

Electrical work carries out to BS 7671 & 7th edition wiring regulations. Electrician Part P self certified through scheme providers registered work with their body 30 days before building control completion inspection.

Structural Steel: All structural steel to be encased in a minimum 15mm gypsum plaster to give minimum half hour fire protection.

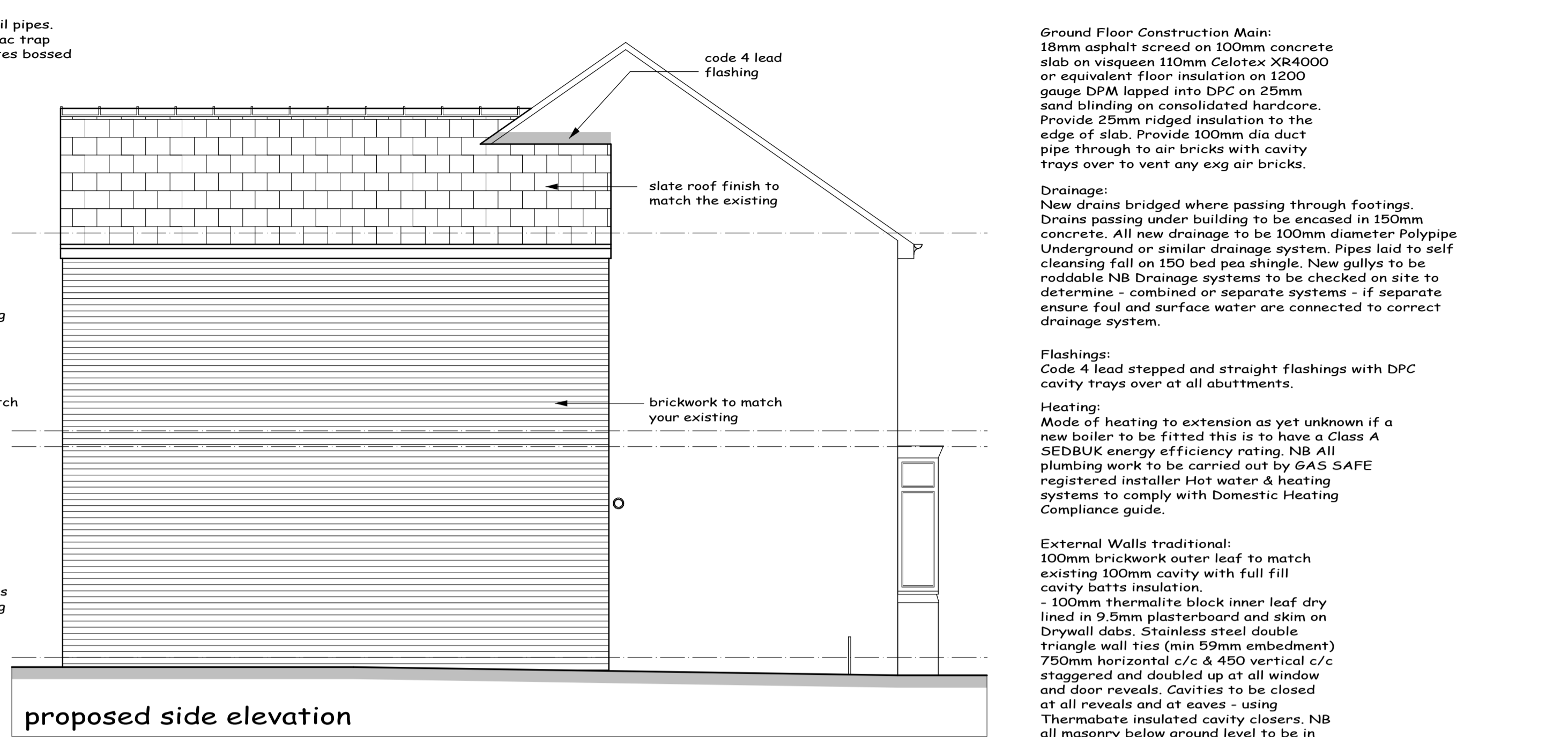
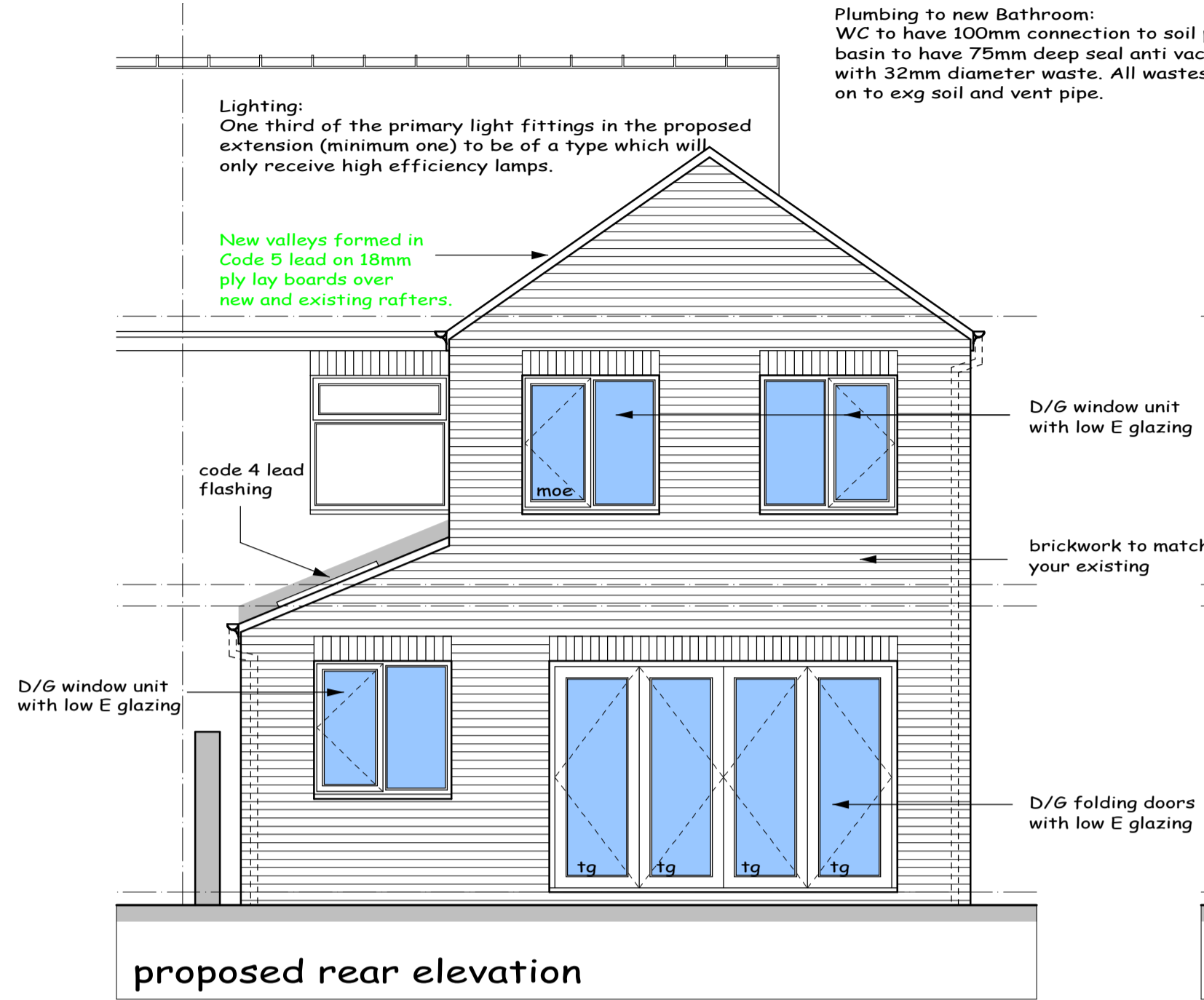
