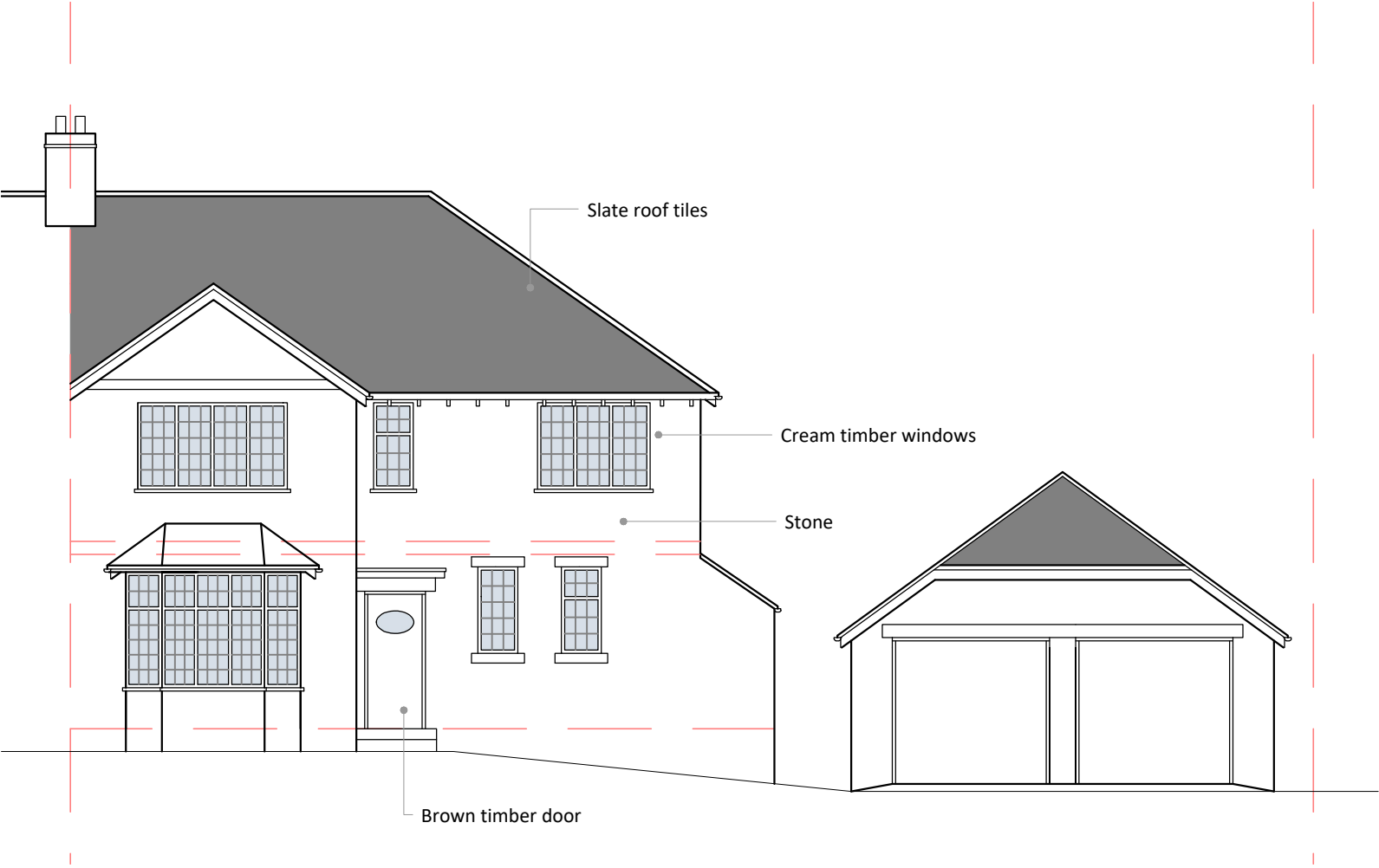


EXISTING ELEVATIONS 1:100

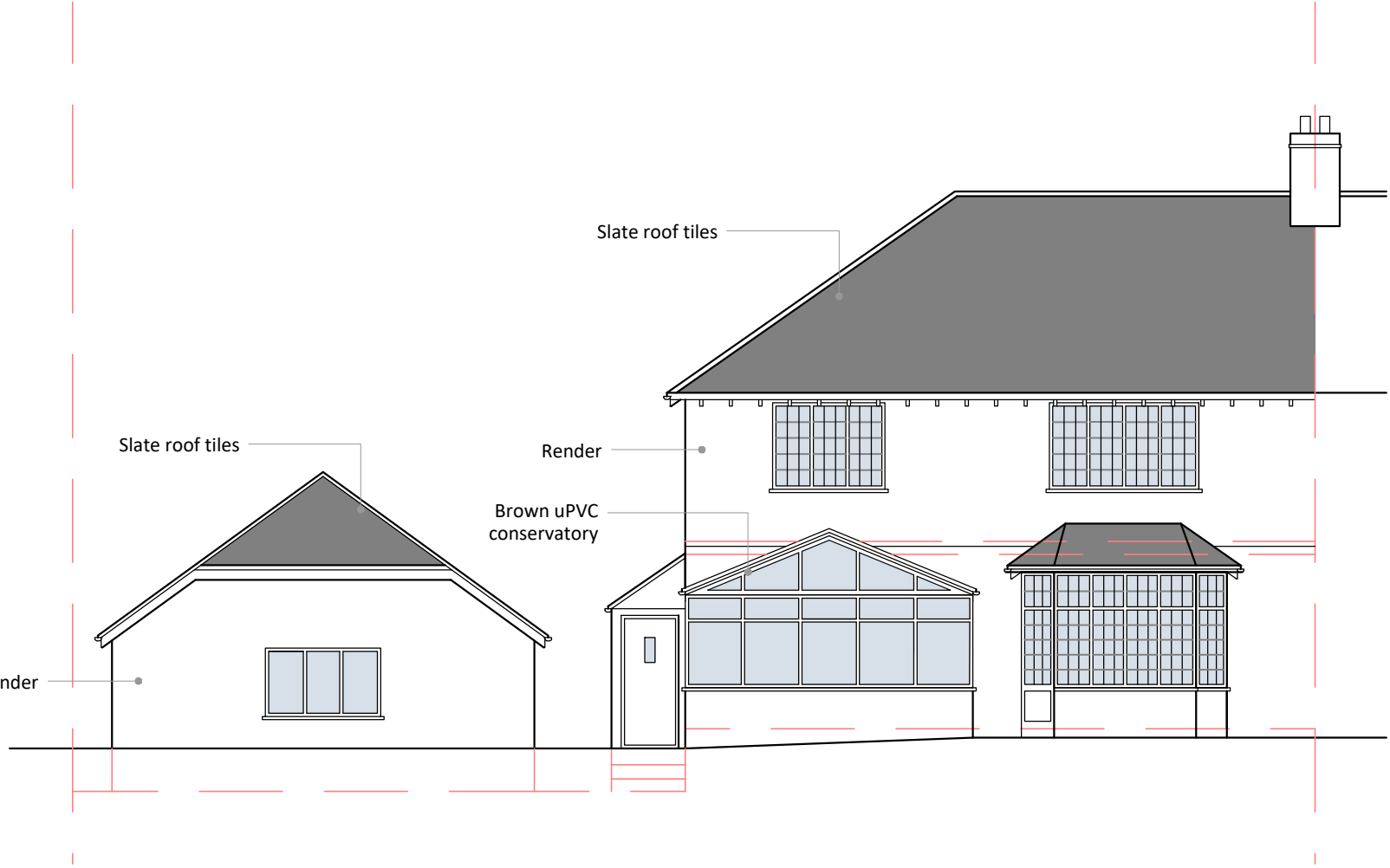
NORTH



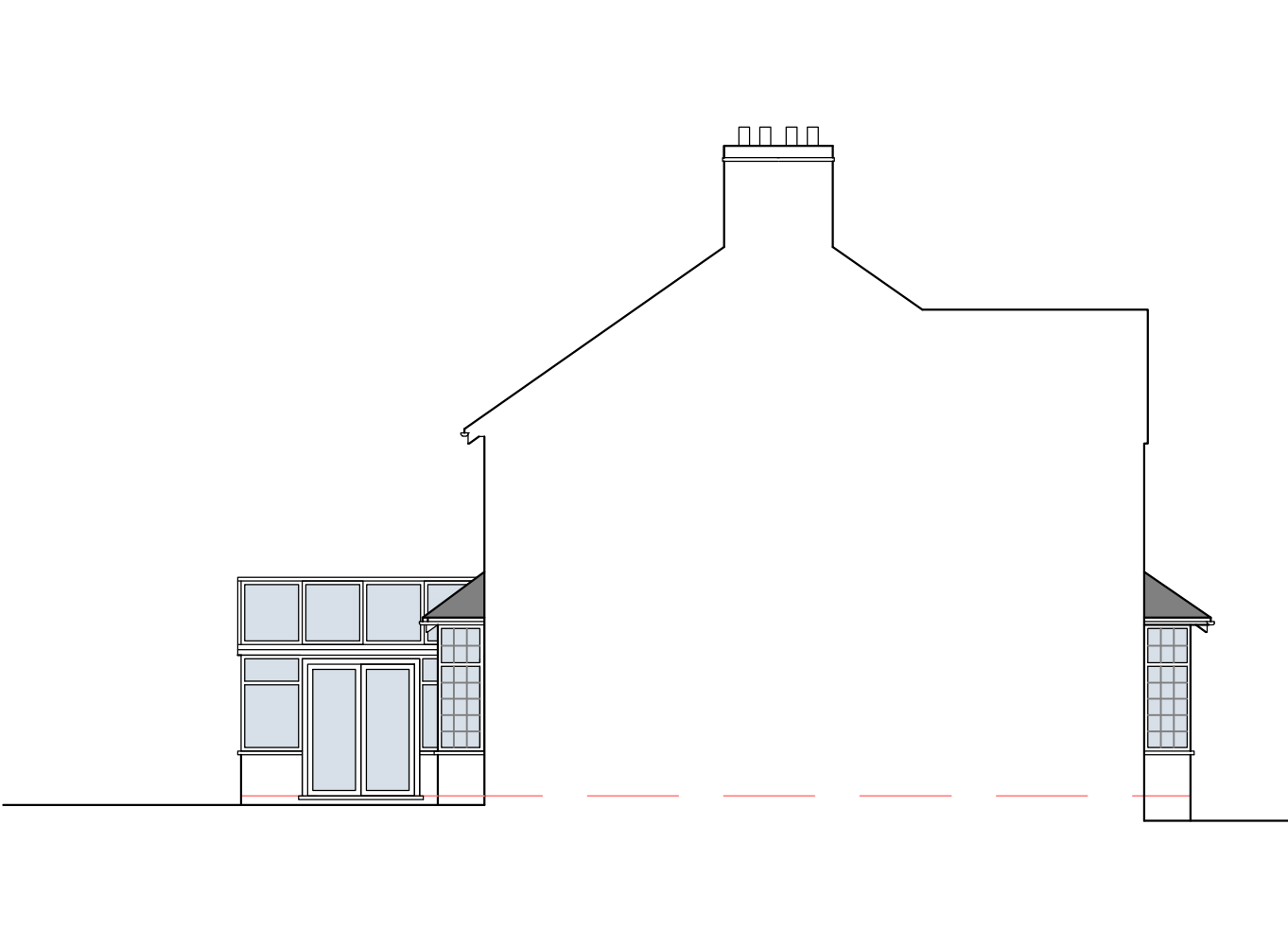
EAST



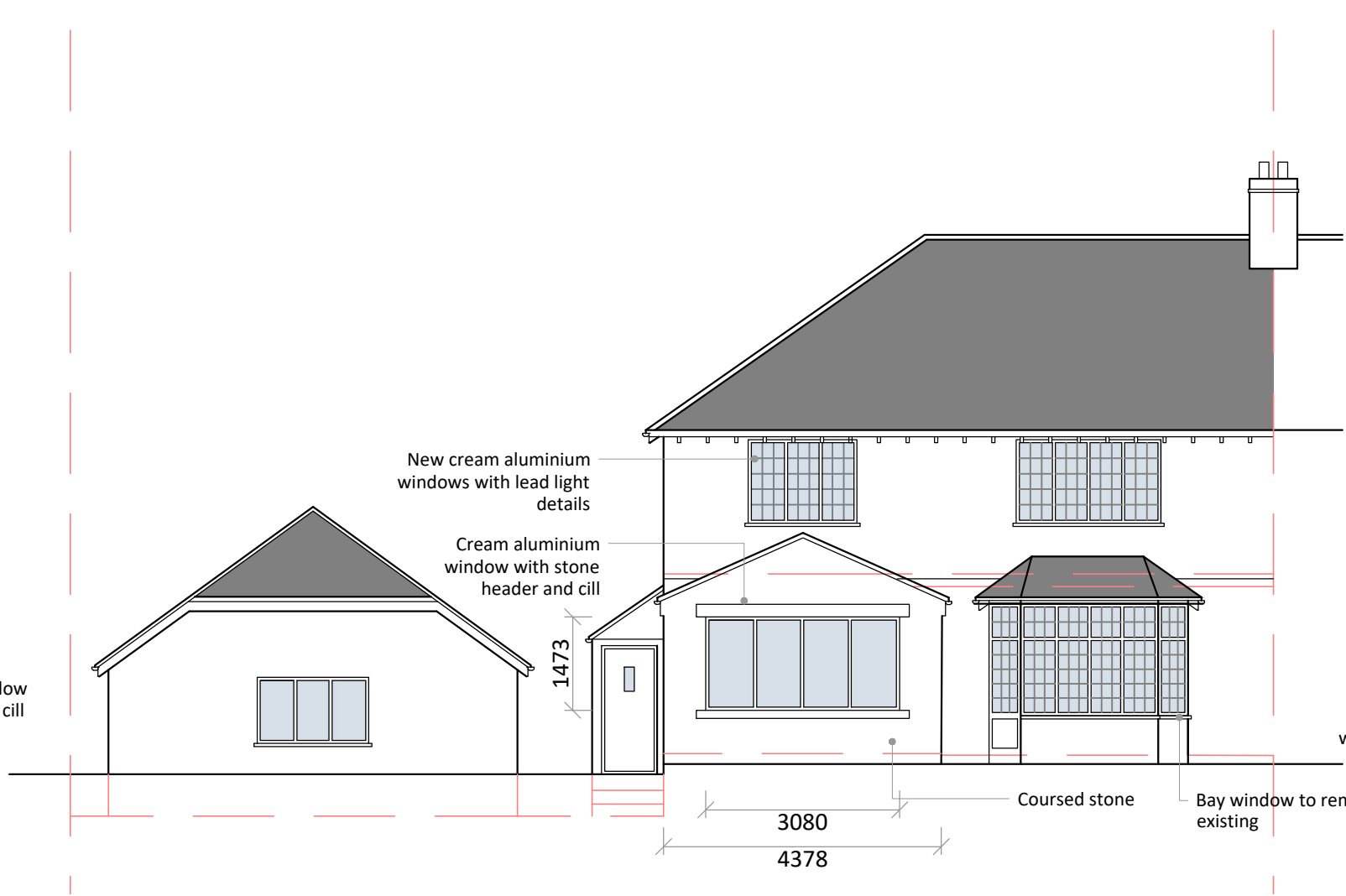
SOUTH



WEST



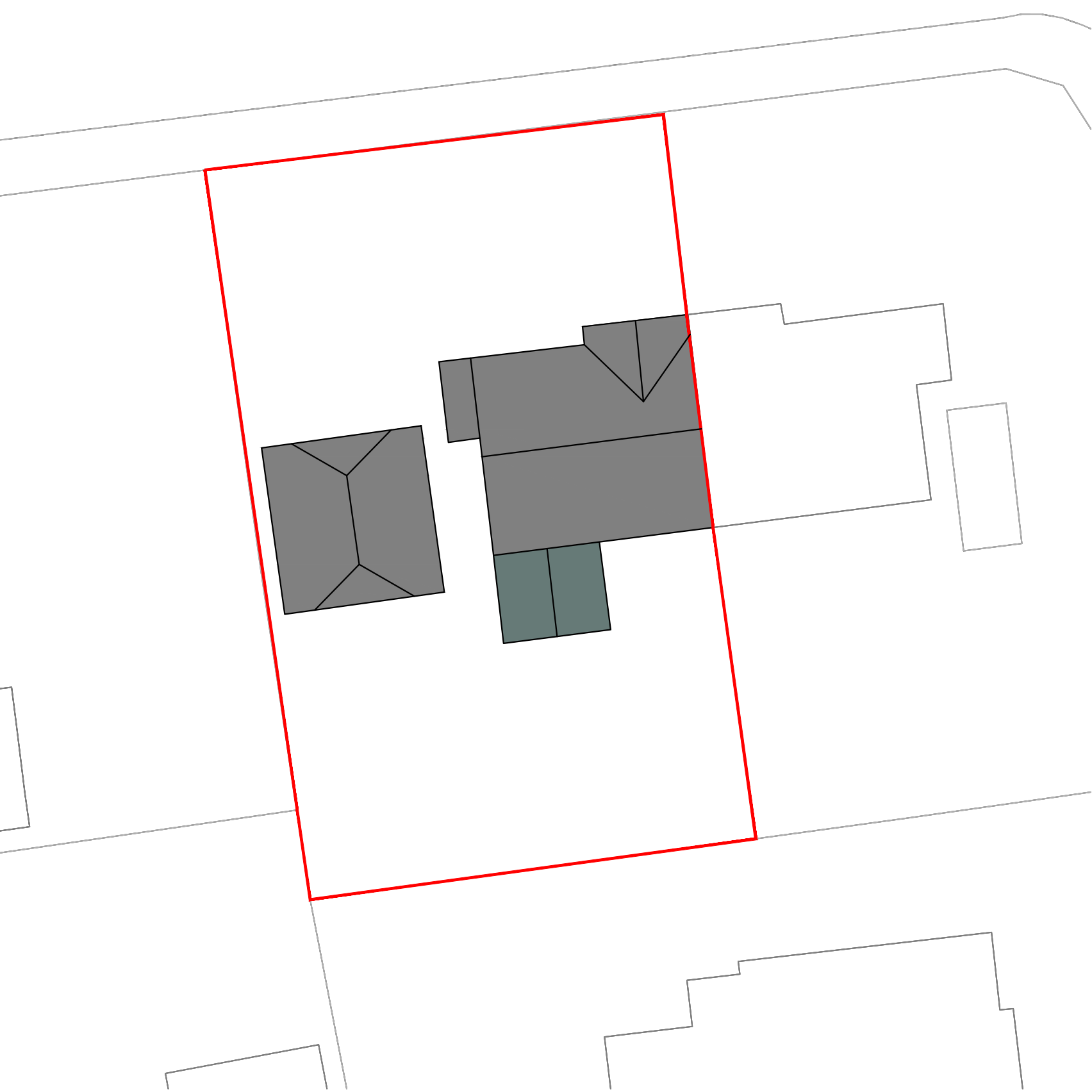
PROPOSED ELEVATIONS 1:100



LOCATION PLAN 1:1250



SITE PLAN 1:200



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.

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.

TRENCH FOUNDATION

EXISTING CONSERVATORY FOUNDATIONS TO BE EXPOSED AND INSPECTED TO CHECK FOR ADDITIONAL LOADING FROM REPLACEMENT EXTENSION. FOLLOW SPECIFICATION BELOW WHERE THESE ARE TO BE REPLACED OR UNDERPINNED
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.

