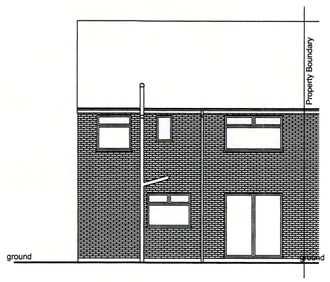
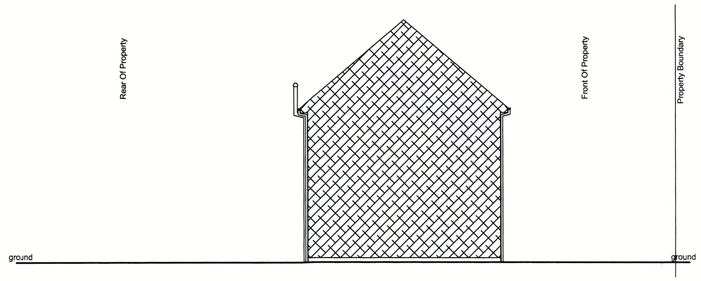


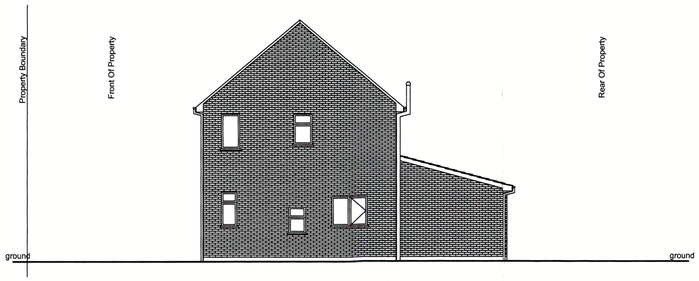
Existing Side Elevation



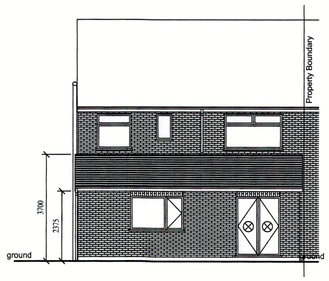
Existing Rear Elevation



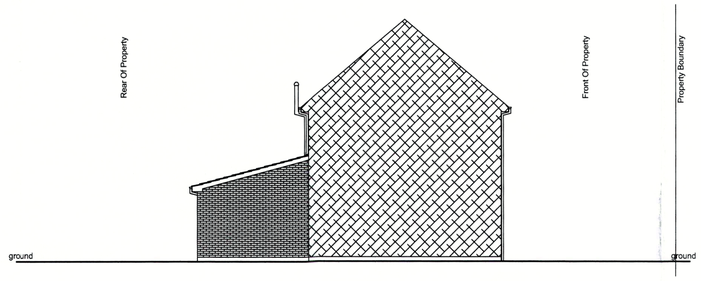
Existing Side Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

ALL glazing in critical locations, (i.e. below 800mm from ground level and associated with doors and openings), is to be toughened safety glass in accordance with BS 6206:1981 where indicated thus: ⊗

Guttering is to be black and curved in profile.

Facia and soffit board are to be white P.V.C.

All new habitable room are to incorporate one unobstructed exit route (window) with an area of no less than 0.33 m sq. The opening is to be at least 450mm x 750mm in size.
The bottom of the opening is to be between 800mm and 1100mm from the internal floor level.

All window frames are to be matching P.V.C.

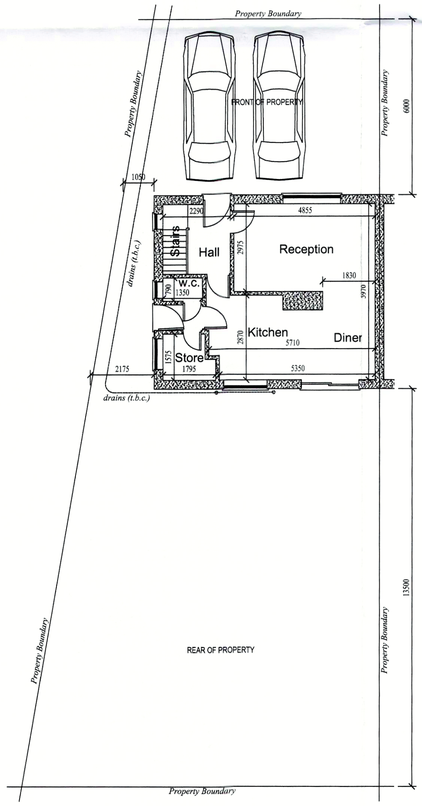
At all roof and wall connections there is to be code 4 lead flashing, or equivalent, dressed into the brickwork and 150mm vertically down the face of the brick and taken 200mm onto the roof tile face.
The roofing membrane is to be taken behind the flashing onto the wall face.
A cavity tray D.P.C. is to be fitted at the roof and wall abutment.

Full drainage system on the site is to be identified at time of excavation. If the property is to be served by a combined or a separate system, that system must be maintained during and after construction. All re-routing or additional drainage layouts are to be confirmed and approved by the building inspector prior to the laying of the drains.

All site dimensions are to be re-checked prior to commencement of work.

The plot is to be pegged out and confirmed as acceptable with the council if any changes occur from this, or any other, drawing associated with this application.

Drain inspection chambers less than 930mm deep are to be polypropylene with a metal cover and frame. Inspection chambers in vehicular paved areas are to be bedded and surrounded in concrete with cast iron covers. Backdrop manholes are to be class 'B'. Engineering brick chambers on 1200 x 750 x 150 thick concrete foundations.



