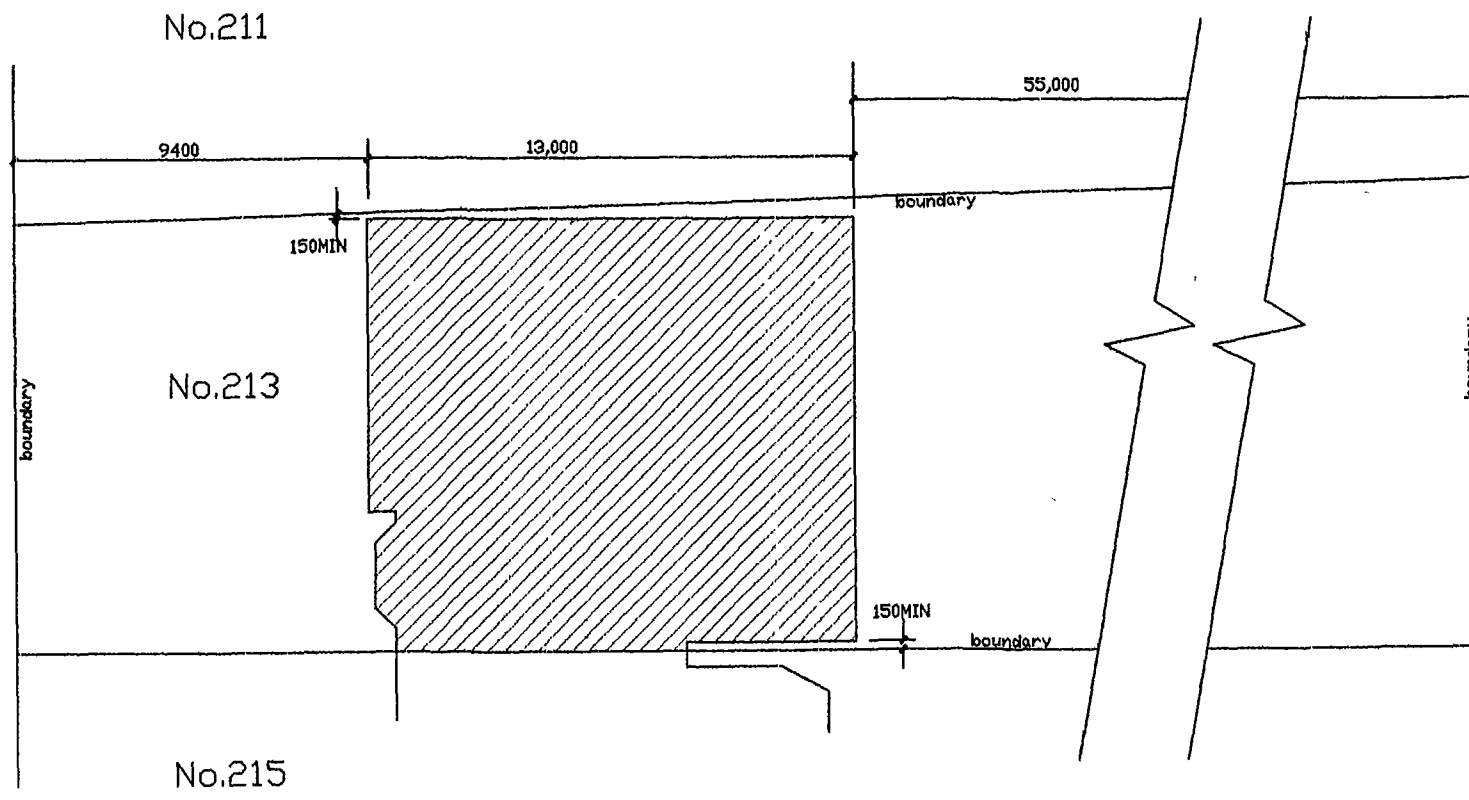


PEEL HALL ROAD

WALKWAY



BLOCK PLAN

SCALE: 1:200

0 1 2 3 4 5 metres
SCALE: 1:200

GENERAL

all work to be completed to the satisfaction of the Building Inspector and in accordance with the latest Building Regulations.

unless otherwise stated, all dimensions are in millimetres and drawing scales are as shown on the plans. do not scale directly off the plan.

Thermal Insulation properties of all new fabric/area - max U values (W/m²K):
external walls 0.26
roof 0.18
floor 0.22
windows 1.60
doors 1.60

consideration to be given to improving on the thermal properties above.

WALLS

below ground level new walls to be built of trench block or class B engineering brick, brickwork up to gl to be engineering brick.

Hyload dpc to be laid to full thickness of the walls (not to bridge cavity) and 100 min lap onto existing, close cavities around external openings with Tremcor Insulated cavity closures (or similar).

