





Key plan:	Steel RSJ		Protected fire route
	Drainage 100mm SVP		Insulation
	Solid wall		Brickwork
	Internal partition wall		Block work

Site address 15 St Giles Ave, Ickenham, Uxbridge UB10 8RJ, UK

project details	Rear extension, Roof Alteration and all associated works
drawn by	SB
date	20/07/2023
checked by	MichaelJane Architecture

revision No.	1
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drawing no	BR01 - 15 ST
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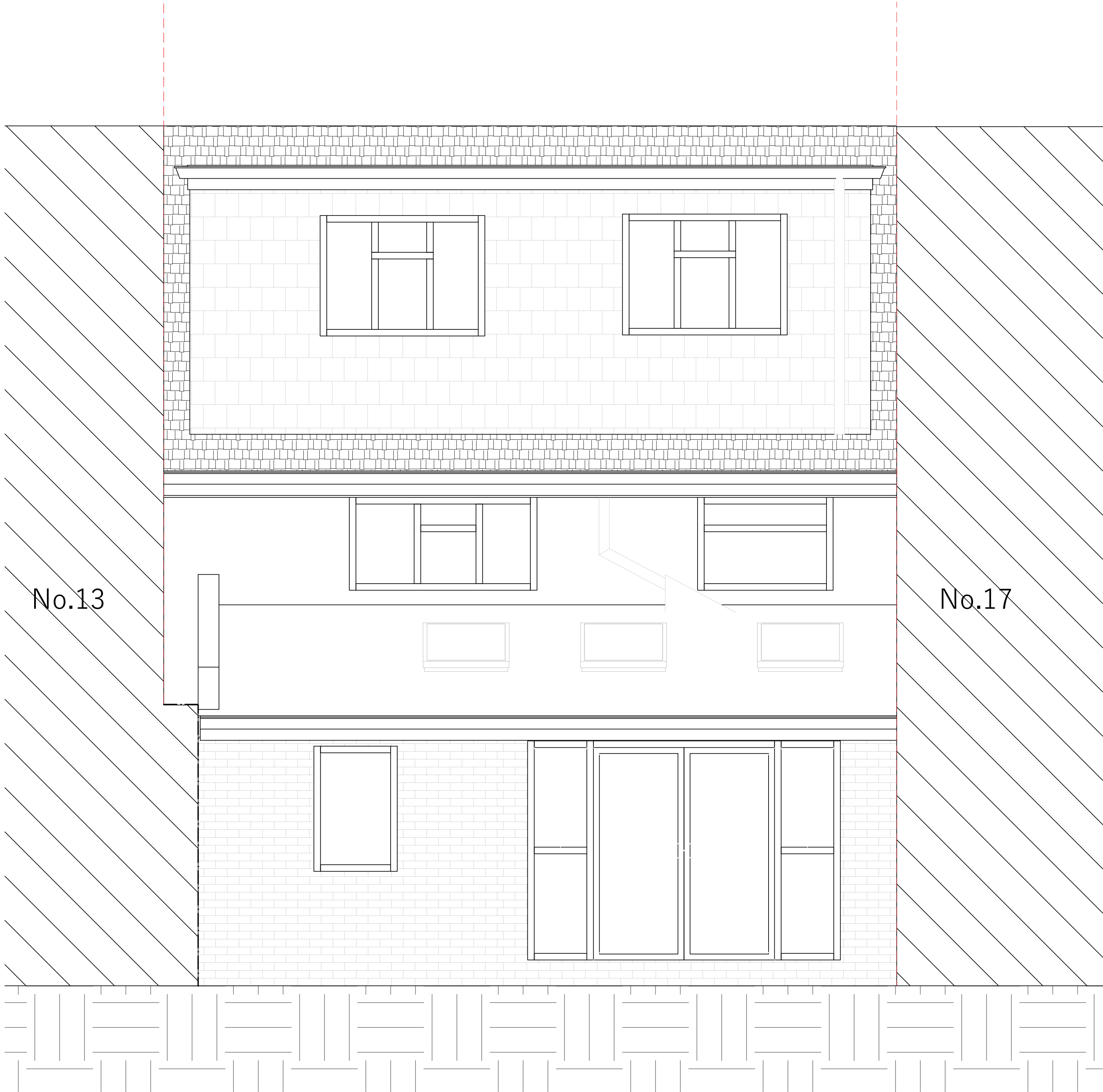
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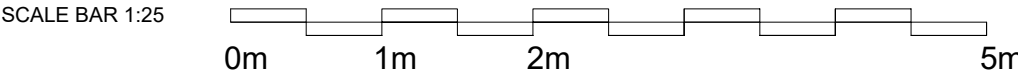
MichaelJane Architecture

