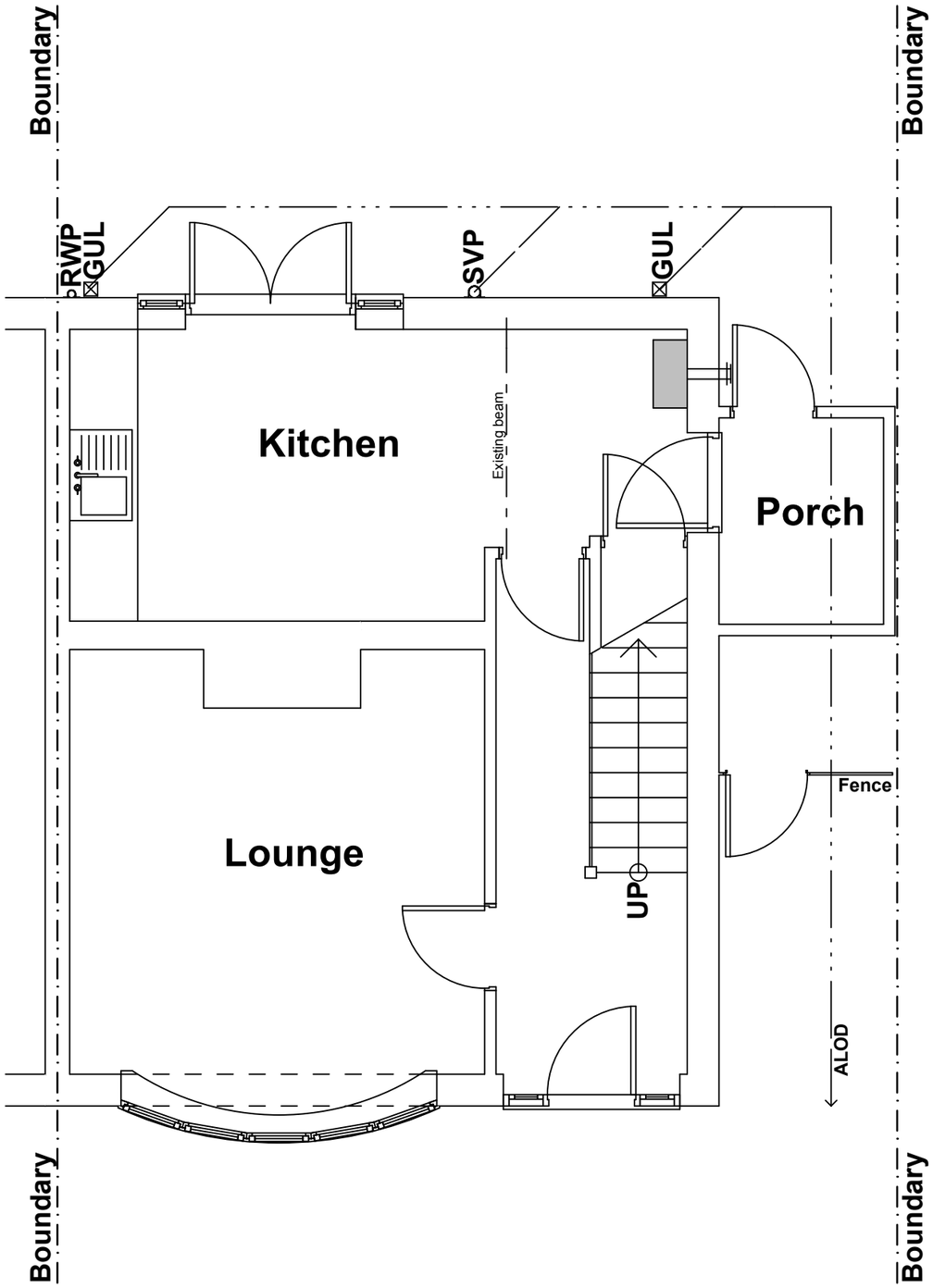


1:50 Existing Ground Floor

Drainage Key

ALOD	Assumed Line of Drainage (Contractor to check exact positions on site)
AG	Square Access Gulley by Hepworth (4A12A)
RWP	Rain Water Pipe to match exisitng (min 65mm)
SVP	Soil & Vent Pipe in PVC-U (min 110 mm)
SS	Soil Stack in PVC-U (min 110mm)
AAV	Soil Stack with Air Admitance Valve in PVC-U (min 110mm)
RP	Rodding Access Point by Hepworth (4A10SA)
PPIC	Polypropylene Insection Chamber by Hepworth 475mm dia. Max depth 1200mm (SPIC 1/1 or 1/2 or 2/1 depending on application)
MAC	Mini Access Chamber by Hepworth 300mm dia. Max depth 600mm (SDAC 1/1)
IC	Inspection Chamber in 215mm Class B Engineering bricks, using English water bond and 1:3 mortar on 150mm minimum concrete base. Fit with an airtight cover all to BS3921
GUL	Existing gully

D	Front elevation added
C	Rear windows/doors moved
Rev: B	Description: Client changes

DO NOT SCALE FROM THIS DRAWING

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Client:

Mr. and Mrs. Bailey

Address:

146 Broadway, New Moston, Manchester, M40 3WN

Project:

Single Storey Rear Extension

Title:

Planning and Building Regulations Drawings

Scale: As indicated at A3

Page: 1 of 9

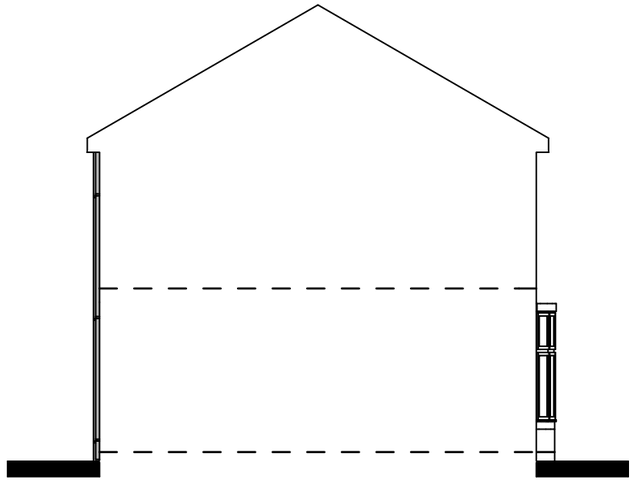
Date: February 2014

Drawing No.: H1128

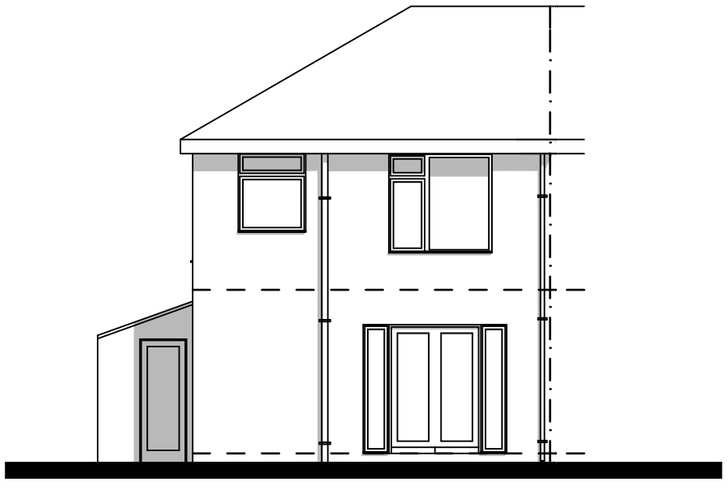
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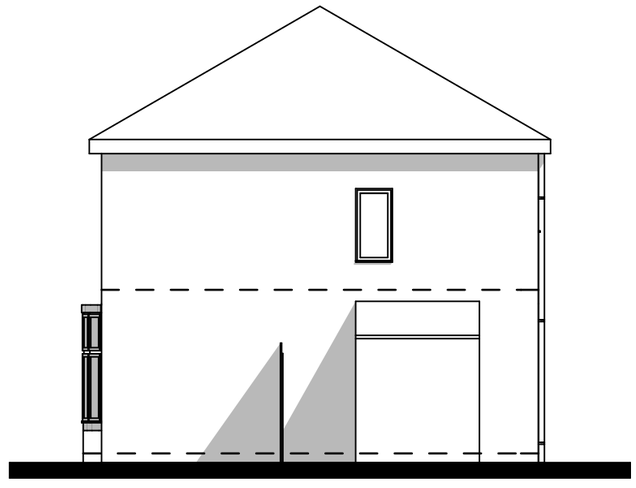
1:100 Existing East Elevation



1:100 Existing South Elevation



1:100 Existing West Elevation



1:100 Existing North Elevation

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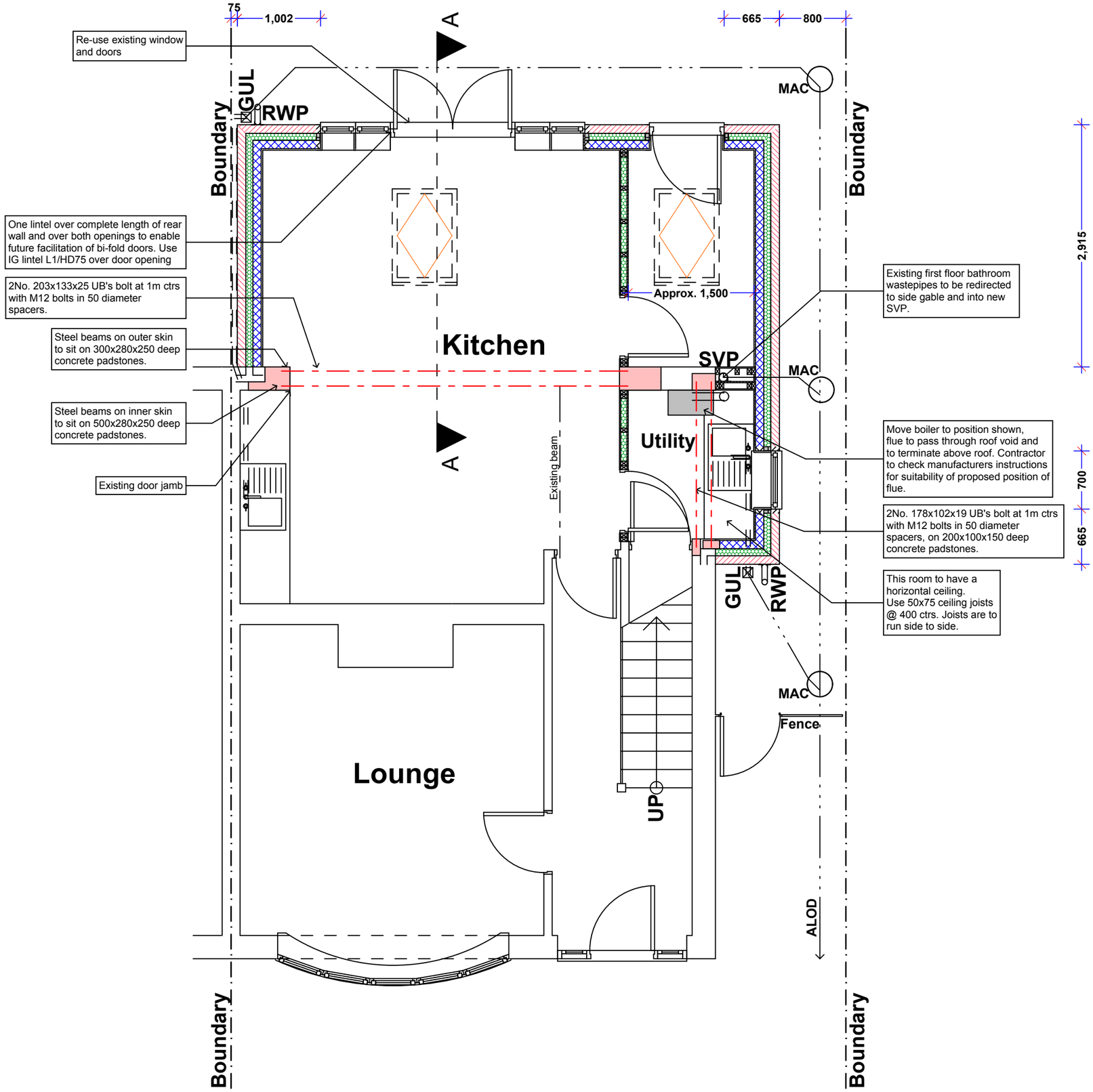
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1:50 Proposed Ground Floor