Internal walls to be dense 1900 - 2250 kg/m³ block, outer walls to be facing brick to match existing - colour and texture.

FOUNDATIONS

actual depth (900 min) dependant on site conditions and agreed with the Building Inspector and in accordance with NHBC tables (relating to proximity of any trees). concrete founds to be C25 grade and to bear on stiff clay with loadbearing capacity 100kN/m².

exist. founds checked for suitability to take increased loads and agreed with the Building Inspector - under pinning may be necessary.

actual depth of new founds dependent on site conditions agreed with Building Inspector. depth to be taken down to invert level of drain where within 1000

Note: once founds are dug and any exist. drains exposed, drains passing through new walls to be sleeved over (50 bigger in dia than drainage pipe) before concrete is poured. new drains to be 110pvc and laid to manufacturers instructions. drains passing through new work bridged with rc lintels, drains that become redundant to be capped off.

HEATING

there is an existing combi boiler installed that may be re-sited or replaced with a new energy efficient combi boiler should the existing boiler not have the capacity to deal with the increased heat load (by a Gas Safe Registered installer / engineer). new sized radiators are to be fitted - including TRVs - off the boiler that has a controlled interlock. the siting of the flue to be agreed on site with the Building Inspector.

DETECTION

smoke detection to be provided to all key circulation areas (e.g. landing and hall) and to be hard wired with battery back-up

Sanitary

32/ 40 waste pipe from HBs (with rodding access and 75 trap) connected to soil pipe. Shower and sinks to be connected with 50 dia pipes (75 traps), actual discharge routes to svp to be confirmed on site with the Building Inspector. WCs fitted with trap and discharge via 100 pipe into (with rodding facility - high and low level). waste pipes from utility appliances to be 50 with 75 traps, HB fitted with anti-scaled device. waste pipe from sink to be 40/50 dia with 75 ds trap

ELECTRICS

lighting to comply with Part L - fixed energy efficient lighting, all electrical installation to be carried out by a NICEIC contractor and to provide a Part P certificate on completion of the work. the work to include a mains powered (with battery back up) interconnected smoke detection in circulation spaces.

DRAINAGE

should under pinning be necessary, sleeve over any existing drains before concrete is poured - sleeve to be 50 bigger in dia than the drain.

position of all drains shown on the plans are indicative only and may need to be changed dependant on site conditions after being exposed - all agreed on site with the Building Inspector.

new drains to be connected to existing to be 110 dia and in accordance with manufacturers instructions. any new drains that need to pass through foundations to be bridged with rc lintels. new drains to be vitrified clay or upvc and laid to a min of 1:60 fall and on a bed of 150 P gravel.

new foundations taken down to invert level of drain (minimum) where within 1000.

new drains to be uPVC or vitrified clay laid to a min of fall of 1:60 and laid on a bed of 150 P gravel

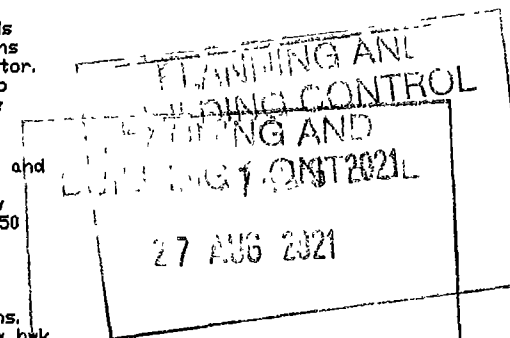
JOINERY

should it be necessary to replace / re fit any 1st floor floor joists, these to be supported at walls using hangers or built in hangers to comply with BS6178 Part1, 1999 and ensure that hangers and inner wall are compatible (strengths). ensure that the back plates are vertical and flush to the wall and that the joists are cut to length with a max tolerance of 6mm - to manufacturers instructions.

built in joists to inner leaf of cavity to have mortar around each joist perimeter and to be struck or recessed and that the joint between the masonry and the timber is carefully pointed with silicone mastic.

lateral restraint support to the 1st floor floor joists using tension straps of 30x5 ms at least 1200 long (across three joists) and held tight against masonry wall - straps 2000 ctrs.

double joists under stud walls.



PROJECT

213 PEEL HALL RD,
WYTHENSHAW
BLOCK PLAN
& NOTES
As shown. Unless
stated, all
dimensions are mm
JS/MB -
05/08/2021
CTT/21/08/04

SINGLE STOREY REAR & SIDE EXTENSION
& GARAGE CONVERSION & EXTENSION

SITE
TITLE
SCALE
DRAWN
DRAWING No.



TEL: 07746927817
E: info@plans-4-u.co.uk