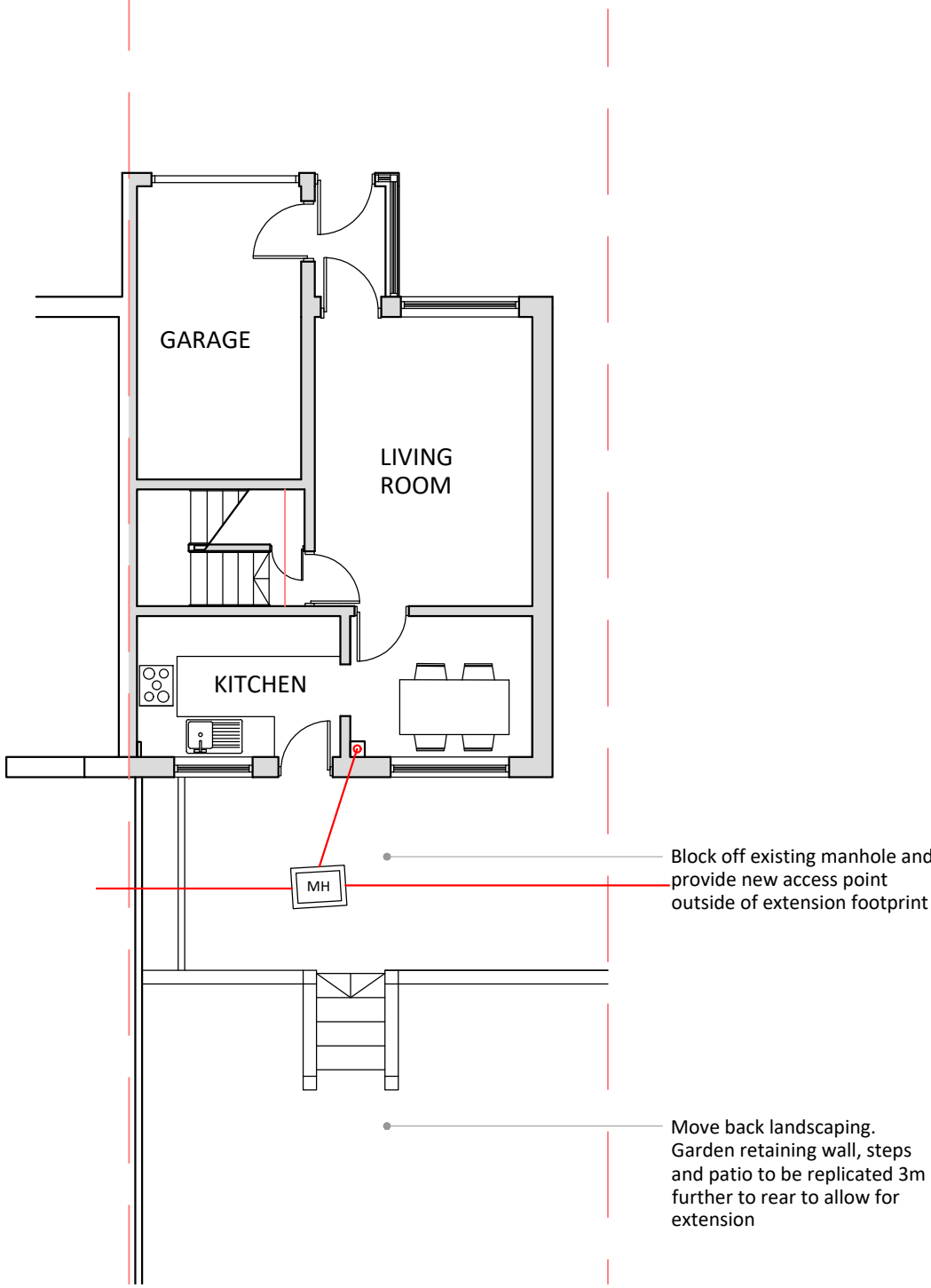
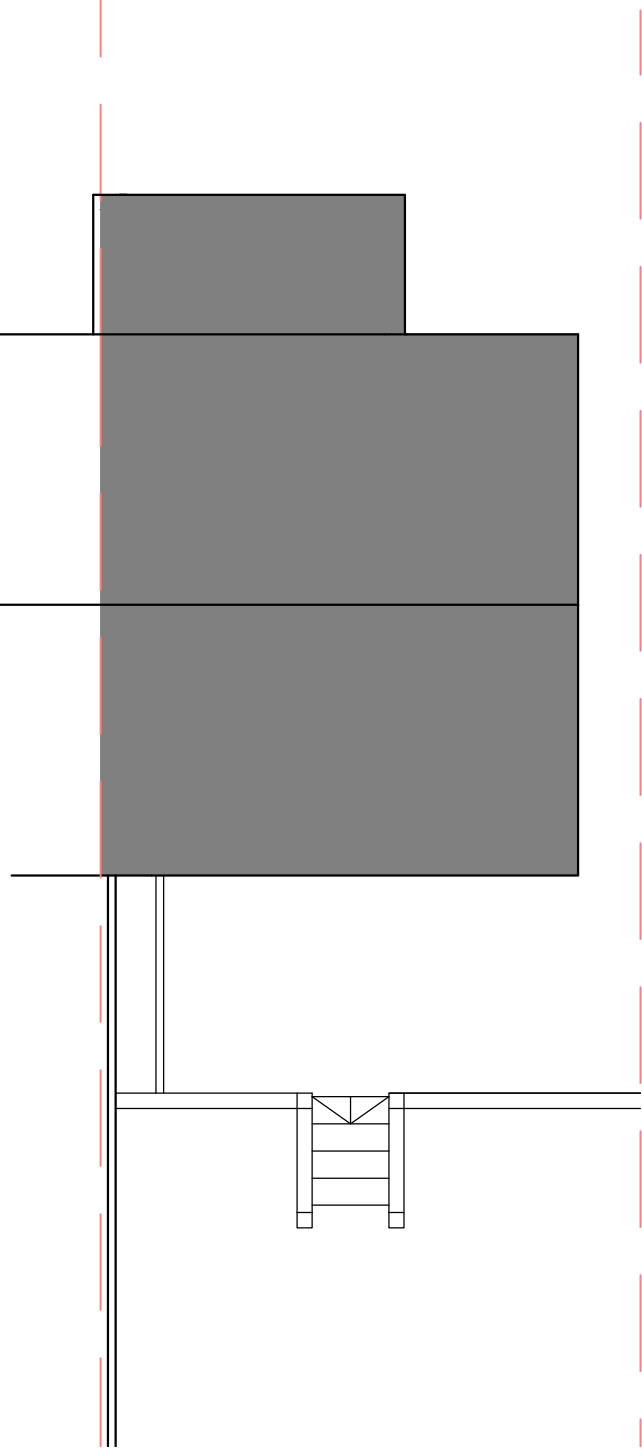


