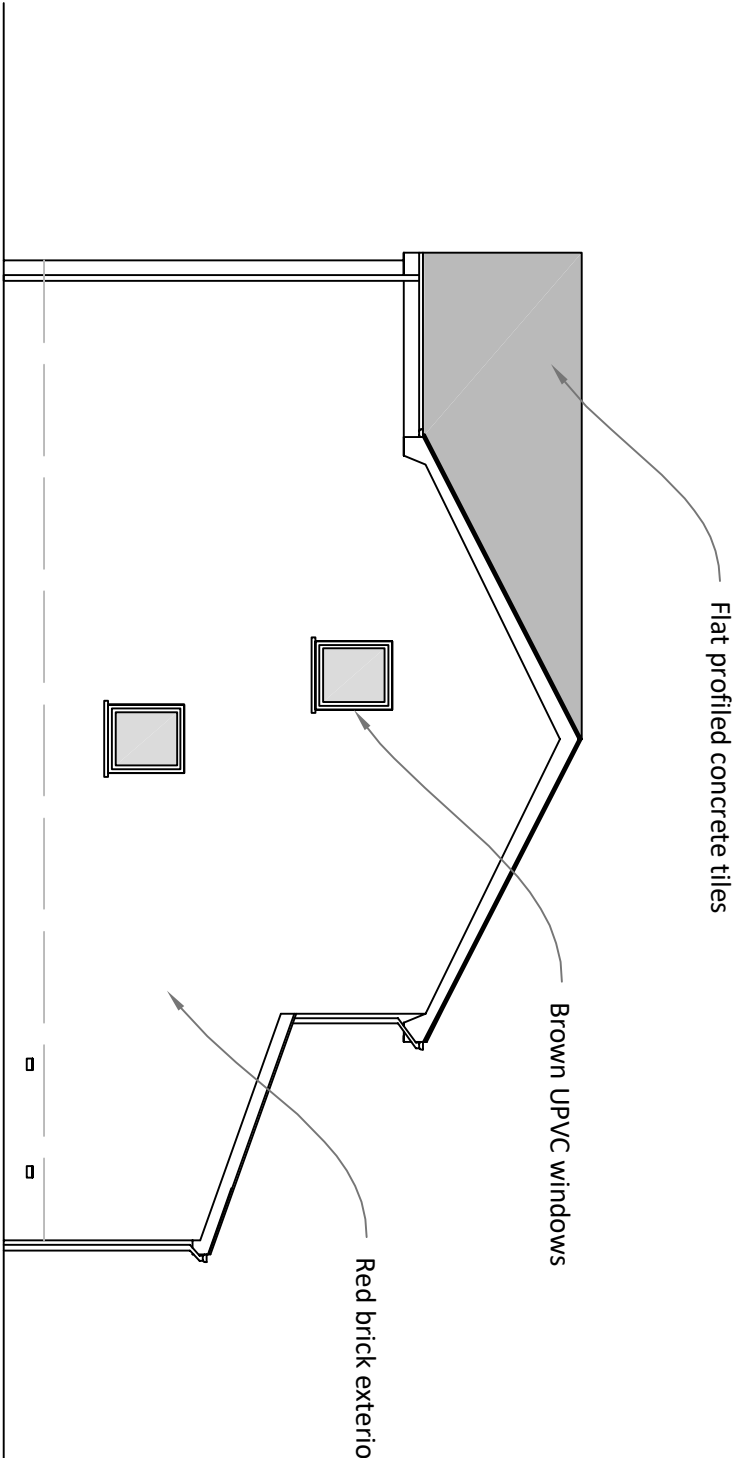
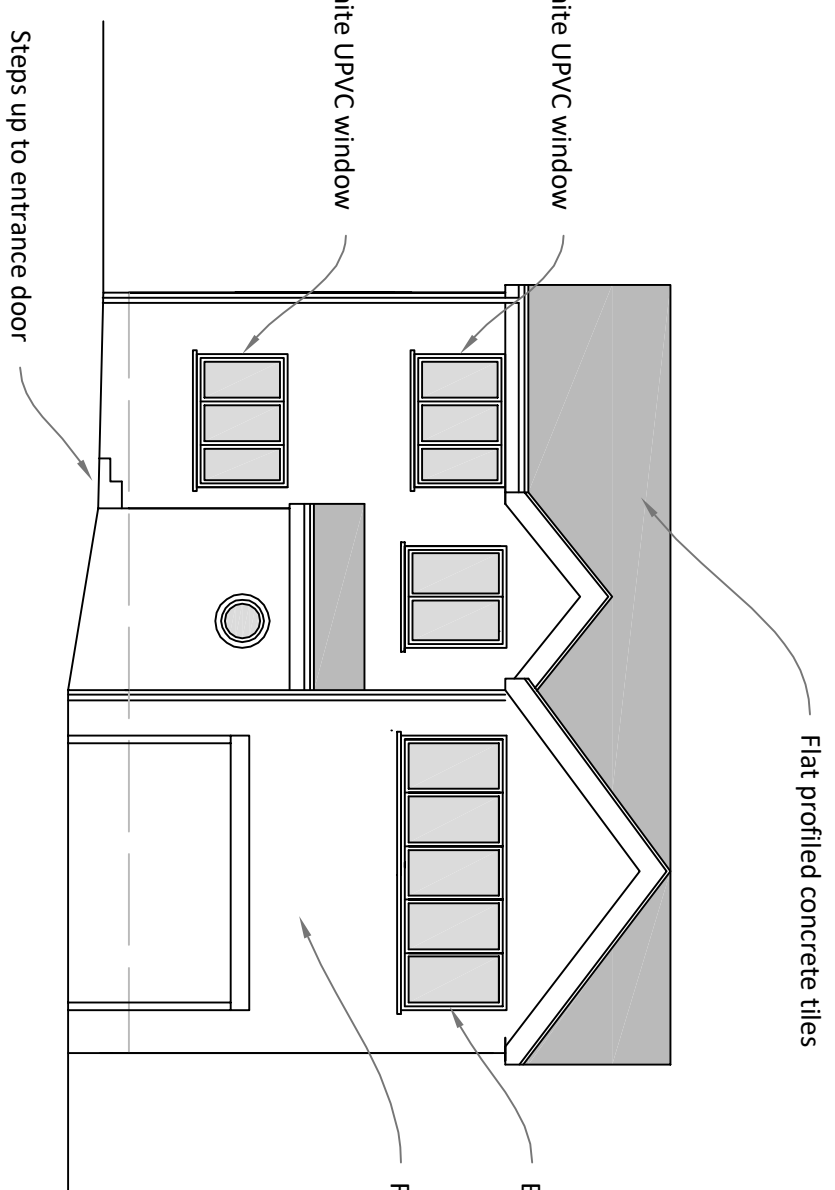


