



- 1. Roofs and Dormer:** See separate details
- 2. Rainwater goods:** New rainwater goods to be uPVC to match existing to fall to existing combined drain. 75mm dia RWP, 100 dia eaves gutter.
- 3. Steelwork:** Structural steelwork to be designed by structural engineer. Note: Any steel beams to have minimum 12.5mm fireline plasterboard and skim cover to achieve 1/2 hour fire resistance. Note-double boarding of fireline may be required to achieve 1/2 hour fire resistance depending on Hp/A factor of boards and manufacturers guidance must be followed.
- 4. Joinery:** All new windows and doors to be uPVC or timber - confirm with client.
 - New rooflights and windows to be fully draught proofed and double glazed in Optiwhite (outer pane) 16mm argon filled air space with aluminum spacer bar with an inner pane of Low emissivity 'K' glass to give a U value of 1.6W/m² (or window energy rating band C - and certificates of compliance to be provided to Building control on completion.
 - New and replacement glazed doors (more than 50% glazed) to be fully draught proofed and double glazed with 16mm argon filled air space and inner pane of Low emissivity 'K' glass to give a U value of 1.6W/m² (certificates of compliance to be provided to Building control on completion.
 - New and replacement glazed doors (less than 50% glazed) to be fully draught proofed and double glazed with 16mm argon filled air space to give a U value of 1.6W/m² (certificates of compliance to be provided to Building control on completion.
 - Means of escape window to have a minimum 750mm x 450mm (0.33m²) unobstructed openable area. If window locks are fitted to means of escape windows, un-removable key types should be used. If easy clean hinges are fitted to means of escape windows these must open beyond 90 degrees.
 - Safety glazing to critical locations: windows below 800mm (FF cill height 1m to match existing any < 80mm to be safety glazing) and doors and side panels below 1500mm.
 - Fascia boards and eaves detail to extension to be uPVC and match existing house detail.
- 5. Internal stud partitions** to be 3" x 2" frame @ 400 centres with 12.5mm P.B. (10kg/m³) and skim either side infilled with 10kg/m³ quilt and to achieve 1/2 hour fireprotection in protected route (red outline)
- 6. Electrical installation:**
 - Electrical installation to BS 7671 to be checked by a NICEIC approved electrician, sockets to be located to occupiers specification. All electrical wiring to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, 17th Edition wiring guidance and Building Regulation Part P (Electrical Safety) by a member of the Government's Competent Persons Scheme and the competent person is to send to the local Authority a self certification certificate within 30 days of the electrical works completion. The client must receive both a copy of the Self Certification certificate and BS 7671 Electrical Installation Test Certificate.
 - Smoke/heat detectors:** Detectors to be interlinked, mains powered with battery back up (Optical detectors to habitable rooms, ionisation type to circulation space between rooms (landings/hallways etc)) to BS5446-1:2000 or BS5446-2:2003 located to ceilings as shown.
- 7. GASSAFE** registered installers for any gas work.
- 8. Ventilation:** Kitchen to have 30 litres/second mechanical ventilation if adjacent to hob or 60 litres/second otherwise. Bathrooms to have 30 litres/second mechanical ventilation with humidistat controls. Bathrooms fitted with showers to have 60 litres/second mechanical ventilation with humidistat controls. Utility rooms to have 30 litres/second mechanical ventilation W.C. to have 15 litres/second mechanical ventilation with 15 min overrun. All

