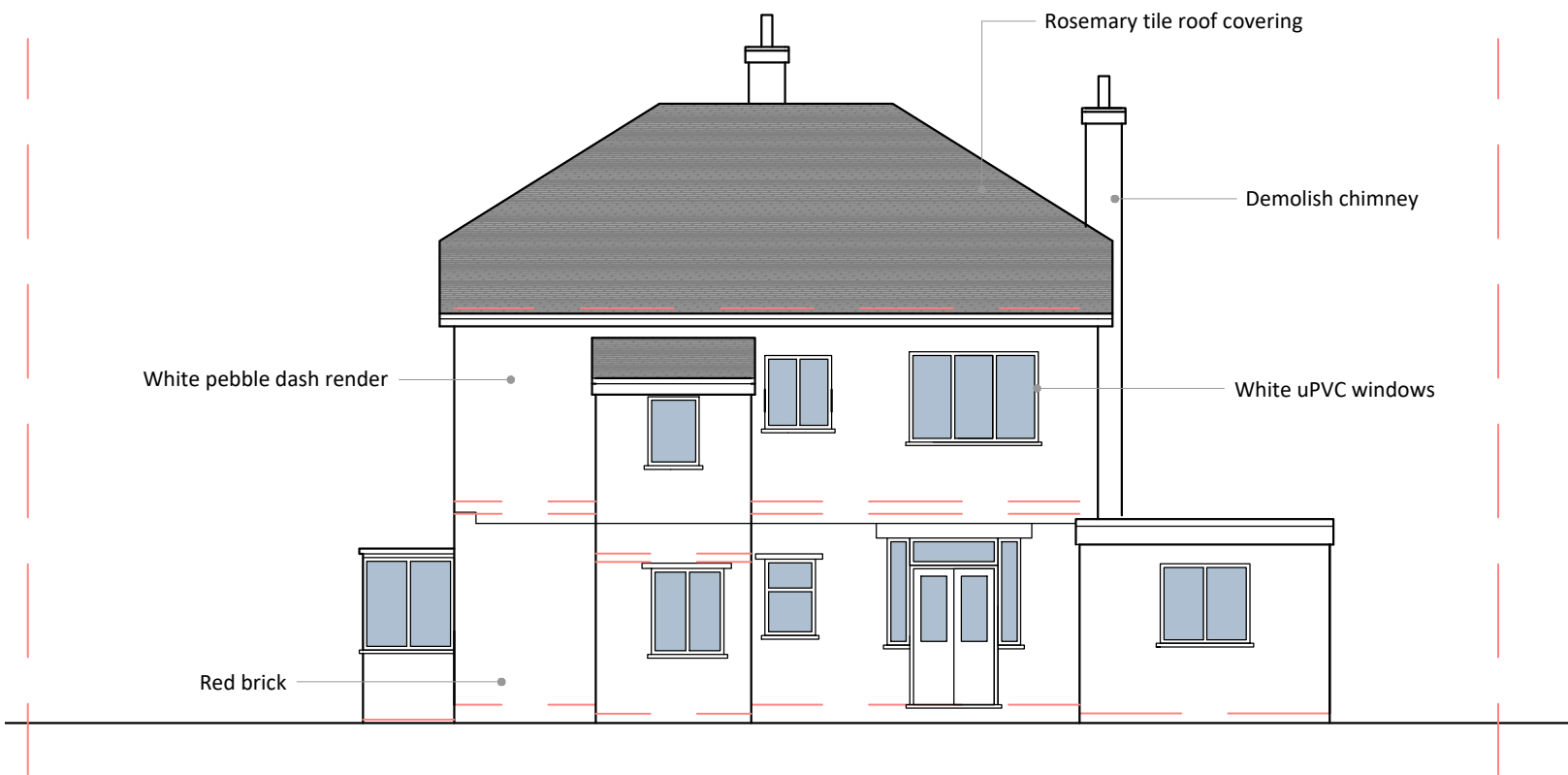


EXISTING