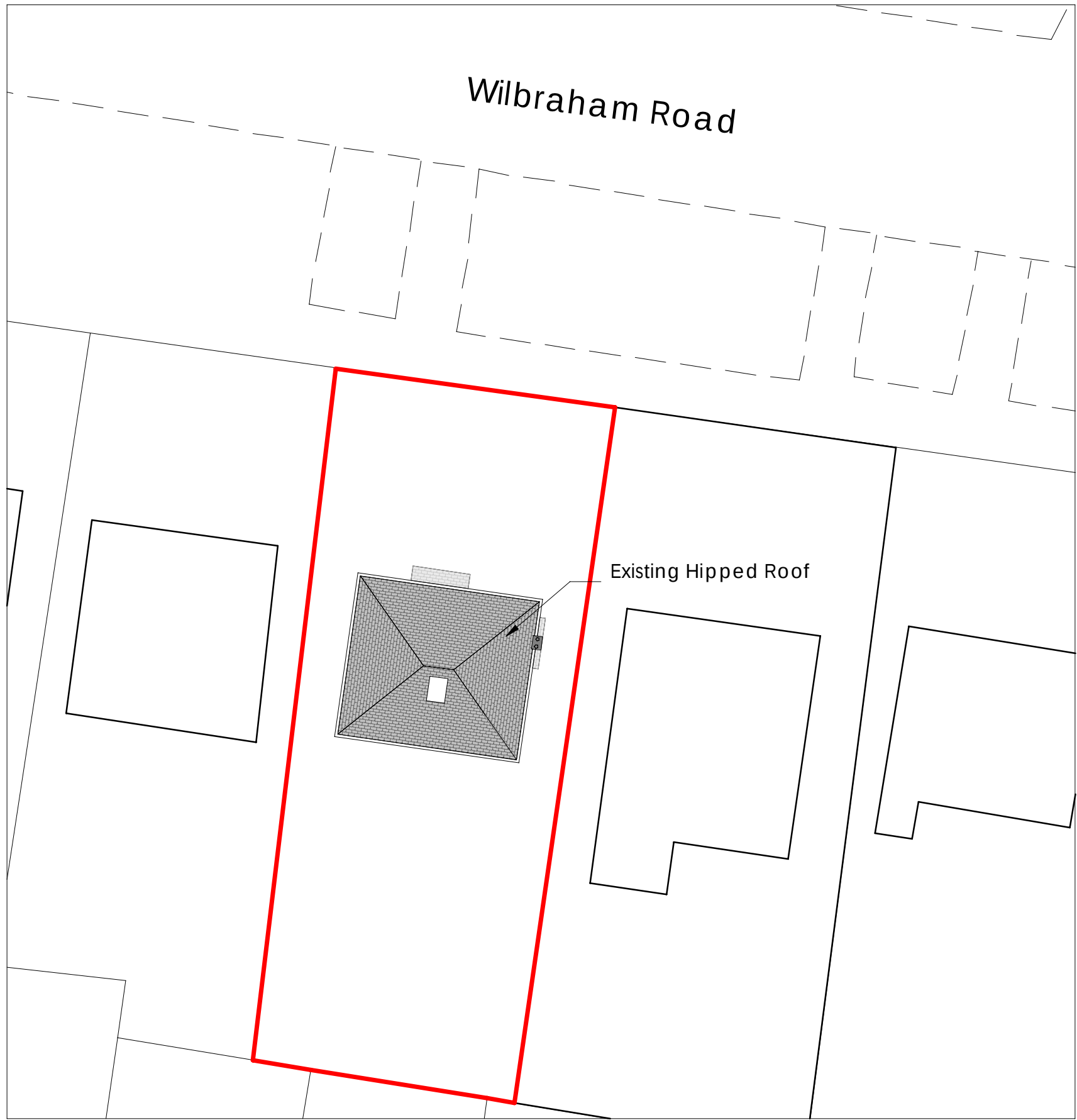
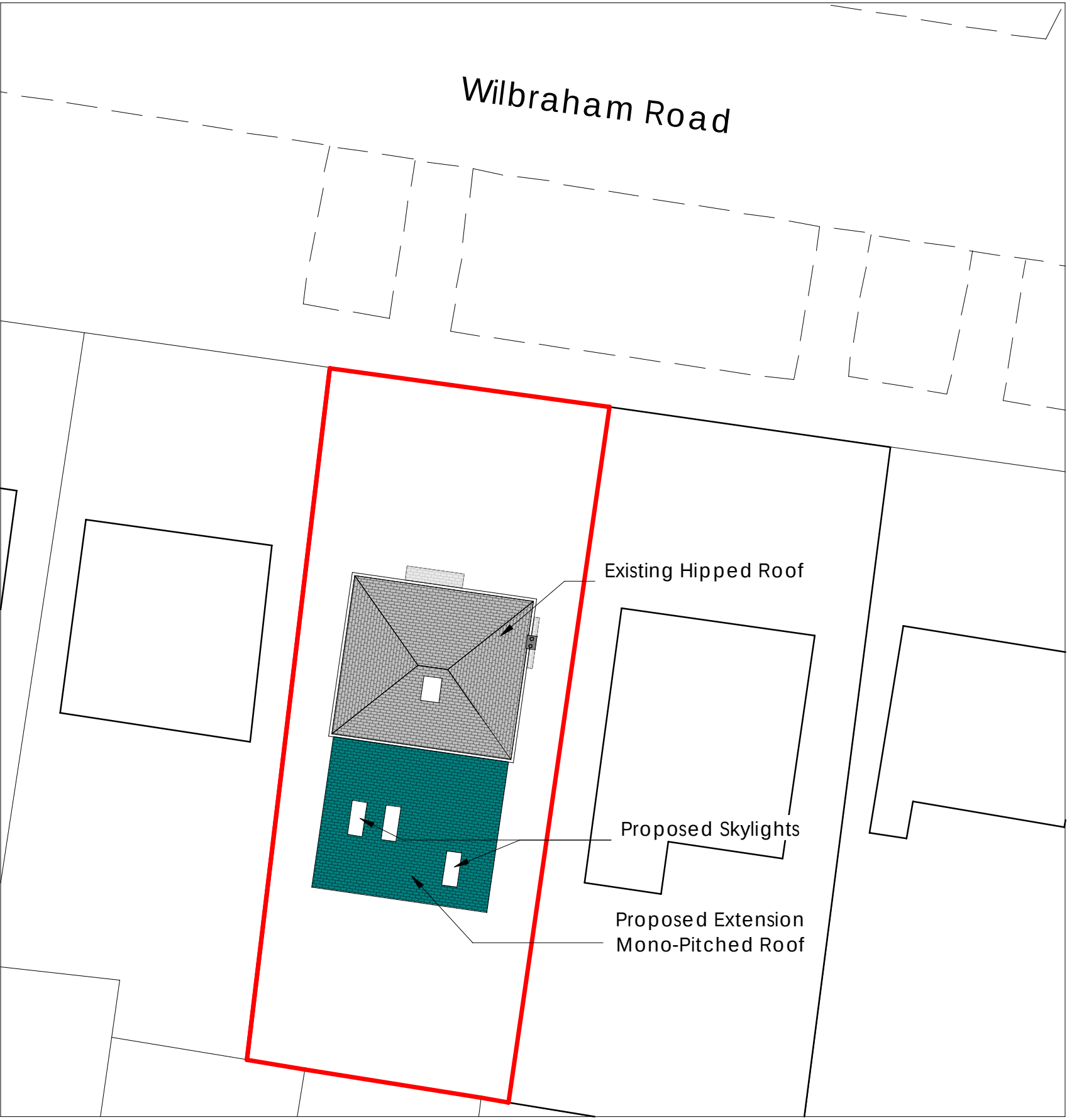


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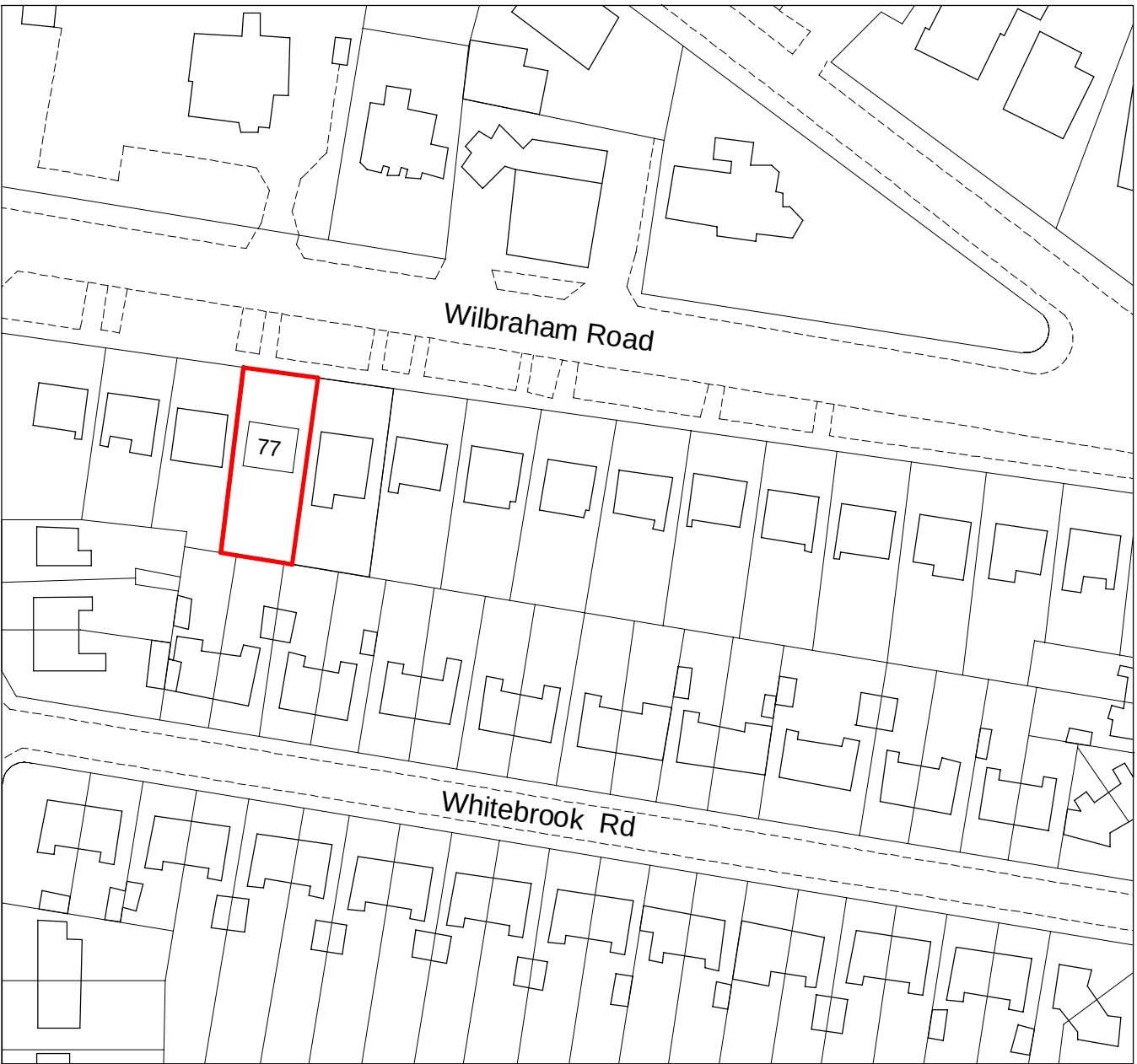
Property Boundary



