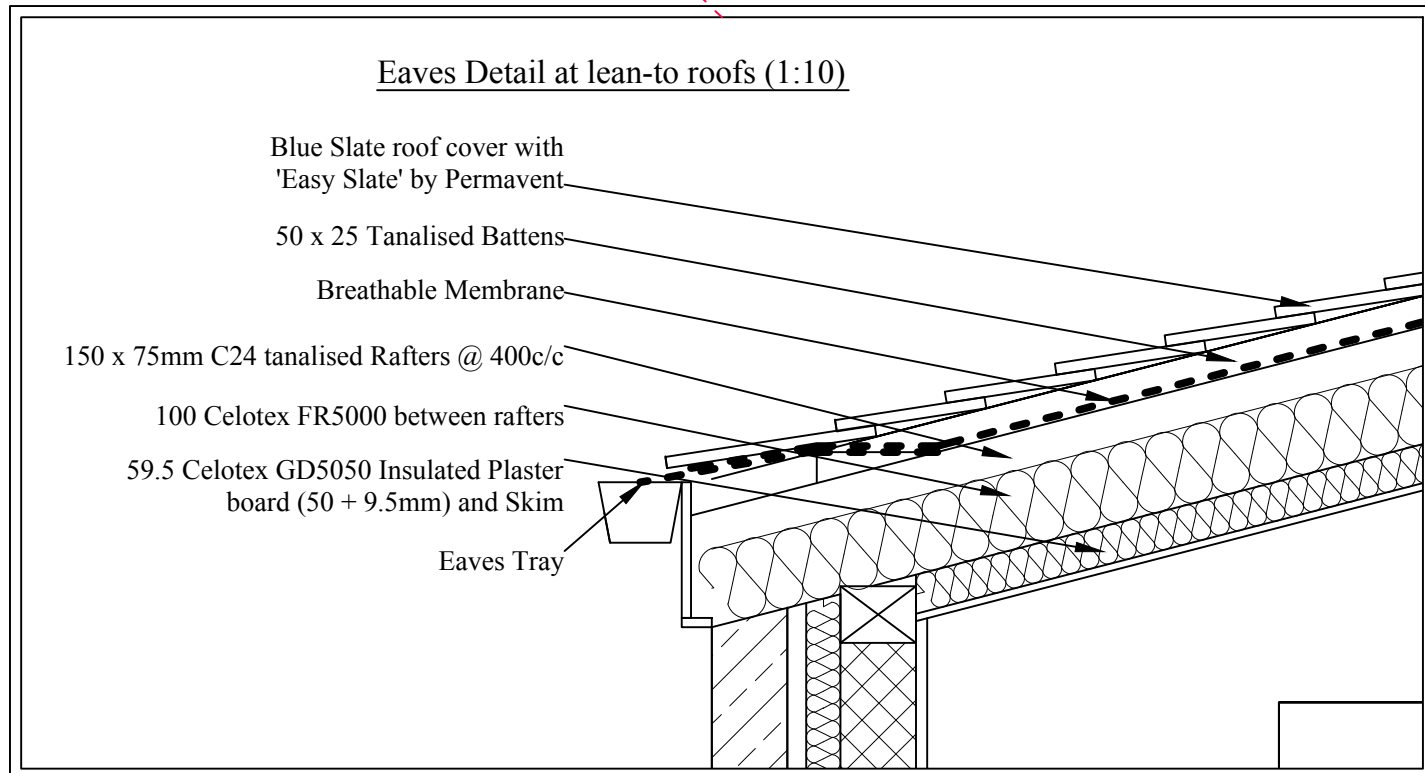
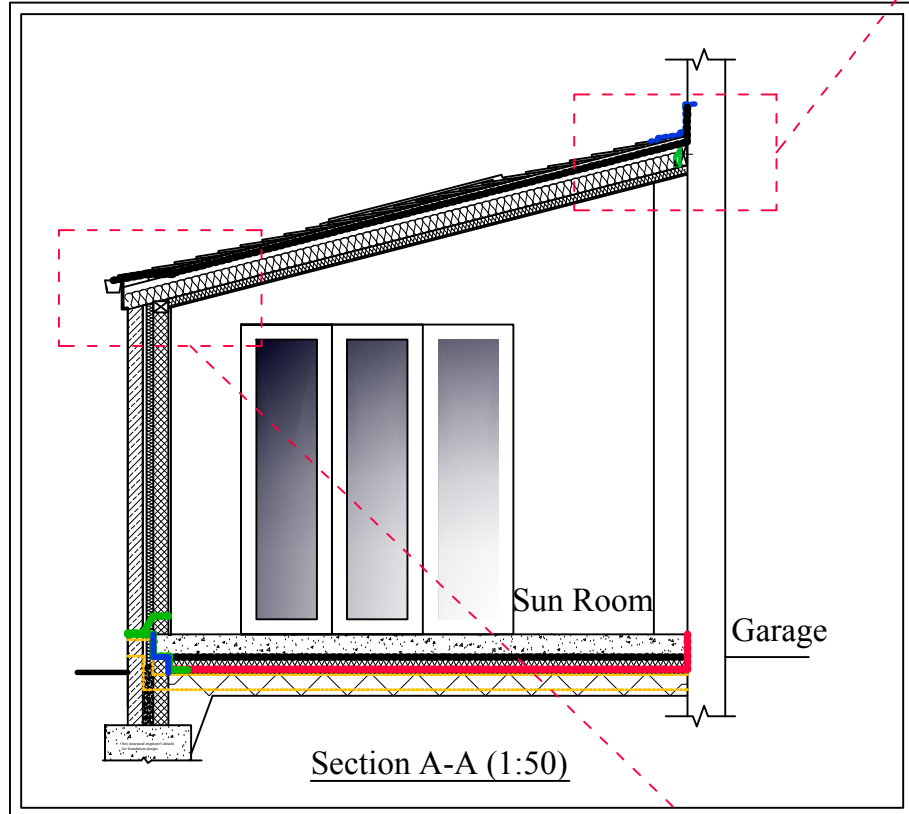
