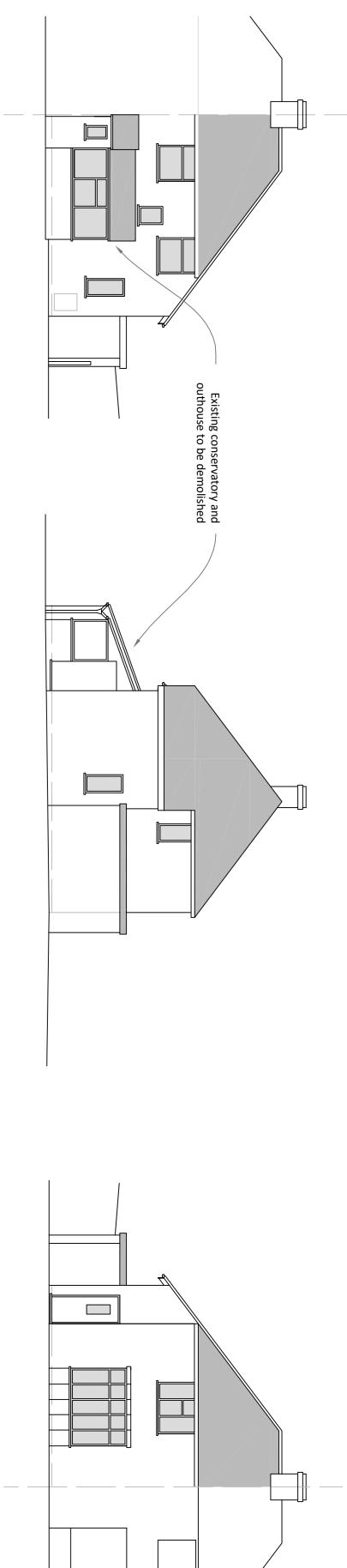
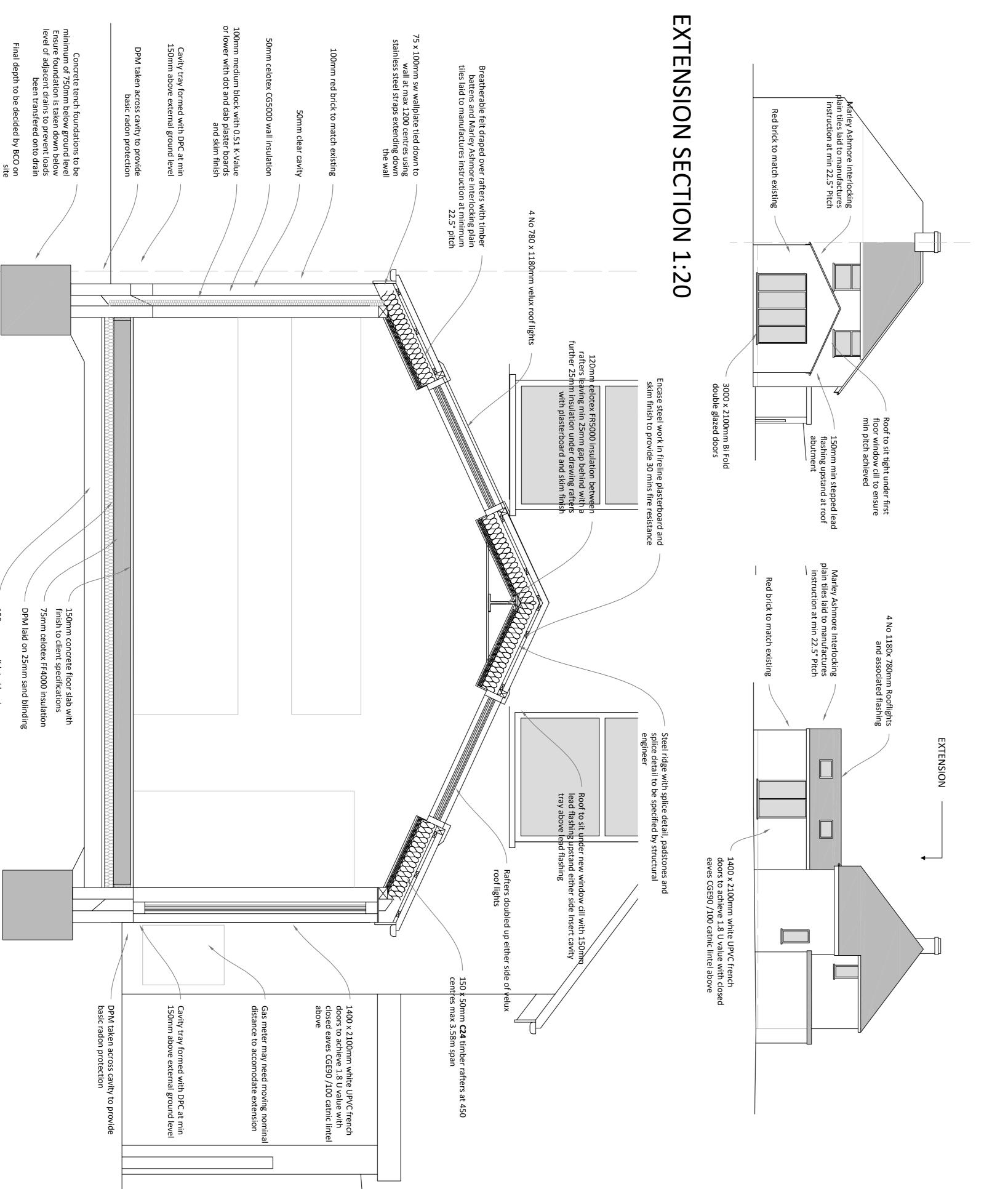
EXISTING ELEVATIONS



