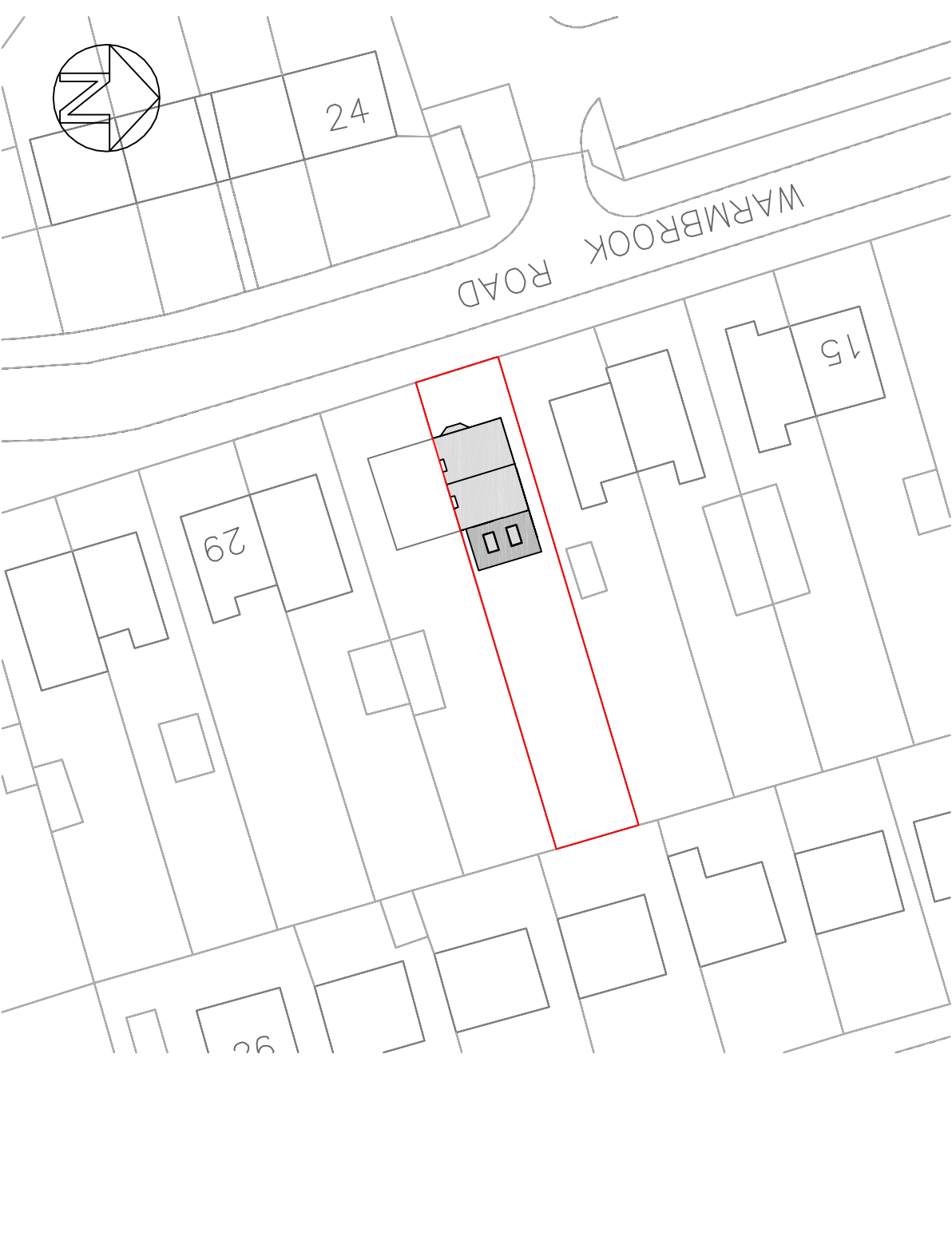


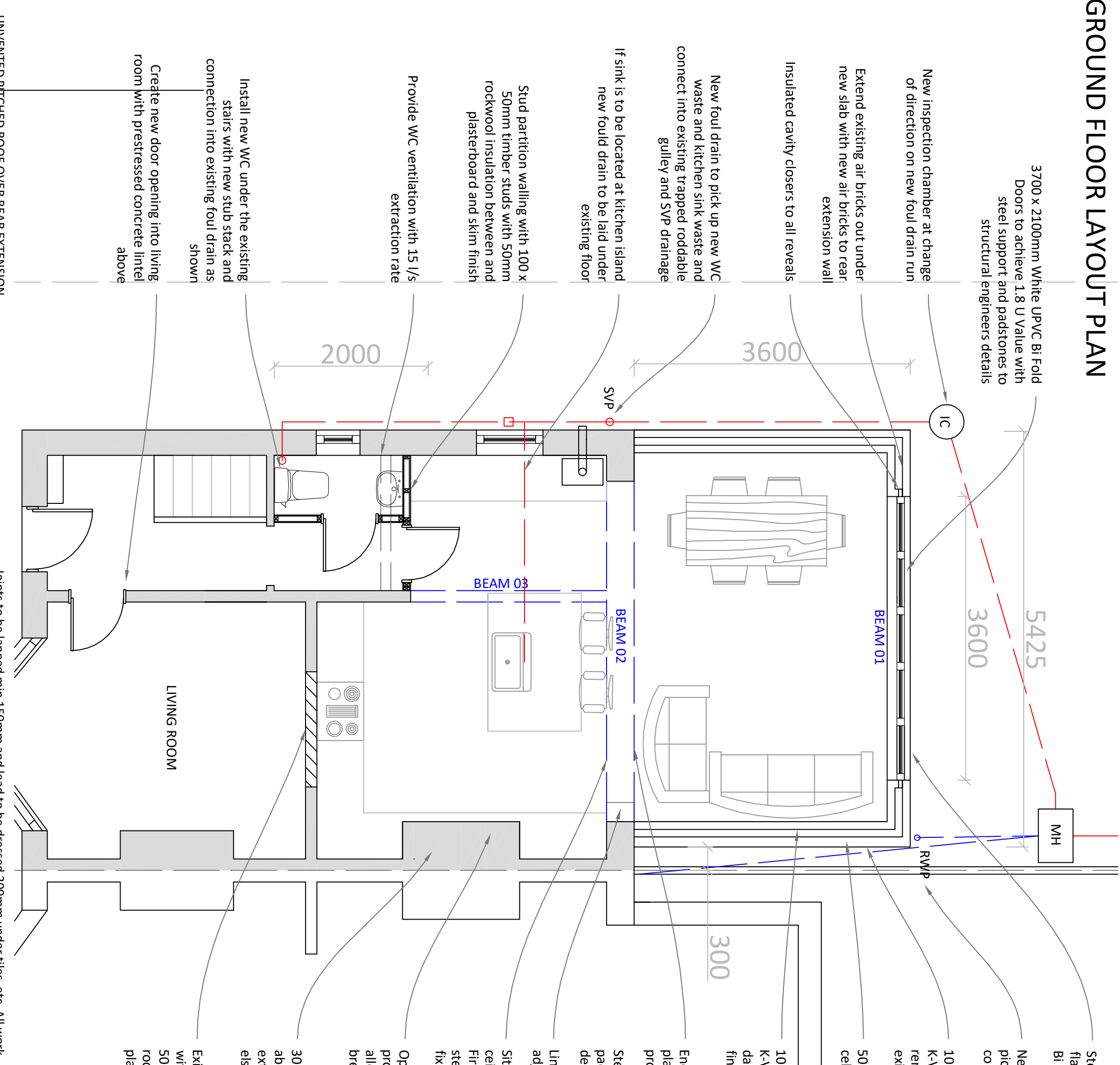
EXISTING PLANS

EXISTING SITE PLAN 1:500