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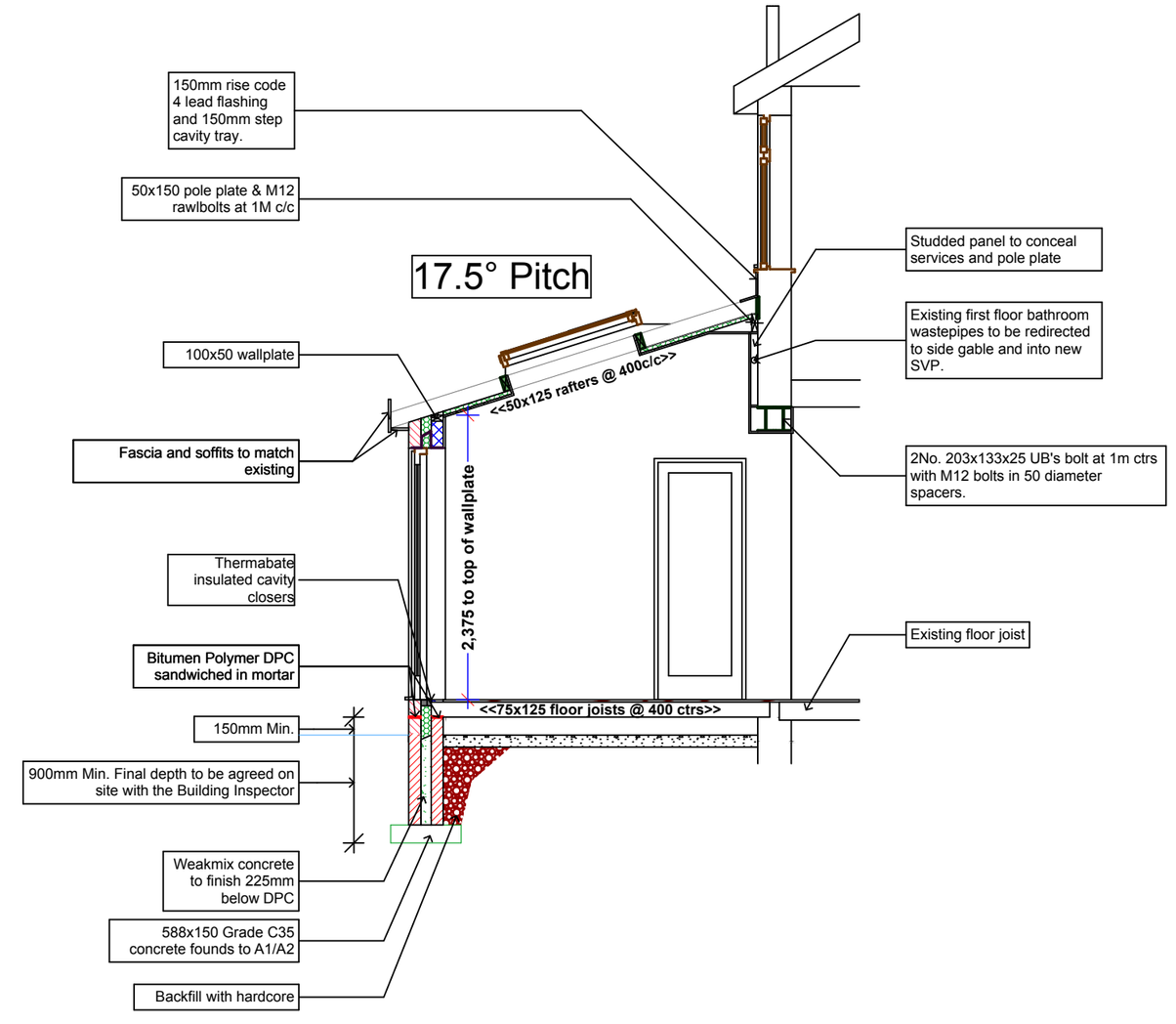
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1:50 Cross Section A-A

CONTRACTOR TO EXPOSE & CHECK ANY EXISTING LINTELS/BEAMS FOR ADEQANCY TO SUSTAIN NEW LOADS WHERE APPLICABLE TO SATISFACTION OF INSPECTING AUTHORITY

CONTRACTOR TO INVESTIGATE GROUND CONDITIONS FOR SUITABILITY OF INDICATED FOUNDATIONS AND TO IDENTIFY POSITION OF SERVICES PRIOR TO WORK COMMENCING

