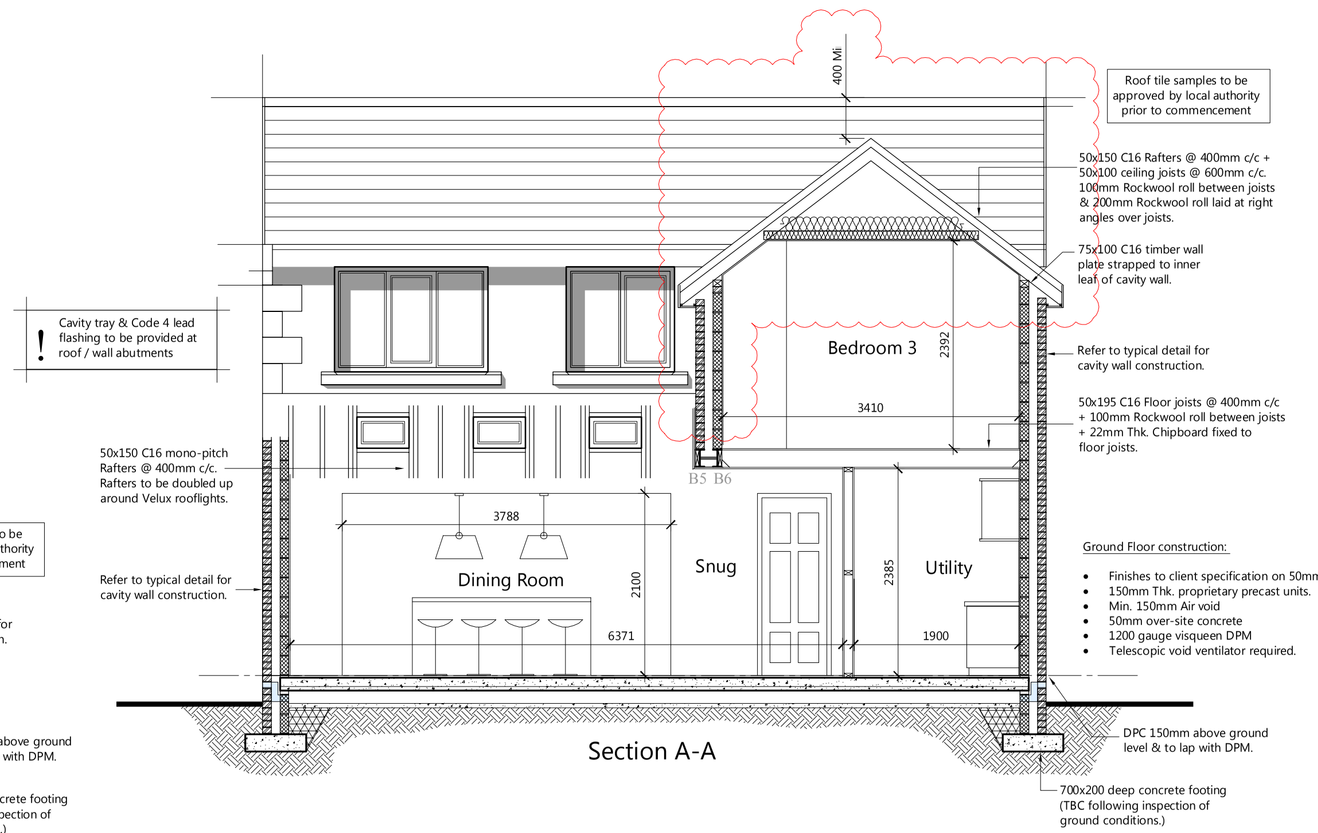
ELECTRICAL INSTALLATIONS: All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 17th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State.
The competent person is to send to the local authority a self-certification certificate with 30 days of the electrical works completion.
The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

CONSERVATION OF FUEL AND POWER: T.R.V's to be provided to all new radiators. Energy efficient lighting to be provided to hallway and landing.

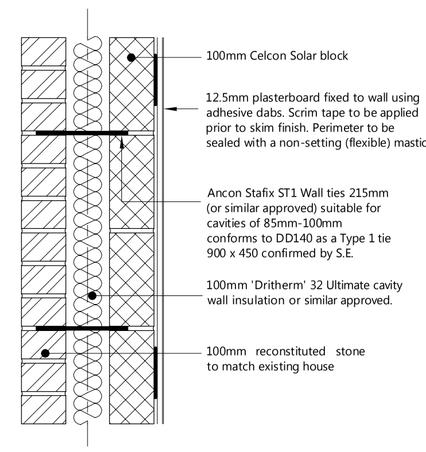
SMOKE DETECTORS: Self-contained smoke detectors to BS 5446 pt 1 to hallway and landing. Detectors to be mains fed with battery back up & to be inter-connected.