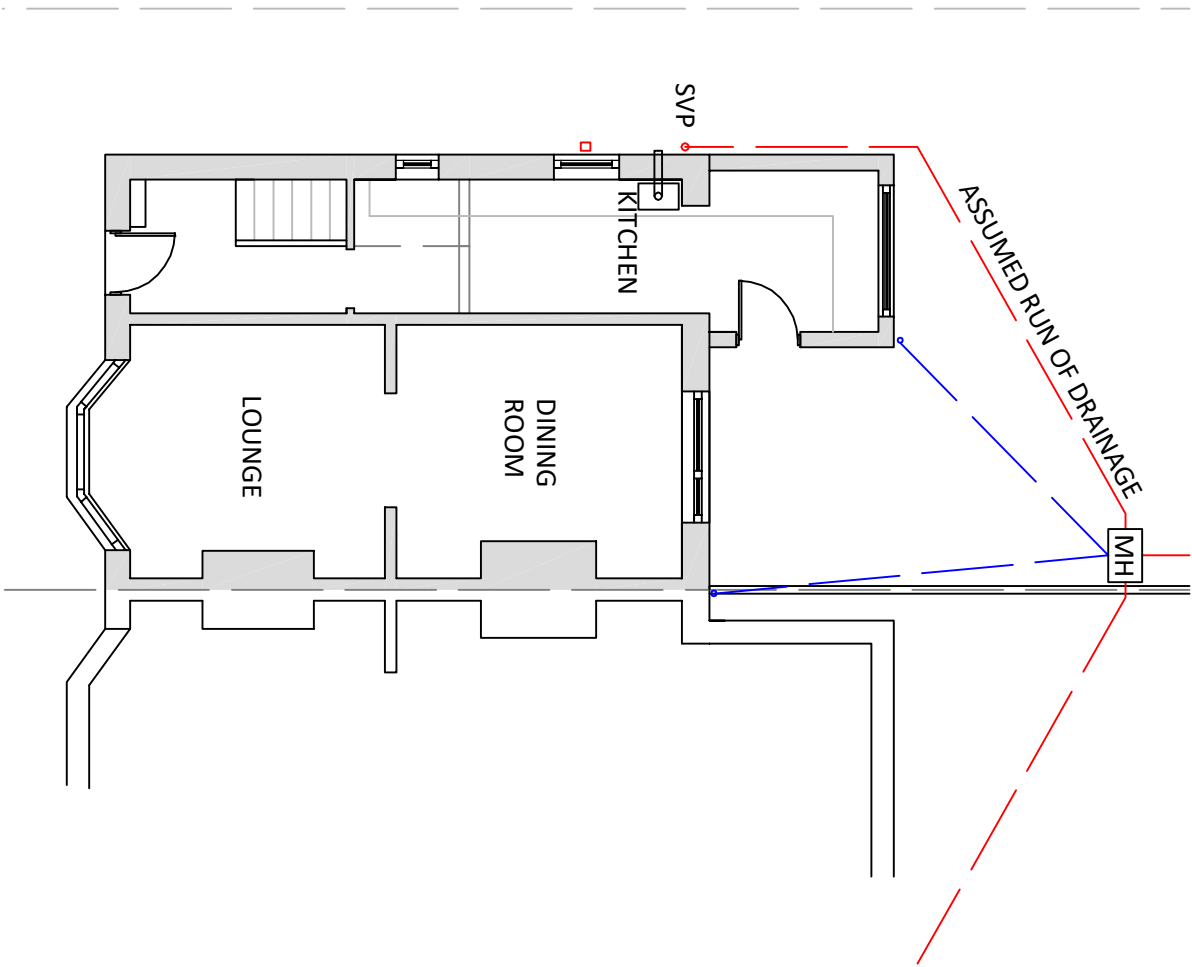


PROPOSED PLANS 1:50

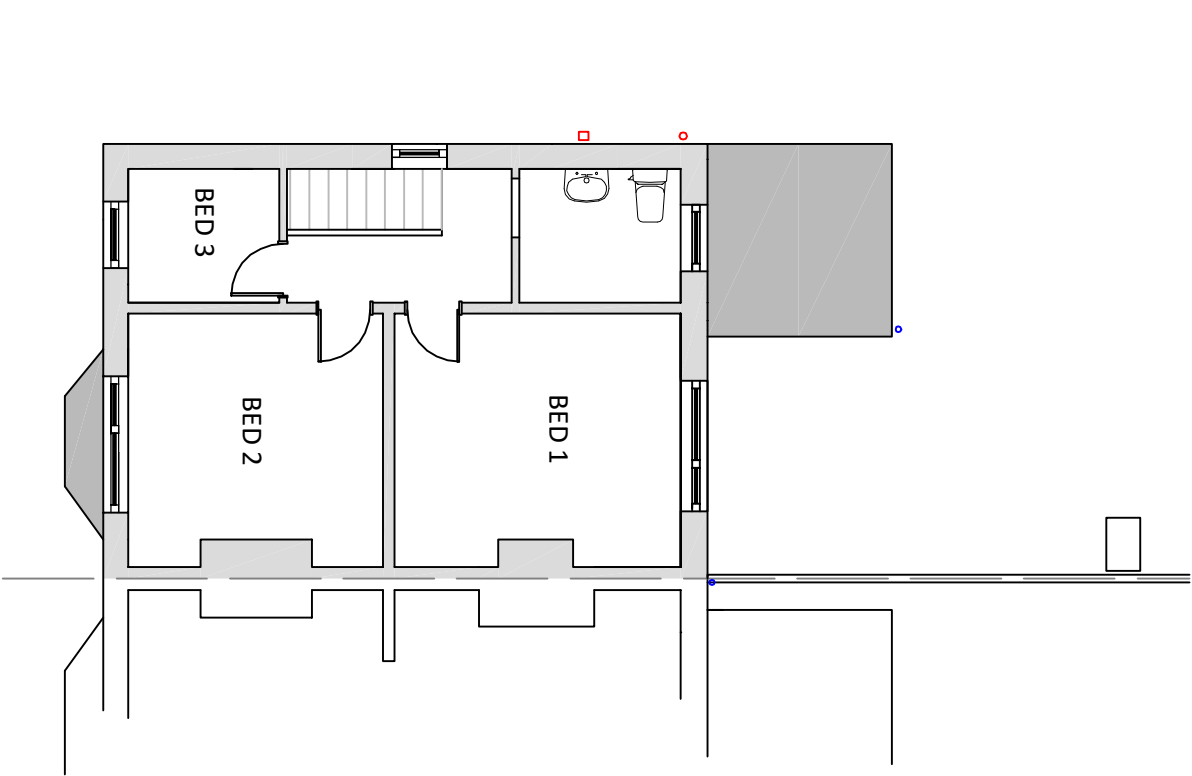
GROUND FLOOR LAYOUT PLAN