ELEVATIONS 1:100

NORTH



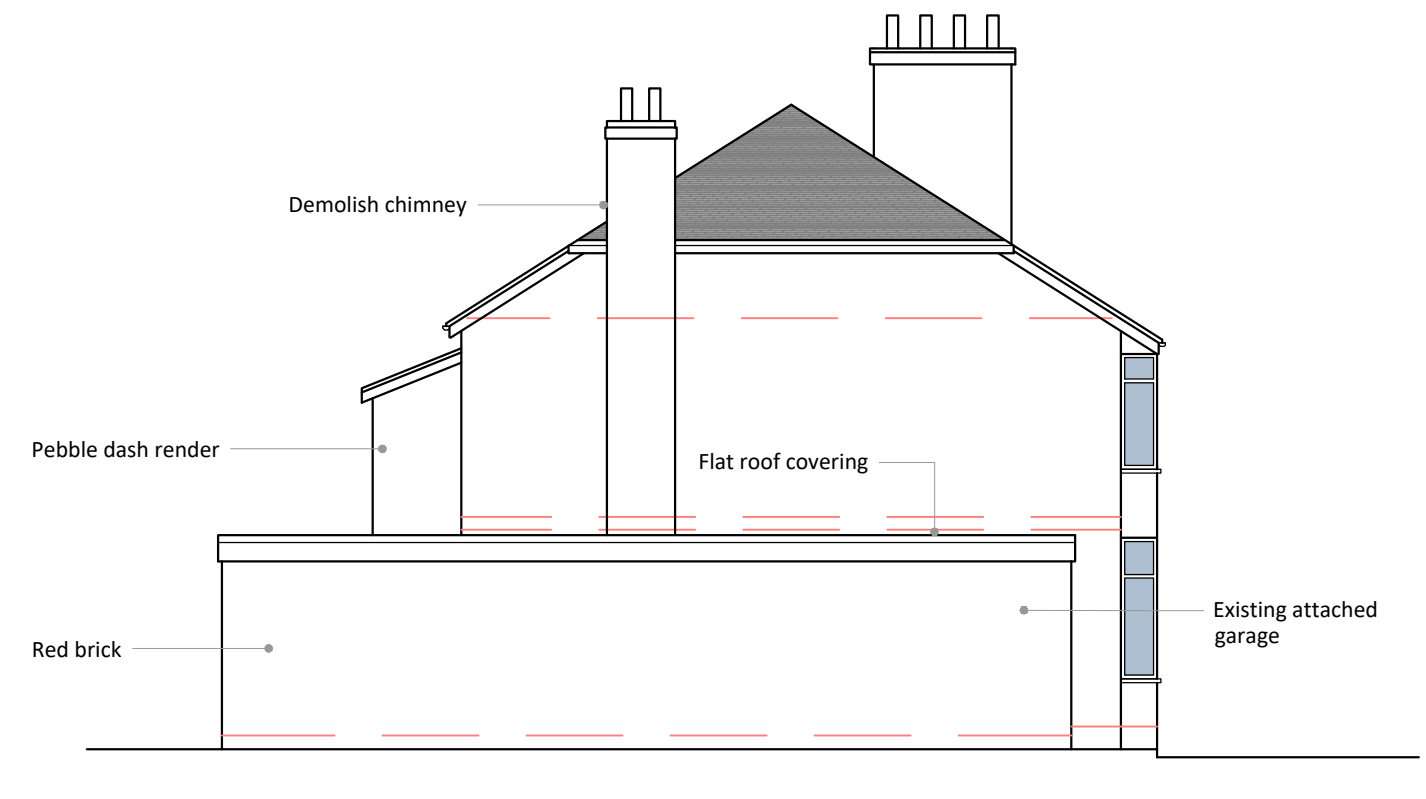
