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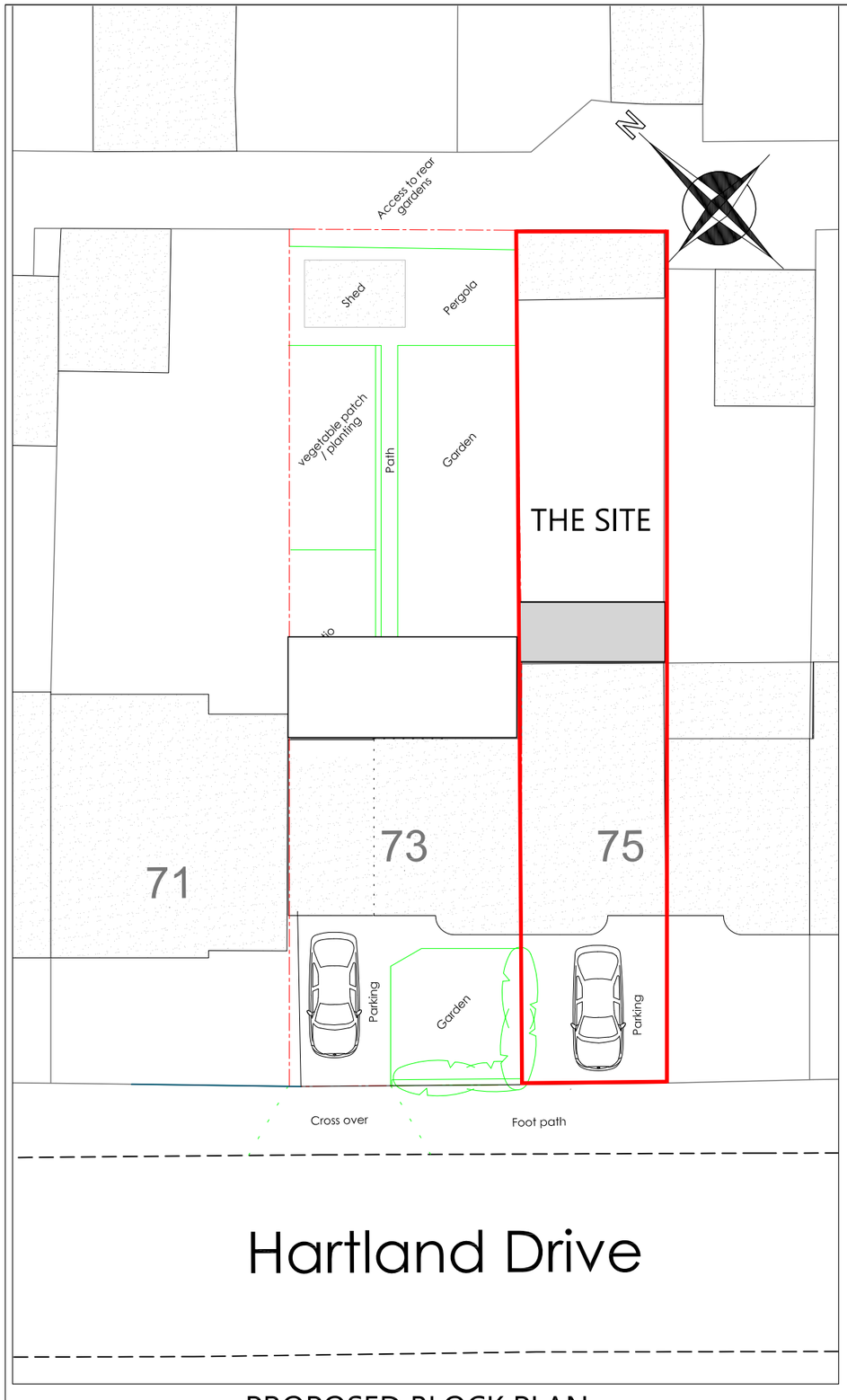
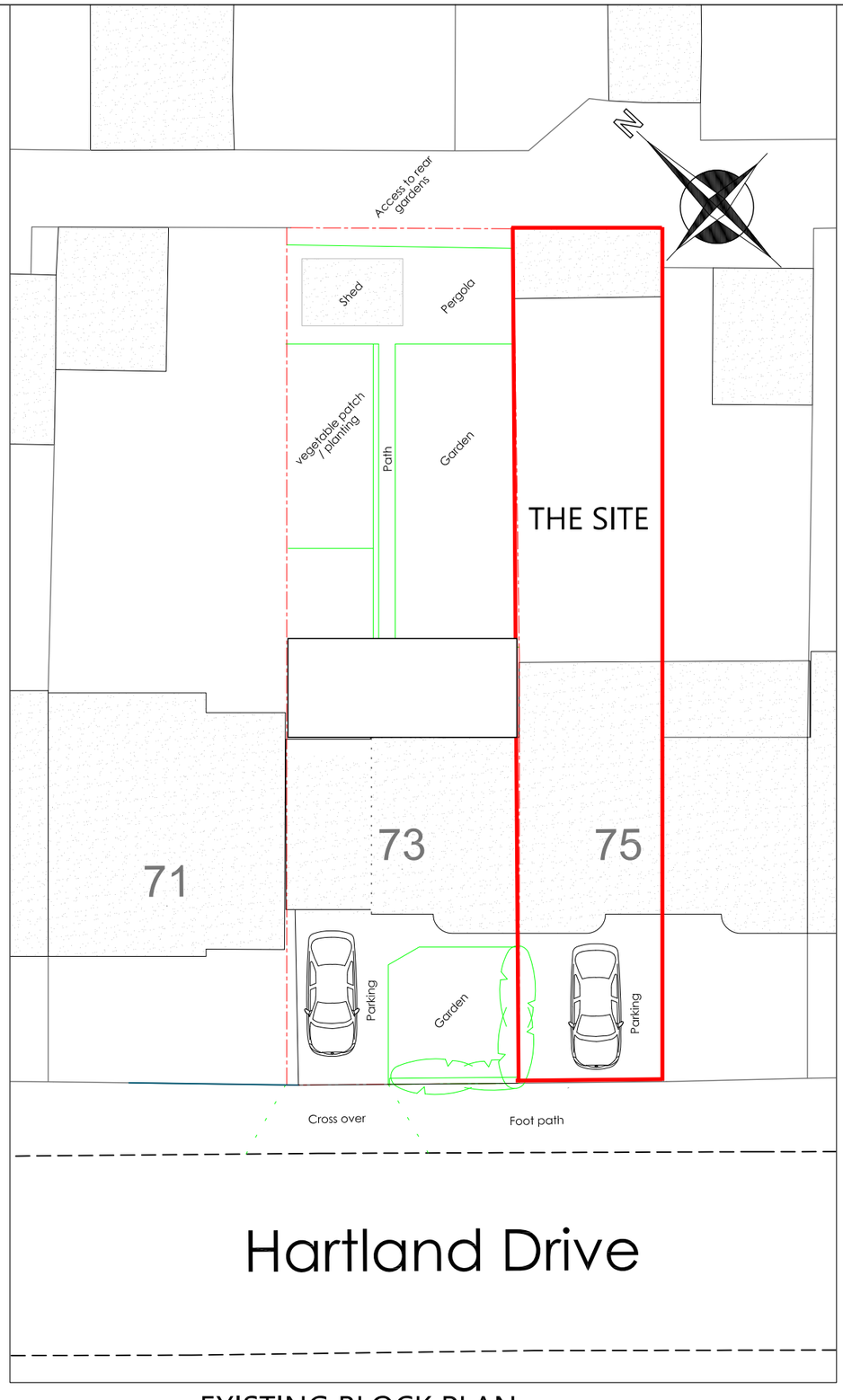
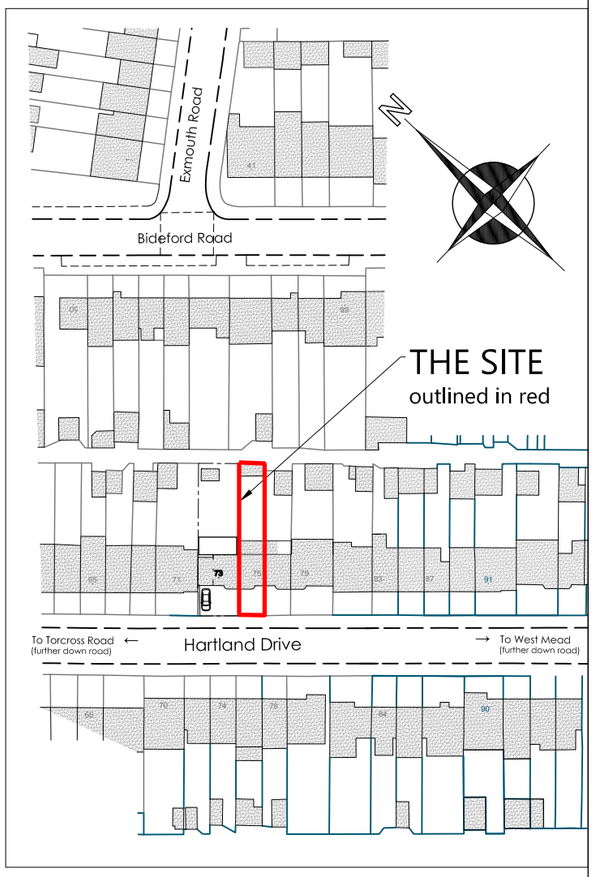
NOTES



PROPOSED BLOCK PLAN
Scale 1:200



EXISTING BLOCK PLAN
Scale 1:200



SITE LOCATION PLAN
Scale 1:1250

1:1250 1:500 1:200
10 20 30 40 50 100m
50m
20m
1 2 3 4 5 10

Rev.	Notes	Date

Client: Mr & Mrs Patel

Project: 75 Hartland Drive, Ruislip, Middlesex. HA4 0TH

Title: Planning Application Site Location Plan with Block Plans

Drawn	A3	Date
DCS		
Printed		Scale
26.04.2023		1:200/1250
Drawing number		Revision
238 - 01		·

- All dimensions in millimeters unless otherwise stated.
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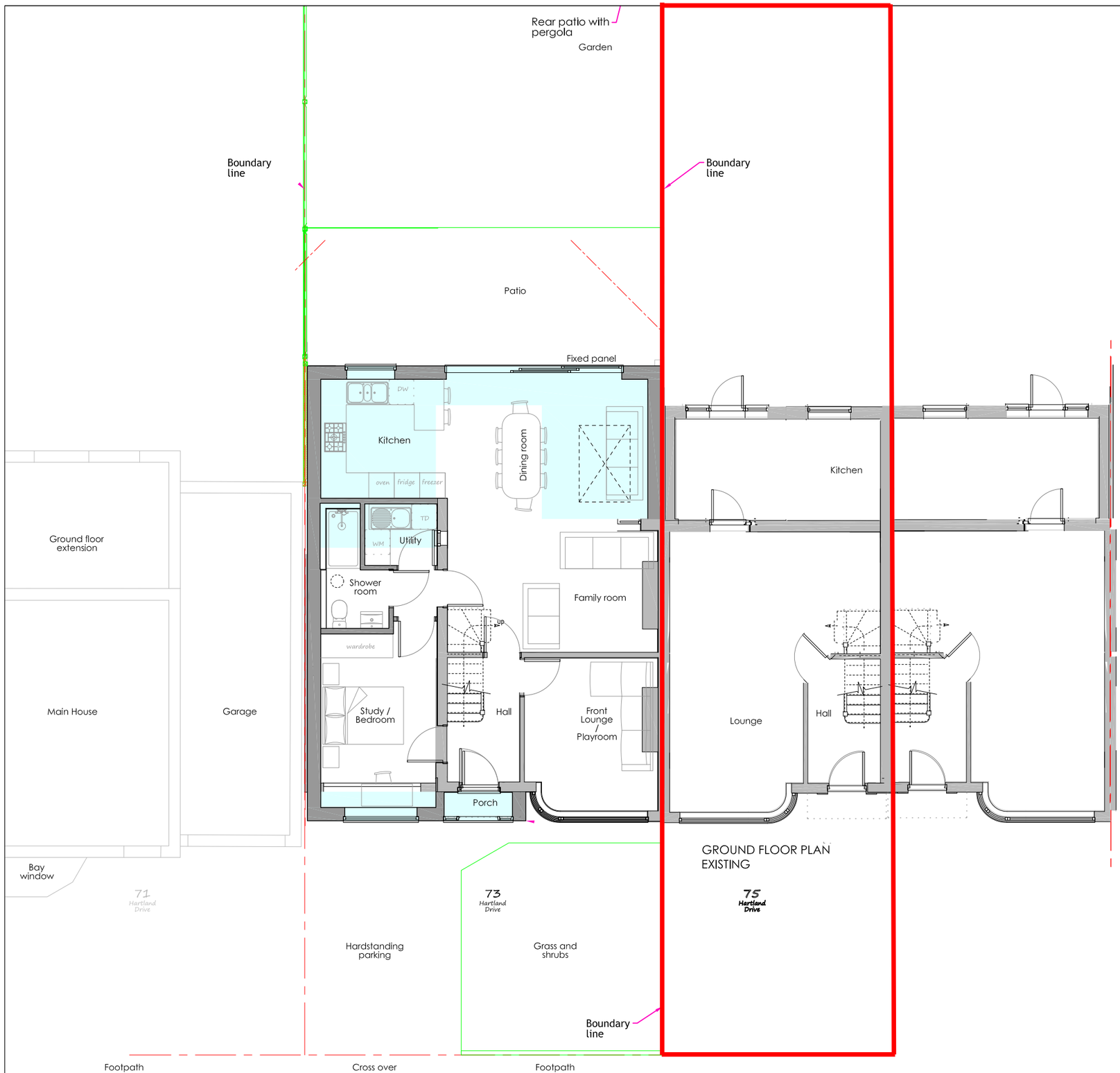
NOTES



GROUND FLOOR PLAN
EXISTING

1:100 1:200

0.5 1 2 3 4 5 6 7 8 9 10m
1 2 3 4 5 10 20m

Rev.	Notes	Date

Client: Mr & Mrs Patel

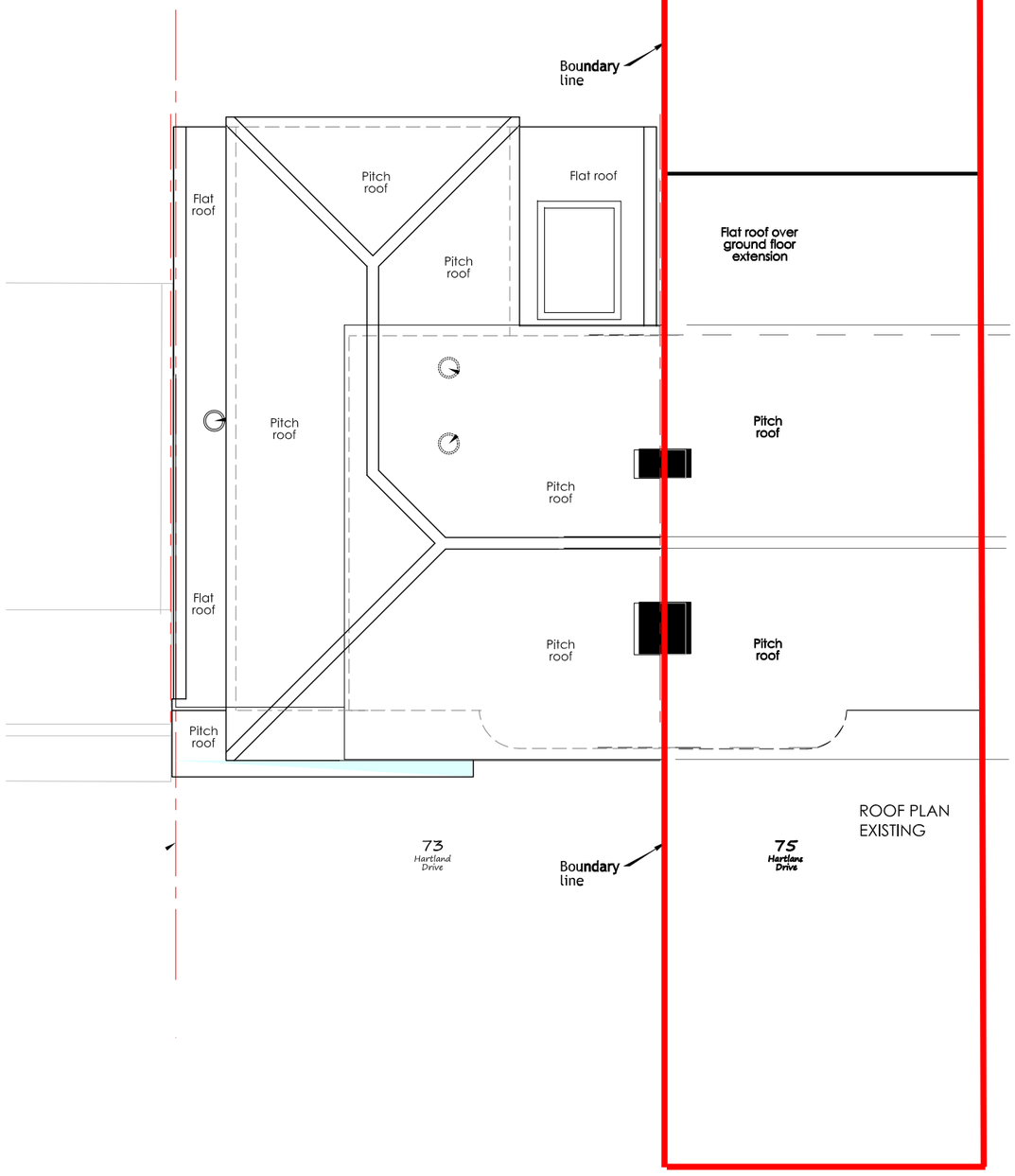
Project: 75 Hartland Drive, Ruislip, Middlesex. HA4 0TH

Title: Planning Application Existing Ground Floor Plans

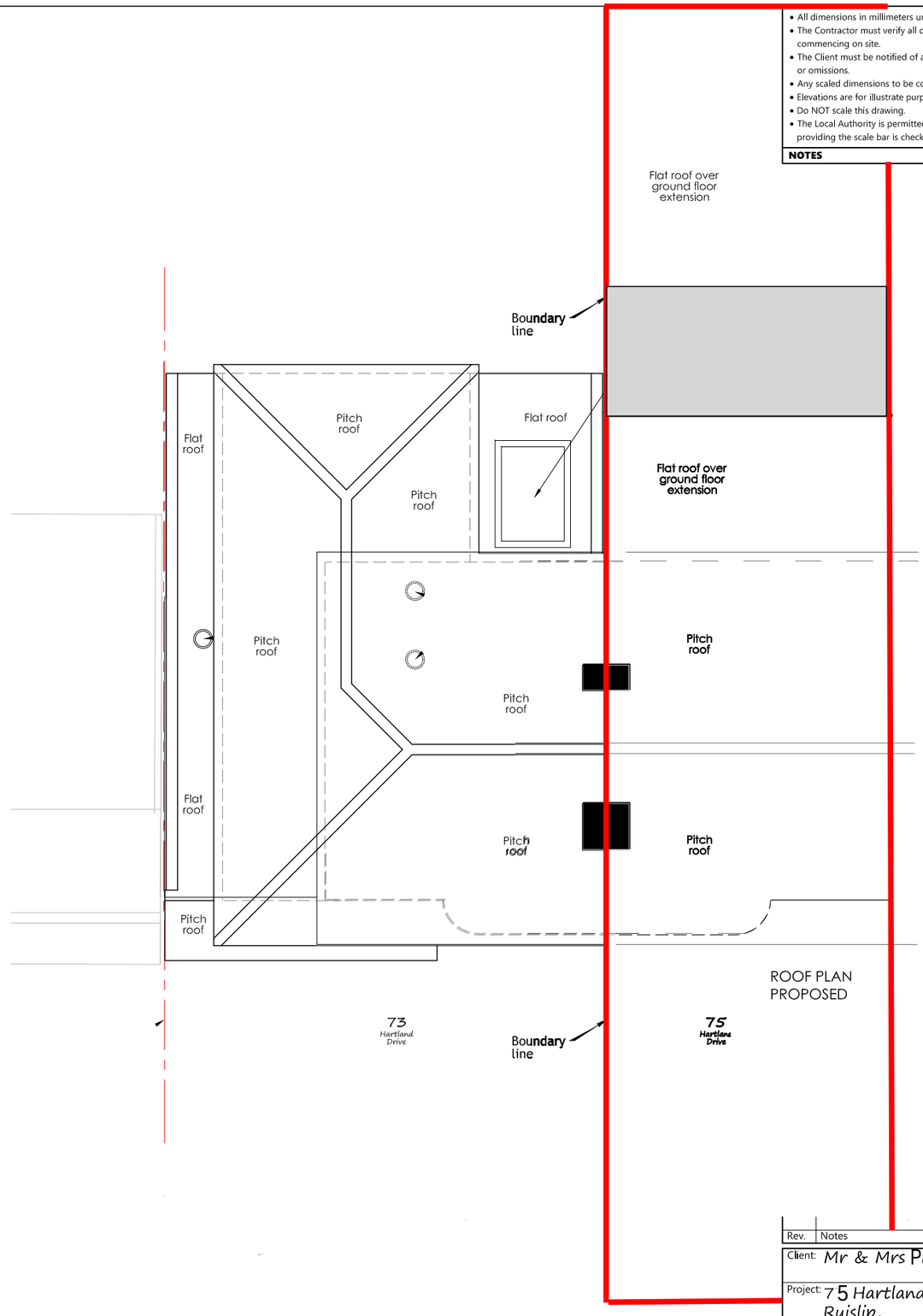
Drawn: DCS | A3 | Date:

Printed: 26.04.2023 | Scale: 1:100

Drawing number: 238 - 02 | Revision: -



ROOF PLAN
EXISTING



ROOF PLAN
PROPOSED

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NOTES

1:100 / 1:200

0.5 1 2 3 4 5 6 7 8 9 10m

1 2 3 4 5 10 20m

Rev.	Notes	Date

Client: Mr & Mrs Patel

Project: 75 Hartland Drive, Ruislip, Middlesex. HA4 0TH

Title: Planning Application Existing & Proposed Roof Plans

Drawn: DCS | A3 | Date:

Printed: 26.04.2023 | Scale: 1:100

Drawing number: 238 - 04 | Revision: .

