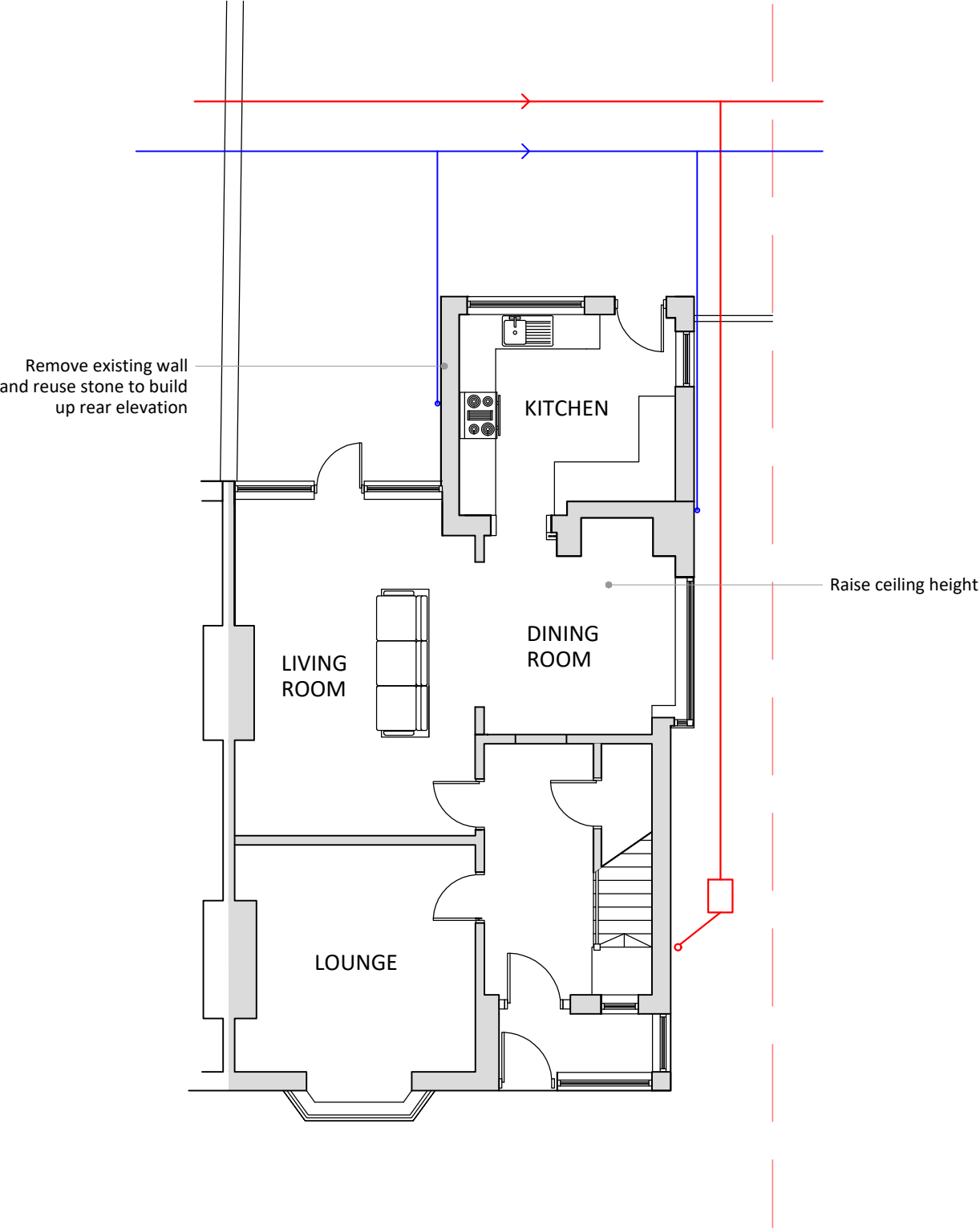