900mm min. depth for strip foundations. Where existing or proposed drains pass under or within 1m of new building work, take foundations to below invert level. FINAL DEPTH TO AGREED ON SITE WITH INSPECTING AUTHORITY

D	Front elevation added
C	Rear windows/doors moved
Rev: B	Description: Client changes

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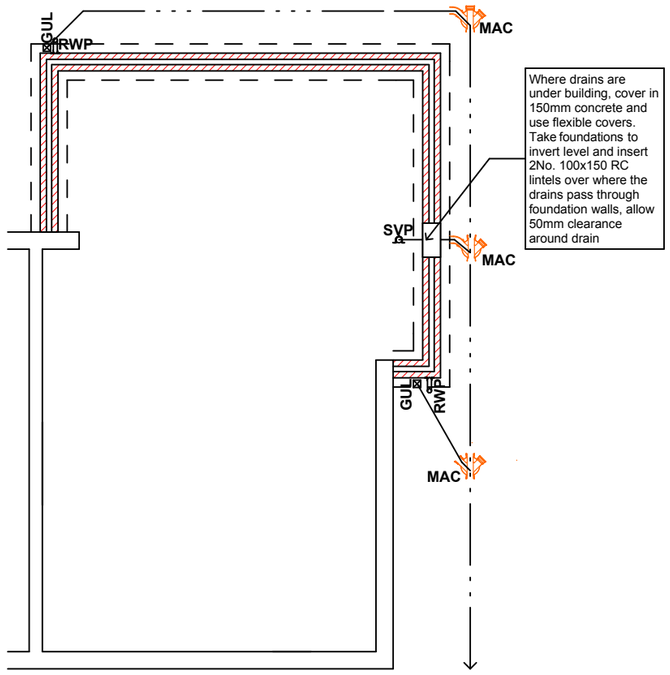
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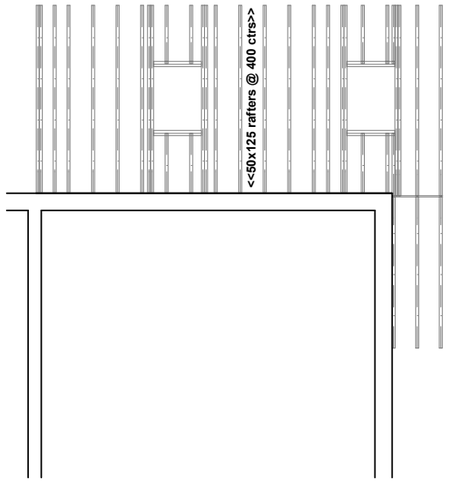
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1:100 Proposed Foundation Plan



1:100 Proposed Roof Carcass

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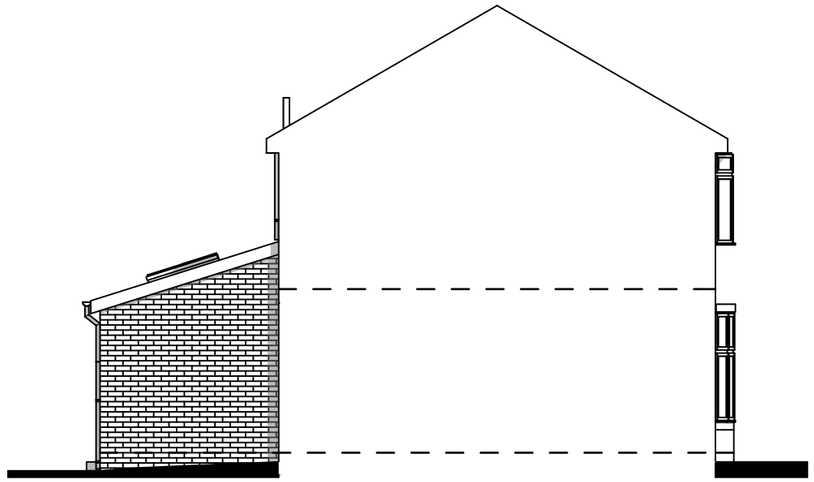
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1:100 Proposed East Elevation