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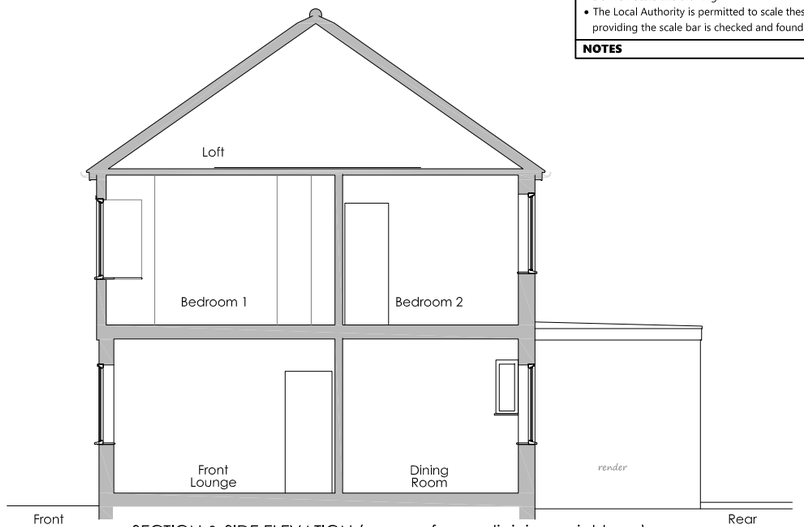
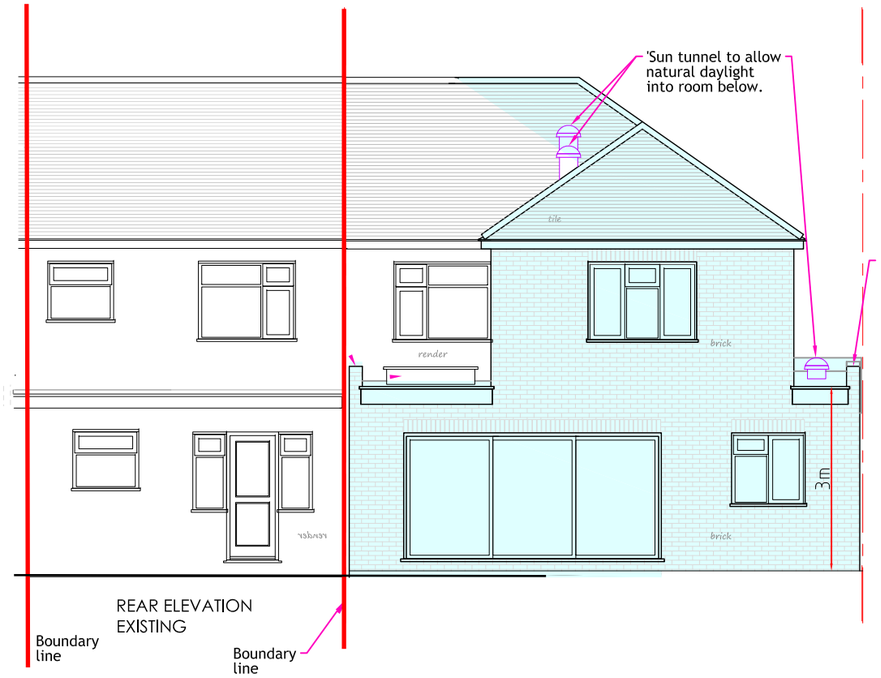
NOTES

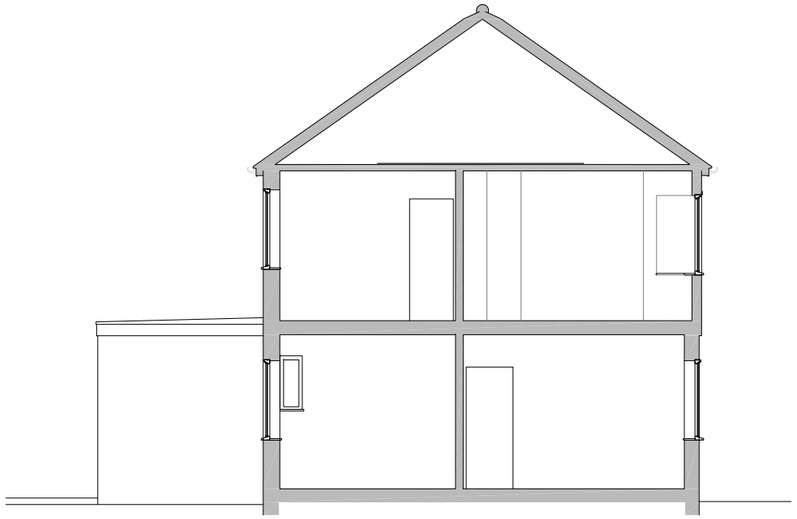
FRONT ELEVATION
EXISTING



SECTION & SIDE ELEVATION (as seen from adjoining neighbour)
EXISTING



REAR ELEVATION
EXISTING



SIDE ELEVATION
EXISTING

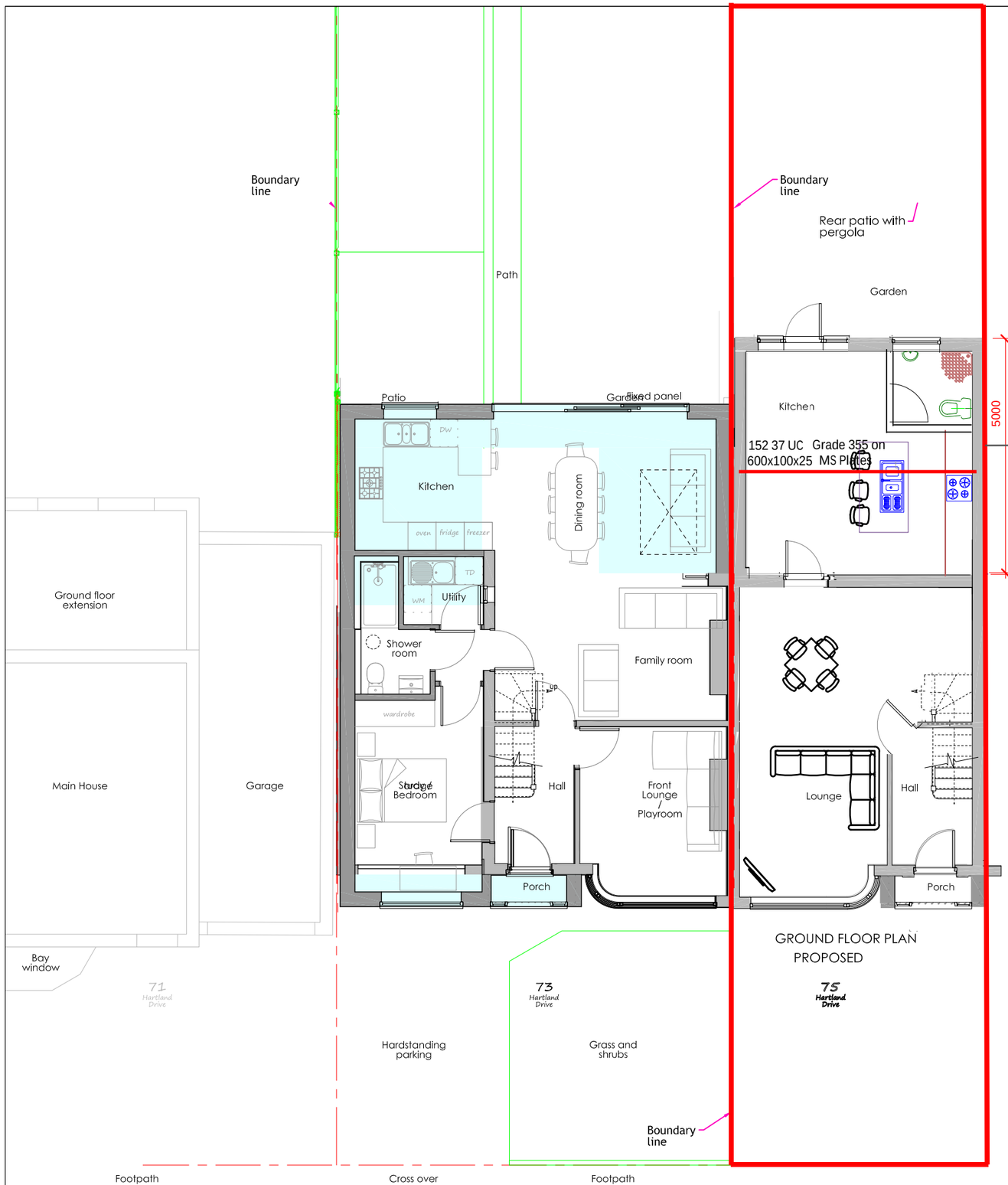
1:100 1:200

0.5 1 2 3 4 5 6 7 8 9 10m

1 2 3 4 5 10 20m

Rev.	Notes	Date

ient:	Mr & Mrs Patel		
oject:	75 Hartland Drive, Ruislip, Middlesex. HA4 0TH		
tle:	Planning Application Existing Elevations		
rawn	DCS	A3	Date
inted	26.04.2023	Scale	1:100
rawing number	238 - 03		Revision ·



Wall Construction:
100mm Celcon Standard/Toplite Standard Block - Inner Block 7N
100mm Cavity insulated with 90mm Kingspan K106
100mm brickwork to match existing
All reveals for openings to be closed using insulated cavity closers

New Window and Door to meet U-Value of at least 1.8Wm2k.

Glazing to be toughened glass.

If any drainage lines found within footprint of new extension, notify surveyor prior to concreting. Any drainage lines to be bridged using 2no. Pre Cast Concrete Lintels 215x100mm or as per manufacturer's guidelines.

Any sewer shallower than 1.1m, foundations can be minimum 100mm from the side of the sewer/edge of outside of manhole. If drains deeper, than to be contacted accordingly. Min 150mm clearance from new foundations and public sewer, as well as edge of external manhole and proposed new foundations

Outline of 73

Rainwater Drainage - 75mm Downpipe to betaken down from new extension gutter into gulley and taken into 1.5m3 soakaway (if good ground conditions following percolation test) via 100mm underground drainage pipe subject to inspector approval. Soakaway to be minimum 5m away from any building. Alternatively contractor to investigate any existing rainwater sewer during excavation stage and advise surveyor if found for instruction.Contractor to leave indication of soakaway locationMain House's Rainwater to connect into existing RW system

Foundation:
Min 1m deep but deeper if clay subsoil found with trees located and below invert level of any underground drains in firm virgin soil, taken through made up ground.

Foundations to be designed in accordance with NHBC Chapter 4.2 "Building Near Trees in Clay Subsoils"

Min 800mm width where eccentrically loaded and 600mm in all other places

Do not concrete prior to LA Building Control Approval.

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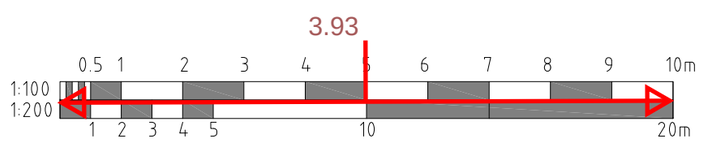

Rev.	Notes	Date

Client: Mr & Mrs Patel

Project: 75 Hartland Drive, Ruislip, Middlesex. HA4 0TH

Title: Planning Application
PROPOSED
Ground Floor Plans

Drawn: DCS | A3 | Date:

Printed: 26.04.2023 | Scale: 1:100

Drawing number: 238 - 02 | Revision: -

- All dimensions in millimeters unless otherwise stated.
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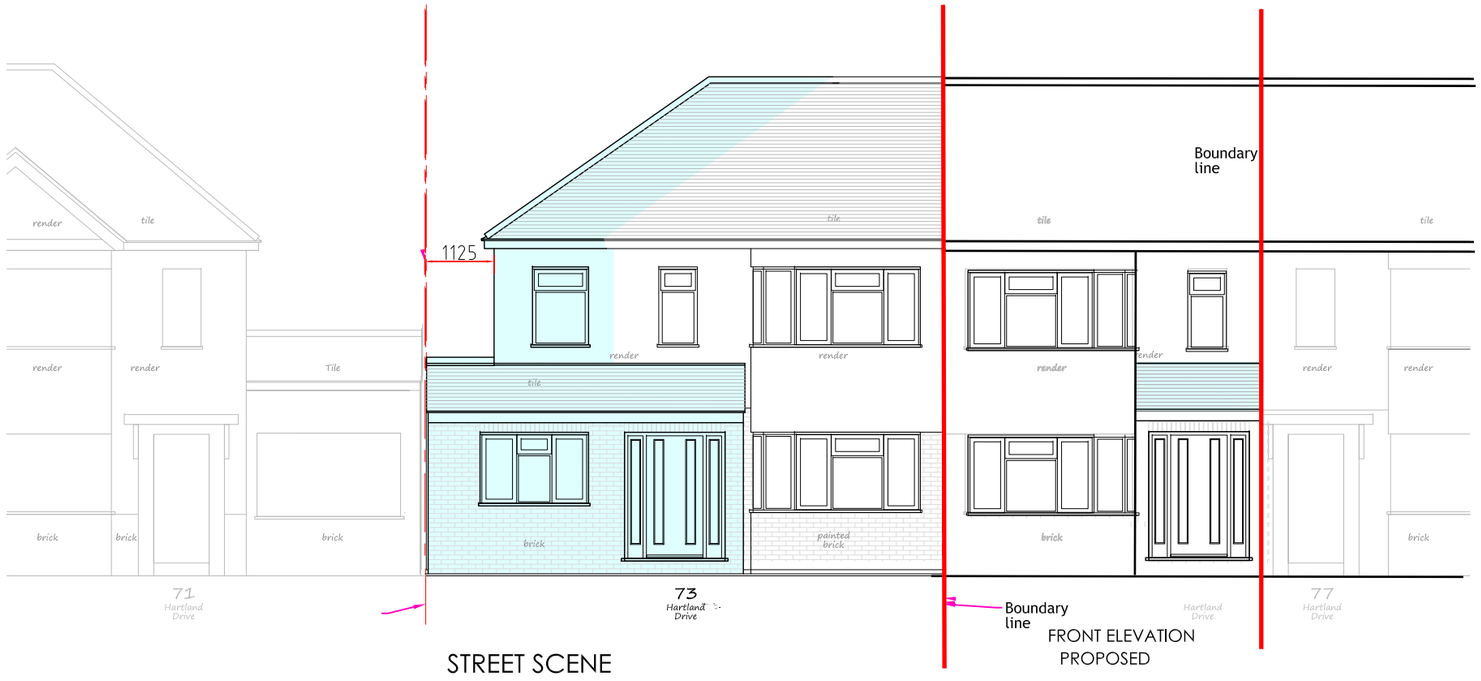
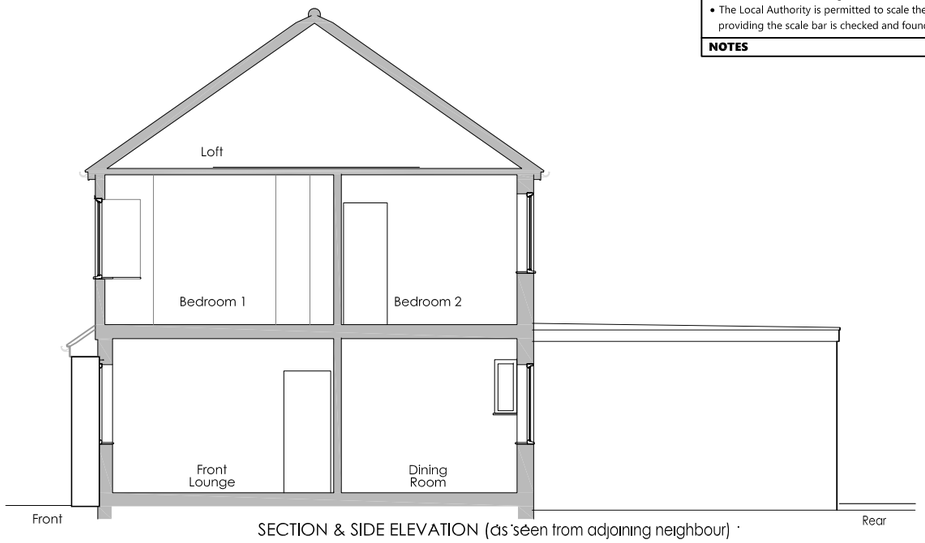
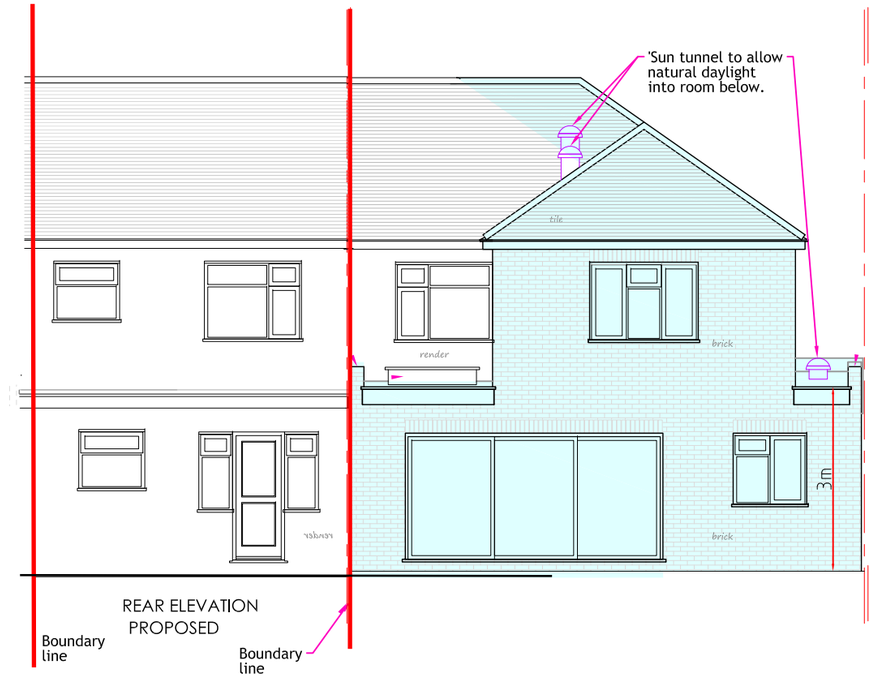


STREET SCENE

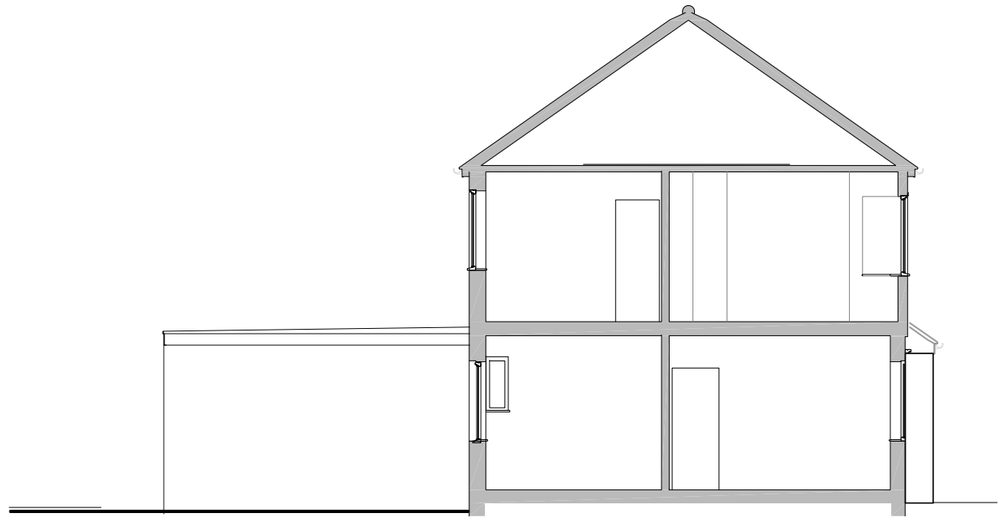
FRONT ELEVATION
PROPOSED



SECTION & SIDE ELEVATION (as seen from adjoining neighbour)
PROPOSED



REAR ELEVATION
PROPOSED



SIDE ELEVATION
PROPOSED

1:100 1:200

0.5 1 2 3 4 5 6 7 8 9 10m

1 2 3 4 5 10 20m

Rev.	Notes	Date

client: Mr & Mrs Patel

project: 75 Hartland Drive,
Ruislip,
Middlesex. HA4 0TH

title: Planning Application
PROPOSED
Elevations

drawn	DCS	A3	Date
printed	26.04.2023		Scale 1:100
drawing number	238 - 03		Revision ·

General

PARTY WALL etc.Act 1996: Written notice must be given to adjoining owners prior to start of work on site, two month`s notice for works to party wall or party structure, one months`s notice for all other works.

HEALTH AND SAFETY GENERALLY: All works to be carried out in accordance with the Health and Safety ACT and Dam Regulations 2007 and prevailing Health & Safety requirements in force at the time of the works

THIS DRAWING TO BE READ IN CONJUNCTION WITH APPROVED PLANNING PLANS.

The Party Wall etc. act 1996

Where building near or working on the party walls or party fence walls it may be necessary to serve notice on the adjoining owners under The Party Wall etc. Act 1996. Professional advice should be sought before commencing building works to determine whether the act would apply and if so the correct action to be taken.

THE BUILDING REGULATION PART A: Party Wall act 1996
Written consent is required from adjoining owners where:
Underpinning existing party wall.
Build up wall on top of party wall.
Excavating to enlarge existing basement.
where new beams are to be inserted 100mm into party wall.
And existing party wall needs to be cut for inserting new flashing

Demolition

Isolate all services affected by new works. Provide temporary supports to existing structure as necessary. Where existing services run through or under foundations provisions should be made for suitable ducts or lintels.

Existing Structure

Existing foundations and structure to be exposed in order to determine adequacy to take additional loadings. Exposed structure to be inspected by either Structural Engineer or Building Control to satisfy that existing structure is suitable. If found to be unsuitable Structural Engineer to design appropriate solution

Notes
All work is to comply with the relevant Building Regulations and all statutory notices are to be given to the Building Control department at the local authority at the appropriate stages. All contractors are to visit site to acquaint themselves with the layout and access to the site prior to tendering. If an approved inspector is used then the AI must notify the local authority that the building regulations will be carried out under the initial notice procedure. AI to be given notice of statutory inspections to allow inspection at appropriate stages.

Materials, goods and workmanship
Goods, materials and workmanship are to be of the best quality of their respective kinds and those for which there are a British Standard or Code of Practice are to conform thereto unless otherwise stated. Descriptions of goods, materials and workmanship given in any one trade are to apply throughout this Specification unless otherwise stated. All workmanship shall be carried out in accordance with current Building Regulations. All materials shall be used and fixed strictly in accordance with manufacturer's instructions, unless specified otherwise. All commodities to be new and left in perfect condition on completion and when incorporated into the works.

Discrepancies
Any discrepancy, discovered by the Contractor, between the structural drawings and specification or between the drawings/specification and the site, must be brought to the notice of the Architect for clarification and instruction immediately any such discrepancy becomes apparent.

Defects in existing work
Any defect not already identified in the existing work or structure to remain must be reported immediately to the Architect by the Contractor for instruction before proceeding with any work which may:
-cover up or otherwise hinder access to the defective construction,
-or be rendered abortive by the carrying out of remedial works.

Generally
Please note that these construction notes are to be read in conjunction with the detailed drawings that accompany the works, including those of the Structural Engineer. These notes and drawings are solely for the purposes of Building Regulation approval and do not set out the minimum standards of good practice to be complied with by the contractor. It is assumed that the minimum standards and manufactures installation guidance are known and will be complied with by a competent contractor. Finishes and materials to be in accordance with planning conditions.

Health & Safety
The Contractor shall ensure that all safety, health and welfare measures required under or by virtue of the provision of any enactment or regulations or the working rules of any industry are complied with. In carrying out the works the contractor shall at all times comply with the requirements of the Construction (Design and Management) Regulations 2015, this will include taking on Clients duties, unless Client appoints separate Principal Designer. Where necessary notifications to be served to HSE and appropriate Construction manuals produced.

Preparation
You must ensure that any ground covered by the building is reasonably free from any material that might damage the building or affect its stability, including vegetable matter, topsoil and preexisting foundations.

Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants on or in the ground covered, or to be covered by the building and ANY LAND ASSOCIATED WITH THE BUILDING. (A major change to the regulations, which previously only applied to the ground covered by the building).

Precautions must be taken against ground gases e.g. landfill gases, radon, vapours etc

Remedial measures for dealing with land affected by contaminants have been expanded to include biological, chemical and physical treatment processes.