EXISTING ELEVATIONS 1:100

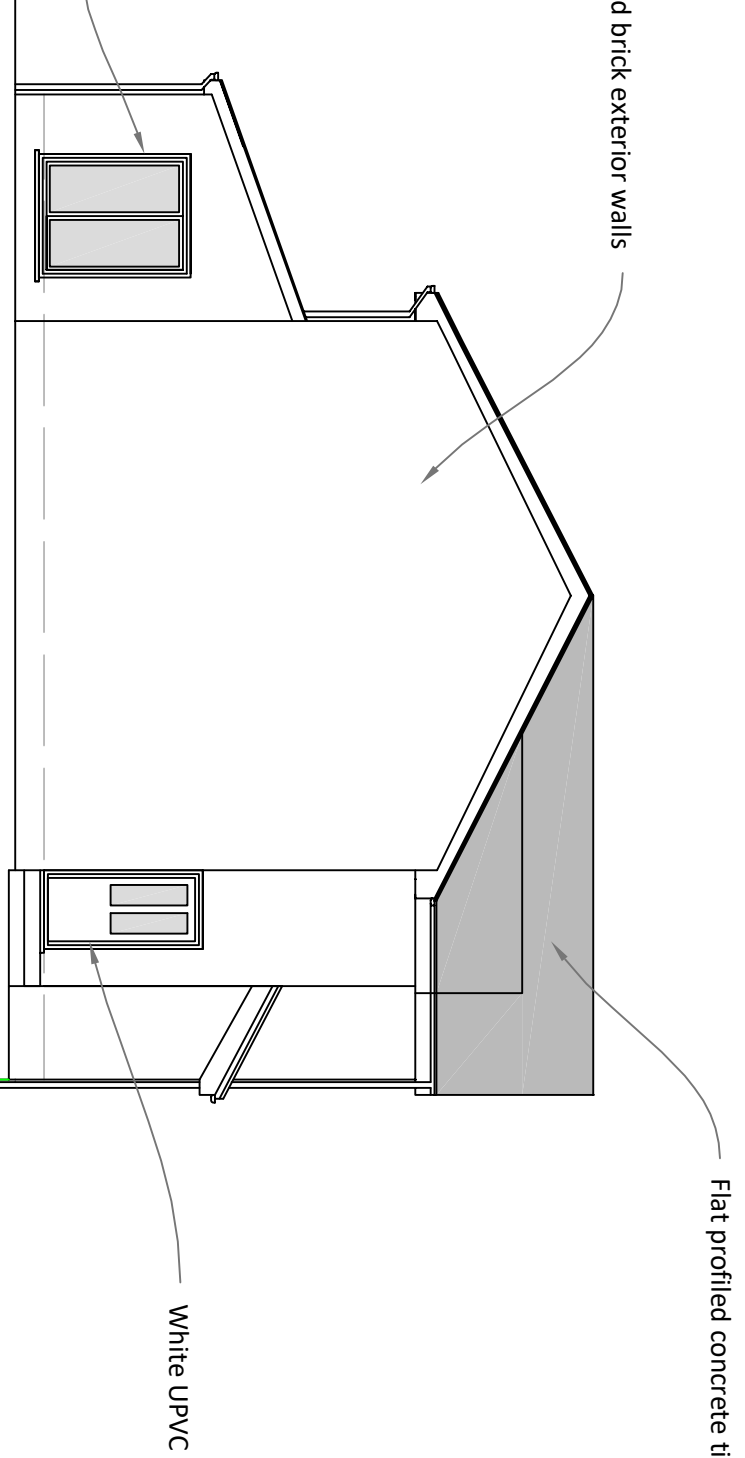
SIDE ELEVATION



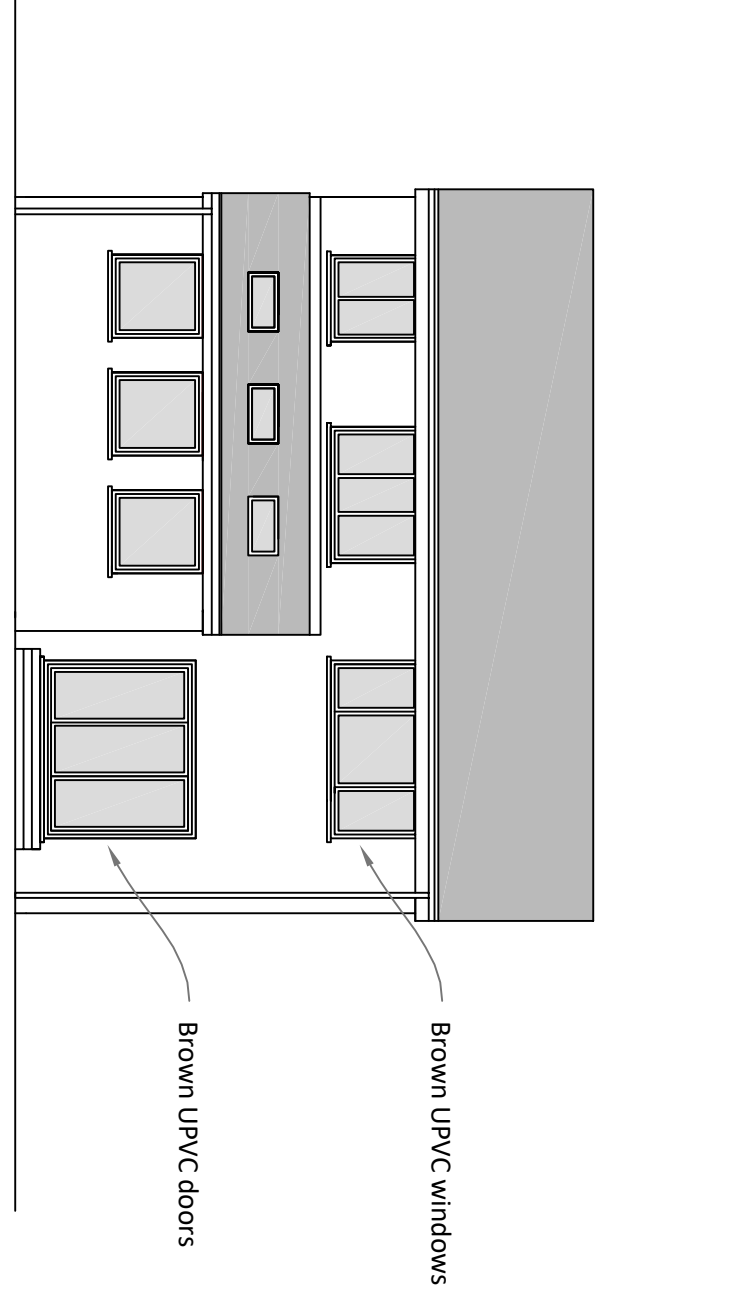
