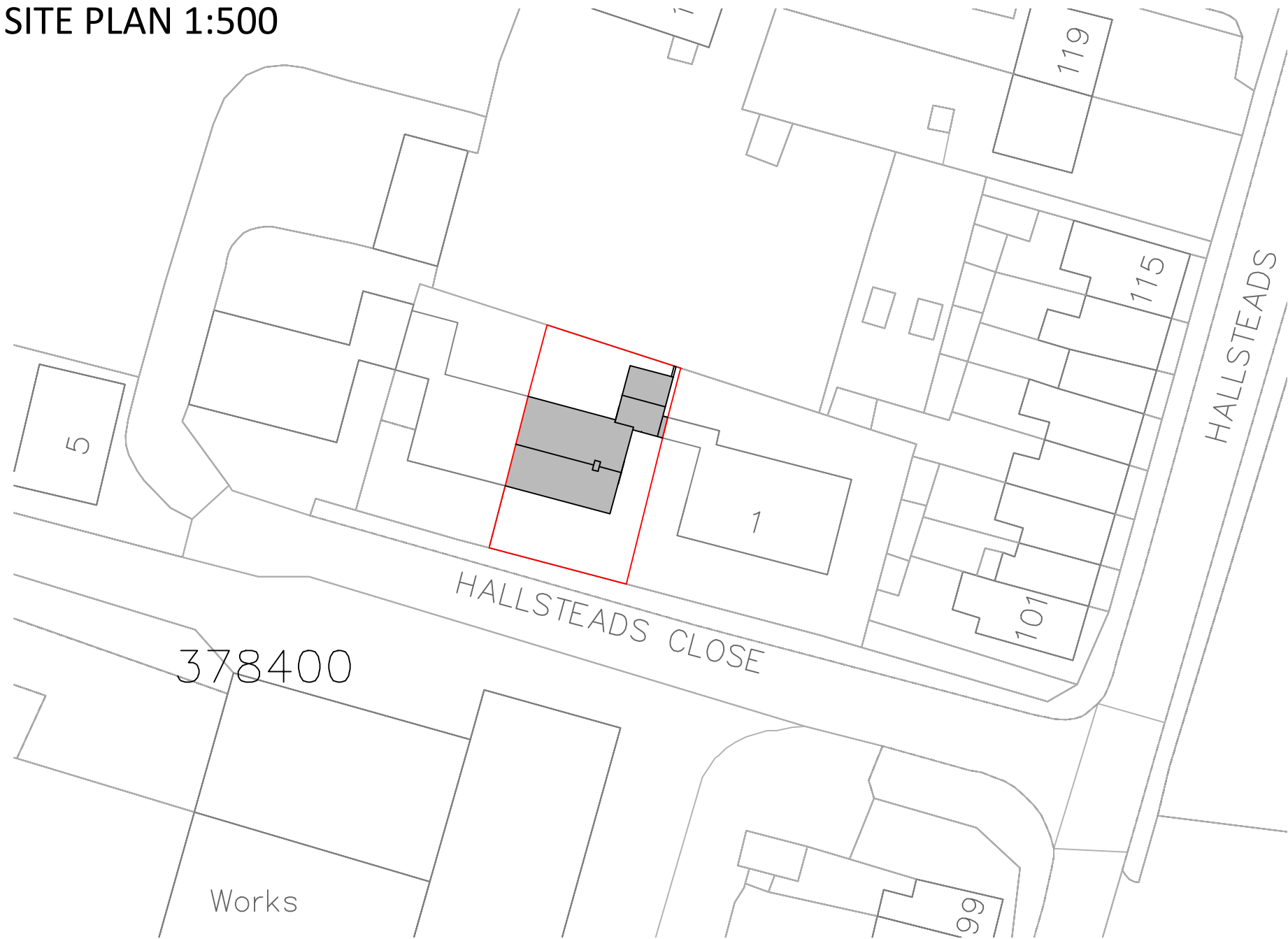


SITE PLAN 1:500



Planning NMA
SITE PLAN 1:500 @ A4

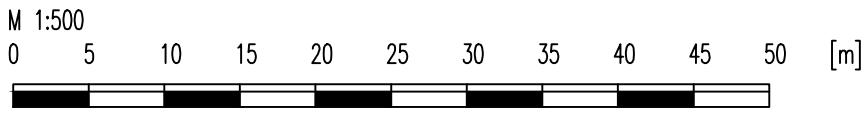
Single Storey Rear Side Extension

2 Hallsteads Close
