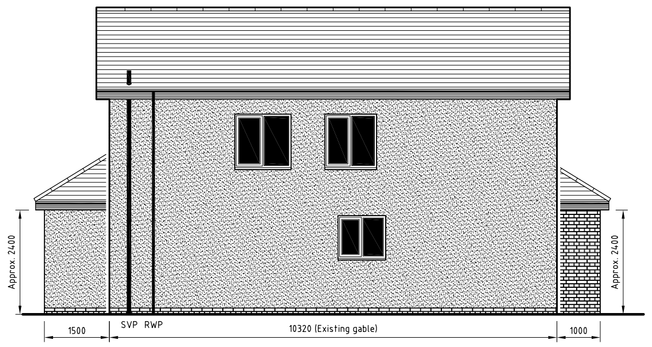


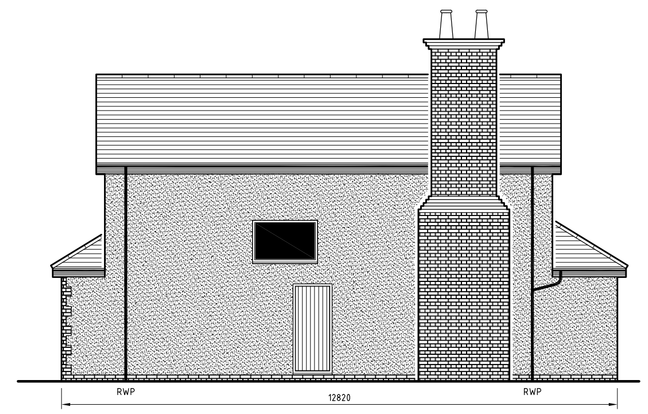
PROPOSED FRONT ELEVATION 'A' SHOWN @ 1:100



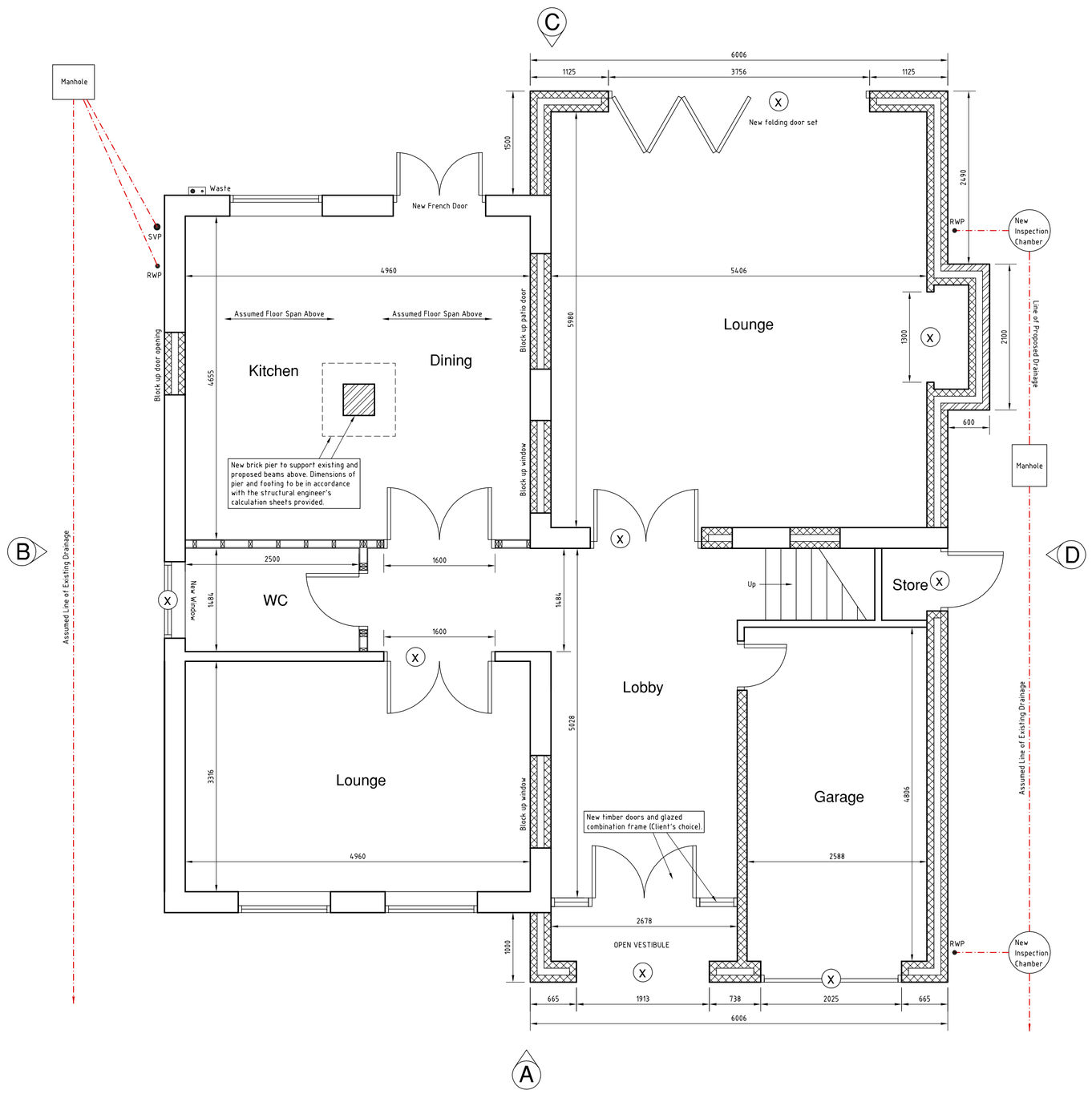
PROPOSED GABLE ELEVATION 'B' SHOWN @ 1:100