Guidance on protection from radon is expanded to include buildings other than dwellings.

Requirements to protect persons occupying premises from contaminants, are now included to 'Material Changes of Use', and apply to residential use or sleeping accommodation e.g. dwellings/ flats / hotels /institutions and changes of use of previous exempt structures.

Timber Treatment
All softwood timbers to be adequately treated to prevent infestation by the house longhorn beetle in accordance with current Building Regulations. All structural timbers, external frames, window & softwood cladding shall be treated against fungal attack. All structural timber to be marked DRY or KD and to have stress grade mark.

Scaffolding
The Contractor shall erect, move and maintain in a safe condition suitable for its purpose and strike and clear away on completion all necessary scaffolding.

All scaffolds must be designed, supplied, erected, maintained and dismantled in strict accordance with all relevant Health & Safety Executive (HSE) Guidelines, information sheets and other publications, TG20:13, BS EN 12811:1, BS1139, BS5974, BS EN 280:2001 + A2:2009 and BSEN1298 and all local bylaws.

Contractor is to obtain all permits from the relevant authorities before erecting scaffolds and shall ensure the permits are valid and authorised throughout the duration of the works. All watching, lighting, public safety signs and hazard warning signs to be in strict accordance with HSE and local authority requirements.

All scaffolds shall have debris/safety netting sufficiently sealed and tied to avoid loosening. Scaffolds must be designed to resist all applied wind loadings and suitable kentledge used if necessary (located so as not to disrupt the works).

Propping and Shoring
The Contractor is to be responsible for the design, erection, maintenance and dismantling of all horizontal and vertical temporary propping and shoring.
All spreaders are to be chosen dependent upon the nature of the substrate being propped to or from. Sensitive finishes will require a resilient layer between spreaders and finish. Account should be taken of any surface mounted services which may require bridging of spreaders.
Propping shall take account of all loadings from the self weight of the structure and any imposed load left in place or envisaged during the works.
Spreaders shall be so located at ground level so as not to load the edge or influence the ground conditions to existing or proposed foundation/drainage/services trenches that will be employed during the time temporary propping is required.
Where propping and spreaders influence such trenches as noted in 4 above, the trenches must be propped horizontally to take due account of all loads.
All services that are redundant are to be disconnected and removed. Services requiring rerouting or amending shall be disconnected and temporarily removed if necessary and replaced upon completion of the works

Protection of Services
Check positions of all existing services prior to commencement of work. Protect, maintain and prevent damage during the course of the works.

If any damage results from execution of the works, the Contractor shall notify the appropriate service authority and the Contractor shall make arrangements for the damage to be made good without delay at his own cost and to the satisfaction of the service authority and/or private owner as appropriate.

Keep approaches to the site clear of mud and debris.

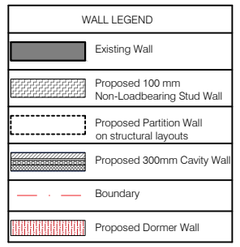
Asbestos
The client/contractor is to carry out an intrusive survey for asbestos and/or asbestos based products if this has not already been done. After the survey has been carried out and known asbestos related items removed, the Main Contractor is to be aware that the building may contain asbestos related products and should take all due care and diligence during the execution of the works. If it is suspected that during the demolition and stripping out operations further asbestos or asbestos based products are present then a specialist subcontractor licensed by the Health and Safety Executive to survey/report/advise should be appointed to offer advice and recommendations regarding removal and safe disposal off site.

Surplus Material
Unless described as refixed, set aside for reuse or similar expressions, all materials arising from the works shall remain the property of the Employer unless otherwise instructed by the Architect.

Moisture & Frost
The Contractor shall prevent the work from becoming wet or damp where this may cause damage and shall allow for all necessary heating and covering up to protect against damage by frost. Drying times and the provision of heaters, etc., to facilitate drying out must be allowed for in the Contractor's pricing where necessary.

Notes :

1. This drawing is not for construction.
2. All Dimension are in millimeters.
3. All dimensions are to be checked on site and the Architect is to inform of any discrepancies before construction commences.
4. All references to drawings refer to current revision of that drawing.



Rev.	Date	Revisions
-	-	-

Client -
Project -

Scale	NTS	Date	23-07-2024
Drawn By		Checked By	-

Project No.	Drawing No.	Revision
	14	-

Project Description

General Notes

Steel Work

(To as per structural Engineer`s calculations/notes)
All steelwork to be grade S275 unless stated otherwise.
All bolts to be grade 8.8 black bolts in holes with 2mm clearance.

All steel work to be cleaned and painted with red oxide paint prior to installation.

All steelwork to be painted with NULLIFIRE intumescent paint (applied in accordance with manufacturer`s instructions)or encased with 2layers of 12.5mm Fire Lined plasterboard to give 60min. Fire protection.

Steelwork to be installed and fixed by contractors experienced in the use of steelwork. Where joists are bearing on steels,timber strutting is to be fixed between joist ends Padstone /bearing plate sizes are as detailed in Structural Engineers calculations.

All internal steel work shall be wire brushed to remove rust and mile scale, then painted with two coats of zinc rich premier prior to erection. Any areas damaged during erection shall be repainted with another coat of zinc rich premier.

ALL STRUCTURAL STEEL MEMBERS AND ELEMENTS (i.e. STEEL BEAMS, COLUMNS, PLATES. BOLTS) THAT ARE EXTERNAL OR WITHIN CAVITY WALL ARE TO BE GALVANIZED (TYPICAL)

ALL CONNECTIONS TO BE DESIGNED REFERRING TO DESIGN TYING FORCES IN ATTACHED CALCULATIONS AND SUBMITTED FOR APPROVAL OF ENGINEER OR BCO PRIOR TO FABRICATION OR CONSTRUCTION

MINIMUM STEEL BEAM END BEARING LENGTH IS 100mm WHEN BEARING ON A PARTY WALL AND 150mm ANYWHERE ELSE

CONTRACTOR RESPONSIBLE TO MEASURE CONSTRUCTION LENGTHS FOR STEEL WORK FROM SITE

CONTRACTOR TO ENSURE ALL STEEL WORKS ARE WRAPPED WITH FIRELINE GYPROC TO ACHIEVE MINIMUM 30min FIRE RATING

Structural Notes

Attention to Contractor

LEVELS AND HEIGHT OF EXISTING ROOF SPACE HAS TO BE MEASURED BEFORE WORK COMMENCE, PLEASE WORK OUT THE FORMATION OF NEW FLOOR AND ROOF AND DEDUCT THIS FROM EXISTING HEIGHT. PLEASE CHECK IF REMAINING CEILING HEIGHT IS NOT LESS THAN 2.0M IF LESS PLEASE INFORM THE ENGINEER TO RECOMMEND ALTERNATIVE DESIGN

CONTRACTOR NEEDS TO CHECK CONDITION OF ALL EXISTING WALLS AND REPORT TO THE ENGINEER FOR ANY SERIOUS DEFECT IMMEDIATELY

ALL DIMENSIONS MUST BE VERIFIED ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL NECESSARY SITE DIMENSIONS AND LEVELS AND FOR ALL EXPLETORY WORKS TO VERIFY ANY EXISTING STRUCTURE BEFORE COMMENCEMENT OF WORKS.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORK ON SITE.ANY GIVEN DIMENSION IS FOR THE CONTRACTOR`S GUIDANCE ONLY AND SHOULD BE VERIFIED ON SITE.

NO LIABILITY OF ANY KIND IS ACCEPTED BY THE ENGINEER FOR ANY ERROR OR OMISSION.WHERE NEW WORK IS NEAR OR ON BOUNDARY LINE/PARTY WALL THE PROPERTY OWNER IS TO SERVE PARTY WALL NOTICE TO THE ADJOINING PROPERTY/LAND OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE "PARTY WALL ETC" ACT 1996.

ALL DETAILS TO COMPLY WITH CURRENT BUILDING REGULATIONS AND LOCAL AUTHORITY APPROVALS.WORK NOT TO COMMENCE BEFORE FINAL APPROVAL OF PLANS BY LOCAL AUTHORITY.

DRAWINGS PREPARED FROM PLANS & INFORMATION SUPPLIED BY ARCHITECT -NO SITE SURVEY CARRIED OUT BY THE ENGINEER.

THE STEEL WORK SUB CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OF STEEL WORK

All temporary works required to any structures is the responsibility of the contractor & to be designed, installed & executed in accordance with BS 5975-2008. All temporary work proposals to be issued to EKA comments prior to commencement any demolition works

Timber Work

All double up joists bolted together using 12 mm diameter bolts with washers at 600 mm centers.
-Solid blocking is also to be installed where joists are notched into steel beams or are supported on joist hangers.
-Notching and drilling of joists to be in accordance with NHBC standard clauses 6.4 - s9.
-All timber to be grade C24 to EUROCODE unless otherwise noted and to be double vacuum treated.
-Sawn ends are to be treated with a compatible preservative.
-All joist hangers are to be galvanized mild steel with a minimum thickness of 2.5 mm.
-All joists are to be doubled up under partitions and baths etc. for joists spans greater than 2.5m solid blocking is to be installed in accordance with the building regulations.
-Provide solid strutting under all partitions running at right angles to joists under..
-22mm T&G. floor boarding on joists as specified on the plan, on joist hangers, above DPC. Joist ends to be treated with preservatives. Joists to have minimum 50mm bearing in cavity walls and must be on joist hangers on solid walls.
-PROVIDE 1 ROW OF NOGGINS TO CENTRE OF JOIST SPANS OF 2.5 M OR GREATER,AND GENERALLY AT MAX. 1.2 CENTRES FOR LARGER SPANS.

OPENING IN PARTITIONS
Form opening in brick and block partitions with RC lintels 100mm deep with 2 No. 12mm diameter m.s. bars. Form opening in load-bearing stud partitions with 100mm x 100mm post on each side and 2 No. 150mm x 50mm s.w. beams over.
WHERE TIMBER FLOORS ARE TO RECEIVE TILED FLOOR FINISHES, JOISTS ARE TO BE DOUBLED UP AND BOLTED TOGETHER USING M12 GRADE 10.9 @600c/c AND SOLID NOGGINS ARE TO BE PROVIDED @300mm CENTERS, POSITIONED TO ENSURE THAT THE FREE ENDS OF ALL PLYWOOD CAN BE SECURED AT APPROPRIATE CENTERS. PROVIDE TWO LAYERS OF EXTERNAL GRADE WBP PLYWOOD, A MINIMUM 12.5mm THICK SCREWED AT RIGHT ANGLES TO EACH OTHER TO THE JOISTS @300c/c ALONG INTERMEDIATE SUPPORTS AND 150mm CENTERS ALONG THE EDGES USING N12x50mm LONG STAINLESS STEEL SCREWS ENSURING THAT THERE ARE NO VERTICAL JOINTS THROUGH THIS PLY COVERING

-UNDER NEW PARTITIONS RUNNING PARALLEL TO SPAN EXISTING TIMBER FLOOR JOISTS TO BE DOUBLED UP OR NEW DOUBLED UP C24 TIMBER FLOOR JOISTS TO BE PROVIDED. TIMBERS ARE TO BE BOLTED TOGETHER WITH M12 GRADE 10.9 BOLTS @400c/c (TYPICAL)
-PROVIDE 50mm WIDE C24 TIMBER SOLID NOGGINGS UNDER NEW PARTITIONS RUNNING PERPENDICULAR TO JOISTS SPAN, ALONG SUPPORTS AND FOR SPANS LESS THAN 4.5m AT MID-SPAN. FOR SPANS OVER 4.5m AT ⅓ AND ⅔ SPAN POSITIONS (TYPICAL)

STUD PARTITIONS
STUD PARTITIONS TO BE 100 X 50MM REGULARIZED STUDS @ 400 C/C WITH 100 X 50MM HEAD AND SOLE PLATES WITH 100 X 50MM NOGGINS AND CROSS BRACING WHERE NECESSARY AND PARTICULARLY AT FIXING POSITIONS FOR SANITARY WARE AND PLUMBING ITEMS.
WALLS TO BE LINED WITH 12.5MM PLASTERBOARD0.
WALLS TO BEAR ON MULTIPLE JOISTS WHERE RUNNING PARALLEL TO SPAN AND ON NOGGINS WHERE RUNNING AT RIGHT ANGLES TO SPAN.
ANY GLAZING SEPARATING THE STAIR ENCLOSURE FROM ANY KITCHEN OR HABITABLE AREAS TO PROVIDE 30 MINUTES FIRE RESISTANCE.

RESTRAINT STRAPS
PROVIDE 30 X 5MM GALVANISED MILD STEEL STRAPS @ MAX 2000MM C/C FIXED ACROSS THE FIRST THREE JOISTS WHERE PARALLEL TO WALLS & HOOKED OVER INNER LEAF OF BLOCKWORK AND INTO CAVITY OF EXTERNAL WALL.

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WALL LEGEND
Existing Wall
Proposed 100 mm Non-Loadbearing Stud Wall
Proposed Partition Wall on structural layouts
Proposed 300mm Cavity Wall
Boundary
Proposed Dormer Wall

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Masonry Work

-Bricks are to have the following characteristics :
-Frost Resistance Class F to BS3921;
-Soluble salt content Class L to BS3921
-Brickwork above DPC level is to have a minimum compressive strength of 20 N/mm2
-Brickwork below DPC level have to be in class B Engineering Bricks;
-Blocks are to be 3.5N/mm2 compressive strength;
-Party Walls Block Density to be sufficient to achieve an as-built mass of at least 415kg PER m2 of Elevation;
-Non-load bearing partition blocks to have a maximum density of 750kg/m3;
-Inner leaf of external wall density to be specified below to suit flanking sound requirements;
-Bricks and blocks are to be manufactured at least 28 days prior to use in the works;
-Mortar in Masonry walls is to be 1:1:6 CEMENT:LIME:SAND Mix above DPC and 1:3 cement:sand mix below DPC;
-Mortar for capping's, copings, and cills is to be a 1:$\frac{1}{4}$:3 Cement:Lime:sand mix; All cavity wall ties in External walls are to be stainless steel Double-Triangular type with 4mm Wire diameter to BS1243;
-Spacing is to be 900mm Centers horizontally and 450mm centers vertically staggered at reveals and expansion joints ; also at 225mm Vertical centers and 225mm away from the reveal or joint;
-ALL NEW BRICKWORK BELOW DPC LEVEL TO BE 'CLASS B' ENGINEERING BRICK IN MORTAR DESIGNATION (ii) (TYPICAL)

CAVITY WALLS
Insulation to extend full height of wall and to underside of floor insulation.
1. Insert stainless steel wall ties BS 1243 minimum length of 450mm centres vertically 900mm centers horizontally.
2. External skins of cavity walls and solid brick/block walls are to have Movements joints built in at 6.0m centres along the wall, joints to be a min 3.0m away from corners. movement joints to be 10mm wide and have 200x40x1.5 mm galvanized mild steel strap ties in alternative courses at 300 mm intervals.
joints to be filled with mastic.

Provide cavity tray (DPC) all over openings. Close cavity at top with 100mm block. Cavity to be filled to within 225mm of DPC.

At locations where ceiling parallel to wall; the wall is to be restrained by 30x5x1200mm m/s straps @ 1200mm c/c.

Structural Notes

Foundation Work

EXCAVATION FOR FOUNDATION
Basic workmanship for excavating shall comply with Eurocode 7: Geotechnical Design. Before beginning general excavation or filling excavate top soil from required area to full depth and keep separate from excavated subsoil.The temporary support of trenches should be provided where necessary.

FOUNDATIONS
Use concrete strip (1:3:6 mix) GN3 nominal, use sulphate resistance cement if ground condition dictate. Foundations to below invert level of any adjacent drains and no foundations to be built over any drains. The depth of the foundations are to be dependant on site conditions and constructed to Local Authority approval. Foundations to be constructed in accordance with current Eurocodes EN1992/1997. Foundations also to comply with Approved Document A and BRE Digest 298 and NHBC practice Note 3 guidelines. Where any roots present, continue foundations down to 800mm below the roots.
Foundations should not be made on made ground or wide variation in type of subsoil within the loaded area.Note there are trees within 30M of the proposed works.
The following design provisions relate to foundations:
a. Foundations should be centrally situated under the walls;
b. Strip foundations should have a minimum width of 800mm;
c. The soil is firm sandy clay, can be moulded by substantial pressure with the fingers and can be excavated with graft or spade and the loading (D.L. + I.L.) is less than
60kN/m2 run.
d. Concrete should be composed of cement to BS12:1978 and fine and coarse agregate confirming to BS882:1983:
e. The minimum thickness of foundation to be 750mm;
f. Foundations of piers, butresses, and chimneys etc., should project as indicated on the drawings.

Concrete Work

1. USE CONCRETE GRADE C30/40 EVERYWHERE
2. PROVIDE 30mm NOMINAL CONCRETE COVER AND 50mm WHERE IN CONTACT WITH SOIL
3. ALLOW 47 HOURS FOR PAD STONES TO CURE BEFORE STRIKING TEMPORARY SUPPORT TO STEEL BEAMS BEARING ON THE PAD STONES
4. FOUNDATION TO BE CONSTRUCTED IN MINIMUM 100 kN/m2 SOIL AND DEPTH OF FOUNDATION TO BUILDING CONTROL RECOMMENDATIONS
5. WITH ADJACENCY TO TREES FOUNDATIONS TO BE CONSTRUCTED AT A MINIMUM DEPTH OF 1.7m TO BCO RECOMMENDATIONS
6. PROVIDE MINIMUM 100mm TO STEEL FRAME CONSTRUCTED IN FOUNDATIONS AND WHERE IT COMES IN CONTACT WITH SOIL.
7. CONTRACTOR TO PRODUCE FULL REBAR SCHEDULE AND REINFORCEMENT DETAILS AND SUBMIT TO THE APPROVAL OF THE SE OR BCO PRIOR TO CONSTRUCTION
8. ALL BASEMENT WORKS AND ASSOCIATED DAMP PROOFING IS CONTRACTOR DESIGNED AND TO BE UNDERTAKEN BY AN APPROPRIATE SPECIALIST

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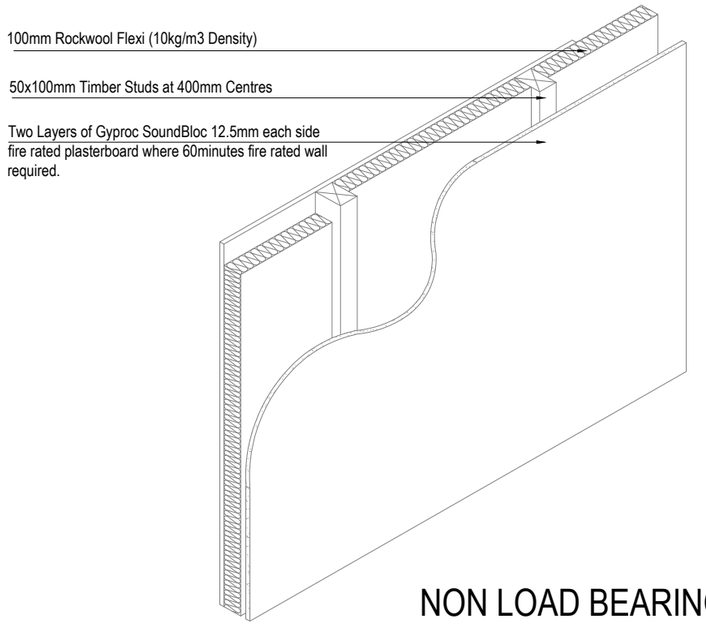
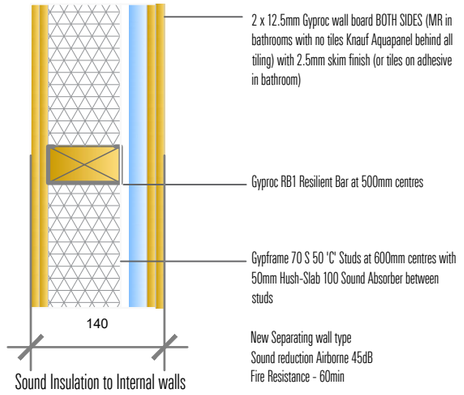
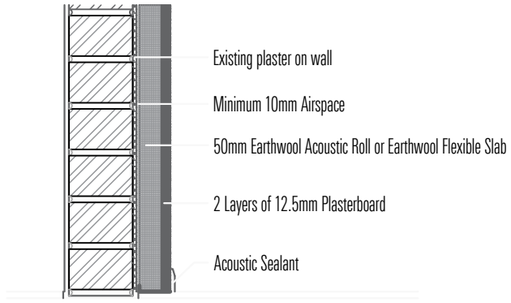


NON LOAD BEARING PARTITION WALL DETAIL



Sound Insulation to Internal walls



Sound Insulation to party walls

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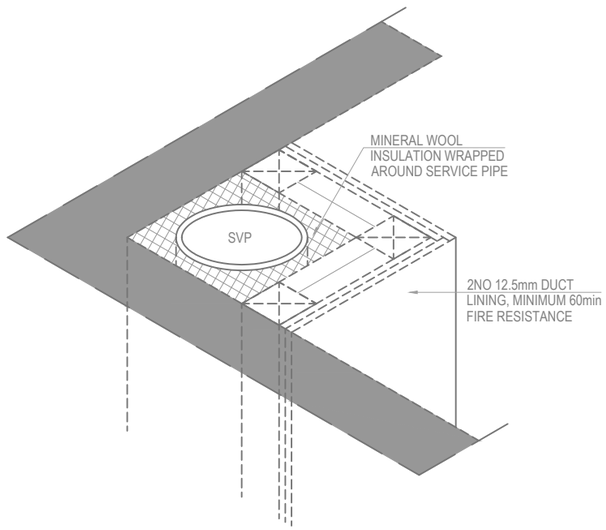
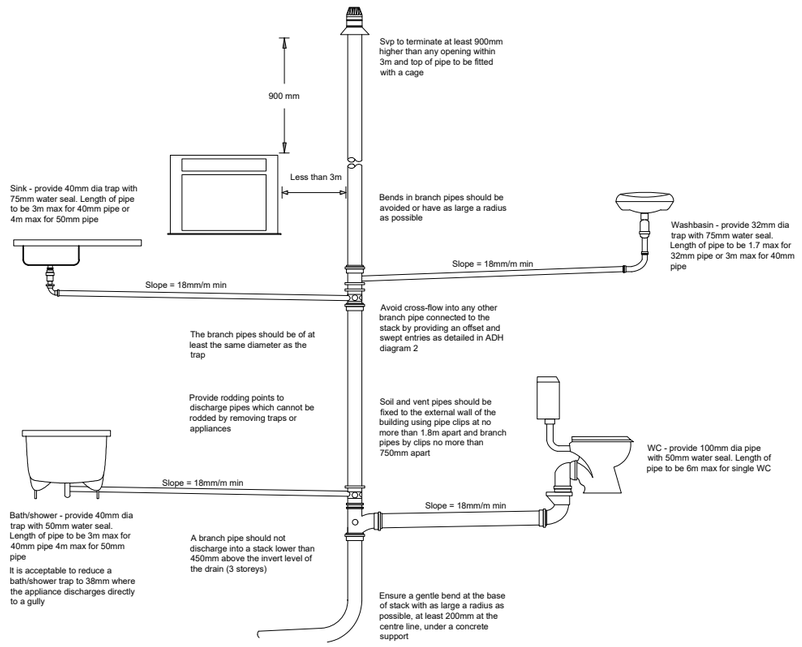


TYPICAL DETAIL FOR FIRE PROTECTION OF SERVICE DUCTS - PENETRATING FLOORS

ABOVE GROUND DRAINAGE



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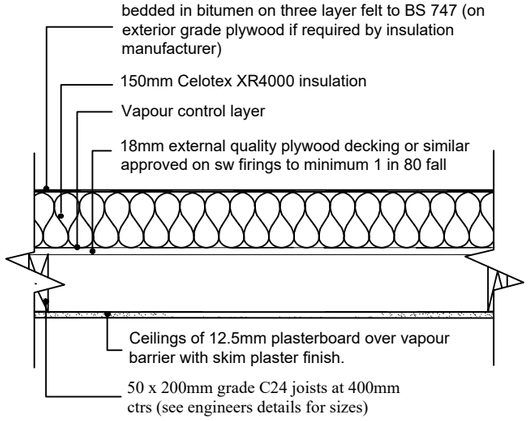
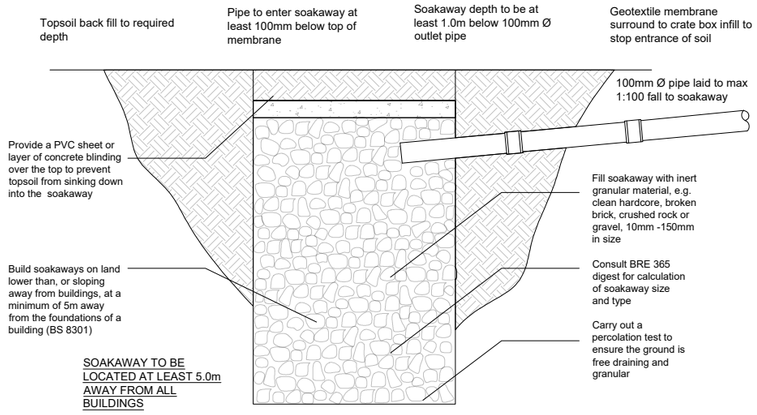
WARM FLAT ROOF FOR EXTENSION

U-value 0.15 W/m²K



WARM FLAT ROOF
To achieve U value 0.15 W/m²K
12.5mm spa solar reflective chippings to achieve aa designated fire rating for surface spread of flame bedded in bitumen on three layer felt to BS 6229 laid on 18mm external quality ply (ply optional, see manufacturer's details) over 150mm Celotex XR4000 insulation. Insulation bonded to VCL fixed to 18mm exterior grade plywood on firrings to give 1:40 fall on SCF STEEL CONSTRUCTION
(see engineer's details for sizes). Ceilings to be 12.5mm plasterboard over vapour barrier with skim plaster finish.

