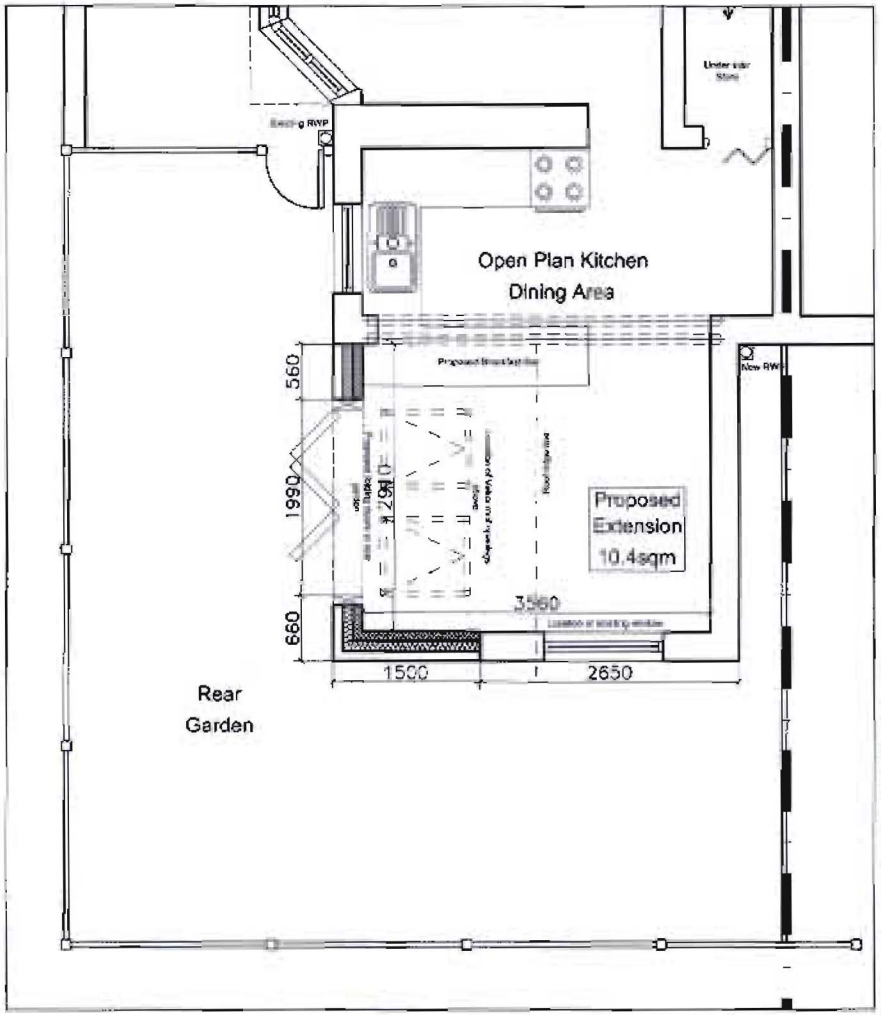


Proposed Detail Plan 1:50

BUILDING REGULATION NOTES

ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND TO BUILDING INSPECTORS APPROVAL, RELEVANT BRITISH STANDARDS / CODES OF PRACTISE AND HEALTH & SAFETY STANDARDS.
ALL PRODUCTS & MATERIALS TO BE INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS DETAILS/SPECIFICATION.
ALL DIMENSIONS/DETAILS TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT. THIS INCLUDES THE EXPOSURE OF EXISTING FOUNDATIONS / DRAINAGE/WALLS /LINTELS /FLOOR /ROOF AND OTHER STRUCTURAL ELEMENTS TO ENSURE THEY MATCH AGAINST ASSUMED.
CONTRACTOR TO WORK OFF APPROVED STAMPED BUILDING REGULATION/PLANNING DRAWINGS AND NOT COMMENCE IF ERRORS ARE ENCOUNTERED.
THESE DRAWINGS DO NOT REPRESENT FULL WORKING DRAWINGS BY INFERENCE OR VIRTUE OF SUCH APPROVAL/PERMISSION.
CONTRACTOR IS RESPONSIBLE FOR DETAIL CONSTRUCTION IN AGREEMENT WITH OWNER AND LA INSPECTOR.
WORK SHOULD NOT COMMENCE PRIOR TO APPROVALS AND UNTIL COMPLIANCE WITH ANY PLANNING CONDITIONS ATTACHED TO APPROVALS.
CONTRACTOR TO ENSURE THAT IN THE CASE OF BUILDING REGULATION APPLICATIONS THAT THE COUNCIL IS NOTIFIED OF THE VARIOUS STAGES OF WORK FOR INSPECTION IN ORDER A COMPLETION CERTIFICATE CAN BE ISSUED.
CONTRACTOR TO ENSURE THE CONTINUED SAFE OPERATION OF ANY UNDERGROUND SERVICES ENCOUNTERED DURING CONSTRUCTION WORKS AND TO CONTACT THE RELEVANT STATUTORY UNDERTAKER FOR ADVICE.
THERMAL ELEMENTS MUST BE CONSTRUCTED TO AVOID THERMAL BRIDGING