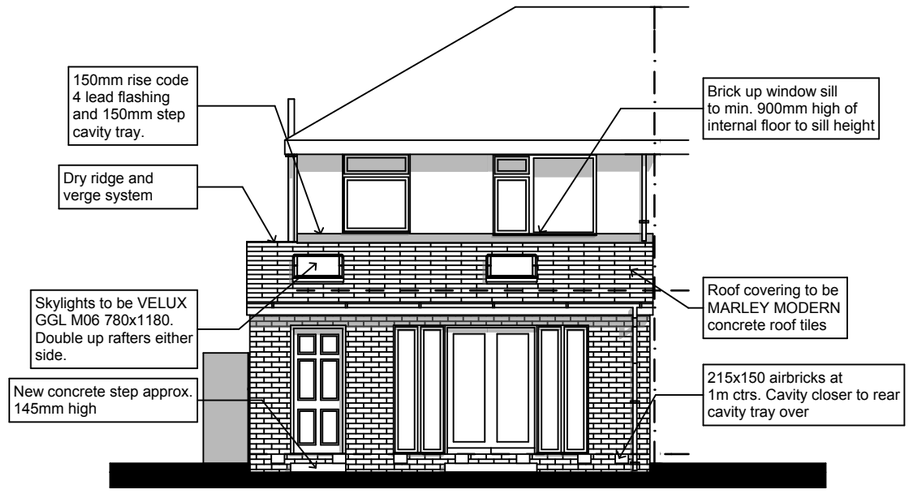


1:100 Proposed South Elevation

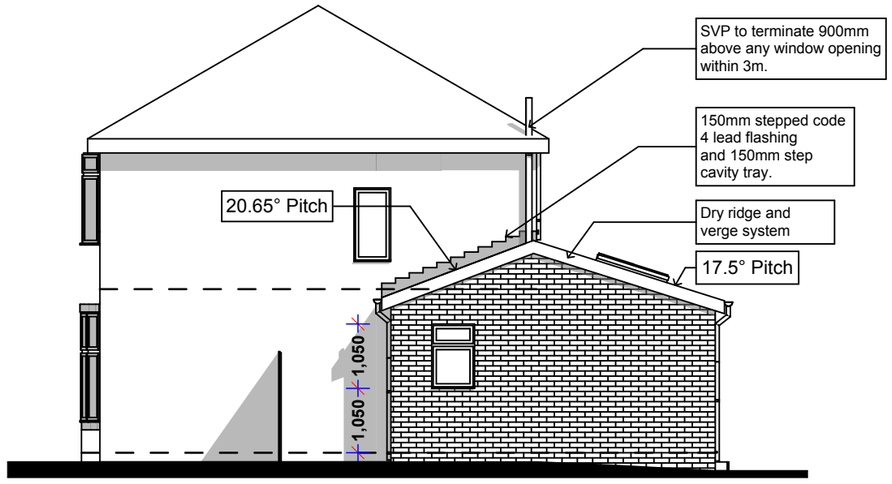
E = Escape window. To be a minimum of .33m2 of unobstructed opening, side hung and at least 450mm wide and 750mm high. Maximum of 1100mm from the floor to the bottom of the opening light

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1:100 Proposed West Elevation



1:100 Proposed North Elevation

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FOUNDATIONS CONSTRUCTION

- Ground conditions at formation level should be resonably uniform all through without a variation in compresive strength. If old/redundant foundations are present in the vicinity of proposed, the existing should be fully removed and new fondations laid at least the same depth.
- Vegatable matter such as turf and roots should be romoved from the ground to be covered by new building work, at least to a depth to prevent later growth. The effects of roots close the building also need to be assessed. Where mature trees are present on sites with shrinkable clays the potential damage arising from ground heave to services, any floor slabs and any oversite concrete should be assessed all inccordance with BRE digest 29822. Where soils and vegatation type would require significant quantities of soil to be removed consult BRE digest 24123 & 24224.
- Extend facing bricks below ground by 2 courses. Bricks/Blocks below DPC to be sulphate resistant, have compresive strength of not less 7Nmm2 & density exceeding 1500kg/m3. Use 1:1/4:3 mortar mix below DPC All to comply with BS6073 & BS5628 Pt3.

DRAINAGE

- HEPSEAL 100mm Salt glazed or 110mm Plastidrain pipes to fall at 1 in 40, bedded on & surrounded with 150mm thick pea gravel (10mm nominal size) and to fall a min. of 1in40. Where drains are under or within 1m of the new building work take the founds down to invert level. Where drains are under building cover in 150mm of concrete and use flexible collars. Take foundations to invert level and insert 2no NAYLOR R6 100x140 RC lintels over (1200mm max. span) where drains pass through fondation walls, allow 50mm clearance around drain. All to BS8301
- Any existing drains found not to be in use to be capped and sealed in concrete.
- NOTE: All drain runs that are shown are assumed. The contractor should identify all drain runs as work commences and inform either the Local Authority Inspector and/or the architect, if there are any differences. Where any new drains have to go onto adjacent property, then permission must be sought from the owner.
- Mini Access Chamber (MAC) 300mm dia. approx in Polypropylene. Max depth 600mm (SDAC 1/1 by HEPWORTH)
- Polypropylene Inspection Chamber (PPIC) 475mm dia. approx. Max depth 1200mm (SPIC 1/1 or 1/2 or 2/1 depending on application by HEPWORTH)
- Rainwater Goods:
  112mm dia PVC guttering to run into 65mm PVC downspouts and into trapped access gulleys

FLOOR CONSTRUCTION

GROUND FLOOR

For concrete ground bearing floor:

- 65mm sand and cement screed on 1200 gauge visqueen vapour barrier on 75mm KINGSPAN Thermafloor TF70 floorboards laid on a thin sand blinding to ensure continuous support, over 100mm C35 grade concrete slab poured onto 1200 gauge visqueen DPM to BS6515 with 300mm lapped and tapped joints, run up sides of walls and under DPC. On 20mm sand blinding on 200mm min layer of rolled stone hardcore. All to give a U-Value of 0.22 W/m2K

For timber suspended floor:

- 150x20 T&G floorboards on C16 softwood joists (minimum size indicated on drawing) at 400c/c. 150mm airspace under joists to 100mm oversite concrete on hardcore, well compacted. 125mm KINGSPAN Thermafloor TF70 floorboard spiked between joists. All to give a U-Value of 0.22 W/m2K
- The finished floor level of the concrete sub-floor under the ground floor joists to be no lower than the adjoining finished ground level
- Herringbone or solid struts at mid point of span between joists if joists are over 2.5m and less than 4.5m in length.
- Herringbone or solid struts at third point of span between joists if joists are over 4.5m in length.

For garage concrete floor:

- 150mm concrete slab C35 grade. Set on 1200 gauge visqueen DPM. Lapped and taped joints run up sides and under DPC on rolled stone hardcore. Set A142 mesh into base of concrete 50mm cover.