MICHAEL JANE
ARCHITECTURE



Proposed Rear Elevation

Scale 1:25



Key plan:	Steel RSJ		Protected fire route	
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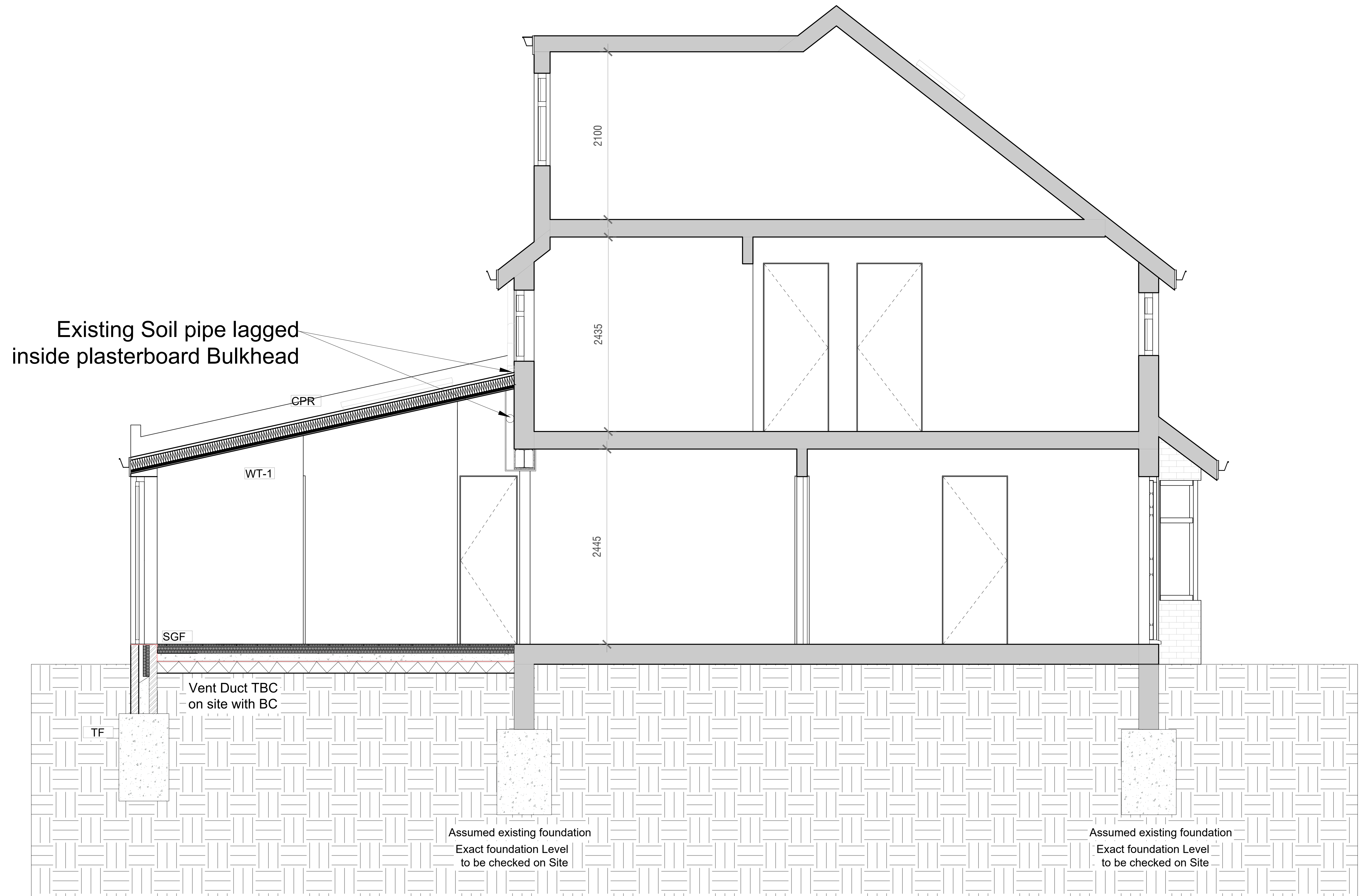
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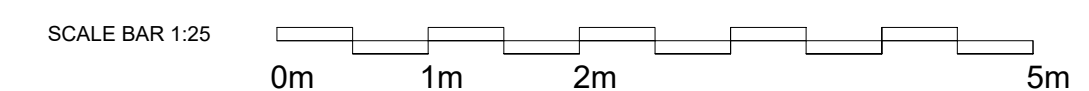
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Proposed Section A A'

Scale 1:25



Key plan:	Steel RSJ		Protected fire route	
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Rear extension, Roof Alteration
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1:1000m
1:500 5m

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LINEAR SCALE 1:50 & 1:100
1:500m
1:1000m
1:50 5m