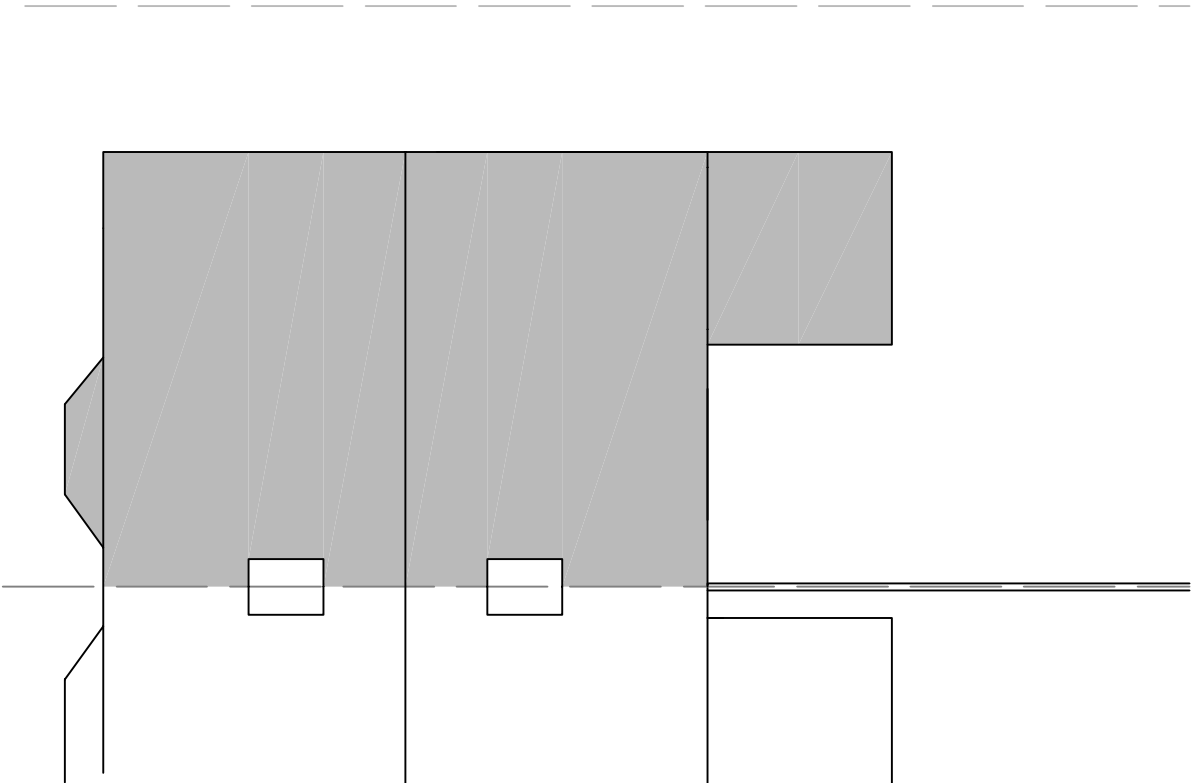
GROUND FLOOR PLAN 1:100



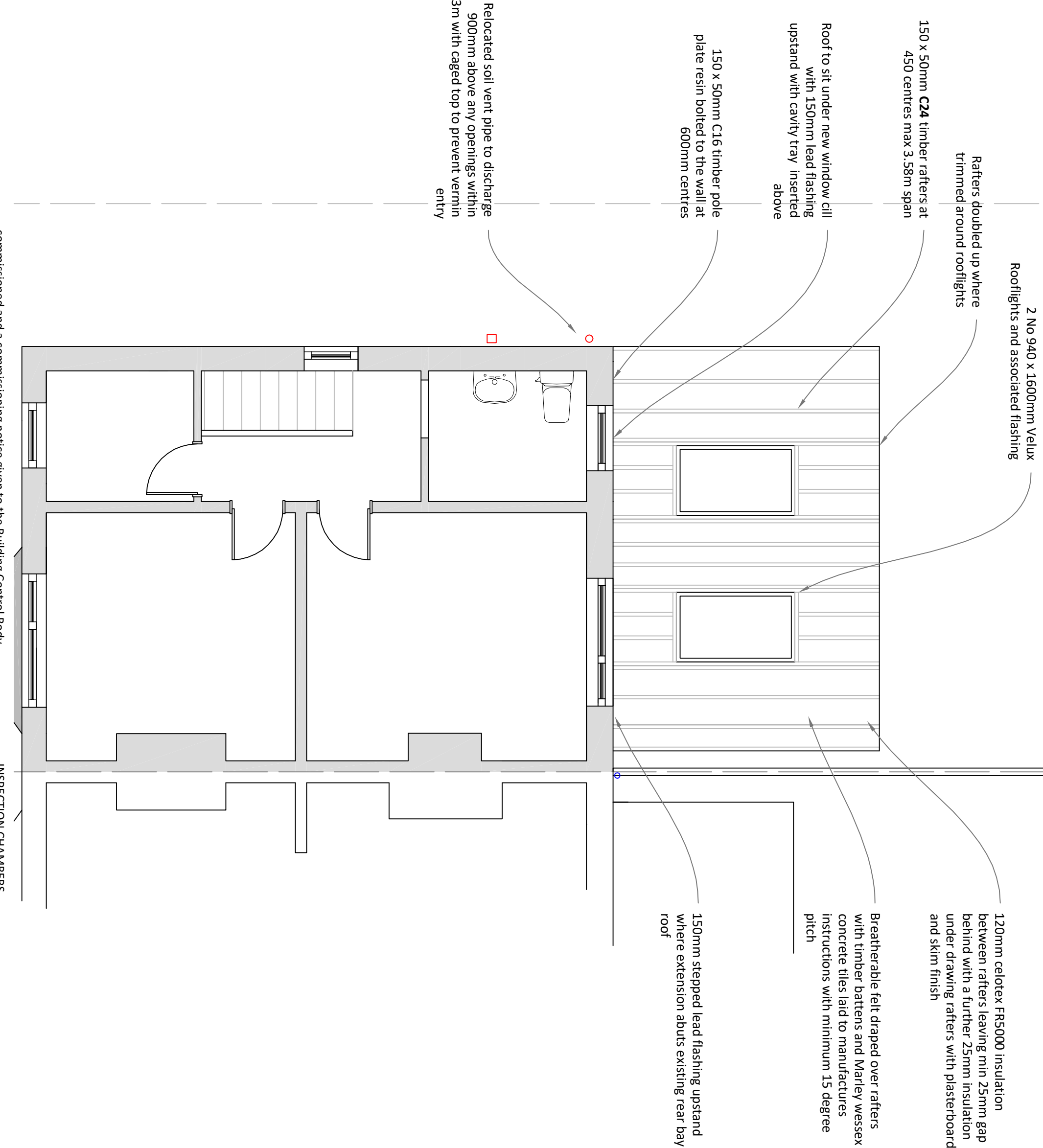
FIRST FLOOR PLAN 1:100



ROOF PLAN 1:100



ROOF STRUCTURE PLAN



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. Glaze to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part 4 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 500mm³/s and to kitchens, bathrooms, WCs and utility rooms at a rate of 250mm³/s.

