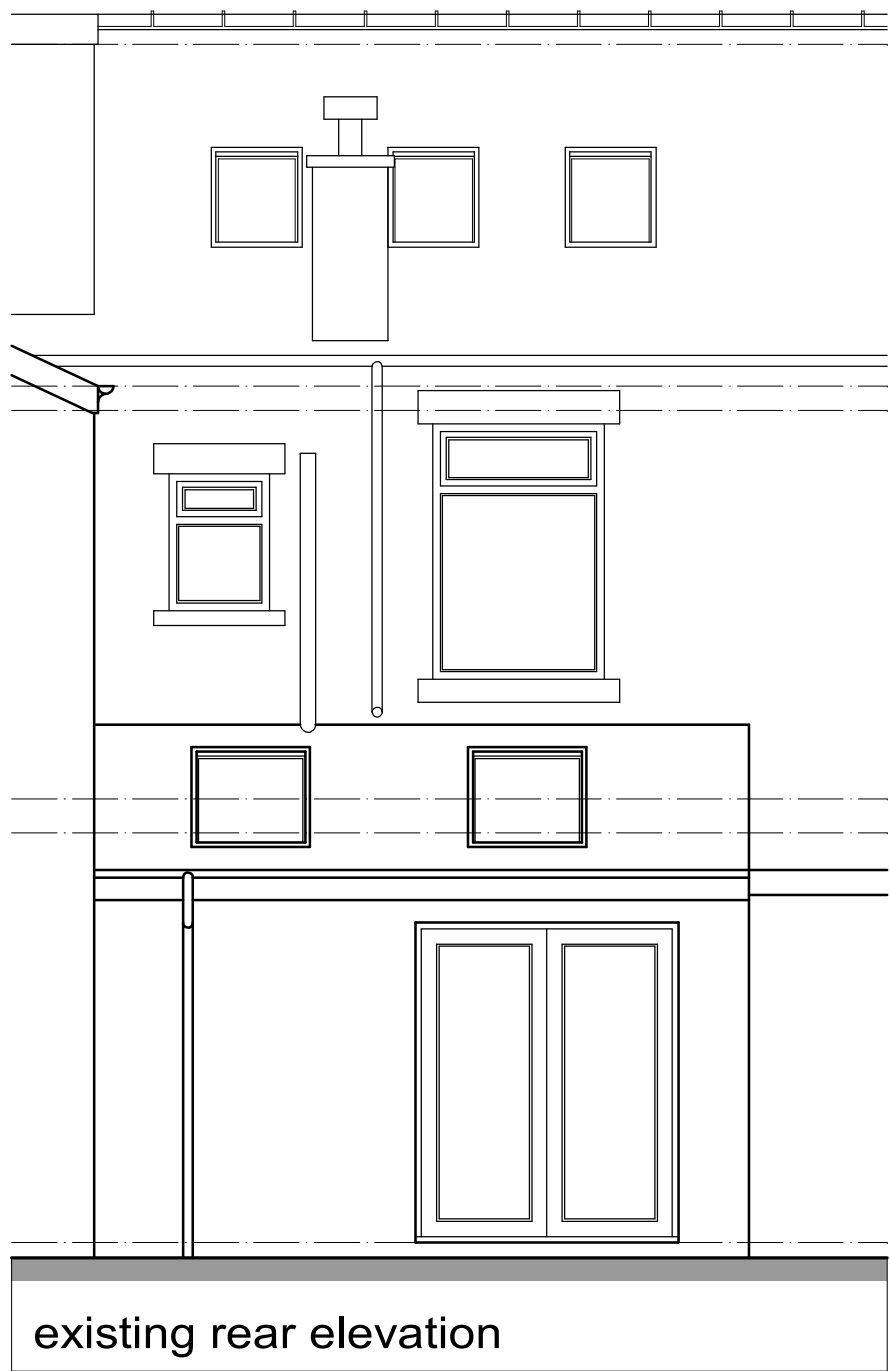