TF
TRENCH FOUNDATION

50mm residual cavity

DPC 150mm above ground level

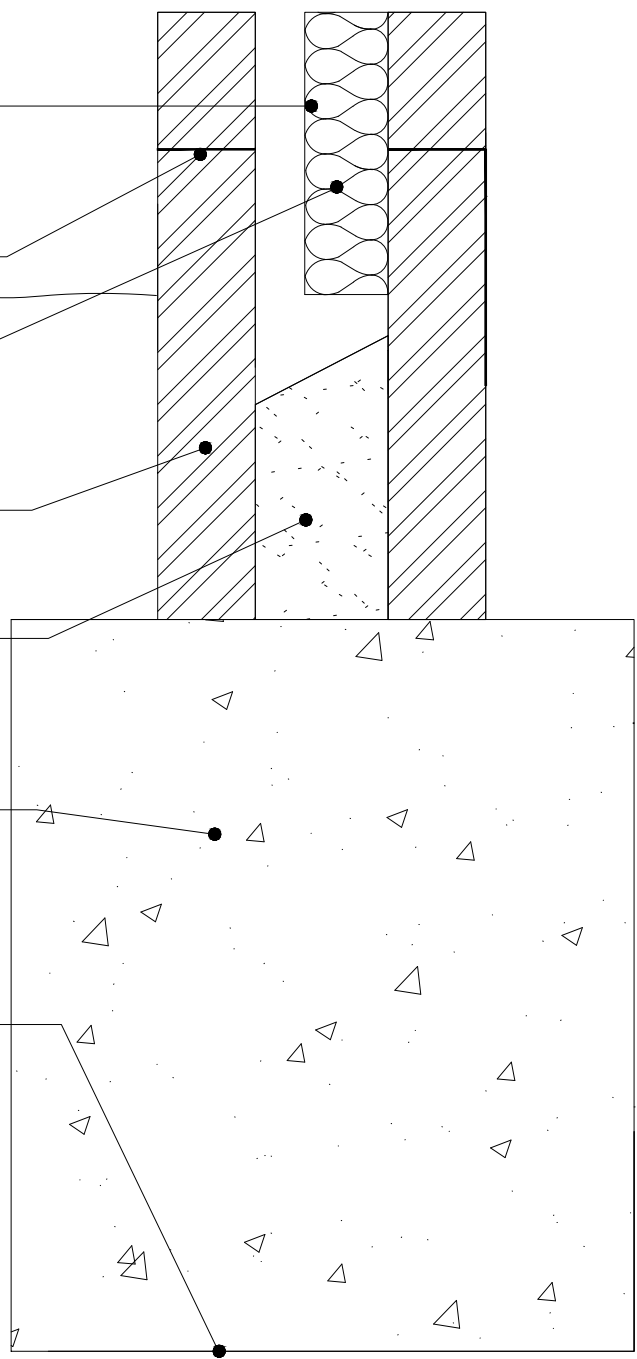
85mm Celotex insulation

Masonry wall as detailed by architect

Lean mix cavity fill 225mm below DPC

As per structural engineer schedule concrete trench foundation. Concrete mix to conform to BS EN 206-1 and BS 8500-2

Depth to be 1000mm deep depending on ground conditions to be agreed with BCO



SGF
SOLID GROUND FLOOR

U-value 0.18 W/m²K
P/A Ratio 0.5

DPC 150mm above ground level lapped to DPM

Tongue and groove board or chipboard

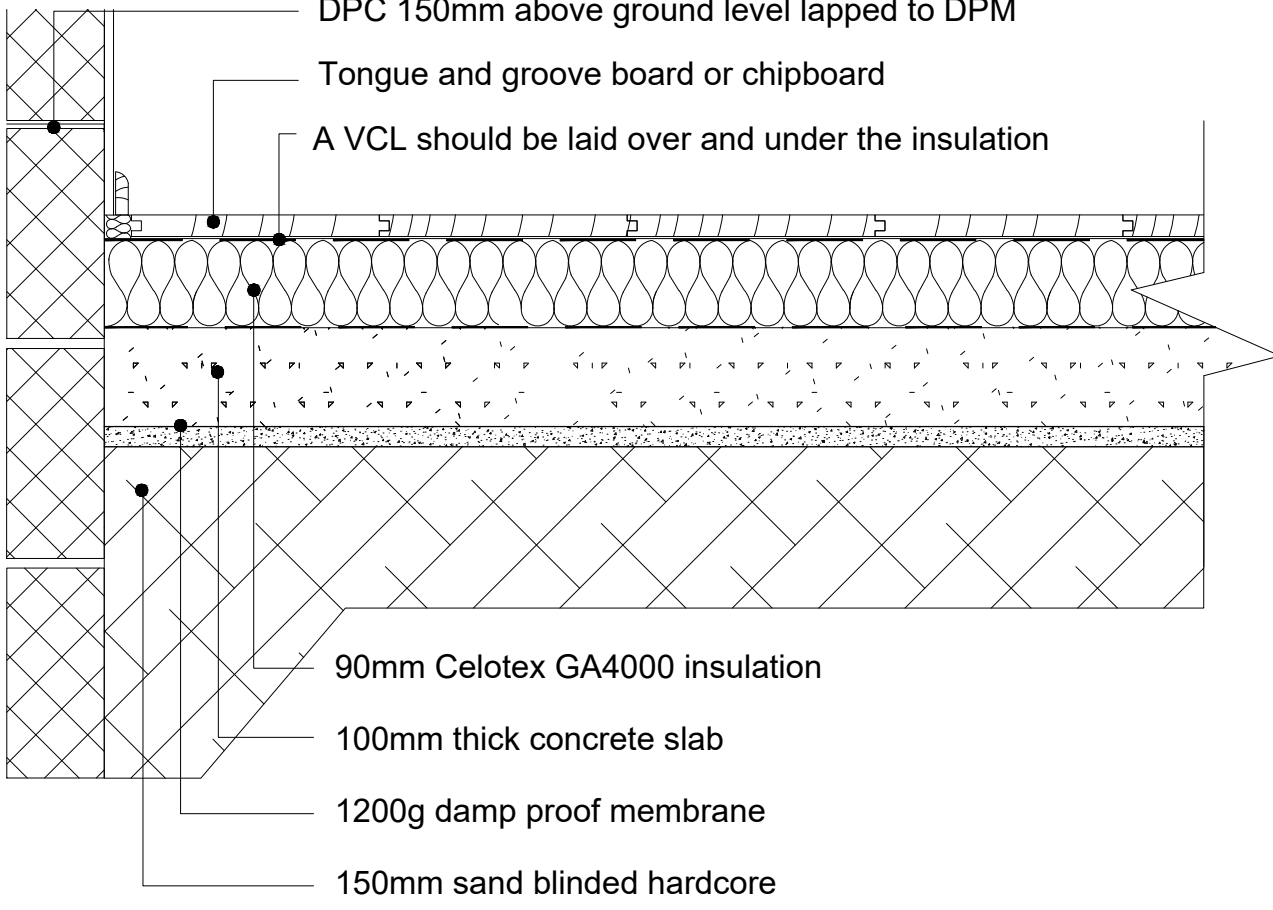
A VCL should be laid over and under the insulation