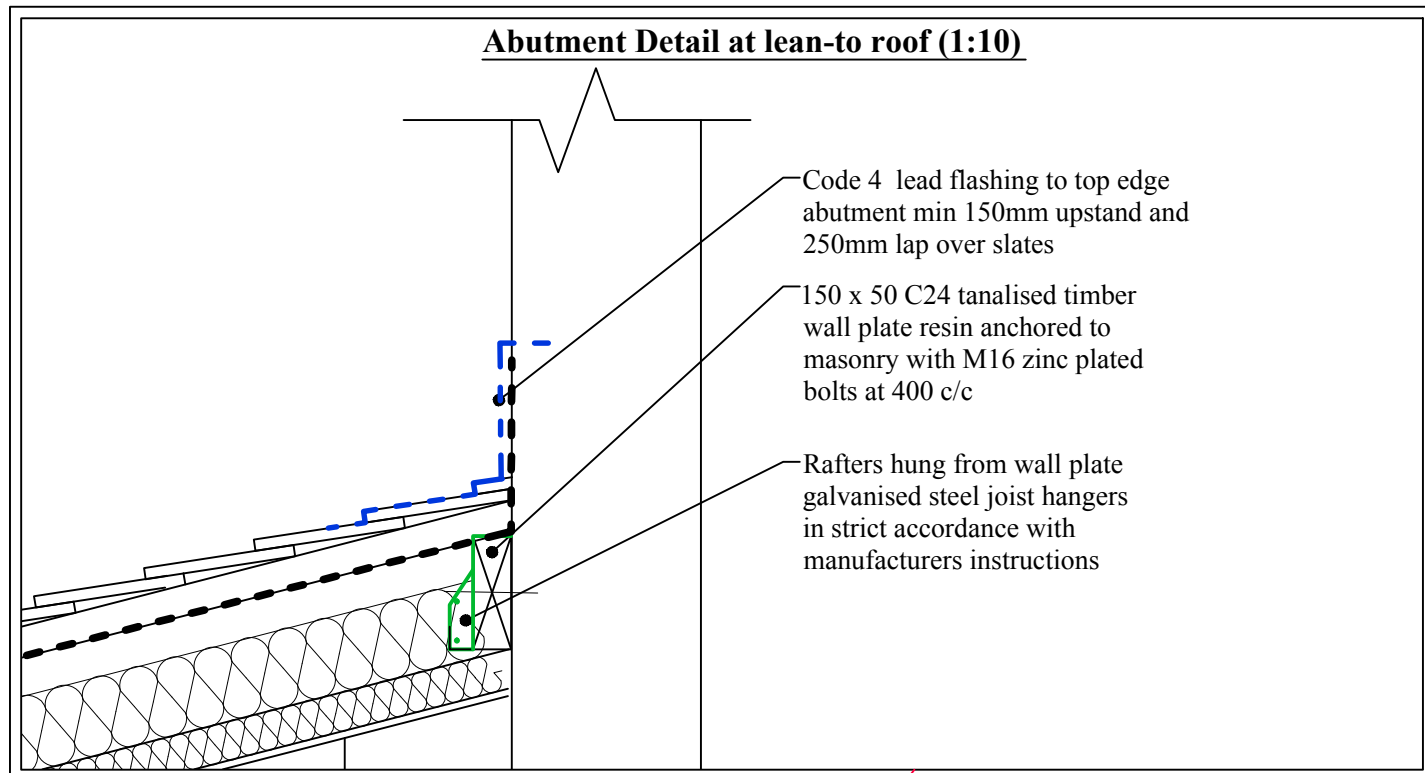
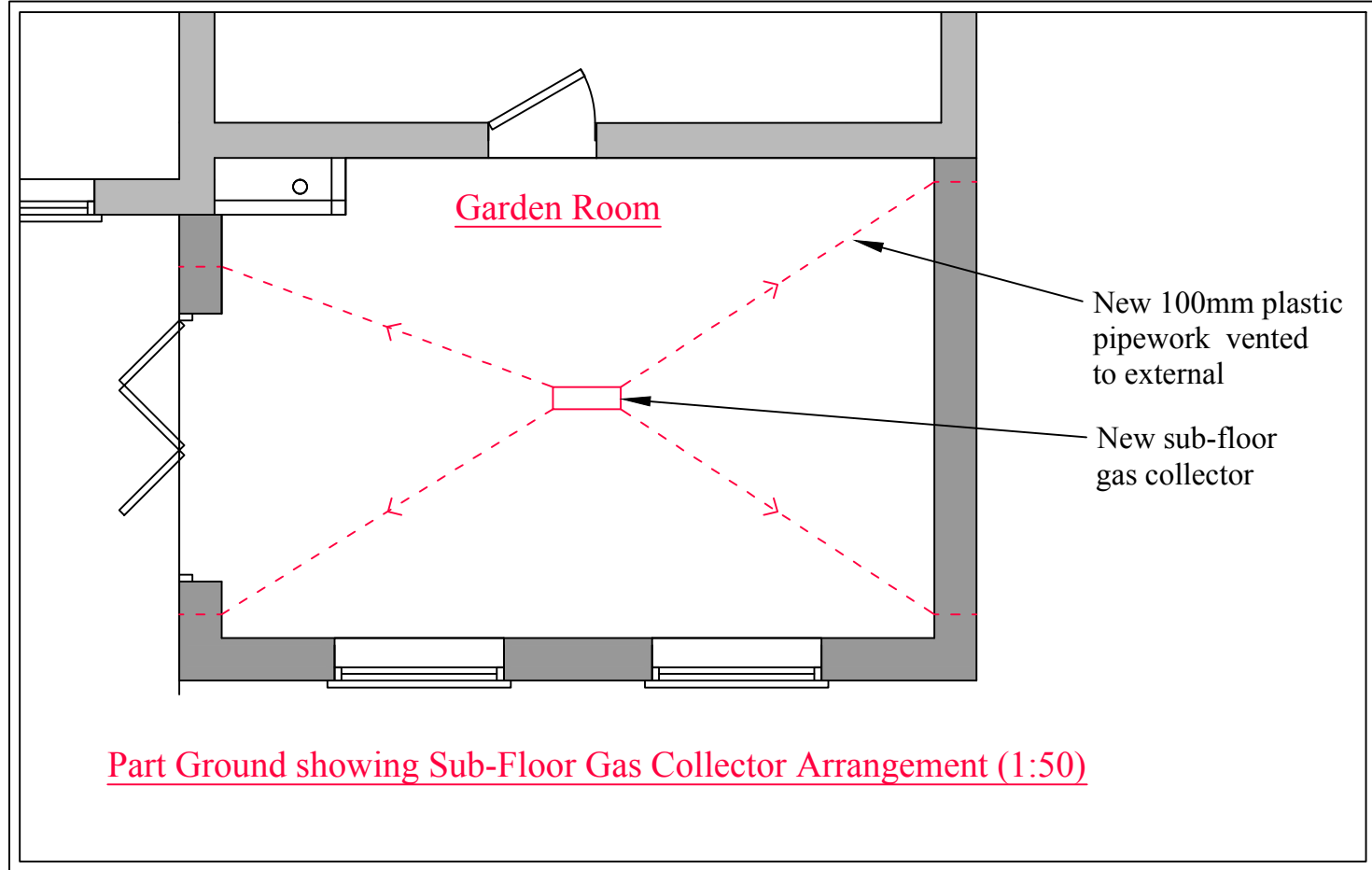