PROPOSED ELEVATIONS



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.

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. BASIC RADON PROTECTION

LEAD WORK AND FLASHINGS

Provide a 1200g (300 um) radon membrane under floor welted and taped with gas proof tape at joints and servi EXISTING STRUCTURE slab lapped 300mm double ce entry points. Carry meml

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.

Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 100mm \times 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 \times 30 \times 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.

Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on breathable sarking felt to relevant BBA Certificate. Supported on 47 x 150mm grade C24 rafters at max 400mm centres max span 3.47m. Rafters supported on 100 x 50mm treated sw wall plates. Allow min 20mm air space to allow for drape of breathable felt. Insulation to be 100mm Celotex GA4000 between rafters and 52mm Celotex PL4000 under rafters. Provide 5mm skim coat of finishing plaster to the underside of all ceiling.

walls and lintels carrying new and altered cy prior to commencement of work and

Existing structure including foundations, beams, loads are to be exposed and checked for adequa as required by the Building Control Officer.

BEAMS

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

SAFETY GLAZING

Roof-lights to be double glazed with16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

Min U-value of 1.6 W/m²K.

LINTELS

- For uniformly distributed loads and standard 2 storey dom-widths are to be equal to wall thickness. All lintels over 750r openings to be 65mm deep pre-stressed concrete plank linte be used for 900mm sized internal door openings. Lintels to 150mm on each end. Any existing lintels carrying additional inspection at commencement of work on site. All pre-stressed designed and manufactured in accordance with BS 8110, with or 40 N/mm² and incorporating steel strands to BS 5896 to sex BS 5977 Part 1. Ils to have a minimum bearing of ional loads are to be exposed for stressed concrete lintels to be 10, with a concrete strength of 50 to support loadings assessed to omestic loadings only. Lintel 50mm sized internal door intels. 150mm deep lintels are to

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 of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

NEW AND REPLACEMENT WINDOWS

All glazing in critical locations 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, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