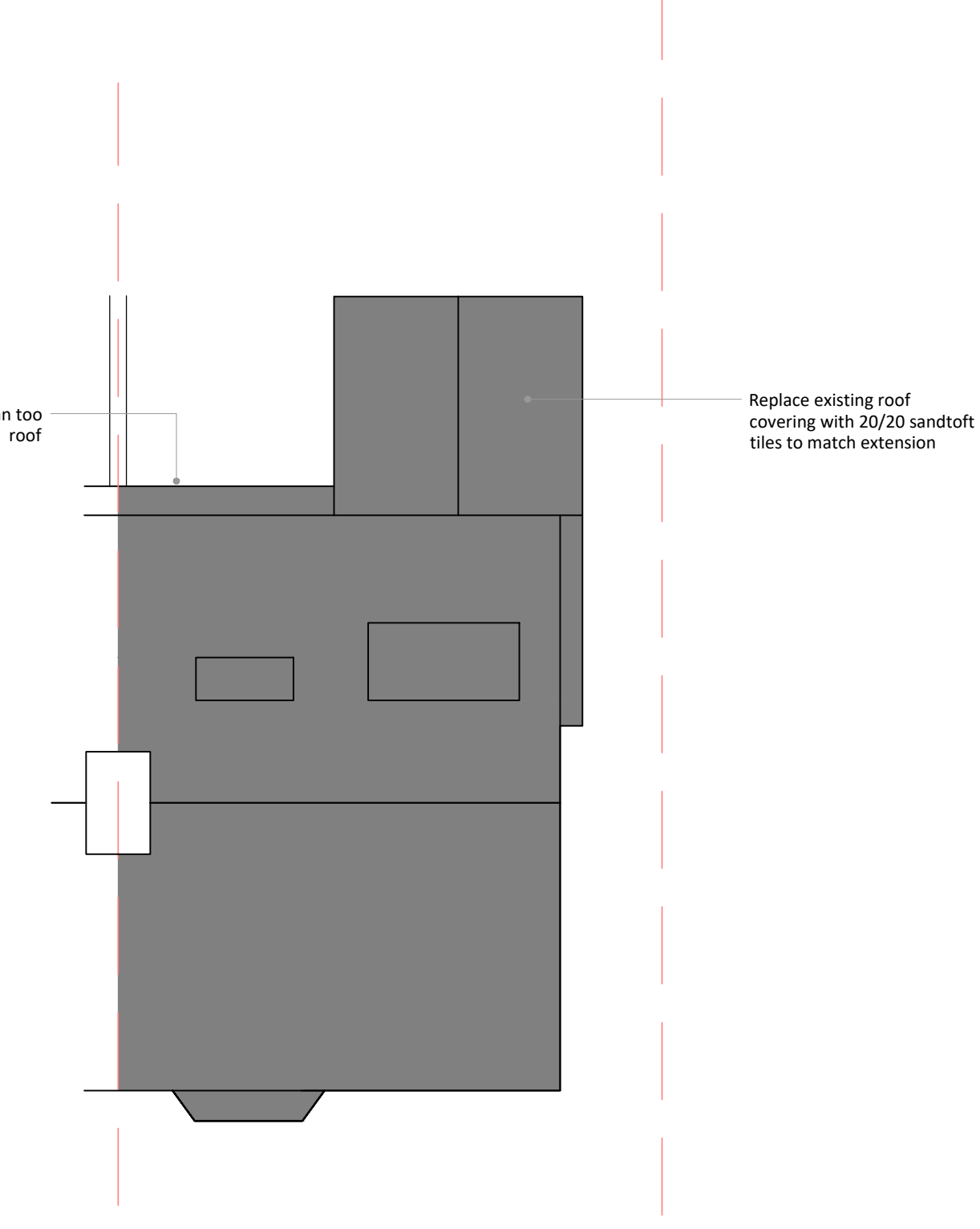