SOAKAWAY DETAIL



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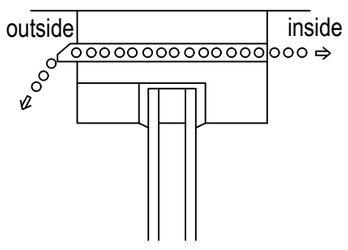
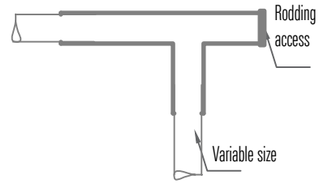


TRICKLE VENTILATORS
DETAIL: 8



Rodding access is needed for all changes of direction

DETAIL: 11

The mechanical ventilation to bathroom/WC to be in the form of dual motor fan. The ducting for the fresh air inlet and mechanical extract to be positioned as far apart as possible (at diagonal, opposite lower and higher corners) to avoid returning foul air via the fresh air inlet ducting. The fan to provide minimum 3 air changes per hour and it should work continuous for 20 minutes after the light is switched off.
A 100mm diameter Genflex/p.v.c. duct will take the extract to the outside wall as shown. A similar duct also to be provided for the fresh air inlet. habitable rooms have an opening window equal to at least 1/20 of the floor area of the room. All habitable rooms to have a minimum 8000mm2 trickle vent

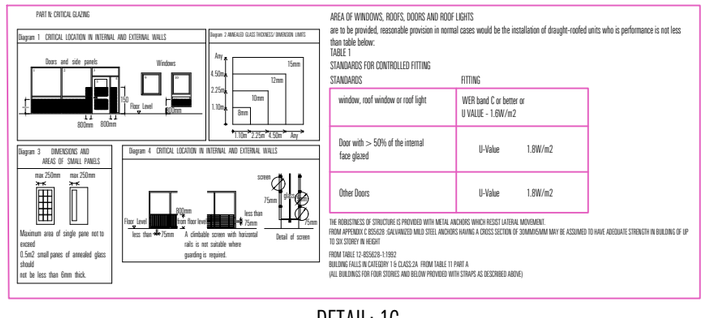
Proprietary cooker hood to be provided to external air in accordance with BS 5588;PART;II providing min.30l/s

NOTE 1:
"Trickle vent" - Trickle ventilation having a total area of not less than 8000mm2
NOTE 2:
The glasing area for the windows to be greater than 1/10th of floor area. Openable part to be greater than 1/20th of floor area. The total area of background ventilation in habitable rooms is to be not less than 8000mm2.

LIGHTING
New internal lighting provided throughout the building to have not less than 1 in 3 fittings only capable of accept in energy efficient lamps greater than 40 lumens per circuit-watt.fitted in locations expected to have most use..

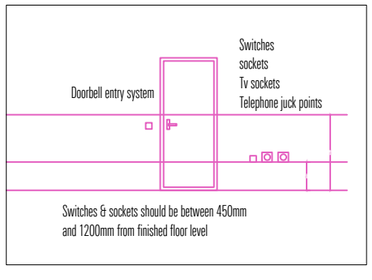
ALL fire doors should have door stops,or rebates on the frame must be continuous , 25mmx35mm screwed on at 225mm centres.

DOORS TO STAIRCASE ENCLOSE TO HAVE RISING BUTT HINGES FITTED WHICH MUST POSITIVELY CLOSE THE DOORS TO FRAME



DETAIL: 16

Part M - Heights of switches. sockets etc.



DETAIL: 20

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Project Description

GENERAL:

1. THESE NOTES ARE INTENDED FOR THE PURPOSE OF CONFIRMING COMPLIANCE WITH BUILDING REGULATIONS AND ARE TO BE READ IN CONJUNCTION WITH THE DRAWINGS AND THE STRUCTURAL ENGINEER'S DESIGN INFORMATION.

2. FULL BUILDING REGULATION APPROVAL SHOULD BE OBTAINED PRIOR TO THE COMMENCEMENT OF WORKS ON SITE. ANY WORKS CARRIED OUT PRIOR TO APPROVAL ARE UNDERTAKEN AT THE CLIENT'S / CONTRACTOR'S OWN RISK.

3. THE WORKS ARE TO BE CARRIED OUT TO THE APPROVAL AND SATISFACTION OF THE BUILDING CONTROL OFFICER.

4. ALL DRAWINGS, DETAILS, CALCULATIONS AND DETAILS FROM ANY OTHER SPECIALIST WORK REFERRED TO IN THIS SPECIFICATION TO BE FORWARDED TO LOCAL AUTHORITY BUILDING CONTROL OFFICER OR APPROVED INSPECTOR BEFORE COMMENCEMENT OF RELEVANT WORK.

5. CONTRACTORS TO BE FULLY AWARE OF ALL THE REQUIREMENTS TO SATISFY THE PLANNING CONDITIONS PRIOR TO COMMENCEMENT.

6. ALL PARTY WALL ACT REQUIREMENTS TO BE COMPLIED WITH. THE OWNER(S) TO SERVE ALL NECESSARY NOTICES ON RELEVANT ADJOINING/ADJACENT OWNERS AND TO APPOINT A PARTY WALL SURVEYOR IF REQUIRED.

7. CONTRACTOR TO COMPLY WITH ALL RELEVANT LEGISLATION SUCH AS CONSTRUCTION DESIGN AND MANAGEMENT (CDM 2015).

8. ANY DEVIATION FROM THE DESIGN ASSUMPTIONS IS TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF WORKS.

9. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH BUILDING REGULATIONS, NHBC STANDARD AND RELEVANT CODE OF PRACTICE AND BRITISH STANDARDS.

10. THE TEMPORARY STABILITY OF THE STRUCTURE DURING ALL STAGES OF THE CONSTRUCTION WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.

DRAWINGS

1. DO NOT SCALE FROM THE DRAWINGS, ANY DIMENSIONS SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO VERIFICATION ON SITE. THE CONTRACTOR IS TO CHECK AND COORDINATE ALL DIMENSIONS ON SITE DURING THE COURSE OF THE WORKS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL PLANS, STRUCTURAL CALCULATIONS AND SPECIFICATIONS.

2. ENSURE THAT ALL DRAWINGS ARE APPROVED FOR USE BY THE PLANNING DEPARTMENT AND BUILDING CONTROL.

CONSTRUCTION, DESIGN AND MANAGEMENT (CDM):

1. THE CLIENT IS REMINDED OF HIS/HER OBLIGATIONS UNDER THE CONSTRUCTION, DESIGN AND MANAGEMENT (CDM REGULATIONS 2015).

2. THE CLIENT IS RESPONSIBLE FOR THE WORKS AND THAT THE PRINCIPAL DESIGNER AND THE PRINCIPAL CONTRACTOR CARRY OUT THEIR DUTIES UNDER THE REGULATIONS.

3. SPARROW IS NEITHER ACTING AS THE PRINCIPAL DESIGNER NOR PRINCIPAL CONTRACTOR.

STRUCTURAL NOTES:

1. ALL DRAWINGS, IMAGES AND SPECIFICATIONS ARE THE INTELLECTUAL PROPERTY OF SPARROW HAVING THE FULL MORAL RIGHTS UNDER THE COPYRIGHT DESIGNS, AND PATENTS ACT 1988.

2. SPARROW WILL PROVIDE THE STRUCTURAL DETAIL OF THE CONNECTIONS.STEEL FABRICATOR
SHOULD SUBMIT THE SHOP DRAWINGS OF STEEL CONNECTIONS.

CONCRETE:

1. ALL SOFT SPOTS IN THE BEARING GROUND SURFACE SHALL BE BLOCK FILLED WITH EITHER BINDING CONCRETE OR WELL GRADED, WELL COMPACTED GRANULAR FILL.

2. CONCRETE FOR REINFORCED AND UNREINFORCED BASES IS TO HAVE A MINIMUM CYLINDRICAL STRENGTH OF 20N/mm2 AND A MAXIMUM OF 20mm AGGREGATE.

3. CONSTRUCTION JOINTS FOR UNREINFORCED STRIP FOUNDATIONS MAY BE FORMED WITH REINFORCING BARS (SIZE, LENGTH AND NUMBER TO BE ADVISED BY THE ENGINEER) OR EXPANDED METAL LATH FOR THE FULL SIZE FOR THE FULL WIDTH AND DEPTH OF THE JOINT.

4. ALL REINFORCEMENT TO BE DEFORMED TYPE 2 IN ACCORDANCE WITH BS EN 10080 WITH A MINIMUM LAP LENGTH IS TO BE A MINIMUM OF 40 TIMES BAR DIAMETER.

TIMBER:

1. ALL STRUCTURAL TIMBER IS TO BE CLASS C24 UNLESS NOTED OTHERWISE ON THE DRAWING AND TO BE SUITABLY TREATED AGAINST DECAY AND INSECT ATTACK.

2. WHERE TIMBERS ARE CUT, EXPOSED ENDS ARE TO BE RE-TREATED WITH PRESERVATIVE PRIOR TO INSTALLATION.

3. ALL FIXINGS TO BE GALVANIZED, SHERARDIZED OR ELECTRO ZINC PLATED.

4. THE BACK PLATE OF THE JOIST HANGERS MUST BE FLUSH TO THE SURFACE OF MASONRY BLOCK ONTO WHICH THE HANGERS HAVE BEEN PLACED, INTERNAL STUD PARTITIONS TO BE BOLTED TO INSIDE FACE OF EXTERNAL WALL WITH MID RESIN ANCHORS AT 600 mm CENTRES.

5. ALL NOTCHES SHOULD BE PRE-DRILLED WITH A 3mm DIA. DRILL TO REDUCE THE RISK OF OVER-CUTTING AND SPLITTING ETC.

6. PROVIDE 30mm X 5mm GALVANIZED MILD STEEL RESTRAINT STRAPS AT 1200mm C/C FOR WALLS RUNNING PARALLEL TO THE SPAN AND EVERY THIRD JOIST/ RAFTER FOR WALLS RUNNING PERPENDICULAR TO THE SPAN, FIXED AS PER MANUFACTURERS RECOMMENDATIONS.

STEEL

1. DETAILING AND FABRICATION OF ALL STEELWORK AND CONNECTIONS IS THE RESPONSIBILITY OF THE STEELWORK SUB-CONTRACTOR AND ALL DESIGN, DETAILING AND FABRICATION OF ALL STEELWORK IN ACCORDANCE WITH EC 3.

   STEELWORK TO BE THOROUGHLY WIRE BRUSHED AND PAINTED WITH TWO COATS OF ZINC

2. STEELWORK TO BE THOROUGHLY WIRE BRUSHED AND PAINTED WITH TWO COATS OF ZINC PHOSPHATE PRIMER. ALL DAMAGED AREAS OF PAINTED ARE TO BE TOUCHED UP AFTER ERECTION OF THE STEELWORK.

3. ALL STEELWORK TO BE GRADE S275R TO BS EN 10025 UNLESS NOTED OTHERWISE.

4. 30-MINUTE FIRE PROTECTION SHOULD BE PROVIDED TO THE STEELS UNLESS NOTED OTHERWISE BY THE ARCHITECT.

LINTELS:

1. UNLESS NOTED OTHERWISE, ALL STANDARD MANUFACTURERS' LINTELS OVER NEW DOOR AND WINDOW OPENINGS ARE TO BE USED.

2. ALL EXISTING LINTELS TAKING ADDITIONAL LOADING TO BE EXPOSED TO CHECK FOR ADEQUACY.

3. PROVIDE STOP ENDS AND WEEP HOLES AND LINTELS TO BE INSULATED TO PREVENT COLD BRIDGE.

HSFG BOLTS:

1. IF HIGH STRENGTH FRICTION GRIP BOLTS ARE USED, AT THE TIME OF ASSEMBLY, SURFACES IN CONTACT MUST BE FREE OF PAINT OR ANY OTHER APPLIED FINISH SUCH AS OIL, DIRT, LOOSE RUST, LOOSE SCALE, BURRS OR ANY OTHER DEFECT WHICH WOULD PREVENT SOLID SEATING OF THE PARTS OR WOULD INTERFERE WITH THE DEVELOPMENT OF FRICTION BETWEEN THEM.

2. HOLES SHALL BE DRILLED OR PUNCHED TO THE REQUIRED TOLERANCES AND CLEARANCES GIVEN IN EURO CODE 3: DESIGN OF STEEL STRUCTURES PART 1-8 DESIGN OF JOINTS AND BURRS REMOVED.

3. HOLES IN SEPARATE PLIES OF A JOINT SHALL BE CORRECTLY ALIGNED SO THAT THE BOLTS MAY BE FREELY PLACED IN POSITION WITHOUT BEING DRIVEN.

4. ALL BOLTS SHALL BE FITTED WITH WASHERS OF THE CORRECT TAPER AND THEY SHALL BE CORRECTLY ALIGNED TO AFFORD A NUT AND BOLT SEATING SQUARE TO THE BOLT AXIS.

5. ONLY LOAD INDICATING BOLTS OR WASHERS SHALL BE USED IN CONNECTIONS USING HIGH STRENGTH FRICTION GRIP BOLTS WHICH SHALL BE USED IN ACCORDANCE WITH BS4604: 1970.

6. ALL BOLTS SHALL BE OF ADEQUATE LENGTH TO PROVIDE A MINIMUM OF ONE CLEAR THREAD PAST THE NUT AND NO BOLT THREAD SHALL CROSS A SHEAR PLANE BETWEEN CONNECTED MEMBERS.

MORTAR:

1. MORTAR FOR BLOCKWORK BELOW D.P.C TO BE 1:4 MIX CEMENT/SAND WITH AN APPROVED PLASTICISER ADDITIVE AND MORTAR FOR BLOCKWORK ABOVE D.P.C TO BE 1:1:6 CEMENT/LIME/SAND WITH NO PLASTICISER.

LEADWORKS AND FLASHING:

1. ALL LEAD FLASHINGS, ANY VALLEYS OR SOAKERS TO BE CODE 4 LEAD AND LAID ACCORDING TO LEAD DEVELOPMENT ASSOCIATION.

2. FLASHINGS TO BE PROVIDED TO ALL JAMBS AND BELOW WINDOW OPENINGS WITH WELDED UPSTANDS.

3. JOINTS TO BE LAPPED MIN 150mm AND LEAD TO BE DRESSED 200mm UNDER TILES, ETC.

WINDOWS:

1. NEW WINDOWS TO MATCH EXISTING AND TO BE FITTED WITH HIGH PERFORMANCE WEATHER SEALS AT ALL OPENING SECTIONS.

2. WINDOWS TO BE GLAZED WITH HERMETICALLY SEALED DOUBLE-GLAZING UNITS.

WINDOW SILLS:

1. UPVC TO MATCH EXISTING ON FLEXIBLE HYLOAD DPC, SEALED AND CONTINUOUS WITH VERTICAL DPCT1000mm LONG GALVANISED MILD STEEL STRAPS FIXED AT 1500mm CENTRES.

DRAUGHT SEAL:

1. AROUND ALL PERIMETERS OF EXTERNAL DOORS AND WINDOWS AND ALL OPENING SECTIONS TO HAVE DRAUGHT SEALS.

GLASS:

1. IN WINDOWS TO BE GLAZED WITH HERMETICALLY SEALED DOUBLE-GLAZING UNITS WITH LOW EMISSIVITY PANES (PILKINGTON "K" GLASS (OR SIMILAR APPROVED)) AND 16mm MIN. AIR GAP.

2. ANY DOOR GLAZING (INTERNAL OR EXTERNAL DOORS) OR ANY WINDOW GLAZING BELOW 800mm FROM F.F.L. OR WITHIN 300mm OF DOOR-OPENINGS TO BE LAMINATED OR TOUGHENED GLASS TO COMPLY WITH SAFE BREAKAGE DEFINED IN BS EN 12600:2002.

ELECTRICAL GOODS AND INSTALLATION:

1. ALL WIRING AND ELECTRICAL WORKS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671, THE IEE WIRING GUIDANCE AND BUILDING REGULATION PART P BY A COMPETENT PERSON REGISTERED WITH A GOVERNMENT AUTHORIZED SELF-CERTIFICATION SCHEME.

3. ALL WORKS MUST COMPLY WITH CURRENT I.E.E. REGULATIONS AND ALL MATERIALS, EQUIPMENT TO COMPLY WITH CURRENT BRITISH STANDARDS.

4. UPON COMPLETION OF THE WORKS THE CONTRACTOR TO ARRANGE FOR ANY NECESSARY TESTING AND APPROVALS AND AN N.I.C.E.I.C. CERTIFICATE TO BE PROVIDED AND ISSUED TO BUILDING INSPECTOR.

5. ALL WIRING AND CONDUIT TO BE CONCEALED AND PROTECTED WITH UPVC (OR SIMILAR APPROVED) COVER.

6. THE CLIENT MUST RECEIVE BOTH A COPY OF THE CERTIFICATE AND BS 7671 ELECTRICAL TEST CERTIFICATE.

LIGHTING:

1. PROVIDE MIN THREE IN FOUR FIXED LIGHTING UNITS CAPABLE OF RECEIVING ENERGY EFFICIENT LAMPS RATED ABOVE 40 LUMENS PER CIRCUIT WATT.

2. ALL EXTERNAL LIGHTING WHERE PROVIDED TO BE FITTED WITH LIGHT SENSORS TO AUTOMATICALLY EXTINGUISH WHEN THERE IS ENOUGH DAYLIGHT, OR ALTERNATIVELY TO HAVE SOCKETS THAT TAKE LAMPS HAVING AN EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT.

MECHANICAL VENTILATIONS:

1. THE INSTALLATION WILL INCLUDE THE FOLLOWING PROVISIONS FOR MECHANICAL VENTILATION DUCTED DIRECT TO OPEN AIR. KITCHEN: FAN WITH DELIVERY OF 30 LITRES/SEC WHEN INCORPORATED WITHIN COOKER HOOD OR WHEN NEAR CEILING OVER THE SPACE ALLOWED FOR HOB. 60 LITRE/SEC OTHERWISE.

SMOKE DETECTION AND ALARM:

1. PROVIDE MAINS OPERATED SELF-CONTAINED SMOKE ALARMS AND HEAT DETECTORS WITH BATTERY BACK-UP, WHICH CONFORM TO BS 5839 PART 1.

2. ALARMS TO BE INTERCONNECTED TO SOUND TOGETHER AND WIRED TO DISTRIBUTION BOARD.

3. POSITIONS FOR SMOKE DETECTION ALARM ARE INDICATED ON DRAWING.

4. MINIMUM 1No PER FLOOR SHALL BE PROVIDED.

5. MAXIMUM DISTANCE FROM A BEDROOM DOOR 3000mm SMOKE ALARMS TO BE POSITIONED IN CIRCULATION SPACE.

6. DETECTORS TO BE CEILING MOUNTED AND POSITIONED MIN 300mm FROM WALLS AND LIGHT FITTINGS.

7. INSTALLATION AND COMMISSIONING CERTIFICATE TO BE ISSUED TO BUILDING INSPECTOR ON COMPLETION.

FIRE DOORS:

1. PROVIDE 0.5 HOUR FIRE DOOR WHERE MARKED FD30.

2. ANY GLAZED DOORS (WHETHER NEW OR EXISTING) NEED TO BE OF FIRE RESISTING MATERIAL AND RETAINED BY A SUITABLE GLAZING SYSTEM.

ESCAPE WINDOWS:

1. ALL NEW WINDOWS AND WINDOWS TO INNER ROOMS CREATED THROUGH ALTERATION (EXCEPT KITCHEN AND BATHROOMS) UP TO 4.5m ARE TO BE FIXED WITH AN ESCAPE WINDOW. SUCH WINDOWS SHOULD HAVE AT LEAST 0.33m2 AND AT LEAST 450mm HIGH AND 450mm WIDE. THE BOTTOM OF THE OPENING SHOULD NOT BE MORE THAN 1100 mm AND NOT LESS THAN 800 mm (600mm FOR A ROOF LIGHT IN A LOFT CONVERSION).

2. WINDOW POSITIONED ON ROOF SLOPE TO BE POSITIONED 1.7m MAX. FROM EAVES (MEASURE ON ROOF SURFACE TO VERTICAL PLANE OF THE DORMER).

EXTRACTOR TO BATHROOMS:

1. BATHROOMS SHALL BE FITTED WITH MECHANICAL VENT DUCTED TO EXTERNAL AIR. THE SYSTEM SHALL PROVIDE MIN 60 LITER / SEC EXTRACTION.

2. VENT TO BE CONNECTED TO LIGHT SWITCH AND TO HAVE 15-MINUTE OVER RUN IF NO WINDOW IN ROOM.

3. INTERNAL DOORS SHOULD BE PROVIDED WITH A 10mm GAP BELOW THE DOOR TO AID AIR CIRCULATION.

4. INTERMITTENT EXTRACT FANS TO COMPLY WITH BS EN 13141-4.

5. ALL FIXED MECHANICAL VENTILATION SYSTEMS, WHERE THEY CAN BE TESTED, SHALL BE COMMISSIONED AND A COMMISSIONING NOTICE GIVEN TO THE BUILDING CONTROL BODY.