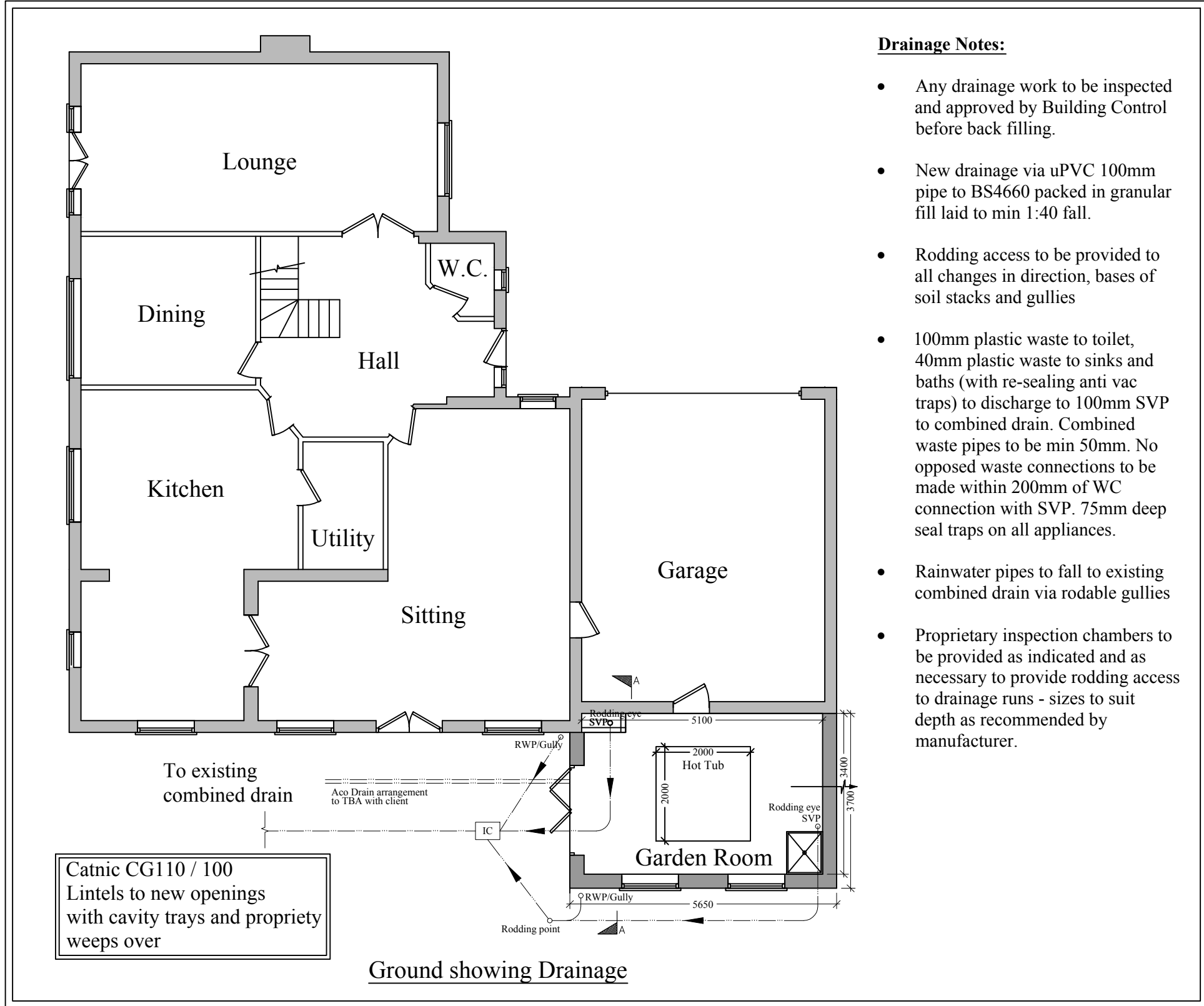
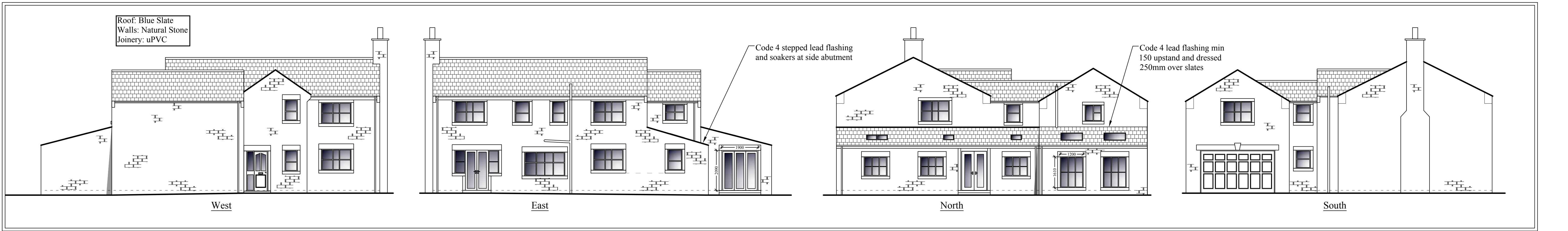