EXISTING PLANS 1:100

GROUND FLOOR

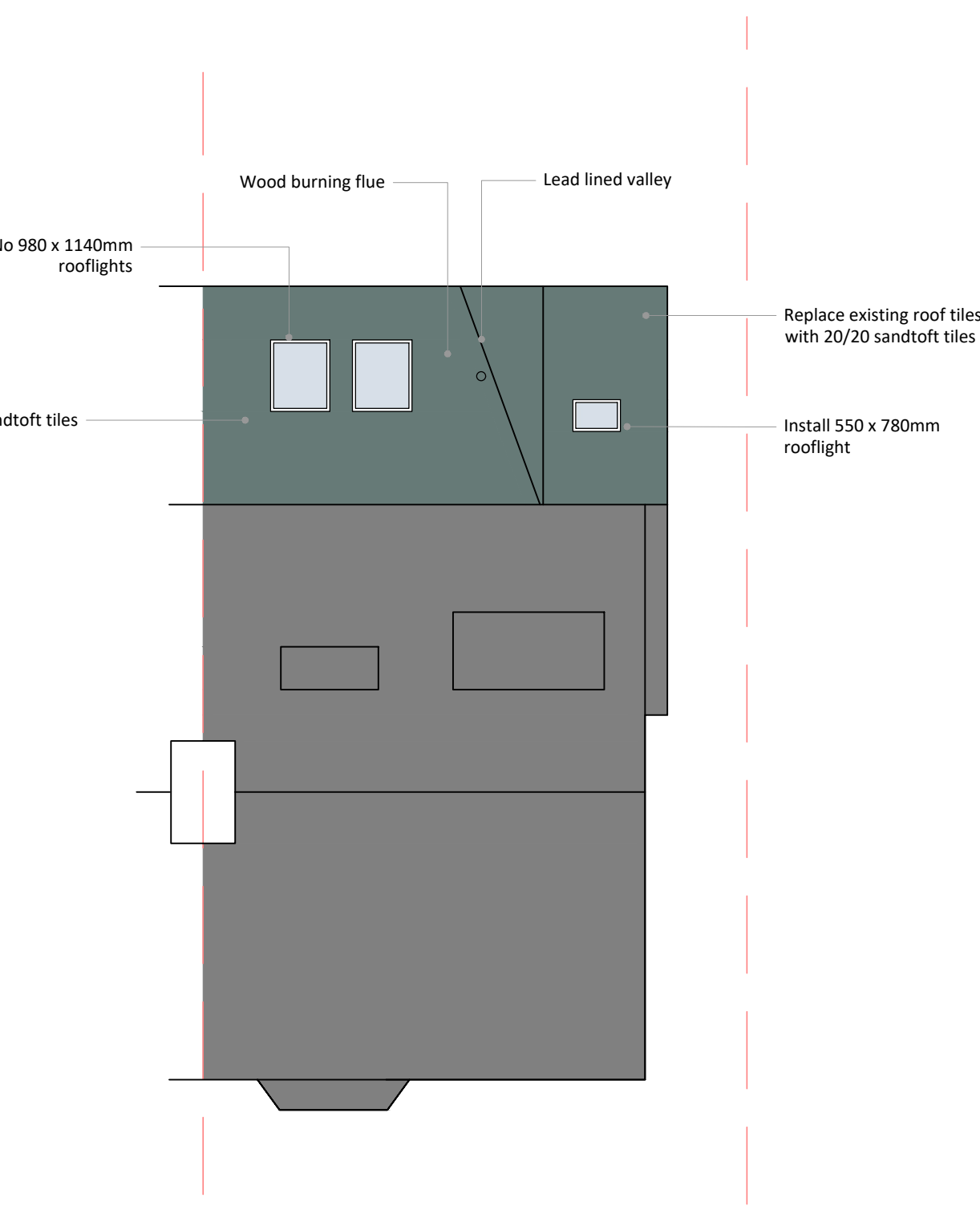


ROOF PLAN