2 Existing Block Plan
1 : 250

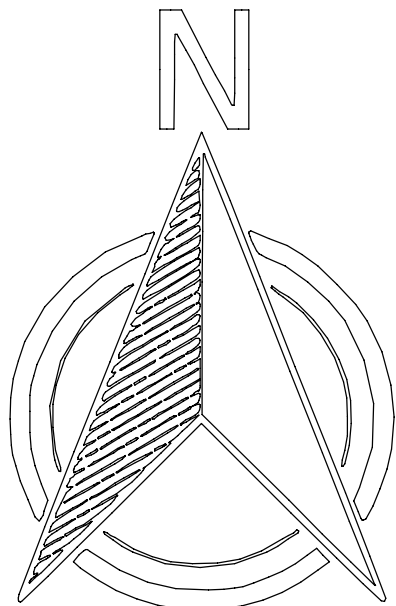
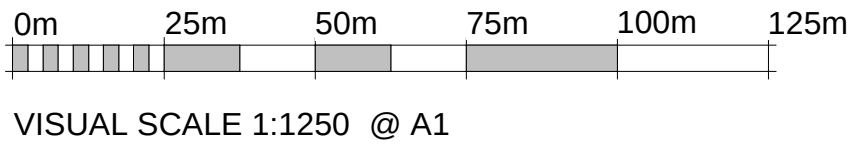
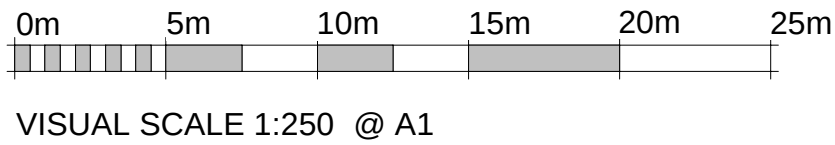


3 Proposed Block Plan
1 : 250



1 Location Plan
1 : 1250

Total Site Area = 534 m²
Existing Building Footprint Area = 83.2 m²
Proposed Extension Footprint Area = 74.4 m²



WeStruct

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Rev.	Description	Date
3	Revised per Clients Comments	19/09/2024
4	Revised per Clients Comments	22/09/2024
5	Revised per Clients Comments	28/09/2024
6	Revised per Clients Comments	05/10/2024

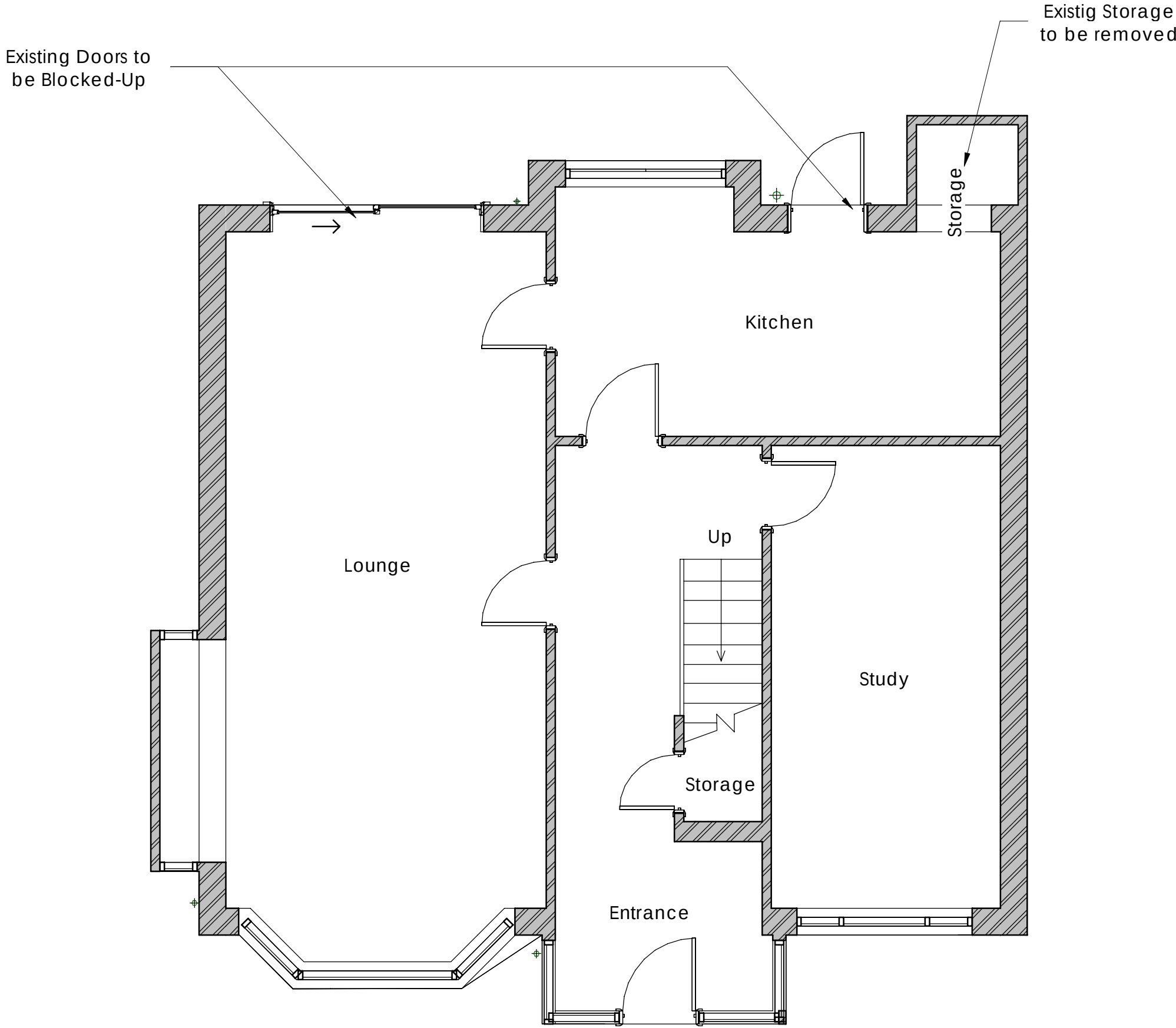
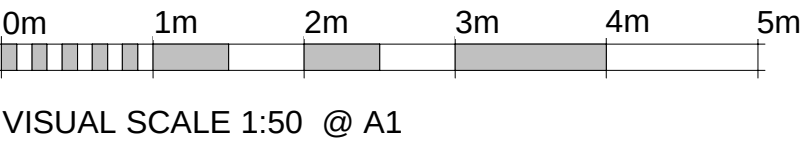
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Taha	
Project Site Address	
77 Wilbraham Road, Fallow-field M14 7DN	
Drawing Title	
Location Plan, Existing & Proposed Block Plans	
Project Number:	WE-20-08-24-01
Date:	07/09/2024
Drawn by:	AA
Checked by:	HH
Approved by:	SM
Drawing No.:	WE-DR-20-07-24-01-01
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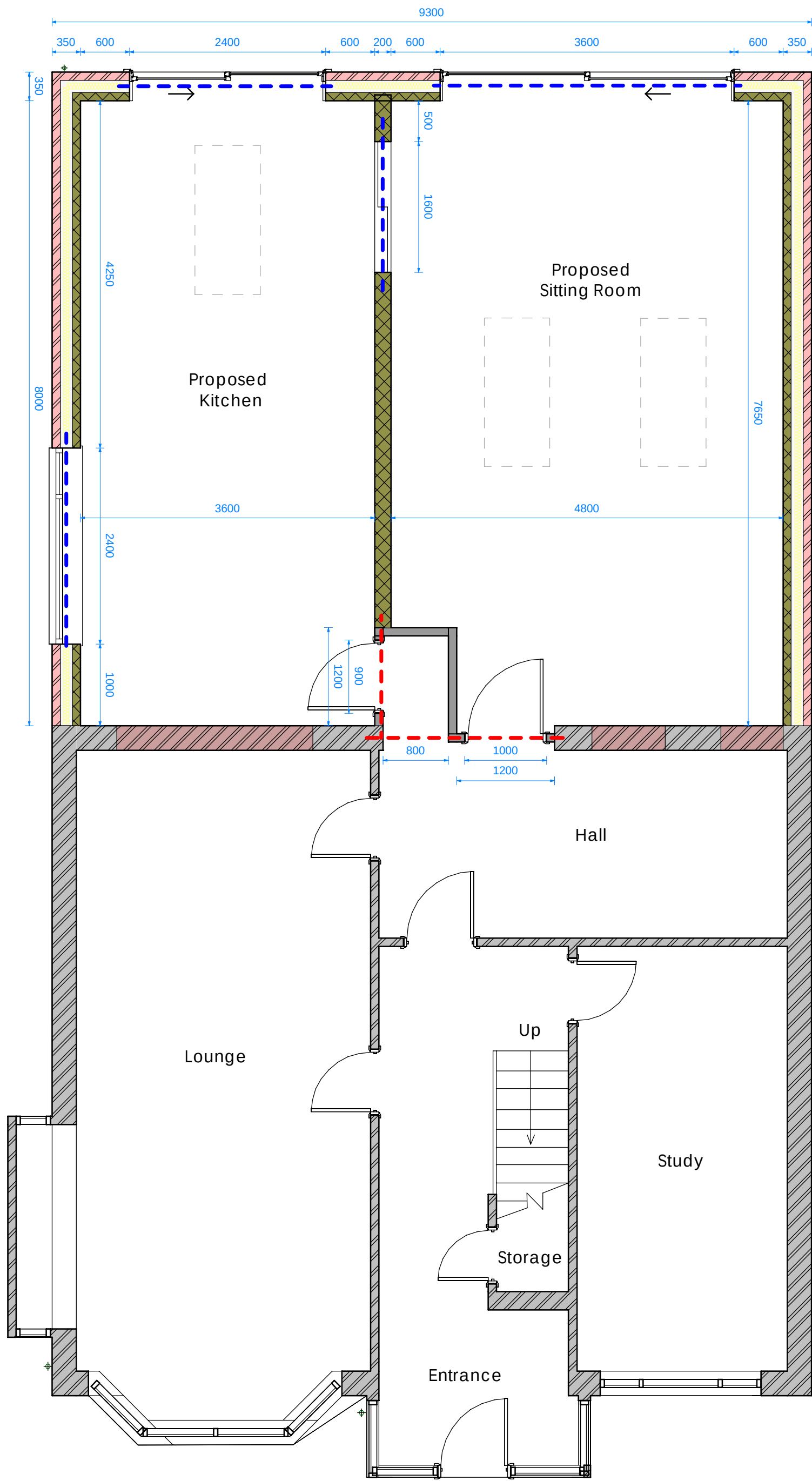
- Proposed Blockwork
- Proposed Brickwork
- Existing Solid Walls
- Proposed Partition Wall
- Insulation
- RWP
- Proposed Lintels
- Proposed Steel Beams
- Boundary Line