EAST



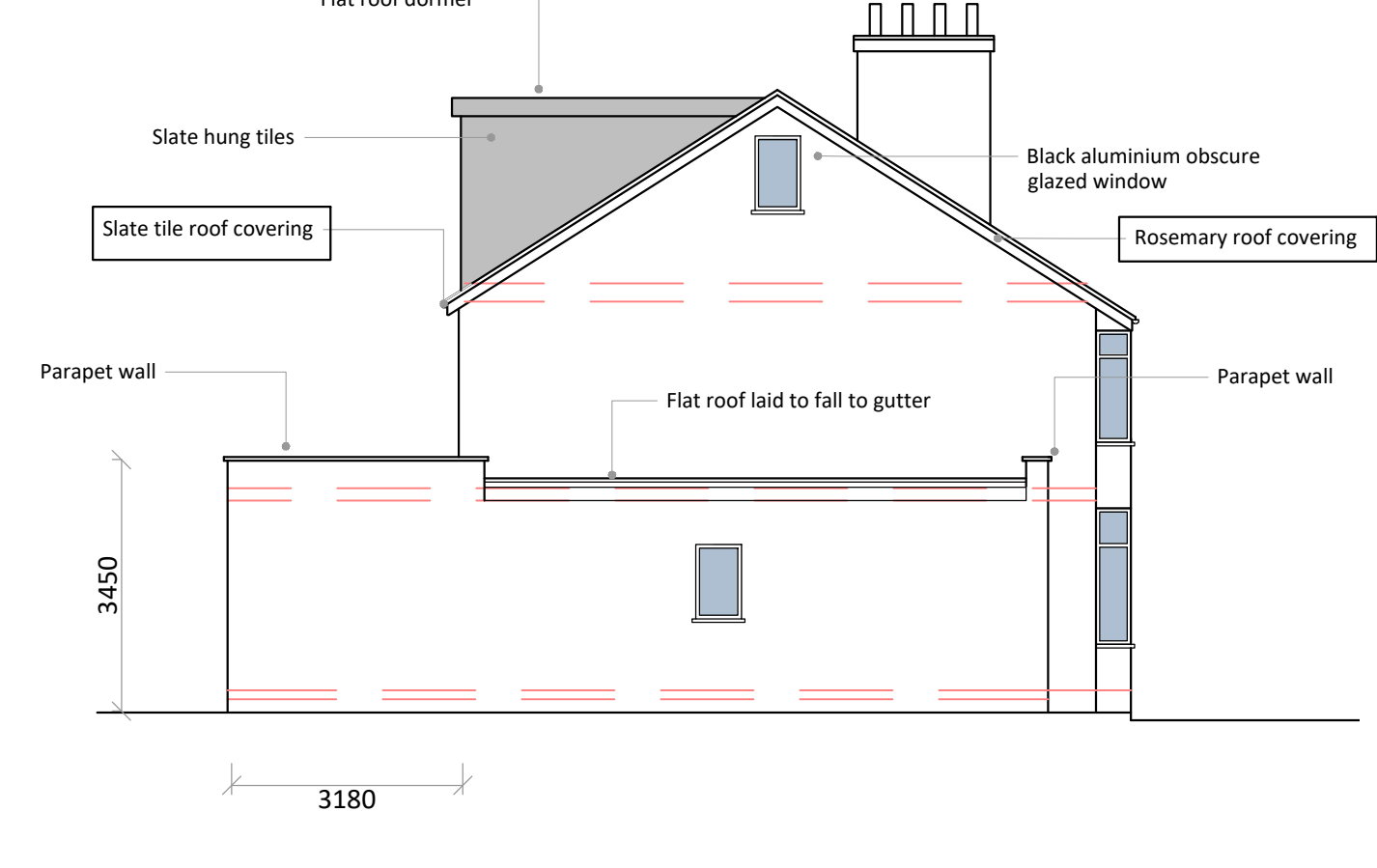
