

Drainage:
All new drainage to be 100mm diameter Polypipe Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed pea shingle.
New gullies to be roddable with connection to existing drain.
Pipes passing through footings to be bridged using pre-stressed concrete lintels.
All new drainage passing under new extension to be encased in minimum 150mm concrete.
Foundations:
600 x 600mm concrete trench fill taken down to firm bearing strata at min 900mm below ground level. Foundations to be taken down to invert of any drain within 1000mm of excavation.
Partitions:
Partitions at ground floor level formed in 75 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides. Double joists under all partitions running in direction of joists.

Heating:
Mode of heating to extension as yet unknown if a new boiler to be fitted this is to have a Class A SEDBUK energy efficiency rating. NB All plumbing work to be carried out by GAS SAFE registered installer Hot water & heating systems to comply with Domestic Heating Compliance guide.
Flashings:
Code 4 lead stepped and straight flashings with DPC cavity trays over at all abutments.
Lighting:
One third of the primary light fittings in the proposed extension (minimum one) to be of a type which will only receive high efficiency lamps.

Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm². All windows adjoining a door or a glazed door or less than 800mm above floor to be in toughened glass to BS6206 or EN12150.
New and replacement windows and roof lights fully draught proofed & double glazed in Optiwhite (outer pane) 16mm argon filled air space with aluminium spacer bar with an inner pane of low emissivity 'k' glass to give a 'U' value of 1.6w/m²k or window energy rating band C certificates of compliance to be provided to building control on completion.
New windows to habitable rooms without alternative at least 1no opening light with a clear opening of 450 x 750mm. Top hung Windows to have assist arms and stays to keep up.

Ground Floor Construction Main:
18mm asphalt screed on 100mm concrete slab on visqueen 110mm Celotex XR4000 or equivalent floor insulation on 1200 gauge DPM lapped into DPC on 25mm sand blinding on consolidated hardcore. Provide 25mm ridged insulation to the edge of slab. Provide 100mm dia duct pipe through to air bricks with cavity trays over to vent any exg air bricks.
Garage Slab:
100mm thick concrete thickened to 350mm at garage threshold on 1200g DPM on sand blinding on 150mm consolidated hardcore.

External Walls traditional:
100mm brickwork outer leaf to match existing 50mm air gap with 50mm celotex CW4000 insulation to the cavity - 100mm thermalite block inner leaf dry lined in 9.5mm plasterboard and skim on Drywall dabs. Stainless steel double triangle wall ties (min 59mm embedment) 750mm horizontal c/c & 450 vertical c/c staggered and doubled up at all window and door reveals. Cavities to be closed at all reveals and at eaves - using Thermabate insulated cavity closers. NB all masonry below ground level to be in concrete common brick. DPC to be fixed at min 150mm above ground level. Provide cavity fill to 225mm below damp proof course.

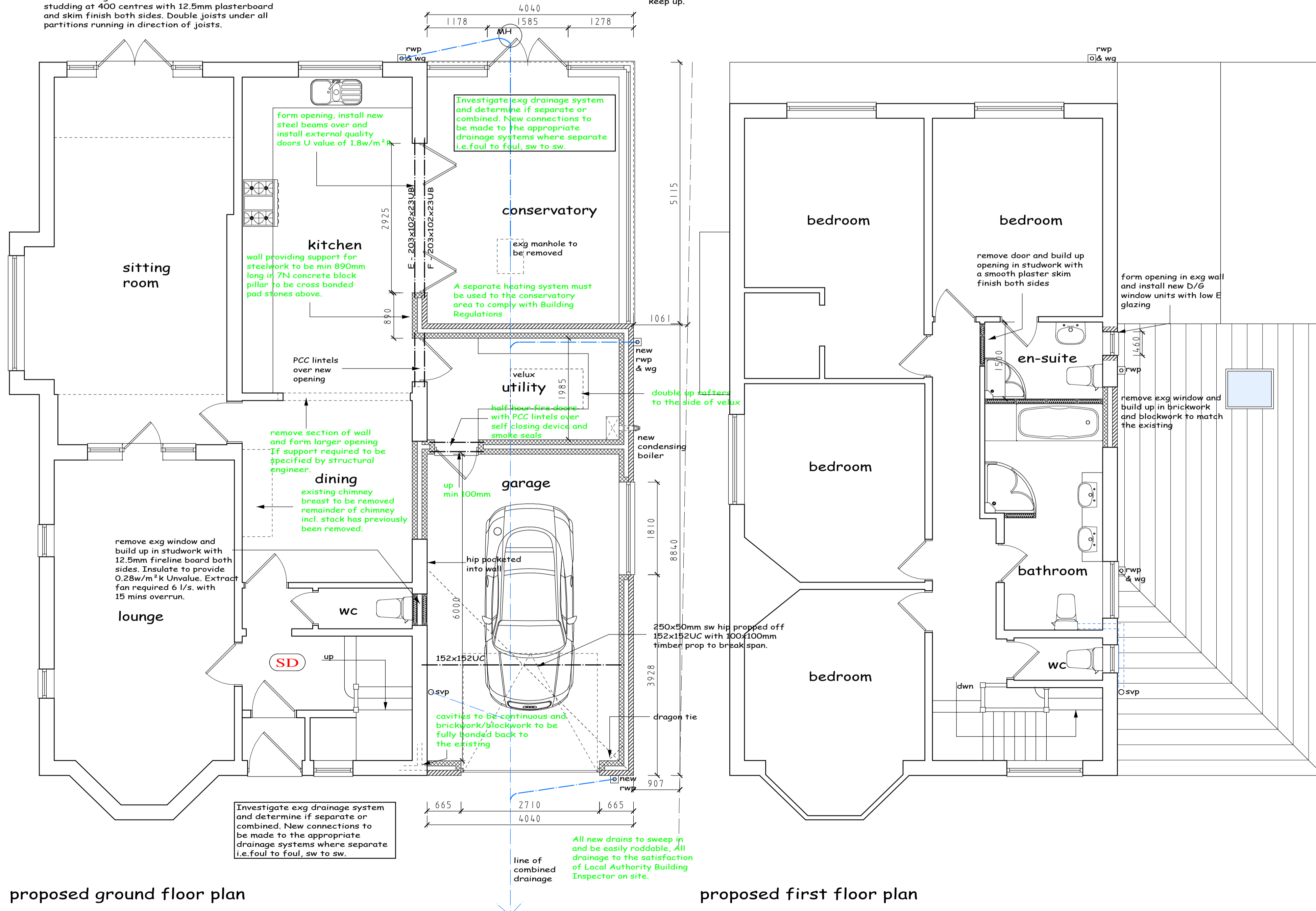
Ventilation:
Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5,000mm². Where opening restrictors are to be provided the opening lights to be increased in size to 1/10th of the room floor area. Wet room areas to be afforded mechanical extract ventilation using the following extract rates:
Kitchen 30 Litres/sec (adjacent to the hob)
60 Litres/sec elsewhere
Utility Room 30 Litres/sec
Bathroom 15 Litres/sec
Sanitary accommodation 6 Litres/sec.
In addition, controllable trickle vents with equivalent area of area of 2,500mm². All extracts to open air. Extractor to have minimum 15 mins over run.
Self-contained mains powered smoke detectors (rechargeable battery backed up) in accordance with BS5839-6: 2004 - Grade D - category LD3 standard to be provided to each level as indicated by 'SD' on floor plans. All alarms to be interlinked and wired to separate sub circuit on mains distribution board. Smoke alarms to be situated within 3.0m of bedroom doors and 7.5m of all other habitable rooms. NOTE - all smoke detectors are to be positioned so that they can be reached for maintenance and testing i.e. not over stairs etc.