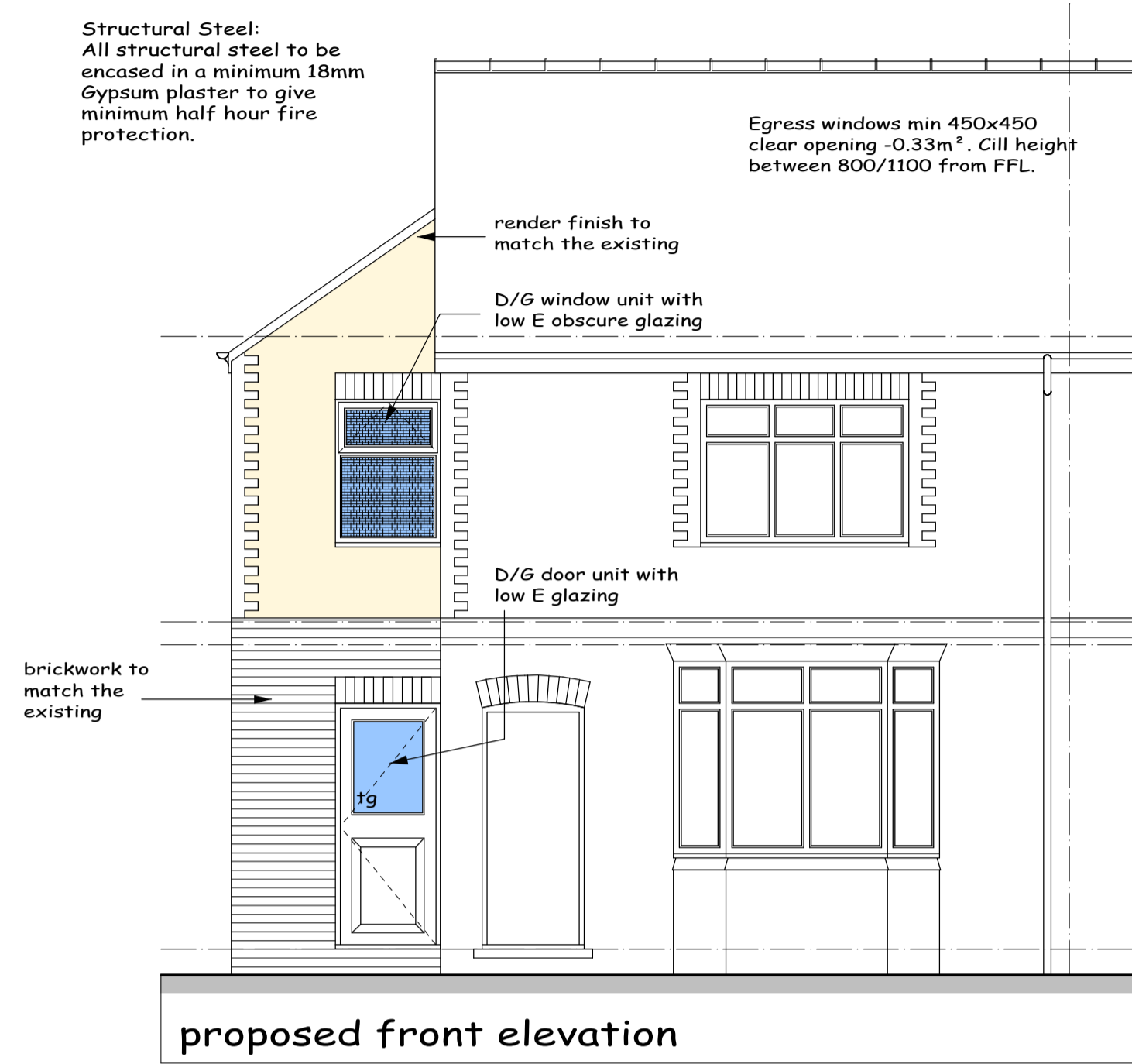
Foundations: 600 x 600mm concrete trench fill taken down to firm bearing strata at min 900mm below ground level. Foundations to be taken down to invert of any drain within 1000mm of excavation.