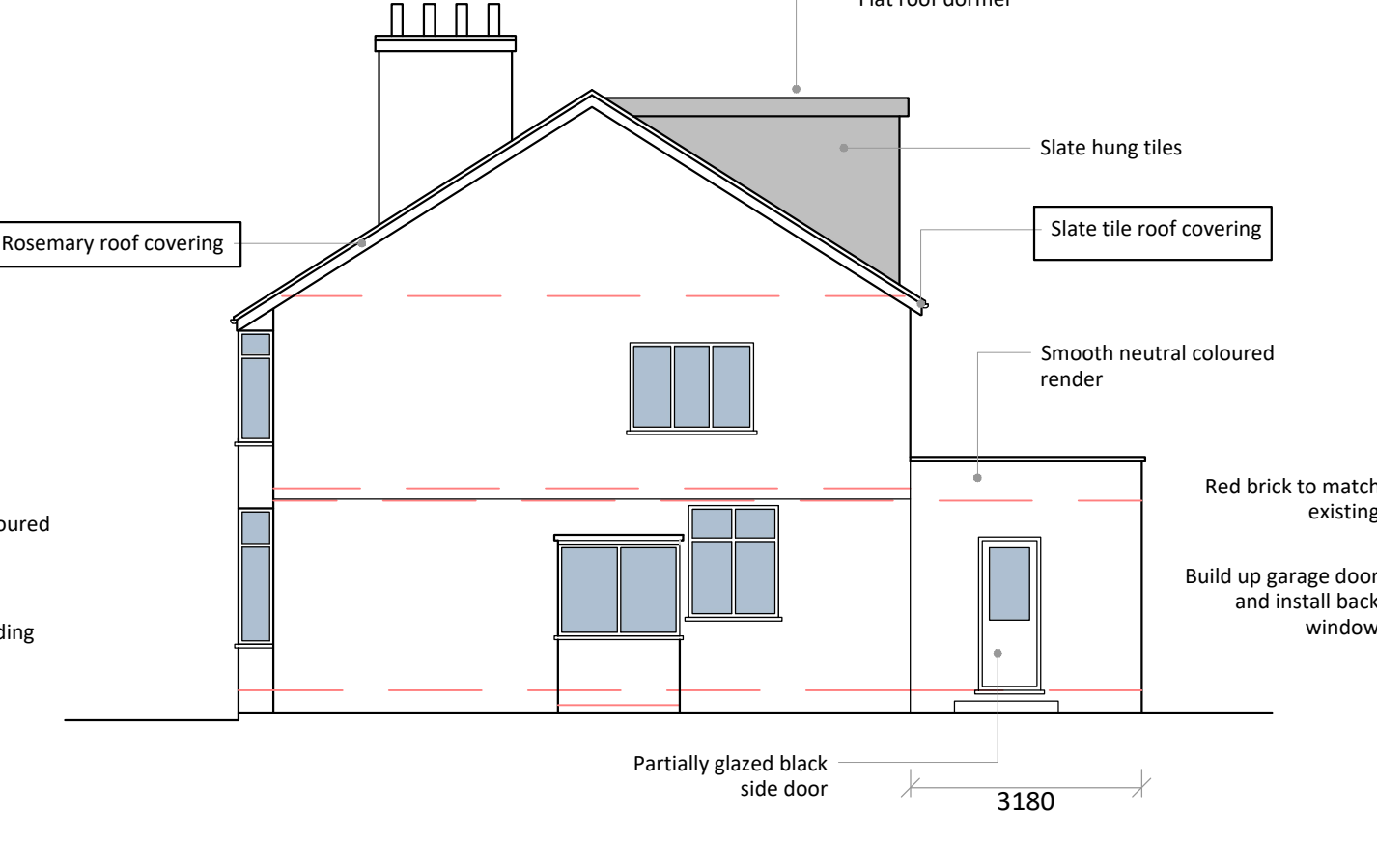