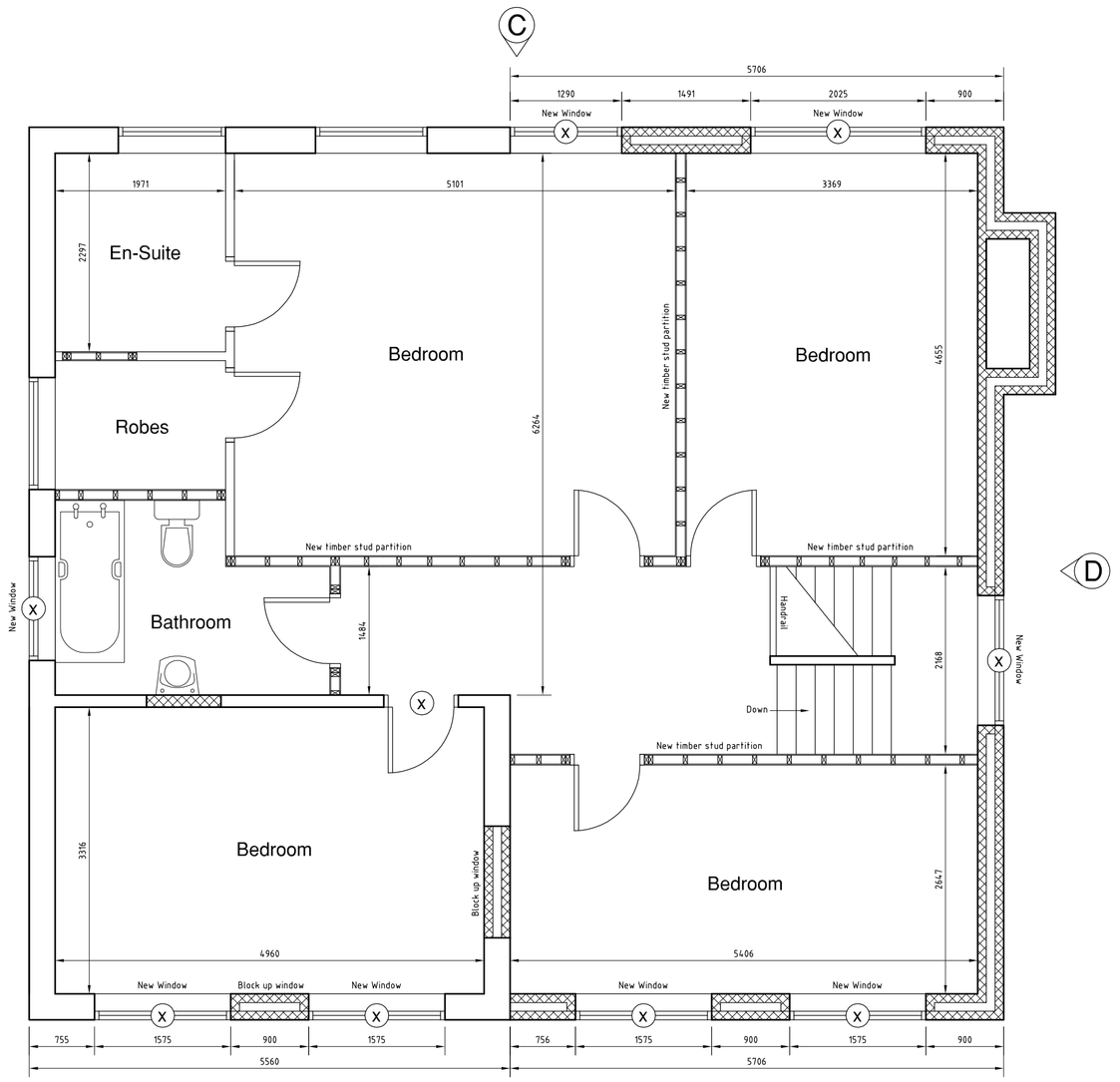
PROPOSED REAR ELEVATION 'C' SHOWN @ 1:100