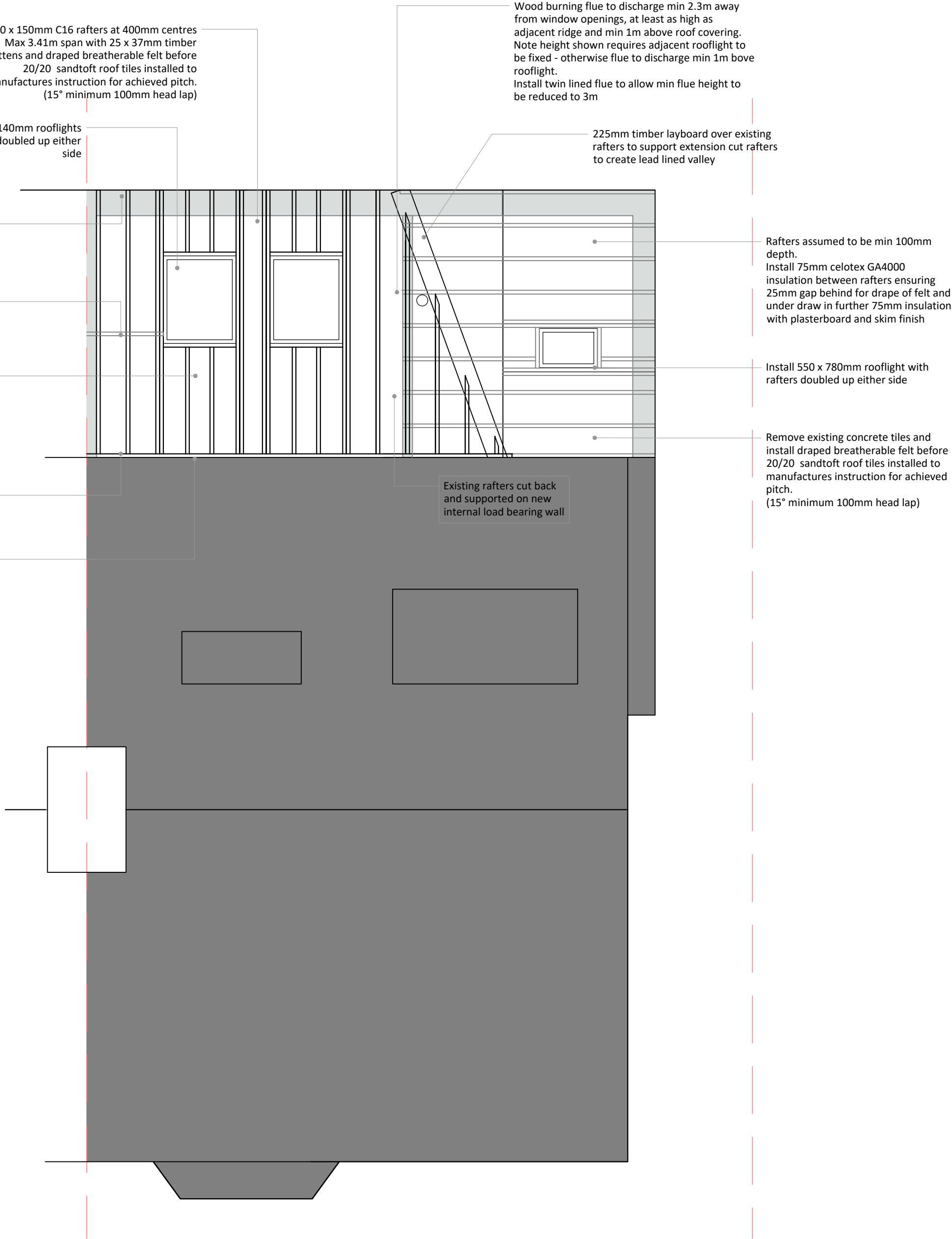
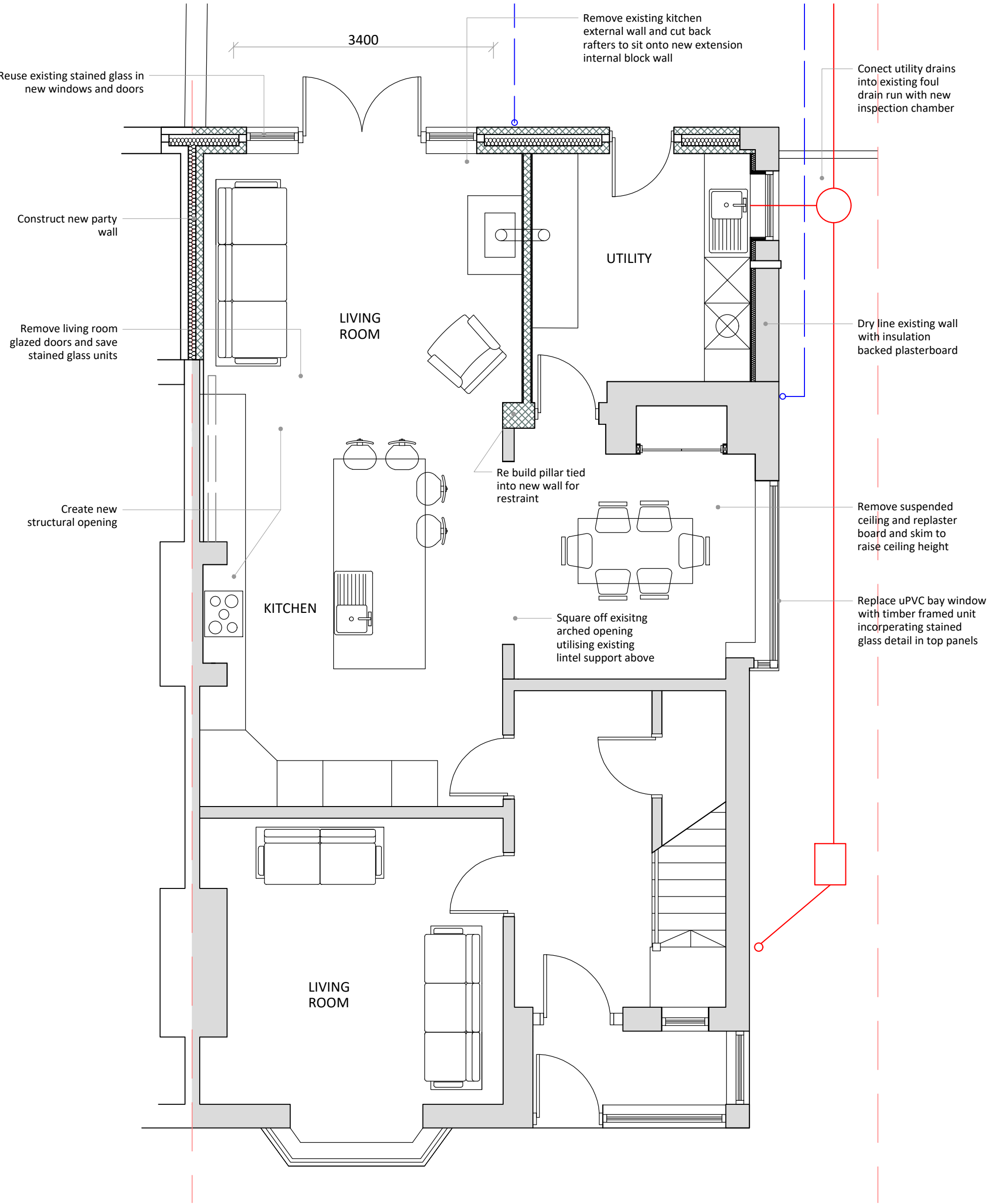
PROPOSED PLANS 1:100