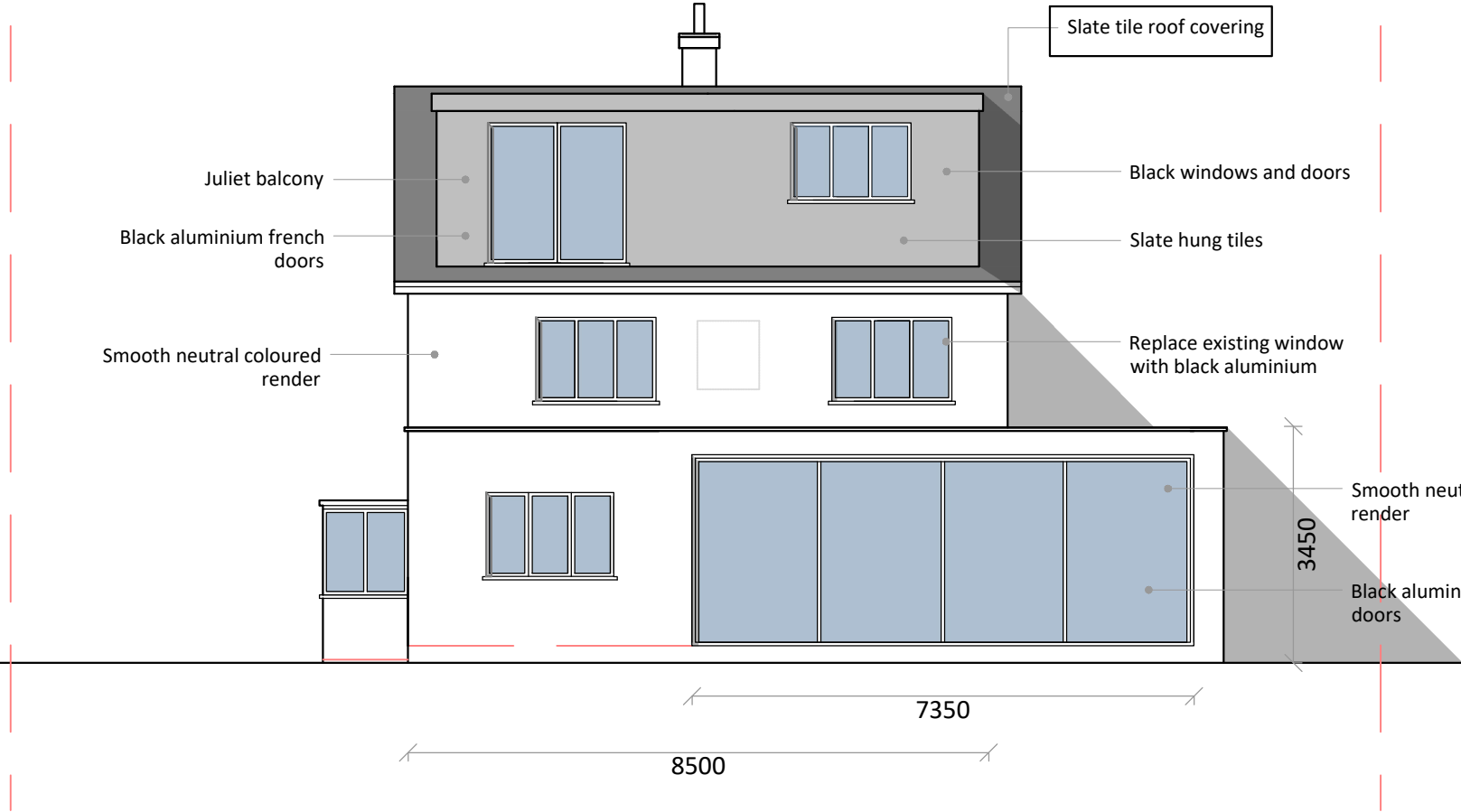
SOUTH