[redacted]

ELECTRICAL WORKS PART P 2005

THE CONTRACTOR IS ULTIMATELY FULLY RESPONSIBLE FOR THE INSTALLATION OF ALL ELECTRICAL WORKS IN ASSOCIATION WITH THIS PROJECT. ALL WIRING AND ELECTRICAL WORK WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671, THE 17 TH EDITION WIRING GUIDANCE AND BUILDING REGULATIONS PART P (ELECTRICAL SAFETY) BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION BODY AUTHORISED BY THE SECRETARY OF STATE WHO MUST SIGN THE SELF-CERTIFICATION CERTIFICATE TO THE LOCAL AUTHORITY BUILDING CONTROL OFFICE WITHIN 30 DAYS OF THE COMPLETION OF THE ELECTRICAL WORKS AND TO PROVIDE THE CLIENT WITH A COPY AS WELL AS A MINIMUM ELECTRICAL INSTALLATION TEST CERTIFICATE.
IN SOME CASES THE BUILDING INSPECTOR MAY WISH TO INSPECT AT 1ST FIX STAGE. FIXED INTERNAL LIGHTING TO EXTENSION SHOULD BE AT LEAST 1 PER 35 M2 OF ENCLOSED FLOOR AREA (EXCLUDING BATHROOMS) AND 1 IN EVERY FOUR FIXED LIGHTING FITTINGS.

ACCESSIBILITY OF ELECTRIC SOCKETS

LIGHT SWITCHES/SOCKET OUTLETS TO BE INSTALLED AT SUITABLE HEIGHTS WITHIN A RANGE OF 450 MM MINIMUM LOWER EDGE OFF FLOOR TO 1200 MM MAXIMUM TOP EDGE OFF FLOOR.

ALL HEATED PIPEWORK EXISTING AND PROPOSED TO BE
INSULATED TO BS5422 OR WITH INSULATION MATERIAL HAVING A THERMAL CONDUCTIVITY AT 40 DEGS NOT EXCEEDING 0.035W/m.K of 40mm THICKNESS.
EXCEPT WHEN KEPT TO ROOM SIDE OF INSULATION – AS AGREED WITH OWNER.

FOUNDATIONS

TO COMPLY WITH PART A1/A3 OF REGULATIONS.
600 X 300mm CONCRETE STRIP FOOTINGS TO A MINIMUM DEPTH OF 900 AND TO A DEPTH AGREED ON SITE WITH COUNCIL BUILDING INSPECTOR.
INCREASE CONCRETE WIDTH TO 200 mm BEYOND PIERS AND RETURNS.
FOUNDATIONS TO BE TAKEN BELOW INVERT OF EXISTING DRAINS WITHIN 1000 MM.

NEW FOUNDATIONS, EAVES/GUTTERS ETC. NOT TO OVERHANG BOUNDARIES
OR ANY PART OF THE PROPOSAL, ENCROACH ADJOINING BOUNDARIES.
OWNER TO CONFIRM PRECISE BOUNDARY LOCATIONS TO CONTRACTOR PRIOR TO START OF ANY WORKS.
FOUNDATIONS NOT TO EXCEED DEPTH OF NEIGHBOURS PROPERTY FOUNDATIONS WITHOUT WRITTEN CONSENT 2 MONTHS PRIOR TO START.
OWNER RESPONSIBLE FOR COMPLIANCE WITH PARTY WALL ACT 1996

EXISTING FOUNDATIONS / GROUND CONDITIONS (INCLUDING THE PROXIMITY OF TREES AND TREE ROOTS) TO BE EXAMINED ON SITE, PRIOR TO COMMENCING WORK, IN THE PRESENCE OF LA BUILDING SURVEYOR TO DETERMINE SUITABILITY. IF IT IS DETERMINED THAT THE NEW FOUNDATIONS REQUIRE RE-DESIGN OR THE EXISTING NEED TO BE UNDERPINNED AS DIRECTED, WORK MUST NOT COMMENCE, UNTIL THE CLIENT HAS BEEN MADE FULLY AWARE OF ALL COST IMPLICATIONS.