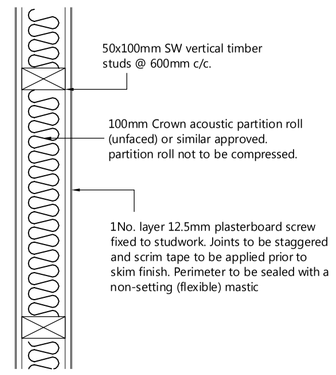
Section B-B



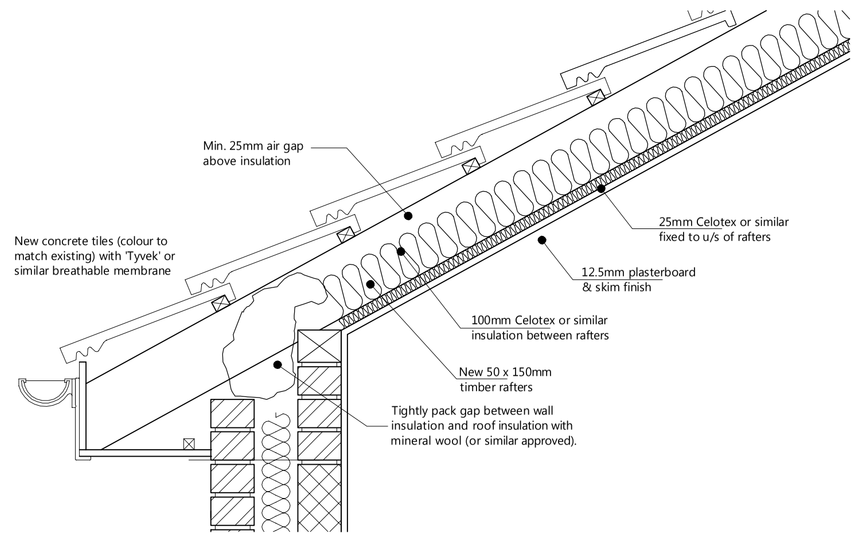
Section A-A



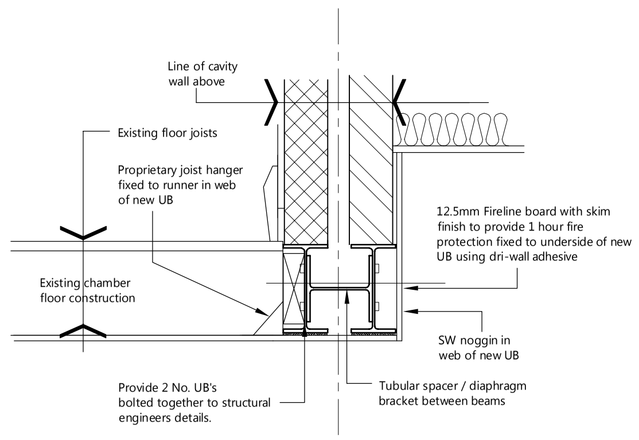
Typical cavity wall detail (1:10)