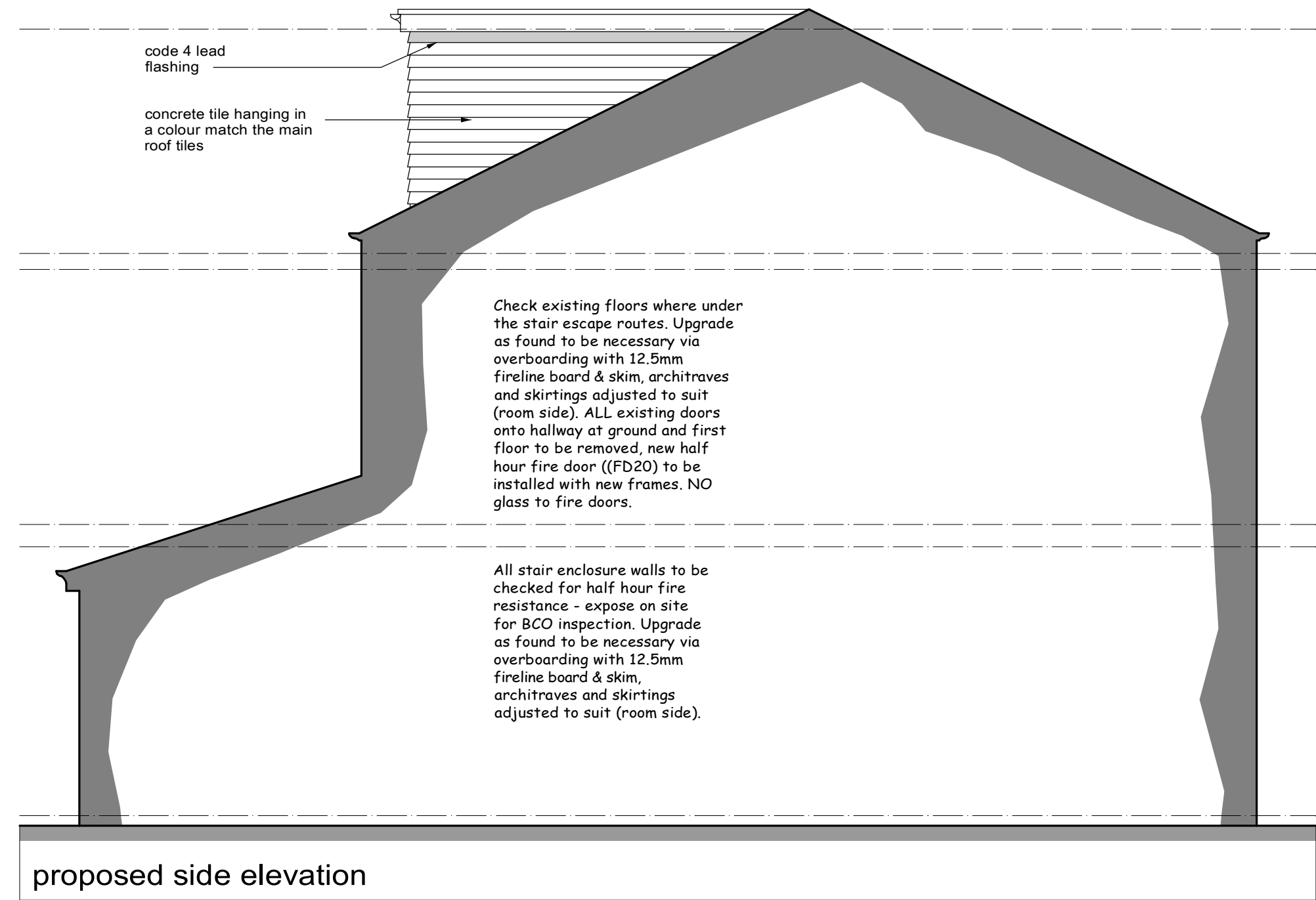