PROPOSED GABLE ELEVATION 'D' SHOWN @ 1:100



PROPOSED GROUND FLOOR PLAN SHOWN @ 1:50



PROPOSED FIRST FLOOR PLAN SHOWN @ 1:50

LINTEL / BEAM SCHEDULE	
1	XXXXX
2	XXXXX
3	XXXXX
4	XXXXX
5	XXXXX

PROPOSED EXTERNAL FINISHES:
Roof: Tiles to match existing.
Windows / Doors: uPVC frames - colour to match existing.
Extension Eaves Details: uPVC - colour to match existing.
Walls: Smooth render / Clay common brickwork.

NOTE: No investigation into the presence of asbestos or other hazardous materials has been carried out, and therefore, the presence of these materials can not be ruled out at this time. The Client and/or The Contractor are strongly advised to obtain an Asbestos Refurbishment Survey report prior to commencing any demolition or building work.

NOTE: The Client/Contractor are strongly advised to ascertain from all Public Utility Undertakers the position of their apparatus in the vicinity of the proposed works, and shall notify each utility of the proposed works' start and end dates. The Client/Contractor shall comply with all reasonable requirements of all Public Utility Undertakers for the protection of their apparatus, which may be affected by the works.

NOTE: Isolation of existing electrical and gas services must be carried out by suitably qualified persons. All electrical works will be conducted by an NICEIC qualified electrical contractor in accordance with Part P of the Building Regulations. All works carried out to the gas services will be conducted by Gas Safe registered gas installation engineers.

NOTE: Prior to conducting any demolition works, The Contractor is to ensure that the existing structures are adequately supported, either temporarily or permanently. If The Contractor has any doubts as to the stability of the existing structures affected during these works, he/she/it shall seek professional structural advice, and not commence work until this has been given.

NOTE: At the discretion of the Building Control Officer/Approved Inspector, The Client will obtain SAP calculations to prove the energy efficiency of the property has not been adversely affected due to the proposed alterations, and will increase the insulation properties of the building in accordance with any recommendations of the specialist SAP provider, if necessary.

This drawing is to be read in conjunction with Drawing No. BR1 (Existing Layout), Drawing No.BR3 (Proposed Section Details), Drawing No.BR4 (Location Plan), Drawing No.BR5 (Proposed Site Plan), and any Structural Calculation sheets provided separately.

CONSTRUCTION DETAILS:

Foundations
Where a new structural opening within an existing loadbearing wall is proposed, the foundations and bearing strata below the remaining brick piers/nibs are to be exposed and assessed for suitability to bear the redistributed load, if deemed necessary by the LABC or Approved Inspector. Underpinning of the remaining brick piers/nibs will be at the discretion of the LABC/Approved Inspector, and shall be carried out in accordance with additional structural detailing, which can be made available in that event. Similarly, where existing walls are to be subjected to substantial additional load resulting from the proposed works, the above will apply.

