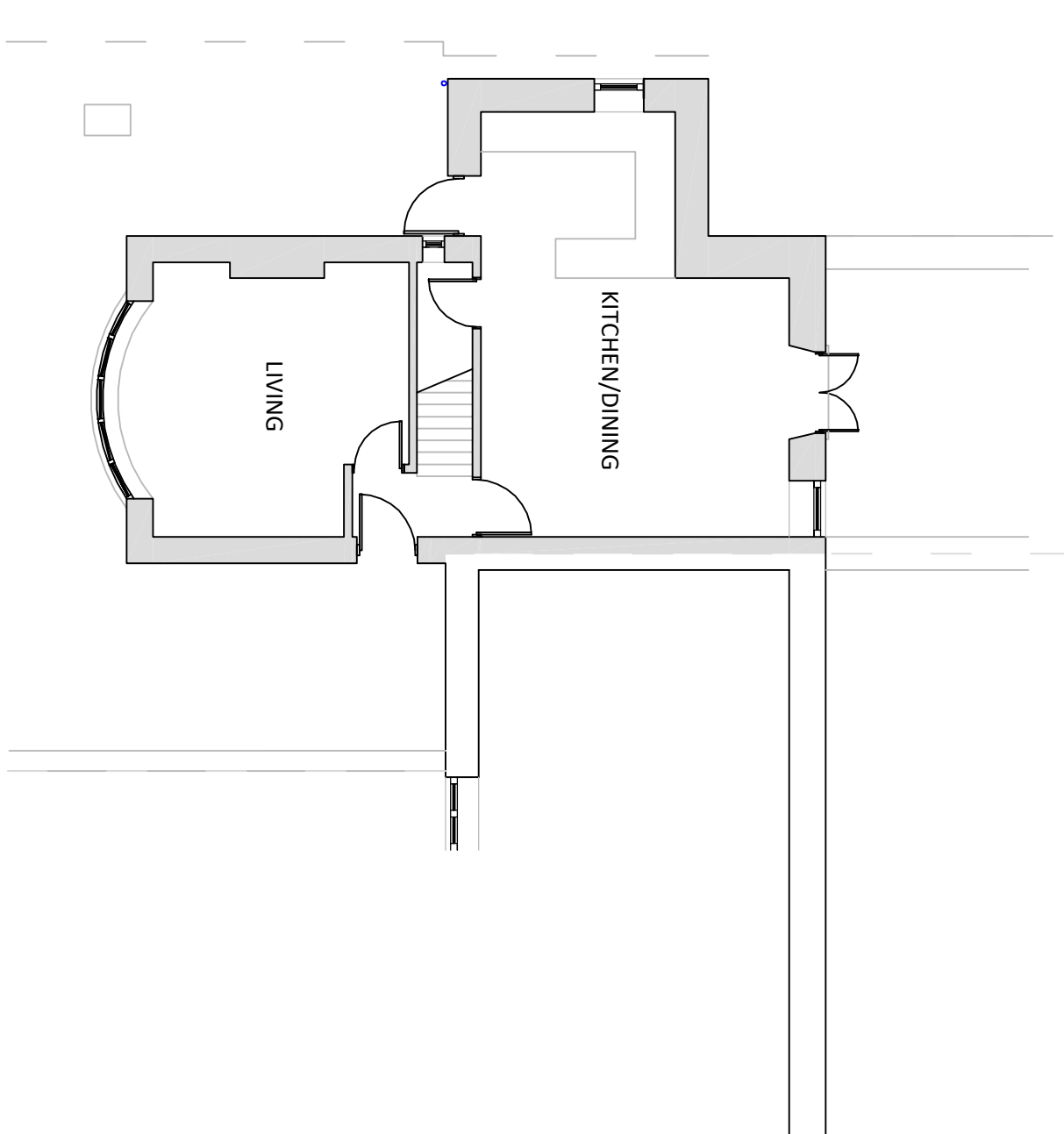