- Roofs:** See separate details
- Rainwater goods:** New rainwater goods to be uPVC to match existing to fall to existing combined drain. 75mm dia RWP, 100 dia eaves gutter.
- Steelwork:** Any Structural steelwork to be designed by structural engineer. Note: Any steel beams to have minimum 12.5mm fireline plasterboard and skim cover to achieve 1/2 hour fire resistance. Note-double boarding of fireline may be required to achieve 1 hour fire resistance depending on H_{sp}/A factor of boards and manufacturers guidance must be followed.
- Joinery:** All new windows and doors to be uPVC to match existing - confirm with client.
 - 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.
 - Any 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 < 80mm to be safety glazing) and doors and side panels below 1500mm.
 - Fascia boards and eaves detail to extension to be painted timber and match existing house detail.
- 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:** 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.
- Ventilation:** Sun Room to have 30 litres/second mechanical ventilation with 15 min overrun. All mechanical ventilation ducted to external air. New windows 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 (new UF heating to Sun Room) as advised by heating engineer to client's specification.
 - Extension external wall construction: to achieve min U value of 0.28W/m²**
 - Outer leaf: Approx 100mm Natural stone (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 where present
 - 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 engineers details.
 - 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.
 - Note requirements for protection against landfill gas and all installations to be in strict accordance with manufacturer's details and agreed with Building Control.

