SIDE ELEVATION **EXISTING ELEVATIONS 1:100**

FRONT ELEVATION



SIDE ELEVATION PROPOSED **ELEVATIONS 1:100**





EXISTING **SITE PLAN 1:500**



SIDE ELEVATION





SIDE ELEVATION

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.

SOLID FLOOR INSULATION UNDER SLAB

min U value required of 0.22 W/m²K

Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 25mm sand blinding. Provide a 1200 gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 75mm thick Celotex.

25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed, provide 150mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL. Finish to clietns specifications. Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain.

FILL 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 o cavity wall (150mm below damp course) laid to fall to weepholes. ç

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 CELOTEX insulation fixed to 100mm standard block K value 0.15 (Celcon standard, Thermalite 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 (hyload) 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 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.

WALL TIES

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

WARM FLAT ROOF

(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)

To achieve U value 0.18 W/m²K

Flat roof to be single ply membrane roofing providing aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 22mm exterior quality plywood over 120mm Crown-Bond insulation.

Insulation bonded to vcl on 22mm external quality plywood decking or similar approved on sw firings to minimum 1 in 80 fall on sw treated 47 x 145mm flat roof C16 timber joists at 400mm c/cs max span 3.22m or as Structural Engineer's details and calculations. Underside of joists to have 12.5mm foil backed plasterboard and skim. Provide cavity tray to existing house where new

Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall. roof abuts existing house

> 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 12.5mm Gyproc fireline board with staggered joints to provide 1/2 hour fire resistance. Provide cavity tray above steels where possible. RAINWATER DRAINAGE STEELWORK

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.

LEAD WORK AND FLASHINGS

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 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

INSPECTION CHAMBERS

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

PIPEWORK THROUGH WALLS

pipe bedded in wall. 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

Alternatively provide 75mm deep pre-cast concrete plank lintels 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 fill or vermin of fill

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 a BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 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. e such as

HEATING

Smooth off white render to all external walls

Extend all heating and hot water services from existing and provide new TVRs 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 by laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

COMMENCING CONTRACTOR TO CHECK ALL MEASUREMENTS ON SITE PRIOR TO WORK

DETAILS PLANS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS

IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL ASPECTS OF THE PARTY WALL ETC ATC 1995 ARE MET

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New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to existing 110mm dia UPVC pipes surrounded in 150mm a combined system trapped gulley's to be used.

ABOVE GROUND DRAINAGE

surface water drainage via granular fill. If found to be

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 vac bottle traps and rodding 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 - 1.7m 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 12380, 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.

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 accordance with manufact and suitable flashings etc.

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Regulation Drawings Planning & Building

Elevations

Single Storey Front Extension 148 Manchester Road Chapel-en-le-Frith High Peak SK23 9TP

Rev Design Plans DRAWING REF: 148MR/PL/BR/01 Scale Description Date -04.2017 Drawn By - EH unless stated - 1:100 @ **Q**J P 1 Date