EXISTING PLANS 1:100

GROUND FLOOR

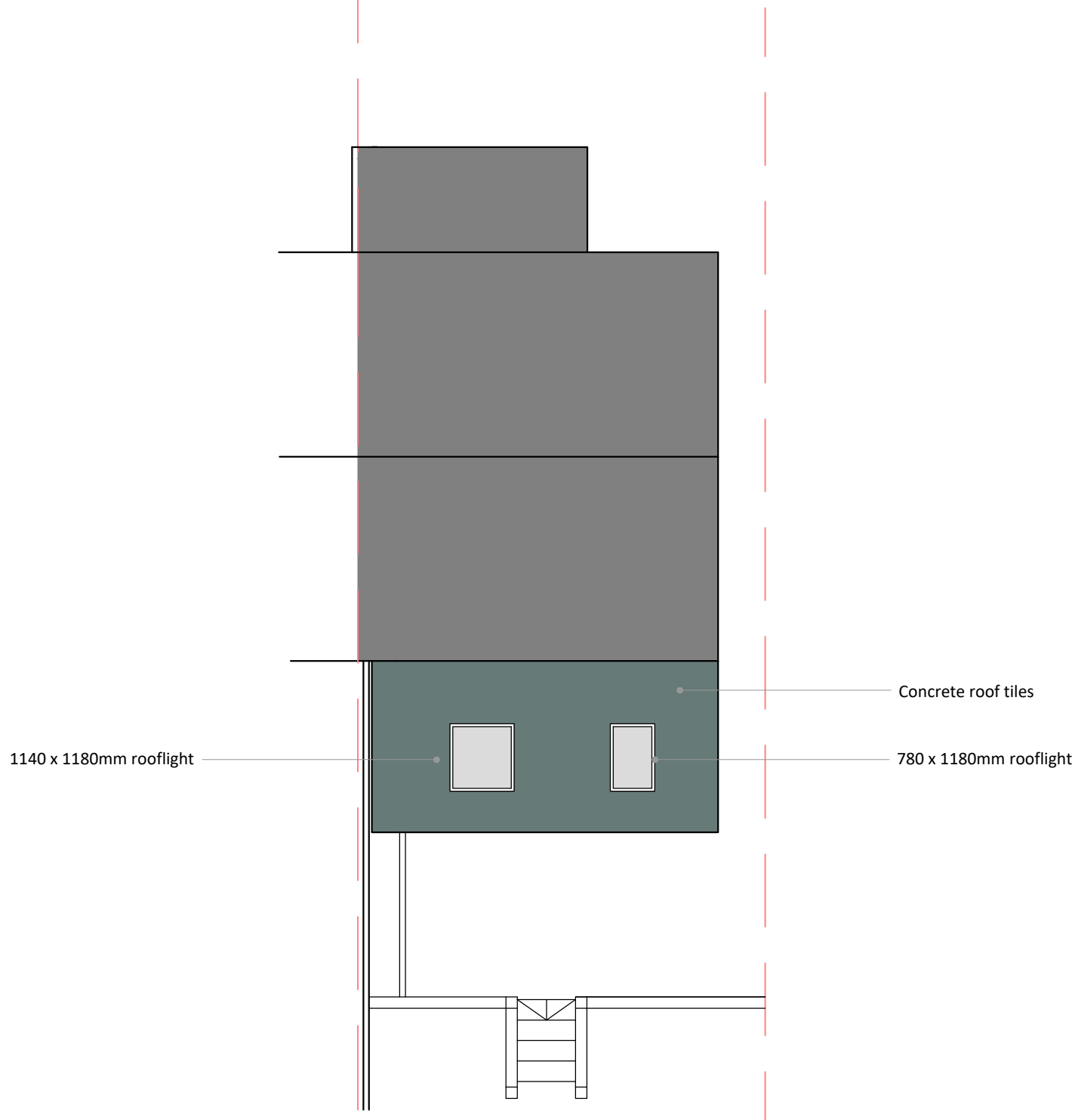