Notes

- Existing Wall thickness & type of wall TBC on Site.
- Proposed Lintels, Beams, and Extension Foundation to be Designed by S.E.



1 Existing Ground Floor
1 : 50



2 Proposed Ground Floor
1 : 50



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6	Revised per Clients Comments	05/10/2024

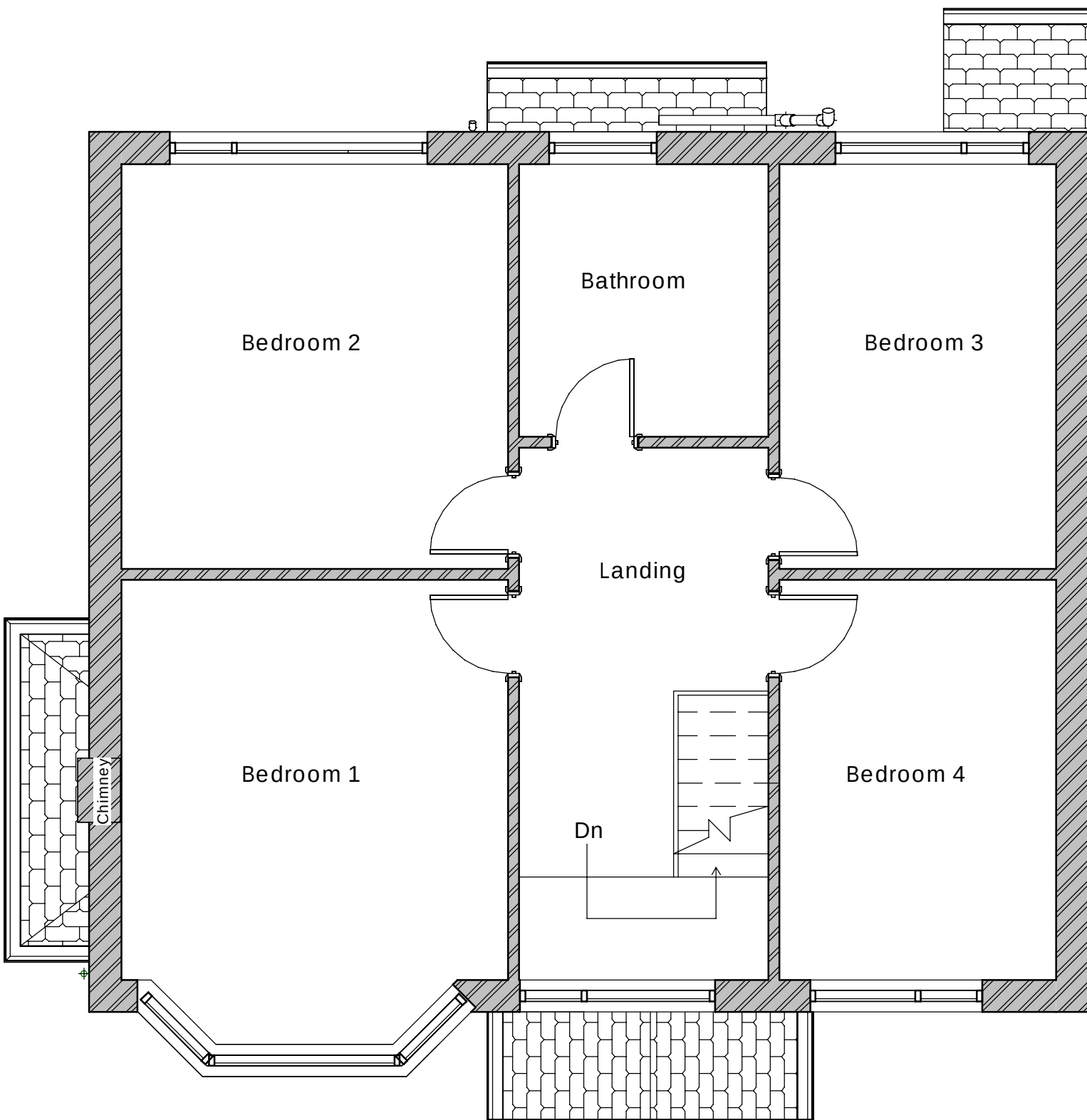
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Date:	07/09/2024
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Checked by:	HH
Approved by:	SM
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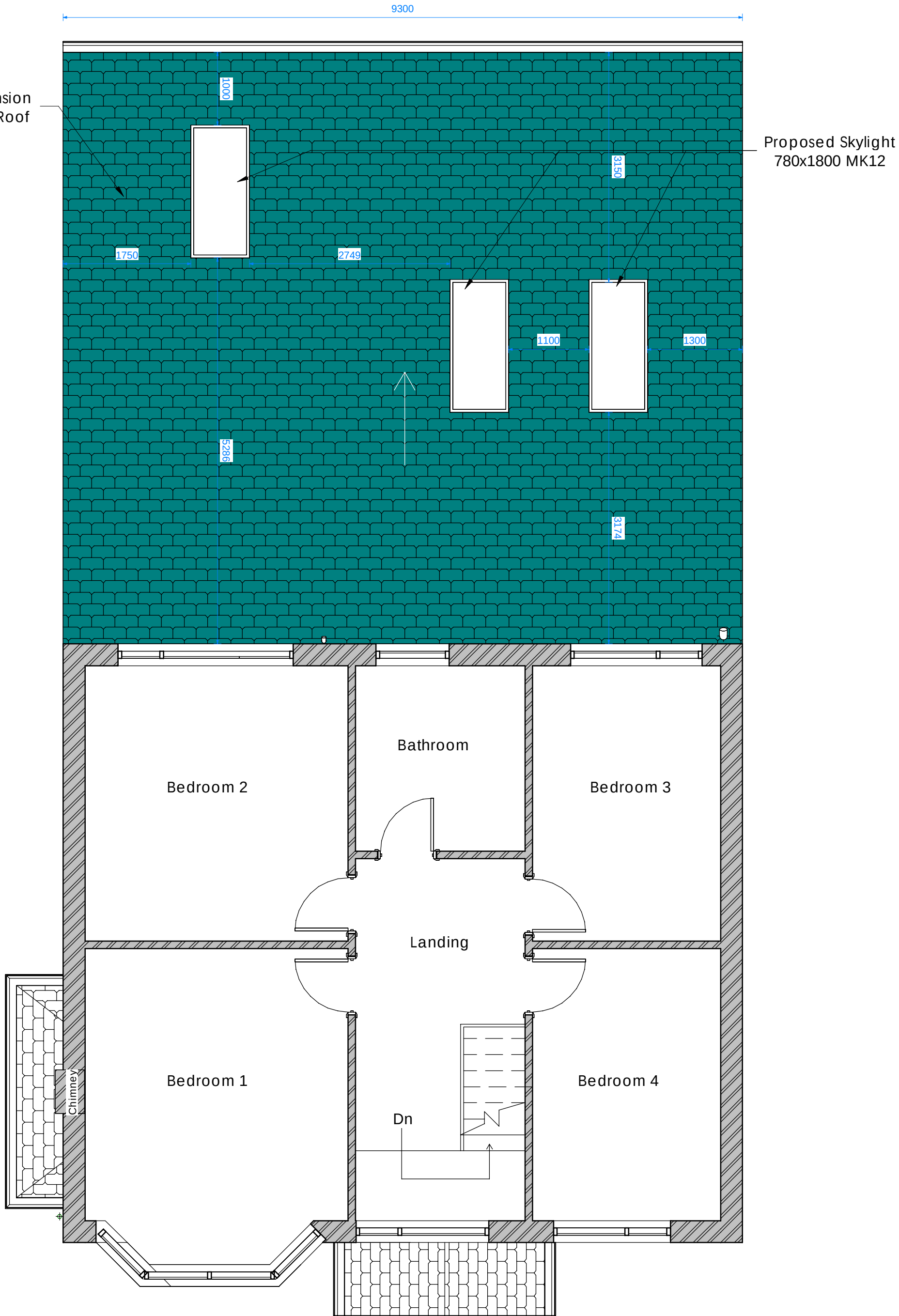
- Proposed Blockwork
- Proposed Brickwork
- Existing Solid Walls
- Proposed Partition Wall
- Insulation
- RWP
- Proposed Lintels
- Proposed Steel Beams
- Boundary Line