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

OPENINGS AND RETURNS

TRENCH FOUNDATION An opening or recess greater measured internally). than 0.1m² shall be at least 550mm from the supported wall

mix to conform to BS EN 206-1 m below ground level, exact

Provide 750mm x 600mm trench fill foundations, concrete mix and BS 8500-2. All foundations to be a minimum of 1000mm be depth to be agreed on site with Building Control Officer to suit constructed in accordance with 2004 Building Regulations A1/ of Practice for Foundations. Ensure foundations are constructed adjacent drains. Base of foundations supporting internal walls ground level. Sulphate resistant cement to be used if required any adverse soil conditions or difference in soil type be found excavations, the Building Control Officer is to be contacted any engineer should be sought. 00mm below ground level, exact or to suit site conditions. All ions A1/2 and BS 8004:1986 Code onstructed below invert level of any hal walls to be min 600mm below required. Please note that should be found or any major tree roots in acted and the advice of a structural

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. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

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

BACKGROUND AND PURGE VENTILATION

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.

NEW AND REPLACEMENT DOORS

SOLID FLOOR INSULATION UNDER SLAB

To meet min U value required of 0.22 W/m²K

Solid ground floor to consist of 150mm consolidated well 50mm sand blinding. Provide a 1200mm gauge polythene DPC in walls. Floor to be insulated over DPM with 75mm Il-rammed hardcore. Blinded with ie DPM, DPM to be lapped in with thick Celotex.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL MEASUREMENTS ON SITE PRIOR TO WORK COMMENCING

PLANS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS

25mm insulation to continue around floor perimeters to should be laid over the insulation boards and turned up 1 behind the skirting, all joints to be lapped 150mm and se Gen2 ground bearing slab concrete mix to conform to BS 65mm sand/cement finishing screed with light mesh rein sealed, provide 100mm ST2 or 3S 8500-2 over VCL. Finish with avoid thermal bridging. A VCL 100mm at room perimeters

Where drain runs pass under new floor, provide A142 moslab min 50mm concrete cover over length of drain. esh 1.0m wide within bottom of

Where existing suspended timber floor air bricks are coveross-ventilation is maintained by connecting to 100mm new 65mm x 215mm air bricks built into new cavity wall under the extension. Ducts to be sleeved through cavity v overed by new extension, ensure m dia UPVC pipes to terminate at all with 100mm concrete cover laid y with cavity tray over.

PARTIAL FILL CAVITY WALL

To achieve minimum U Value of 0.28W/m²K

Provide 100mm brick to match existing construction. 50mm clear residual cavity, 50mm Celotex insulation fixed to 100mm standard block K value 0.15 (Celcon standard, Thermalite shield, Toplite standard.) Internal finish to be 12.5mm plasterboard on dabs with a plaster skim. Walls to be built with 1:1:6 cement mortar. 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.

All walls constructed using stainless stee 750mm ctrs horizontally, 450mm vertica staggered rows. Wall ties to be suitable f 5268-6.1: 1996 and BS EN 845-1: 2003 Provide horizontal strip polymer (hyload) damp proof cour skins minimum 150mm above external ground level. New I with existing DPC's and with floor DPM. Vertical DPC to be cavity is closed. WALL TIES ucted using stainless steel vertical twist type retaining wall ties built in izontally, 450mm vertically and 225mm ctrs at reveals and corners in Wall ties to be suitable for cavity width and in accordance with BS urse to both internal and external w DPC to be made continuous be installed at all reveals where

CAVITIES

Provide cavity trays over openings. All cavities to be closed at eaves and around opening 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 whe continuous weather break. If a continuous cavity cannot be a abuts the existing walls provide a movement joint with vertic construction with suitable proprietary stainless steel profiles. UNVENTED PITCHED ROOF ting where possible to ensure not be achieved, where new walls th vertical DPC. All tied into existing

Pitch 22-45° (imposed load max 0.75 kN/m²

ax 0.75 kN/m²)

To achieve U-value 0.18 W/m²K

imber roof structures to be designed by an Engineer equirement R5 Structural Design. Calculations to be

accordance with NHBC Technical sed on BS EN 1995-1-1.

Elevations 80 Section

Building Regulations

Single Storey Rear Extension Chapel en le Frith High Peak SK23 OJL 2 The Crescent

Scale - 1:100 @ A1 unless stated

Rev Description Date -02.2016 Drawn By - EH Date

DRAWING REF: 2TC/BR/01