90mm Celotex GA4000 insulation

100mm thick concrete slab

1200g damp proof membrane

150mm sand blinded hardcore



CPR
COLD PITCHED ROOF

U-value 0.15 W/m²K

Breathable sarking felt to BS747 or relevant BBA Certificate

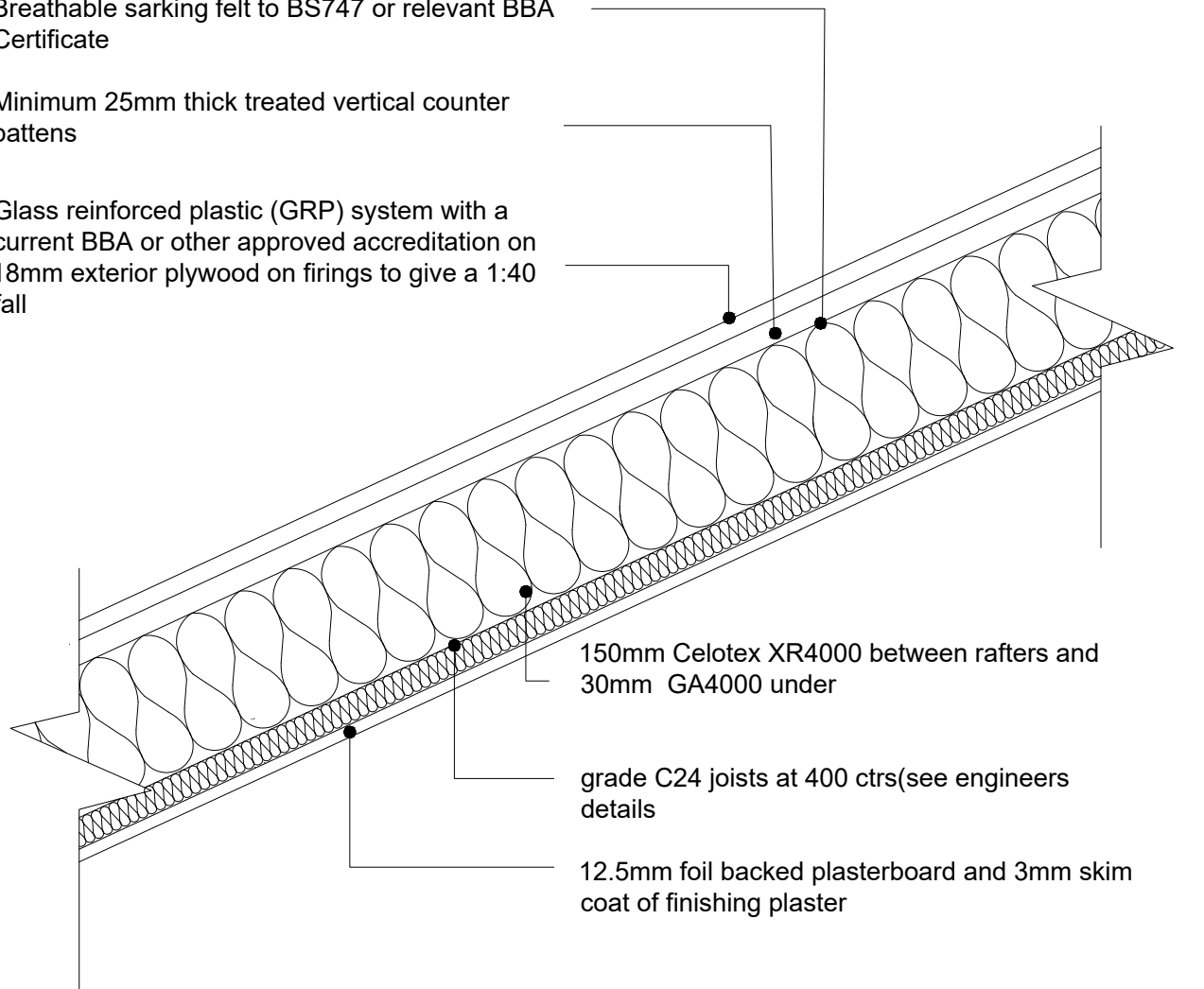
Minimum 25mm thick treated vertical counter battens