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. All walls between WC & habitable rooms to have 50mm sound deadening insulation between.

Plumbing to new Bathroom: 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.

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.

New valleys formed in Code 5 lead on 18mm ply lay boards over new and existing rafters.



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 bedding 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.

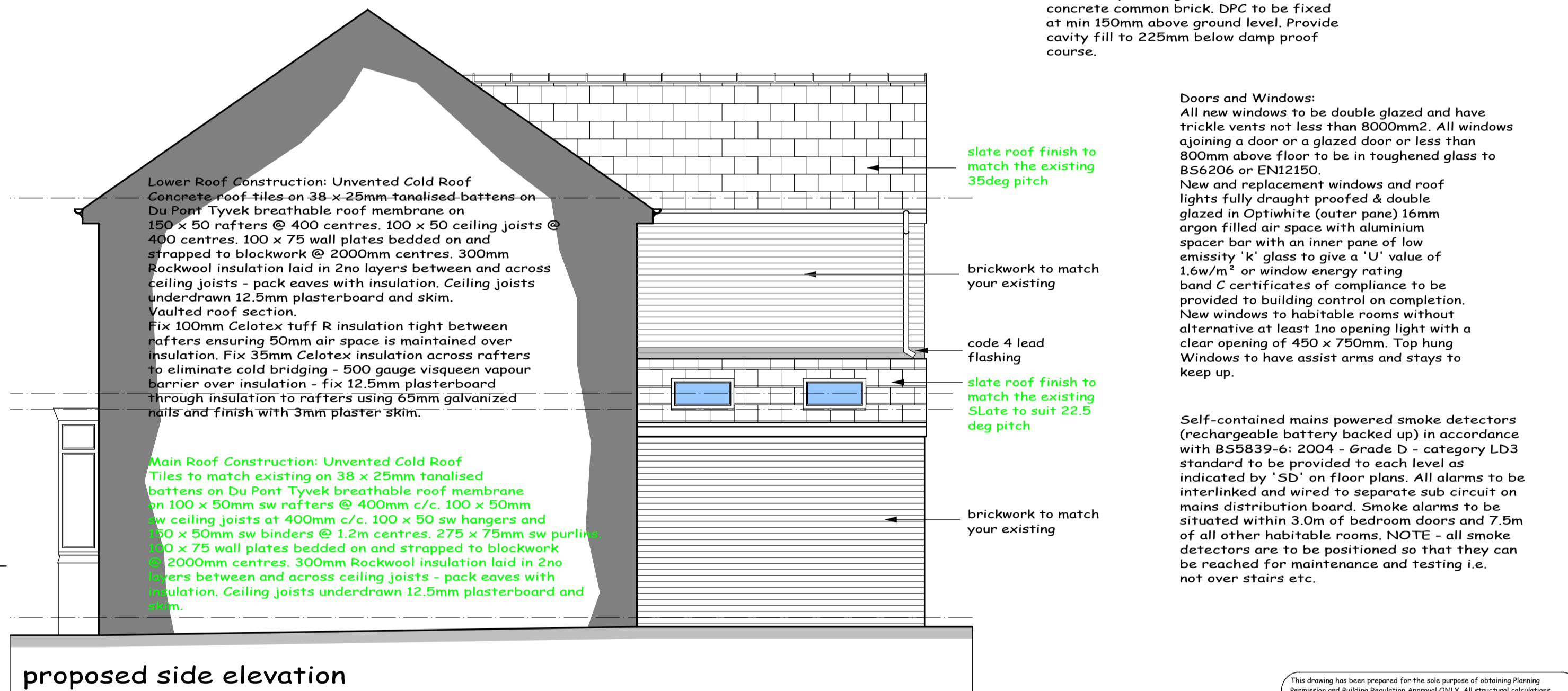
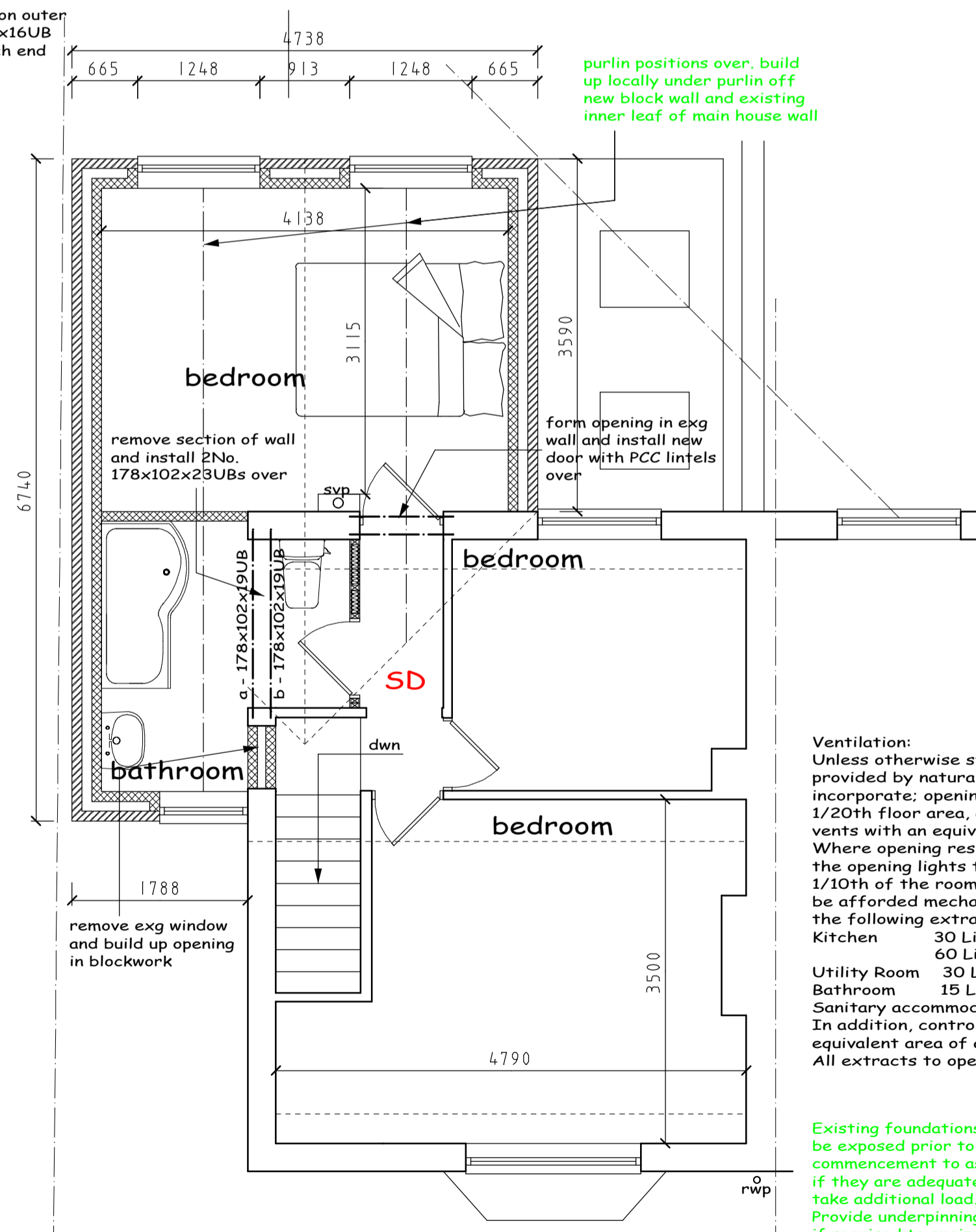
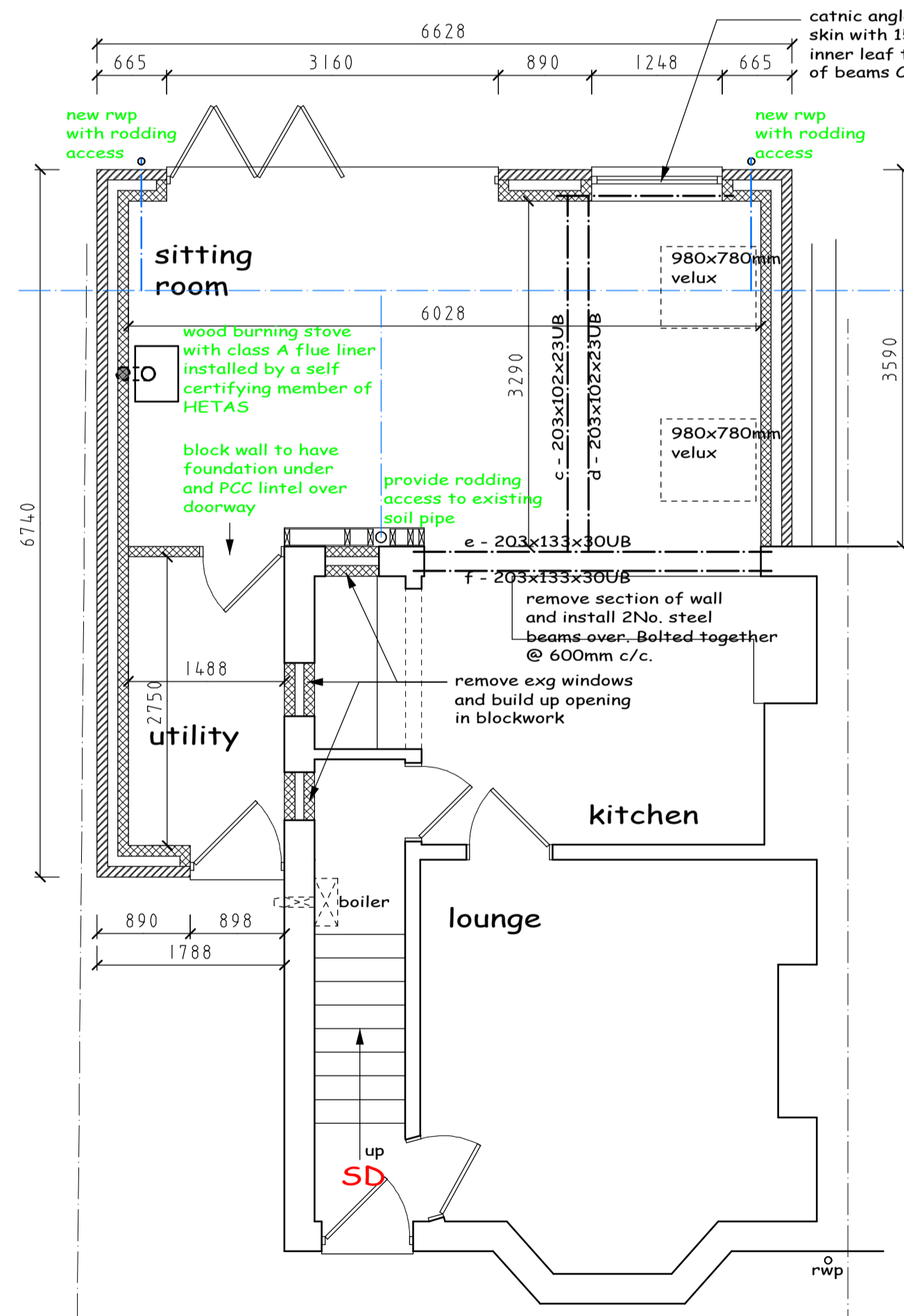
Drainage: New drains bridged where passing through footings. Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter Polypipe Underground similar drainage system. Pipes laid to self cleansing fall on 150 bed pea shingle. New gullies to be roddable NB Drainage systems to be checked on site to determine - combined or separate systems - if separate ensure foul and surface water are connected to correct drainage system.

