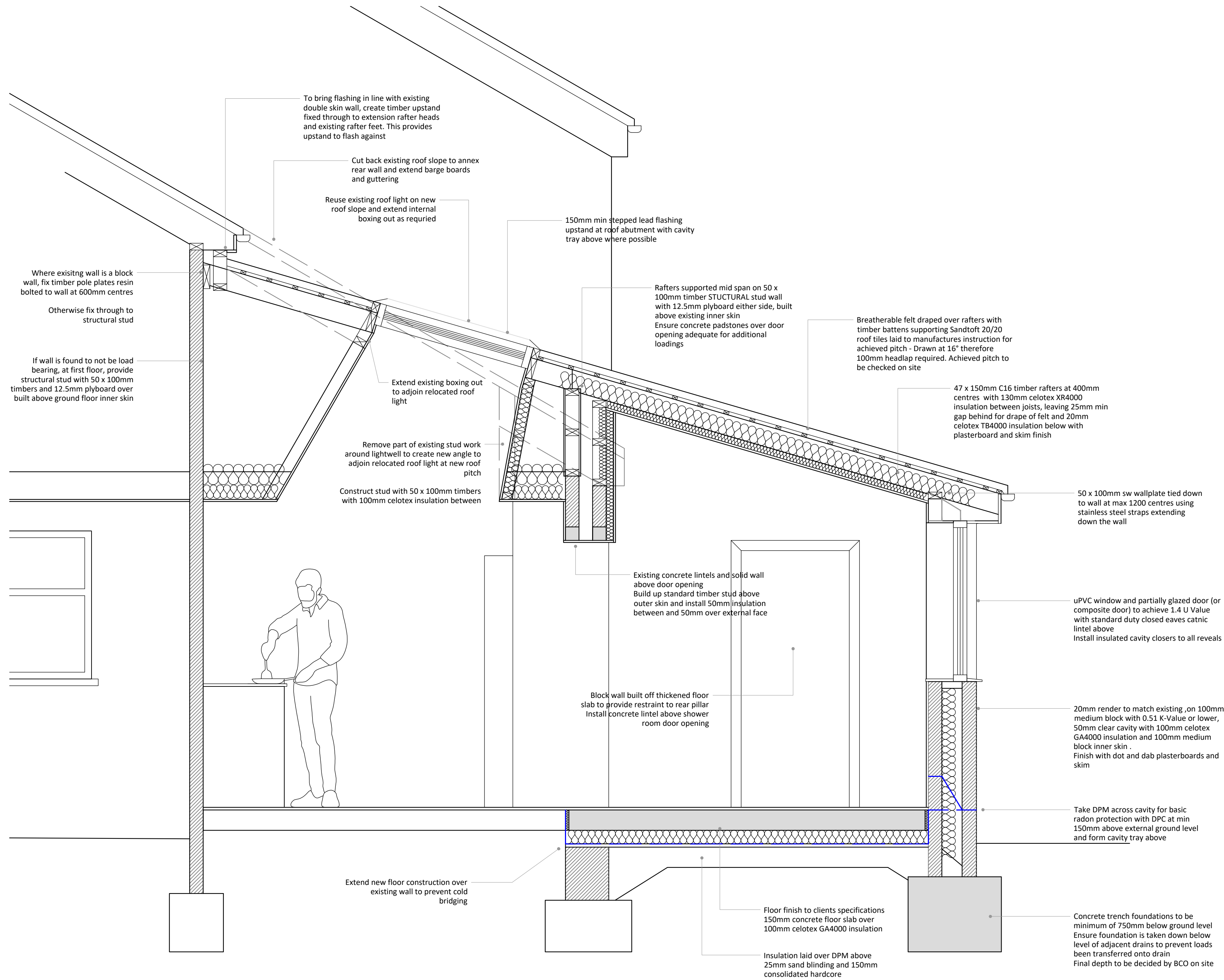