EXTERNAL WALLS: 0.30 (w/m²k) (U-Value)
300mm CAVITY CONSTRUCTION BONDED TO EXISTING WITH CONTINUOUS CAVITY.
(NOT TO EXCEED 0.3W /M²K)
100 FACING BRICK/MORTAR TO MATCH EXISTING
100 CAVITY FILLED WITH ROCKWOOL CWI
INSULATION BATTS
AND FINISH BELOW SLAB LEVEL AND UP TO MEET ROOF INSULATION AT EAVES.
(INSULATION TO BE INCLUDED IN GABLE WALLS)
INSULATION TO BE CARRIED THRU AT JAMBS, USE "THERMABATE" PROPRIETARY CLOSER.
ALL CAVITY CLOSERS TO BE INSULATED.
100 INNER LEAF: 'THERMALITE 2000 (SHIELD)
FIT EXPANSION JOINTS / BED JOINT REINFORCEMENT AS PER MANUFACTURERS DETAILS (e.g. 3.0m FROM RETURNS / 6.0m MAX RUN OF BLOCKWALL)
12.5mm LIGHTWEIGHT PLASTER FINISH
OR
[redacted]

WALL TIES @ 750 HORIZONTAL C/C & 450 VERT C/C (300 VERT C/C WITHIN 225 OF OPENINGS WITH UNBONDED JAMBS TO BS 1243 1978 (AMDED 1991)
CONCRETE CAVITY FILL 75mm BELOW GROUND LEVEL.
HORIZONTAL DPC 150 mm MIN ABOVE GROUND LEVEL.
100 X 75 WALL PLATE, TO BE MORTAR BEDDED WITH HALVED JOINTS & STRAPPED TO WALL WITH 30 X 5 MS STRAPS @ 1200 C/C
ROOF ANCHORED TO WALL USING 30 X 5 MS STRAPS @ 1200 C/C.
EACH RAFTER INDIVIDUALLY FIXED TO WALLPLATE WITH TRUSS CLIP.
EAVES, VERGES, SOFFITS, FASCIAS, BARGE BOARDS OR THE LIKE TO MATCH EXISTING WITH MATERIALS TO BE AGREED.

GABLE WALL STABILITY:

BAT STRAP ALTERNATE 1ST FLOOR JOISTS (AND WHERE JOISTS PARALLEL @ 1200 C/C) TO NEW GABLE WALL AND EXISTING HOUSE WALL AND TO WALLS FRONT & BACK SECURELY SCREW-FIX FLOOR BOARDING TO NEW FLOOR JOISTS TO DIAPHRAGM FLOOR.
NEW 1ST FLOOR SIDEWALLS THAT ABUT NEW GABLE; BOLT SOLEPLATE TO DOUBLED UP FLOOR JOISTS AND VERTICAL BAT STRAP AT ABUTMENT BRACE WITH 9MM PLYWOOD, THEN PLASTERBOARD & SKIM TO SOFFEN.

EXTERNAL OPENINGS

HORIZONTAL/VERTICAL DPC TO ALL EXTERNAL OPENINGS; INSULATION CARRIED THROUGH AT JAMBS USE THERMABATE DPC
USE CATNIC LINTELS: 150mmINCH BEARING ONTO BRICKWORK; INSULATION TO ALL LINTELS.
[redacted]

1m 2m 3m

DO NOT SCALE FROM THESE DRAWINGS.
CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE

PLANNING
RECD 10 AUG 2009

DRAFT

Proposed Ground Floor
Rear Extension
43 School Lane
Didsbury
Manchester
M20 6RT

Ground Floor
Proposed Detail Plan

1:50 @ A3 15.08.09
01 409-108