Notes

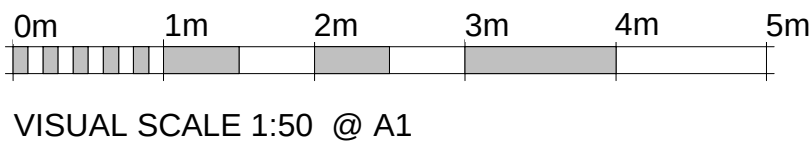
- Existing Wall thickness & type of wall TBC on Site.
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1 Existing First Floor
1 : 50



2 Proposed First Floor
1 : 50



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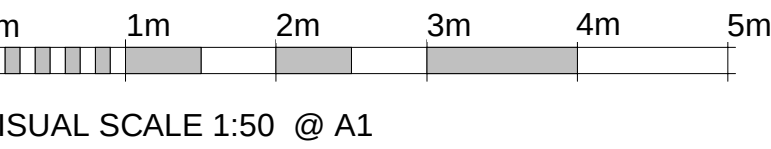
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Taha	
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Drawing Title	
Existing & Proposed First Floor Plans	
Project Number:	WE-20-08-24-01
Date:	07/09/2024
Drawn by:	AA
Checked by:	HH
Approved by:	SM
Drawing No.: WE-DR-20-08-24-01-03	
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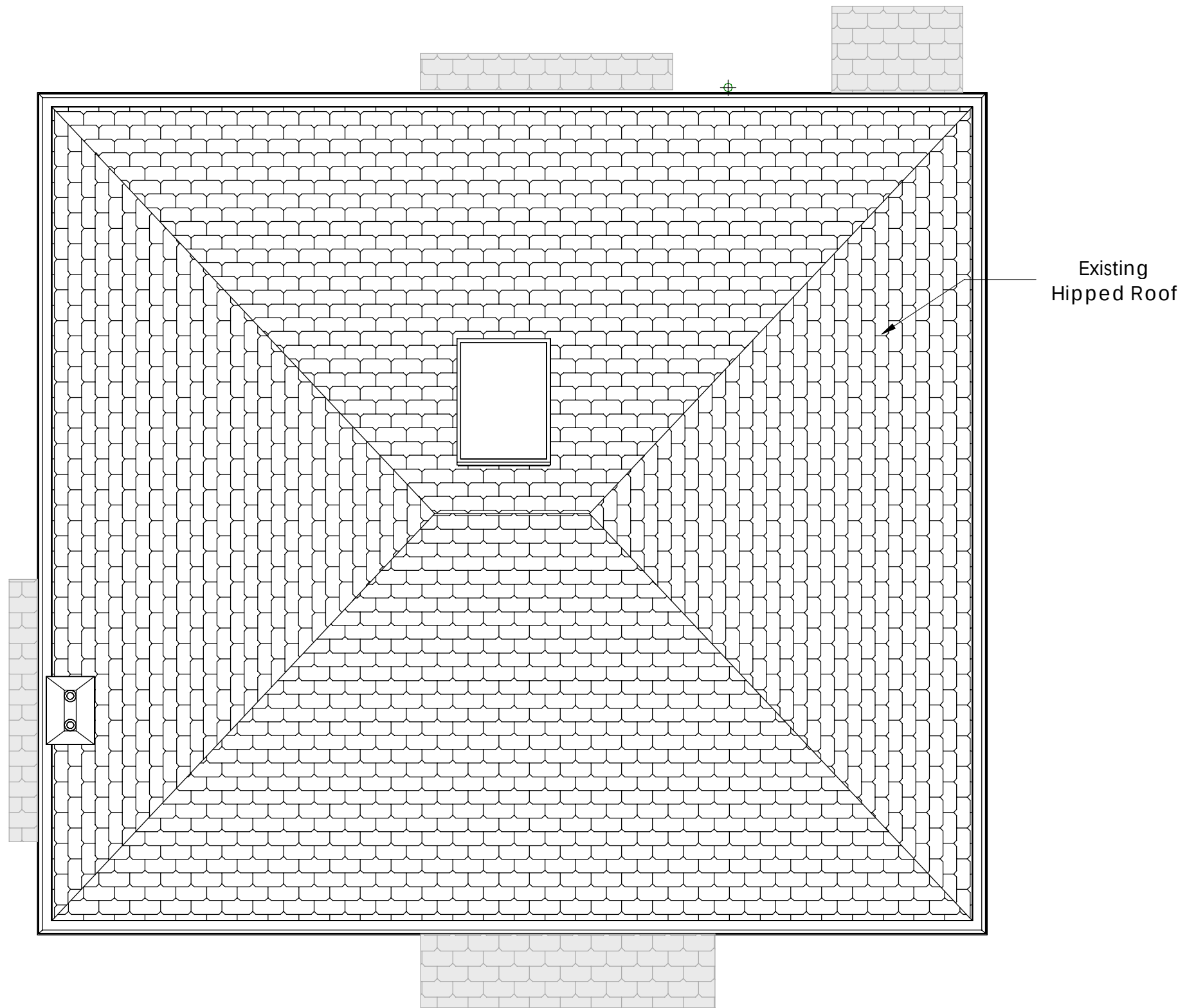
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- Proposed Partition Wall
- Insulation
- RWP
- Proposed Lintels
- Proposed Steel Beams
- Boundary Line

Notes

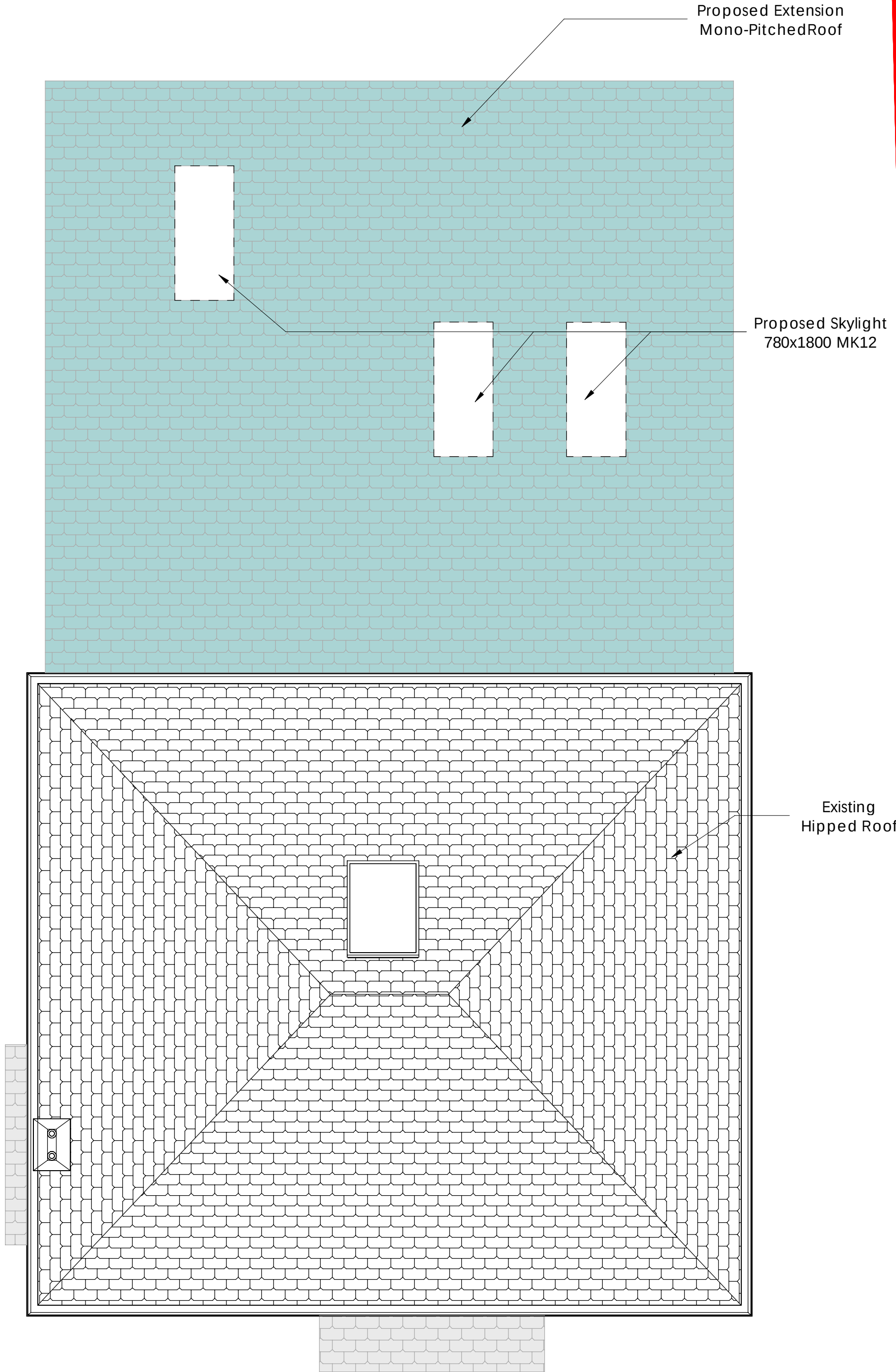
- Existing Wall thickness & type of wall T&C on Site.
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1 Existing Roof Plan
1 : 50



