



existing section

proposed section

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, 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 and new soil and vent pipe.

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.

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 or 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.

Existing lintols:
All existing lintols to be checked for suitability and replaced with approved Catnic insulated lintol to suit situation.

Double Glazing:
All double glazed units to be Argon filled to achieve U value of 1.8/M2k

Safety Glazing:
All door, windows adjacent to doors and all glazing below 800mm above floor level to be glazed using toughened glass to comply with current British

Means of Escape:
New windows to habitable rooms without alternative exits must include at least 1no opening light with a clear opening of 450 x 750mm.

Existing foundations to be exposed and inspected by Local Authority Building Control Officer for suitability to take additional loading prior to commencement.

Structural Steel:
All structural steel to be encased in a minimum 18mm Gypsum plaster to give minimum half hour fire protection.

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.

External Walls traditional:
100mm brickwork outer leaf to match existing 50mm air gap with 50mm cellotex CW4000 insulation to the cavity - 100mm thermalite HI-strength 7 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.

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/m² 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.

First Floor Construction:
18mm tongue and groove moisture resistant flooring grade chipboard or softwood floorboards to clients discretion screwed down on 225 x 75m joists @ 400 centres 150mm Cellotex GA3000 between joists to give U value of .22 to floor.
Provide 2no rows of herringbone strutting at third span of joists
Underdrawn joists in 12.5mm plasterboard and skim. NB Minimum board weight 10kg/m2

Main Roof Construction: Unvented Cold Roof
Tiles to match existing on 38 x 25mm tanalised battens on Du Pont Tyvek breathable roof membrane on attic trusses by specialist contractor @ 600mm c/c. 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.

Basement Staircase:
Total rise - 2420mm. 12no risers at 201mm - goings in straight flight 226mm. Maximum pitch 42deg with minimum head height of 2000mm measured vertically off pitch line. Handrails fixed at 900mm off pitch line throughout flight. Balustrading to be fixed around stairwell @ ground floor level @ 900mm above floor - vertical spindles @ max 100mm centres. Stairs to be underdrawn in 12.5mm plasterboard and skim.

Ground Floor Staircase:
Total rise - 3000mm. 14no risers at 241mm - goings in straight flight 226mm. Maximum pitch 42deg with minimum head height of 2000mm measured vertically off pitch line. Handrails fixed at 900mm off pitch line throughout flight. Balustrading to be fixed around stairwell @ ground floor level @ 900mm above floor - vertical spindles @ max 100mm centres. Stairs to be underdrawn in 12.5mm plasterboard and skim.

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.

NOTE: Due to risk of flooding no direct connection of plumbing to be made to drains. New gully to be external to building and fitted with anti flood valve.

Basement external walls:
Provide Oldroyd Xv membrane fixed to exg wall with Oldroyd brick plug with compression seal, all taped up with Oldroyd overseas tape 75mm. Provide a metal frame studwork system to the front with 75mm Kingspan Kooltherm K17 insulation with skim finish. Continue tanking around internal walls to prevent bridging of system.

Basement floor:
Provide Oldroyd Xv membrane over exg slab with 80mm celotex RXR insulation and 18mm flooring grade chipboard over. Provide 150mm pea shingle channel around the perimeter of the floor with Oldroyd Aquadrain Perimeter drain running into a sump, pumped out into a surface water drain.

Basement Internal Walls:
Batten out exg external and internal walls which separate heated habitable space from un-heated or external space with 50 x 50mm sw battens, 50mm celotex RXR insulation fixed between with 12.5mm plasterboard and skim finish.

Partitions:
Partitions at ground and first floor formed in 75 x 50mm studding at 400 centres with 9.5mm plasterboard and skim finish both sides.

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.

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

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Printed on 02/05/2023
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DATE			
SCALE	1:50	DATE	Aug 11
DRAWN	JDJ	PP	BR
CUSTOMER			
PROJECT 1st Floor to Bungalow			
LOCATION			
LOCAL AUTHORITY			

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JOB No. _____ REV. _____