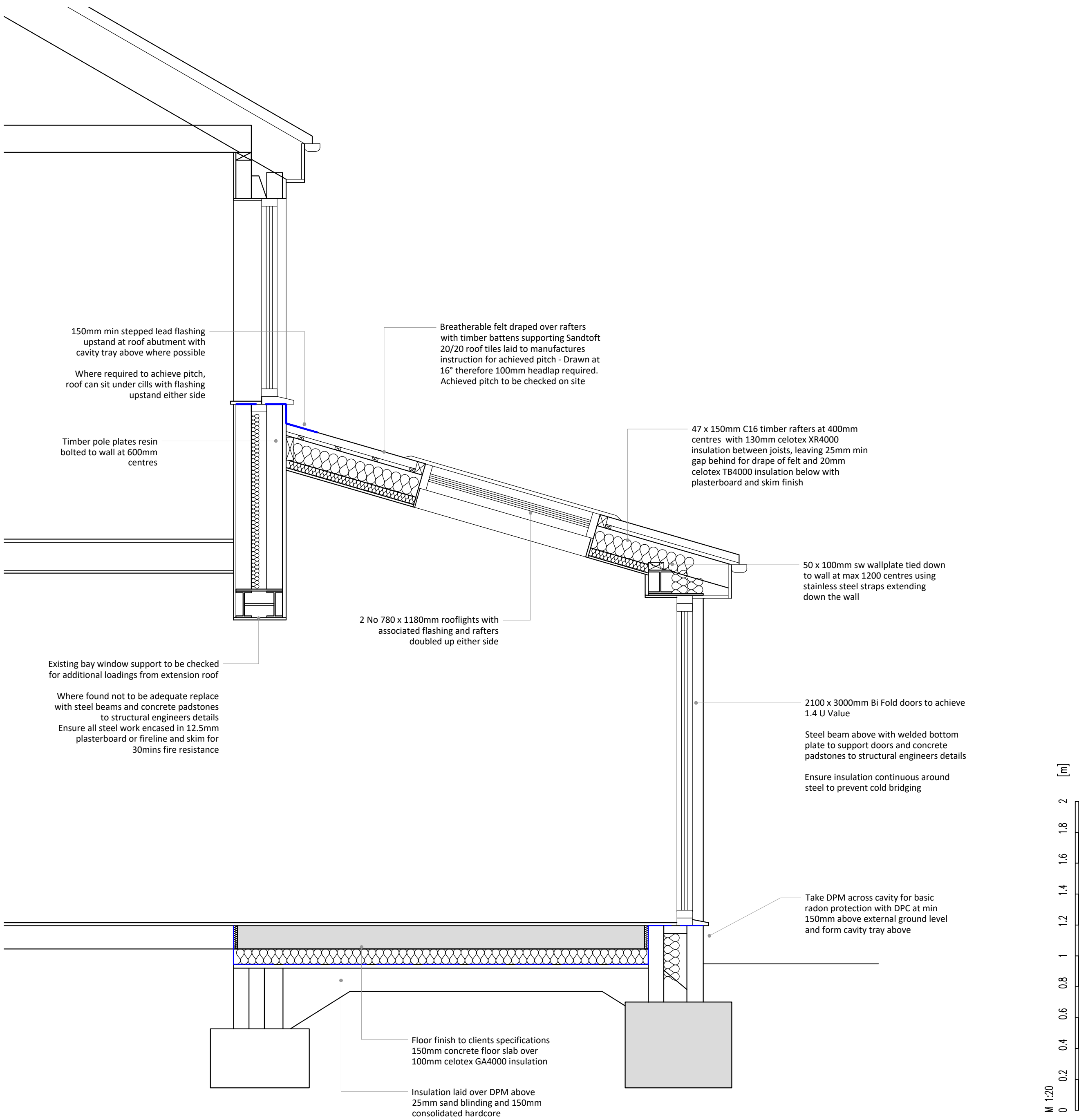