HEATING INSTALLATION AND HEATING CONTROL:

1. THE CENTRAL HEATING AND HOT WATER SYSTEM TO BE DESIGNED AND INSTALLED BY CERTIFIED SPECIALIST HEATING CONTRACTOR.

2. SIZE OF RADIATORS TO BE CALCULATED TO SUIT RECOMMENDED DOMESTIC COMFORT STANDARDS.

3. ALL RADIATORS TO BE FITTED WITH THERMOSTATIC CONTROL VALVES.

4. OPERATION OF BOILER TO PROVIDE SPACE HEATING TO BE BY MEANS OF ELECTRONIC TIMING SYSTEM.

5. ELECTRONIC TIMING SYSTEM TO TURN BOILER OFF WHEN NO HEAT REQUIRED AND FITTED WITH FLOW CONTROL TO PREVENT UNNECESSARY BOILER CYCLING.

PIPEWORK AND HOT WATER CONTROL:

1. FOR HEATING AND HOT WATER INSTALLATION TO BE INSULATED WITH 25mm THICK MINERAL WOOL INSULATION WITH FOIL FACE ON OUTER SIDE, OR EQUAL AND APPROVED.

2. ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LOCAL AUTHORITY AND SERVICE AUTHORITY BY LAWS AND THE PLUMBING INSTALLATION TO BE IN ACCORDANCE WITH GOOD PLUMBING PRACTICE AND WITH CURRENT BRITISH STANDARDS AND CODE OF PRACTICE.

3. HOT WATER STORAGE CYLINDER (IF INCLUDED IN HOT WATER SYSTEM DESIGN) TO COMPLY WITH BS1566 OR BS 3198 AND IN PARTICULAR WITH THE REQUIREMENTS FOR SURFACE AREAS AND PIPE DIAMETERS OF HEAT EXCHANGERS GIVEN IN THESE STANDARDS.

4. THERMOSTAT PROVIDED TO SHUT OFF SUPPLY OF HEAT WHEN STORAGE TEMPERATURE IS REACHED, AND INTERCONNECTED TO THE ROOM THERMOSTATS TO SWITCH OFF THE BOILER WHEN NO HEAT REQUIRED.

5. PROVIDE A TIMER AS PART OF THE CENTRAL HEATING SYSTEM.

Building Regulation Notes

Notes :

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2. All Dimension are in millimeters.
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WALL LEGEND	
	Existing Wall
	Proposed 100 mm Non-Loadbearing Stud Wall
	Proposed Partition Wall on structural layouts
	Proposed 300mm Cavity Wall
	Boundary
	Proposed Dormer Wall

Rev.	Date	Revisions
-	-	-

N

Client -
Project -

Scale	NTS	Date	23-07-2024
Drawn By		Checked By	-

Project No.	Drawing No.	Revision
	21	-

Project Description
- Internal Alterations,Rear & Side Extension
- Loft Conversion

DRAINAGE (ABOVE GROUND):

1. PIPES AND FITTINGS TO BE UPVC ABOVE GROUND SANITARY PIPEWORK SYSTEM TO COMPLY WITH BS5572 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

2. 100mm SOIL AND VENT PIPE TO HAVE SLOW RADIUS BEND AT BASE.

3. VENT PIPE, WHERE INDICATED, TAKEN AROUND ROOF COVERING AND TERMINATED WITH SUITABLE CAPPING. PROVIDE ALL NECESSARY FLASHINGS THROUGH ROOF.

   WHERE PIPES FROM SANITARYWARE COMBINE INCREASE PIPE DIAMETER TO 150mm, SUITABLE CAPPING. PROVIDE ALL NECESSARY FLASHINGS THROUGH ROOF.

4. WHERE PIPES FROM SANITARYWARE COMBINE INCREASE PIPE DIAMETER TO 150mm, PROVIDE ACCESS FOR INSPECTION AND CLEANING AT ALL CHANGES IN DIRECTION.

5. ALL PIPES TO FALL TO OUTLETS MINIMUM 1: 40 FOR 1.0m TO 2.0m RUNS AND MINIMUM 1:15 FOR SHORTER RUNS.

6. SINK WASTES: 75mm DEEP SEAL TRAP AND 38mm DIAMETER WASTE PIPE RUNNING TO SOIL AND VENT PIPES.

7. WASH-HAND BASIN: 75mm DEEP SEAL TRAP AND 32mm WASTE PIPE TO EXTERNAL BACK INLET GULLY.

STAIRCASE:

1. STAIRCASE SHALL COMPLY WITH CURRENT BUILDING REGULATIONS.

2. DIMENSIONS TO BE CHECKED AND MEASURED ON SITE PRIOR TO FABRICATION OF STAIRS.

3. TIMBER STAIRS TO COMPLY WITH BS585 AND WITH PART K OF THE BUILDING REGULATIONS.

4. MAX RISE 220mm, MIN GOING 220mm.

5. TWO RISERS PLUS ONE GOING SHOULD BE BETWEEN 550 AND 700mm. TAPERED TREADS TO HAVE GOING IN CENTRE OF TREAD AT LEAST THE SAME AS THE GOING ON THE STRAIGHT. MIN 50mm GOING OF TAPERED TREADS MEASURED AT NARROW END.

6. PITCH NOT TO EXCEED 42 DEGREES.

7. THE WIDTH AND LENGTH OF EVERY LANDING SHOULD BE AT LEAST AS GREAT AS THE SMALLEST WIDTH OF THE FLIGHT.

8. DOORS WHICH SWING ACROSS A LANDING AT THE BOTTOM OF A FLIGHT SHOULD LEAVE A CLEAR SPACE OF AT LEAST 400mm ACROSS THE FULL WIDTH OF THE FLIGHT.

9. MIN 2.0m HEADROOM MEASURED VERTICALLY ABOVE PITCH LINE OF STAIRS AND LANDINGS.

10. HANDRAIL ON STAIRCASE TO BE 900mm ABOVE THE PITCHLINE, HANDRAIL TO BE AT LEAST ONE SIDE OF STAIRS ARE LESS THAN 1.0m WIDE AND ON BOTH SIDES IF THEY ARE WIDER.

11. ENSURE A CLEAR WIDTH BETWEEN HANDRAILS OF MINIMUM 600mm.

12. BALUSTRADING DESIGNED TO BE UNCLIMBABLE AND SHOULD CONTAIN NO SPACE THROUGH WHICH A 100mm SPHERE COULD PASS.

WALL CONSTRUCTION:

1. K - RENDER FINISH WITH 100MM RIGID INSULATION UNDERNEATH FIXED TO BREATHABLE MEMBRANE (HAVING A VAPOUR RESISTANCE OF NOT MORE THAN 0.6 MNS/G) AND 12mm THICK W.B.P EXTERNAL QUALITY PLYWOOD SHEATHING (OR OTHER APPROVED) AND 12mm CEMENT BOARD.
2. PLY FIXED TO TREATED SCF STEEL FRAMED CONSTRUCTION AS PER STRUCTURAL DRAWINGS

3. ALL JUNCTIONS TO HAVE WATER TIGHT CONSTRUCTION, SEAL ALL PERIMETER JOINTS WITH TAPE INTERNALLY AND WITH SILICON SEALANT EXTERNALLY.

5. CHEEKS WITHIN 1.0m OF THE BOUNDARY TO BE LINED EXTERNALLY WITH 12.5mm SUPALUX AND 12.5mm GYPROC FIRELINE BOARD INTERNALLY TO ACHIEVE 0.5 HOUR FIRE RESISTANCE FROM BOTH SIDES.

FLAT ROOF-COLD VENTED ROOF:

1. CROSS VENTILATION TO BE PROVIDED ON OPPOSING SIDES BY A PROPRIETARY EAVES VENTILATION STRIP EQUIVALENT TO 25mm CONTINUOUS VENTILATION, WITH FLY PROOF SCREEN.

2. FLAT ROOF INSULATION IS TO BE CONTINUOUS WITH THE WALL INSULATION BUT STOPPED BACK TO ALLOW A 50mm AIR GAP ABOVE THE INSULATION FOR VENTILATION.

L1-a

TABLE 4.1
Limiting U-values for new fabric elements and air permeability in new dwellings

ELEMENT TYPE	MAXIMUM U-VALUE(1) W/(m².K)
All roof types	0.15
Wall	0.18
Floor	0.18
Party Wall	0.20
Swimming pool basin	0.25
Window	1.4
Rooflight	2.2

TABLE 4.2
Limiting U-values for new fabric elements in existing dwellings

ELEMENT TYPE	MAXIMUM U-VALUE(1) W/(m².K)
Roof	0.15
Wall	0.18
Floor	0.18
Swimming pool basin	0.25
Window	1.4
Rooflight	2.2

HEATING CONTROLS IN DWELLINGS

Provide a room thermostat or thermostatic radiator valves or any other equivalent form of sensing device, to control the output from the heating system. A thermostat is to be provided to keep the water at required temperature for hot water cylinder. A time switch is to be provided which will shut off the supply of heat when there is no hot water demand for a hot water cylinder with a capacity of more than 150 litres, which is not heated by off-peak electricity.

Programmable Thermostat - Heatmiser PRT
(Colour: White)
The Heatmiser PRT is 230v programmable room stat and programmer in one, providing up to 4 different temperatures at different times of the day.
Functions;
Large Display
5/2 Day or 7 Day Programming
Self Learning Optimum Start
4 Comfort Levels per Day
Temperature Hold Facility
Holiday Facility
Automatic Blue Back-Lit Display (Turns off after 30 seconds)
Flush Mounting
C/F Selectable
Key Locking
Frost Protection
Remote Control Option

ENERGEY LABELLED WHITE GOODS

DISH WASHER
BOSH SGS45C12GB
Specification

12 Place Setting
4 programmes
3 Wash Temperatures
Speed 45
Economy 50
Normal 65
Noise Level 50 dB
Special Half Load option
Goodnight
Water Consumption 12 Litres
Energy Consumption 1.02 Kwh
Adjustable Racking
Anti Flood Devices
Top Basket
Delay Timer
Time to End of Programme
Rinse Aid Indicator
Automatic Detergent Detector

WASHING MACHINE
AMICA AWGT12L
Key Features

EU Energy Efficiency Labeling Scheme: A rated
Litres per kilogram of dry load: 8.25
Freestanding Washing Machine
1200 RPM spin speed
Load 6kg
Wash Class: A
Spin Class: B
Manufacturer Warranty 2 Year
Energy Consumption: 1.02 Kwh
Water Consumption: 49.51 Litres
Number of Programmes: 20
Dimensions: (H)85.0 x (W)59.6 x (D)50.5 cm
Available colours: White

FRIDGE/FREEZER
Any a rated can be used

GAS FIRED BOILER WILL BE USED UNVENTED HOT WATER,INSTALLER`S REGISTERED OPERATIVE INDENTINITY NUMBER WILL BE PROVIDED BEFORE COMPLETION

Boiler Control Device
Climapro

GAS FIRED BOILER WILL BE USED UNVENTED HOT WATER,INSTALLER'S REGISTERED OPERATIVE INDENTINITY NUMBER WILL BE PROVIDED BEFORE COMPLETION

Notes :

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Rev.	Date	Revisions
-	-	-

N

Client -
Project -

Scale	NTS	Date	23-07-2024
Drawn By		Checked By	-

Project No.	Drawing No.	Revision
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Project Description

Building Regulation Notes

B LINE BOUNDRY LINE BOUNDRY LINE

Part M / Disabled Access:
Approach route to level threshold access to have a minimum clear width of 900mm. Sloping approach to have gradient no steeper than 1:15 (e.g. ramp illustrated with rise of 150mm and length of 2250mm giving gradient of 1:15) and with maximum cross fall of 1:40. Ground surface and entrance flooring must not impede wheelchairs.

It is recommended that the approach route is illuminated with fully diffused lighting activated automatically by a dusk till dawn timer or by detecting motion.

The entrance door must have a minimum clear opening of 775mm when measured in accordance with Diagram 1.1 in the Approved Document Part M and have an 'accessible threshold'.

All to be agreed with the Building inspector on site before ordering and setting out cills. Refer back to Heritage Architecture if further details are required. Also see the separate Heritage Architecture standard Level Threshold Note reference: SN-05-02 for more information.

New Foundations: To the Structural Engineer's specifications (See separate Structural Engineer's drawings). Excavations to be designed to suit the local site conditions* and taken down below the invert of adjacent drains and below the influence of trees. Any variations suggested by the LABC Inspector to be approved by the Structural Engineer prior to implementation and pouring concrete. Note: where a site is sloped, foundations may need to be stepped. Builder to confirm extent and specification with the Structural Engineer and Building Inspector on site.

*** It is normally prudent to commission a specialist Site Investigation survey to determine ground conditions (Note: this is usually a pre-requisite of warranty/Indemnity and/or finance providers in any event). This is the client's responsibility and where available must be passed to the Structural Engineer to be incorporated in their design.**

Any foundation/excavation exceeding 2.5m in depth will need structural justification and collapse protection measures. Where ground conditions suggest clay is present some form of suspended ground floor construction must be installed to the Structural Engineer's specification including anti-heave measures (e.g. Claymaster board to inner face).

Trees: The Builder is to inspect site and consult with the client to inform the Structural Engineer of any current/recently removed trees adjacent to the proposed works to confirm a suitable foundation design is proposed in accordance with NHBC guidance 'Building near trees' Chapter 4.2.

Existing Drains: Prior to commencement of work Builder to investigate and confirm assumed runs, the presence of any public/shared sewers connecting to existing drainage systems and confirm designation (I.e. foul/rainwater). Where anticipated that shared/public sewers may be present see separate note on this drawing.

Steels: All steels below DPC to be damp-proofed with the application of a min. of 2 coats of Ruberoid Plaspruf 2000SA DPM or equivalent liquid DPM.

Foul Drainage: Connect new 100mm foul pipework/inspection chambers to new foul drainage system to specialist design and specification and as approved by the LABC Inspector in advance. Minimum fall of pipework to be 1:80 (nominally 1:40 levels permitting and if under buildings) (if WC is connected to the run) otherwise 1:40 all to the satisfaction of LABC Inspector. Any foul water proposed to drain into a public sewer will need prior approval from the relevant Water Authority prior to commencement.

Rainwater Drainage: To specialists design in accordance with BRE Digest 365 and installed to the satisfaction of the LABC Inspector with a minimum distance of 5m from nearest building line & minimum 1:100 fall. Any rain/surface water proposed to drain into a public sewer will need prior approval from the relevant Water Authority prior to commencement.

Underground services: Unless noted drains and other underground services are shown in indicative positions only based on an above ground survey and visible inspection chambers or other evidence of the presence of services. All existing service pipes/cables where shown are indicative only and subject to confirmation/careful location by the builder during excavations. A CCTV survey may be prudent to confirm existing system runs and condition.

Contractor is responsible for checking existing services for adequacy for re-use or connection of additional services and provision should be made for amendments to the existing services if required to meet specific client and regulatory requirements. All new services pipes/cables are to be installed to meet service providers requirements.

Discrepancies: Any discrepancies are to be notified immediately to enable alternative designs to be considered.

Construction adjacent to or on a boundary

Ensure that all construction including foundations and roof over hangs/gutters are sited within the legal curtilage of the development site unless agreed with affected neighbour(s) and accompanied with an appropriate Party Wall agreement/notice.

Staircase note

Stairs to be manufactured in accordance with Approved Document Part K by specialist staircase manufacturer to suit site dimensions. Uniform treads to comprise a rise of between 150-220mm & going between 220-300mm and note 2R+G must be between 550 and 700mm (combination not to exceed a maximum 42 degree pitch).
Trim landing and opening to suit staircase and joist/plank layout (See Structural Engineer's separate specifications). Continuous Balustrade installed between. 900mm-1000mm above pitch line of stair (measured vertically) with max 100mm gap between spindles and of a non-climbable design (If clear width of the stair is greater than 1m, a handrail should be provided on both sides). Ensure min. landing depth equal to width of stair. Ensure min. 2m headroom is maintained from pitch-line of the stairs to ceiling/bulkhead above.

Min ½ hour fire protection to be provided to the underside of the stairs using Gyproc Fireline or equivalent. Details of the proposed stairs to be supplied to the LABC Inspector for approval prior to manufacturer/installation. Ensure that no door opens either onto the stairs or within 400mm of the bottom/top step. See Technical Specification for further details.

If concrete stairs, design by specialist to be agreed with the Structural Engineer and LABC Inspector. Early planning is essential to ensure adequate structural consideration and to ensure correct levels.

Note: Check dimensions and adjust new studwork walls/trimmed openings around stairwell if/as required to accommodate stairs prior to installation of new stairs.

Always confirm feasibility and Building Regulations compliance of proposed staircase prior to manufacture/commencement.

External Walls: See appropriate detail
Builder to check combination of blocks/bricks/cavity/insulation meets correct U value before commencement on site. See Technical Specification for further details of DPM/DPC's, wall ties, cavity trays, expansion/contraction joints etc.

Expansion/contraction joints to be installed as per Structural Engineers specification/requirements and/or to NHBC guidelines and agreed with the LABC Inspector and Structural Engineer. Client to be consulted regarding joint positions and where possible conceal behind down-pipes or other architectural features.

External fenestration/detailing/features: e.g headers, cills, banding/stringer courses, feature panels, plinths, brickwork detailing including bonding & pointing to be agreed with the client and as approved at the planning stage. All to be agreed with the LABC Inspector on site.

All lead flashing / drips / cavity tray details to be agreed on site with the LABC Inspector to suit chosen brick and stone details

Structure (New Build):

Lintels: To manufacturer's or Structural Engineer's specification to suit wall construction present.
Beams: Beams, associated connections and padstones to Structural Engineer's specification.
Timber: All timber to be treated against attack by House Longhorn beetle.

Specification for Structural elements to be confirmed by the Structural Engineer. Always refer to latest approved Structural Engineer's drawings/sketches for further information, specifications and references etc. Where feasible steels to be concealed within the ceiling void. In all cases Builder to confirm steel height for each new beam installation with the client and Structural Engineer prior to commencement/fabrication.

All steelwork to be protected via 30 minute fire-resistant paint or equivalent.

Where beams are specified over external openings and are bridging the cavity, thin insulated plasterboard to be fitted internally to minimise cold bridging in addition to any fire protection. To LABC Inspectors on site approval.

Brickwork/Stonework/Blockwork Expansion/contraction joints to be installed as per Structural Engineers specification/ requirements and/or to NHBC guidelines as appropriate and agreed with the Building Inspector, Structural Engineer & Client. Refer to NHBC best practice documents for further guidance.

Any deviations on site from the approved Structural Engineer's drawings/specifications and/or Architectural drawings to be approved by all relevant parties, including the LABC Inspector, in advance.

New windows, roof-lights and doors (where applicable):
Note - All dimensions are nominal for quoting purposes only and subject to confirmation before manufacture and once openings have been created/cross-checked on-site against internal requirements by the builder. All glazing details to be confirmed with the client and against Planning Permission approval before ordering including colours, glazing bars, ventilators, glass type & finish, cill levels and door thresholds etc as appropriate and the LABC Inspector with respect to Fire Escape Windows and Fire Rating requirements when adjacent to boundaries. Obscure glazing to be minimum Pilkington level 3 obscurity glass unless noted otherwise on the Planning Decision notice. Obscure film is not generally accepted. If LABC deem that 'Excessive Glazing' is present, higher performing u-values could be required as justified with heat-loss calculations by specialist (Check with LABC Inspector/ Architect). Special consideration should be made to door cill detailing where a level threshold is required. All easily accessible doors and windows manufactured and installed to Approved Document Part Q.

New external fully glazed Doors, Windows and roof lanterns to achieve a minimum 1.4 W/m2k u-value, Semi & Opaque glazed doors to achieve a minimum 1.2/1.0 W/m2k u-value respectively.

Glazing below 800mm from finished floor level (or 1500mm in a door), or within 300mm of an adjacent door, to comprise class B safety glazing to BS 6206 Clause 5.3 and BS EN 12600 Section 4 i.e. 4mm toughened or 6.4mm laminated.

Habitable rooms to incorporate trickle vents achieving min. 8000mm2 background ventilation and opening casements must provide ventilation equal to 1/20th of the floor area/room. Note in some instances sash windows to habitable rooms may need to be tilt & slide opening style to both sashes in order to achieve room ventilation equal to 1/20th of the floor area. Where the window opening alone can not meet the area requirements additional mechanically assisted ventilation is likely to be required. All to the specialists/Building Inspectors approval prior to ordering. Bathrooms/Ensuites To have mechanical ventilation with minimum 15 litres per sec with trickle: ventilation achieving min. 4000mm2 background ventilation.

Ground and first floor habitable rooms to be provided with an escape window. To be 0.33m2 in area with clear widths of 450mm by 750mm high

Lowest point of window opening to be between 800mm - 1100mm above internal finished floor level. If any opening is lower than 800mm, permanently affixed window/door opening restrictors (emergency override TBC with LABC Inspector) and/or guarding will need to be fitted. In all cases, where a structural opening is below 800mm above internal finished floor level, all frames/glazing/panels shall comply with the horizontal imposed loads in accordance with Table 2 of BS 6180 & to withstand a horizontal force of 0.74k/Nm2. Design, including justification of the above to be agreed with the LABC Inspector prior to ordering or fixing the window/door openings. At the discretion of the Building Inspector, escape windows may not be required if a protected escape route is provided from all habitable rooms to an external door at ground level. However in all instances we strongly recommended that all windows incorporate fire escape openings. Background trickle ventilation may also be required on door casements if room quotas are not satisfied by other means.

New Velux windows to be installed to the manufacturers requirements and recommendations using proprietary installation/connection kits. Where applicable shaft to be formed from 100mm studwork fully lined with Kingspan/Celotex, with taped joints to act as a vapour control layer and finished with 12.5mm plasterboard and plaster skim finish. Where applicable ensure that the opening is located a minimum 800mm above the internal finished floor level and where side facing overlooking Neighbouring properties a minimum of 1700mm. Specification e.g. colour, blinds, power, opening type etc. and final positioning of Velux's to be agreed with client prior to formation of roof structure.

Roof lanterns to achieve AA fire rating. Size and final positioning of lantern to be agreed with client prior to formation of roof structure. NOTE: If size exceeds that shown on Structural Engineer's drawings and/or the position is altered then a re-sizing of beams around opening may be required (Any deviations from original drawings to be agreed with the Structural Engineer).
All to be installed to the manufacturer's requirements and recommendations on an insulated upstand minimum 150mm above roof covering. Fall direction for flat roof lanterns to be agreed with the client. Consider options to assist room trickle ventilation e.g. mechanical/electrical openers. If roof access is required/provided via the lantern e.g. for maintenance purposes Health and Safety provisions e.g. permanent harness clip-in points to be incorporated as agreed with the LABC Inspector.

Community Infrastructure Levy (CIL)

Projects in excess of 100m2 of new construction may be deemed liable to a CIL levy payable to the Local Authority as noted on the relevant Planning Permission Decision Notice. If CIL is applicable, the applicant can apply for an exemption on the basis of self-build (form7 part 1 & 2), or an annexe (form 8), or extension (form 9) to your primary residence but this must be done before commencement of construction otherwise the levy will become payable. The applicant must also submit a CIL Commencement Notice (form 6) before commencement of construction otherwise the levy will become payable without right of appeal. Note that commencement is deemed to include demolition and site clearance.