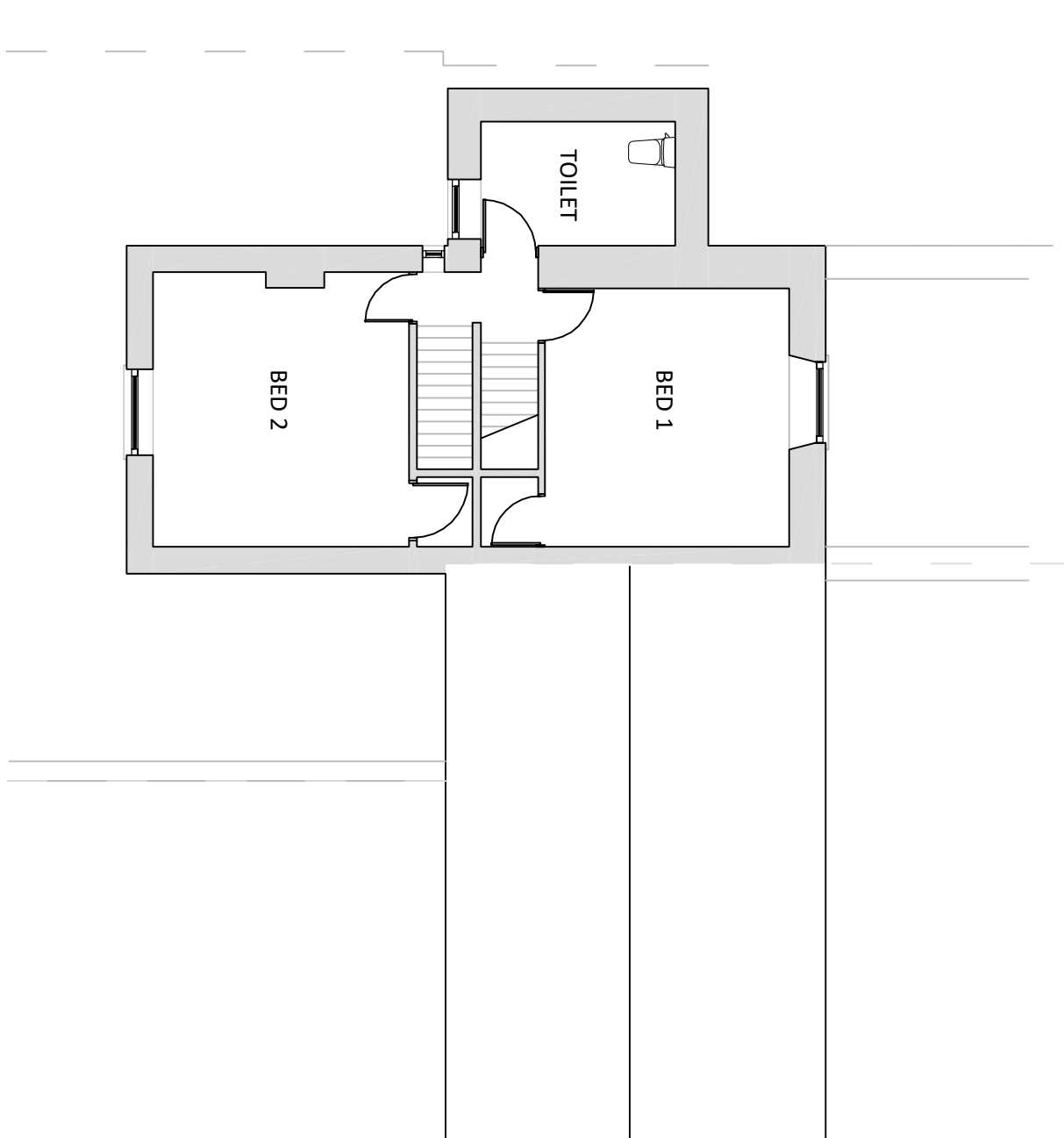