2 Proposed Roof Plan
1 : 50



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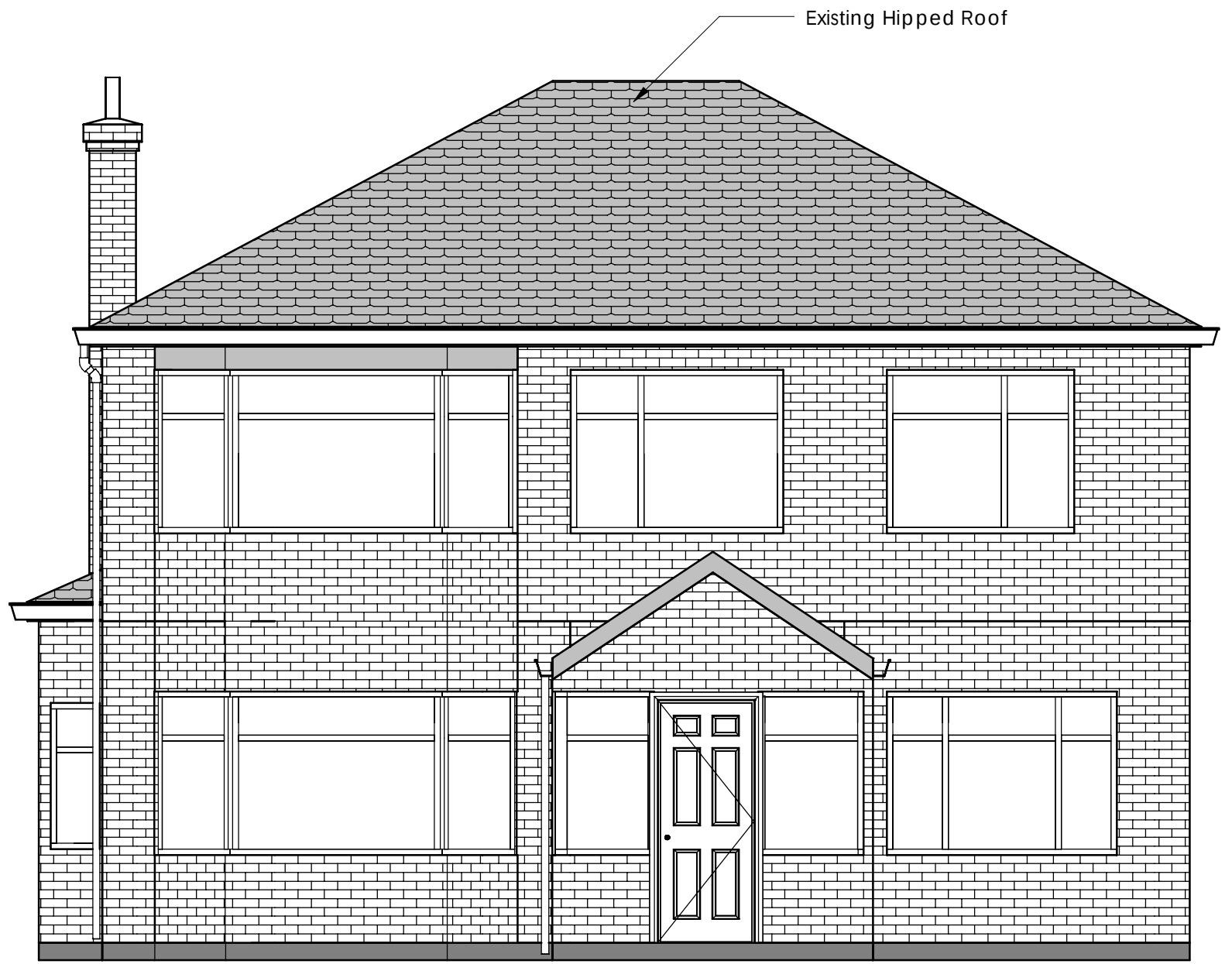
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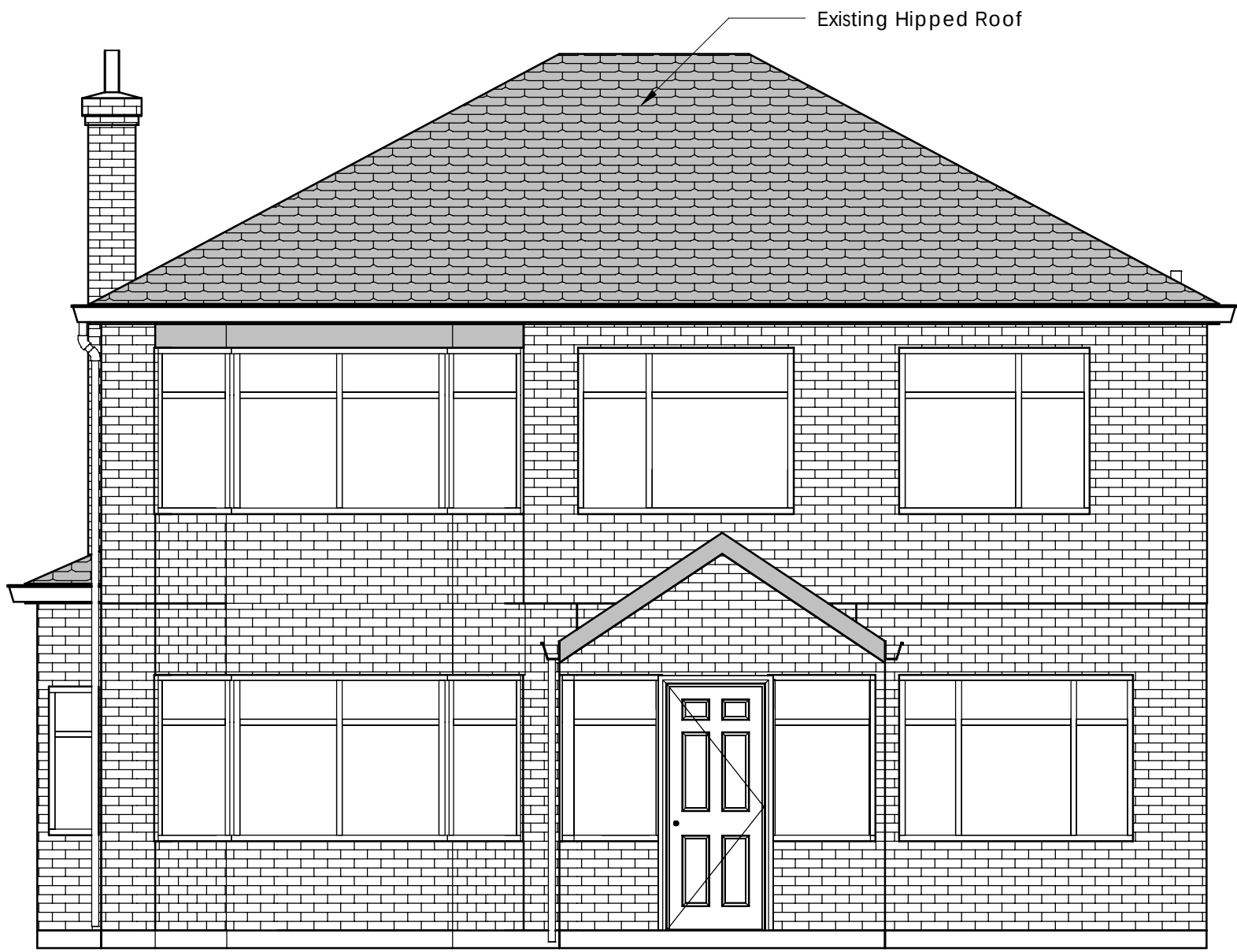
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Taha	
Project Site Address	
77 Wilbraham Road, Fallow-field M14 7DN	
Drawing Title	
Existing & Proposed Roof Plans	
Project Number:	WE-20-08-24-01
Date:	07/09/2024
Drawn by:	AA
Checked by:	HH
Approved by:	SM
Drawing No.:	WE-DR-20-08-24-01-04
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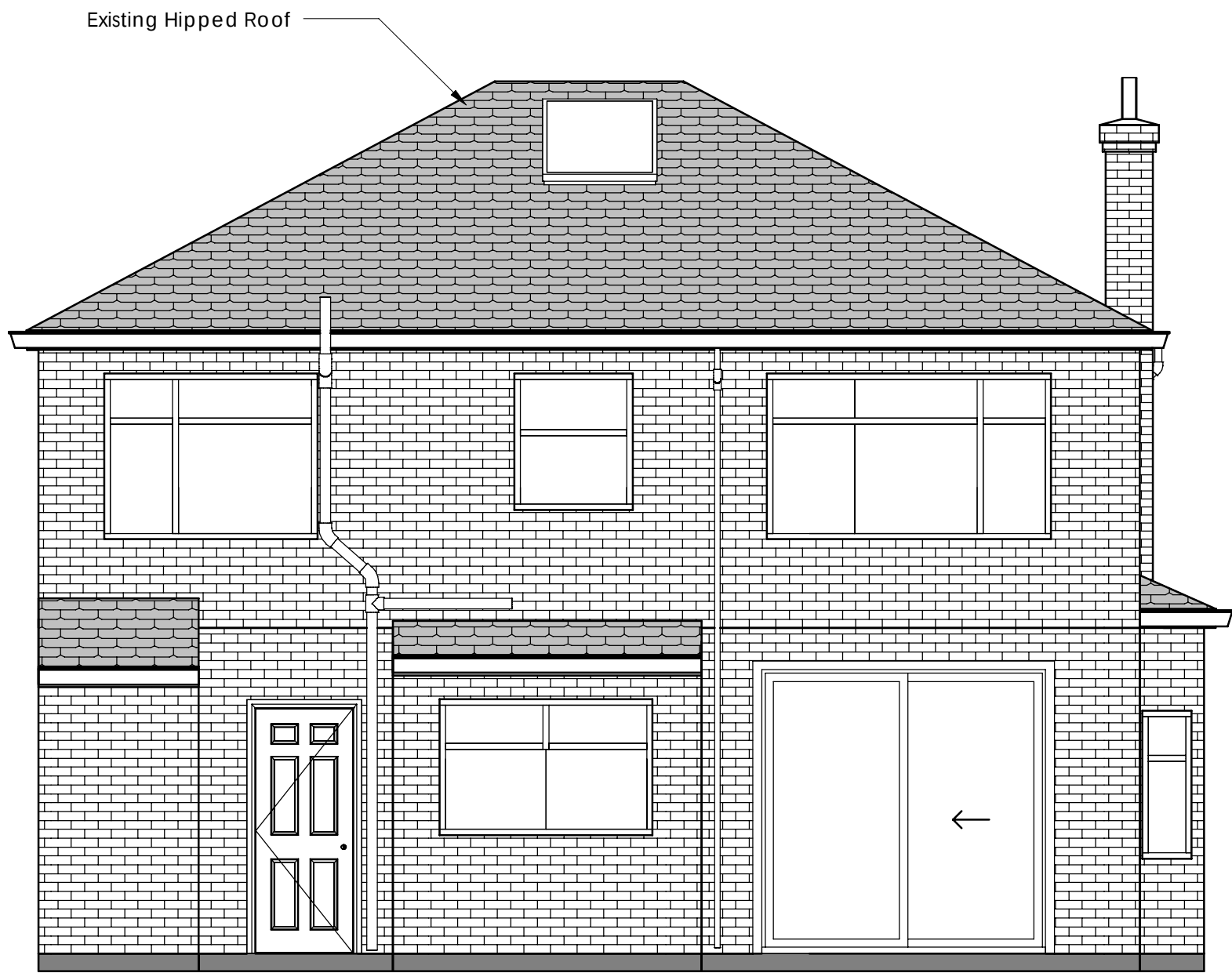
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1 Existing Front Elevation
1 : 50