Dove Holes
High Peak
SK17 8BS

Plans & Design



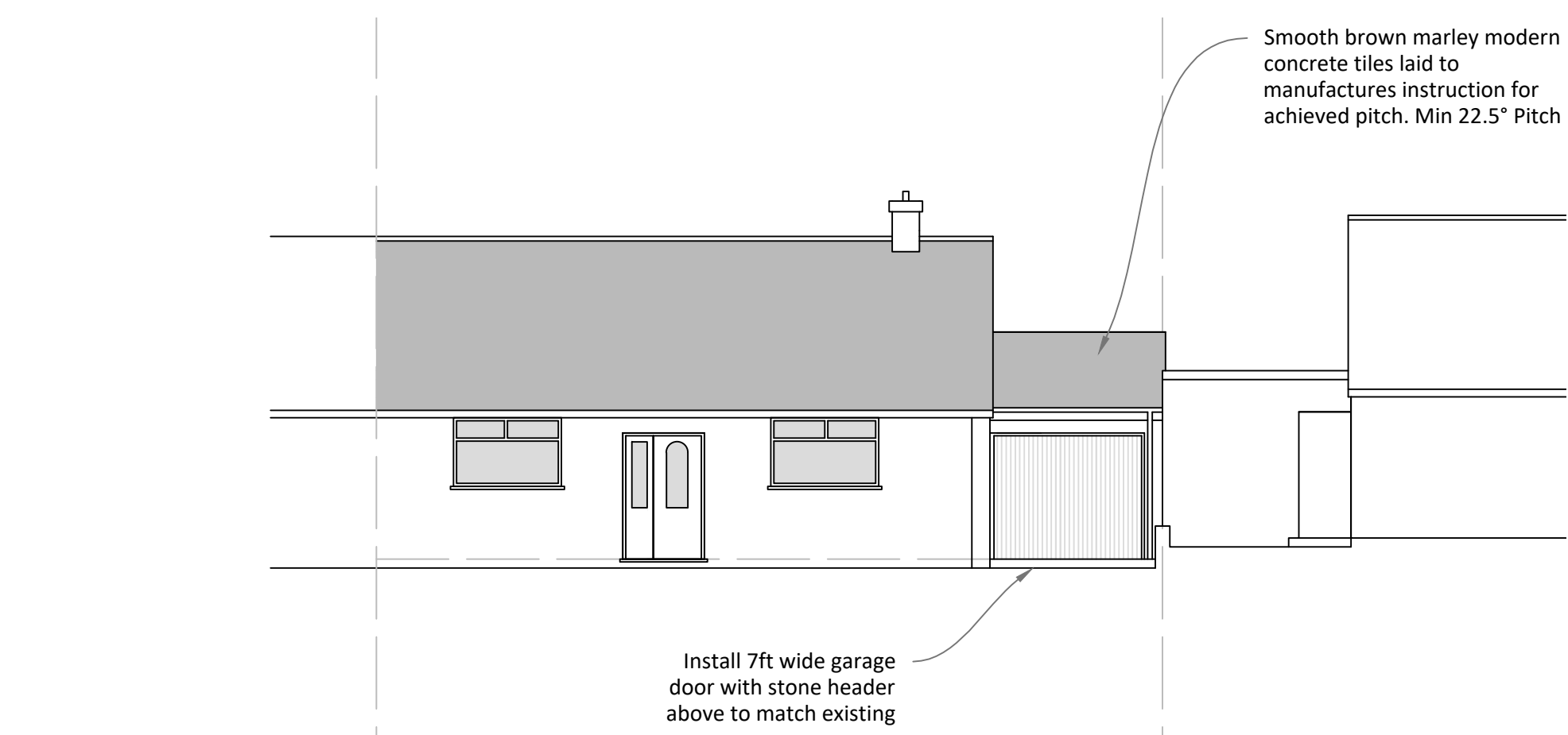
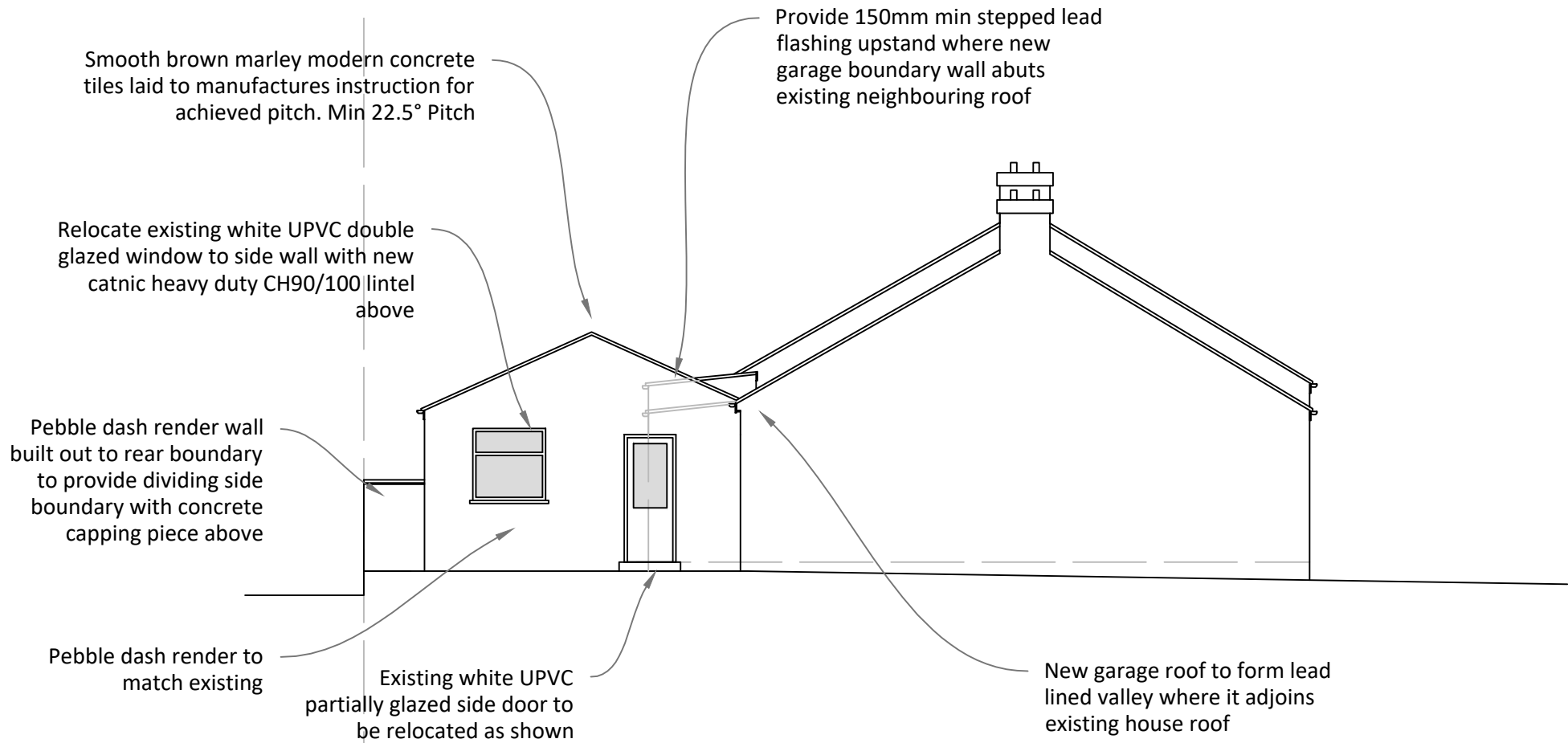
Emma Hall MBEng BA hons
www.plansanddesign.co.uk
07912 845 210