Glass reinforced plastic (GRP) system with a current BBA or other approved accreditation on 18mm exterior plywood on firings to give a 1:40 fall

150mm Celotex XR4000 between rafters and 30mm GA4000 under

grade C24 joists at 400 ctrs(see engineers details)

12.5mm foil backed plasterboard and 3mm skim coat of finishing plaster



WT-1
FULL FILL CAVITY WALL

U-value 0.16 W/m²K

s to be built with 1:1:6 cement mortar

mm facing brick

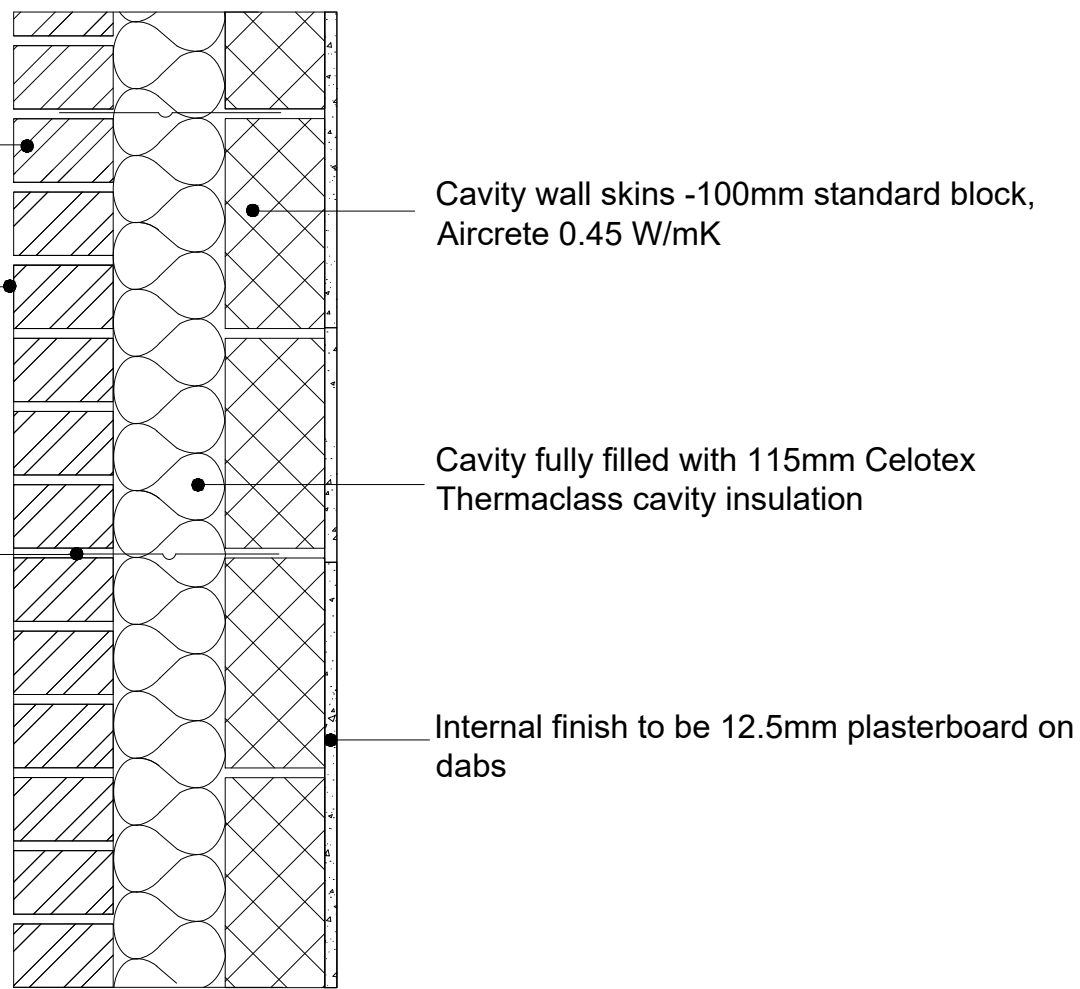
less steel retaining wall ties built 750mm ctrs horizontally, 450mm cally and 225mm ctrs at reveals corners in staggered rows

zontal strip polymer (hyload) damp proof se to both leafs minimum 150mm above mal ground level

