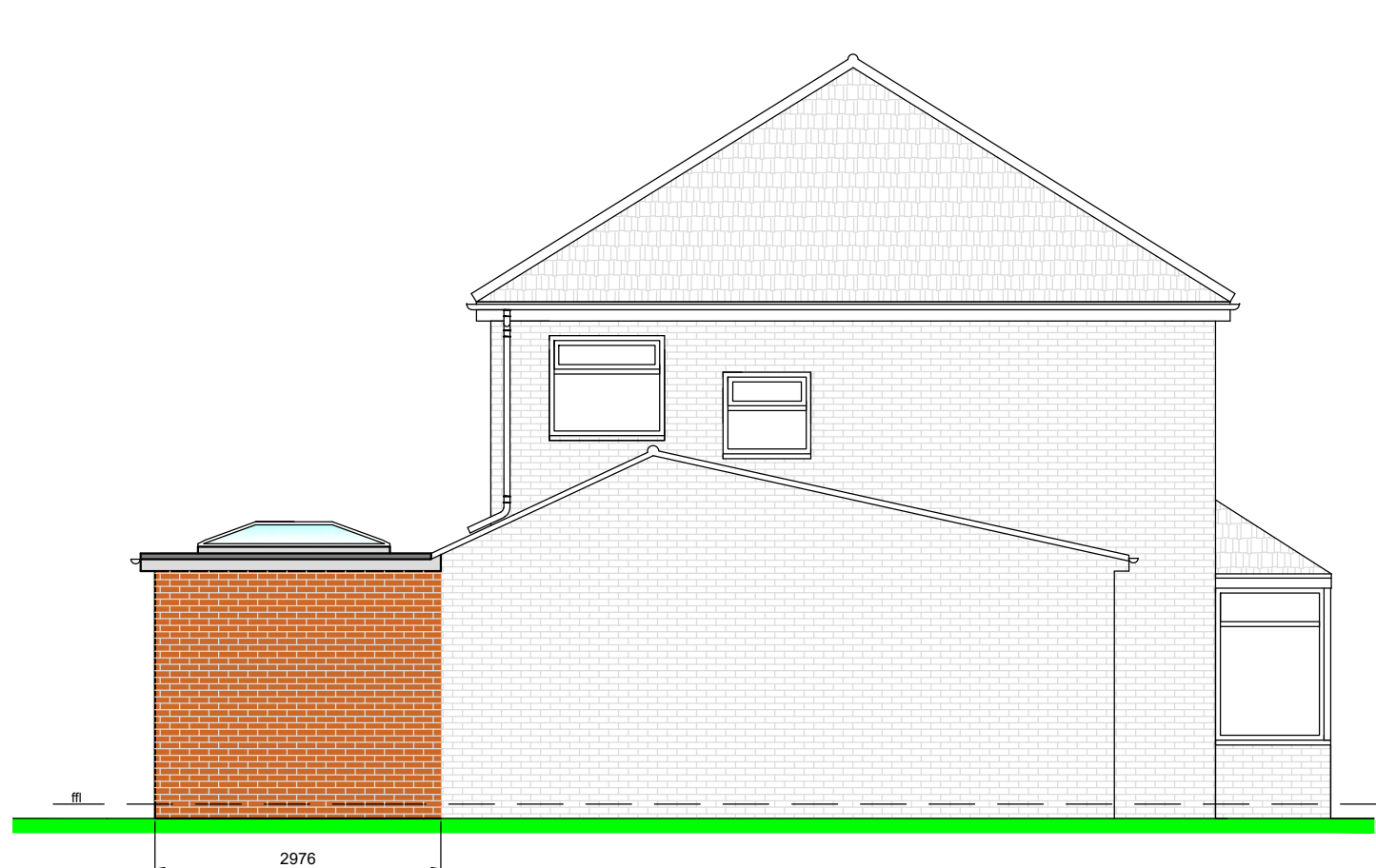




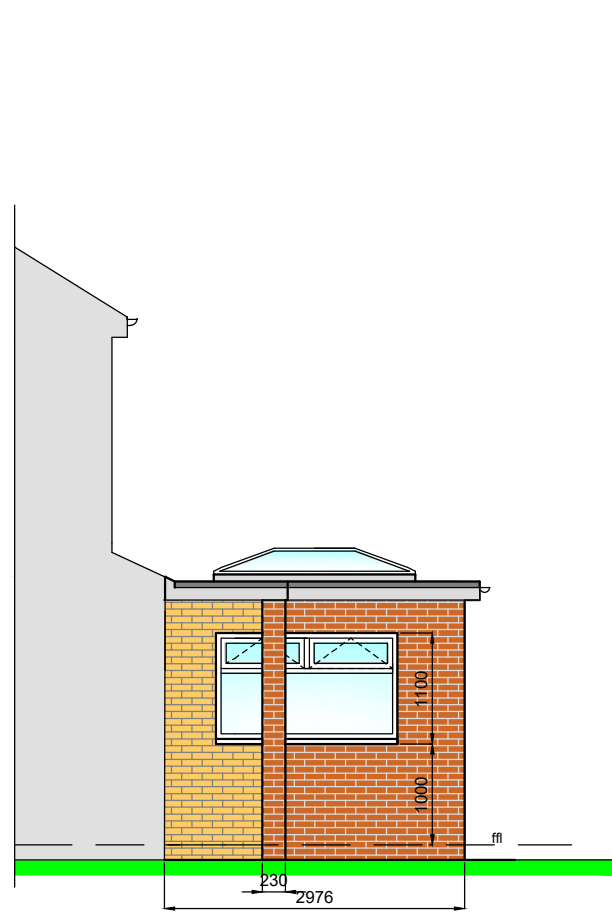
Existing Rear Elevation



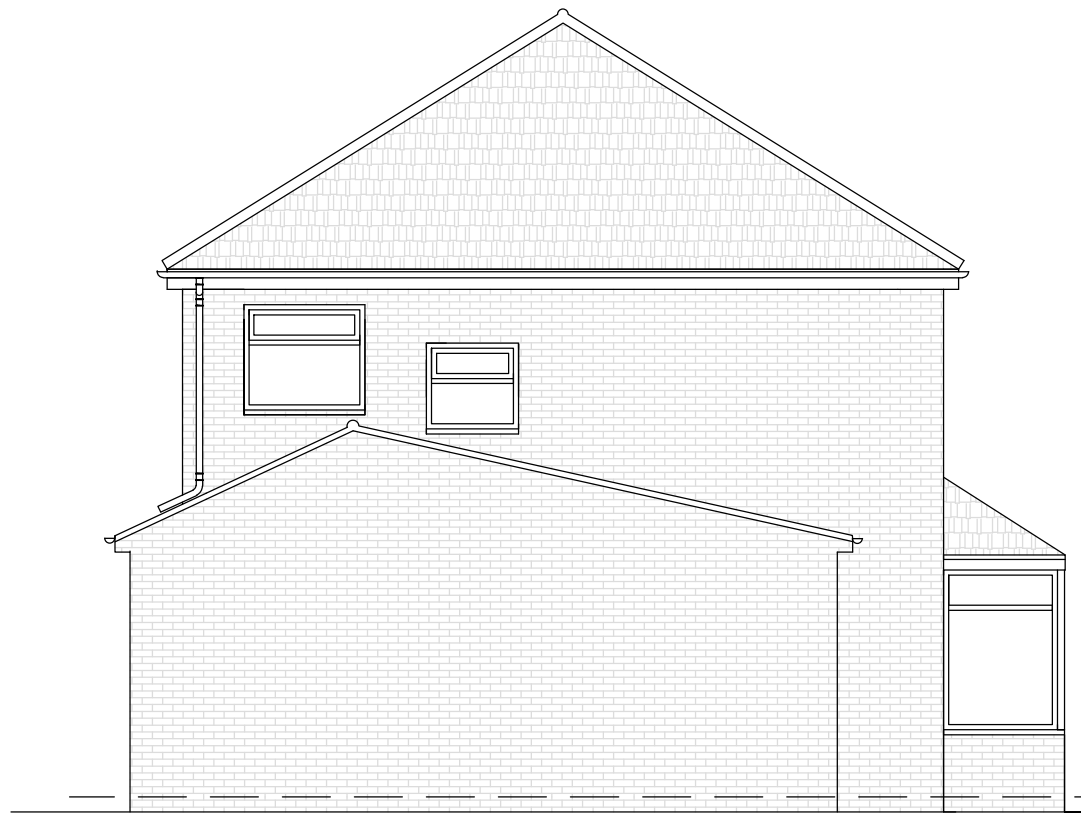
Proposed Rear Elevation