FRONT ELEVATION



SIDE ELEVATION

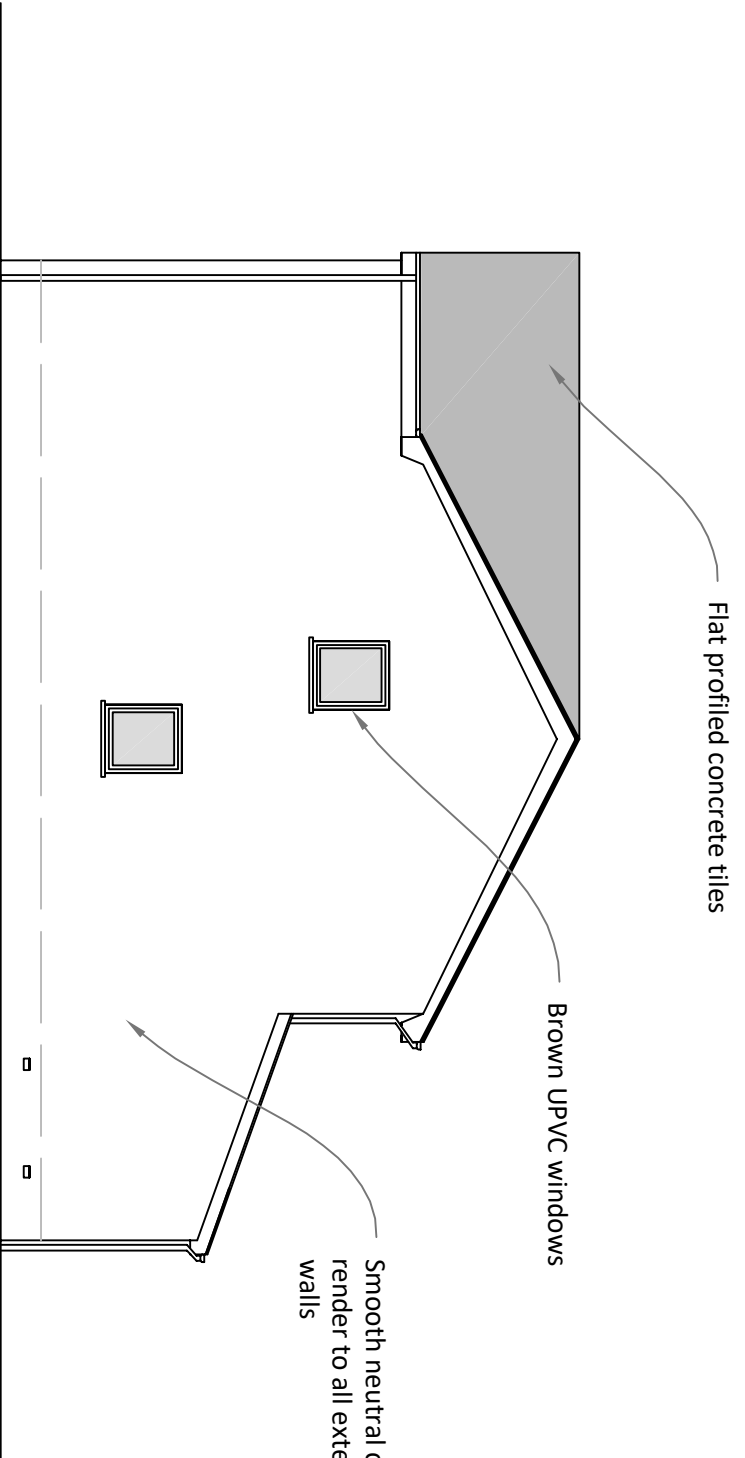


REAR ELEVATION

