

Side (Southwest)

This drawing shows the side (northeast) elevation of the building. It features a gabled roof with a chimney on the left side. The main facade has a central door with a transom window and a large window to the left. The roofline is marked with a dashed line, and the ground level is indicated by a solid line with a dashed line below it. The drawing is labeled "Side (Northeast)" at the bottom.

The ground floor plan shows a rectangular building layout. At the top, there is a 'Lawn' area and a 'Hardstanding' area. The 'Sun Room' is located at the top left, adjacent to the 'Hardstanding'. The 'Kitchen' is at the top right, featuring a 'PS1' (sink) and a 'PS2' (sink). The 'Dining' area is in the center, with a 'TV' (television) and a 'PS1' (sink). The 'Lounge' is at the bottom right, with a 'PS1' (sink) and a 'PS2' (sink). The 'Utility' room is at the bottom left, containing a 'Toilet' and a 'Sink'. The 'Hall' is in the center, with a 'Stairs Up' leading to the first floor. The 'Garage' is at the bottom left, with a 'PS1' (sink) and a 'PS2' (sink). The plan also shows a 'To existing combined drain' on the left side and a 'Hardstanding' area on the right side. Various structural elements like walls, doors, and windows are indicated by lines and symbols. Landscaping details like trees and shrubs are shown in the 'Lawn' area.

Beams, columns and padstones
to structural engineers design

See engineers details for connections and padstones

RB L - 152 x 89 UB 16

GF1 - 90x90x6.3thk welded frame

L1 - 90x90x12thk RSA with timber pole plate

Padstones to be grade C20 OPC plain concrete, bearing
to have full or 150mm onto padstones and bolted using
2Nr resin anchors or cast-in fixings

PS1 -350lg x 100w x 150 deep

Roof Structure Notes:

- 30 x 5 x 1m galvanised Twist straps to new rafters/wall plate every 2m screwed to internal blockwork
- Double trimmers at any rooflights

First

An aerial map of the study area. A red rectangle highlights a specific site labeled '3'. The site is located near a road labeled 'ENDRE CLOSE'. Other buildings and roads are visible in the surrounding area.

- Drain locations and inverts to be checked prior to works commencing and drainage layout shown to be revised to suit.
- Assumed to be a combined system.
- Any drainage work to be inspected and approved by Building Control before back filling.
- New drainage via uPVC 110mm pipe to BS4660 packed in granular fill laid to min 1:40 fall.
- Rodding access to be provided to all changes in direction, bases of soil stacks and gullies
- 100mm plastic waste to toilet, 40mm plastic waste to sinks and baths (with re-sealing anti vac traps) to discharge to 100mm SVP to foul drain. Combined waste pipes to be min 50mm. No opposed waste connections to be within 200mm of WC connection with SVP. 75mm deep seal traps on all appliances.
- Rainwater pipes to existing drain via roddable gullies
- Proprietary inspection chambers to be provided as indicated and as necessary to provide rodding access to drainage runs - sizes to suit depth as recommended by manufacturer.

1. **Sun Room roof to be completely re-roofed:**
 - Insulated to achieve a minimum U-value 0.15W/m2K and insulated at rafter level (equivalent of 150mm Kingspan K7 or Celotex) and ensure a minimum 50mm ventilation gap to top of rafters - and rafters batted out to accommodate extra insulation to form vaulted ceilings.
 - New roof structure to engineer's details.
 - Re-roof using Blue to match existing, 25mm x 50mm tanalised battens, Tyvek breathable sarking fixed to rafters
 - Code 5 lead work stepped flashing with cavity tray over at abutment

1. **Rainwater goods:** New rainwater goods to be PVCu to match existing to fall to existing combined drain. 75mm dia RWP, 100 dia eaves gutter.
2. **Steelwork:** 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 1/2 hour fire resistance depending on Hp/A factor of boards and manufacturers guidance must be followed.
3. **Joinery:** New windows and doors to be PVCu and designed by specialist supplier. **All new windows and doors to be triple glazed.**
 - New rooflights and windows to be fully draught proofed and triple 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 1.4W/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 triple glazed with 16mm argon filled air space and inner pane of Low emissivity 'K' glass to give a U value of 1.4W/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 triple glazed with 16mm argon filled air space to give a U value of 1.4W/m2 (certificates of compliance to be provided to Building control on completion.
 - Any means of escape windows 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) will 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.
4. **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.
5. **Ventilation:** New windows to have 8000mm² trickle ventilation and window opening lights to have openable free area of min 1/20th of total floor area
6. **All duct work to be insulated for fire and sound.**

7. **U Values for new windows:** All new windows will be triple glazed low E glass to achieve a min U value of 1.4
8. **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.
11. **Heating & hot water:** As existing arrangements.
12. **New wall construction to be built off existing: to achieve min U value of 0.18W/m2**
 - Outer leaf: 100mm Stone to match and pointed to match existing toothed into existing dwelling.
 - Cavity (site check existing cavity and adjust insulation to suit. Additional external insulated plaster board may be required): 100mm cavity with and 100mm Drytherm full fill cavity board 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 medium density concrete blocks fully bonded into existing dwelling, with 12mm 'dot and dab' plasterboard and skim to internal walls.
 - Note - To prevent thermal bridging all new door and window openings must be closed with a 50mm 'Kingspan Kooltherm K8' cavity board insulation with a vertical D.P.C. '
13. **Lintels:** See lintel schedule.
 - All lintels to have min 150mm end bearing. All lintels to have cavity trays over which exit to weep holes on the external surface at max 900mm c/c min 2 per cavity tray and proprietary stop ends.
 - Where used over stone, timber brick headers or other decorative members lintels must extend the required minimum end bearing beyond this lintel.
 - Full cavity/ cold bridge insulation to lintels at new works.
 - Pre stressed reinforced concrete lintels to BS 8110. Part 1 1997 Section 4 manufactured to BS 5977 Part 2 1983, Naylor Lintels.
 - Galvanised profiled steel lintels to BS EN 10025, *IG Lintels, Catnic or Keystone* standard range with cold bridge insulation.
 - Stainless Steel versions of above to BS EN 1449 Part 2 Grade 304 S15, *IG Lintels, Catnic or Naylor*.
14. **General Notes:**
 - Gas safe certificate to be provided for any new heating or gas installation.

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

A	28.10.23	Following LA comments



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Client **David Crowther**

Job Title	Proposed conservatory alterations at 3 Chendre Close Hayfield High Peak SK22 2PH
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Drawing Title
Floorplans and elevations
as proposed

Scale 1:100; @ 42 unless stated

Date August 2023	Drawn by S
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Drawing No
200

Rev.
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