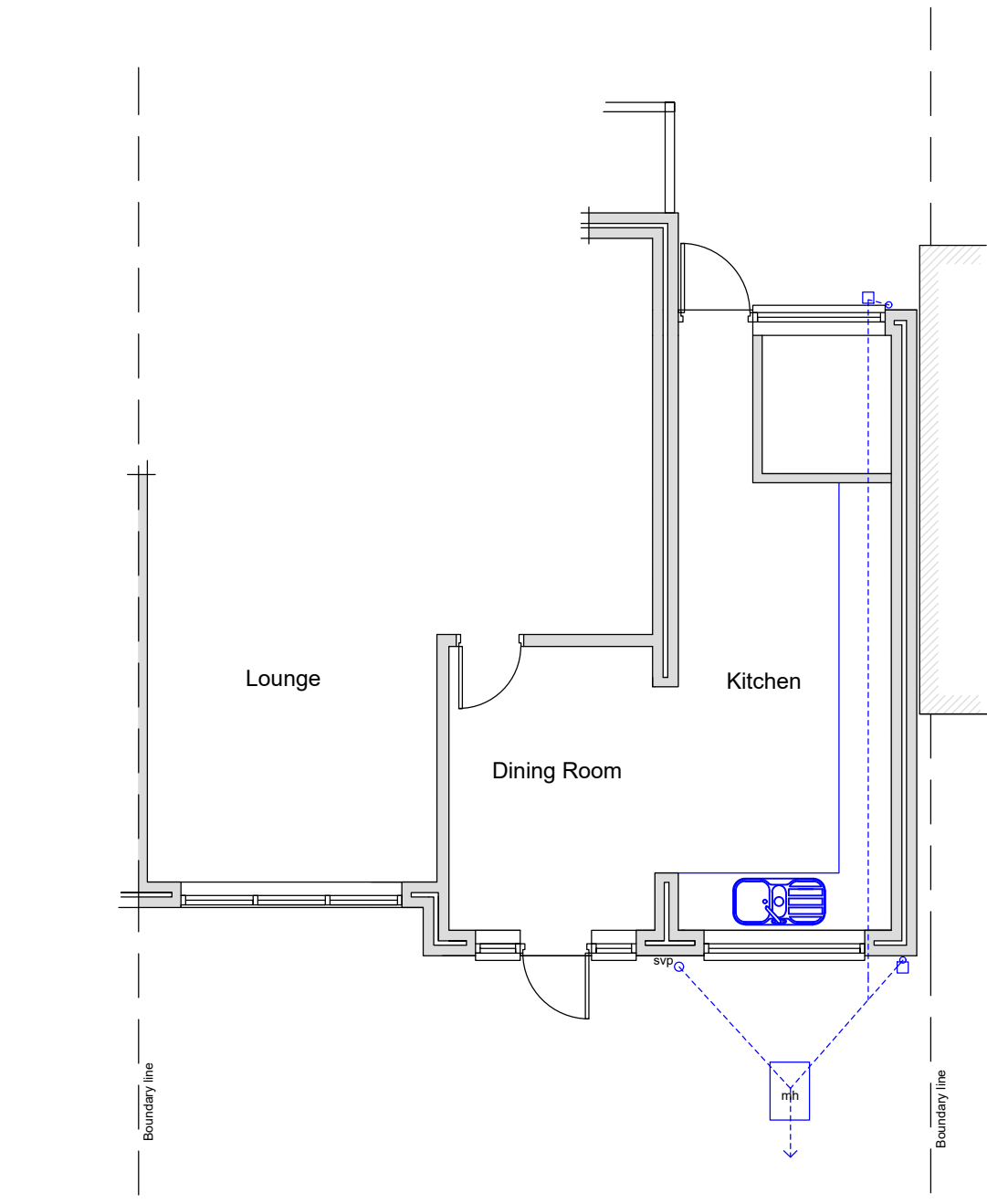
Proposed Side Elevation



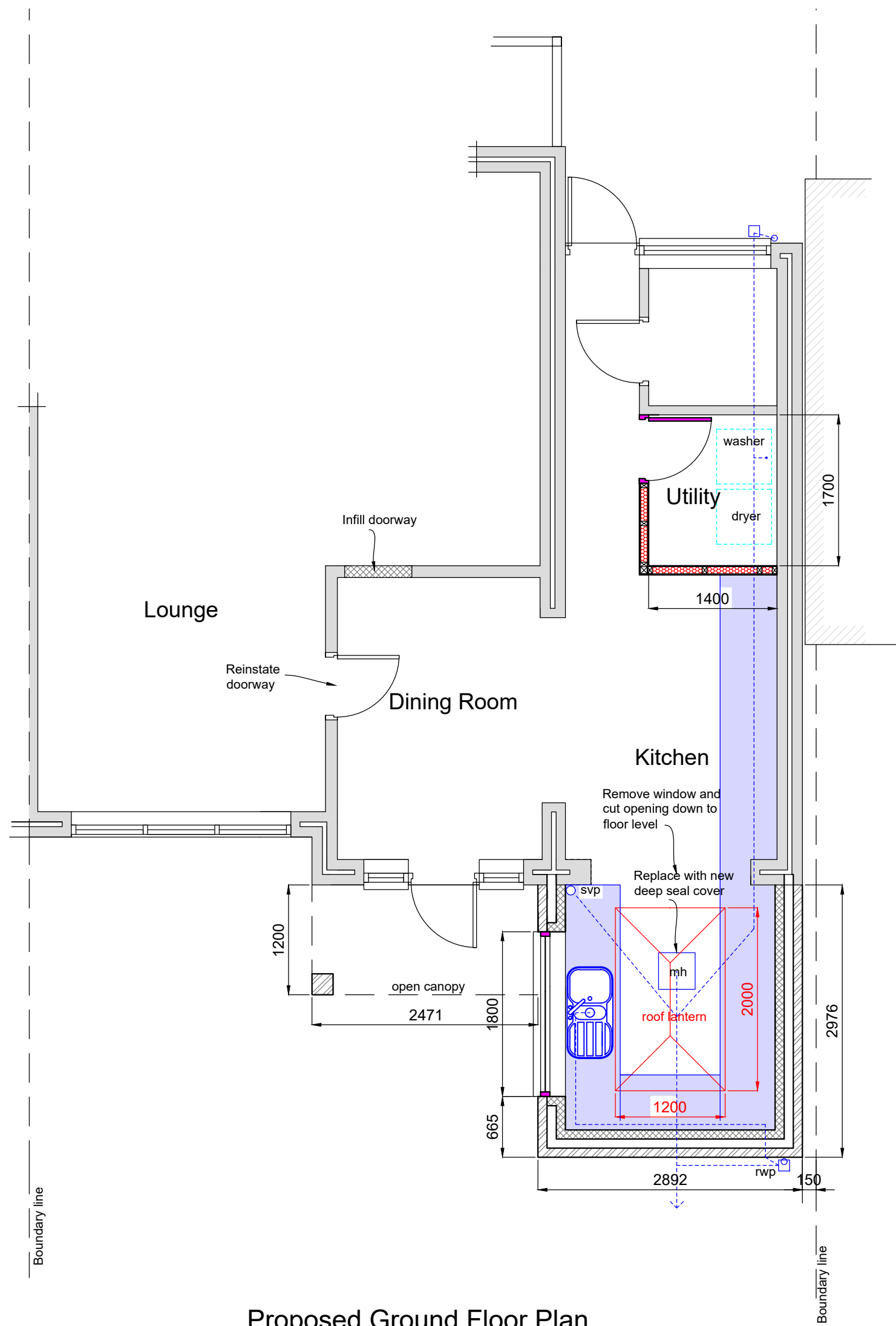
Proposed Side Elevation



Existing Side Elevation