Elevation Hatching Legend

- Tile hanging
- Ground
- Tiled Roof
- Glazing
- Brickwork
- Render
- Outline of existing
- Cedar

Level Threshold Note

Agree all door threshold details before ordering doors and setting out cills. Finished ground level to be minimum 150mm below DPC.

Where a level threshold is to be installed (e.g. for a Part M disabled access) with a raised patio/path ensure an ACCO channel or similar drainage system, connected to a suitable soak-away, is installed where the raised/sloped patio/path meets the house wall. In this area, a second DPC will also need to be installed a minimum 150mm above the finished patio/path level. Where render is applied stop beads to be fitted above and below the second DPC to avoid transfer of moisture up the wall. Note render applied below the DPC is likely to blow over time and need replacing.

All to be agreed with the LABC Inspector on site. Refer back to Architecture if further details are required. A similarly specified ACCO channel is to be installed in front of all garage door installations.

Materials & Finishes (New Build)

Materials and finishes as noted in the Planning Permission Decision Notice. Builder to agree samples with client and Local Planning Authority for formal approval prior to commencement.

External fenestration/detailing:
External features e.g Roof covering, Brickwork detailing (including bonding & pointing), headers, cills, banding/stringer courses, feature panels, plinths, soffits/fascia's/overhangs, guttering, timber boarding/tile hanging/rendering etc. to be as agreed with the Client and where appropriate the Local Planning Authority.

Planning/Building Regulations Conditions

Refer to Planning Permission & Building Regulations Decision Notices for any specific Conditions & Informative's that may need to be discharged or adhered to either prior to commencement or during the construction phase of this project and prior to occupation.

Construction adjacent to or on a boundary

Ensure that all construction including foundations and roof over hangs/gutters are sited within the legal curtilage of the development site unless agreed with affected neighbour(s) and accompanied with an appropriate Party Wall agreement/notice.

Abutments: Where a roof meets a wall or abutment (e.g. roof lantern), install a minimum 150mm Code 4 lead up-stand (stepped on slope). Subject to confirmation on site by LABC and as applicable for roof type, flashing to also incorporate a proprietary ventilation strip facilitating cross flow ventilation over the roof (Glidevale or similar) and cavity tray system to suit wall type. All lead work should be carried out in accordance with the Lead Sheet Associations recommendations. NOTE: Adjust leadwork if required to suitably cover any exposed structural elements.

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

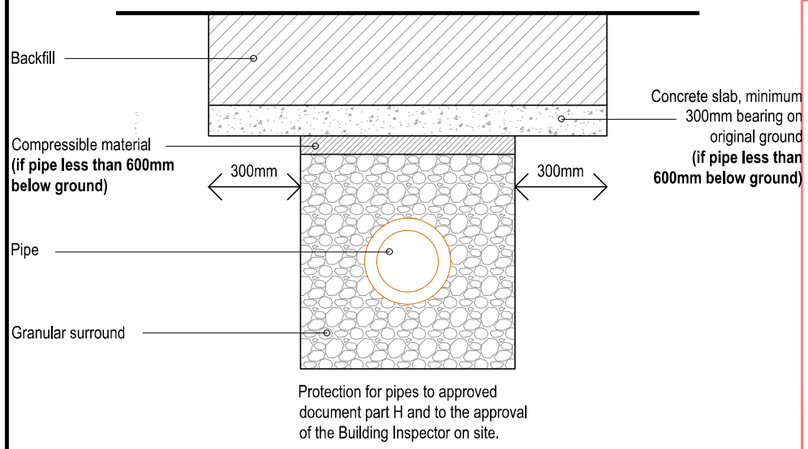
- FD30 — FD30 All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least ⅔ of way up door frame
- SD — Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall
- HD — Mains powered and interlinked operated heat detector with battery back up
- Ex — Extractor fan for shower room – 15l/s and Kitchen 30l/s to be taken through to run and expel externally

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepencies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

A-Z Building Services
A: Addlestone KT15
E: info@a-zbuildingservices.co.uk
T: 07969925562

	CHECKED ·	APPROVED ·	
·	SCALE @A3	DATE	
DRAWING No.			REV A

CLIENT | PROJECT | NOTES



Protection for pipes to approved document part H and to the approval of the Building Inspector on site.

Protection to pipes

Scale 1:10 @ A1

Thames Water

Existing Foul/Surface Sewer runs assumed. Prior to commencement Builder to investigate and confirm assumed runs, the presence of any public/shared sewers connecting to existing drainage systems and confirm designation (i.e. foul/rainwater).

For all New Build projects assume prior approval is required for all drainage works connecting to a mains sewer even if re-using an existing connection. A Thames Water agreement must also be obtained prior to commencement of work if any new construction falls within 3m of a shared/public sewer or 1m of a lateral sewer. Where works are notifiable to Thames Water, all foundations and drainage work to comply with the supplementary guidance from Thames Water for building close to or over a public sewer. Ensure that a Build-Over Agreement with Thames Water has been granted prior to commencement on site. Note this can take approximately 2-3 weeks. Note reduced minimum clearances noted below maybe possible as agreed in writing with Thames Water in advance.

Builder to check the Conditions of any Approval/Agreement including requirement for a pre/post-construction CCTV inspections of existing/new sewers and arrange accordingly. NOTE THAMES WATER WILL INSIST UPON THESE BEING COMPLETED WITHIN LIMITED TIME-FRAMES.

This guidance is for Piled Foundations:
Driven piles are not normally permitted within 15m of a public sewer. Augered piles are not normally permitted with in 1.5m of a public sewer or twice the pile diameter (which ever is greater). Additional CCTV surveys will be required.

This guidance is for Strip Foundations:
Public sewers up to 1.1m deep - Any sewers that are equal or shallower than 1.1 metres to invert from finished ground level can have new foundations minimum of 150mm from the side of the public sewer, as shown on pages 10 & 11 of Sewers for Adoption 7. No structure shall be built in contact with the public sewer manhole, and must be a minimum of 150mm from the outside of the chamber wall.
Public sewers between 1.1 - 2.0m deep - No structure or new foundations shall be built within 500mm of the public sewer or manhole structure.

Public sewers between deeper than 2.0m - No structure or new foundations shall be built within 1000mm of the public sewer or manhole structure.

Party Wall Act 1996

Where proposed works are either on or near the boundary with an adjoining neighbour(s) it is a legal requirement that the client, or someone on their behalf, notify the neighbour(s) of the impending works via a statutory notice.

see 'www.gov.uk/party-walls-building-works' for further information.

Ensure that all construction including foundations and roof over hangs are sited within the legal curtilage of the development site unless agreed with affected neighbour(s) and accompanied with an appropriate Party Wall agreement/notice.

Construction adjacent to or on a boundary

Ensure that all construction including foundations and roof over hangs/gutters are sited within the legal curtilage of the development site unless agreed with affected neighbour(s) and accompanied with an appropriate Party Wall agreement/notice.

Protection to Trees

Protective measures shall be carried out in strict accordance with the arboriculturalist's report, usually including a pre-commencement site meeting as indicated within the report. No works or demolition shall take place until the tree protective measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Builder to request Planning Permission Decision Notice, Tree protection plan and Arboricultural Report prior to commencement.

FLOOD RISK - Precautionary Measures to be used in construction of this project

Where requested by the Local Authority a specialist surface water drainage design may be required. See Planning/Building Regulations 'Conditions of Approval' and refer to separate Specialist's design/drawings.

New windows, roof-lights and doors (where applicable):
Note - All dimensions are nominal for quoting purposes only and subject to confirmation before manufacture and once openings have been created/cross-checked on-site against internal requirements by the builder. All glazing details to be confirmed with the client and against Planning Permission approval before ordering including colours, glazing bars, ventilators, glass type & finish, cill levels and door thresholds etc as appropriate and the LABC Inspector with respect to Fire Escape Windows and Fire Rating requirements when adjacent to boundaries, Obscure glazing to be minimum Pilkington level 3 obscurity glass unless noted otherwise on the Planning Decision notice. Obscure film is not generally accepted. If LABC deem that 'Excessive Glazing' is present, higher performing u-values could be required as justified with heat-loss calculations by specialist (Check with LABC Inspector/Heritage Architecture). Special consideration should be made to door cill detailing where a level threshold is required. All easily accessible doors and windows manufactured and installed to Approved Document Part Q.

New external fully glazed Doors, Windows and roof lanterns to achieve a minimum 1.4 W/m2k u-value, Semi & Opaque glazed doors to achieve a minimum 1.2/1.0 W/m2k u-value respectively.

Glazing below 800mm from finished floor level (or 1500mm in a door), or within 300mm of an adjacent door, to comprise class B safety glazing to BS 6206 Clause 5.3 and BS EN 12600 Section 4 i.e. 4mm toughened or 6.4mm laminated.

Habitable rooms to incorporate trickle vents achieving minimum 8000mm2 background ventilation and opening casements must provide ventilation equal to 1/20th of the floor area/room. Note in some instances sash windows to habitable rooms may need to be tilt & slide opening style to both sashes in order to achieve room ventilation equal to 1/20th of the floor area. Where the window opening alone can not meet the area requirements additional mechanically assisted ventilation is likely to be required. All to the specialists/Building Inspectors approval prior to ordering. Bathrooms/Ensuites: to incorporate trickle vents achieving maximum 4000mm2 background ventilation.

Ground and first floor habitable rooms to be provided with an escape window with a clear min. opening area of 0.33m2 & min height of 750mm & width 450mm. Lowest point of window opening to be between 800mm - 1100mm above internal finished floor level. If any opening is lower than 800mm, permanently affixed window/door opening restrictors (emergency override TBC with LABC Inspector) and/or guarding will need to be fitted. In all cases, where a structural opening is below 800mm above internal finished floor level, all frames/glazing/panels shall comply with the horizontal imposed loads in accordance with Table 2 of BS 6180 & to withstand a horizontal force of 0.74k/Nm2. Design, including justification of the above to be agreed with the LABC Inspector prior to ordering or fixing the window/door openings. At the discretion of the Building Inspector, escape windows may not be required if a protected escape route is provided from all habitable rooms to an external door at ground level. However in all instances we strongly recommended that all windows incorporate fire escape openings. Background trickle ventilation may also be required on door casements if room quotas are not satisfied by other means.

New Velux windows to be installed to the manufacturers requirements and recommendations using proprietary installation/connection kits. Where applicable shaft to be formed from 100mm studwork fully lined with Kingspan/Celotex, with taped joints to act as a vapour control layer and finished with 12.5mm plasterboard and plaster skim finish. Where applicable ensure that the opening is located a minimum 800mm above the internal finished floor level and where side facing overlooking Neighbouring properties a minimum of 1700mm. Specification e.g. colour, blinds, power, opening type etc. and final positioning of Velux's to be agreed with client prior to formation of roof structure.

Roof lanterns to achieve AA fire rating. Size and final positioning of lantern to be agreed with client prior to formation of roof structure. NOTE: If size exceeds that shown on Structural Engineer's drawings and/or the position is altered then a re-sizing of beams around opening may be required (Any deviations from original drawings to be agreed with the Structural Engineer).
All to be installed to the manufacturer's requirements and recommendations on an insulated upstand minimum 150mm above roof covering. Fall direction for flat roof lanterns to be agreed with the client. Consider options to assist room trickle ventilation e.g. mechanical/electrical openers. If roof access is required/provided via the lantern e.g. for maintenance purposes Health and Safety provisions e.g. permanent harness clip-in points to be incorporated as agreed with the LABC Inspector.

Fire detection and fire alarm system to be designed, installed and commissioned in accordance with BS 5839-6:2019 Grade & Category standard as applicable and BS EN 14604:2005 or BS 5446-2:2003.

Mains powered Interconnected smoke detectors to be installed to all halls, living rooms and landings to a maximum distance of 3m from habitable rooms, heat detectors to Kitchens & Garages and carbon monoxide detector/alarm to all heating appliances (boilers optional). Additional detectors may be required where inner room situations occur.

In addition, where ceiling down-stands of more than 250mm are present within the protected corridor, multiple detectors each side of the down-stand must be installed to overcome the obstruction. Builder to confirm/agree requirements on site with LABC Inspector prior to commencement.

Staircase note
Stairs to be manufactured in accordance with Approved Document Part K by specialist staircase manufacturer to suit site dimensions. Uniform treads to comprise a rise of between 150-220mm & going between 220-300mm and note 2R+G must be between 550 and 700mm (combination not to exceed a maximum 42 degree pitch).
Trim landing and opening to suit staircase and joist/plank layout (See Structural Engineer's separate specifications). Continuous Balustrade installed between, 900mm-1000mm above pitch line of stair (measured vertically) with max 100mm gap between spindles and of a non-climbable design (If clear width of the stair is greater than 1m, a handrail should be provided on both sides). Ensure min. landing depth equal to width of stair. Ensure min. 2m headroom is maintained from pitch-line of the stairs to ceiling/bulkhead above.

½ hour fire protection to be provided to the underside of the stairs using Gyproc Fireline or equivalent. Details of the proposed stairs to be supplied to the LABC Inspector for approval prior to manufacturer/installation. Ensure that no door opens either onto the stairs or within 400mm of the bottom/top step. See Technical Specification for further details.

If concrete stairs, design by specialist to be agreed with the Structural Engineer and LABC Inspector. Early planning is essential to ensure adequate structural consideration and to ensure correct levels.

Indicative Utility/Kitchen/Bathroom layouts shown. See suppliers separate layout and alter the electric and plumbing services accordingly.
Kitchen/bathroom suppliers drawing's to be used for setting-out and take precedence. Kitchen/Bathroom supplier to check on-site dimensions including any new walls/openings etc to be formed before confirmation of their respective final designs.
Builder to check and agree openings/cill heights to suit kitchen/bathroom designs e.g. to allow for different worktop/cill configurations.

Builder to consult with the client to discuss the options for space heating, lighting and final positions for sockets and TV points etc.

Extractor Fans:
Positions shown indicatively, all vented via ducting to extract to external air via airbrick/tile-vent/soffit-vent or similar as appropriate. Kitchen extractor fan if located above the hob to be 30 l/s extraction rate. If located elsewhere in the kitchen extraction rate to be 60 l/s. Utility extractor fan to be automatic 30 l/s extraction rate with 15 minute over-run. Bathroom / Ensuite / WC extractor fan to be automatic 15 l/s extraction rate with 15 minute over-run.
Lengths of ducting to be limited to suit the extract manufacturers details i.e. to ensure sufficient throw/draw is achieved.
Ducts in un-heated spaces e.g. lofts to be insulated

External Walls: See appropriate detail
Builder to check combination of blocks/bricks/cavity/insulation meets correct U value before commencement on site. See Technical Specification for further details of DPM/DPC's, wall ties, cavity trays, expansion/contraction joints etc.

Expansion/contraction joints to be installed as per Structural Engineers specification/requirements and/or to NHBC guidelines and agreed with the LABC Inspector and Structural Engineer. Client to be consulted regarding joint positions and where possible conceal behind down-pipes or other architectural features.

External fenestration/detailing/features: e.g headers, cills, banding/stringer courses, feature panels, plinths, brickwork detailing including bonding & pointing to be agreed with the client and as approved at the planning stage. All to be agreed with the LABC Inspector on site.

All lead flashing / drips / cavity tray details to be agreed on site with the LABC Inspector to suit chosen brick and stone details

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Middle Hinge to be installed at least ⅔ of way up door frame

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HD — Mains powered and interlinked operated heat detector with battery back up

Ex — Extractor fan for shower room – 15l/s and Kitchen 30l/s to be taken through to run and expel externally

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepencies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

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·	CHECKED ·	APPROVED ·
·	SCALE 1:75 @A3	DATE

CLIENT | PROJECT | DRAWING No. | REV A

FOUNDATION

Foundation Type A:

Foundation:
Min 1.2m deep and below invert level of any underground drains in virgin soil. No trees anticipated to having affect using NHBC guidance but final depth to be determined by inspector pior to concreting. Min 800mm width where eccentrically loaded and 600mm in all other places. Do not concrete prior to LA Building Control Approval. Foundations set away from drainage lines by at least 150mm

Foundation on party wall to be eccentrically loaded. Flank wall and foundations to be set in 50mm from boundary line unless otherwise agreed by neighbours. Subject to Party Wall Award. Do not encroach boundary - Open trenches to be shuttered and shored at all times.

All ground surrounding excavations which are to be reinstated to be well compacted in layers of 150mm before any oversite works commence. Contractor to have Method Statement/Construction Phase plan for working in deep trenches

Flank wall and foundations to be set in 50mm from boundary line unless otherwise agreed by neighbours. Foundation on partywall to be eccentrically loaded

DRAINAGE

Prior to commencing works, drainage gullies and existing drainage lines to be investigated and confirmed to Surveyor in order to issue proposed drainage plan and to obtain Build Over Agreement. To be done at least 3 weeks prior to commencing main works

150 x 100mm Pre Cast Concrete Lintels - Supreme or similar to bridge Drains with 150mm end bearings

Remove old manhole completely and replace open channels with clay pipework with branches ready for new connections

Any new Manholes to be formed using IC - 225mm Semi Eng brick built Inspection Chamber with external stainless steel cover

100mm Drainage from IC to be connected to existing line via clay Y connection

Assumed Drainage Plan shown. If any drainage lines found within footprint of new extension, notify surveyor prior to concreting. Any drainage lines to be bridged using 2no. Pre Cast Concrete Lintels - Any sewers that are equal or shallower than 1.1m to the invert from finished ground level, foundations to be minimum 100mm away from side of the public sewer. Where sewers are deeper than 1.1 but no deeper than 2m new foundations shall be no closer than 600mm. Where sewers are deeper than 2m, new foundations shall be no closer than 1m.

Rainwater Drainage - 75mm Downpipe to betaken down from new gutter into gulley and taken into 1.5m3 soakaway (Marley Stormcell Type) for side extension only via 100mm underground drainage pipe subject to inspector approval. Soakaway to be minimum 5m away from any building. To be installed in accordance with manufacturer's guidance. Contractor to leave indication of soakaway location.

Any connections that need to be made to existing Sewer can only be done with prior approval from inspector and Thames Water.

All existing rainwater down pipes to be connected to existing sewers. Only extension roof rainwater to be taken into soakaway

All new shower room drainage to be taken into new stub stack to terminate at same height as basin with AAV Floplast or similar installed. Access panel and rodding point to be formed. Stub stack to be connected to existing SVP

ROOF WINDOWS

Roof Window Type A - Velux - Flat Roof Windows to be formed by doubling up either side of window opening and bolting doubled members - Roof window to be Velux type suitable for flat roofs and to include flashing kits. All to be installed as per manufacturer's instructions minimum 15 degrees pitch - Sizing to be agreed with client - Minimum 1mx1m

Roof Window Type B - Pitched Roof Windows to be formed by doubling up either side of window opening and bolting doubled members - Roof window to be Velux type suitable for flat roofs and to include flashing kits. All to be installed as per manufacturer's instructions minimum 15 degrees pitch

FLOOR

FLOOR TYPE A - CONCRETE Oversite - 70mm 3:1 sand/cement screed reinforced with screed fibres on 500 gauge polythene vapour control barrier on 110mm Celotex GA3090 insulation (or similar approved) with T-break TB3020 boards as upstands on 1200 gauge polythene DPM lapped with perimeter DPC. New floor level to be completely flush with the existing.

Screed to be laid on 150mm Concrete Ground bearing Slab base with A393 mesh on top with 50mm cover, above 1200 guage polythene DPM lapped with perimeter DPC. DPM to be laid above soft sand blinding layer of 50mm above 150mm Compacted Type 1 Hardcore base.

Any air bricks and existing sub floor ventilation to be extended to new external wall using 100mm pipe work and air bricks

FLOOR TYPE B - Floor Joists:
150mm x 50mm C24 Timber Floor Joists @ 400 c/c onto restraint hangers into walls 100-200mm Sound Quilt to be laid between joists such as Rockwool or similar - Strutting/Noggings to be installed between joists in staggered fashion every 1.5m. 15mm Sound Plasterboard to be used for ceiling on underside of floor joists.

Lateral Restraint Straps across joists into front and rear wall at every 1.2m

WALLS

WALL TYPE A
100mm Celcon /Toplite Block - Inner Block 7N
100mm Cavity filled with 90mm Kingspan
100mm Thermalite Brick Outer Leaf
Close all reveals using insulated cavity closers in order to prevent cold bridging. New extension to connect to existing property using firfix starter strips.
Movement Joint - 10mm Flexcell or similar where old extension joins with new extension.

WALL TYPE B -
Stud Wall 0.28W/m2k
150mm x 50mm C24 Studwork @ 400 c/c with 100mm Rockwool Insulation between with 12.5mm Plasterboard finish on room side and moisture resitant plasterboard on wetroom side. 6mm Aquapanel to be used in bath and shower areas

WALL TYPE C - 100mm x 50mm C16 Studwork lined with 6mm Knauf Aquapanel within shower room side and lined with 15mm Plasterboard on all other faces. Rockwool insulation infill

WALL TYPE D - New 7N Blockwork with firfix starter strip attached to existing brickwork/blockwork

WINDOWS & DOORS

WINDOW TYPE A
New uPVC or Aluminium windows withopeners as per elevations or as agreed with client to meet U Value of 1.6 W/m2K.
Catnic Lintel CG90/100

Means of Escape:
A means of escape window is one that is classified with a clear openable area of 0.33m2 with minimum widths and heights of 450mm. To be located within 1100mm from finished floor level.

Mains powered with battery back up smoke detectors in both floor hallway/landings. Heat detector in Kitchen.

DOOR TYPE A
New double glazed door to meet U-Value of at least 1.8Wm2k. Glazing to be toughened glass. As per manufacturer's specification.

DOOR TYPE B
External Door:
Aluminum bi-folding detail to be meet 1.8 W/m2K
Glazing to be toughened glass.

ROOF

Rafters - 0.18 W/m2K -
Rafters @ 300 c/c bolted adjacent to existing rafters
with 125mm TP10 between rafters & 20mm K18 under rafters
Breather membrane allows continuous ventilation from rafters through to flat roof Install as per manufacturers instructions
Provide minimum 50mm ventilation void above insulation
Roof tiles to match existing - Suitable for minimum pitch 15 degrees with minimum 100mm headlap
Flashing for Velux window to match roof pitch - consult manufacturer prior to installation

Pitched Roof Windows to be formed by doubling up either side of window opening and bolting doubled members - Roof window to be Velux type suitable for flat roofs and to include flashing kits. All to be installed as per manufacturer's instructions minimum 15 degrees pitch

150mm Lead Flashing as per spec to all places where roof abuts wall

Single Storey Roof:
150mm x 50mm C24 Timber joists at 400c/c for up to 3m spans. Noggings to be used between joists at every 1.5m c/c. Lateral restraint straps to be used on each flank wall across noggings - 2 in number.

Insulation to meet a minimum U-Value of 0.18W/m2K.
Options - Insulation - 125mm Celotex TD4000 or 126 TR31
Kingspan - Refer to spec

Roof finished in Tiled Finish

Refer to Structural Engineer's Drawings for all structural members and details

CONTRACTOR TO HAVE CONSTRUCTION PHASE PLAN IN PLACE FOR WORKING AT HEIGHTS AND PREVENTION OF COLLAPSE OF XCAVATIONS, PREVENTION OF FALLING, DISLODGING OF MATERIAL, FALLING INTO EXCAVATIONS, SAFE INSPECTION - SEE HSE.GOV.UK AND GUIDANCE DOCUMENTS

Restrain all walls, floors and roof as per Approved Document A restraint details - brief guidance document attached within specification.