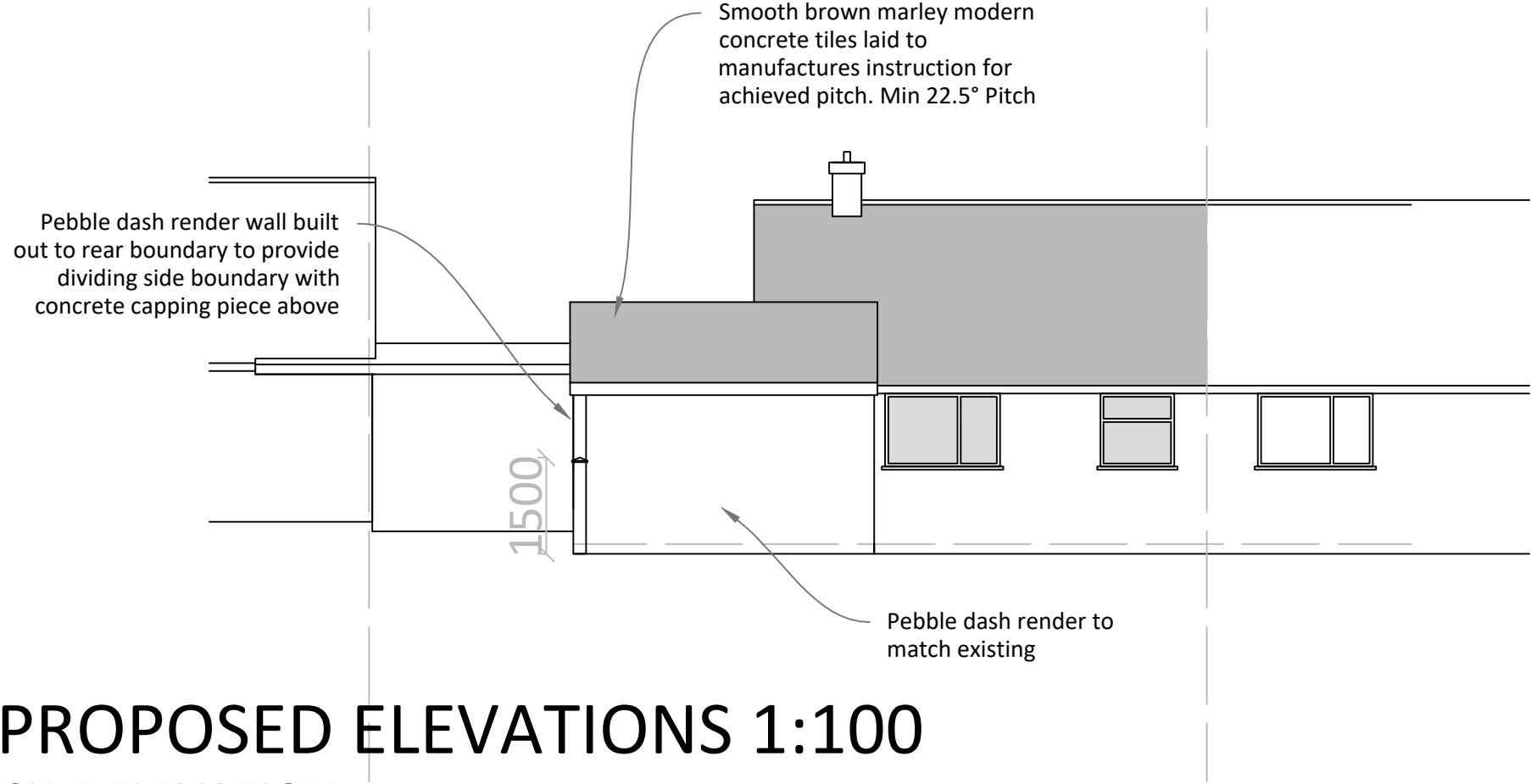
EXISTING ELEVATIONS AS APPROVED UNDER HPK/2017/0091 1:100