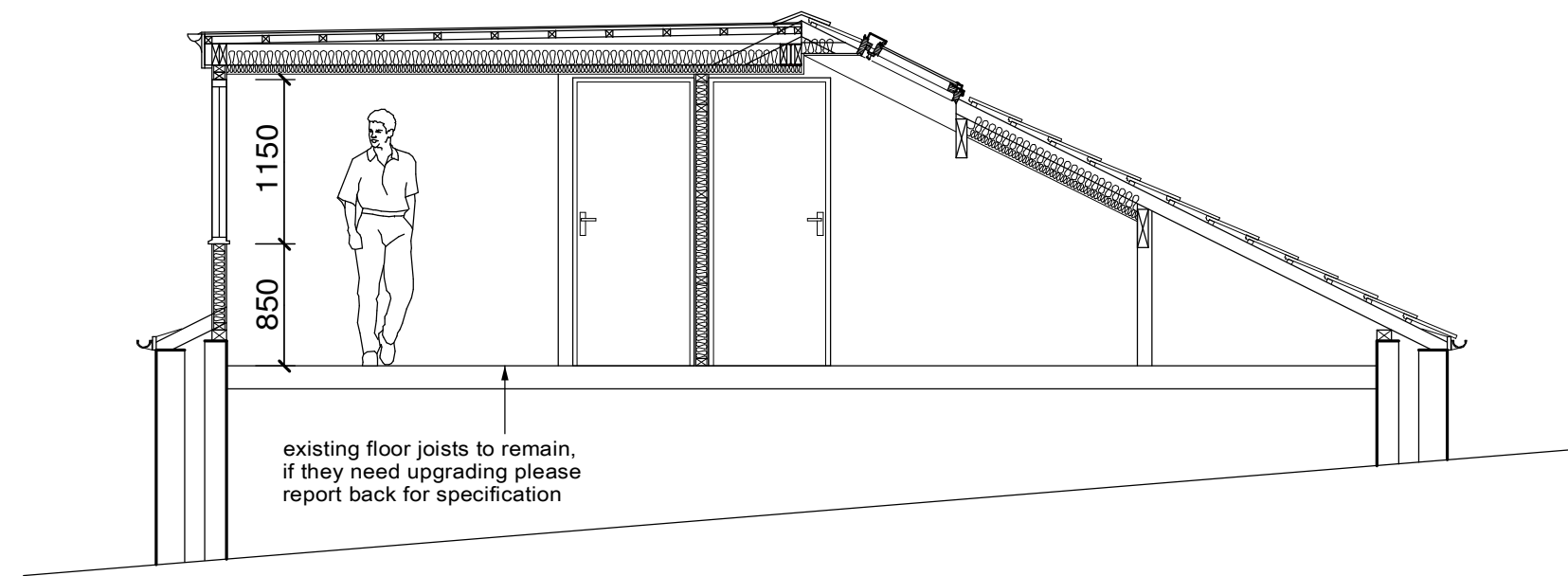
existing rear elevation



proposed rear elevation



proposed side elevation



proposed section

Foundations:
Existing foundations to be checked prior to construction and approved adequate for additional loadings by BCO.

Drainage:
New drains bridged where passing through footings. Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter Polypipe Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed pea shingle. New gullies to be roadable NB Drainage systems to be checked on site to determine - combined or separate systems - if separate ensure foul and surface water are connected to correct drainage system.

Saniflow:
If a saniflow is to be used a warranty will be required to be submitted to BCO on completion.

Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm². All windows adjoining a door or a glazed door or less than 800mm above floor to be in toughened glass to BS6206 or EN12150. New and replacement windows and roof lights fully draught proofed & double glazed in Optiwhite (outer pane) 16mm argon filled air space with aluminium spacer bar with an inner pane of low emissivity 'k' glass to give a 'U' value of 1.6w/m²k or window energy rating band C certificates of compliance to be provided to building control on completion. New windows to habitable rooms without alternative at least 1no opening light with a clear opening of 450 x 750mm. Top hung Windows to have assist arms and stays to keep up

Dormer Walls: Plain concrete tile hanging on 38 x 25mm treated battens over YBS insulation Breather Foil FR stapled to 11mm sterling board sheathing on 100 x 50mm treated studding @ 400mm centres - 100mm Celotex RXR insulation fixed tight between studs with 500g visqueen vapour check and 12.5mm plasterboard and skim finish internally. Front wall built off wall plate cheeks built up off dividing wall, 150 x 100mm lintols over window opening supported on cripple studs. Code 3 lead flashing under fascia, above and under windows. Code 4 lead soakers and flashings to front wall and cheeks. N.B. Dormer cheeks to have 2 layers of 9mm firmacel fire resistant board over 11mm sterling board sheathing and 2 layers of 12.5mm plasterboard and skim internally.

Flat Roof: New GRP finish to flat roof on 18mm sterling board decking on 50x50mm sw counterbattens on sw firrings to fall on main roof joists @ 400mm centres. Joists hung from new ridge beam on timber to timber joist hangers - fully nailed. 100mm Celotex tuff-R GA3100 insulation between joists with 50mm kingspan insulation across the back with 500g visqueen vapour check with 12.5mm plasterboard and skim finish. Provide soffit vents to both sides of dormer.

Ventilation: Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5,000mm². Where opening restrictors are to be provided the opening lights to be increased in size to 1/10th of the room floor area. Wet room areas to be afforded mechanical extract ventilation using the following extract rates:
Kitchen 30 Litres/sec (adjacent to the hob)
60 Litres/sec elsewhere
Utility Room 30 Litres/sec
Bathroom 15 Litres/sec
Sanitary accommodation 6 Litres/sec.
In addition, controllable trickle vents with equivalent area of area of 2,500mm². All extracts to open air. Extractor to have minimum 15mins over run.

Flashings:
Code 4 lead stepped and straight flashings with DPC cavity trays over at all abutments.