ROOF PLAN



PROPOSED PLANS 1:50

GROUND FLOOR - See 1:20 for BREGS Notes



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 stone to match existing. Ensure a 50mm clear residual cavity and provide 100mm Celotex CW4000 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 (hyalod) damp proof course to both internal and external skins, DPC to be placed a 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 845-1:2013. Wall ties for cavities over 150mm to be suitable for cavity width, and installed as manufacturer's details.

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.

PARTY WALL

To achieve minimum U Value of 0.0 W/m²K

Separating party wall to consist of 2 leaves of dense aggregate blocks (1850 to 2300 kg/m³) with a minimum 100mm cavity, fully filled with 100mm Rockwool insulation. Finish with 13mm plaster or cement: sand render with plaster skim (min 10 kg/m³) to both sides. Ensure cavity stops are installed where required, and joints, voids around floor joists, chases, etc. have been fully filled or sealed.

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 drape 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.

BUILDING REGULATION DRAWINGS

39 Buxton Road
Chinley
High Peak
SK23 6DJ

Single Storey Rear Pitched Roof Extension

Revision	Date
A - Following client comments	03/04/25

Drawing Ref	Date
39BR/BR/02/A	February 2025

PLANS ARE TO BE READ IN CONIUNCTION 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 1986 ARE MET. PLEASE CONTACT PLAN DRAWER IF ANY ON SITE AMENDMENTS ARE TO BE MADE.



PLANS + DESIGN
Architectural Drawing

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

07912 845 210

info@plansanddesign.co.uk