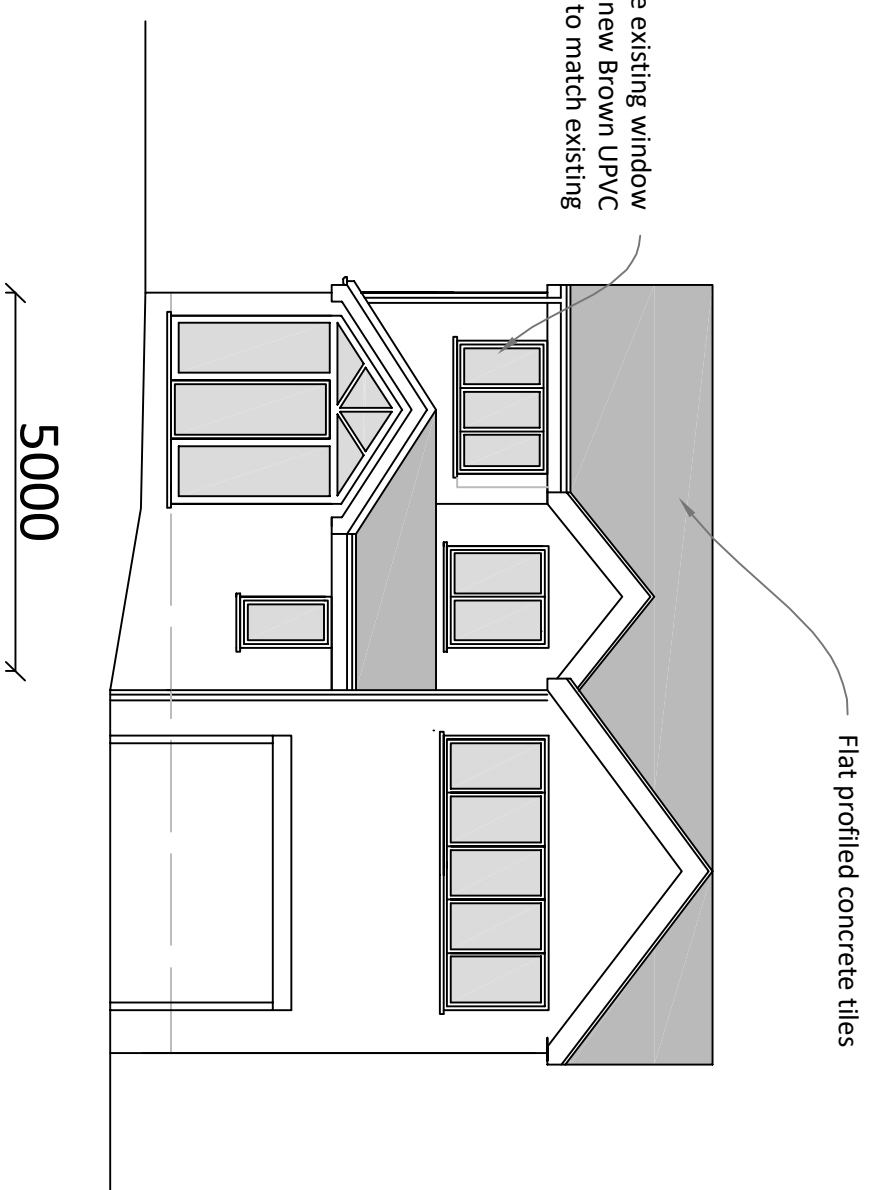


PROPOSED ELEVATIONS 1:100

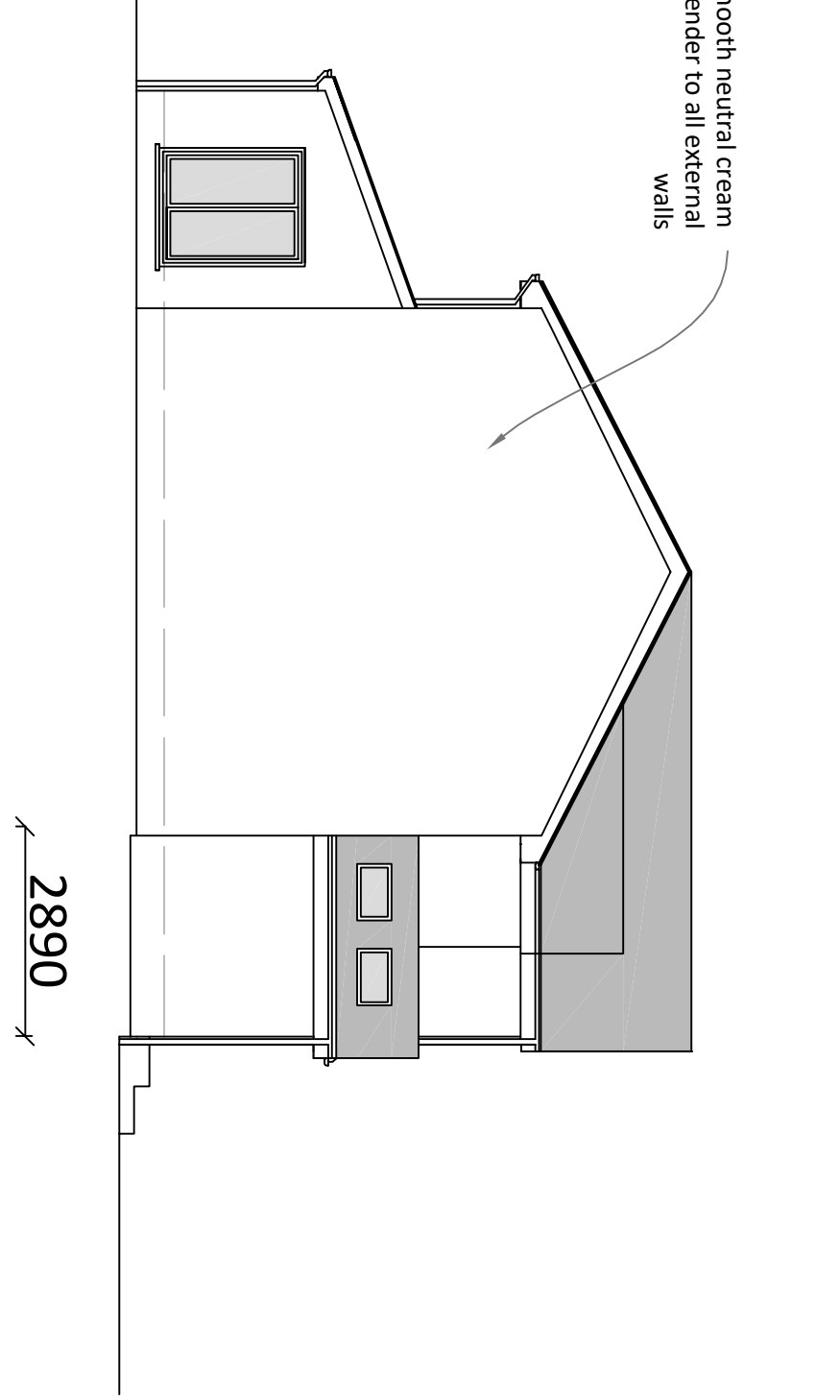
SIDE ELEVATION