WALL CONSTRUCTION

EXTERNAL WALLS

- Matching 102mm or 105mm facing bricks, 85mm cavity with 85mm KNAUF DRITHERM full fill cavity bats in cavity next to 100mm THERMALITE SHIELD blocks, 12.5mm plasterboard and 3mm skim on dabs. All to give a U-Value of 0.28 W/m2K.
- All cavity walls where each leaf is at least 90mm thick to be constructed using stainless steel wall ties built in at 900mm ctrs horizontally, 450mm vertically (2.5 ties/m^2) and 225mm ctrs at reveals and room corners in staggered rows and not more than 225mm from the edge. Wall ties to be suitable for cavity width and in accordance with BS 5628-1:2005, BS 5268-6.1:1996 and BS EN 845-1:2003.
- Tie all new work to existing using ANCON Staifix universal wall starter system (unless stated otherwise) and continuous cavities. Seal sills and reveals with THERMABATE cavity closers.
- In Kitchens, Utilities, Bathrooms and en-suite's, use moisture resistant boards by GYPROC (GYPROC MR, DURALINE MR or SOUNDBLOC MR dependeing on requirement)
- Bricks to have compresive strength of not less than 7N/mm2. Use 1:1:6 mortar to BS5628 Pt3
- CATNIC CG70/100 or CH70/100 lintols over external wall openings with 150mm end bearing and weepholes every 4th perpend
- Vertical chases in masonary walls not to be deeper than 0.33 times the thicknes of the leaf. Horizontal chases in masonry not to be deeper than 0.66 times the thickness of the leaf.
- All masonary work to comply with BS5628, Pt3. All clay bricks to BS3921. All engineering bricks to BS3921. Concrete blocks to BS6073. Manufactured stone to BSBS6457.

INTERNAL WALLS

- 75x50 stud framing at 400c/c, 2no 12.5mm plasterboard and skim to both sides and stagger joints. Insert 75mm fibre-glass quilt (min 10kg/m2 density) between studs as sound insulation.
- NAYLOR R6 100x140 concrete lintels to new openings up to 1200mm wide with 150mm end bearings and NAYLOR R9 100x215 concrete lintels to new openings up to 2100mm wide with 200mm end bearings in internal masonry walls, to BS5977 Pt 2 1986.

ROOF CONSTRUCTION

Pitched Roof's

For trussed rafter roof:

- Roof covering as indicated on drawings
  on 35x25sw battens on PROCTOR DALTEX ROOFSHIELD breathable roof tile underlay on gang nail roof trusses to BS5268 part 2 1984 at 600ctrs, brace to part 3 1985 with 100x25's.Tied at 2m ctrs with 30x5 galvanised ms straps to gable, turn strap over uncut block in cavity and over 50x50 noggins between 3 no. trusses. Tie trusses and wallplate to wall at eaves with 1m longx30x5 galvanised ms straps at 2m ctrs vertically down wall and connect trusses to wallplate with truss clips. Lay 100mm fibreglass quilt between trusses and 170mm across trusses on 12.5mm plasterboard and skim. All to give a U-Value of 0.16 W/m2K

For traditional made up roof:

- For Roof over Horizontal Ceiling:
  Roof covering as indicated on drawings on 35x25sw battens on PROCTOR DALTEX ROOFSHIELD breathable roof tile underlay on C16 softwood rafters (minimum size indicated on drawing) at 400ctrs tied at 2m ctrs with 30x5 galvanised ms straps to gable, turn strap over uncut block in cavity and over 50x50 noggins between 3 no. rafters. Tie rafters and wallplate to wall at eaves with 1m longx30x5 galvanised ms straps at 2m ctrs vertically down wall and connect rafter to wallplate with truss clips.
- Ceiling:
  Lay 100mm fibreglass quilt between C16 softwood joists (minimum size indicated on drawing) at 400ctrs & 170mm quilt across joists on 9.5mm plasterboard & 3mm skim. Allow insulation to extend down cavity to meet wall insulation. Fix 30x5 galvanised ms straps at 2m ctrs to gable wall, turn strap over blocks in cavityand over 50x50 noggings between 3no. joists. All to give a U-value of 0.16 W/m2K.

- For Roof with a Vaulted Ceiling:
  Roof covering as indicated on drawings on 35x25sw battens on PROCTOR DALTEX ROOFSHIELD breathable roof tile underlay on C16 softwood rafters (minimum size indicated on drawing) at 400ctrs tied at 2m ctrs with 30x5 galvanised ms straps to gable, turn strap over uncut block in cavity and over 50x50 noggins between 3 no. rafters. Tie rafters and wallplate to wall at eaves with 1m longx30x5 galvanised ms straps at 2m ctrs vertically down wall and connect rafter to wallplate with truss clips. Lay 100mm CELOTEX GA4100 between rafters, ensure 25mm airgap over. Add 35mm CELOTEX TB4000 under and visqueen vapour check, with 12.5mm plasterboard and skim. All to give a U-value of 0.18W/m2K

WINDOWS/DOORS

- All windows to be timber or PVC with at least one hinged opening. Windows that open more than 30 degrees to open 5% of the floor area, or windows that open less than 30 degrees to open 10% of the floor area. Draught seals are to be fitted on all openable elements of doors and windows. Glass to be a min. of 4mm and double glazing units to have a min. of 16mm air gap, argon filled and PILKINGTONS K glass or similar at inner pane. All to achieve a U-value of 1.6W/m2K or WER band C.
  All exterior doors are to be thermally efficient as described in Approved Document L1b. All to achieve a U-value of 1.8 W/mK. Any glazing in exterior doors are to be as per other windows i.e. to achieve a U-Value of 1.6W/m2K.
- Thermabate insulated cavity closers to all external openings (side and cills).
- Background ventilation is as follows:-
  8000mm2 min equivalent area in each habitable room. 2,500mm2 min. equivalent area in each wet room. The ventilators should be located at least 1700mm from the floor and 500mm from any extract fan required.
  Under cut each door a min. of 10mm above the floor finish.
- All glazing in doors, screens and windows below with a sill height below 800mm are to be fitted with class C toughened glass to BS 6206 and marked. Any glazing adjacent to doors and windows as described above also to be fitted with class C toughened glass to BS 6206 and marked.
- E = Escape window. To be a minimum of .33m2 of unobstructed opening, side hung and at least 450mm wide and 750mm high. Maximum of 1100mm from the floor to the bottom of the opening light
- Skylights to be as indicated on drawings