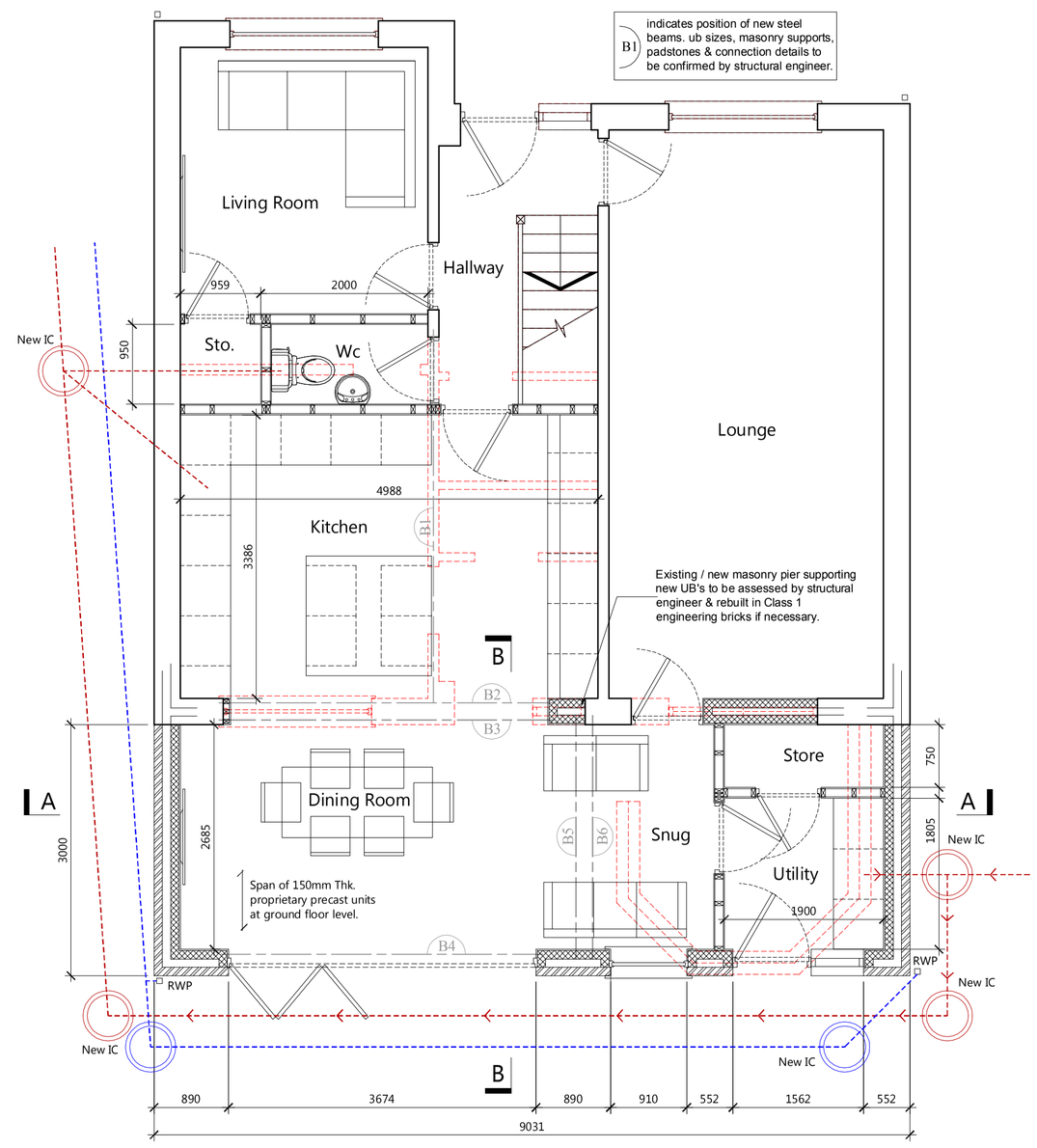
Typical partition wall detail (1:10)



Typical vaulted ceiling detail (1:10)



Typical steelwork detail (1:10)



Ground floor layout inc. drainage runs

Drawn By: Dan Woodman	Date: 13.04.2013
Checked By: Dan Woodman	Date: 27.06.2013

Drawing Scales: 1:50 @ A1 / 1:100 @ A3

Drawing Status: Planning Application

This drawing is to be read in conjunction with all engineers and specialists drawings along with all relevant specifications.

All permissions & approvals are to be obtained prior to commencement of any works on site.

All gridlines, dimensions, building lines, etc. are to be checked carefully on site prior to the commencement of any works.

All workmanship and materials shall comply with current Building Regulations, British Standards, Codes of Practice and N.H.B.C. requirements.

All materials shall be fixed, applied or mixed in accordance with manufacturer's instructions or specifications and all materials shall be suitable for their purpose.

Dimensions are not to be scaled from this drawing.

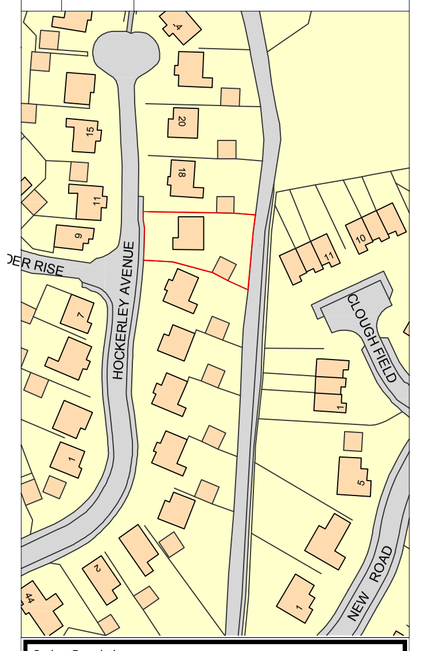
Any discrepancies between the information given by engineers and other specialists must be brought to the attention of the designer prior to the commencement of any works.

Where it is required that inspection be made by the local authority this shall be arranged by the contractor to suit their programme.

The contractor shall comply with the health and safety requirements as set out by the CDM Regulations, The Health and Safety Executive.

Prior to commencing work the contractor shall carry out an internal and external condition survey of the existing building and shall take into account everything necessary for the proper execution of the works, to the satisfaction of the 'Inspector' whether indicated on the drawing or not.

Rev.	Date	Info.
A	28.07.2013	Height of rear 2 storey reduced min. 400mm Secondary window to Bed 3 omitted.



Project Description

Proposed 2 storey rear extension with internal alterations.

Project Address:

16 Hockerley Avenue
Whaley Bridge
High Peak
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Client:

Mr. & Mrs. Standring

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Drawing Title:

Building Regulations Details

Drawing Number:	Revision:
1333-02	A