EXISTING TIMBER FLOOR - LAY OMNIE MIRCO UFH TORFLOOR 2 SYSTEM

Lay integrated floor deck and underfloor heating system with aluminium heat diffuser and cover panel over existing timber floors. Where possible install 100mm celotex GA4000 insulation between floor joists with battens fixed below to sit insulation tight to under side of floor deck.

EXISTING CONSERVATORY SOLID FLOOR - LAY OMNIE MIRCO UFH TORFLOOR 2 SYSTEM

Lay integrated floor deck and underfloor heating system with aluminium heat diffuser and cover panel over existing solid floor.

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 Nullfire 5 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.

INTELS

- 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 manufactures standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

OPENINGS AND RETURNS

An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally).

WALLS BELOW GROUND

All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. 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 - STONE

To achieve minimum U Value of 0.18 W/m²K. Provide 150mm suitable facing stone to match existing. Ensure a 50mm clear residual cavity and provide 100mm Celotex CV4000 insulation fixed to internal leaf. Inner leaf constructed using 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 5628 and BS EN 845-1: 2003.

CAVITIES

Provide cavity trays over openings and where roofs abut walls. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing, where possible, to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

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.

UNVENTED PITCHED ROOF

Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²) To achieve U-value 0.15 W/m²K
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1:2004 Eurocode 5: Design of timber structures (+A2:2014). Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on breathable sarking felt to relevant BBA Certificate. Supported on 47 x 150mm grade C24 rafters at max 400mm centres, max span 3.47m. Rafters supported on 100 x 50mm treated sw wall plates. Allow min 20mm air space to allow for drap of breathable felt. Insulation to be 130mm Celotex XR4000 between rafters and 50mm GA4000 under. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings. Provide cavity tray where roof meets existing wall.

Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult Structural Engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1200 x 30 x 5mm galvanized straps or other approved to BS EN 845-1 (+A1:2016) at 2m centres

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 jann and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc.

BUILDING REGULATION DRAWINGS

4 Spencer Road
Buxton
High Peak
SK17 9DX

Single Storey Rear Extension

Revision Date

Drawing Ref
4SR/BR/01

Date
21st March 2024

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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