Self-contained mains powered smoke detectors (rechargeable battery backed up) in accordance with BS5839-6: 2004 - Grade D - category LD3 standard to be provided to each level as indicated by 'SD' on floor plans. All alarms to be interlinked and wired to separate sub circuit on mains distribution board. Smoke alarms to be situated within 3.0m of bedroom doors and 7.5m of all other habitable rooms. NOTE - all smoke detectors are to be positioned so that they can be reached for maintenance and testing i.e. not over stairs etc.

Lighting:
One third of the primary light fittings in the proposed extension (minimum one) to be of a type which will only receive high efficiency lamps.

Any new gas boiler to be min 90% SEDBUK condensing wall mounted with balanced flue/stainless steel guard to outlet. Flues discharge in accordance with manufacturers instructions & to Building Regulations ADJ. Copy of the Building Regulations Compliance Certificate from your GAS SAFE installer to be provided. All new radiators to be provided with thermostatic valves.

APPROVED DOCUMENT L1 (2005)
From the 1st April 2005, All new and replacement natural gas and LPG boilers are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 86% From the 1st April 2005 Oil fired boilers must have a minimum SEDBUK rating of 86%. Exceptional Circumstances permitting the installation of a Non-Condensing boiler. The installer must complete an 'Assessment form' using the procedure described in the document 'Guide to the Condensing Boiler Installation Procedure for dwellings' (ODPM 2005)
The declaration should be retained by the householder as it may be needed when the property is offered for sale. All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied by either:- An electrical installation certificate issued under a Competent Person Scheme has been issued, or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

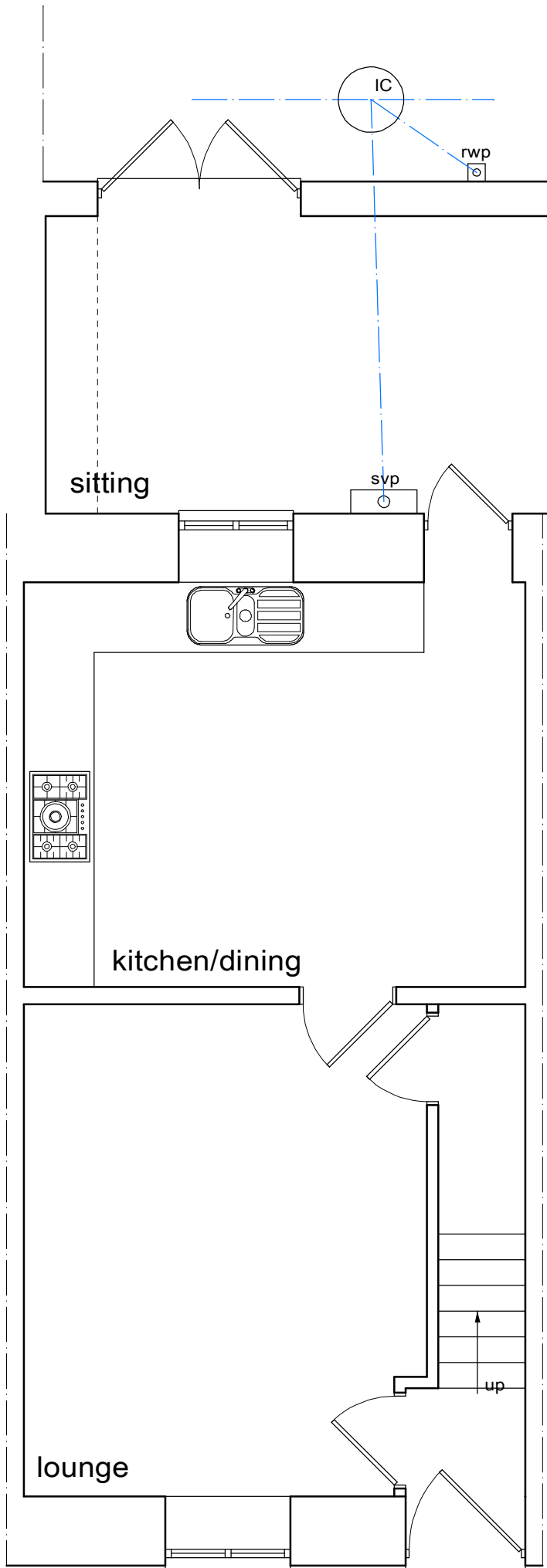
Existing Rafter Treatment (to be checked and upgraded if required):
Batten out existing rafters to 100mm deep - fix 50mm Celotex insulation tight between rafters ensuring 50mm air space is maintained over insulation. Fix Tri ISO super 10 insulation across rafters to eliminate cold bridging 50x25mm sw batten - 500 gauge visqueen vapour barrier over insulation - fix 12.5mm plasterboard and skim finish. NB Existing purlins to remain.