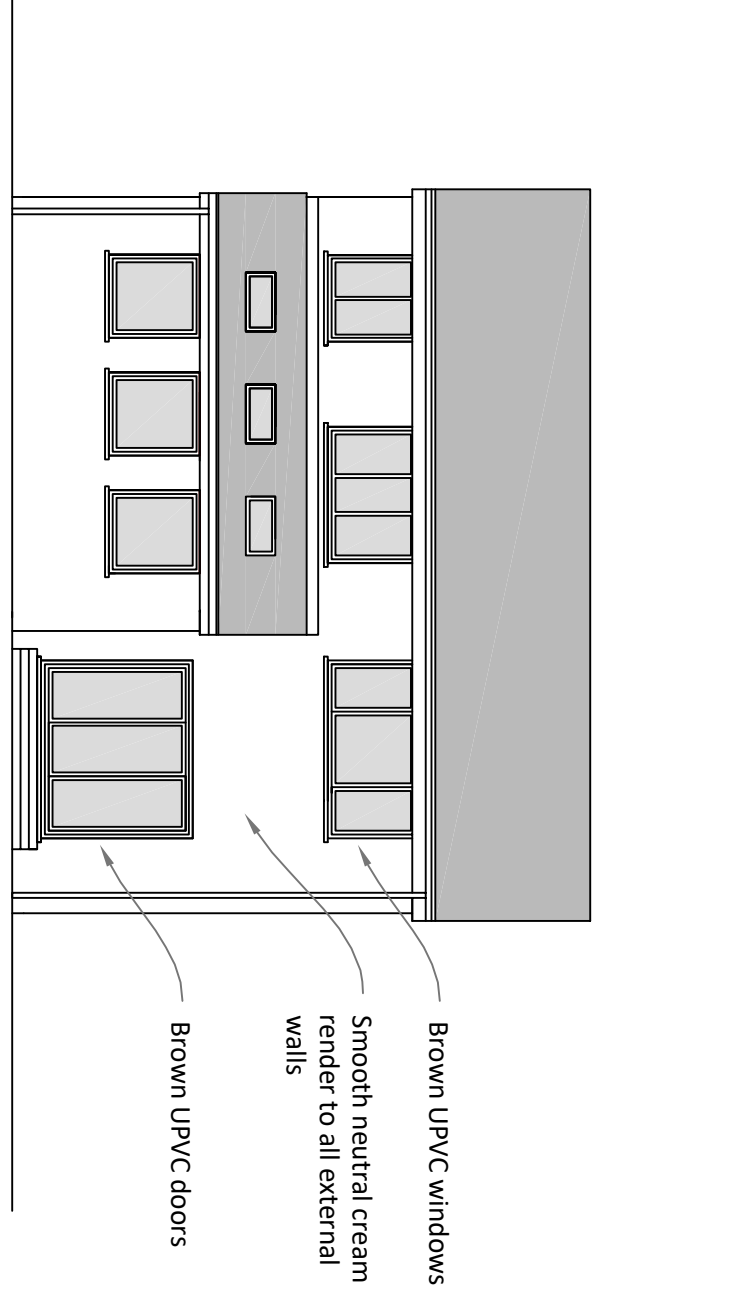
FRONT ELEVATION



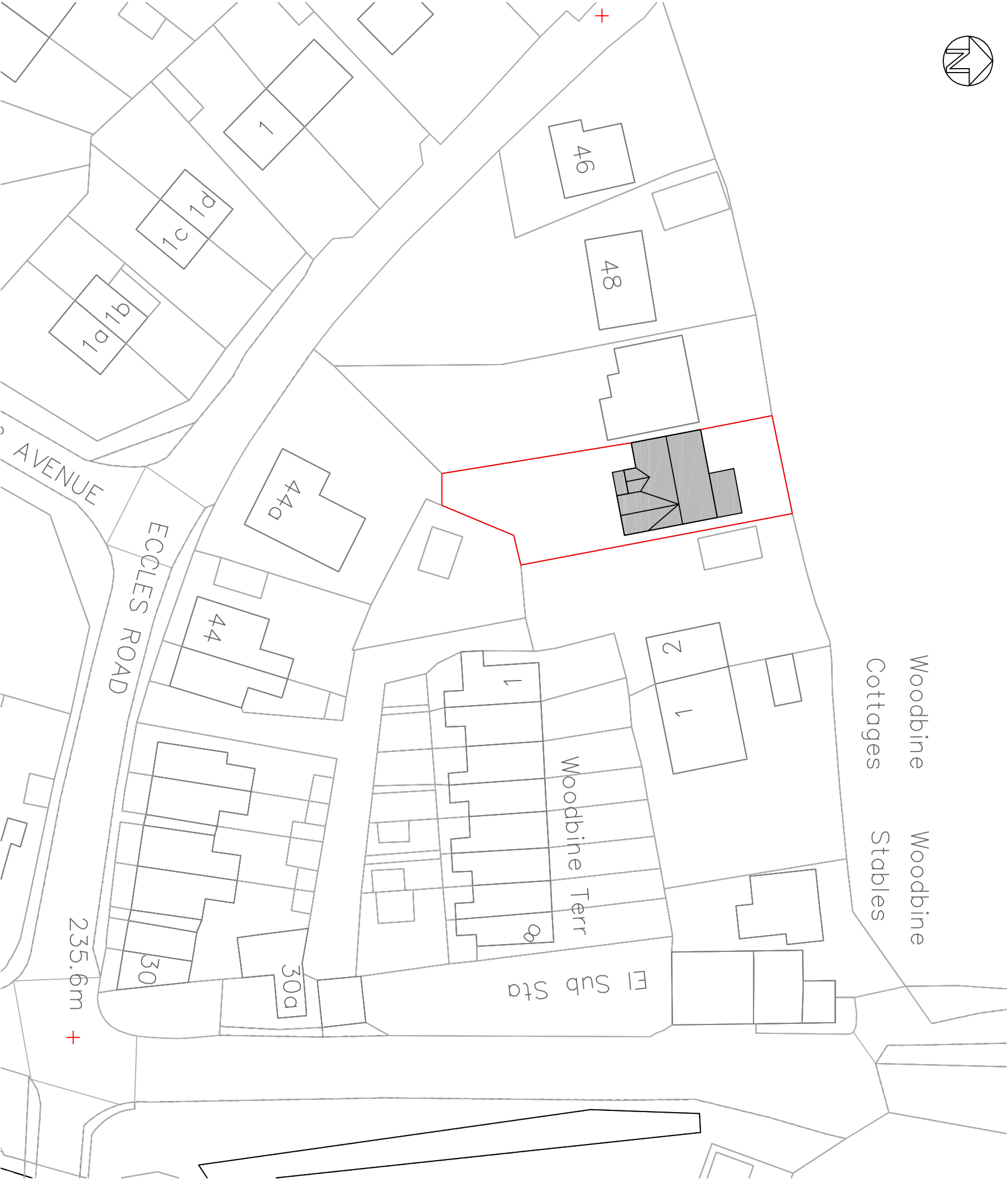
SIDE ELEVATION



REAR ELEVATION



EXISTING SITE PLAN 1:500



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 750mm 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. 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.

