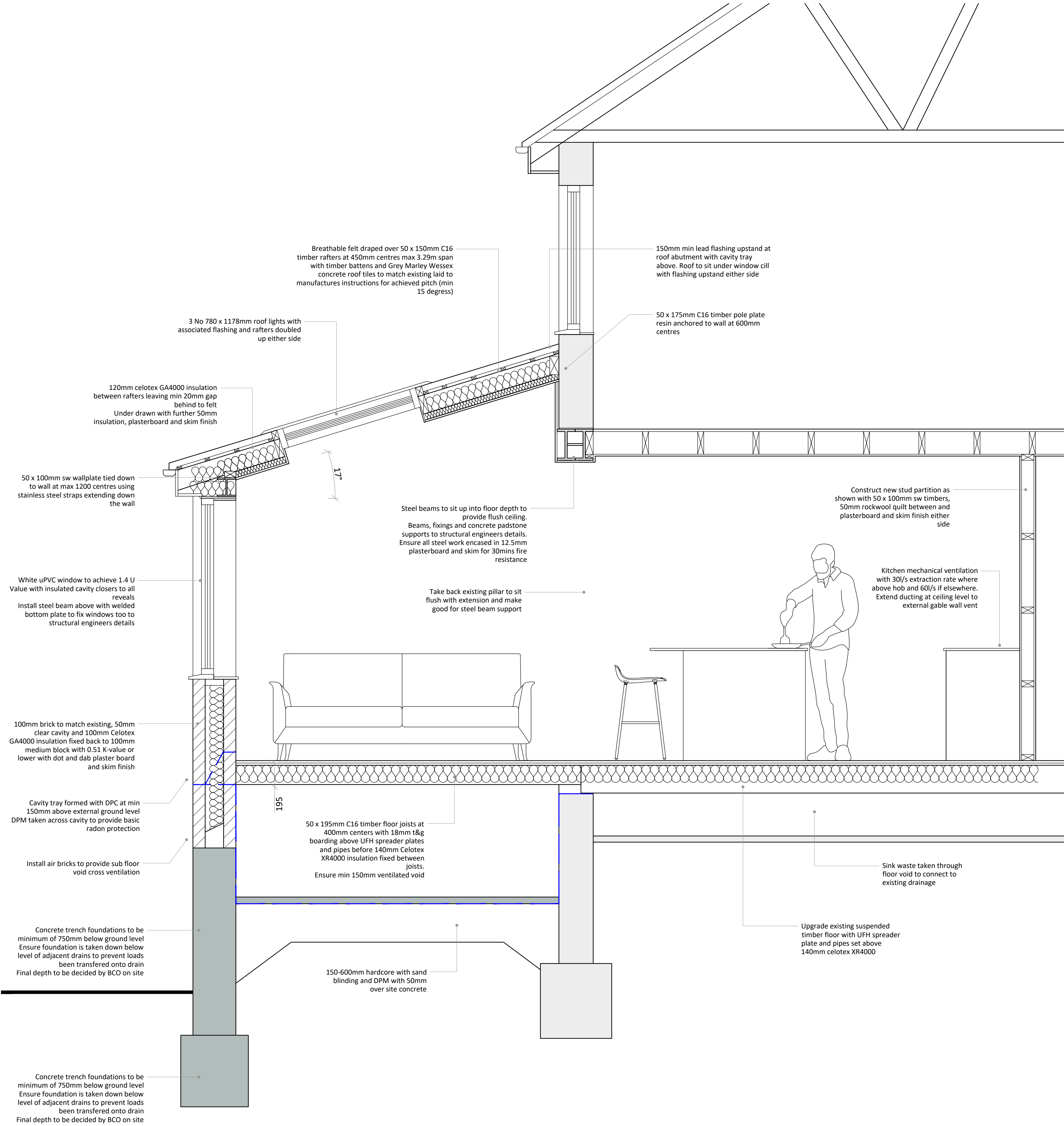
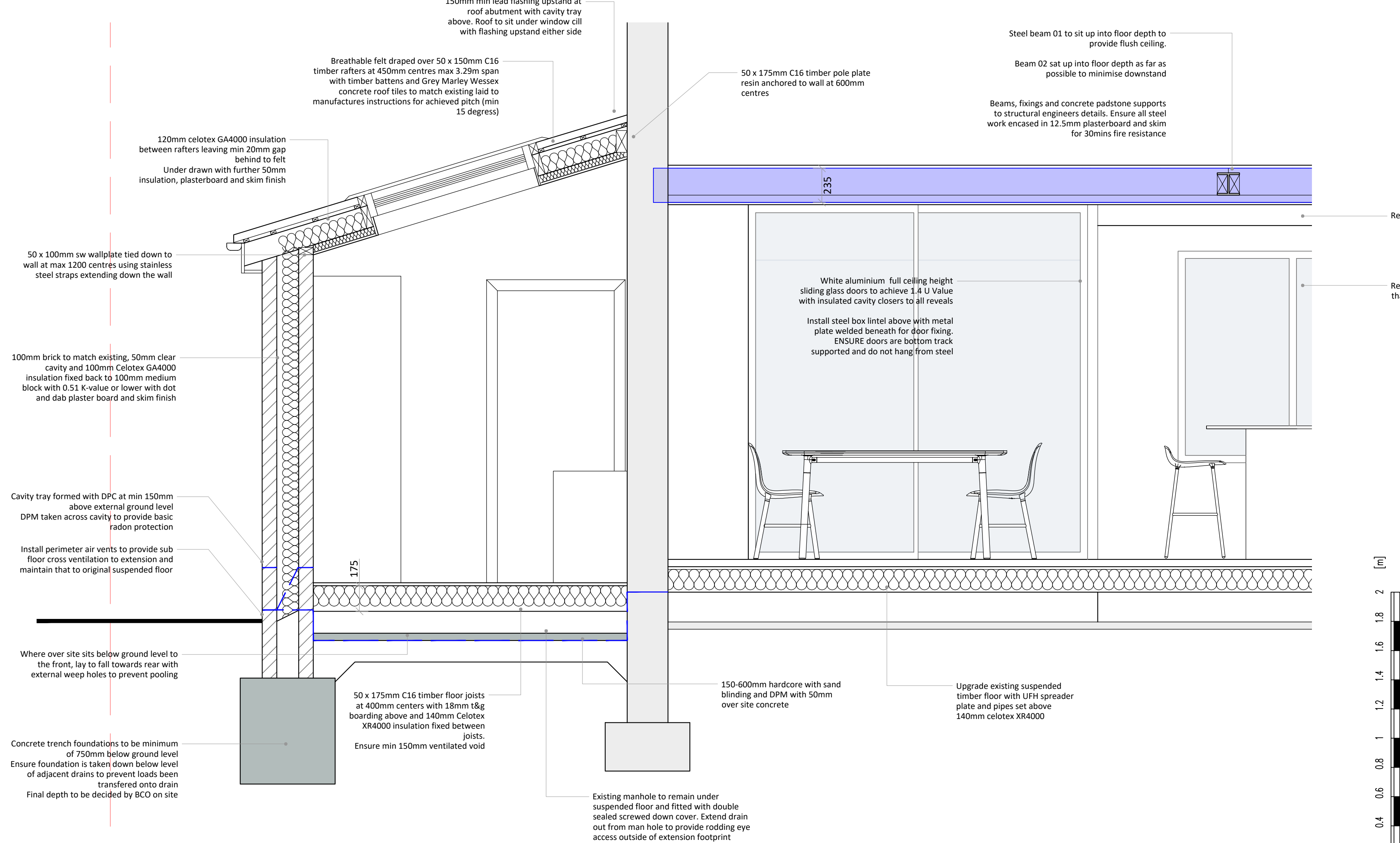