Unless The Client has obtained a ground investigation report from a specialist geotechnical consultant prior to engaging The Designer, all proposed foundation designs are provisional and are therefore subject to alteration once the ground conditions are exposed. If appointed by The Client, The Designer will redesign the foundations accordingly, and The Client will be charged for these additional services in accordance with the Terms & Conditions set out on the Building Design Solutions Ltd website (www.buildingdesignsolutions.com)

Concrete strip foundations are provisionally to be 600mm wide and 250mm deep in cross-section, and provisionally set at a depth of not less than 1.000m below the existing ground level. The final size and depth of the foundations will be determined on site by the LABC/Approved Inspector.

Proposed Cavity Walls
Cavity walls in the sub-structure to ground level are to be in clay common brickwork or Class 3 sand lime/flint lime brickwork laid in stretcher bond in cement / sand mortar (1:3). The cavity is to be filled with a lean-mix concrete up to ground level for stability, and full-fill Drytherm (or equal approved) insulation above to prevent cold bridging.

The proposed cavity walls of the superstructure are to be constructed using 100mm thick Thermalite Turbo (or equal approved) concrete block outer leafs, and inner leafs of 100mm thick Thermalite Turbo (or equal approved) concrete blocks (min. 3.5N/mm sq.) all in gauged mortar (1:1:6) and a 75mm wide cavity including full-fill Drytherm (or equal approved) insulation to equal or surpass the minimum required 'U' value of 0.28w/m.sq/deg.C. The outer leaf is to have common or facing brickwork (to match the surrounding walls) immediately below the d.p.c. for approximately 3 courses deep, for aestetic purposes. The external faces of the proposed walls are to be rendered to match the adjacent property finishes. Internal faces of masonry walls forming new rooms are to be drylined using 9mm thick plasterboards and finished in a 5mm thick two-coat board skim.

The proposed cavity walls of the front porch and chimneybreast superstructure are to be constructed using 102.5mm thick common brick outer leafs (to match the existing. NOTE: The Contractor is to make brick samples available to The Client if required), and inner leafs of 100mm thick Thermilate Turbo (or equal approved) concrete blockwork (min.3.5N/mm sq.) all in gauged mortar (1:1:6) colour coded to match the existing mortar. The cavity is to be 75mm wide and is to be filled with a full-fill Drytherm (or equal approved) insulation to equal or surpass the minimum required 'U' value of 0.28w/m.sq/deg. Internal faces of all masonry walls forming new rooms are to be drylined using 9mm thick plasterboards and finished in a 5mm thick two-coat board skim.

The cavity walls are to be connected to the existing structure using proprietary brand wall connectors in accordance with the recommendations of the manufacturer. The cavities are to be tied using proprietary brand wall ties at 5No. per m.sq. with additional ties around wall openings, all in accordance with the recommendations of the tie manufacturer. Damp proof courses are to be provided at all positions where the cavities are bridged and at finished floor level. The cavities are to be closed using Thermabate cavity closers (or equal approved)

Proposed Solid Floor Construction
The proposed ground-bearing solid floor is to be constructed as shown in the cross-sectional detail supplied (Section A-A), thermally designed to equal or surpass the minimum 'U'value requirement of 0.22w/m.sq/deg.C. Cross-flow ventilation to any existing timber ground floors will be provided via ducting under the new solid floor.

Proposed Pitched Roof Construction
The proposed pitched roofs/ceilings are to be constructed as shown in the cross-sectional detail supplied (Section A-A), thermally designed to equal or surpass the minimum 'U' value requirement of 0.18w/m.sq/deg.C. (Note: All structural timber section dimensions have been extracted from TRADA span tables).

Drainage
All existing drainage runs are assumed and must be checked by The Contractor on site prior to commencement of the works. Existing drains running through the site are to be encased in concrete 150mm thick (min.). Drains running under any new walls are to be protected from any imposed load resulting from the wall using Spanlite lintels (or similar approved) in accordance with the recommendations of the manufacturer. New drainage trenches should not be excavated deeper than nearby foundations without a suitable sequence of events and adequate propping. The Contractor must seek structural advice if he/she/it has concerns as to the stability of the structure(s) when excavating for drains near to the building or other nearby buildings. Where a proposed deep drain runs within 1.000m of the building, the trench is to filled with concrete up to the level of the underside of the footing. Alternatively, where a proposed deep drain runs more than 1.000m from the building, the trench is to be filled with concrete to a level below the footing equal to the distance from the footing - less 150mm. All drainage works are to be inspected by the LABC/Approved Inspector prior to being buried.

