Lateral restraints are required for brickwork at 2 metre (maximum) spacings to the ceiling joists and at rafter level. The restraints are to be 30mm x 5mm galvanised restraint straps. Where the floor or ceiling joists are parallel to the wall they are to extend across three joists with noggins and block pieces being included.

All steel lintels are to be protected using 19mm plasterboard and skim to all exposed surfaces.

The full drainage system serving the property is to be identified at the time of excavation. If the property is served by a combined or a separate system then that system must be maintained during and after construction. All re-routing or additional layouts are to be confirmed and approved by the building inspector.

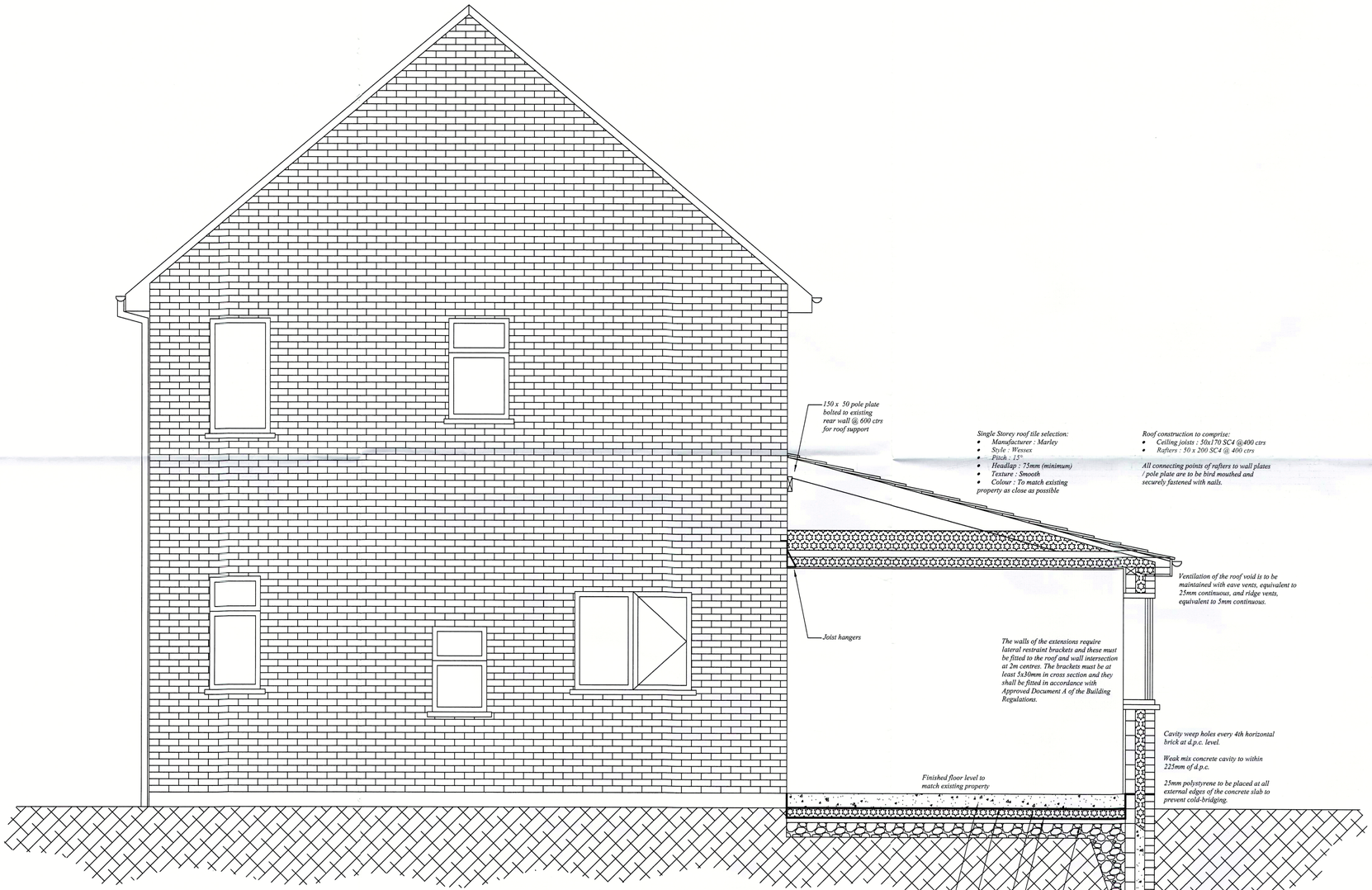
The part wall act 1996 applies that written permission may be required from any owners of adjacent properties that may be affected prior to the commencement of work.