EXISTING PLANS 1:100

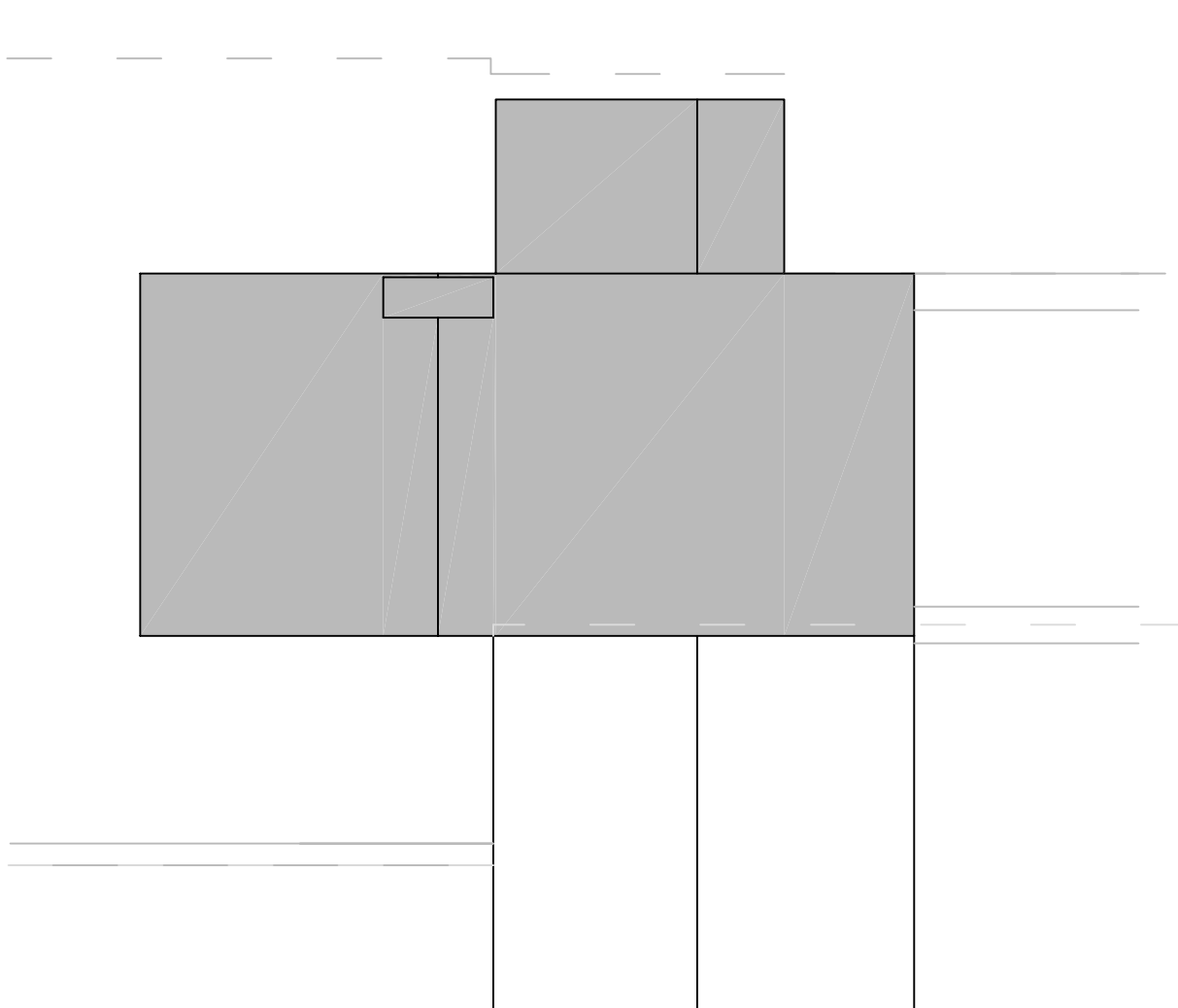
GROUND FLOOR PLAN



FIRST FLOOR PLAN

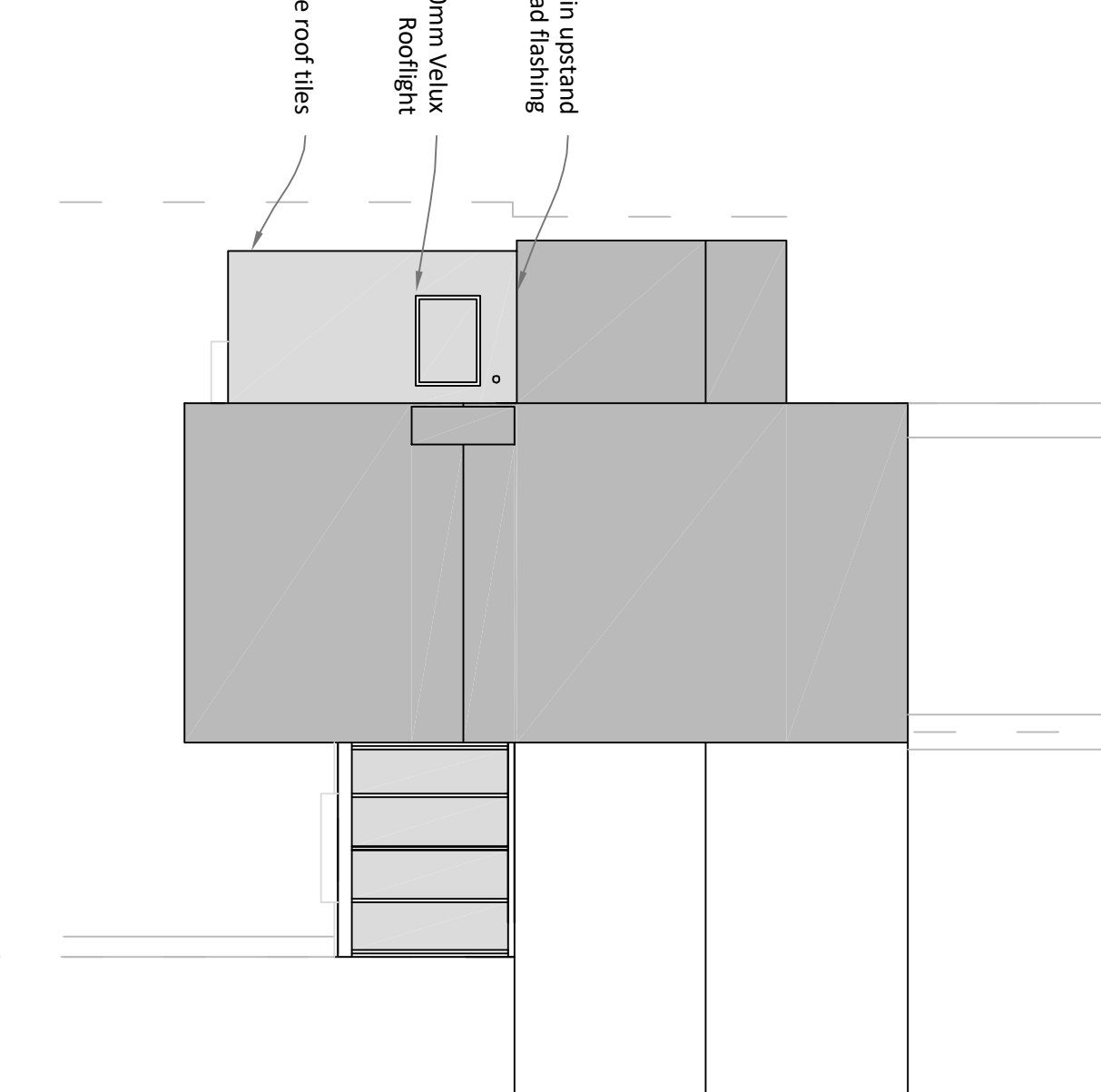


ROOF PLAN



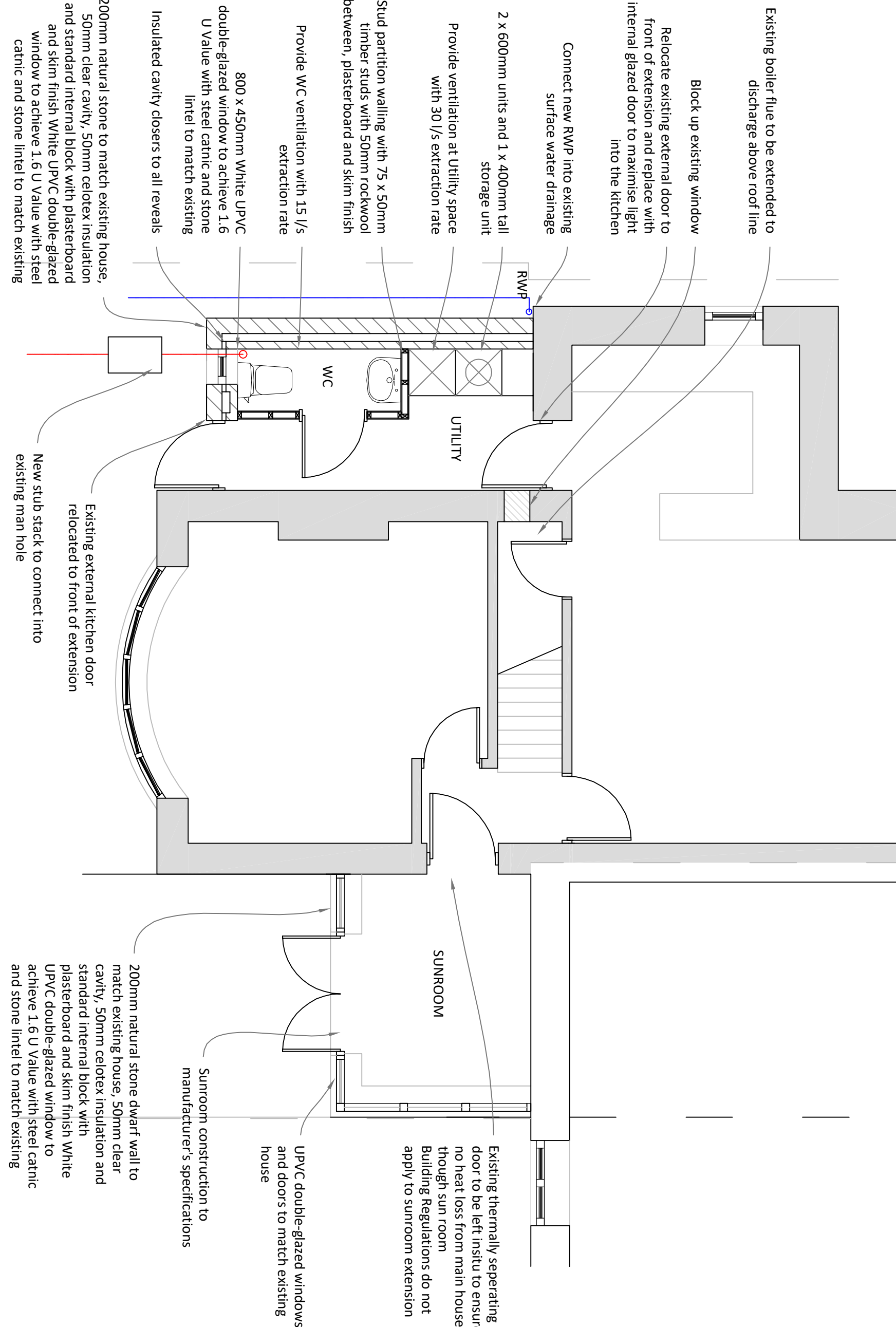
PROPOSED PLAN 1:100

ROOF PLAN

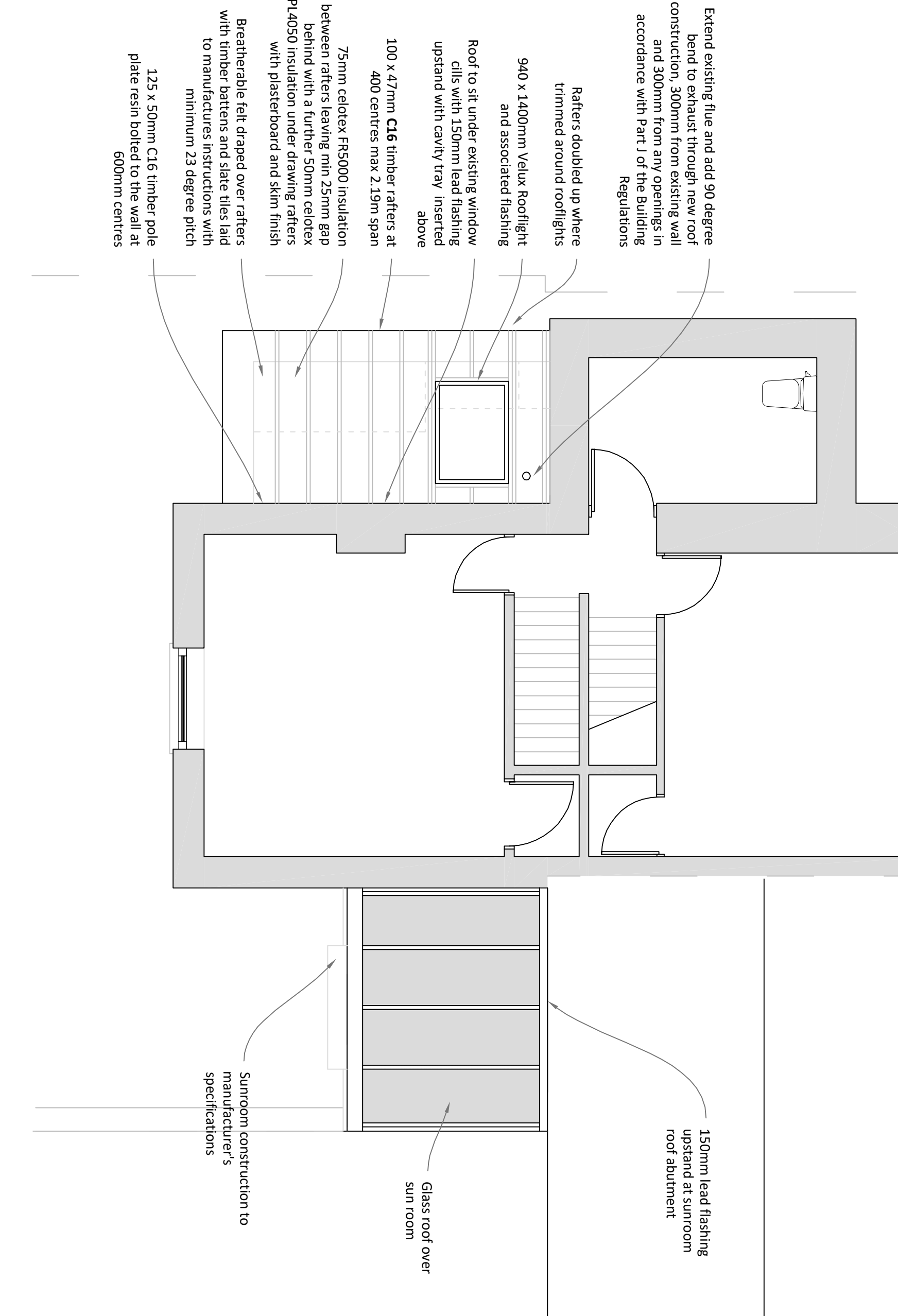


PROPOSED PLANS 1:50

GROUND FLOOR PLAN



ROOF STRUCTURE PLAN



UNVENTED PITCHED ROOF OVER SIDE EXTENSION

Pitch 25 degrees (imposed load max 1.00 kN/m² - dead load max 1.00 kN/m²) To achieve U-value 0.18 W/m²K.

Roofing tiles to be slate tiles to match existing, treated battens on breathable sarking felt to relevant BBA Certificate laid to manufactures instructions with minimum 15 degree pitch. Supported on 47 x 100mm grade **C16** rafters at max 400mm centres max span 2.19m.

