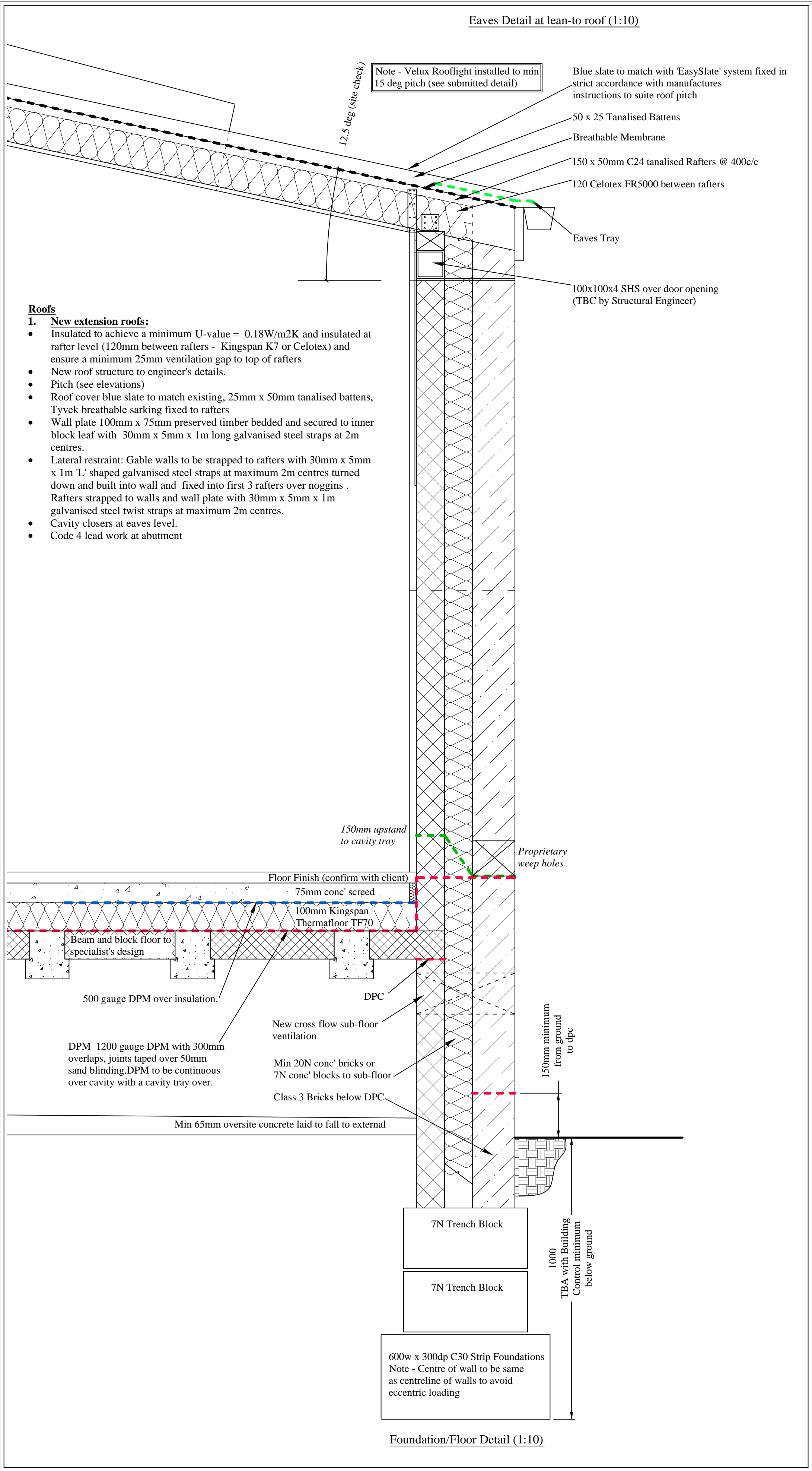
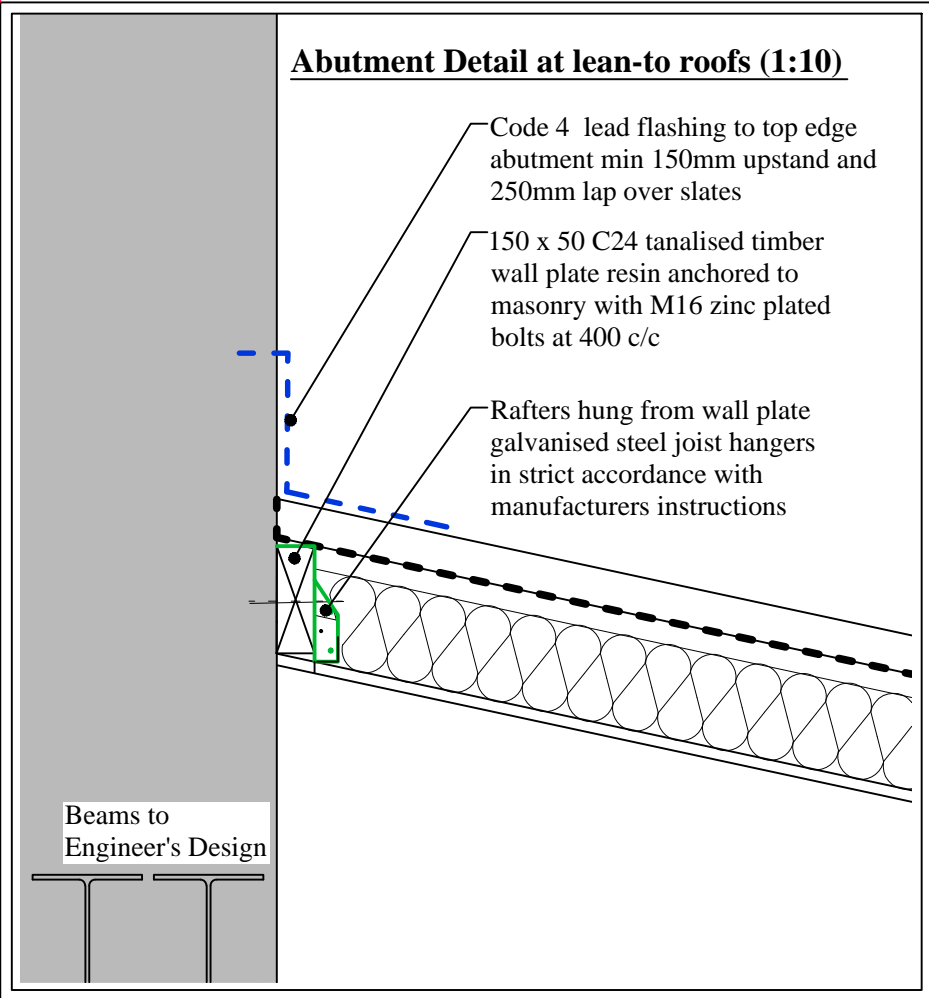