Provide strutting and noggings at regular intervals in accordance with Approved document A

All roofing members to be designed as per Structural Design and Calculations. Where there is a discrepancy between this plan and Structural Calculations follow Structural Design or refer to Surveyor

New Gas and Boiler works to be carried out by Gas Safe Registered Installer who isto issue a Building Regulations Compliance Certificate for the completed works.
Heating system to be designed by Heating Engineer

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All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least ⅔ of way up door frame

SD — Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall

HD — Mains powered and interlinked operated heat detector with battery back up

Ex — Extractor fan for shower room – 15l/s and Kitchen 30l/s to be taken through to run and expel externally

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepencies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

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DRAWING

SUBJECT TO Building Control Approval

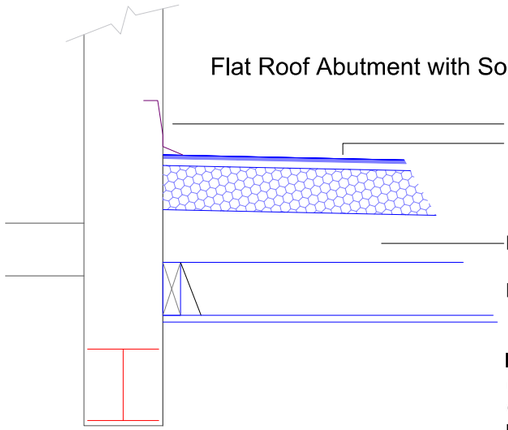
	CHECKED ·	APPROVED ·
·	SCALE @A3	DATE

CLIENT | PROJECT | NOTES

DRAWING No. | REV A

EXTENSION DETAILS

Flat Roof Abutment with Solid Wall



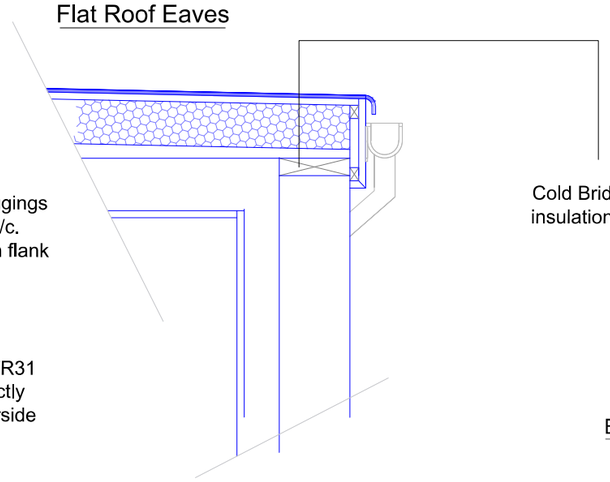
Lead Flashing 150mm Upstand and to be chased into external wall

Flat roof finished in Approved GRP Roofing System.

Warm Deck Flat Roof:
Refer To Engineer Drawing for Sizes. Noggings to be used between joists at every 1.5m c/c. Lateral restraint straps to be used on each flank wall across noggings - 2 in number.

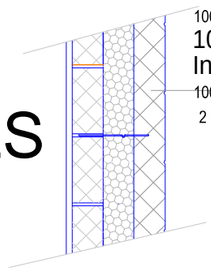
Insulation to meet a minimum U-Value of 0.18W/m2K.
Options - Insulation above deck - 96mm TR31 Kingspan with 25mm TR31 Kingspan directly under and between joists up tight to underside

Flat Roof Eaves



Cold Bridging to be stopped by ensuring insulation of wall abuts up to insulation in roof

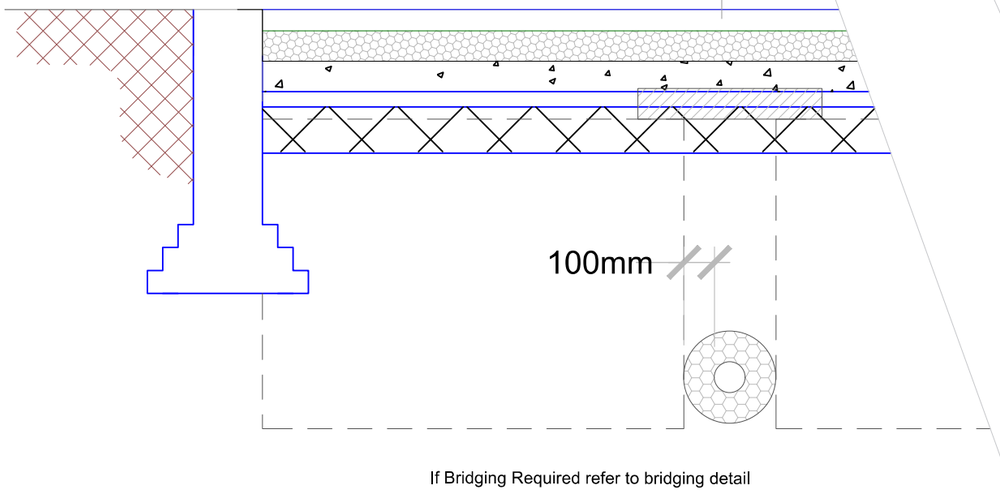
External Wall Construction



100mm Facing Brickwork to Local Authority Planning Department & client's approval
100mm Cavity filled with 90mm Interlocking Kingspan K106
100mm Blockwork to the Structural Engineer's specification
2 coat wet plaster finish or plaster board on plaster dabs

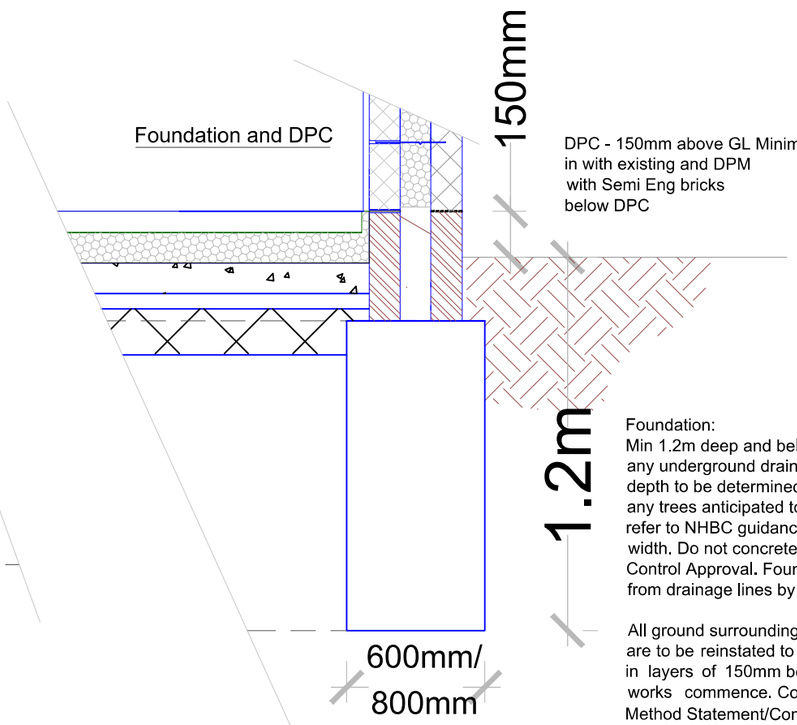
Oversite

Any air bricks and existing sub floor ventilation to be extended to new external wall using 100mm pipe work and air bricks 70mm 3:1 sand/cement screed reinforced with screed fibres on 500 gauge polythene vapour control barrier on 110mm Celotex GA3090 insulation (or similar approved) with T-break TB3020 boards as upstands on 1200 gauge polythene DPM lapped with perimeter DPC. New floor level to be completely flush with the existing. Screed to be laid on 150mm Concrete Ground bearing Slab base with A393 mesh on top with 50mm cover, above 1200 guage polythene DPM lapped with perimeter DPC. DPM to be laid above soft sand blinding layer of 50mm above 150mm Compacted Type 1 Hardcore base.



If Bridging Required refer to bridging detail

Foundation and DPC



DPC - 150mm above GL Minimum and Lapped in with existing and DPM with Semi Eng bricks below DPC

Foundation:
Min 1.2m deep and below invert level of any underground drains in virgin soil. Final depth to be determined by inspector and any trees anticipated to having affect then refer to NHBC guidance. Min 600mm width. Do not concrete prior to LA Building Control Approval. Foundations set away from drainage lines by at least 150mm

All ground surrounding excavations which are to be reinstated to be well compacted in layers of 150mm before any oversite works commence. Contractor to have Method Statement/Construction Phase plan for working in deep trenches

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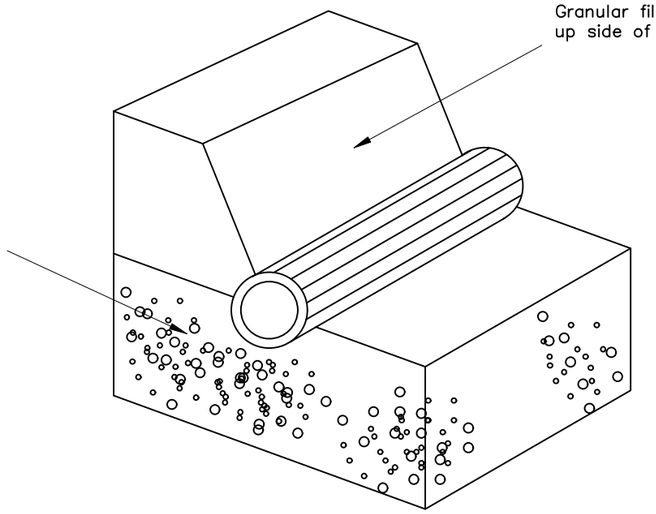


A' denotes good quality fill free of stones larger than 40mm, tree or vegetation material etc.

3 D VIEW

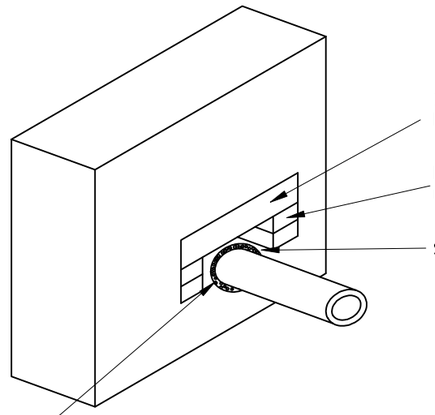
Note D3 - Underground Foul Drainage

- Wherever possible foul drains should discharge into the sewer system.
- The next best alternative is a private sewer connection to a public sewer.
- The next best alternative is a private sewer treatment plant.
- Wherever possible lay pipes straight.
- Use access points or manholes at change of direction.
- Underground foul water pipes up to 100mm in diameter should have a fall of 1 in 80.
- A 1in 100 fall is permissible for drains above 150mm diameter.
- Drainage pipes to be bedded and surrounded with minimum 600mm cover. Unless note on drawings use 150mm diameter.
- Pipes to be clay to BS 65, or UPVC to BS EN 1401.
- Manhole or access fitting to be provided within 12m of start of drain and thereafter not more than 20m apart except by agreement with designer.
- Workmanship to be in accordance with BS 8000 part 14 code of practice for below ground drains.
- Upon completion drains to be air or water tested by agreement with local building control department.

Note D5 - Drains under buildings.

- Foul drains or sewers should not extend more than 6m under a building without the sewer and building owners permission.
- Where drains or sewers pass under buildings they should do so in a straight line and have access points or manholes ar either end.
- Sewers running under the building must have an invert level higher than the level of the building foundations.
- Where drainage pipes pass through an external wall they should have adequate lintels above them and pass above the top of adjacent foundations.
- Where drainage pipes pass through an external wall there should be a minimum 50mm gap around the pipe and the gap should be filled with flexible foam sealant. The sealant should have a rigid anti rodent sheet on the outside face.
- Where drainage pipes pass through an external wall use a joint at a max 150mm from the wall on either side.
- Drains in trenches under buildings to be fully surrounded by at least 100mm shingle.
- All dis - used or abandoned drains to be back filled with concrete or shingle.

See rainwater drainage detail sheet for further notes on bedding and testing of pipes



Note
Above ground and rainwater drainage details, including runs, connections and discharging points, are to be agreed on site with Building Control.

Pipe Trough Wall / Footing

Where pipe passes through wall or footing use minimum 215mm deep concrete lintols over pipe to act as a bridge. Pipe to be surrounded by minimum 25mm polystyrene where it passes through wall or footing.

Arrangement to be inspected prior to covering.

Note D2 - Manholes

- Manholes with invert less than 900mm below ground to be UPVC "off the shelf ", installed in accordance with manufactures notes and back filled.
- If circular use 1200mm clear internal diameter with similar opening size.
- If rectangular use 1200 x 700mm. With similar opening size.
- If deeper than 1500mm refer to designer for detail.
- Manholes located as GA plans but generally not more than 45m apart.
- Manhole benching to be smooth, impervious and slope towards main channel at 1 in 12.
- Manholes deeper than 1m to have secure step irons.
- All manholes within buildings to have double sealed bolt down covers.
- All manhole covers to be screwed down or at least child resistant.
- Cast iron covers to be to BS 497.
- Refer to designer if cover is on a vehicle route.

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Underground Foul Drainage Details Applicable Sheet 2

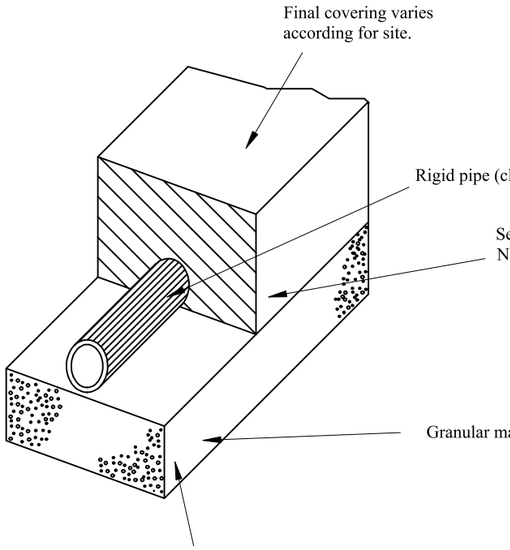
CLIENT	PROJECT SINGLE STOREY EXTENSION	DETAILS	CHECKED · APPROVED · SCALE · DATE · DRAWING No. · REV A

Note RD1 - Rainwater Drainage Above Ground

Unless otherwise indicated on drawings:
- Gutters are to be formed in black 115mm half round UPVC.
- If roof area drained per gutter exceeds 50m2 then gutter size is to be increased, consult designer or part H3 of Building regs.
- Use 75mm diameter black UPVC down pipes with fixing clips at 300mm centres.
- Gutters are to have suitable connections, end caps, corner bends and outlets.
- Gutters generally laid to to fall of 1 in 50.
- Roofs with an area less than 6 sq m need not have gutters.
- Down pipes to connect into existing or new underwater system via trapped gulley.
- All paved areas adjacent to building should fall at 1 in 60 away from building if impervious.
- All paved areas adjacent to building should be adequately drained into an underground drainage system if not impervious.

Note RD2 - Underground Rainwater Drainage

- Rainwater drains should not discharge into the sewer system.
- Where practical discharge into existing surface water drains.
- Alternatively where possible rainwater should discharge into soakaways 5m away from building. See Soakaway specification.(right)
- Underground rain water pipes up to 100mm in diameter should have a fall of 1 in 100.
- A 1 in 150 fall is permissible for drains above 100mm diameter.
- Dranage pipes to be flexible jointed and have a minimum 500mm cover.
- Pipes to be clay to BS 65, or UPVC to BS EN 1401.



BEDDING FOR RIDDING PIPES

Rigid pipes in vitrified clay to comply with BS63
Rigid pipes in concrete to comply with BS5911

Soakaways

- Soakaway located at least 5m from house.
- Soakaway located at least 2.5m from boundary.
- Bottom of soakaway to be above water table.
- Soakaway must not served a drained area of more than 100 sq. m.
- Soakaway formed in prefabricated concrete rings or UPVC unit.
- Soakaway left as emply chamber.
- Soakaway to be renewed every 8 years.
- Internal volume of soakaway calculated on the basis of 1 cubic metre per 40 sq m of run off.
- Soakaway based on design rainfall of 10 mm in 5 minutes.
- Soakaway design based upon and checked against BRE Digest 365.
- No soakaway to be within 5m of another.
- Check with architect or building control officer if percolation tests shall be carried out to determine the permeability of the soil and the storage volume calculated on site using the methodology outlined in part H of the building regulations.

Do not use soakaways where there is a risk of contaminated run off.

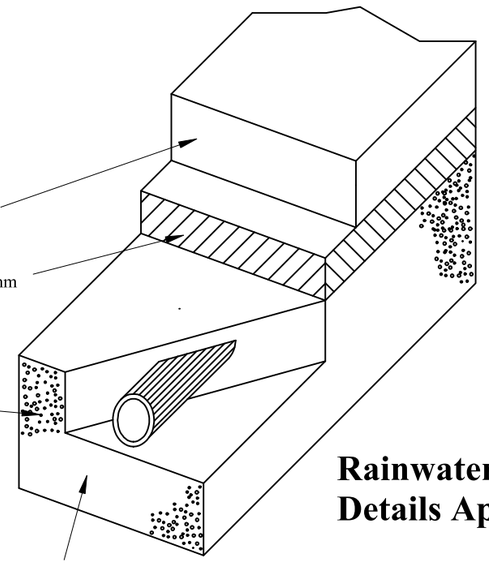
Access points

Access points to the drains should be a minimum of 225mm x 100mm or 150mm diameter.

Access points should be located at;
- The head of the drain.
- At bends or changes in level.
- Generally at majors junctions.

Manholes to be a maximum distance of 45m from start of drain.
Access points to be a maximum of 12m from start of drain.

NOTE See also manhole notes on underground drainage detail sheet 2.



BEDDING FOR FLEXIBLE PIPES

Flexible UPVC pipes to comply with BS46690 and BS4581

TESTING

Drains to be water tested after completion.
Test to show that drains can withstand pressure equal to 1.5m head of water.
(as an alternative drains may be air tested)

Rainwater Dispersal Details Applicable Sheet 1

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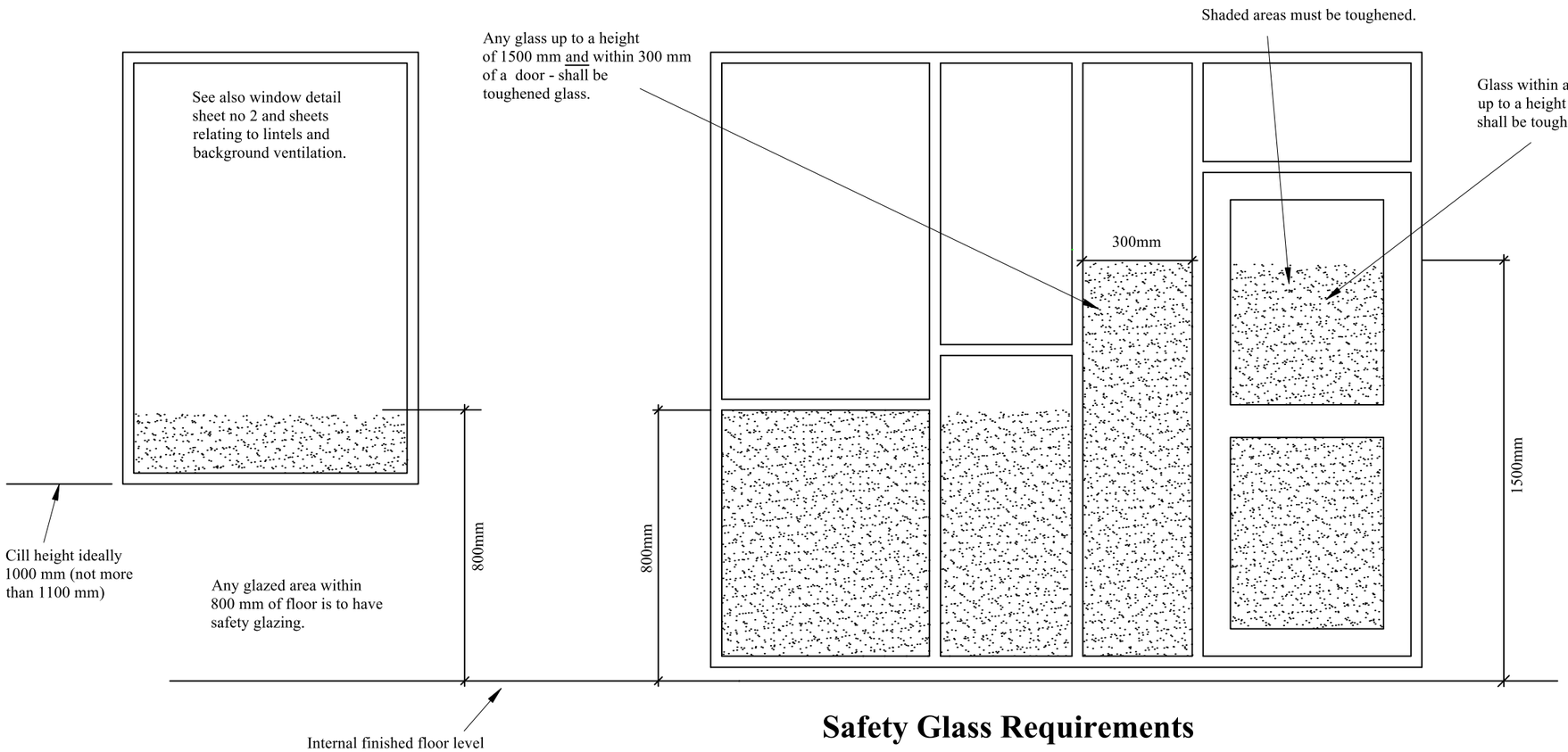

Safety Glass Requirements

Glazing In Critical Locations

Glazing in critical locations is to be glass which breaks safely. this defined in BS 6206 1981 and basically means toughened glass which shatters into small blunt pieces.

The critical locations are

- Any glass between finished floor and a level 800mm above it.
- Any glass within 300mm of the side of a door (glazed or otherwise) and at a height less than 1500mm above finished floor level.
- Any glass within a glazed door that is less than 1500mm above finished floor level.
- Any glass in a full height side panel adjacent to a door.

These are minimum requirements. any glass in a panel less than 250mm wide in any direction and not more than 0.5m² need not be safety glass.

Alternatives To Safety Glazing.

As an alternative to the use of safety glazing, a screen may be erected in front of a glazed area. In such cases the screen should be

- Such that no apertures in it are greater than 75mm wide.
- At least 850mm above finished floor.
- Securely fixed.
- Strong enough to resist being moved or significantly deflected.
- Not capable of being easily climbed (i.e. not just horizontal bars).

Manifestation

Consult diagrams 5 and 6 Building Regs part M for guidance on need for glazing manifestation. In domestic circumstances this is not normally required unless the doors have a narrow frame or none.

Safe Opening

All window catches and locks to be located not higher than 1700mm above floor level.
Except in life time homes buildings where they must be a maximum 1100 mm above floor level.

Safe Cleaning

For non-domestic buildings refer to Building Regulations part No4 for details of safe access for cleaning etc.

Daylight

Adequate levels of daylight. In accordance with BS 8206 part 2 code of practice for day-lighting are to be provided in all habitable spaces.

Window And Glazing Details Sheet 1

Note
For Building Regulation purposes
a new bay window is an extension.