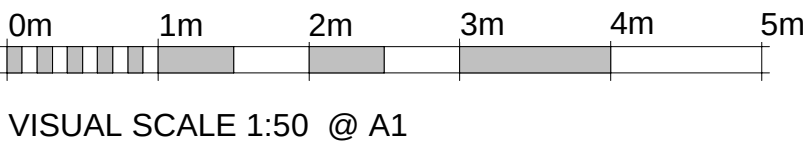
2 Proposed Front Elevation
1 : 50



3 Existing Rear Elevation
1 : 50



4 Proposed Rear Elevation
1 : 50



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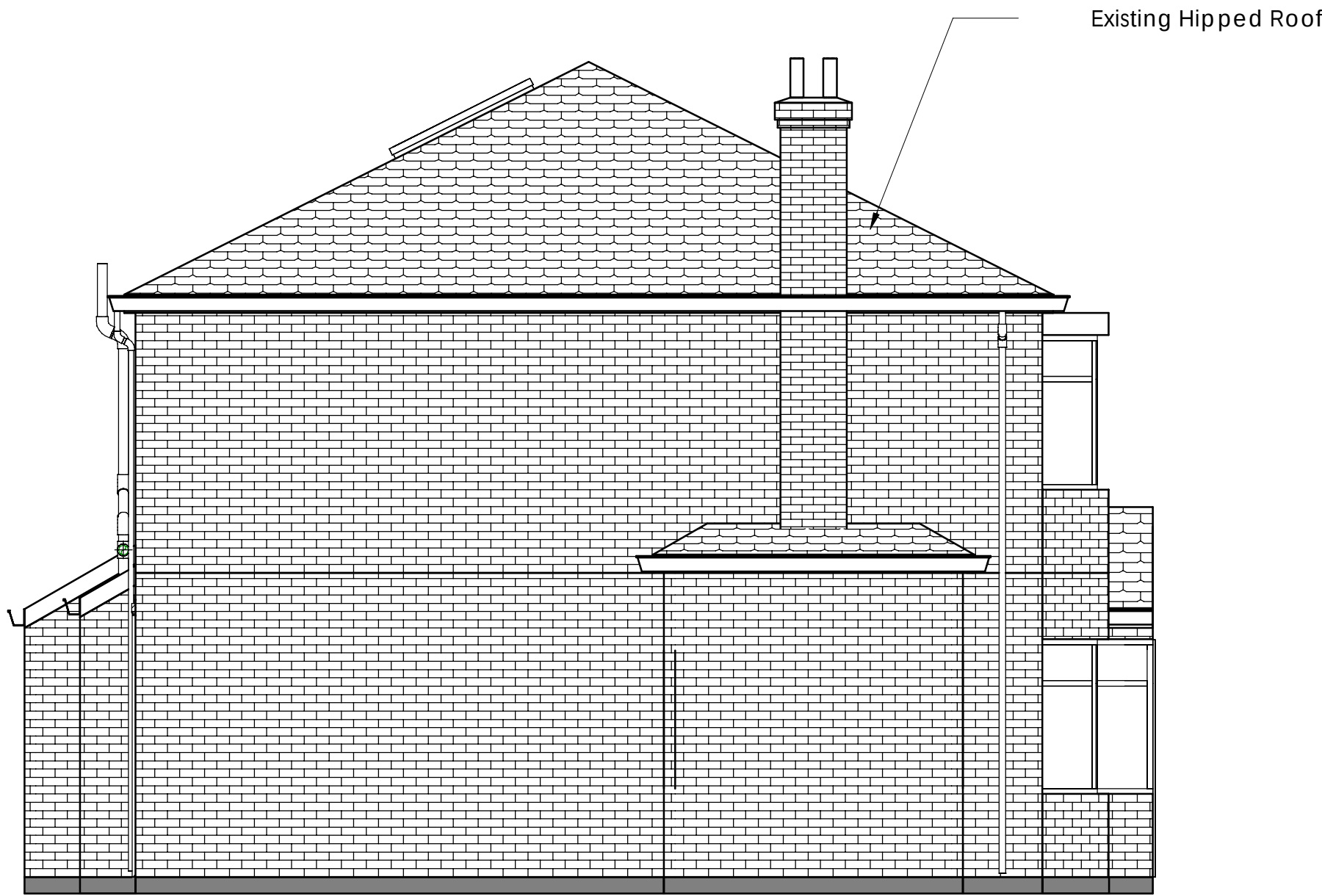
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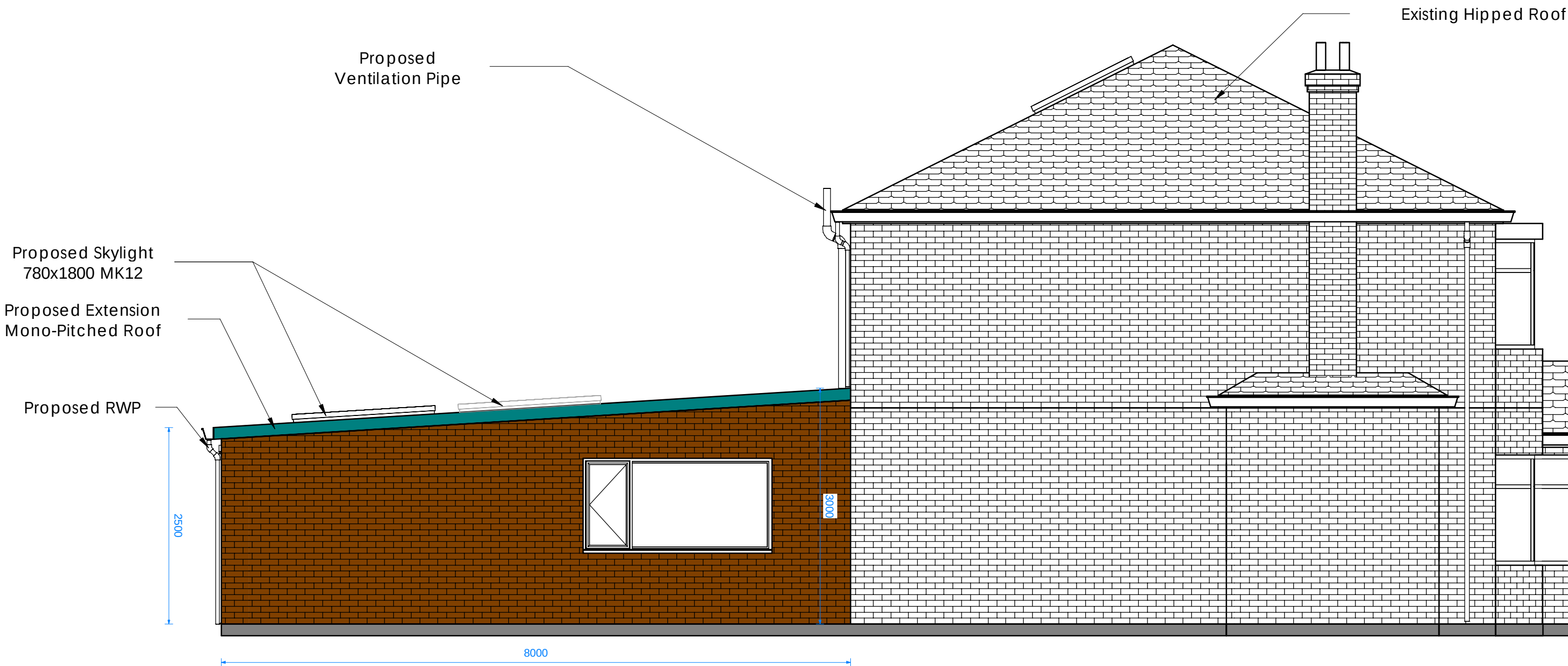
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Drawing Title	
Existing & Proposed (Front and Rear) Elevations	
Project Number:	WE-20-08-24-01
Date:	07/09/2024
Drawn by:	AA
Checked by:	HH
Approved by:	SM
Drawing No.:	WE-DR-20-08-24-01-05
Scale: (@ A1)	1 : 50