ROOF PLAN



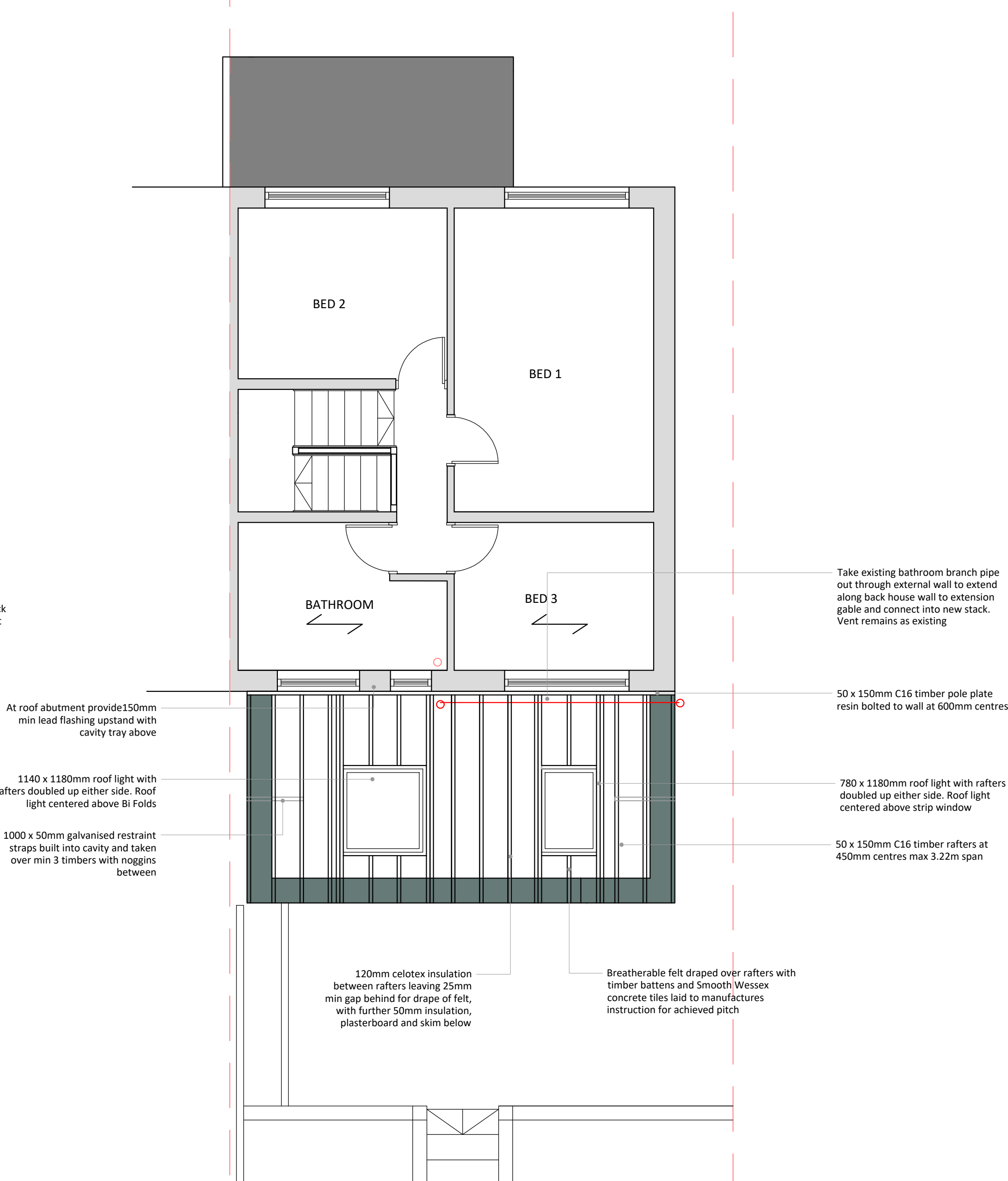