Flashings: Code 4 lead stepped and straight flashings with DPC cavity trays over at all abutments.

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.

External Walls traditional: 100mm brickwork outer leaf to match existing 100mm cavity with full fill cavity batts insulation. - 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.

Investigate exg drainage system and determine if separate or combined. New connections to be made to the appropriate drainage systems where separate i.e. foul to foul, sw to sw.



Doors and Windows: All new windows to be double glazed and have trickle vents not less than 800mm<sup>2</sup>. 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/m<sup>2</sup> 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. Tap hung Windows to have assist arms and stays to keep up.

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.

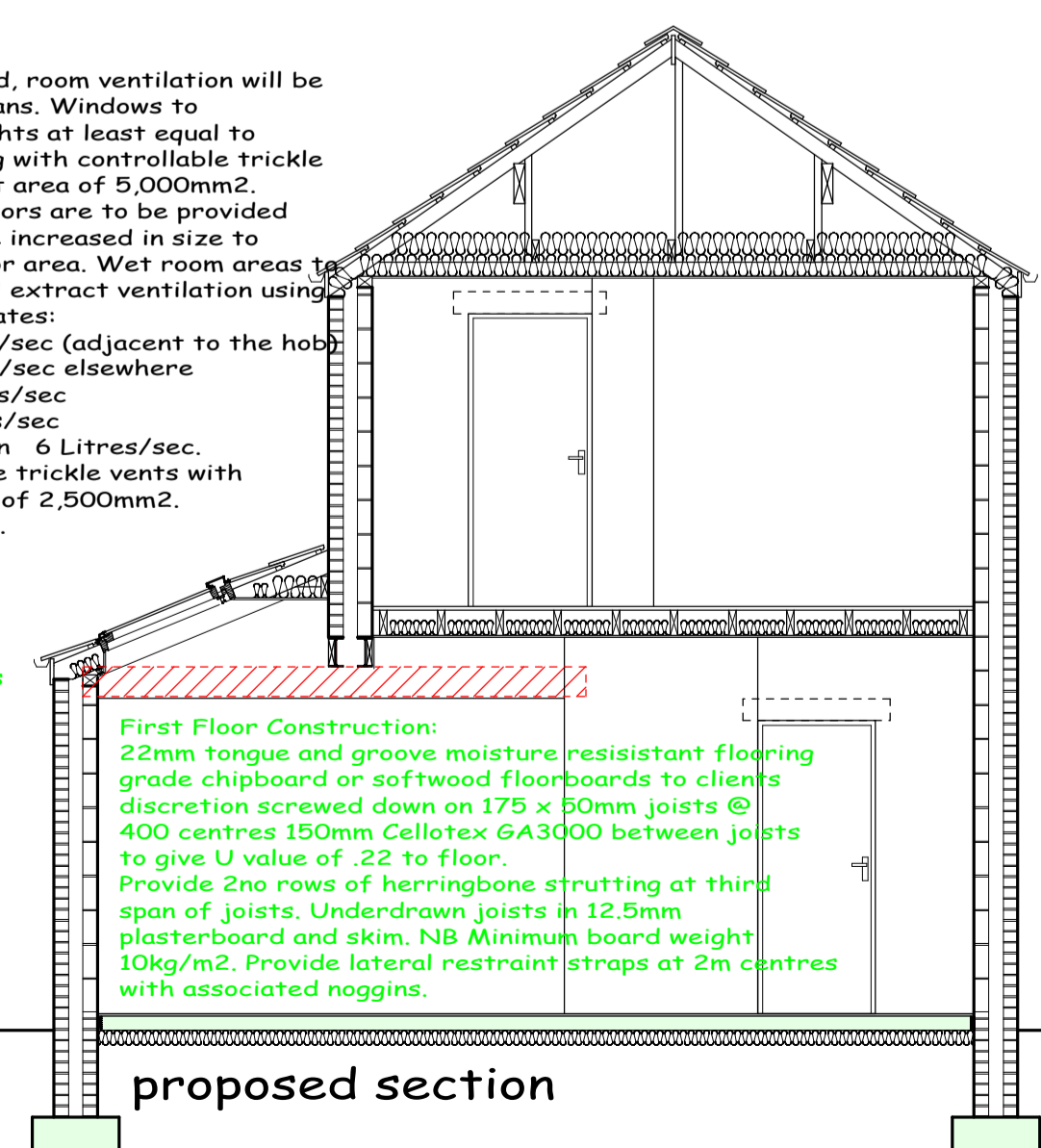
Ventilation: Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate: opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5,000mm<sup>2</sup>. Where opening restrictors are to be provided the 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 2,500mm<sup>2</sup>. All extracts to open air.