Structural Steel:
All structural steel to be encased in a minimum 18mm Gypsum plaster to give minimum half hour fire protection.
APPROVED DOCUMENT L1 (2005)
From the 1st April 2005, All new and replacement natural gas and LPG boilers are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 88%. From the 1st April 2005 Oil fired boilers must have a minimum SEDBUK rating of 88%. Exceptional Circumstances permitting the installation of a Non-Condensing boiler. The installer must complete an 'Assessment Form' using the procedure described in the document 'Guide to the Condensing Boiler Installation Procedure for dwellings' (ODPM 2005) The declaration should be retained by the householder as it may be needed when the property is offered for sale. All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied by either:- An electrical installation certificate issued under a Competent Person Scheme has been issued; or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

Partitions:
Partitions at ground floor level formed in 75 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides. Double joists under all partitions running in direction of joists. All walls between WC & habitable rooms to have 50mm sound deadening insulation between.
Plumbing to new En-suite & WC:
WC to have 100mm connection to soil pipes. basin to have 75mm deep seal anti vac trap with 32mm diameter waste. All wastes bossed on to exg soil and vent pipe.
Flashings:
Code 4 lead stepped and straight flashings with DPC cavity trays over at all abutments.
Lighting:
One third of the primary light fittings in the proposed extension (minimum one) to be of a type which will only receive high efficiency lamps.

Main Roof Construction: Unvented Cold Roof
Smooth Marley Modern roof tiles (17.5deg. pitch with 100mm headlap on 38 x 25mm tanalised battens on Du Pont Tyvek breathable roof membrane 175 x 50mm sw rafters @ 400mm c/c. 150 x 50mm sw ceiling joists @ 400mm c/c. 100 x 50 sw hangers and 150 x 50mm sw binders. 250x500mm sw hip beams. 100 x 75 wall plates bedded on and strapped to blockwork @ 2000mm centres. 300mm Rockwool insulation laid in 2no layers between and across ceiling joists - pack eaves with insulation. Ceiling joists underdrawn 9.5mm plasterboard and skim.
Vaulted roof section.
Fix 100mm Celotex tuff R insulation tight between rafters ensuring 50mm air space is maintained over insulation. Fix 35mm Celotex insulation across rafters to eliminate cold bridging - 500 gauge visqueen vapour barrier over insulation - fix 12.5mm plasterboard through insulation to rafters using 65mm galvanized nails and finish with 3mm plaster skim.
Wall between garage and utility to be the same as external walls but with thermalite blockwork to both inner and outer wall. Wall to be taken up to the underside of the new roof structure and fully fire stopped. Fully insulated to provide Unvalue of 0.28w/m²k

Existing structure to be checked prior to commencement if suitable to deal with the additional loadings as a result of the works carried out.



proposed ground floor plan

proposed first floor plan

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulations Approval (DAS). All structural calculations are to be checked by structural engineer prior to construction.

All dimensions & details are to be checked on site prior to construction, any discrepancies reported to ExtensionsNW prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval is at the builders own risk. ExtensionsNW will not be held responsible for any problems arising.

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SCALE	1:50	DATE	Jan 11
DRAWN	JDJ	PP	BR
CUSTOMER			

PROJECT	Single Storey Extension
LOCATION	
LOCAL AUTHORITY	

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