- mechanical ventilation ducted to external air. New windows to have 8000mm² trickle ventilation and window opening lights to have openable free area of min 1/20th of total floor area
- 10. All duct work to be insulated for fire and sound.**
 - 11. U Values for new windows:** All new windows will be double glazed low E glass to achieve a min U value of 1.6
 - 12. Services:**
 - Attention must be given to locations where services pass through structure/insulation to maintain integrity of insulation, fire resistance and air leakage.
 - Account to be taken as to location of electric cables with regard to insulation to avoid reduction in cable rating due to overheating.
 - Advantage of insulation to be considered with regard to routing of water pipes to retain heat and reduce risk of freezing. Hot water pipes to be laid above cold supply and all pipes to be insulated including heating system.
 - Ducts may be necessary in solid floors to accommodate service routes.
 - 13. Heating & hot water:** Existing heating system extended, boiler moved and new radiators to have TRV's and sized and positioned by heating engineer to clients specification.
 - 14. Stairs:** Stair case to have risers of 170mm min to 220 max and min going of 220mm with a minimum tapered tread of 50mm, with a hand rail one side not less than 900-1100mm high measured from the pitch line of the stair and a pitch of 42 deg max. Clear headroom over stairs of 2m to be maintained (1.9m from half width of stair acceptable only under sloping ceiling soffit). Guarding to stairs 1100mm high with balustrade spacing less than 100mm. Underside of staircase 12.5mm fire line board and skim to provide 1/2 hour fire resistance. Note- stair case dimensions to be checked by joiner before construction
 - 15. Extension external wall construction; to achieve min U value of 0.2W/m²**
 - Outer leaf: Approx 120-170mm Natural stone laid in courses and pointed to match existing toothed into existing dwelling.
 - Cavity: 60mm Kingspan/Ceilotex cavity insulation. Cavity wall insulation slabs to commence below D.P.C. level to avoid thermal bridging at ground floor level. Cavity to have stainless steel double triangle wall ties between inner and outer leaf at 450mm centres vertically and 750mm centres horizontally, staggered. Wall ties max 225mm centres at reveals and ties to be long enough to have min 50mm embedment into wall.
 - Inner leaf: 100mm 7 N/mm² concrete blocks tied into existing dwelling using stainless steel starter strips @ 450mm centres with plastic movement sleeves, with 12mm backing plaster and skim to internal walls.
 - Cavities to be maintained
 - 12mm plaster board (dot and dabbed) and skim to internal walls.
 - Note - To prevent thermal bridging all external door and window openings must be closed with a proprietary insulated cavity closer with a vertical D.P.C.
 - Lintels:** See lintel schedule.
 - All lintels to have min 150mm end bearing. All lintels to have cavity trays over which exit to weep holes on the external surface at max 900mm c/c min 2 per cavity tray and proprietary stop ends.
 - Where used over stone, timber brick headers or other decorative members lintels must extend the required minimum end bearing beyond this lintel.
 - Full cavity/ cold bridge insulation to lintels at new works.
 - Pre stressed reinforced concrete lintels to BS 8110. Part 1 1997 Section 4 manufactured to BS 5977 Part 2 1983, Naylor Lintels.
 - Galvanised profiled steel lintels to BS EN 10025, *IG Lintels, Catnic or Keystone* standard range with cold

- bridge insulation.
- Stainless Steel versions of above to BS EN 1449 Part 2 Grade 304 S15, *IG Lintels, Catnic or Naylor.*
 - 16. Ground floor construction/foundation details:** See separate details. Note - excavation for foundations to be checked and approved by Building Control prior to construction. Foundations designed by structural engineer.
 - 17. General Notes:**
 - FD20 doors with intumescent strips to all habitable rooms as shown on plans.
 - Existing staircase enclosure is assumed to achieve 30 minute fire resistance. Check partitions which form means of escape enclosure and check they meet 1/2hr fire resistance including staircase soffit of old and new stairs - upgrade to 1/2hr where needed.
 - Party wall: Party wall to be checked for fire resistance to the approval of Building Control Surveyor. Sound insulation as shown on plans.
 - Double trimmers to any roof lights
 - Gas safe certificate to be provided for any new heating or gas installation.
 - Flues - ensure timber or metal component in contact with timbers/combustable materials are separated from flues (if live) in accordance with A.Doc.J (usually 200mm). If flue is not lined check to ensure no leakage to loft and render wall or take appropriate advice/treatment if leaks are found.

Building Regulations

This drawing is the Copyright of SJ Design Limited.
All dimensions must be checked on site and not scaled from this drawing.
All materials and workmanship are to be in accordance with prevailing British Standards, Codes of Practice, Building Regulations, manufacturers and industry recommendations and all to the complete satisfaction of SJ Design Limited.

| | | |
|--|--|--|
| | | |
| | | |
| | | |



Building Design & Surveying Consultants
The Old Co-Op Building, Church Street,
Hayfield, High Peak SK23 2JE
Tel:01663 742903 Fax:01663 751247
Mobile: 07984 007 087 Email: info@sjdesign.net
www.sjdesign.net

Client: Mr John Grimshaw
Job Title:

3 Caldene Terrace
Whaley Bridge
High Peak
SK23 7HZ

Drawing Title
Plans and Elevations
As Proposed

Scale:
1:100; @A1 unless marked
Date: August 2016 Drawn by: SJ

| Drawing No. | Rev. |
|-------------|------|
| 200 | |