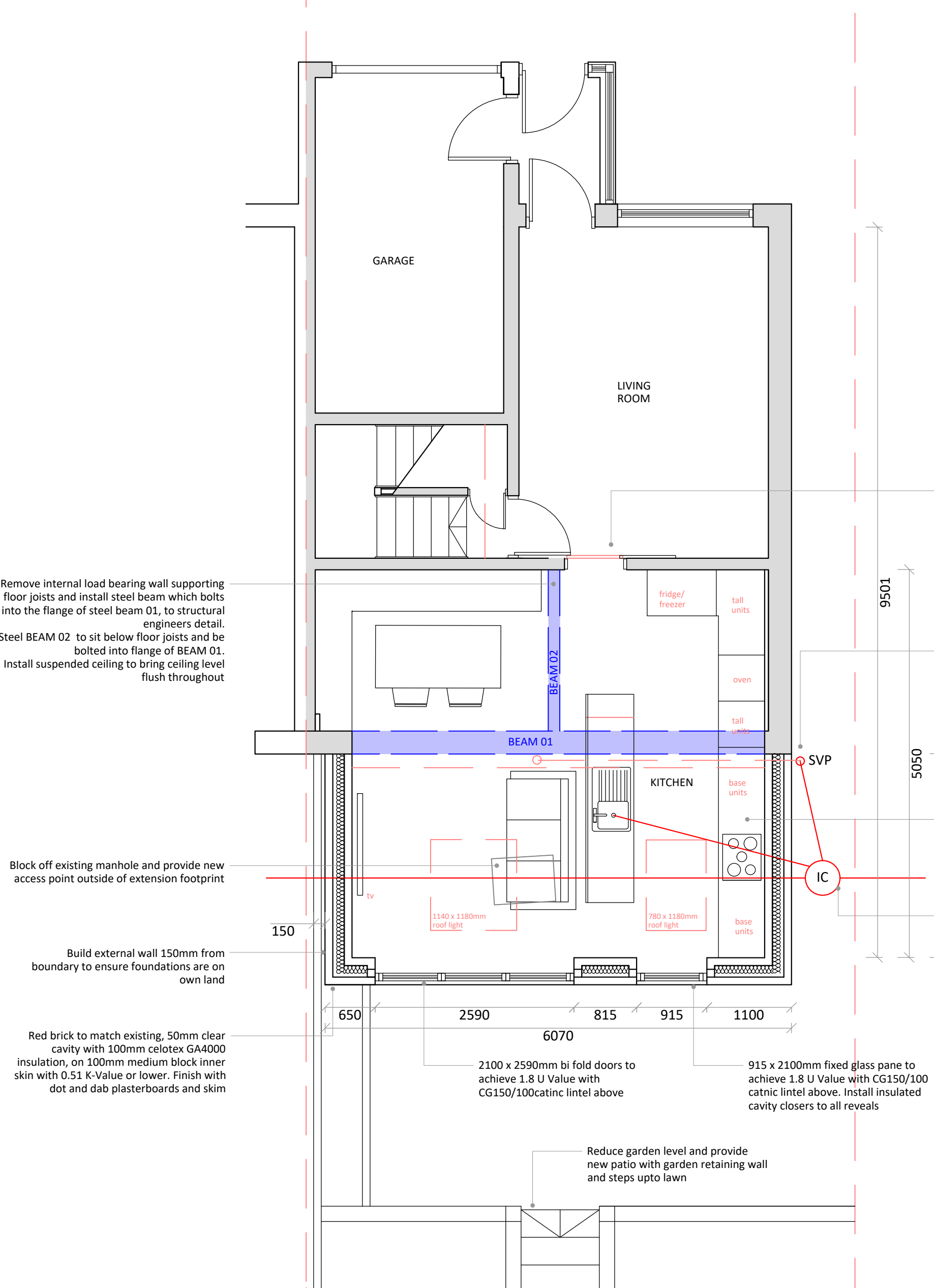
PROPOSED PLANS 1:100