WEST



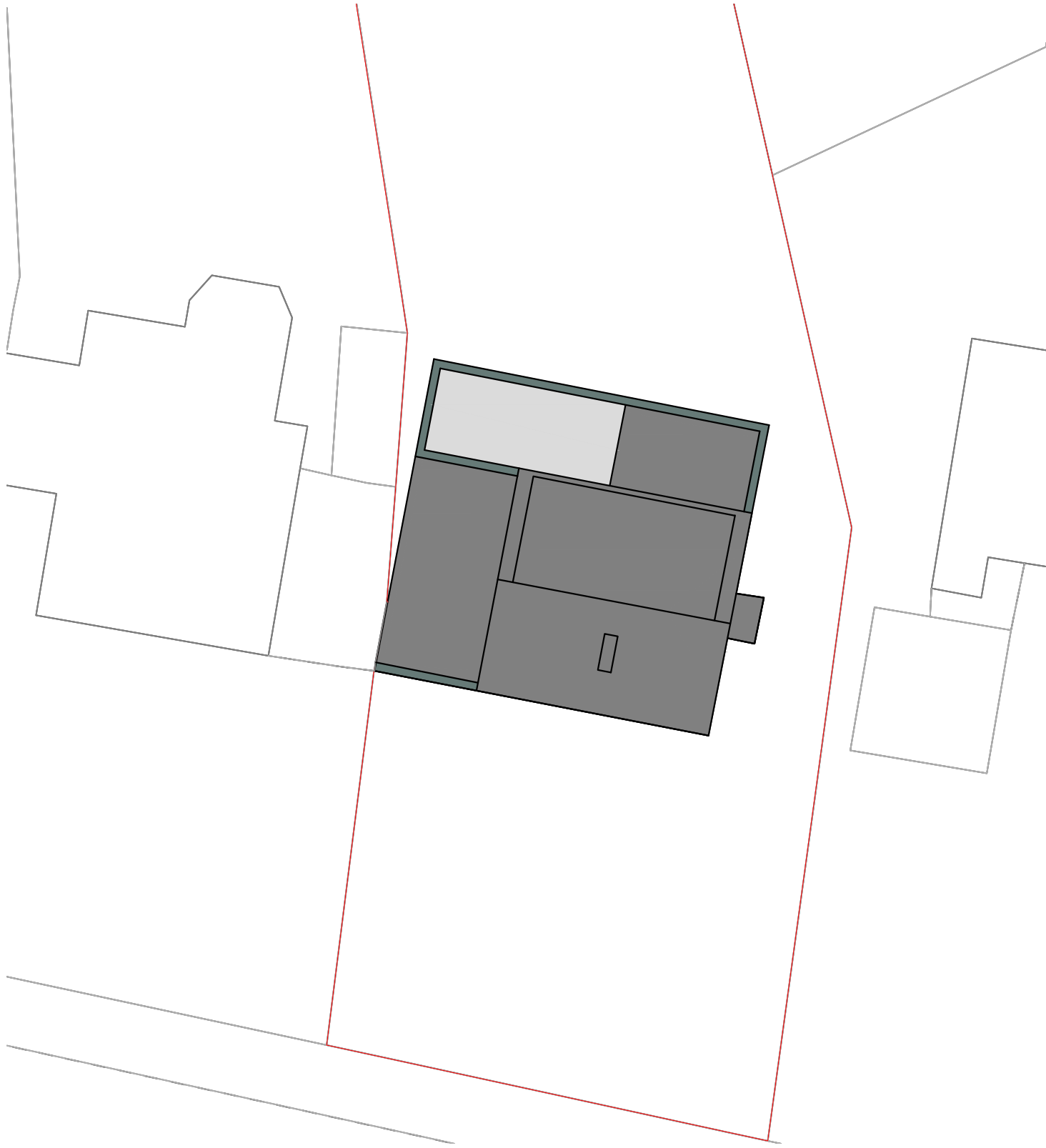
PROPOSED ELEVATIONS 1:100



LOCATION PLAN 1:1250



SITE PLAN 1:1200



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.