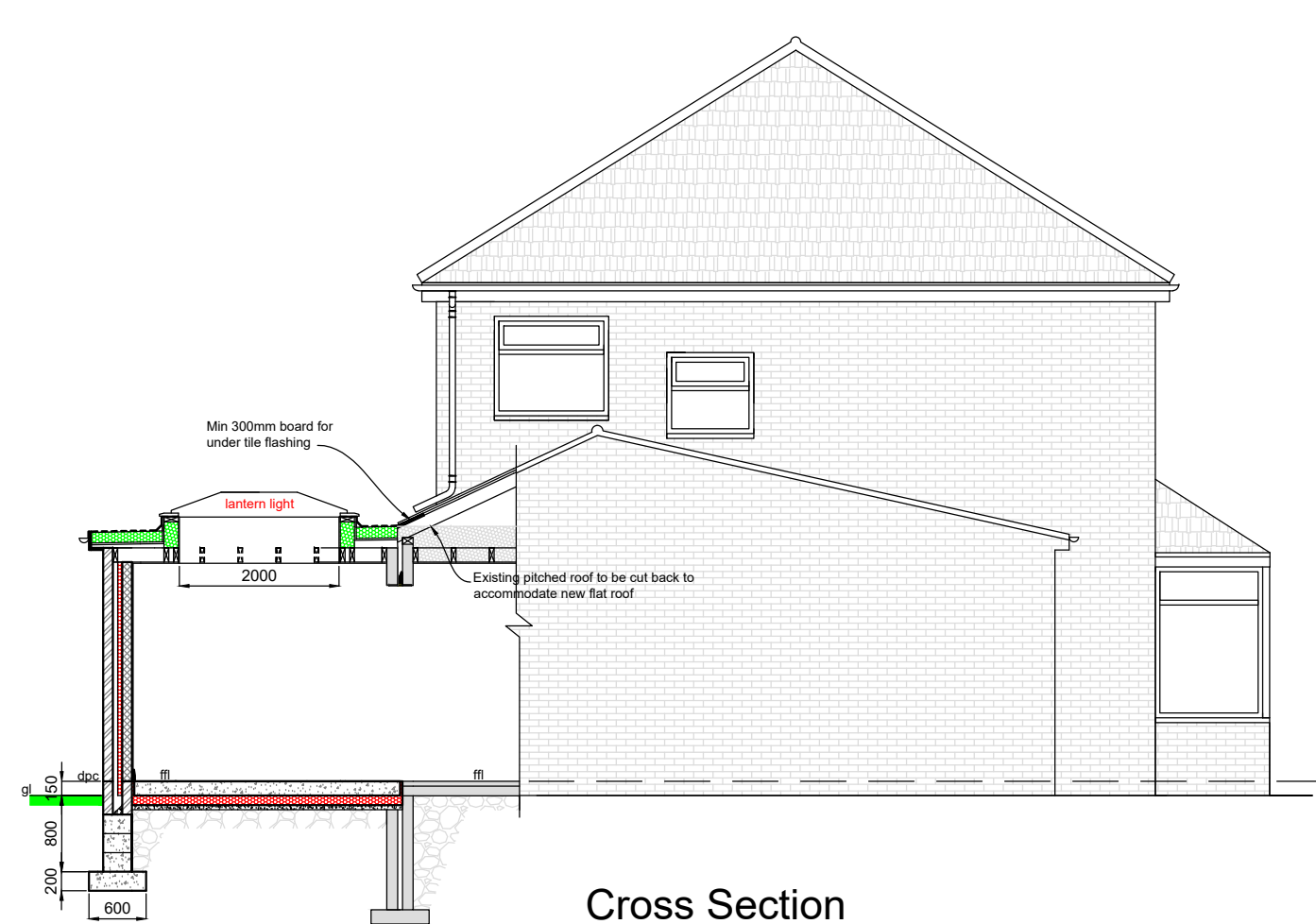
Existing Ground Floor Plan



Proposed Ground Floor Plan



Site Location



Cross Section

Flat Roof (Warm Roof)

EDPM single membrane finish fully adhered to 18mm OSB decking on 150mm thick Kingspan Thermafloor TR26 LP on 100kg vapour check barrier as BS6229:2003 on 18mm ply decking on timbers to give a 1m 1m 60 cross fall on 150 x 50 (C16) roof joists at 400mm centres and 12.5mm plasterboard and skim ceiling. All to achieve a U Value of 0.15W/m2K.