Cavity wall skins -100mm standard block, Aircrete 0.45 W/mK

Cavity fully filled with 115mm Celotex Thermaclass cavity insulation

Internal finish to be 12.5mm plasterboard on dabs



ROOFLIGHTS (SECTION)

Rooflight installed in accordance with manufactures details

Sarking felt to BS747

Provide drainage gutter as required by manufacture

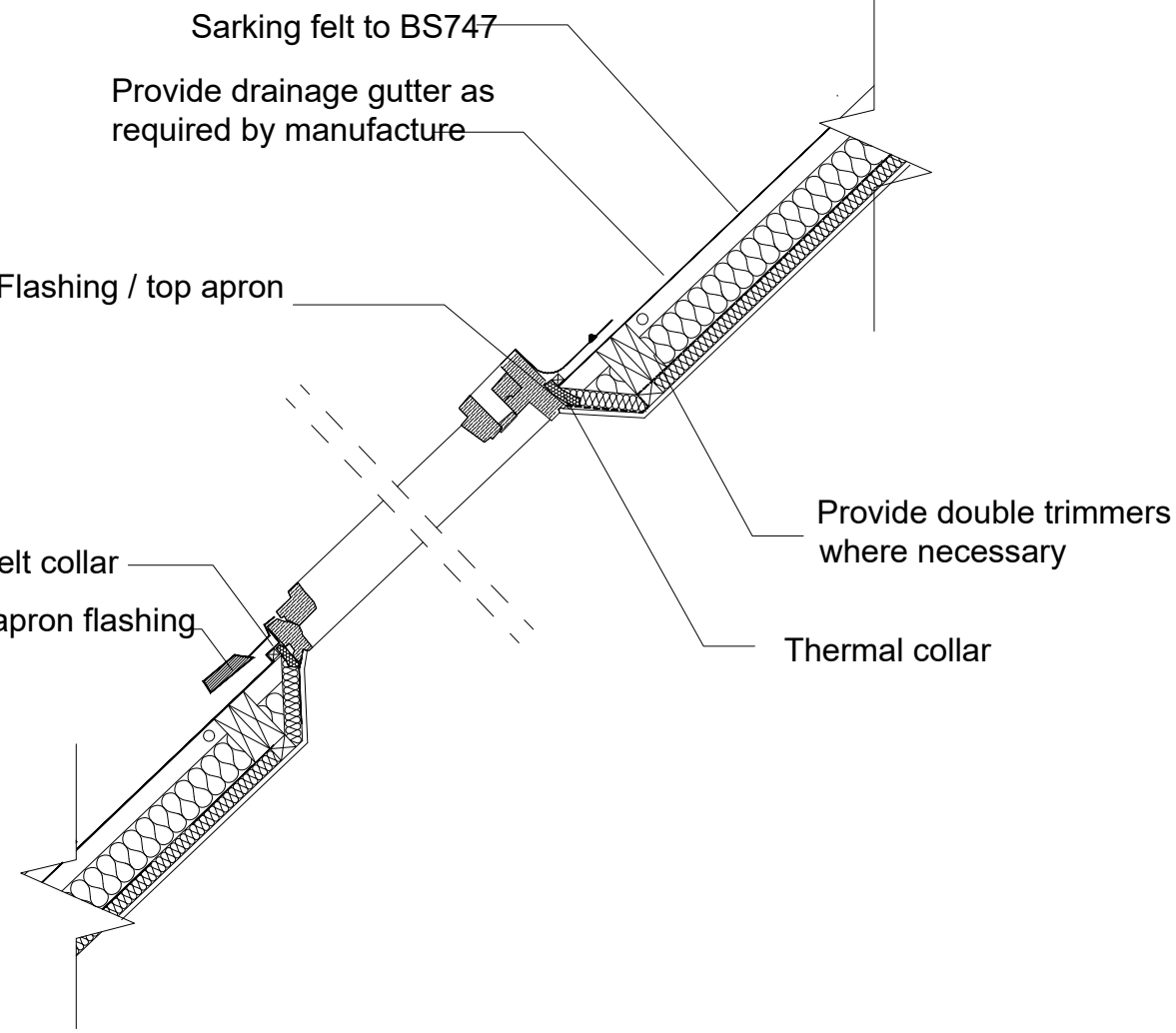
Flashing / top apron

Felt collar

Pleated apron flashing

Provide double trimmers where necessary

Thermal collar



SOAKAWAY

Provide a PVC sheet or layer of concrete blinding over the top to prevent topsoil from sinking down into the soakaway