ROOF PLAN



PROPOSED PLANS 1:50

GROUND FLOOR



WALLS BELOW GROUND

All new walls below ground to be constructed using blockwork compliant with BS EN 771 and suitable for below ground level or semi engineering brickwork. Walls to be built using 1:4 masonry mortar mix or equal approved specification to BS EN 1996-1-1. 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.

PARTIAL FILL CAVITY WALL

To achieve minimum U Value of 0.18 W/m²K

Provide 103mm suitable facing brick. Ensure a 50mm clear residual cavity and provide 100mm Celotex CW4000 insulation fixed to internal leaf constructed of 100mm, 0.45 W/m²K standard block. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.

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 EN 845

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 DPC's around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

MOVEMENT JOINTS

Movement joints to be provided at the following maximum spacing:

Clay brickwork - 12m.

Calcium silicate brick - 7.5-9m.

Lightweight concrete block - density not exceeding 1,500kg/m³ - 6m.

Dense concrete block - density exceeding 1,500kg/m³ – 7.5-9m.

Any masonry in a parapet wall (length to height ratio greater than 3:1) - half the above spacings and 1.5m from corners. Movement joint widths for clay bricks to be not less than 1.3mm/m i.e. 12m = 16mm and for other masonry not less than 10mm. Additional movement joints may be required where the aspect ratio of the wall (length :height) is more than 3:1. Considerations to be given to BS EN 1996-1-2:2005 Eurocode 6. Design of masonry structure.

BUILDING REGULATION DRAWINGS

22 Grange Park Avenue
Chapel en le Frith
High Peak
SK23 0HL

Single Storey Rear Extension

Revision	Date
A - Lounge sliding door	14/07/22
B - Following client meeting	16/08/22

Drawing Ref	Date
22GPA/BR/02/B	1st July 2022

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 ACT 1996 ARE MET. PLEASE CONTACT PLAN DRAFTER IF ANY ON SITE AMENDMENTS ARE TO BE MADE.



18 Eccles Road
Chapel en le Frith
High Peak
SK23 9RG

07912 845 210

info@plansanddesign.co.uk