SECTION A-A' 1:20



SECTION B-B' 1:20



ROOF LIGHTS
Min U-value of 2.2 W/m²K. Roof lights to be double glazed with 16mm argon gap and soft low-E glass. Roof lights to be fitted in accordance with manufacturer's instructions, with rafters doubled up to sides and suitable flashings provided.

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 TO KITCHEN, WC & UTILITY ROOM
Kitchen to have mechanical ventilation with an extract rating of 60 l/s, or 30 l/s if adjacent to hob to external air. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 l/s. WC to have mechanical ventilation ducted to external air with an extract rating of 15 l/s operated via the light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. 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.

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 (+A1:2023).

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.

H4 BUILDING OVER OR NEAR PUBLIC SEWERS
The developer is to consult the Local Sewers Undertaker when constructing, extending or underpinning over a sewer or within 3m of the centreline of sewer shown on the sewerage undertakers sewer records and when the following applies:
- The building or extension is to be constructed over a manhole or inspection chamber or other access fitting on a sewer.
- The length of the drain or sewer under the proposed building or extension will exceed 6m.
- The Building or extension is to be constructed over or within 3m of any drain or sewer more than 3m deep or greater than 225m in diameter.

NEW GAS BOILER
Heating and hot water will be supplied via a wall mounted condensing vertical balanced flue pressurised boiler with a minimum efficiency of 91% (as defined in ErP(1))
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.
All parts of the system including pipework and emitters to be sized to allow the space heating system to operate effectively and in a manner that meets the heating needs of the dwelling, at a maximum flow temperature of 55°C or lower.
No combustible materials within 50mm of the flue. Rooms to be fitted with thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a GAS SAFE Registered Specialist and a certificate issued that demonstrates that the installation complies with the requirements of PART L. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.
Gas-fired combination boilers installed in existing dwellings, to have at least one of the following energy efficiency measures, appropriate to the system:
a. Flue gas heat recovery.
b. Weather compensation.
c. Load compensation.
d. Smart thermostat with automation and optimisation.
Battery operated or mains-wired Carbon monoxide alarm to be fitted between 1m and 3m of the boiler in compliance with Approved Document J.

TRADITIONAL BALUSTRADES
Balustrades to balcony to be min 1100mm in height and capable of resisting at least the horizontal force given in BS 6180. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

GLASS BALUSTRADING
All balcony balustrades to be min 1.1m in height. Balustrades to be toughened laminated glass (thickness to suit span) in accordance with Part K (Part N in Wales) of the Building Regulations and designed to resist the horizontal force given in BS 6180. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

FIXED EXTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt.
External light fittings to have both the following:
- Automatic controls which switch luminaires off in response to daylight.
- If luminous efficacy is 75 light source lumens or less, provide automatic controls which switch luminaires off after the lit area becomes unoccupied, if luminous efficacy is greater than 75 light source lumens, manual control can be installed.

BUILDING REGULATION DRAWINGS

2 Ash Grove
Chinley
High Peak
SK23 6BQ

Single Storey Rear Extension with
Raised Patio and Steps & Single
Storey Side Extension

Revision	Date
Drawing Ref 2AG/BR/04	Date April 2026

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