Existing foundations to be exposed prior to commencement to assess if they are adequate to take additional load. Provide underpinning if required to engineers design.

Primary and secondary heating systems (new and replacement installations)

Primary - main heating and hot water system e.g. main boiler; secondary - localised heating provisions e.g. gas fire/ solid fuel fire / stoves. Both types of appliances efficiency and controls, whether as a new installation or replacement for an existing system must be designed, installed and commissioned in strict accordance the 'Building Services Compliance Guide' published by the department for communities and Local Government. You are advised to check with the boiler manufacturer as to the appropriate controls to be used to achieve Approved Document L1 compliance to avoid system problems. (see appropriate extract)  
Requirements for certain Gas and Solid Fuel Appliances are included below - for systems not covered fully comply with the 'Building Services Compliance Guide'. (Available on 'TMBC's Building Control Web Page')  
Any new gas boiler to be minimum 90% SEDBUK Condensing wall mounted with balanced flue/stainless steel guard to outlet.  
Lighting: (Energy Saving Provisions)  
To any new wiring system or when REWIRING an existing lighting system - install energy efficient light fittings as follows. (NOTE: Fluorescent or compact fluorescent light fittings meet this standard. GLS tungsten lamps with bayonet caps or screw bases or tungsten halogen lamps are not acceptable).  
Fixed Internal Lighting: Install energy efficient light fittings that only take lamps having a luminous efficacy greater than 45 lumens per circuit-watt (power consumed) and a total output greater than 400 lamp lumens. Light fittings with supplied power less than 5 circuit-watts are excluded from the overall count of total light fittings below: i.e. pin base fitting only to ensure only energy efficient fittings can be replaced. Provisions: Not less than 3 per four of ALL the light fittings in the main dwelling spaces (excluding infrequent accessed storage spaces and cupboards).

NOTES:  
a) Be careful when considering the use of mains frequency fluorescent lighting in garages, as they can cause strobing issues with machine tools and vehicles.  
Fixed External Lighting (Excludes flats common areas and other communal access-way lighting):  
Provisions:  
a) EITHER: lamp capacity not to exceed 100 watts per light fitting and fitting to have automatically daylight and motion sensor fitted or  
b) Fittings to have sockets capable of only using lamps with an efficacy greater than 45 lumens per circuit-watt fitted with automatic daylight sensors and must be switched controlled.



This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulations Approval (DMS). 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 builder's own risk. ExtensionsNW will not be held responsible for any problems arising.

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DATE	

SCALE	1:50	DATE	Oct 12
DRAWN	JDJ	PP	BR
CUSTOMER			

PROJECT	Two storey extension
LOCATION	
LOCAL AUTHORITY	

**Extensions**  
3 Clifton Street, Buxton, Derbyshire, S18 8BZ  
Tel: 01768 23118 Mob: 0766448495  
Web: www.extensionsnw.co.uk E-mail: jpc@extensionsnw.co.uk

JOB No.	
REV.	