SECTION A -A' 1:20



SECTION B -B' 1:20



LEAD WORK AND FLASHINGS

All lead flashings, any valleys or soakers to be Code 5 lead and laid in accordance with BS 5534 and BS EN 12588. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc.

INTERNAL MASONRY PARTITIONS

Construct non load bearing internal masonry partitions using dense concrete blocks built off thickened floor slab. Wall to be tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls. Walls faced throughout with 12.5mm plasterboard on dabs with skim plaster finish or 13mm lightweight plaster.

INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/cs. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isovol mineral fibre sound insulation) in all voids the full depth of the stud. Partitions to be built off doubled up joists where partitions run parallel or provide noggins where at right angles, or to be built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Plasterboard to be taped and jointed complete with beads and stops.

INTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Lighting Services Compliance Guide.

HEATING

Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities by laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

The energy performance of the new components to be assessed. The results should be recorded and given to the building owner.

All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

ROOF LIGHTS

Min U-value of 1.6 W/m²K.

Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions, with rafters doubled up to sides and suitable flashings provided.

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.

Windows and door frames to be taped to surrounding openings using air sealing tape.

Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations.

Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.

Windows and door frames to be taped to surrounding openings using air sealing tape.

EXTRACT FOR SHOWER ROOM

Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 l/s. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO UTILITY ROOM

To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 l/s. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

PURGE VENTILATION

Minimum total area of opening in accordance with Table 1.4 Approved Document F1.

Hinged or pivot windows with an opening angle of 15 to 30 degrees to have an openable area in excess 1/10 of the floor area of the room.

External doors and sash, hinged or pivot windows with an opening angle of equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room.

Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside.

Internal doors should be provided with a 10mm gap below the door to aid air circulation.

BACKGROUND VENTILATION

Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 8,000mm³, and to bathrooms at a rate of min 4000mm³. Total number of ventilators installed in a dwellings habitable rooms to be at least 4 ventilators for one bedroom dwellings and 5 ventilators for dwellings with more than one bedroom. Background ventilators to be tested to BS EN 13141-1. Background ventilator equivalent area and operation to be measured and recorded. Noise attenuating background ventilators should be fitted to facades with sustained loud noise.

Where the extension connects to in an existing room and as a result the existing room is left with no windows or background ventilation less than 5000mm², then the new room background ventilation to be at least 10,000mm² equivalent area.

Where the extension connects to in an existing room and as a result the existing room is left with background ventilation at least 5000mm², then both the following is to be provided:

- Background ventilators of at least 12,000mm² equivalent area should be provided between the two rooms.
- Background ventilators of at least 12,000mm² equivalent area between the additional room and the outside.

C2. CONDENSATION

Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the building's form and orientation in relation to topography, prevailing winds, sunlight and over-shadowing, and the rate at which humidity is generated.

Materials with the highest vapour resistance should be located on the warm side of a thermal element. VCLs to be provided where necessary.

The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17/01] and BS 5250:2021 Management of moisture in buildings to be followed.

RAINWATER DRAINAGE

New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authority approval), filled with suitable granular fill and provided with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

UNDERGROUND FOUL DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipework to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1.

INSPECTION CHAMBERS

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all connections, changes of level, changes in direction, and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti-vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti-vac traps to be used).

Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe.

Bath/shower - 3m for 40mm pipe 4m for 50mm pipe.

WC - 6m for 100mm pipe for single WC.

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

AUTOMATIC AIR VALVE

WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380. Air admittance valve to be placed at a height so that the outlet is above the spill over level of the highest fitting.

PIPEWORK THROUGH WALLS

Where new pipework passes through external walls the pipework is to be provided with 'rocker pipes' at a distance of 150mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a maximum length of 600mm. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form an opening in the wall which gives 50mm space all round pipe. Mask the opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

BUILDING REGULATION DRAWINGS

19 Rowton Grange Road
Chapel en le Frith
High Peak
SK23 0LA

Single Storey Rear & Side Extension

Revision	Date
Drawing Ref 19RGR/BR/03	Date 7th June 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.



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