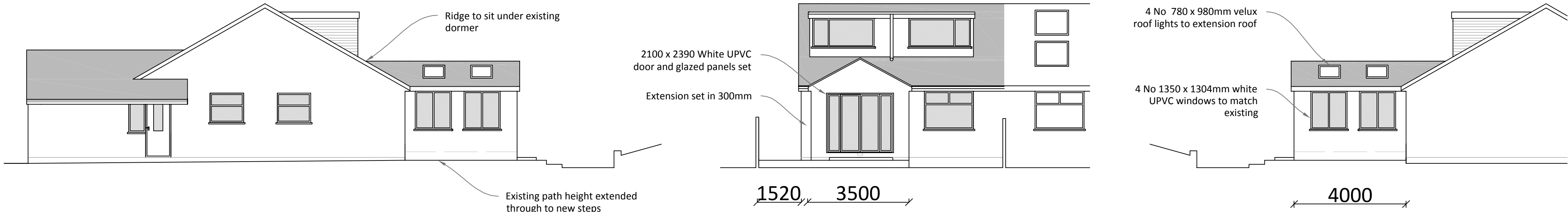


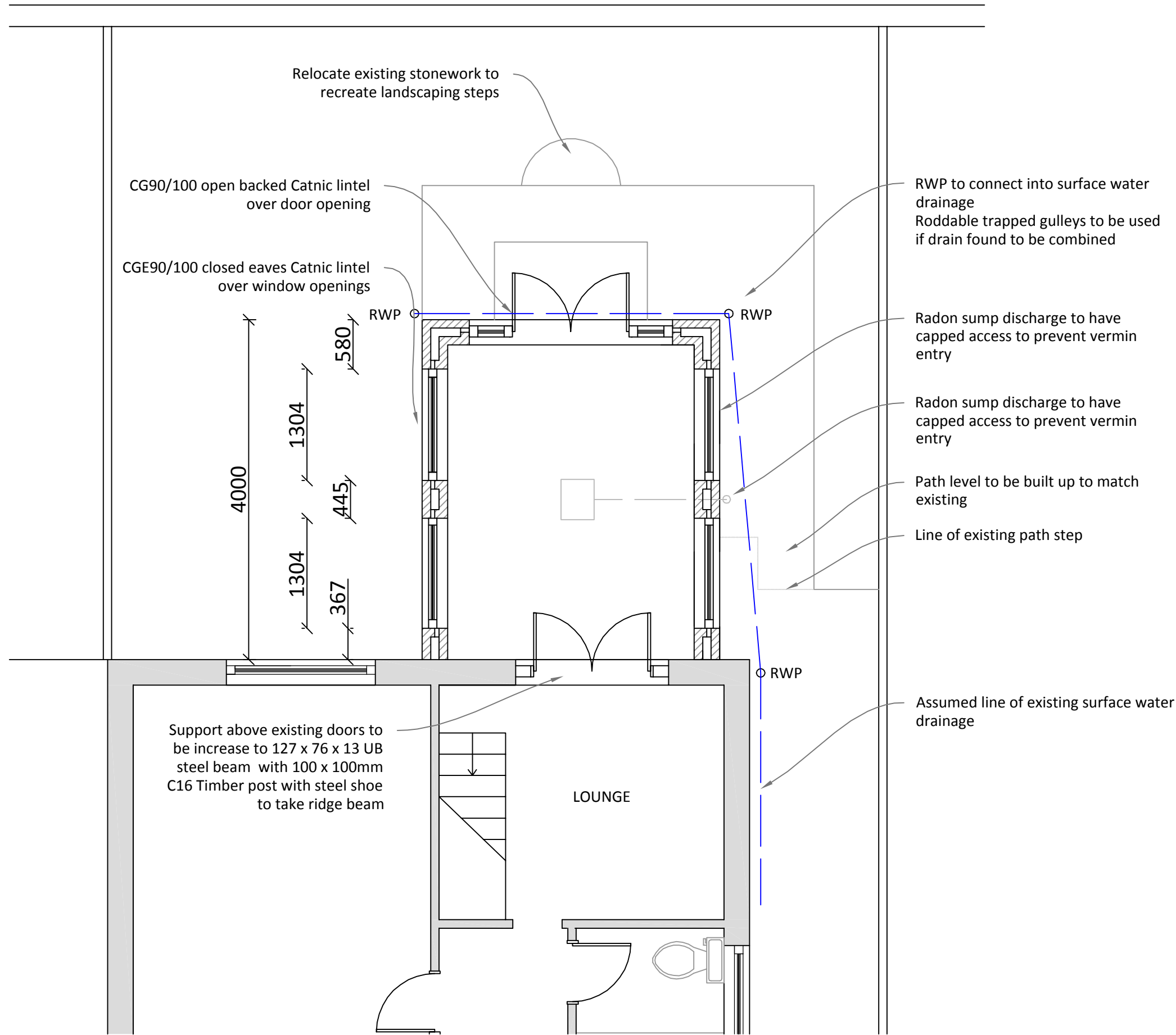
EXISTING ELEVATIONS 1:200



PROPOSED ELEVATIONS



PROPOSED PLAN 1:50



MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

SITE PREPARATION

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

TRENCH FOUNDATION

Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

FULL RADON PROTECTION

Provide radon sump with ventilation pipework to discharge outside of extension footprint, capped off to prevent vermin entry. Provide a 1200g (300 um) radon membrane under floor slab lapped 300mm double welted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