Structural Steel:
All structural steel to be encased in a minimum 18mm Gypsum plaster to give minimum half hour fire protection.

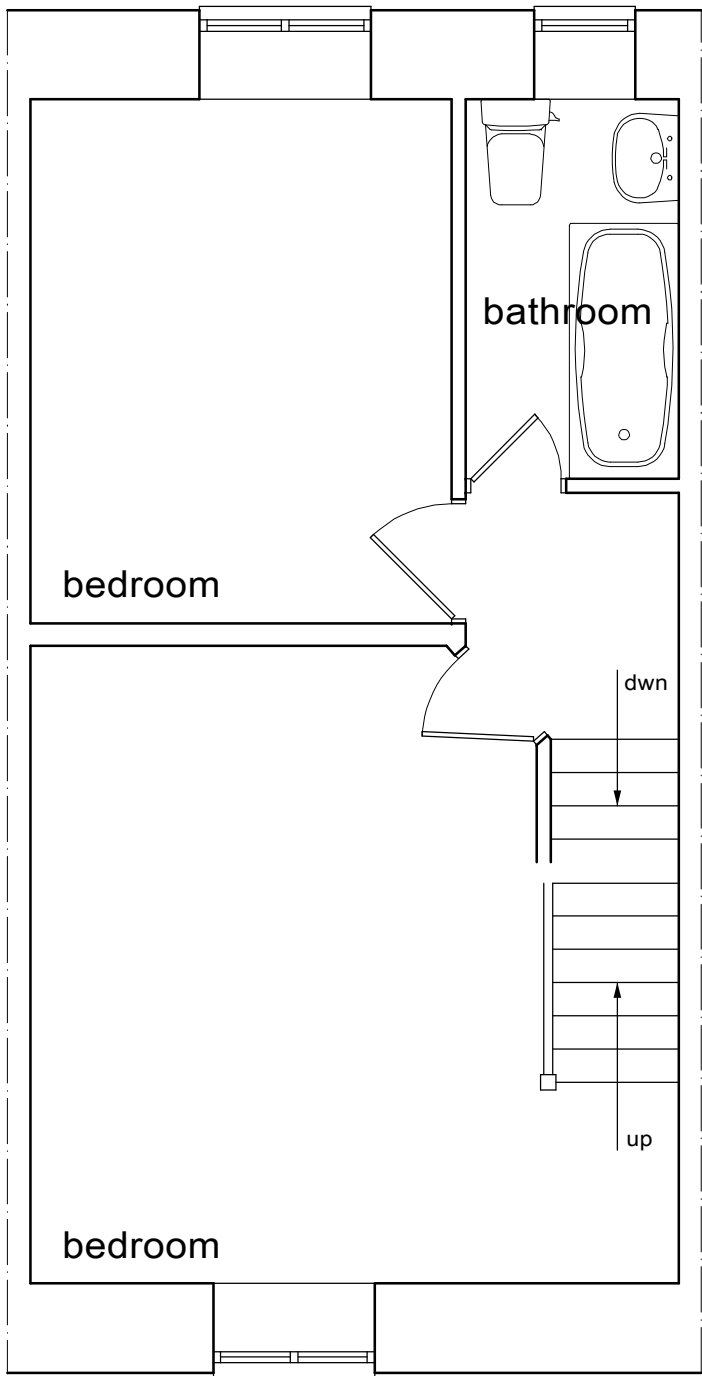
Heating:
Mode of heating to extension as yet unknown if a new boiler to be fitted this is to have a Class A SEDBUK energy efficiency rating. NB All plumbing work to be carried out by GAS SAFE registered installer Hot water & heating systems to comply with Domestic Heating Compliance guide.

Partitions: Partitions at loft floor level formed in 100 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides. Double joists under all partitions running in direction of joists. All walls between WC & bedrooms to have 50mm sound deadening insulation between.