Rev:	Description:
D	Front elevation added
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ELECTRICAL

- ESSENTIAL DESIGN POINTS:- The following specification is for domestic installations in houses and extensions. Ring main power circuits can include sockets to clients spec up to a maximum 100M2 floor area.The installation will be designed, installed, inspected and tested to the standards required by PART P of the Building Regulations. A competent Electrician (as described in PART P) will undertake the work and an installation certificate will be provided.
- Prior to commissioning, the installation will be tested by an electrician competent in testing and holding a suitable qualification. All testing is to be a comprehensive test, including tests for continuity and earth loop impedance.
- ANY ELECTRICAL installation undertaken by someone who is not registered with NICEC or ECA, must provide an installation certificate together with a test certificate prepared by a member of NICEC or ECA
- The proposed domestic electrical installation will be installed in accordance with BS7671 and the current 17th edition of the IEE regulations. Best practice as endorsed by these regulations will be applied on site
- LIGHTING POINTS:
  3 in 4 of all new light fittings (those which are expected to be the most used) are to have fittings that will only accept bulbs with a luminous efficacy of greater than 45 lumens/circuit watt and a total output greater than 400 lumens.
- Fit extract fan to windowless bathroom/WC. Extraction rate at 6 litres/sec. Vented to the outside air and connected to operate from the light switch with a 15 min. over-run. Under cut door a min. of 10mm above the floor finish.
- Fit extract fan to Kitchen to give 60 litres/sec. extraction rate, or use a fan adjacent to the hob with 30 litres/sec extraction, operated by a remote switched spur and vented to outside air
- An appropriately sized consumer unit, of a multi-way RCD with split load boards fitted with miniature circuit breakers (mcb) of appropriate ratings to suit the individual situation.
- Two lighting circuits will be installed with 1.0 or 1.5mm cable, protected with 6amp MCB
- Two Power ring circuits will be installed with 2.5mm cable protected with a 32amp MCB and the ground floor sockets protected with an RCD
- The Kitchen will be serviced by in independent radial circuit using 4mm cable protected with a 20amp MCB. Fixed fittings connected via fused spur box.
- A Cooker control panel will be provided and installed using 10mm cable protected with a 40amp MCB
  If an Electric Shower is be installed, use a 10mm cable and protected with a 40amp MCB
- Any External lighting and sockets that are outside the Equipotential zone primarily for external use. Will be wired back to a 13amp spurred socket protected by a RCB
- All cables will be positioned in suitable safe zones running vertically or horizontally from switches and power points, or within 150mm of room corners.
- Earthing and bonding will be provided adjacent to fixed fittings including showers.
- SWITCHES and SOCKET OUTLETS:
  These should be set between a minimum of 450mm from the floor to a maximum of 1200mm.
- SD = Interconnected mains powered smoke detector with battery back up to BS 5446 pt 1. Wired direct to the consumer unit/ or off the lighting circuit
- Fit extract fan to Utility Room to give 30 litres/sec. extraction rate. Vented to outside air
- Fit extract fan to windowless bathroom/WC. Extraction rate at 6 litres/sec. Vented to the outside air and connected to the light switch with a 15 min. overrun.10mm air gap under the door.

1) This drawing is for statutory approvals only.
2) all work to be carried out in accordance with the Building Regulations and all other statutorylegislation to the satisfaction of the local authority inspector. All materials and workmanship is to comply with the appropriate codes of practice and british standards.
   All Dimensions are in millimeters unless stated otherwise.
3) The contractor MUST check all dimensions and particularsprior to commencement of work.
   All Structural Elements (Walls, Lintols, Foundations ETC.) affected by new work are to be exposed by the contractor and checked on site by the Local authority prior to start to confirm ability to sustain new loadings
4) CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 1994
   Contractor to notify Health and Safety Executive prior to start of work with a copy of notification to the Contract Administrator. Contractor to provide a copy of the Health and Safety Policy Statement to the Contract Administrator where appropriate
5) All new skirtings/architraves to match existing,unless stated otherwise by client
6) All electrical installations to IEE Regulations, GAS Instalation to be to 'Gas Safety' (installationand use) Regulations
7) PARTY WALL ACT: where there is encroachment on neighbours property or building within 3m or 6m of the adjacent Property, then permission MUST be obtained under the act.
8) BOUNDARIES as shown are the fence lines and not necessarily the exact boundary.

PLUMBING & HEATING

- New gas boiler to be a Condensing Combination Boiler and classed as SEDBUK 88% 2009 efficient
  Insallation to be in strict accordance with manufacturers instructions. Liquid condensate to discharge to a suitable foul drain, condensate pipework to be max. 3m long, insulaed where external with 75mm deep condensate trap.
- Flue discharges in accordance with manufacturers instructions and to Approved Document J.
- The extension of the heating system, is to incorporate: zonal timing and boiler interlock controls as detailed in Building Regs L1. With thermostatic valves to each radiator.
- All sanitary pipe work to be to BS 5572:78. Hot and Cold water supply to be fitted to all sinks, wash basins, baths or showers.
- All hot water or heating pipes passing through an unheated space, are to be insulated with materials having a K value of not exceeding .045W/mk. Min. thickness of 40mm.
- 32x75 Antivac trap to washbasin and bidet, 32mm waste pipe
- 40x75 deep seal trap to sink, 40mm waste into access gulley. Waste to finish below top of grid but above water level
- 40x75 Antivac trap to bath/shower/sink 40 dia. Waste
- New SVP in 110mm dia. PVC. Vent to finish 1M above casement openings, with cage on top and roding plate at base. No other connection to be closer than 200mm to the WC branch
- Harmer shower drain to Floor based Shower. DHS38 type with 75x50 trap and 50 dia waste pipe