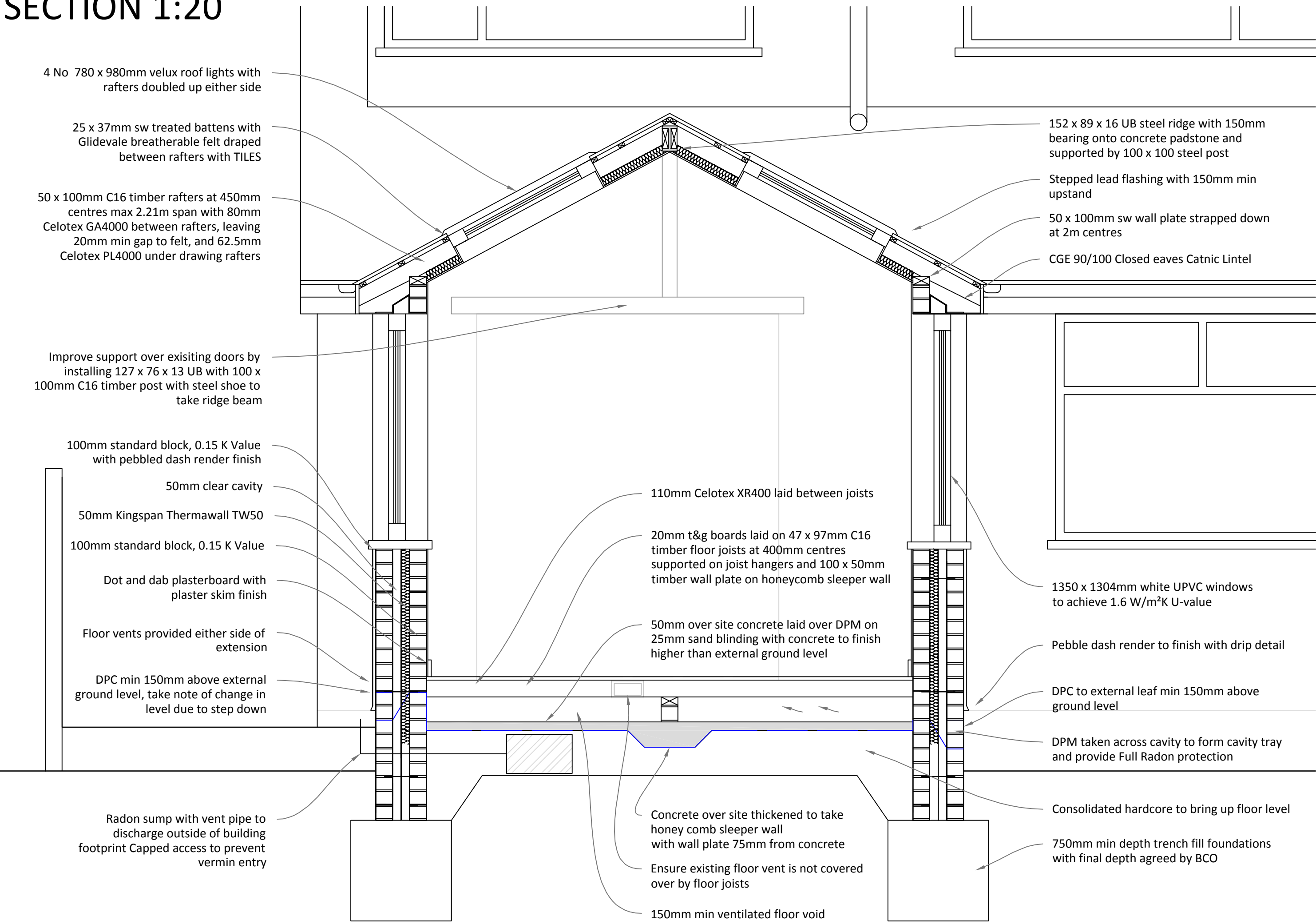
TIMBER SUSPENDED FLOOR

Ground preparation -Remove top soil and vegetation, apply total weed killer and 150mm min thick sand blinded hardcore, then either - (i) Provide concrete ground cover of at least 100mm thick or (ii) Prepare the ground to an even surface and lay a ground cover of concrete at least 50mm thick, on a damp-proof membrane of at least 1200 gauge polyethylene, laid on a bed of fine blinding material.

Floor construction - min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010 as required. Lay with staggered joints on 47mm x 175mm C16 grade soft wood joists at maximum 400mm centres max span 3.63m. Joists to be supported off proprietary galvanized joist hangers built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. If required, floor joists also to be supported on 100mm x 50mm treated wall plates and DPC fixed to masonry honeycombed sleeper walls built on thickened oversite concrete. Joists to be infilled with 110mm Celotex XR4000 insulation between joists fixed with Celotex clips

The top surface of the ground cover under the building shall be above the finished level of the adjoining ground. The underside of the floor joists are not to be less than 150mm above the top of the ground cover. The underside of any wall plate is to be not less than 75mm above the top of the ground cover. Provide cross-ventilation under floor to outside air by ventilators in at least 2 opposite external walls of the building.