Rafters supported on 125 x 50mm C16 timber pole plate resin bolted to wall. Allow min 25mm air space to allow for draps of breathable felt. Insulation to be 75mm Celotex FR5000 between rafters and 50mm Celotex PL4050 under rafters. Provide plasterboard and 5mm skim coat of finishing plaster to the underside of all ceiling.

RESTRAINT STRAPPING

Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 125mm x 50mm nail 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 galvanneal straps or other approved to BS EN 845-1 at 2m centres.

LEAD WORK AND FLASHINGS

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 jambis 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.

ROOF LIGHTS

Min U-value of 1.6 W/m²K. Roof lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

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.

NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-value of 1.80 W/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, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

BACKGROUND AND PURGE VENTILATION

Background ventilation - Controllable background ventilation via trickle vents to BS EN 13134-1:3 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. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide

RAINWATER DRAINAGE

New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 60mm dia UPVC downpipes. Rainwater taken to new soakway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill.

SOAKAWAY TO BE MIN OF 1 cubic metre capacity (or to depth to local authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakway. If soakaway is not feasible rainwater is to be connected into existing separate surface water drainage system.

UNDERGROUND FOU L DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drive).

Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

INSPECTION CHAMBERS

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 15m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

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 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 W/C. 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 W/C connection. Supply hot and cold water to all fittings as appropriate.

PLANS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL MEASUREMENTS ON SITE PRIOR TO WORK COMMENCING

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

Plans & Design

Emma Hall MBEing BA Hons

www.plansanddesign.co.uk

07912 845 210

Building Regulations Plans

Single Storey Side Utility & Sunroom Extensions

Swan Cottage

Whitehough Head Ln

Whitehough

High Peak

SK23 6EJ

Scale - 1:100 @ A1 unless stated

Drawn By - EH

Date -11.2017

Rev

Description

Date

DRAWING REF:SC/PL/01