TIMBER SUSPENDED FLOOR

Remove top soil and vegetation, apply total weed killer and 150mm min thick sand blined hardcore then lay a ground cover of concrete at least 50mm thick, on a damp-proof membrane of at least 1200 gauge polyethylene. Floor construction - min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS5669 as required. Lay with staggered joints on 50mm x 150mm C16 grade soft wood joists at 450mm centres max span 2.98m, built into and supported off internal walls with DPC below timber or galvanised joist hangers used. Joists to be infilled with 110mm Celotex FR4000 on battens or proprietary insulation clips.

The top surface of the ground cover under the building shall be above the finished level of the adjoining ground. The undersides of the floor joists are to be min 150mm above the top of the ground cover. The underside of any wall plate is to be 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. 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.

PARTIAL TIL CAVITY WALL

To achieve minimum U Value of 0.28W/m²K
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.

20mm two coat sand/cement render to comply to BS EN 13914-1:2005 with waterproof additive on 100mm medium dense block. 50mm clear residual cavity, 50mm CLOTEX insulation fixed to 100mm standard block K value 0.15 (Celcon standard. Thermalseal shield, Toplite standard). Internal finish 13mm lightweight plaster or plasterboard on dabs. Walls to be built with 1:1.6 cement mortar. Cavity wall to be assessed on site for installation of cavity tray between the first floor windows above the roof abutment.

DPC

Provide horizontal strip polymer (Inyolad) 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. Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabrate or similar non combustible insulated cavity closers. Provide vertical DPC's around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (mm 2) at max 900mm centres.

WALL TIES

All walls constructed using stainless steel 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. 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 abut the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

UNVENTED PITCHED ROOF - MIN 23 degree pitch

Pitch 22.5-30° (Imposed load max 1 kN/m² - dead load max 1 kN/m²) to achieve U-value 0.18 W/m²K

510 x 255mm blue slates with 110mm min headlap on 25 x 38mm tanalised sw treated battens on 2 layers of breathable sarking felt to BS7427 or relevant BBA Certificate. Supported on 47 x 125mm grade C16 rafters at 400mm centres max span 3.0m. Rafters top be doubled up around rooflights. Rafters supported on 100 x 50mm treated sw wall plates and pole plate bolted to wall at 600mm centres. Allow min 20mm air space to allow for draupe of breathable felt. 100mm Kingspan K7 between rafters leaving 25mm air gap behind with 50mm Kingspan K7 underdriving rafters. Provide 5mm skin coat of finishing plaster to the underside of all ceiling.

Restrained strapping - 100mm x 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 x 30 x 5mm galvanised straps or other approved to BSEN 845-1 at 2m centers, in accordance with CP111 Part 2.

LEAD WORK AND FLASHINGS

All lead flashings, any valleys or speakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all joints 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.

STEELWORK

3 no 178 x 102 x 19 UB bolted together at 800mm centres with 150mm bearing onto 150 x 800 concrete padstone. New steel beams to be encased in 125mm Gyproc fireline board with staggered joints to provide 1/2 hour fire resistance. Provide cavity tray above steels where possible.

RAINFALL DRAINAGE

New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to existing surface water drainage via 110mm dia UPVC pipes surrounded in 150mm granular fill. If found to be a combined system trapped gully's to be used.

ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep and vac bottle traps and coding ones to be provided at changes of direction. Size of wastes pipes and max length of branch connectors (if max length is exceeded then vent vacuum traps to be used). Wash basin - 1.7m or 32mm pipe 4m for 40mm pipe, Bath/shower - 3m for 40mm pipe 4m for 50mm pipe, W/C - 6m for 100mm pipe for single WC. All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect on to SYP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

NEW AND REPLACEMENT WINDOWS & DOORS

New and replacement windows and rooflights 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. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc. 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 and Part N of the current Building Regulations. 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.

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 operable 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.

Plans & Design

Emma Hall MBEng BA Insts

www.plansanddesign.co.uk

07912 845 210

Planning & Building Regulation Drawings Elevations

Single Storey Front Extension

52 Eccles Road

Chapel-en-le-Frith

High Peak

SK23 9RP

Scale - 1:100 @ A1 unless stated

Drawn By - EH

Date -04.2017

Rev

Description

Date

DRAWING REF: 52ER/PL/BR/01