Materials and workmanship

All materials must comply with the following:

- British Standards or European Standards
 - Product Certification Schemes (Kite marks)
 - Quality Assurance Schemes
 - British Board of Agreement Certificates (BBA)
 - Construction Product Directives (CE Marks)
 - Local Authority National Type Approvals (System Approval Certification)
- All materials must be fixed in strict accordance with manufacturers printed details and workmanship must be in strict accordance with BS 8000: Workmanship on Building Sites: Parts: 1 to 16. Where materials, products and workmanship are not fully specified or described, they are to be suitable for the purpose stated or inferred & In accordance with recognised good practice

These drawings are to be read in conjunction with the Structural Engineer's drawings and specification.

All materials and workmanship must comply with the relevant British Standards.

All dimensions and levels to be checked on site by the Contractor prior to preparing any working drawings or fabrication drawings.

The Contractor is responsible for safely erecting the steelwork and for designing and supplying all temporary stability bracing during erection.

All work carried out by the Contractor must satisfy the conditions of the Health and Safety at Work Act, and the requirements of any relevant Statutory Authorities and Regulations.

All steelwork to be in accordance with the BCSA National Steelwork Specification and relevant British Standards.

Hot rolled steel to be grade 275. All ordinary bolts to be grade 8.8 to BS 4190: 1967 span galvanized 70 BS 729 (external use). All welding to be to BS 5135: 1985.

All steelwork to receive 2no coats of zinc rich epoxy paint to a thickness of 75 microns unless noted otherwise. Steelwork within external cavity walls to receive an additional coat of high build paint, brush applied on site by contractor to give a minimum dry film thickness of 125 microns.

If welding carried out on site, the Contractor should take fire precautions as per DoE booklet 'Standard Fire Precautions' published by HMSO.

Steelwork below ground level surrounded with grade C35 concrete (100mm cover) OR painted in two coats of bitumastic paint OR wrapped in dense tape for corrosion protection.

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 federation recommendations and all to the complete satisfaction of SJ Design Limited.



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Client

Mr & Mrs Bennett

Job Title

2 Brook House
Hayfield
High Peak

Drawing Title

Plans and elevations
as proposed

Scale

1:100 @A1 unless stated

Date February 2021 Drawn by SJ

Drawing No. 200 Rev. -