Access points are to be provided at all bends in the proposed drainage. Any proposed proprietary brand inspection chamber(s) is/are to be pre-formed in uPVC, fitted with an air-tight cover(s) all in accordance with the recommendations of the manufacturer. New gullies are to be connected to the new inspection chamber(s) using 100mm dia. glazed clay pipes, and are to be suitably bedded and covered to the complete satisfaction of LABC/Approved Inspector. All new points of discharge are to have water-sealed traps fitted which retain a minimum of 25mm seal at all times. All sanitary pipework is to comply with BS 5572 or any subsequent standards. Proposed sinks, wash hand basins, and the like, are to have 32mm uPVC wastes and 75mm deep uPVC seal traps. The minimum connection for a waste pipe discharging into a SVP is 450mm above the invert level of the main drainage system. A branch pipe from the ground floor w.c. should only drop into the drainage system if the drop is less than 1500mm to invert level.

Fenestration
All proposed windows and external doors are to be uPVC double-glazing and/or powder-coated aluminium double glazing, and are to be supplied and fitted by a FENSA registered company (which will be responsible for compliance with all relevant sections of the Building Regulations (current)) to The Client's requirements. Any glazing which falls below 800mm of the finished floor level, shall be toughened glass. Any hard-to-reach glazing resulting from the erection of the new extension, should either be fitted with self-cleaning glass, or be designed so that the external surface can easily and safely be cleaned/maintained from within the property. All first floor habitable rooms are to have escape windows.

Support Beams & Lintels
New lintels in external walls are to be either pressed steel or reinforced concrete (as specified on plan) bedded in cement mortar, and are to have minimum end bearings of not less than 150mm (or as specified on plan). All new lintels are to be installed in accordance with the manufacturers instructions and any specific requirements of the LABC/Approved Inspector. All proposed structural openings are to be provided with beam supports (and padstones if necessary) in accordance with the structural calculation sheets provided separately. The walls above any proposed openings are to be suitably needled and propped whilst installing the new beam(s). If The Contractor has any doubts as to how the building should be supported during these operations, he/she/it should seek professional structural advice prior to commencement of the works. New steel beams are to be plated over in two sheets 12.5mm thick Fireline plasterboards, with staggered and taped joints, and two-coat boardskim.

Ventilation
Proposed habitable rooms are to be provided with ventilation openings of not less than 1/20 of the floor area of the room and 8000mm.sq. of background ventilation. The appointed FENSA registered window/door supplier is to ensure that this requirement is met via their products.

Any proposed kitchen / utility / bathroom / w.c areas are to be provided with mechanical ventilation 15/30/60/60 litres / sec., and 4000mm.sq. controllable trickle-vent for back ground ventilation.

Miscellaneous Works
Due to access restrictions resulting from the erection of the new extension, The Client may wish to reduce the need for future maintenance, and therefore reduce costs and risks of injury to maintenance operatives, by opting to replace old fascias, soffits, barge-boards, guttering etc, with new uPVC alternatives (Subject to approval from the Local Planning Authority in areas of conservation or other special interest).

All finishes, including decor, flooring, skirtings, internal doors (subject to Building Regulations approval where applicable), architraves, fixtures and fittings, etc, shall be carried out in accordance with any verbal or written instructions given to The Contractor directly by The Client. Building Design Solutions Ltd have not been engaged for this purpose in this instance.

Electrical and Mechanical Installations
New electrical and mechanical installations are to be designed by others in accordance with the requirements of The Client. Proposed alterations to gas services are to be carried out by suitably qualified and registered Gas Safe gas installation engineers. Alterations and extension of the existing electrical services are to be carried out by suitably qualified NICEIC (or other Local Authority approved registration) electrical installation contractor(s) in accordance with Approved Document P of the Building Regulations (domestic projects), and in accordance with the current edition of the IEE wiring regulations.

buildingdesignsolutions(LTD)
Domestic & Commercial Property Design & Survey Services

287 Brooklands Road, Sale, Manchester, M23 9HF

Proposed Two-Storey Gable Extension

DR	Drawing No. BR2 (Proposed Layout)	
Scale As Shown	Building Regulations Application	
January 2014		

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