MISCELLANEOUS

- SERVICES: All services (Gas, water, electric etc.) to be enclosed in a suitable duct. So if required future removal is possible.
- All concrete mixes to be in accordance with BS8500-1
- Any new steel work to comply with BS449, BS5950 & be encased in 12.5mm plasterboard & 3mm skim. Min. end bearings for lintels to be 150mm and 100mm for any other steel (unless specified otherwise).
- All structural timber to have a min. of 35mm of bearing at each end, to be treated with a suitable preservative to BS1282 and to be SC3 grade. (unless specified otherwise). Any notches to be no deeper than 0.125 times the depth of the member and be positioned no closer than 0.07 of the span, nor further away than 0.25 times the span. Any holes should be greater in diameter than 0.25 times the depth of the member; should be drilled at the neutral axis and should be not less 3 diameter apart and be located between 0.25 and 0.4 times the span from the bearing end. No notches or holes to be cut into roof rafters, other to birdsmouth over the wallplate at a depth not exceeding 0.33 times the depth of the member.
- The contractor is entirely responsible for all temporary works & supports and for maintaining stability of the new and existing structes during construction.
- Any surfaces or features disturbed due to building work to be made good on completion.



1:1250 Location Plan

Rev:	Description:
D	Front elevation added
C	Rear windows/doors moved
B	Client changes

DO NOT SCALE FROM THIS DRAWING

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Client:

Mr. and Mrs. Bailey

Address:

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Project:

Single Storey Rear Extension

Title:

Planning and Building Regulations Drawings

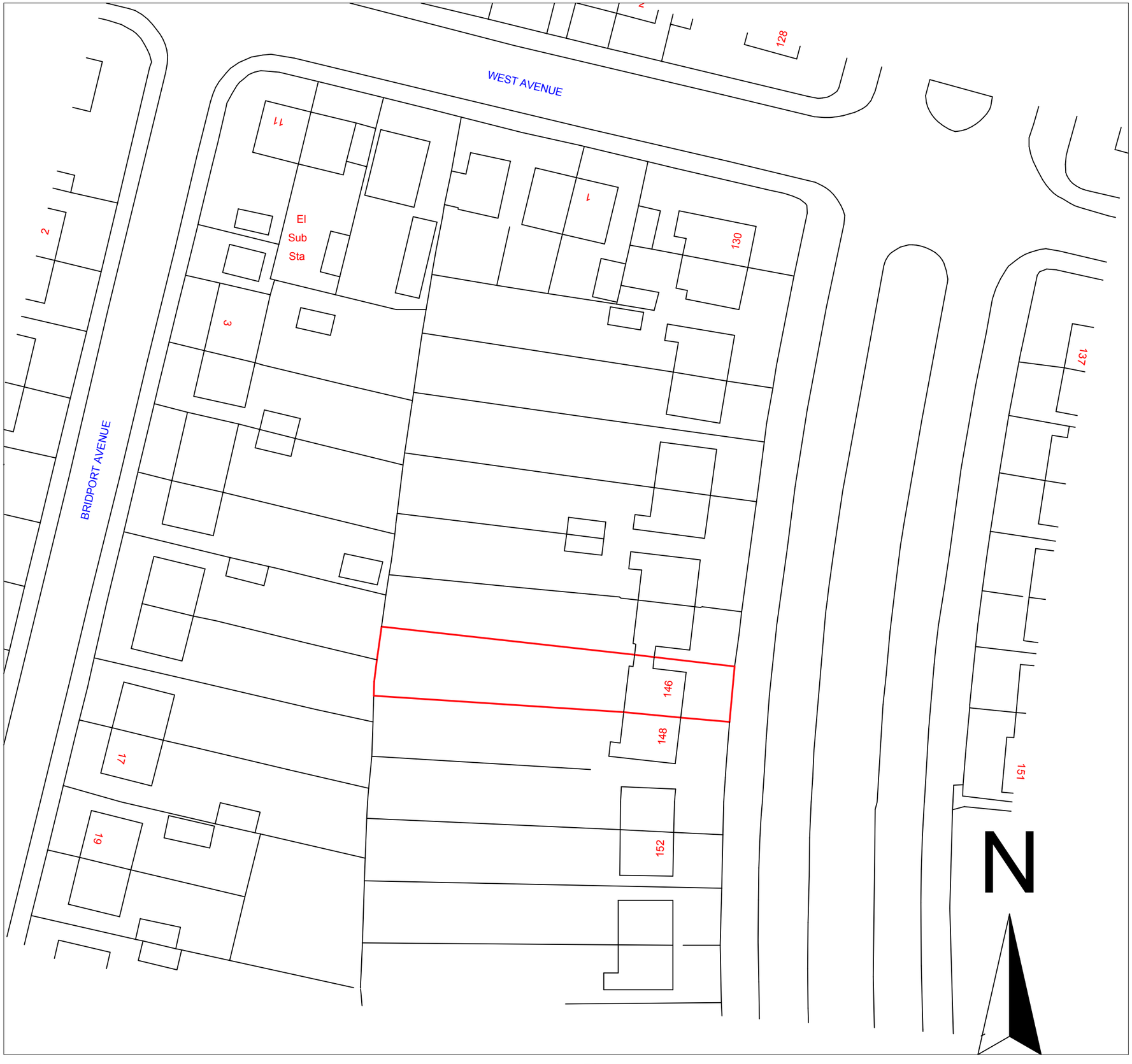
Scale: As indicated at A3

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Date: February 2014

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1:500 Location Plan

Rev:	Description:
D	Front elevation added
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