All none-load bearing internal walls are to be studwork unless specified. All stud walls are to contain 75mm mineral wool insulation. The stud walls are to have 12.5mm plasterboard to both surfaces. All stud walls are to have triple joists for support.

30mm x 5mm galvanised mild steel straps are to be fitted to roof trusses at rafter and ceiling level.

Wall ties are to be stainless steel vertical twist ties for all cavity walls.

Movement joint to be added to block and brick work where required.



Single Storey roof tile selection:
- *Manufacturer : Marley*
- *Style : Wessex*
- *Pitch : 15°*
- *Headlap : 75mm (minimum)*
- *Texture : Smooth*
- *Colour : To match existing property as close as possible*

Roof construction to comprise:
- *Ceiling joists : 50x170 SC4 @400 ctrs*
- *Rafters : 50 x 200 SC4 @ 400 ctrs*

All connecting points of rafters to wall plates / pole plate are to be bird mouthed and securely fastened with nails.

Ventilation of the roof void is to be maintained with eave vents, equivalent to 25mm continuous, and ridge vents, equivalent to 5mm continuous.

The walls of the extensions require lateral restraint brackets and these must be fitted to the roof and wall intersection at 2m centres. The brackets must be at least 5x30mm in cross section and they shall be fitted in accordance with Approved Document A of the Building Regulations.

Cavity weep holes every 4th horizontal brick at d.p.c. level.

Weak mix concrete cavity to within 225mm of d.p.c.

25mm polystyrene to be placed at all external edges of the concrete slab to prevent cold-bridging.

Concrete footing to be 150mm thick and is to project 150mm to either side of the wall construction. the footings are to be a minimum depth of 900mm below the external finished ground level.
ALL FOOTINGS ARE SUBJECT TO GROUND CONDITIONS.

** ALL EXISTING FOUNDATIONS AND LINTELS ARE TO BE EXPOSED AND APPROVED BY THE BUILDING CONTROL SURVEYOR BEFORE BUILDING NEW SUPERSTRUCTURE.*

** STRUCTURAL CALCULATIONS ARE TO BE OBTAINED, SUBMITTED, AND APPROVED PRIOR TO COMMENCEMENT.*

Notes:

Construction:

- *All vertical and horizontal damp proof courses and cavity flashings are to be fitted at all openings and closures formed through the external walls. Thermabate cavity closures or similar agreed on site are to be fitted to eliminate cold-bridging.*
- *The external leaf is to match the existing facing brick if it is an extension, or to match surrounding properties if it is a new build unless agreed in advance with the local planning authority. The new wall construction is to be as follows: 100mm facing brick with an inner leaf of 100mm thermalite shield blocks to the front and rear walls. Any deviation from the wall construction described must be agreed in advance of construction with the building inspector.*
- *All wall ties are to be built in at a rate of no less than 5 per square metre or at 450mm vertical centres and 750mm horizontal centres and staggered. All wall ties are to be Stainless Steel.*
- *All cavities are to be closed and continuous and are to connect into the existing cavity construction where they meet an existing cavity wall.*
- *All new lintels are to have a minimum of 150mm end bearing unless stated. all lintels are to be installed as per suppliers installation instructions.*
- *All facias and soffits are to be finished to the clients specification.*
- *The internal walls are to be 13mm lightweight plaster (unless otherwise stated) and finished with a final decoration as requested by the client.*
- *The internal ceiling is to be 12.5mm ceiling board (unless otherwise stated) and finished with a final decoration as requested by the client.*
- *All internal doors and door furniture to be as requested by the client.*
- *All skirting and architraving to be as requested by the client.*

Drainage:

- *All new rain water goods are to be in matching P.V.C. i.e. 100mm guttering leading to 65mm rain water pipes.*
- *All new underground rainwater drainage to be 100mm U.P.V.C. pipe work with flexible connections laid to a minimum fall of 1:40. All new surface drains are to be a minimum of 150mm below any adjacent building D.P.C. courses.*
- *All new under ground drainage is to be bedded on, and surrounded by, 10mm pea gravel having a minimum of 100mm cover. Final requirements to be determined by the building inspector on site depending upon pipe depth and coverage available.*
- *All drains under buildings are to be encased in 150mm concrete surround with concrete lintels being introduced where they either pass through a wall, or have a load bearing wall directly above them. the concrete lintels are ot be installed in such a way as to eliminate loading onto the pipe.*

Windows:

- *All new windows are to be double glazed.*
- *All new window frames are to be finished to client specifications.*
- *New window opening light to be 1/20 floor area.*
- *All new windows to incorporate trickle vents with 8000 sq mm in area.*
- *All glazing in critical locations must comply in all respects to part N of the latest building regulations (glazing materials and protection).*
- *Glazed units to en-suites, w.c.'s and bathrooms are to be obscured glazing.*
- *All new glazed units are to be Pilkington 'K' glass or equivalent.*
- *An Argon gas filled gap is to be ensured between glazed panes in order to produce a glazed unit having a U value of 1.6W/m²K..*

Roof:

- *Rafters and ceiling joists are to be secured to gables using galvanised brackets and straps.*
- *All roof timbers are to be softwood and graded as shown.*
- *Wallplates are to be 100mm x 75mm and are to be secured to the walls with wall plate anchor straps at 2m (maximum) centres.*
- *Roof tiles are to be set on tile battens to tile suppliers requirements.*
- *Tile battens to be timber graded to BS 5534. The breathable membrane is to be laid across the rafters in such a way so as to ensure the condensation path remains free to run off into the eaves gutter and held in place by battens secured parallel to (on top of) the rafters. Tile battens to be fastened across the battens used to secure the membrane.*
- *Ridge tiles to be dry fix and vented.*

Insulation and Ventilation:

- *Flat ceiling to pitched roof : Insulation to be 300mm thick (minimum) in totalinsulation quilt. 100mm thick is to be laid between the joists and 200mm thick is to be laid perpendicular accross the top of the joists. All insulation is to be laid so as not to obstruct the air flow.*
- *Pitched ceiling to pitched roof: Insulation to be 150mm Cellotex (or similar) with a ventilation gap of 50mm between the insulation and tile membrane - unless stated on this drawing.*
- *Air vents to be fitted to all new soffits to provide ventilation as shown. Air vents to be fitted to manufacturers requirements.*

Additional:

- *All heating is to be located at a position identified by the client.*
- *All new radiators are to incorporate a thermostatic control.*
- *The use of ANY alternative materials is to be agreed with the client and building inspector on site prior to using the changed material.*
- *All work is to be carried out to the entire satisfaction of the client and the building inspector.*
- *All work to be carried out in full to the latest building regulations.*
- *All electrical work covered by Part 'P' (Electrical Safety) must be designed, installed and tested by a person competent to do so. This person must be registered with an authorised self-certification scheme (e.g. BRE Certification, ELECSA, NICEIC or NAPIT Certification). Prior to completion, an appropriate BS7671 electrical certificate must be provided by the competent person.*
- *The location and number of electrical outlets is to be decided by the client.*
- *ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION TO CONFIRM ACCEPTABILTY AND FUNCTIONALITY OF THE PROPOSED WORKS ASSOCIATED WITH THIS DRAWING*

P.W.C. BUILDING CONTROL SERVICES ARE THE BUILDING INSPECTORS FOR THIS PROJECT.
FOR INSPECTIONS PLEASE CONTACT 01925 730666 BETWEEN 9:00am AND 10:00am MON-FRI

Rev A	FIRST ISSUE WITH CLIENT APPROVAL.	PLANNING AND BUILDING CONTROL 19 SEP 2018
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SINGLE STOREY EXTENSION TO THE REAR AT 16 BRAINTREE ROAD, WITHENSHAW, M22 0HH

SHEET 2 OF 2

Drawing No. GDS 3473 | **REV A**

Constructional Details Of The Proposed Single Storey Extension To The Rear