SIDE ELEVATION

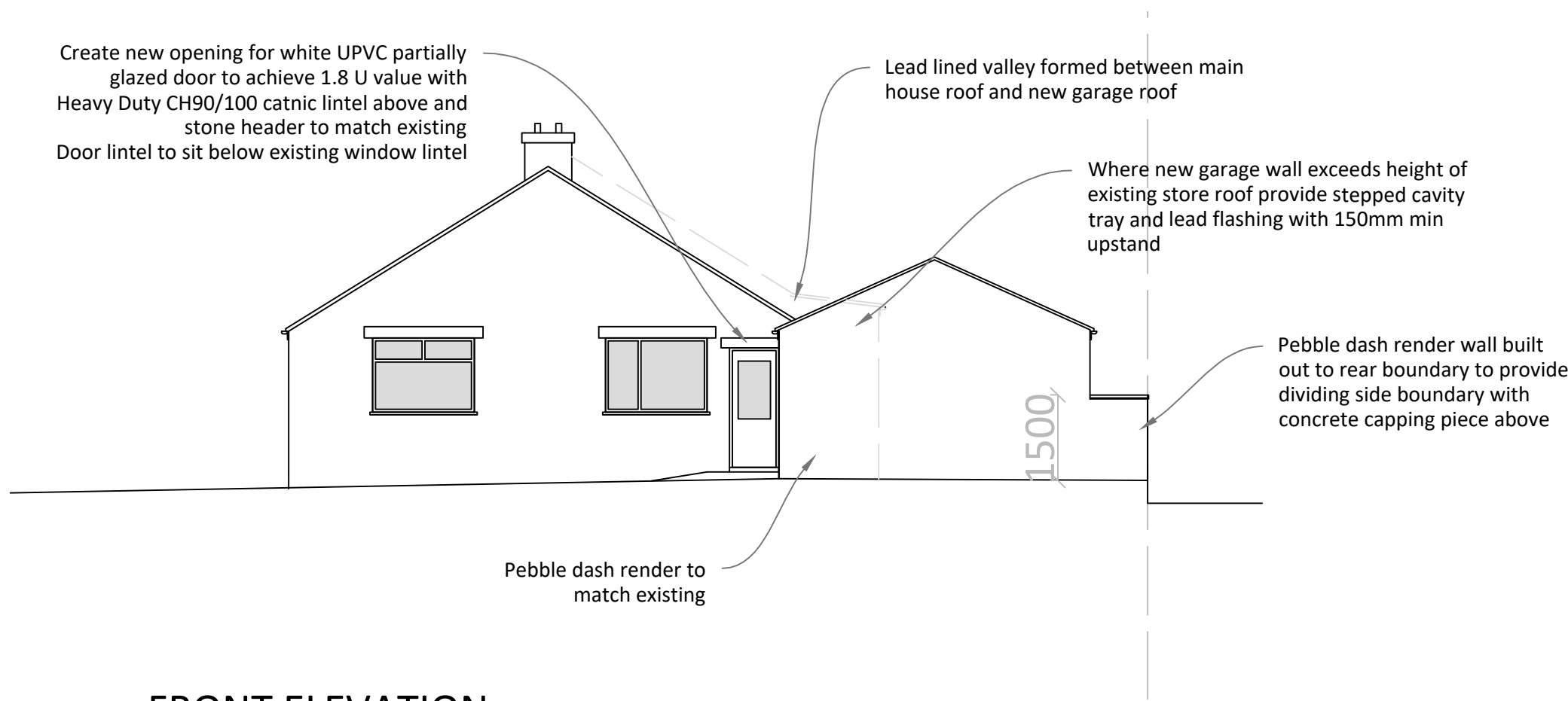
FRONT ELEVATION



REAR ELEVATION

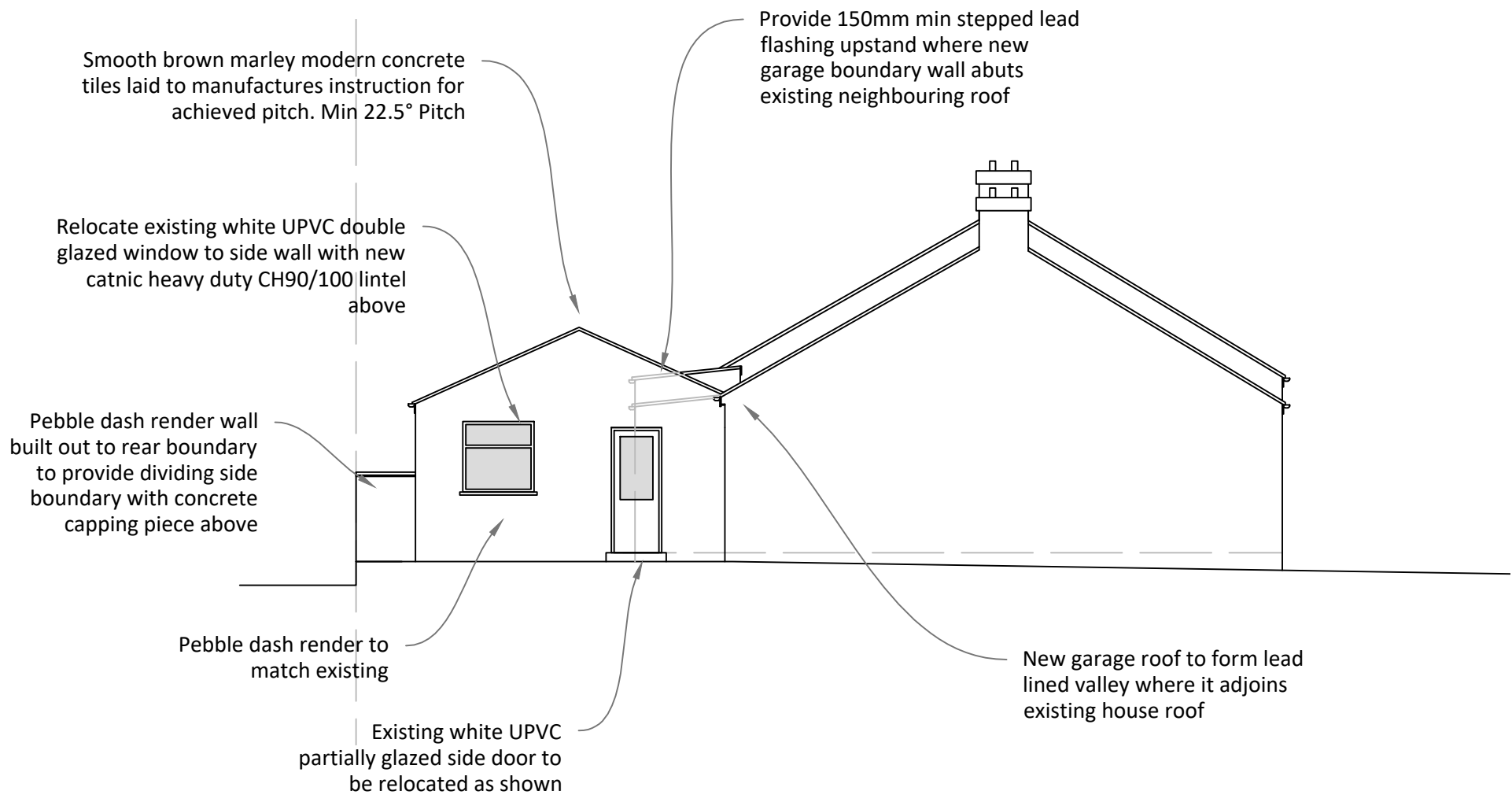


SIDE ELEVATION

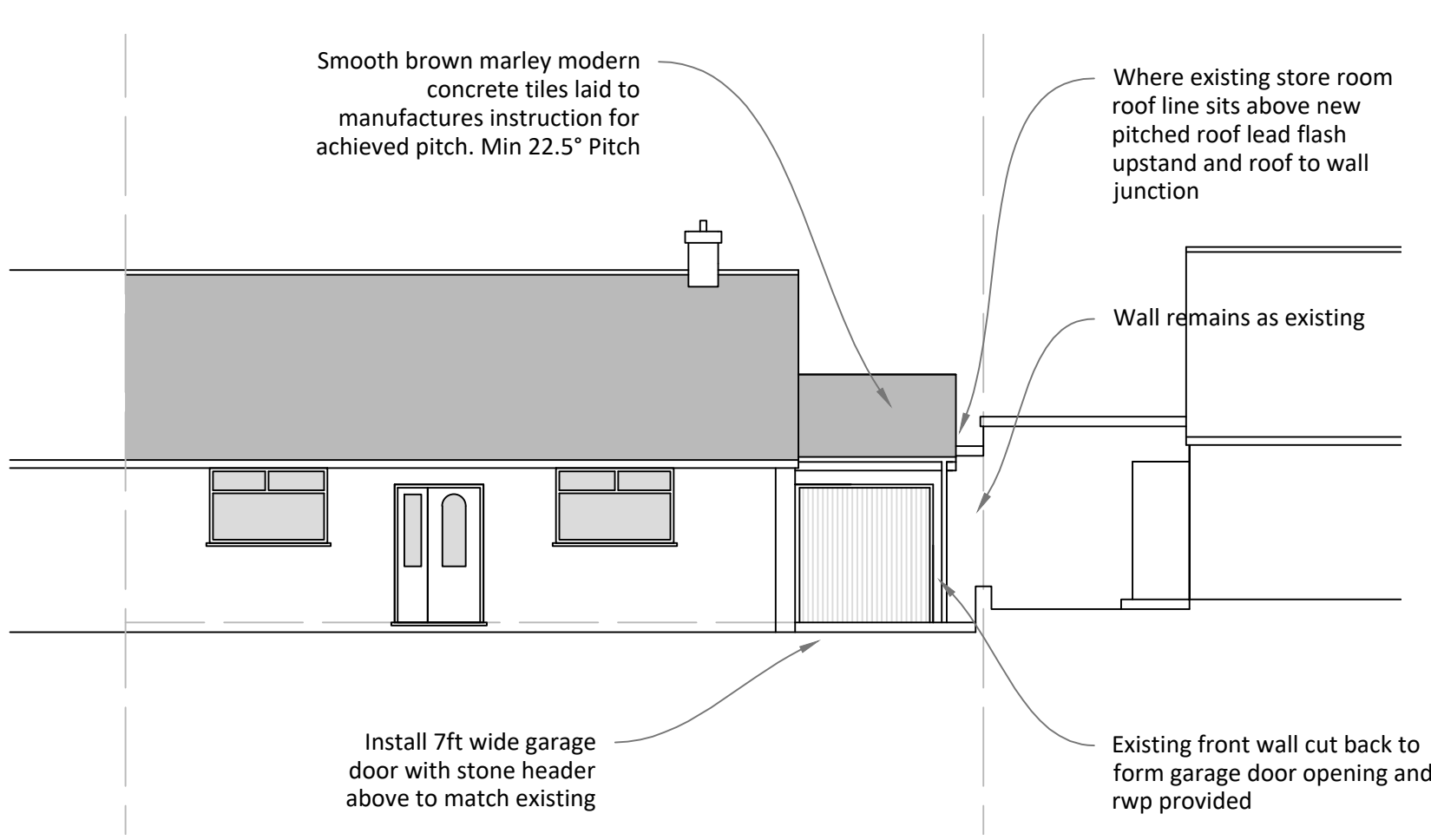


PROPOSED ELEVATIONS 1:100

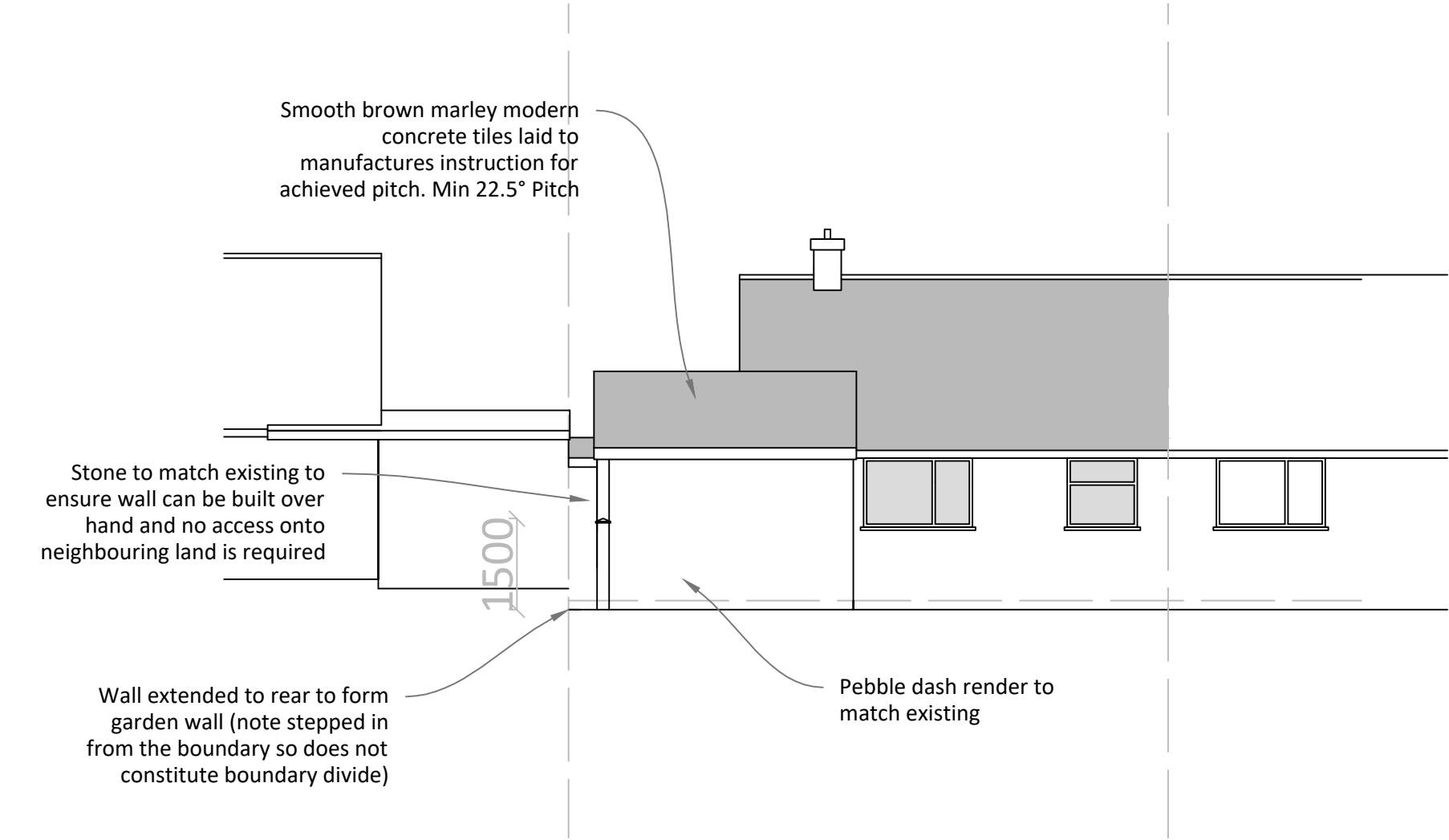
SIDE ELEVATION



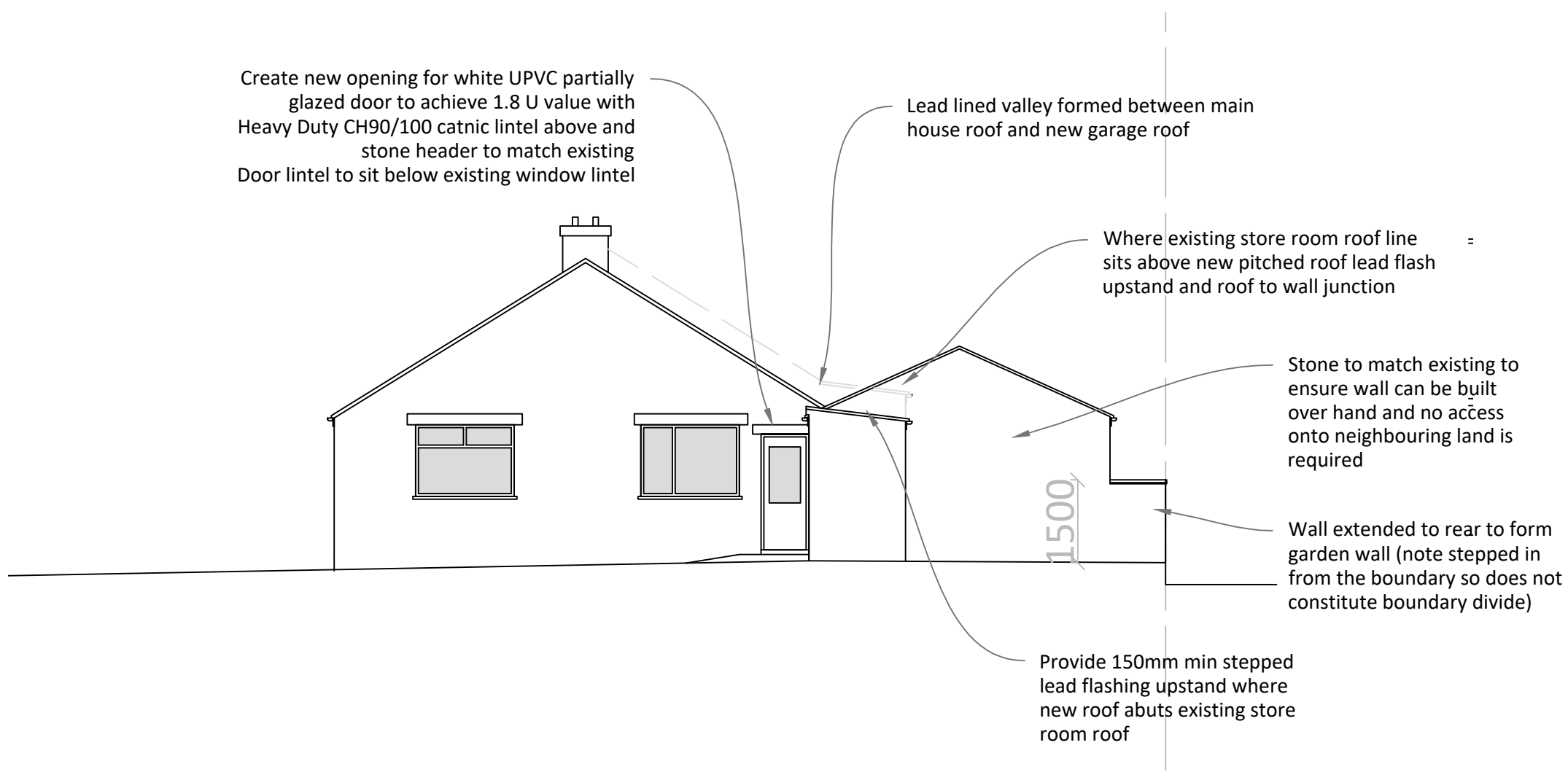
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

BASIC RADON PROTECTION

Provide a 1200g (300 um) radon membrane under floor slab lapped 300mm double welted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

BEAMS

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details.

New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

LINTELS

- For uniformly distributed loads and standard 2 storey domestic loadings only. Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end.

Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.

For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufactures standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

OPENINGS AND RETURNS

An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally).

