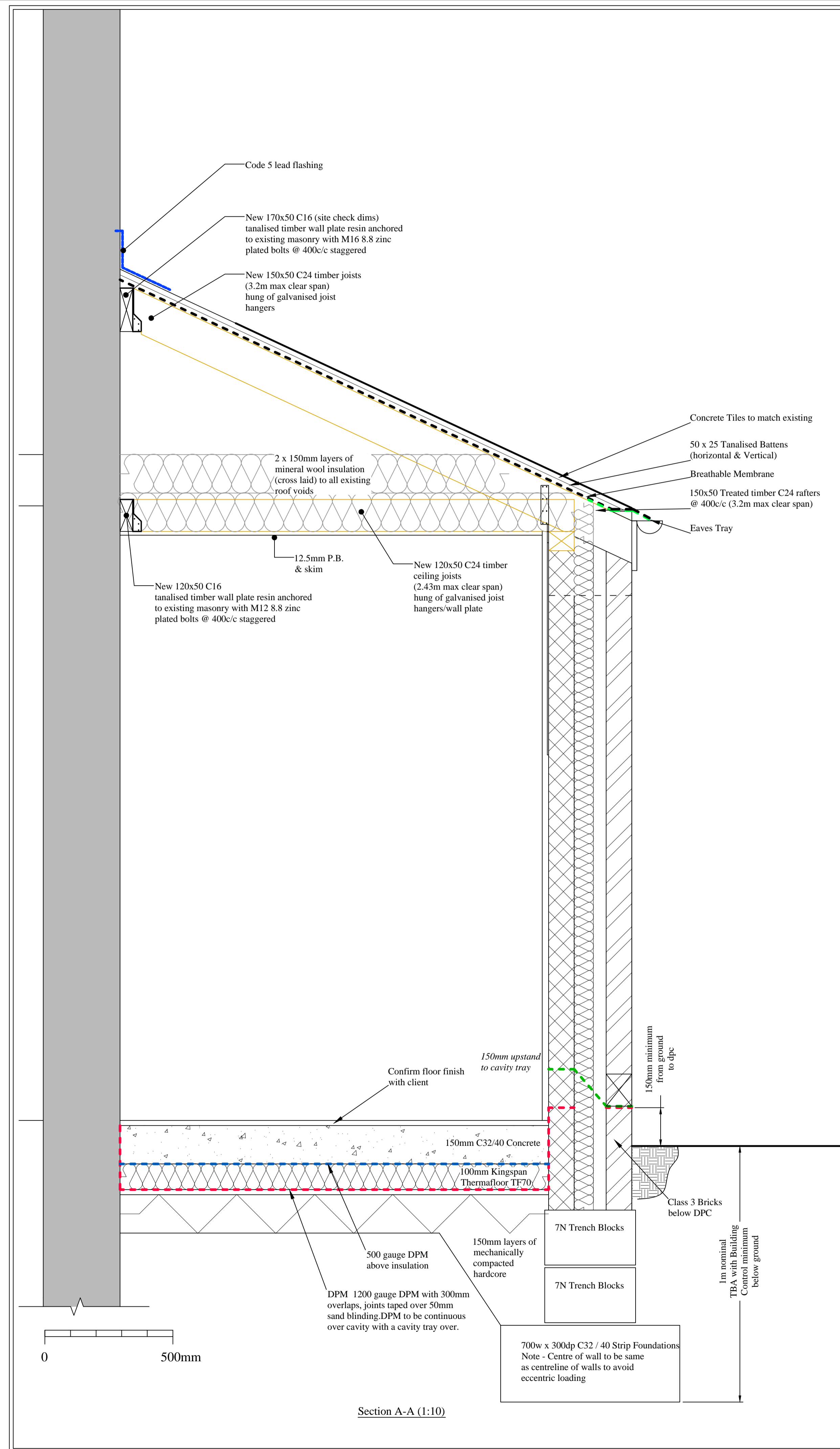


Drainage Notes:

- New SVP relocated as shown with rodding eye at base
- Any drainage work to be inspected and approved by Building Control before back filling.
- New drainage via uPVC 100mm pipe to BS4660 packed in granular fill laid to min 1:40 fall.
- Rodding access to be provided to all changes in direction, bases of soil stacks and gullies
- 100mm plastic waste to toilet, 40mm plastic waste to sinks and baths (with re-sealing anti vac traps) to discharge to 100mm SVP to foul drain. Combined waste pipes to be min 50mm. No opposed waste connections to be made within 200mm of WC connection with SVP. 75mm deep seal traps on all appliances.
- Rainwater pipes to existing combined drain via rodable gullies
- 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.



- Rainwater goods:** New rainwater goods to be uPVC to match existing to fall to existing combined drain. 75mm dia RWP. 100 dia eaves gutter.
- Joinery:** All new windows and doors to be uPVC to match existing.
- 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/m² (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/m² (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/m² (certificates of compliance to be provided to Building control on completion.
- IT IS ADVISED THAT MEANS OF ESCAPE WINDOWS ARE INSTALLED IN EACH FIRST FLOOR BEDROOMS IF THE EXISTING ARE NOT COMPLIANT (site check needed).
- Means of escape window to have a minimum 750mm x 450mm (0.33m²) 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.
- Safety glazing to critical locations: windows below 800mm (FF cill height 1m to match existing any < 800mm to be safety glazing) and doors and side panels below 1500mm.
- Fascia boards and eaves detail to extension to be uPVC and match existing house detail.
- Internal stud partitions:** to be 3" x 2" frame @ 400 centres with 12.5mm P.B. (10kg/m³) and skim either side infilled with 10kg/m³ quilt and to achieve ½ hour fireprotection in protected route (red outline)
- 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:** It is advised that smoke detection is installed as shown and at First Floor Landing. 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. Gas safe certificate to be provided for any new heating or gas installation.
- Ventilation:** W.C. to have 15 litres/second mechanical ventilation with 15 min overrun. All mechanical ventilation ducted to external air. New window to have 8000mm² 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, boiler moved and new radiators to have TRVs and sized and positioned by heating engineer to clients specification.
- Extension external wall construction: to achieve min U value of 0.2W/m²**
 - Outer leaf: Brick to match existing laid in courses and pointed to match existing toothed into existing dwelling.
 - Cavity: 60mm 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/mm² concrete blocks tied into existing dwelling using stainless steel starter strips @ 450mm centres with plastic movement sleeves, with 12mm backing plaster and skim to internal walls.
 - Cavities to be maintained
 - 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.
 - All lintels to have min 150mm end bearing. All lintels to have cavity trays over which exit to weep holes on the external surface at max 900mm c/c min 2 per cavity tray and proprietary stop ends.
 - Where used over stone, timber brick headers or other
- decorative members lintels must extend the required minimum end bearing beyond this lintel.
- Full cavity/ cold bridge insulation to lintels at new works.
- Pre stressed reinforced concrete lintels to BS 8110, Part 1 1997 Section 4 manufactured to BS 5977 Part 2 1983, Naylor Lintels.
- Galvanised profiled steel lintels to BS EN 10025, *IG Lintels, Camic or Keystone* standard range with cold bridge insulation.
- Stainless Steel versions of above to BS EN 1449 Part 2 Grade 304 S15, *IG Lintels, Camic or Naylor*.
- 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.
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Planning

This drawing is the copyright of SJ Design Limited. All dimensions must be checked on site. All materials and workmanship are to be in accordance with prevailing British Standards, Codes of Practice, Building Regulations, manufacturers and installation instructions and all to the complete satisfaction of SJ Design Limited.

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Client: **Cynthia Fox**
Job Title: Proposed extension at 19 Reddish Avenue Whaley Bridge High Peak SK23 7DP

Drawing Title: **Plans as proposed**

Scale: 1:100: @A1 unless marked
Date: January 2017 Drawn by: SJ

Drawing No. 200	Rev.
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