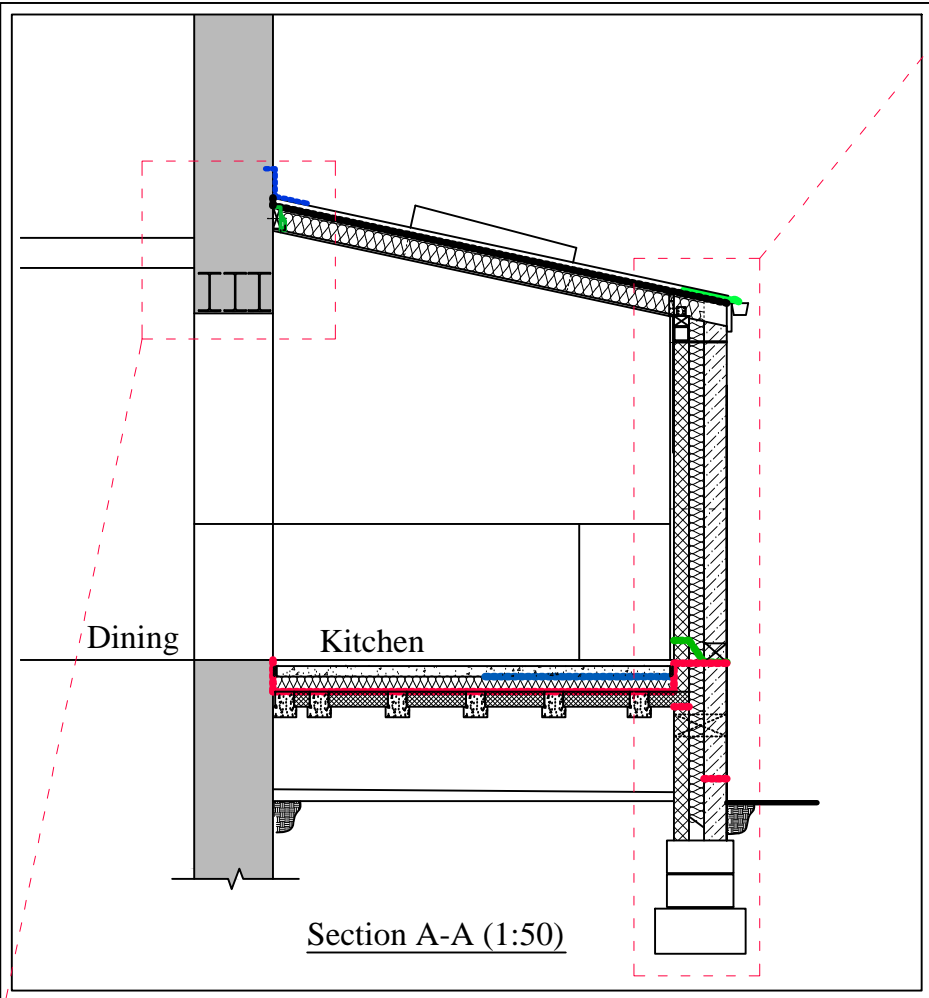