TRENCH 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 1000mm 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. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. 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

NO MIN U-VALUE TO ACHIEVE AS UNHEATED SPACE

Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200mm gauge polythene DPM, DPM to be lapped in with DPC in walls. Provide 150mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL.

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.

Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

PARTIAL FILL CAVITY WALL

NO MIN U-VALUE TO ACHIEVE AS UNHEATED SPACE

20mm two coat sand/cement render to comply to BS EN 13914-1:2005 with waterproof additive on 100mm medium dense block. Ensure a 50mm clear residual cavity and provide 60mm Celotex CW4000 insulation fixed to inner leaf constructed using 100mm medium dense block, 0.51 or lower. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.

WALLS BELOW GROUND

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 of cavity wall (150mm below damp course) laid to fall to weepholes.

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.

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

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.

EXISTING TO NEW WALL

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.

UNVENTED PITCHED ROOF - EXTENSION

NO MIN U-VALUE TO ACHIEVE AS UNHEATED SPACE

Roofing tiles to be Marley Modern Smooth brown tiles on 25 x 38mm tanalised sw treated battens on breathable sarking felt to relevant BBA Certificate liad to manufactures instructions with minimum 22.5 degree pitch. Supported on 47 x 125mm grade C16 rafters at max 400mm centres max span 2.58m. 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 drape of breathable felt. Insulation to be 100mm Celotex GA4000 between rafters and 50mm Celotex FR5000 under rafters. Provide plasterboard and 5mm skim coat of finishing plaster to the underside of all ceiling. INSULATION SUGGESTED ONLY



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

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

Planning NMA Elevations

Single Storey Rear Side Extension

2 Hallsteads Close
Dove Holes
High Peak
SK17 8BS

Scale - 1:100 @ A1
unless stated
Drawn By - EH
Date - 01.2017

Rev	Description	Date
A	Drain & Pillar Notes	28.02
B	Lower Rear Boundary Wall	02.05
C	NMA Revisions	27.07.18