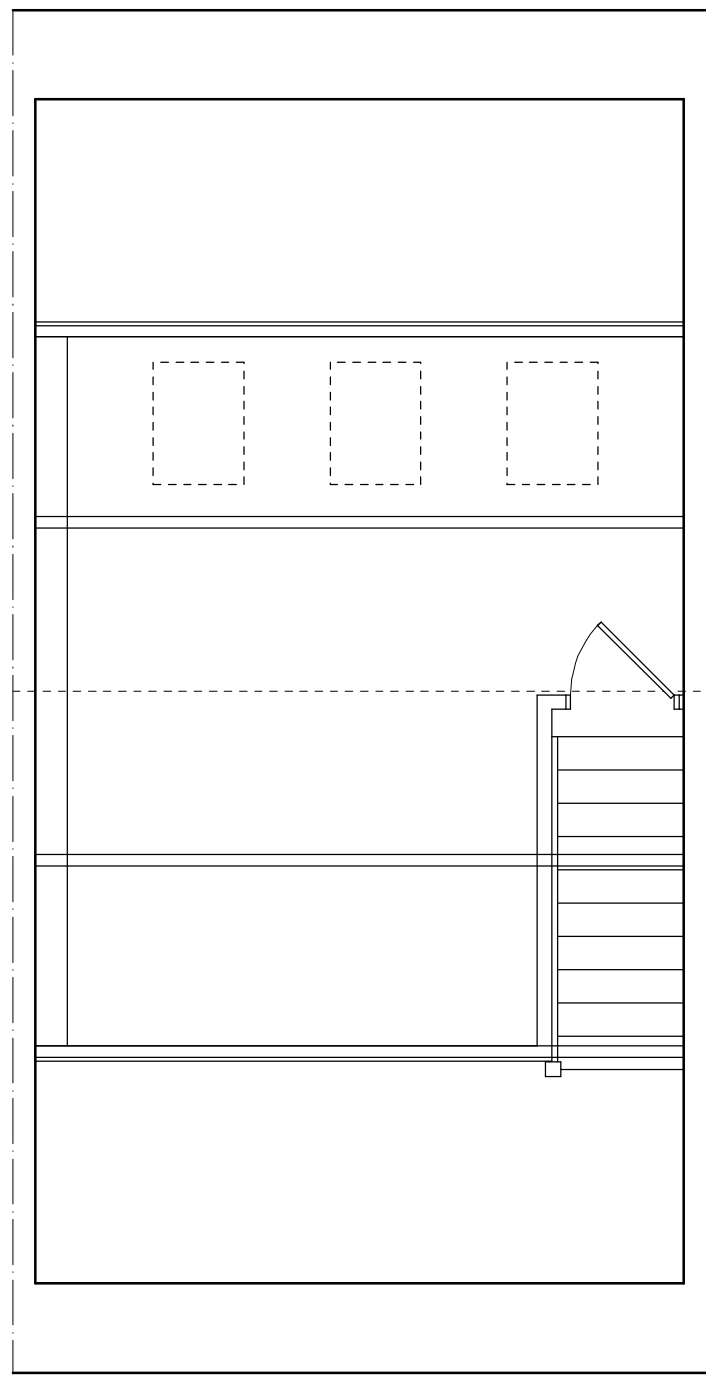
Low Walls: Low walls below purlin formed in 100 x 50mm studding at 400 centres - 5mm Celotex tuff-R GA3065 insulation between studs flush with back of studs, fix celotex T-break TB3012 over the inside face of studs. The joints of the insulation are then taped using a self adhesive aluminium foil tape and the perimeter sealed with mastic to provide a vapour control layer. Fix 12.5mm plasterboard and skim finish.