Notes

- Existing Wall thickness & type of wall & Length TBC on Site.
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1 Existing West Elevation
1 : 50



2 Proposed West Elevation
1 : 50



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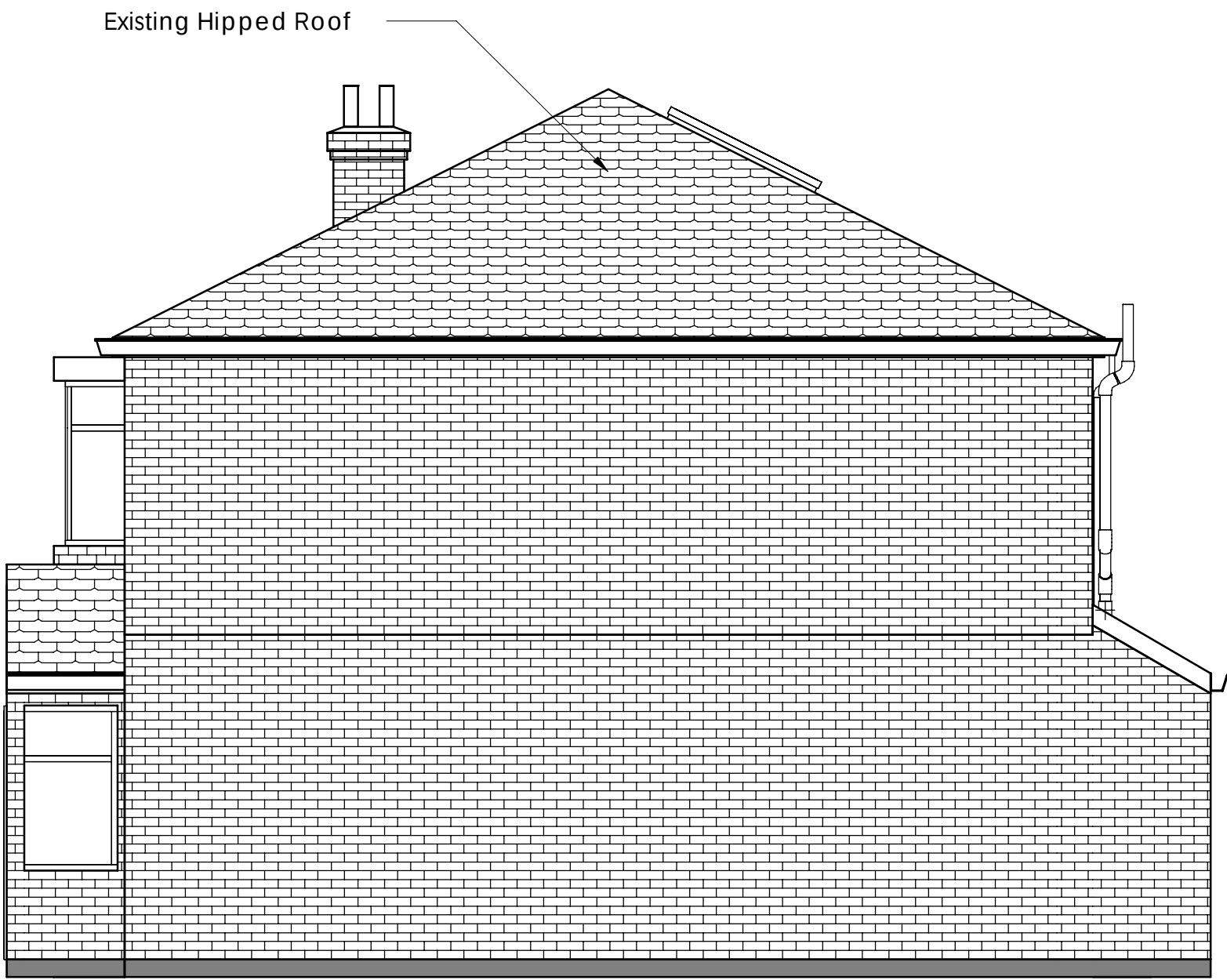
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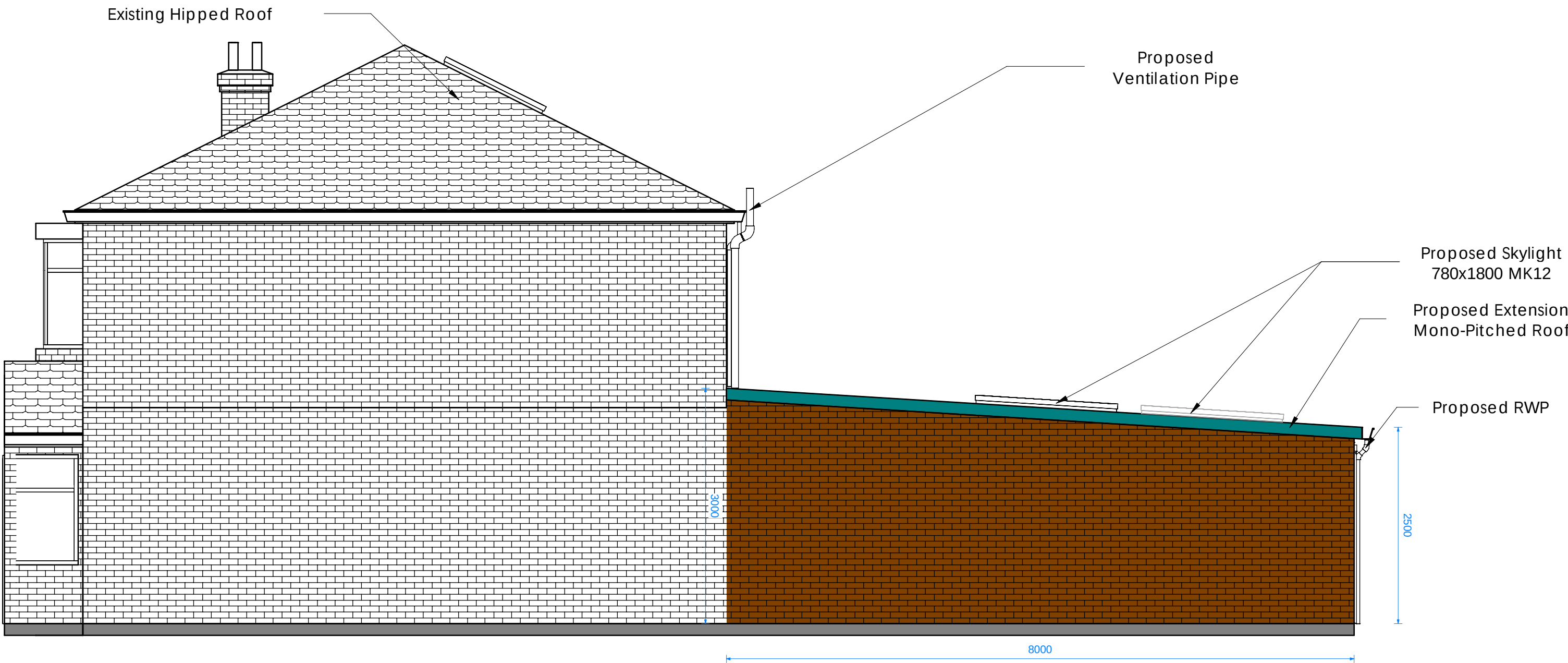
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Taha	
Project Site Address	
77 Wilbraham Road, Fallow-field M14 7DN	
Drawing Title	
Existing & Proposed West Elevations	
Project Number:	WE-20-08-24-01
Date:	07/09/2024
Drawn by:	AA
Checked by:	HH
Approved by:	SM
Drawing No.:	WE-DR-20-08-24-01-06
Scale: (@ A1)	1 : 50

Notes

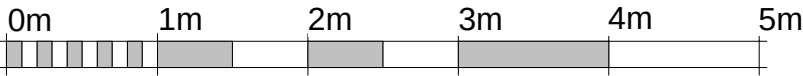
- Existing Wall thickness & type of wall & Length TBC on Site.
- Proposed Lintels, Beams, and Extension Foundation to be Designed by S.E.