Existing Ground Floor

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

Ensure the extract in the kitchen is 30 l/sec above the cooker OR 60 l/sec elsewher e.

Ensure the extract in the En-suite is 30 l/sec.

Ensure the extract in the w.c. is 30 l/sec.

The kitchen, En-suite and w.c. layouts are to be confirmed on site by the client and are to include the following plumbing sizes:
- *32mm on wash hand basins*
- *40mm on sink*
- *75mm deep seal traps*

Full drainage system on the site is to be identified at time of excavation. If the property is to be served by a combined or a separate system, that system must be maintained during and after construction. All re-routing or additional drainage layouts are to be confirmed and approved by the building inspector prior to the laying of the drains.

Rodding points to be added at all bends and new connection points into the existing drainage system.

The external discharge from all w.c.'s is to be by a vent pipe. All s&v pipes internal to the property are to be protected using plasterboard and skim with additional mineral wool insulation as required. The vent pipe is to discharge at its foot directly into an inspection chamber (or as near as possible). The inspection chamber is in turn to be connected to an existing foul water drain.

Drain inspection chambers less than 930mm deep are to be polypropylene with a metal cover and frame. Inspection chambers in vehicular paved areas are to be bedded and surrounded in concrete with cast iron covers. Backdrop manholes are to be class 'B' Engineering brick chambers on 1200 x 750 x 150 thick concrete foundations.

The ceiling board utilised is to have a density of 10 Kg/m2.

It is advised that a mains operated fire / smoke detection system is to be installed in the hall area complete with a battery back-up. The installation of the detector is to be in accordance with approved document B.B1.1.2 to 1.22, and is to conform to BS 5446 part 1. The location of the detectors is indicated thus: Ⓢ

Any drainage re-routing as a result of this application is to be agreed in advance of construction and in accordance with the building inspector's and utilities requirements.

The owner / occupier is to be provided with sufficient information with the relevant services so that the building can be operated and maintained in such a manner so as to use no more energy than is reasonable in the circumstances.

All site dimensions are to be re-checked prior to commencement of work.

Heating: Thermostatic controls are to be used on new radiators. Radiators to be connected to the existing central heating system - the output of the existing heating system is to be checked and confirmed usable for this application by a suitably qualified engineer.

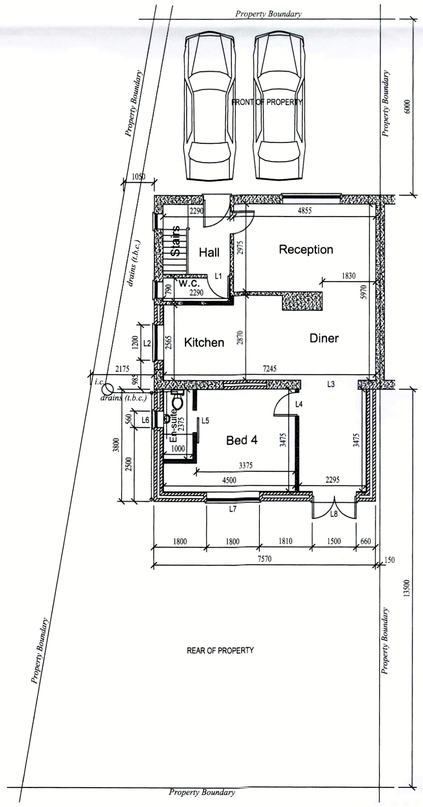
All existing footings, lintels or beams carrying additional loads are to be assessed and confirmed acceptable by the building inspector prior to work commencing. Additional strengthening to be carried out where necessary.

All pipework / vent stacks internal to the property are to be boxed in, surrounded by insulation and have a finished surface of plaster skimmed plasterboard.

At least 75% of all new light fittings must be high efficacy type providing at least 40 lumens per circuit watt.

The installation of any new boiler is to be carried out by a certified Gas Safe heating engineer with a copy of a gas commissioning certificate being provided on completion and suitable testing. The location of a suitable balanced flue type boiler is to be determined on site and is to be in accordance with part J of the latest building regulations.

OPENING REF.	CATNIC LINTEL REFERENCE	NOTES
L1	*Existing lintel to be exposed and confirmed acceptable if requested*	*Internal grade door unit finished to client specifications*
L2	*CG90/100 x 1500 long open back cavity catnic lintel (t.b.c. on site)*	*External clear glazed window unit finished to client specifications*
L3	*Existing lintel to be exposed and confirmed acceptable if requested*	*Internal opening finished to client specifications*
L4	*100 x 100 timber (none load bearing element)*	*Internal grade door unit finished to client specifications*
L5	*100 x 100 timber (none load bearing element)*	*Internal grade door unit finished to client specifications*
L6	*CG90/100 x 900 long open back cavity catnic lintel (t.b.c. on site)*	*External obscured glazed window unit finished to client specifications*
L7	*CG90/100 x 2100 long open back cavity catnic lintel (t.b.c. on site)*	*External clear glazed window unit finished to client specifications*
L8	*CG90/100 x 1800 long open back cavity catnic lintel (t.b.c. on site)*	*External grade door unit finished to client specifications*



Proposed Ground Floor

Notes:

Construction:

- *All vertical and horizontal dump 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/m²/°K..*

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
Client	**Mr Chacko & Mrs Johny**	
Scale	**1:100 @ A1**	
Drawn Date	**30/08/18**	

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SINGLE STOREY EXTENSION TO THE REAR AT 16 BRAINTREE ROAD, WITHENSHAW, M22 0HH

SHEET 1 OF 2

Drawing No. GDS 3472 | **REV A**