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Pipe work above ground

(All size are minimum)

Trap size

Trape size for whb	diameter 32mm	seal depth 75mm
Trape size for bath	diameter 40mm	seal depth 75mm
Trape size for shower	diameter 40mm	seal depth 50mm
Trape size for wc	diameter 100mm	seal depth 50mm
Trape size for sink	diameter 40mm	seal depth 75mm

- All points of discharge in to stack/ branch to have a trap as noted above.
- (All traps deep seal and tubular).
- All traps fitted directly to appliance to be removeable and have cleaning eye.
- Branch pipe should discharge into stack so as to avoid cross flow. the minimum offset should be 250mm.
- No connections to branch pipe lower than 500mm above drain invert.
- All branch pipes should have same minimum diameter as trap size noted above.
- All discharge systems to be air tight and capable of withstanding an air test of positive pressure of at least 38mm water guage for 5 minutes.

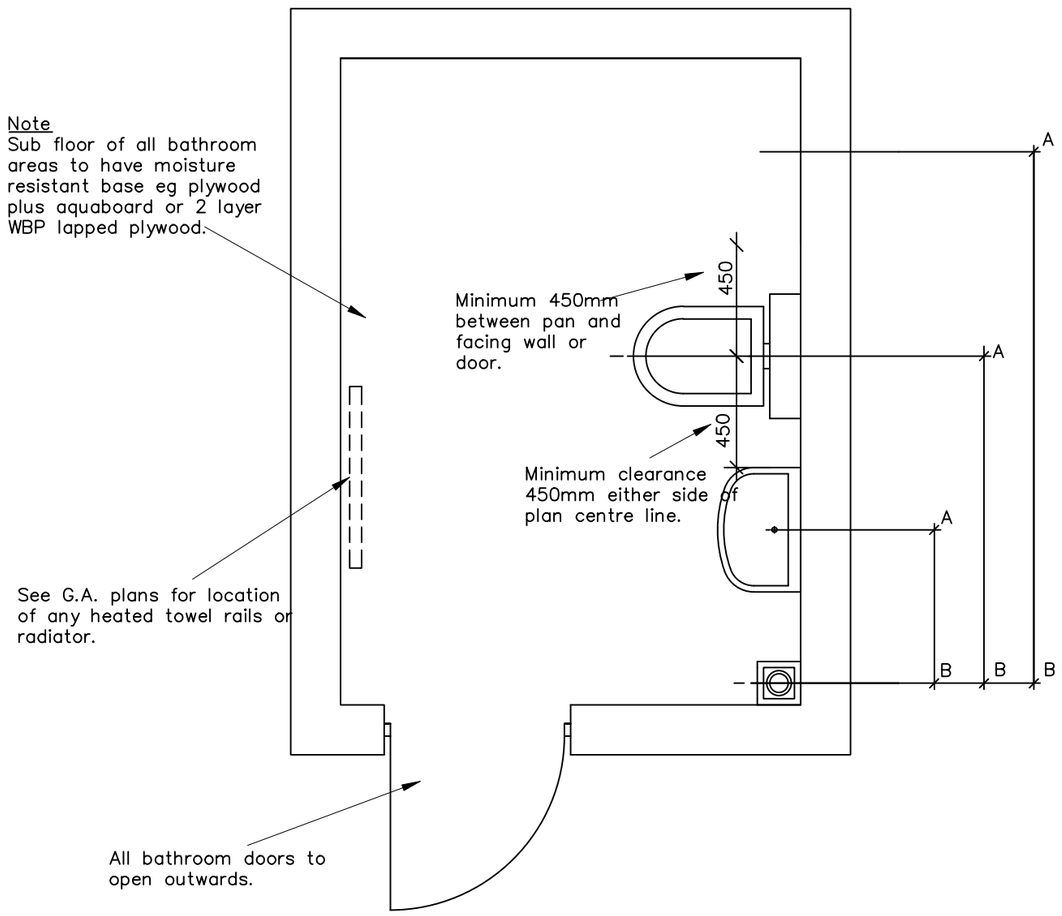
Maximum Branch Lenghts (unventilated)
Are to be as follows.
- WC maximum branch length 15m.
- Urinal maximum branch length 3m.
- WHB maximum branch length 3m for 40mm dia pipe.

For other variants consult table 2 building regs part h1.
For longer lengths the branch pipe should be ventilated.
Dimension a to b on attached plan should ideally not exceed 3m.

Maximum Gradients

WC	–	18 to 90 mm fall per metre
Urinal	–	18 to 90 mm fall per metre
Bath	–	18 to 25 mm fall per metre
WHB	–	18 to 25 mm fall per metre
Shower	–	18 to 25 mm fall per metre

- All pipe work should be securely fixed.
- All pipe work should be fitted with rodding/ cleaning access at the end of pipe runs.
- Where appliances cannot be fitted to a stack/ svp directly a common pipe connection is acceptable provided that:
- WC basins and other high level fittings are drained separately from ow level fittings such as showers.
- Individual pipes should discharge into the upper third of the perimeter of the common pipe.
- The diameter of the common pipe should be not less than 50mm and agreed on site subject to the number of fittings connecting to it (generally use 100mm)
- Venting should be provided at the end of the common pipe by means of an air admittance valve.



NOTE

- Qualified plumber to install all pipe work.
- Exact routes for pipes finalised on site.
- Inspection to be undertaken prior to covering up.
- Drains and pressure test will be required upon completion.

Indicative Bathroom Layout

(See general arrangement plans for proposed layout of the scheme to which this drawing relates)

See Project Layout Drawings For Exact Plans.

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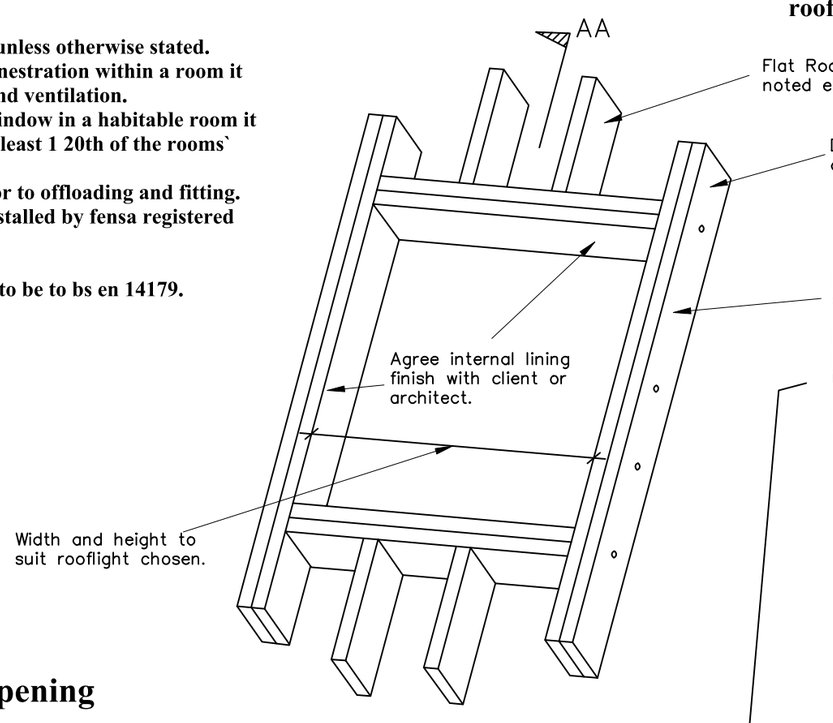
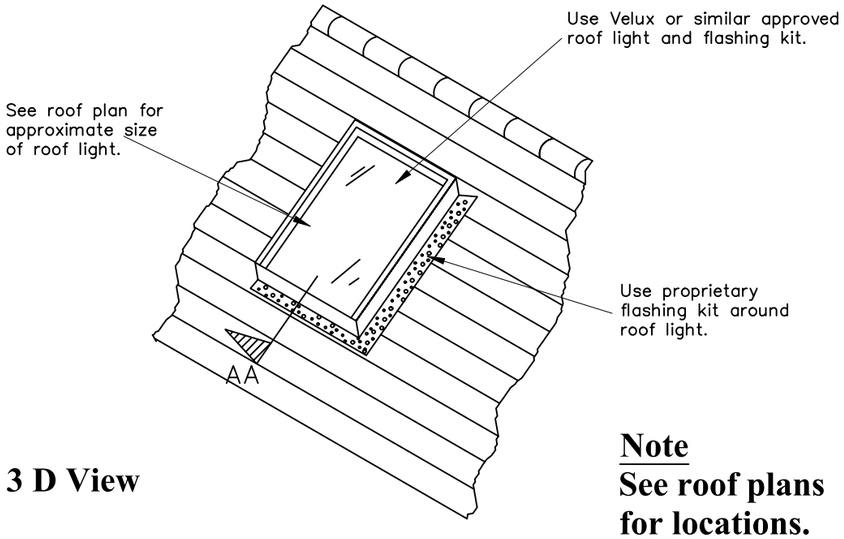
Note

- **All rooflights to be openable unless otherwise stated. Where rooflight is the only fenestration within a room it should incorporate background ventilation.**
- **Where rooflight is the only window in a habitable room it should have a size equal to at least 1 20th of the rooms` floor area.**
- **Check condition and size prior to offloading and fitting.**
- **Window components to be installed by fensa registered contractor.**
- **Glazing generally to bs 6262.**
- **Heat soaked toughened glass to be to bs en 14179.**

See roof plans for location and sizes of rooflights.

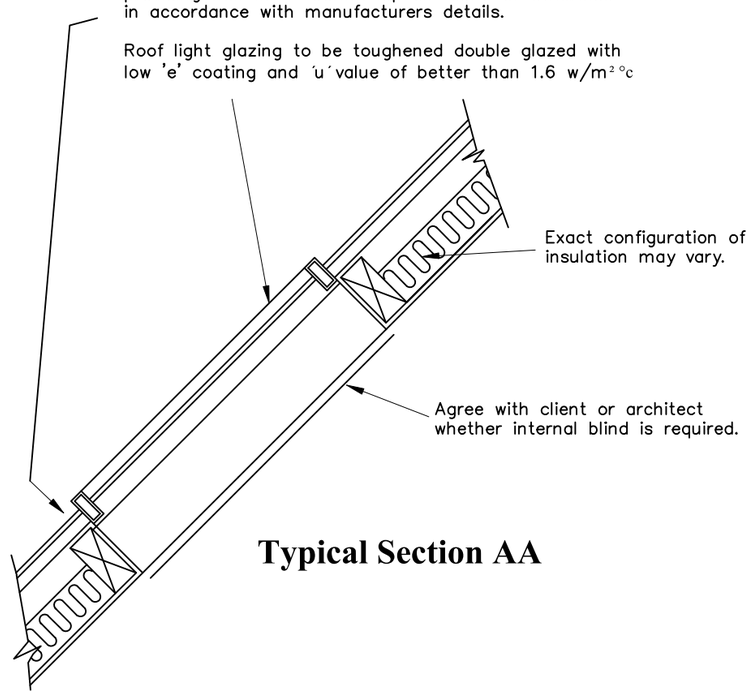


Trimmed opening



3 D View

Note
See roof plans for locations.



Typical Section AA

Means Of Escape Rooflights

- **Minimum clear opening size for means of escape roof lights to be 900mm x 500mm.**
- **Distance from eaves to front edge of roof light should be not greater than 1700mm.**
- **Rooflight must have a simple push open mechanism and not be locked shut.**
- **Rooflight should be top hung.**
- **The bottom of the opening should be between 850mm and 1050mm above ffl.**

Note
Exact configuration may vary slightly according to exact site conditions.

Roof Light Details Applicable

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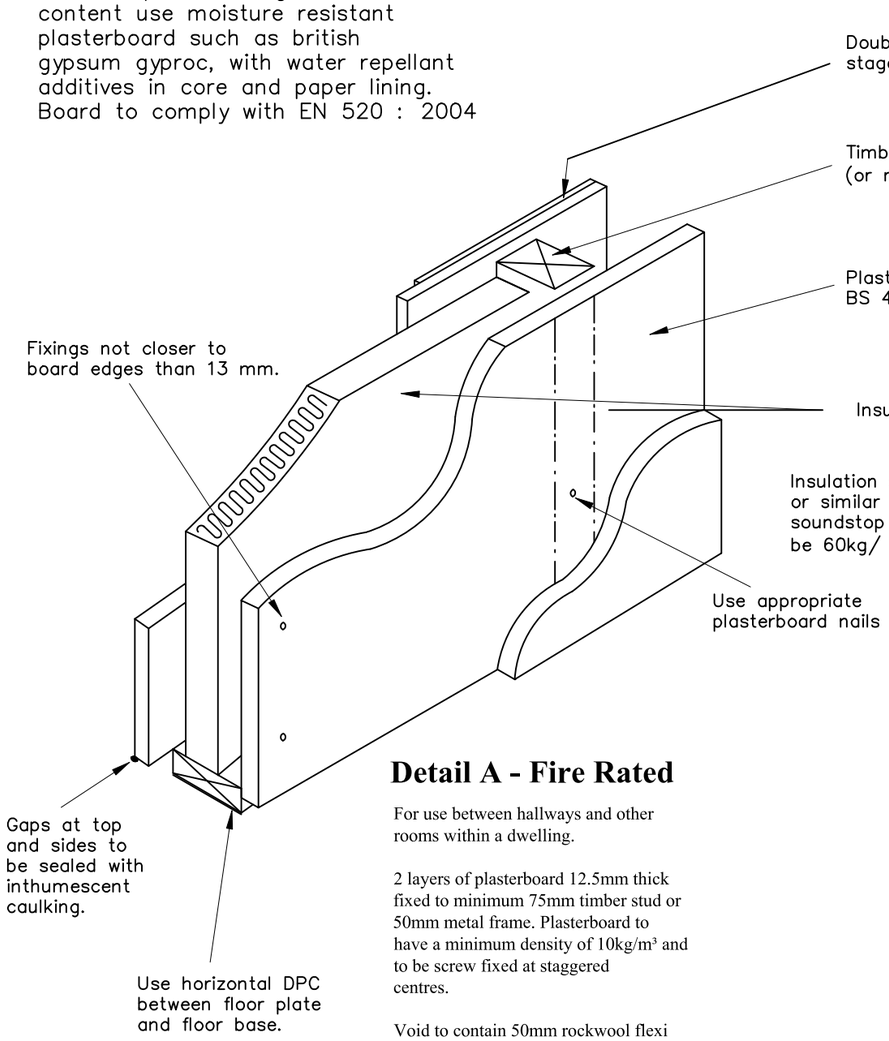
Note
In areas prone to high moisture content use moisture resistant plasterboard such as british gypsum gyproc, with water repellant additives in core and paper lining. Board to comply with EN 520 : 2004



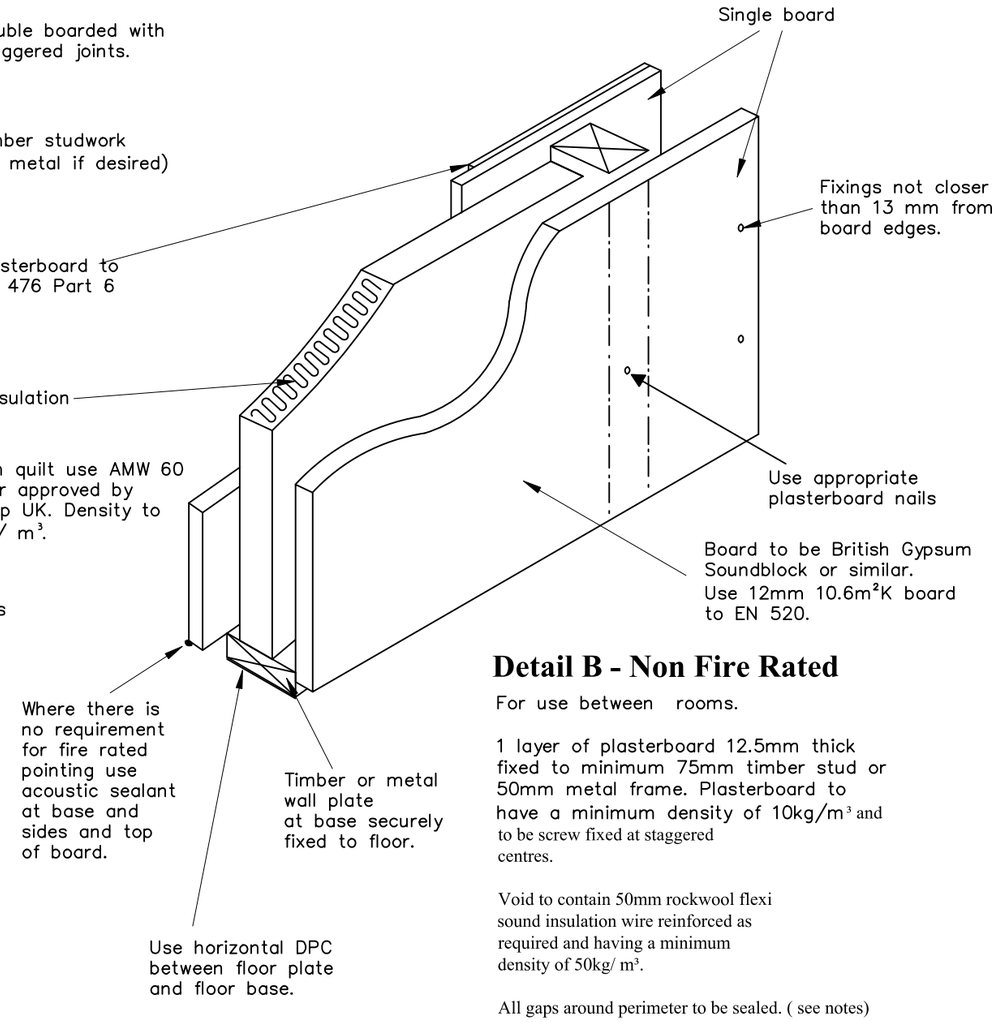
Detail A - Fire Rated

For use between hallways and other rooms within a dwelling.

2 layers of plasterboard 12.5mm thick fixed to minimum 75mm timber stud or 50mm metal frame. Plasterboard to have a minimum density of 10kg/m³ and to be screw fixed at staggered centres.

Void to contain 50mm rockwool flexi sound insulation wire reinforced as required and having a minimum density of 50kg/ m².

Wall to run continuously up to underside or floor above. I.E not terminate at suspended or false ceiling level.



Detail B - Non Fire Rated

For use between rooms.

1 layer of plasterboard 12.5mm thick fixed to minimum 75mm timber stud or 50mm metal frame. Plasterboard to have a minimum density of 10kg/m³ and to be screw fixed at staggered centres.

Void to contain 50mm rockwool flexi sound insulation wire reinforced as required and having a minimum density of 50kg/ m³.

All gaps around perimeter to be sealed. (see notes)

Wall and plasterboard cladding to run up to underside of ceiling.

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No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

FD30 — FD30
All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least ⅔ of way up door frame

SD — Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall

HD — Mains powered and interlinked operated heat detector with battery back up

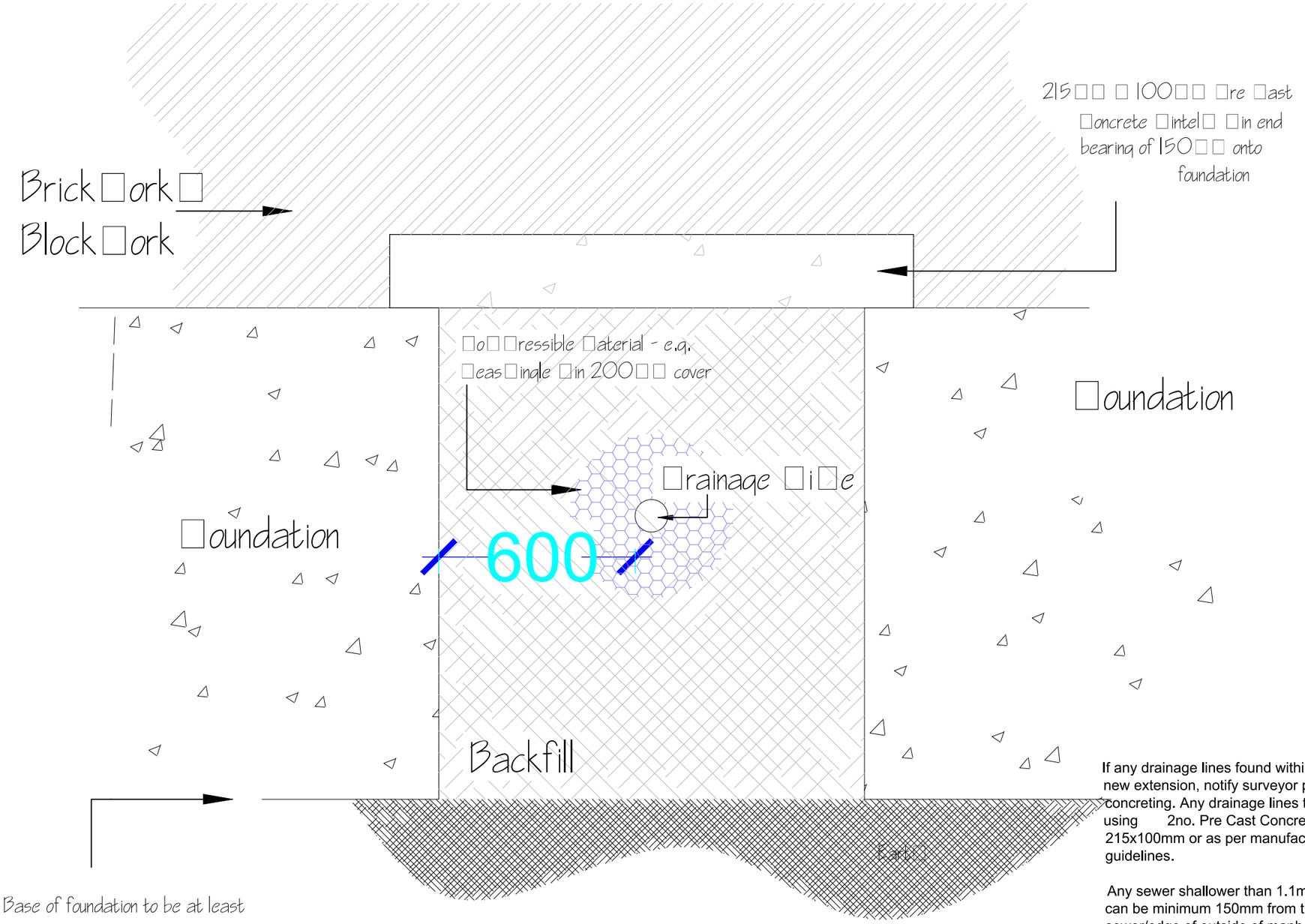
Ex — Extractor fan for shower room – 15l/s and Kitchen 30l/s to be taken through to run and expel externally

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepencies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

A-Z Building Services
A: Addlestone KT15
E: info@a-zbuildingservices.co.uk
T: 07969925562

DRAWING

CLIENT	PROJECT	DETAILS		CHECKED ·	APPROVED ·
	SINGLE STOREY EXTENSION		·	SCALE @A3	DATE
			DRAWING No.		REV A



If any drainage lines found within footprint of new extension, notify surveyor prior to concreting. Any drainage lines to be bridged using 2no. Pre Cast Concrete Lintels 215x100mm or as per manufacturer's guidelines.

Any sewer shallower than 1.1m, foundations can be minimum 150mm from the side of the sewer/edge of outside of manhole.

If drains deeper, than to be contacted accordingly. Min 150mm clearance from new foundations and public sewer, as well as edge of external manhole and proposed new foundations

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CLIENT

PROJECT
SINGLE STOREY EXTENSION

DETAILS

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REV
A