**Drainage Notes:** layout shown is assumed and assumed to be combined.

- New drainage via uPVC 100mm pipe to BS4660 packed in granular fill laid to min 1:40 fall with rodding points to gullies and any new drains where there is a change of direction. Any drainage work to be inspected and approved by Building Control before back filling.
- Rainwater pipes to existing combined system via rodable gullies.
- 75mm deep seal traps on all appliances.
- 100mm plastic waste to toilet, 40mm plastic waste to sinks and baths (with re-sealing anti vac traps) to discharge to new 100mm SVP to existing foul combined drain. Rodding access to be provided to all changes in direction, bases of soil stacks and gullies. Combined waste pipes to be min 50mm. No opposed waste connections to be made within 200mm of WC connection with SVP.
- Proprietary inspection chambers to be provided as indicated and as necessary to provide rodding access to drainage runs - sizes to suit depth as recommended by manufacturer.



- Roofs:** See separate details
- Rainwater goods:** New rainwater goods to be uPVC to match existing to fall to existing combined drain. 75mm dia RWP, 100 dia eaves gutter.
- 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 hour fire resistance depending on Hp/A factor of boards and manufacturers guidance must be followed.
- 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/m<sup>2</sup> (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/m<sup>2</sup> (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/m<sup>2</sup> (certificates of compliance to be provided to Building control on completion.
  - Means of escape window to have a minimum 750mm x 450mm (0.33m<sup>2</sup>) 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.
  - Latere 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 match existing house detail.
- 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.
- GASSAFE** registered installers for any gas work.
- Ventilation:** Kitchen to have 30 litres/second mechanical ventilation if adjacent to hob or 60 litres/second otherwise. All mechanical ventilation

- ducted to external air. New windows to have 8000mm<sup>2</sup> trickle ventilation and window opening lights to have openable free area of min 1/20th of total floor area
- All duct work to be insulated for fire and sound.**
  - U Values for new windows:** All new windows will be double glazed low E glass to achieve a min U value of 1.6
  - 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.
  - Heating & hot water:** Existing heating system extended and new radiators to have TRV's and sized and positioned by heating engineer to clients specification.
  - Extension external wall construction: to achieve min U value of 0.2W/m<sup>2</sup>**
    - Outer leaf: Approx 150mm natural stone to match existing laid in courses and pointed to match existing toothed into existing dwelling.
    - 125mm Cavity: 75mm Kingspan/Celotex 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/mm<sup>2</sup> concrete blocks tied into existing dwelling using stainless steel starter strips @ 450mm centres with plastic movement sleeves..
    - Cavities to be maintained if present
    - 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.
  - 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.
  - General Notes:**
    - Double trimmers to any roof lights
    - Gas safe certificate to be provided for any new heating or gas installation.

## 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 Institution recommendations and all to the complete satisfaction of SJ Design Limited.




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Client  
**Mr Joe Kemp**  
Job Title  
Proposed extension at  
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High Peak  
SK22 1DF

Drawing Title  
**Elevations and floorplans  
as proposed**

Scale  
1:100; @A2 unless marked  
Date  
May 2017  
Drawn by  
SJ

Drawing No.	Rev.
200	-