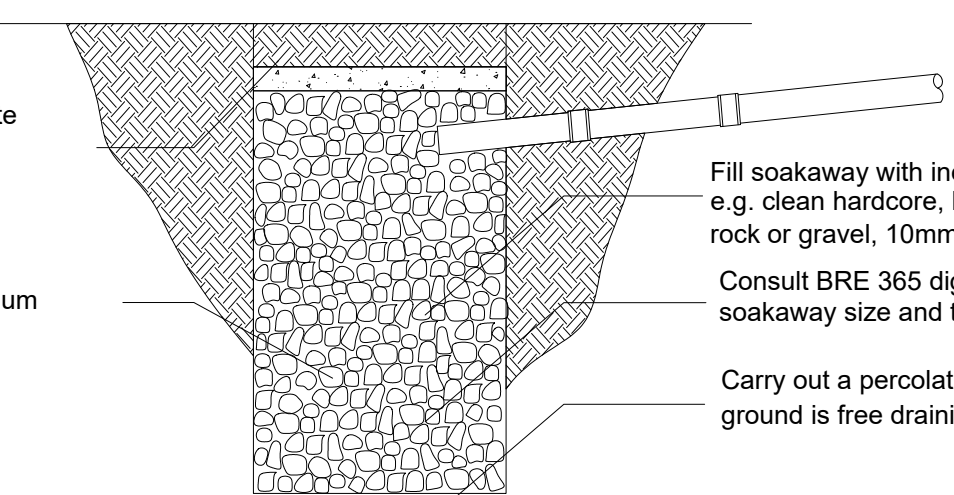
Build soakaways on land lower than, or sloping away from buildings, at a minimum of 5m away from the foundations of a building (BS 8301)

Fill soakaway with inert granular material, e.g. clean hardcore, broken brick, crushed rock or gravel, 10mm -150mm in size

Consult BRE 365 digest for calculation of soakaway size and type

Carry out a percolation test to ensure the ground is free draining and granular

Soakaway size and type dependent on space requirements, site layout, topography, water table, subsoil type, etc. Designed to BS EN 752



0 1 2 3 4 5 6 7 8 9 10m 1:50 1:100

5m 1:50 10m 1:100

Key plan:

Steel RSJ

Drainage 100mm SVP

Solid wall

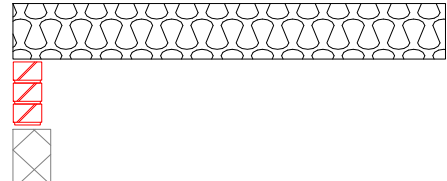
Internal partition wall

Protected fire route

Insulation

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BUILDING REGULATIONS NOTES			
<div><div>GENERAL NOTES FOR EXTENSIONS:</div><div>CDM REGULATIONS 2015 The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project). Domestic clients The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor, if not your duties will automatically transferred to the contractor or principal contractor. The designer can take on the duties, provided there is a written agreement between you and the designer to do so. The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works: (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or: (b) Exceeds 500 person days. PARTY WALL ACT The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following: • Support of beam • Insertion of DPC through wall • Raising a wall or cutting off projections • Demolition and rebuilding • Underpinning • Insertion of lead flashings • Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations. A Party Wall Agreement is to be in place prior to start of works on site. 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.</div></div>	<div><div>FOUNDATIONS</div><div>TRENCH FOUNDATION Provide as per structural engineer schedule trench fill foundations, concrete mix to conform to BS EN 206 and BS 8002:2. 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. PIPES PASSING THROUGH TRENCH FOUNDATIONS The load-bearing capability of foundations must not be affected where services pass through. The pipe work should be sleeved and be provided with 'rocker pipes' at a distance of 150mm either side of the foundation concrete. The 'rocker pipes' should have flexible joints and be a maximum length of 600mm. Alternatively Pipework should pass through a suitably strengthened opening in the foundation, i.e. foundation shuttered and a provided with suitable lintel over the pipe allowing for sufficient space for movement to ensure that the drain is capable of maintaining line and gradient. Opening should be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO. Advice from Building Control to be sought on suitability of pipe running through foundation before construction. PIPES PASSING THROUGH WALLS Walls above pipes passing through substructure walls to be supported on suitable lintel on semi-engineering bricks.Pipe to be provided with a 50mm clearance all round, opening to be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO. Alternatively Where new pipework passes through external walls the pipe work 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.</div></div>	<div><div>ROOFS</div><div>UNVENTED PITCHED ROOF Pitch 15° (Roof Tie TBC With Builder On Site) To achieve U-value 0.15 W/m²K Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement 15 Structural Design. Glass reinforced plastic (GRP) system with aa fire rating and a current BBA or other approved accreditation be laid in compliance with manufacturers details by Pitched roofing specialist, on 15mm exterior grade plywood Supported on As per structural engineer schedule grade C24 rafters at max 400mm centres max span 3.47m. Rafters supported on 100 x 50mm sw wall plates. Insulation to be 150mm Celotex XRA000 between rafters and 30mm TB4000 under. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings. 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 1000 x 30 x 5mm galvanized straps or other approved to BS EN 845-1 at 2m centres. THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.</div></div>	<div><div>WINDOWS, DOORS AND ROOF LIGHT</div><div>ROOF LIGHTS Min U-value of 1.6 W/m²K. Rooflights 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 etc. 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 6006, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) 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.</div></div>
<div><div>SITE PREPARATION</div><div>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.</div></div>	<div><div>FLOOR</div><div>SOLID FLOOR INSULATION OVER SLAB To meet min U value required of 0.18 W/m²K PIA ratio 0.5 Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand binding. Provide 100mm ST2 or Gae2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over a VCL on slab with min 90mm thick Celotex GA4000 insulation. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish over the insulation with a floating layer of min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010 as required. Lay with staggered joints. Where drain runs pass under floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC walls with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with cavity tray over.</div></div>	<div><div>RAINWATER DRAINAGE</div><div>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 USING CRATES Trench of soakaway to be provided slightly larger than designed depth after porosity test (if required) but just over 1m3 min from invert level of pipe. Provide suitable geotextile over the base and up the sides of the trench over 100mm level and compact bed of coarse sand. Install AquaCell crate units or equivalent as manufacturer's details. Geotextile to be wrapped around crates. Provide 100mm of coarse sand between the trench walls and over the AquaCell structure. Backfill with suitable material. UNDERGROUND FOUL DRAINAGE Underground drainage to consist of 100mm diameter UPVC proprietary pipe work 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. 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 vacuum 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 W/c - 6m for 100mm pipe for single WC All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within3m. 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.</div></div>	<div><div>VENTILATION</div><div>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 operable area in excess of 1/10 of the floor area of the room. Sash windows, external doors or hinged pivot windows with an opening angle of equal to or greater than 30 degrees to have an operable 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. EXTRACT TO BATHROOM Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in 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 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision 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 KITCHEN Kitchen to have mechanical ventilation with an extract rating of 60litre/sec or 30litre/sec if adjacent to hob to external air, sealed to prevent entry of moisture. 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. Cooker hoods to BS EN 13141-3. 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. BACKGROUND VENTILATION Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 10,000mm², and to wet rooms at a rate of min 5000mm². Background ventilators to be tested to BS EN 13141-1 Background ventilation equivalent area and operation to be measured and recorded.</div></div>
<div><div>STRUCTURE</div><div>EXISTING STRUCTURE Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer. 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 Nulifuge S or similar fluorescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer. LINTELS 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 5886 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 manufacturer's standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels. Independent lintels to have an insulated cavity closure between the inner and outer lintel. Common leaf Lintels base plates should not be continuous and the lintel core to be insulated. STRAPPING FOR PITCHED ROOF Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BS EN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BS EN 845-1 at maximum 2m centres. STRAPPING OF FLOORS Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres. Straps to be taken across minimum of 3 joists. Straps to be built into walls. Provide 38mm wide x ¼ depth solid noggins between joists at strap positions. FLAT ROOF RESTRAINT 100m x 50mm C16 grade timber wall plates to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres fixed to internal wall faces.</div></div>	<div><div>WALLS</div><div>FULL FILL CAVITY WALL To achieve minimum U Value of 0.18 W/m²K (actual U Value achieved 0.16 W/m²K) New cavity wall to comprise of 103mm suitable facing brick. Full fill the cavity with 115mm Celotex Thermaclass Cavity Wall Z1 as manufacturer's details. Inner leaf to be 100mm medium block, 0.45 W/m²K. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar. Vertical joints in the board must be staggered and all joints tightly butted. All details including corner and junction to be as relevant BBA certificate. Location to be assessed for suitability of insulation boards. 10mm cavity to be provided if required.</div></div>	<div><div>SOIL AND VENT PIPE</div><div>Soil to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP. PIPEWORK THROUGH WALLS Where new pipework passes through external walls the pipe work 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 opening in wall to give 50mm space all round pipe; mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.</div></div>	<div><div>MEANS OF ESCAPE</div><div>SMOKE DETECTION Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen. ESCAPE WINDOWS Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed operable area that complies with: - minimum height of 450mm and minimum width of 450mm. - minimum area 0.33m². - the bottom of the operable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire. MEANS OF ESCAPE - SDs in all rooms and retaining existing doors (LABC guidance note Ref 07/02). The following 3 conditions should All be met: a) Provide smoke detectors at every storey level, at half landing levels adjacent to habitable rooms and in all habitable rooms. An additional heat detector is also required in the kitchen. Smoke detection to be mains operated linked smoke alarm detection system to BS 5446 - 1:2000 mains powered with battery back up. b) Provide an egress window at first floor level with an unobstructed operable area that complies with: - minimum height of 450mm and minimum width of 450mm. - minimum area 0.33m². - the bottom of the operable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire. c) Provide a protected escape route requiring doors to be min standard of traditional timber panel type at least 32mm thick, with steel hinges, not warped and fitting well into its frame with no visible defects particularly in the panels, (hardboard or other lightweight flush doors are not acceptable). Walls throughout stair enclosure and frames around doors must be checked and be free from defects as required by the Building Control Officer. Any glazing in doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.</div></div>

Key plan:

Steel RSJ

Drainage 100mm SVP

Solid wall

Internal partition wall

Protected fire route

Insulation

Brickwork

Block work

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MichaelJane Architecture

revision No.

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