SECTION 1:20



Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area. All sleeper walls or similar under floor obstructions shall be of honeycombed construction or have similar provision for distribution of ventilation. The under floor space shall be free from debris. Ducts to be sealed using gas proof tap if they pass through the radon barrier.

WALLS BELOW GROUND

All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

PARTIAL FILL CAVITY WALL

To achieve minimum U Value of 0.28W/m²K. Provide 103mm facing brick to match existing construction. 50mm clear residual cavity, 50mm Kingspan Thermawall TW50 insulation fixed to 100mm standard block K value 0.15 (Celcon standard, Thermalite shield, Toplite standard.) Internal finish 13mm lightweight plaster or plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.

DPC

Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES & CAVITIES

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5268-6.1: 1996 and BS EN 845-1: 2003 Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

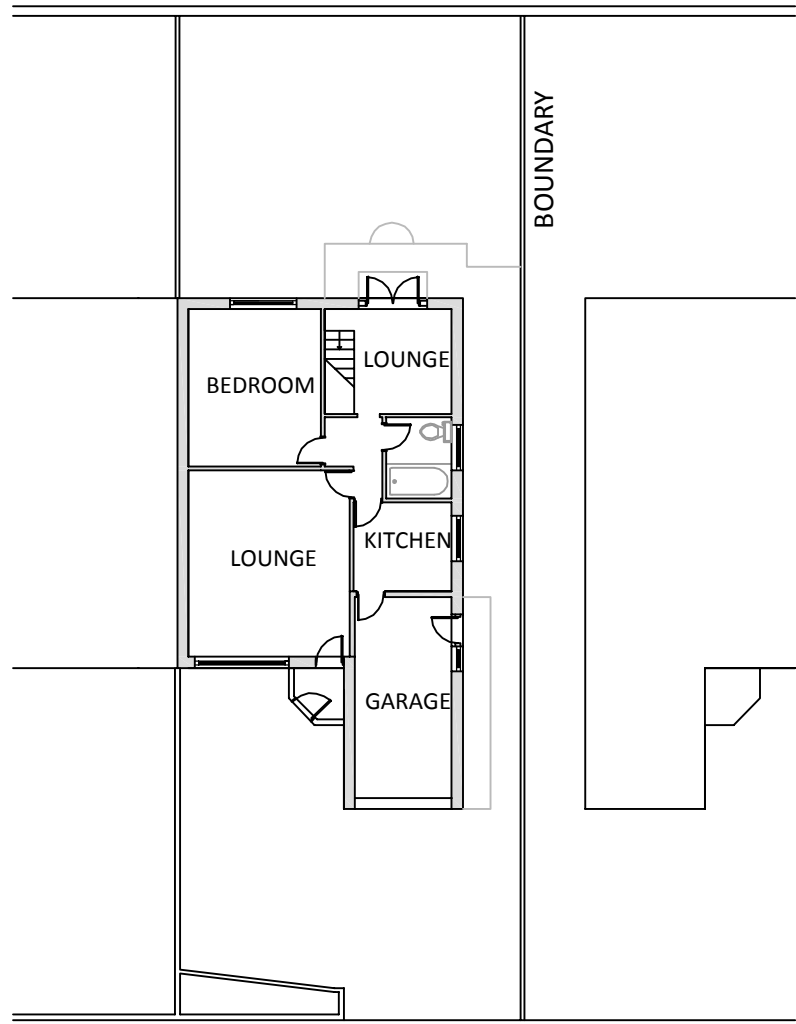
EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

LINTELS

For structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturers standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

EXISTING PLAN



LEAD WORK AND FLASHINGS

All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

ROOF LIGHTS

Min U-value of 1.6 W/m²K. Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better and to achieve U-value o'K. The amount of glazing is over the allowable limit, therefore ensure thermally separating doors are to remain in place and all heating within the extension to be separately controlled.

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value o'K. The amount of glazing is over the allowable limit, therefore ensure thermally separating doors are to remain in place and all heating within the extension to be separately controlled.

NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

BACKGROUND AND PURGE VENTILATION

Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm². Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°. Internal doors should be provided with a 10mm gap below the door to aid air circulation.

RAINWATER DRAINAGE

New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

PIPEWORK THROUGH WALLS

Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.

Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe; mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

HEATING

Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations. Ensure radiators within the extension to have separate controls to main system.

CONTRACTOR TO CHECK ALL MEASUREMENTS ON SITE PRIOR TO COMMENCING

Planning & Building Regulation Drawings

Single Storey Rear Extension
33 Central Drive
Buxton
High Peak
SK17 9RT

Scale - 1:100 @ A1
unless stated
Drawn By - EH
Date - 08.2013

Rev Description Date

DRAWING REF: CD/P&BR/01/