Windows And External Doors:

Windows are to provide minimum opening lights equal to 1/20 (5%) of the floor area of the room served and provide, minimum background ventilation via controlled trickle ventilators to achieve 4000 sq mm in the kitchen and bathroom windows and 8000 sq mm to all other habitable rooms. Part of the ventilation opening must be 1.75m above floor level.

The windows are to be glazed with 24mm (4:16:4) sealed double glazed (low-e: emissivity of 0.05) units (Argon filled) with a maximum 'U' value of 1.6 w/m2K, or a window energy rating of Band D or better. All glass shall be in accordance with BS 6262:1978. Obscure glazing is to be provided to all bathrooms and cloakrooms. All windows and doors are to be weather stripped.

Safety glazing in accordance with BS 6206:1981 shall be fitted in the following critical locations:

- (1) All glazed doors
- (2) All full height sidelights
- (3) Any window within 300mm from a door opening up to a height of 1500mm
- (4) Any window between finished floor level and 800mm above that level.

All window and doors must comply with Document Q of the Building Regulations (Security).

Windows and Doors to meet BS publication PAS 24:2012 and be fitted with secure door sets.

Frames to be mechanically fixed to the structure. Multi point locking systems to PAS3521 with interlocks.

Glazing to BS EN 12793.

Rooflights to be in accordance with Paragraphs 2.2 and 2.3.

Ventilation:

All habitable rooms to have rapid ventilation via windows/doors of an openable area of at least 1/20th of the floor area, part of the ventilation opening must be 1.75m above floor level.

Mechanical ventilation to be provided as follows:

- Kitchen hob and cooker - 60L/s
- Utility Area - 15L/s

External Cavity Wall Brickwork:

Extension - 100mm thick facing brick to match main dwelling, with a 100mm partially filled cavity and 100mm thick thermalite shield blockwork inner skin.

Cavity to be closed at window, door junctions and at eaves level with blockwork or proprietary cavity closure. Skins to be tied together with stainless steel wall ties spaced at 700mm centres horizontally and 450mm vertically and at 225mm centres at window and door reveals. Provide additional ties within 225mm of side openings at no more than 300mm centres. Bricks to be laid in a 1:1.6 cement:sand mortar with struck joints. All cavities are to be kept free from debris by using timber cavity battens pulled up as work proceeds.

At all low roof abutments i.e. porches conservatories ensure stepped dpc's cavity tray with stop ends are provided and linked to code 5 lead dressed beneath cavity trays and over roof slopes with alternate perpend left open for weep holes all as necessary to form weather proof junction.

Provide polythene lapped and continuous cavity trays with stop ends, above all lintels and over short piers between closely spaced openings. Provide open perpend or pvcu proprietary perpend at 300mm centres, minimum 2 number per openings. Bond new brickwork to existing walls with galvanized steel masonry connectors and ties rawbolted to existing walls.

50mm thick Kingspan Kooltherm K108 insulation or similar approved cavity wall insulation to achieve a U value of 0.18w/m2K. Fix bats securely with tightly fitted joints, ensuring that all edges are not damaged and that top edges are covered with a temporary timber batten to ensure that they remain free from mortar droppings and other debris. The cavity wall insulation is to be installed in strict accordance with the manufacturers recommendations commencing below the dpc to avoid cold bridging.

The cavity is to be filled with lean mix concrete up to a level of 225mm below dpc. Provide perpend weep holes every fourth vertical joint in the outer leaf at the base of the cavity at 150mm below the dpc. Maintain a continuous cavity between new and existing walls.

The cavity is to be closed at openings using proprietary cavity closure 'thermabate' or similar approved installed in accordance with manufacturers instructions.

Walls to be finished internally with 12.5mm plasterboard and a 3mm thick skim plaster floated smooth.

Ground Floor Construction

Floor construction to comprise 150mm concrete slab on 100mm thick Kingspan Kooltherm K103 or similar on 1200 gauge visqueen dpm (lapped over internal skin of brick/blockwork and lapped into dpc) on 50mm sand on 150mm well compacted hardcore. Isolate new floor edge with a min 25mm thick insulation. Floor construction to achieve a minimum 'U' value of 0.18w/m2K.