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.

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

FULL RADON PROTECTION: IN-SITU (GROUND-SUPPORTED) CONCRETE FLOOR

Floor slab to be reinforced concrete slab designed by structural engineer and supported on the inner leaf of the cavity wall on 150mm consolidated well-rammed hardcore. Provide a 1600g (400 micrometre) continuous polythene DPM radon-proof barrier over the slab, lapped and sealed at all joints, around service penetrations with radon gas proof tape and linked to DPCs in the cavity wall.

Provide a radon sub floor sump, depressurization pipe with up stand beneath the floor slab as sump manufacturers' details. Radon test to be undertaken if required by building control after completion, and if unacceptably high levels of radon are found, provide an electrically powered fan to the pipework. 80mm PIR insulation over DPM and 75mm reinforced concrete slab. All in accordance with BRE GBG 73.

SITE PREPARATION

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

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 EN 1992-1-1, 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 manufacturer's standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels. Independent lintels to have an insulated cavity closure between the inner and outer lintel. Common leaf lintels base plates should not be continuous and the lintel core to be insulated.

TRENCH FOUNDATION

Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206 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 2010 Building Regulations A1/2 and BS 8004 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 INSULATION OVER SLAB

To meet min U value required of 0.18 W/m²K. P/A ratio 0.5

Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 90mm thick Celotex GA4000 insulation.

25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Where drain runs pass under new floor, provide A142 mesh 1.0m wide and 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 with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over.

LINTEL SUPPORT FOR NEW WALL

Trial hole to be excavated to ascertain whether the garage has a continuous foundation across the infill which is adequate to build off. If there is no foundation dig a trench across the opening, provide a suitable concrete lintel (2no 100 x 150mm deep concrete lintels (RMC) or 2no 100 x 140 pre-stressed lintels) to span the opening of a single garage door, for larger opening a lintel design will be required, cut lintels into the brickwork below the damp proof course or place onto the concrete foundation projections, provide minimum 150mm bearing to both sides, concrete fill the cavity below lintels to prevent vermin entering the dwelling.

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.

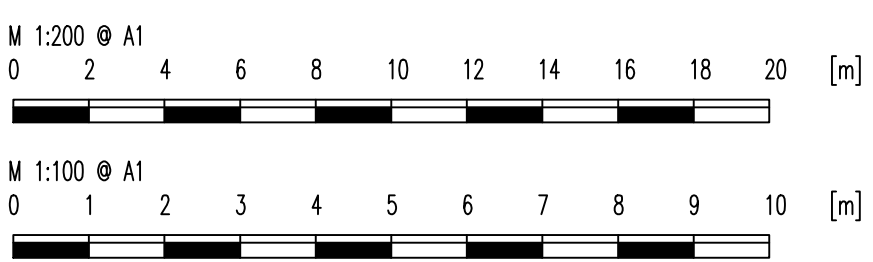
PARTIAL FILL CAVITY WALL

To achieve minimum U Value of 0.18 W/m²K.

20mm two coat sand/cement render to comply to BS EN 13914-1 with waterproof additive on 100mm medium block, 0.45 W/m²K. Ensure a 50mm clear residual cavity and provide 100mm Celotex CW4000 insulation fixed to inner leaf constructed using 100mm medium block, 0.45 W/m²K. 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.



BUILDING REGULATION DRAWINGS

66 Macclesfield Road
Buxton
High Peak
SK17 9AX

Hip to Gable Extension, Rear Dormer & Single Storey Rear Extension

Revision	Date
A - Changes to Doors and Roof light	06.02.23
C - Slate hung tiles to dormer	06.02.23

Drawing Ref	Date
66MR/BR/01/C	9th January 2023

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 DRAWER 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