SAFETY GLAZING

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.

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 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.

UNVENTED PITCHED ROOF OVER REAR EXTENSION
Pitch 15 degrees (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²) to achieve U-value 0.18 W/m²K.

Roofing tiles to be Marley Wessex concrete tiles on 25 x 38mm tannalised sw treated battens on breashable sarking felt to relevant BBA Certificate laid to manufactures instructions with minimum 15 degree pitch. Supported on 47 x 150mm grade C24 rafters at max 450mm centres max span 3.58m. Rafters supported on 100 x 50mm treated sw wall plate and pole plate resin bolted to wall. Allow min 20mm air space to allow for draze of breathable felt. Insulation to be 120mm Celotex GA4000 between rafters and 25mm Celotex FR5000 under rafters. Provide plasterboard and 5mm skim coat of finishing plaster to the underside of all ceiling.

RESTRAINT SCRAPING

Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 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 noggin. All straps to be 1000 x 30 x 5mm galvanised straps or other approved to BS EN 845-1 at 2m centres.

LEAD FLASHING

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.

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 anti vee bottle traps and odour eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used): Wash basin - 17m for 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 12280, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

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 linets 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 fil or vermin.

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, BS, NICEIC Certification Services or Zurich Ltd. An appropriate BS7572 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.

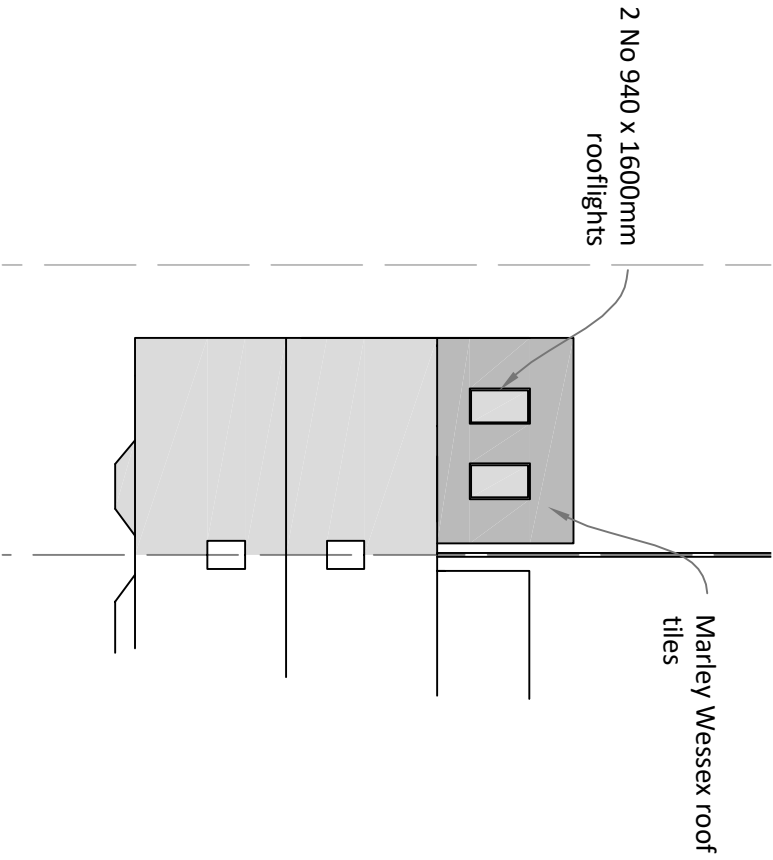
INTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous efficacy greater than 45 lumens per electric watt and a gear output greater than 400 lamp lumens; not less than three energy efficient light fittings per room of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING

Extend all heating and hot water services from existing and provide new TRVs 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.

ROOF LAYOUT PLAN 1:200



Building Regulations Floor Plans

Single Storey Rear Extension
& Internal Alterations
23 Warmbrook Road
Chapel en le Frith
High Peak
SK23 0NL

Scale - 1:100 @ A1
unless stated
Drawn By - EH
Date - 07/2017

Rev Description Date
A Following clients comments 06/09

DRAWING REF: 23WR/BR/02/A