Foundations :

Strip foundations to be minimum 600 mm wide x 200 mm deep. Formation level to be minimum 100mm below ground level. These minimum dimensions may be subject to amendment when actual ground conditions are revealed on site. Foundation formation levels and sizes will be to suit soil conditions, original and proposed ground levels, drainage trenches and proximity of trees/hedges, all to the building inspectors requirements.

Concrete for foundations to be grade C20 using OPC cement and 20mm nominal maximum size of aggregate. Foundation trenches shall be clean and true and checked for soil areas. Concrete laying to be undertaken only if ground temperature is likely not to fall below 4 degrees centigrade for 24 hours.

Lintels Above Openings:

External walls: Catnic or similar approved lintels are to be used above all window and door openings (CG90-100) unless otherwise stated with cavity trays above and weep holes every 4 th joint.

All lintels to be securely built in to masonry walls and be of the appropriate length to ensure a minimum 150mm bearing at each end.

Horizontal And Vertical Damp Proof Courses:

The damp proof course shall consist of a layer of 2000 gauge polythene damp course to BS 7436:516 adequately lapped at corners and joints, on a mortar bed maintaining a minimum 150mm above adjacent ground level. All joints to be lapped a minimum 150mm. Ensure that damp proof courses do not project into the cavity.

GENERAL NOTES

This drawing is the copyright of DP Design Services and may not be used, copied or lent by any third party without prior written consent from DP Design Services.

This drawing has been prepared for the purpose of obtaining Planning / Building Regulation approval only. All details are to the satisfaction of the Area Building Control Officer (BCO). These drawings must not be acted upon until they have been approved by the local authority. Should the client commence work without the local authority approvals in place, they do so at their own risk.

All of the works are to be carried out in accordance with the latest British standards specification and codes of practice for both materials and workmanship.

All dimensions are to the structure and not plaster finish. Do not scale from the drawings. All measurements are to be checked on site by the contractor and any discrepancies reported to the client. The contractor shall be responsible for liaison and dimensional coordination of all the works including those of specialist sub contractors.

Contractors tendering for this work must take into all items required whether indicated on the drawing or not. Before starting work, the nominated contractor shall examine all drawings and carry out a thorough examination of the building structure which will be affected by the works.

Temporary support and protection shall be the responsibility of the contractor and provide temporary support and protection for each stage of the works. Dimensions shown on the drawing are only a guide and will require checking by the contractor before ordering goods.

The quality and design of all finishes and items of fitting out including roof and wall materials, window units, rainwater goods, plumbing, electrics, ironmongery, fixtures and fittings etc are to be agreed between the contractor and property owner.

Existing Structure:

Existing foundations to be exposed together with any existing lintels as directed by the building control inspector on site to assess their suitability for additional loading. Any additional work that may be necessary is to be carried out in compliance with the building inspectors recommendations.

Timber Treatment:

All softwood timbers to be adequately treated to prevent infestation. All structural timbers, external frames, window and softwood cladding shall be treated against fungal attack. All structural timber to be marked DRY or KD and to have the stress grade mark.

Materials:

All materials are to be used and installed in accordance with the relevant manufacturers instructions and recommendations. The quality of any material shall not be lower than that defined in relevant british standard, or that an appropriate independent body has satisfactorily assessed the material.

Fire Resistance:

All elements of structure to have a minimum of half hour fire resistance.

Ventilation:

All habitable rooms to have rapid ventilation via windows/doors of an openable area of at least 1/20th of the floor area, part of the ventilation opening must be 1.75m above floor level.

Space Heating (extensions):

Existing central heating system to be extended where required into new rooms in accordance with BS 5449. All new radiators to be fitted with thermostatic valves.

All heating and hot water systems to be in strict accordance with Approved Document L1B paragraphs 35 to 38.

Copies of commissioning certificates for new or altered space heating and hot water systems are to be submitted to the BCO on completion of the works. All work on gas boilers to be carried out by a gas safe engineer.

DP DESIGN SERVICES

TEL: 07551316517 E-mail: dave@dpdesignservices.co.uk
www.dpdesignservices.co.uk

Client

Mr C Smith
1 Walmersley Road
New Moston. M40 3RS

Project

Proposed Single Storey Kitchen Extension
At:
1, Walmersley Road
New Moston. M40 3RS

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