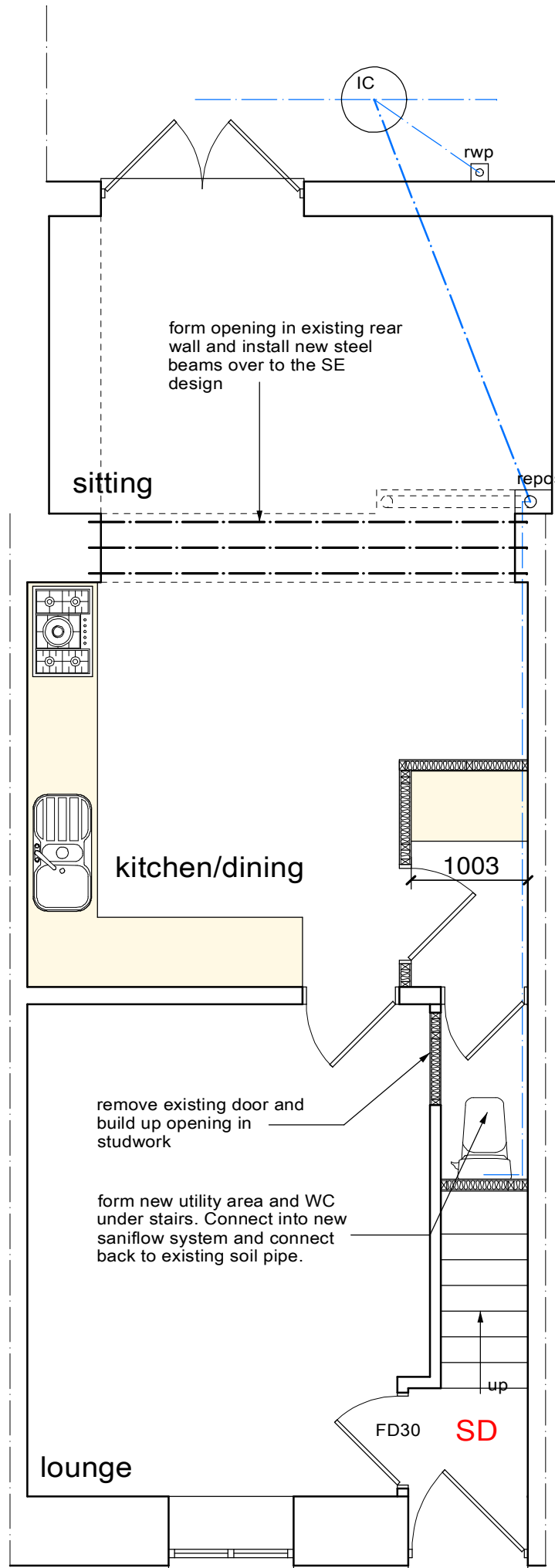
existing ground floor plan



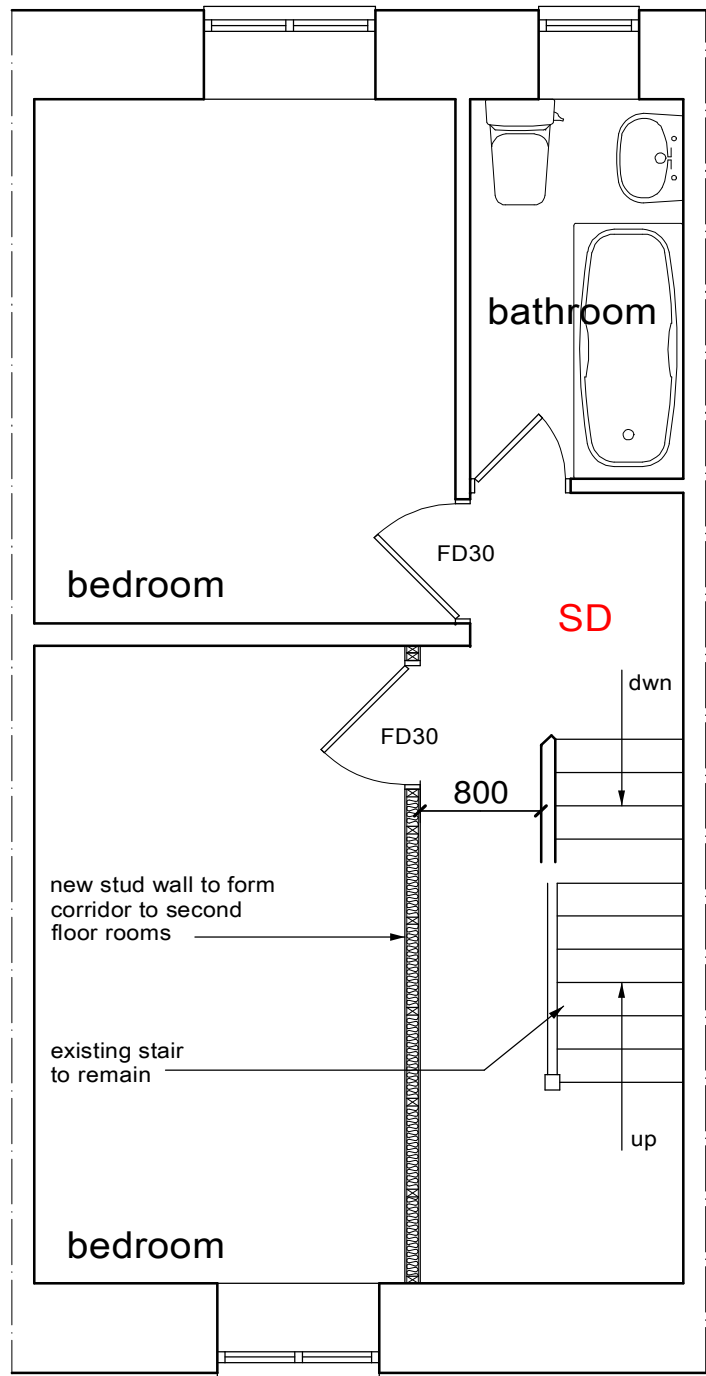
existing first floor plan



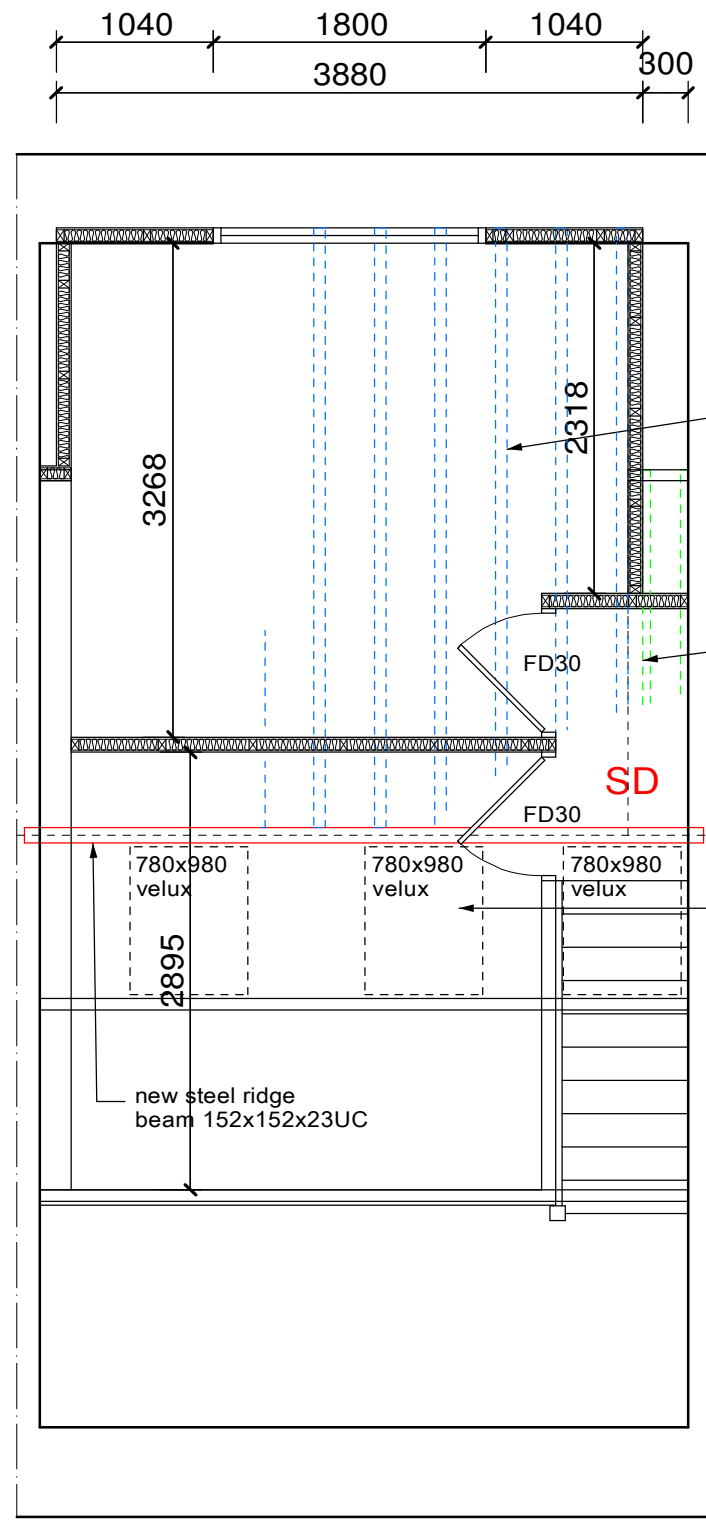
existing loft plan



proposed ground floor plan



proposed first floor plan



proposed loft plan

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulation Approval ONLY. All structural calculations are to be checked by structural engineer prior to construction.

All dimensions & details are to be checked on site prior to construction, any discrepancies reported to ExtensionsNW prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval is at the builders own risk. ExtensionsNW will not be held responsible for any problems arising.

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Plotted on 15/02/2021
ExtensionsNW reserve the right to modify and make necessary alterations dependent on site conditions.

D	
C	
B	
A	DATE

SCALE 1:50	DATE Feb 21
DRAWN JDJ	PP B.R
CUSTOMER	
Mr B Adderley	
PROJECT	
Dormer Extension	
LOCATION	
17 Lambgates, Hadfield SK13 1AT	
LOCAL AUTHORITY	

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