DRAWING REF: 2HC/BR/02/C

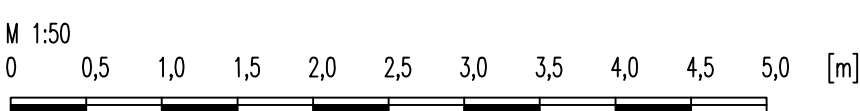
Plans & Design

Emma Hall MBEng BA hons
www.plansanddesign.co.uk
07912 845 210

EXISTING PLANS AS APPROVED UNDER HPK/2017/0091 1:100

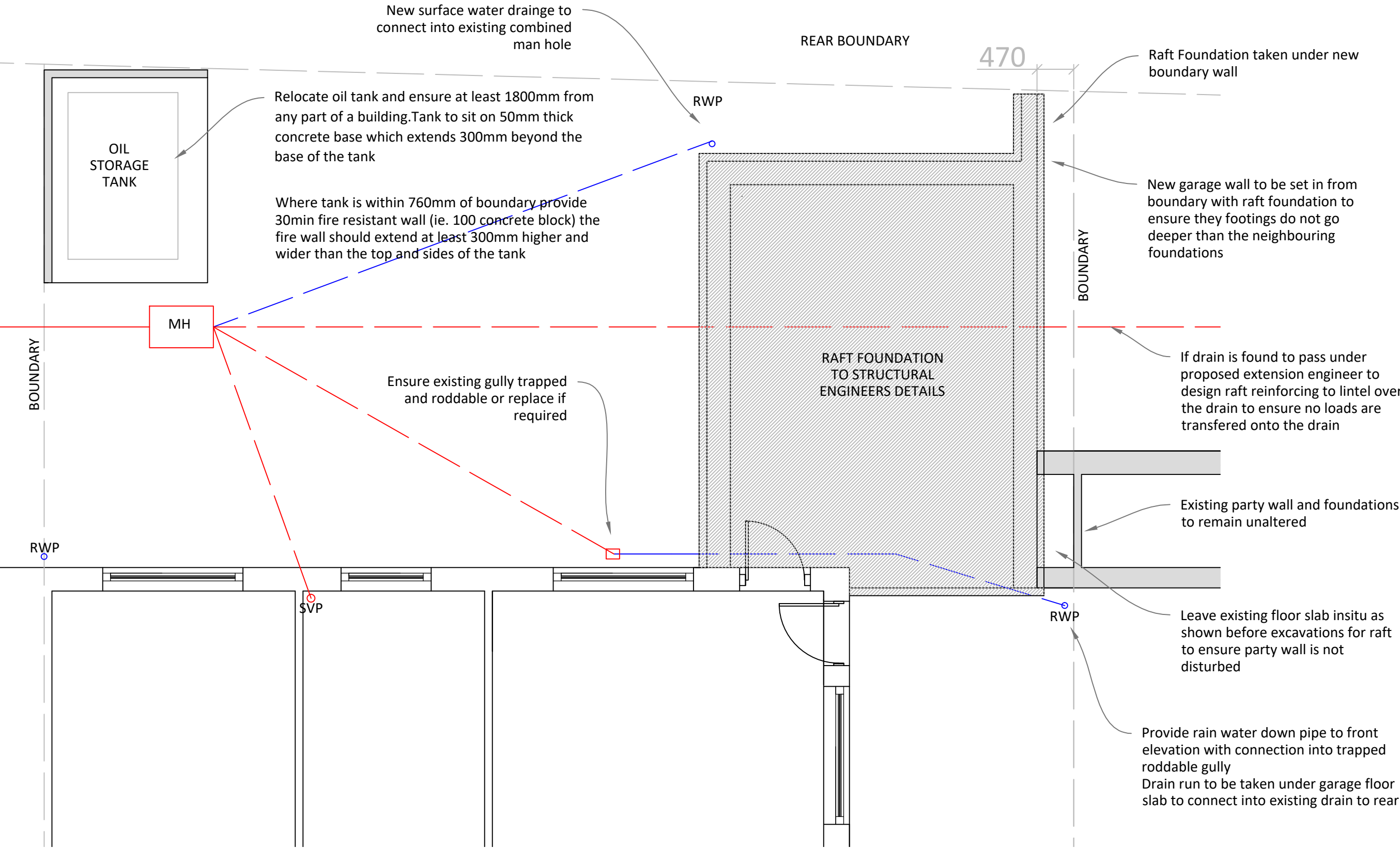
GROUND FLOOR

ROOF PLAN



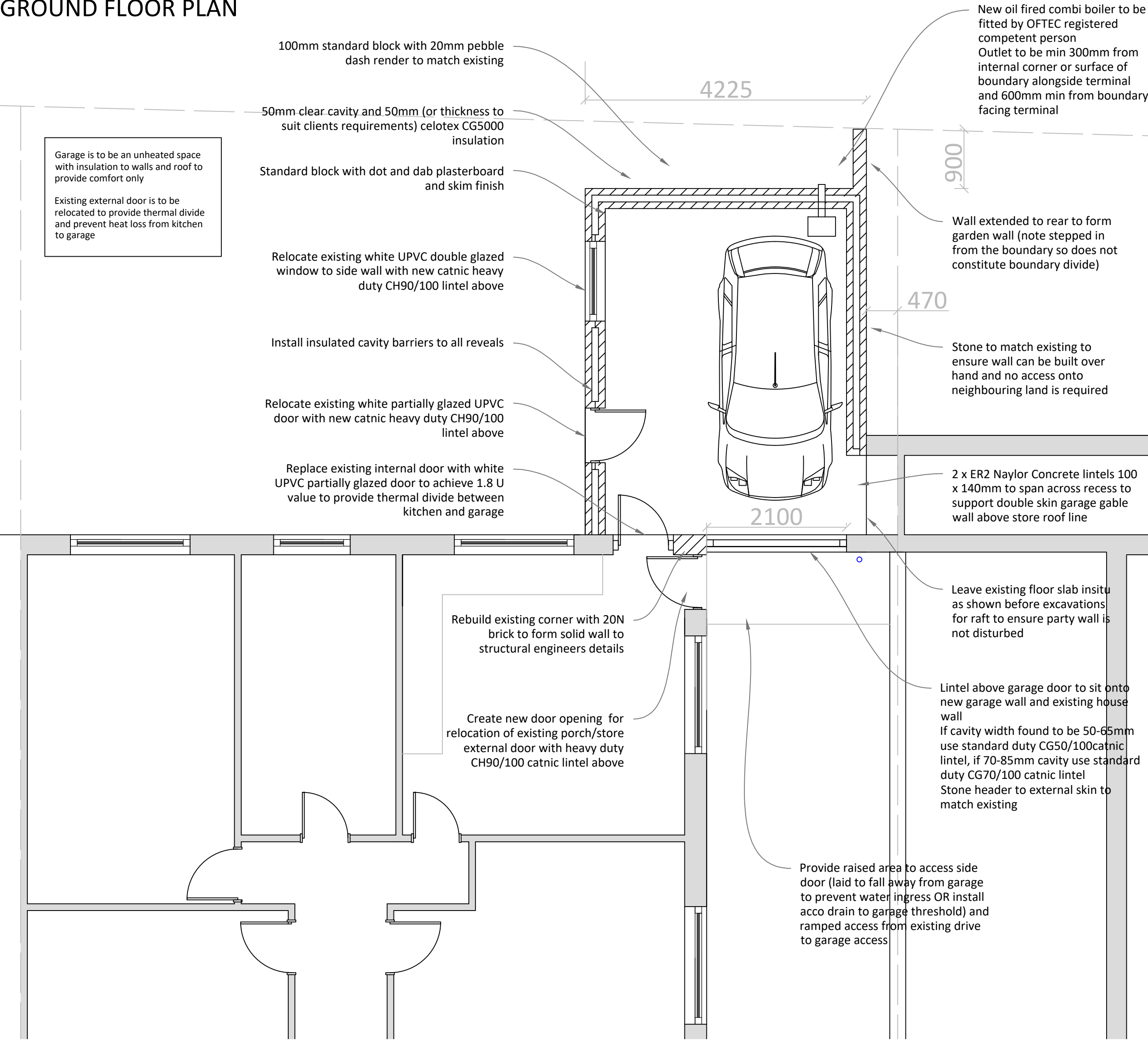
PROPOSED PLANS 1:50

FOUNDATIONS AND DRAINS LAYOUT

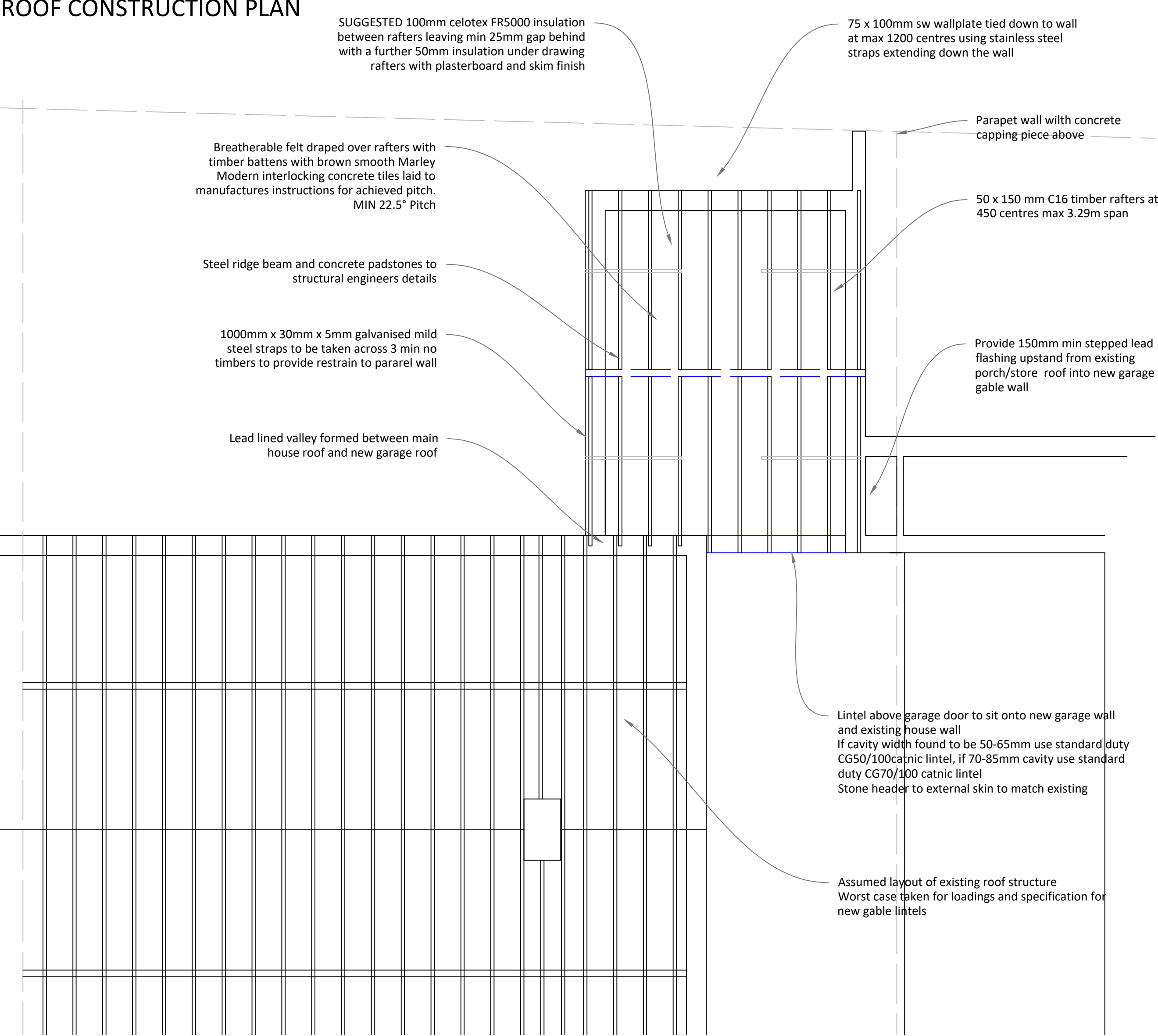


PROPOSED PLANS 1:50

GROUND FLOOR PLAN



ROOF CONSTRUCTION PLAN



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

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

Planning NMA Floor Plans

Single Storey Rear Side Extension

2 Hallsteads Close
Dove Holes
High Peak
SK17 8BS

Scale - 1:100 @ A1
unless stated
Drawn By - EH
Date - 01.2017

Rev	Description	Date
A	Drain & Pillar Notes	28.02
C	NMA Revisions	27.07.18

DRAWING REF: 2HC/BR/02/C

Plans & Design

Emma Hall MBEng BA hons
www.plansanddesign.co.uk
07912 845 210