1 Existing East Elevation
1 : 50



2 Proposed East Elevation
1 : 50



VISUAL SCALE 1:50 @ A1



WeStruct

WeStruct Design and Build

- 1) THE CONTRACTOR IS TO SET OUT, CHECK AND CO-ORDINATE ALL DIMENSIONS ON SITE DURING THE COURSE OF THE WORKS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PLANS, STRUCTURAL CALCULATIONS AND SPECIFICATIONS.O)
- 2) PRIOR TO COMMENCEMENT OF ANY WORK ON SITE, LOCAL AUTHORITIES APPROVAL MUST BE ACHIEVED.O)
- 3) WHERE THE WORKS INCLUDE DEMOLITION TO ENSURE THAT ALL ELEMENTS OF THE BUILDING AND ADJOIN STRUCTURES CONSIDERED. ALL TEMPORARY WORK TO BE CLIENT CONTRACTORS RESPONSIBILITY.
- 4) ALL BLOCK / BRICK WALLS WHICH HAS BEAM RESTING ON MUST HAVE MINIMUM COMPRESSIVE STRENGTH OF 2.8 NMM² /4.5 NMM² , SITE TO CONFIRM)
- 5) ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST APPROPRIATE CODES OF PRACTICE AND TO COMPLY WITH CURRENT BUILDING REGULATION PRIOR TO COMMENCEMENT OF THE BUILDING WORKS THE CONTRACTOR SHOULD.
- 6) ENSURE THAT ALL DRAWINGS ARE APPROVED FOR USED BY THE PLANNING DEPARTMENT AND (IF APPLICABLE) BY BUILDING CONTROL 2INFORM THE BUILDING CONTROL DEPARTMENT THAT WORKS HAVE COMMENCED ON SITE
- 7) VERIFY THE BOUNDARY LINES AND GROUND CONDITIONS, INCLUDING CHECKING OF ALL THE SERVICES (GAS, WATER, ELECTRIC, TELECOM AND PRIOR TO ANY EXCAVATION WORK.
- 8) REQUEST A COPY OF THE PARTY WALL AWARD WHERE WORKS AFFECT A PARTY WALL OR INVOLVE EXCAVATIONS WITH IN 3M OF ADJOINING BUILDINGS.
- 9) SETTING OUT OF BRICKWORK/BLOCKWORK ETC TO BE STRICTLY IN ACCORDANCE WITH THE ARCHITECTS DETAIL DRAWING.
- 10) REQUEST A COPY OF THE PARTY WALL AWARD WHERE WORKS AFFECT A PARTY WALL OR INVOLVE EXCAVATIONS WITH IN 3M OF ADJOINING BUILDINGS.
- 11) ANY DISCREPANCIES EITHER BETWEEN THE WRITTEN DIMENSION AND THE SITE DIMENSIONS OR BETWEEN THE DRAWING AND OTHER CONSULTANTS/ SUPPLIERS DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE CLIENT/ENGINEER.

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK.

Rev.	Description	Date
3	Revised per Clients Comments	19/09/2024
4	Revised per Clients Comments	22/09/2024
5	Revised per Clients Comments	28/09/2024
6	Revised per Clients Comments	05/10/2024

Client	
Taha	
Project Site Address	
77 Wilbraham Road, Fallow-field M14 7DN	
Drawing Title	
Existing & Proposed East Elevations	
Project Number:	WE-20-08-24-01
Date:	07/09/2024
Drawn by:	AA
Checked by:	HH
Approved by:	SM
Drawing No.:	WE-DR-20-08-24-01-07
Scale: (@ A1)	1 : 50



WeStruct

WeStruct Design and Build

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Rev.	Description	Date
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Client	
Taha	
Project Site Address	
77 Wilbraham Road, Fallow-field M14 7DN	
Drawing Title	
General Notes	
Project Number:	WE-20-08-24-01
Date:	07/09/2024
Drawn by:	AA
Checked by:	HH
Approved by:	SM
Drawing No.:	WE-DR-20-08-24-01-08
Scale: (@ A1)	1 : 10

BUILDING REGULATIONS NOTES

CONJ REGULATIONS 2015
THE CLIENT MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015. THE CLIENT MUST APPOINT A CONTRACTOR, IF MORE THAN ONE CONTRACTOR IS TO BE INVOLVED, THE CLIENT WILL NEED TO APPOINT (IN WRITING) A PRINCIPAL DESIGNER (TO PLAN, MANAGE AND COORDINATE THE PLANNING AND DESIGN WORK) AND A PRINCIPAL CONTRACTOR (TO PLAN, MANAGE AND COORDINATE THE CONSTRUCTION AND ENSURE THERE ARE ARRANGEMENTS IN PLACE FOR MANAGING AND ORGANISING THE PROJECT).

DOMESTIC CLIENTS
THE DOMESTIC CLIENT IS TO APPOINT A PRINCIPAL DESIGNER AND A PRINCIPAL CONTRACTOR WHEN THERE IS MORE THAN ONE CONTRACTOR. IF NOT YOUR DUTIES WILL AUTOMATICALLY TRANSFERRED TO THE CONTRACTOR OR PRINCIPAL CONTRACTOR.
THE DESIGNER CAN TAKE ON THE DUTIES, PROVIDED THERE IS A WRITTEN AGREEMENT BETWEEN YOU AND THE DESIGNER TO DO SO.

THE HEALTH AND SAFETY EXECUTIVE IS TO BE NOTIFIED AS SOON AS POSSIBLE BEFORE CONSTRUCTION WORK STARTS IF THE WORKS:

- (a) LAST LONGER THAN 30 WORKING DAYS AND HAS MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT.
- OR
- (b) EXCEEDS 500 PERSON DAYS.

PARTY WALL ACT
THE OWNER, SHOULD THEY NEED TO DO SO UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1996, HAS A DUTY TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER IF BUILDING WORK ON, TO OR NEAR AN EXISTING PARTY WALL INVOLVES ANY OF THE FOLLOWING:

- SUPPORT OF BEAM
 - INSERTION OF DPC THROUGH WALL
 - RAISING A WALL OR CUTTING OFF PROJECTIONS
 - DEMOLITION AND REBUILDING
 - UNDERPINNING
 - INSERTION OF LEAD FLASHINGS
 - EXCAVATIONS WITHIN 3 METRES OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS WILL GO DEEPER THAN ADJOINING FOUNDATIONS, OR WITHIN 6 METRES OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS ARE WITHIN A 45 DEGREE LINE OF THE ADJOINING FOUNDATIONS.
- A PARTY WALL AGREEMENT IS TO BE IN PLACE PRIOR TO START OF WORKS ON SITE.

THERMAL BRIDGING
CARE SHALL BE TAKEN TO LIMIT THE OCCURRENCE OF THERMAL BRIDGING IN THE INSULATION LAYERS CAUSED BY GAPS WITHIN THE THERMAL ELEMENT, (I.E. AROUND WINDOWS AND DOOR OPENINGS). REASONABLE PROVISION SHALL ALSO BE MADE TO ENSURE THE DWELLING IS CONSTRUCTED TO MINIMISE UNWANTED AIR LEAKAGE THROUGH THE BUILDING FABRIC.

HEALTH AND SAFETY
THE CONTRACTOR IS REMINDED OF THEIR LIABILITY TO ENSURE DUE CARE, ATTENTION AND CONSIDERATION IS GIVEN IN REGARD TO SAFE PRACTICE IN COMPLIANCE WITH THE HEALTH AND SAFETY AT WORK ACT 1974.

MATERIALS AND WORKMANSHIP
ALL WORKS ARE TO BE CARRIED OUT IN A WORKMANLIKE MANNER. ALL MATERIALS AND WORKMANSHIP MUST COMPLY WITH REGULATION 7 OF THE BUILDING REGULATIONS. ALL RELEVANT BRITISH STANDARDS, EUROPEAN STANDARDS, AGREEMENT CERTIFICATES, PRODUCT CERTIFICATION OF SCHEMES (KITE MARKS) ETC. PRODUCTS CONFORMING TO A EUROPEAN TECHNICAL STANDARD OR AUTHORISED EUROPEAN PRODUCT SHOULD HAVE A CE MARKING.

RAINWATER DRAINAGE
Rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway. Paved areas to be suitably drained free from storm water.

SUSTAINABLE DRAINAGE PAVING
Day Aggregates is a popular use of permeable paving, formally used for SUDs as this is the layer of material on which the paving units are bedded, facilitating the free passage of water through to the underlying sub-base layers. Materials can be a 26mm clean stone or a 26mm clean hard grit or Sharp Washed Sand from Day Aggregates. This specification

lay the material on which the paving units are bedded, facilitating the free passage of water through to the underlying sub-base layers. Materials can be a 26mm clean stone or a 26mm clean hard grit or Sharp Washed Sand from Day Aggregates. This specification consists of a 3mm grain size should be used to infill the gaps between the pavers. This is a typical permeable pavement design recommendation from BS7533-13:2009.

SUSTAINABLE DRAINAGE SYSTEM
Proposed Sustainable Drainage System (SUDS) from soakaway to permeable paving. In addition, water flow from green surface. Rainwater flow into drains, pipes embedded into cavity solid wall. This reduces groundwater recharge that allows rapid surface water runoff, limited infiltration into the ground. This also reduces evapotranspiration from vegetation and surface water.

TIMBER FRAME WALL
To achieve minimum U Value of 0.28W/m² K
Timber cladding fixed to 25 x 38mm preservative-treated battens (provide counter battens to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.8 MNg/m2) and 12mm thick WBP external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using 100mm x 50mm head & sole plates and vertical studs (with noggins) at 400mm c/s or to a engineer's details & calculations. Insulation to be 60mm Celotex GA4000 between studs plus 37.5mm Celotex PL4000 insulated plasterboard with VCL over. Finish with 3mm skim coat of finishing plaster. All joints to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Walls within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc Fireline board internally to achieve 1/2 hour fire resistance from both sides. Timber cladding to be treated with Fire Retardant Coating for Timber (BSVPR & OFPR) or similar paint system to achieve class 0 and 1 to BS EN13309:3:2003.

INTRODUCTION

The following specification must be read in conjunction with all relevant project drawings, schedules etc. and is applicable whether specifically referred to or not. It is the responsibility of the contractor to ensure that all their work is in compliance with the appropriate requirements of the relevant Building Regulations and other allied legislation.

FOUNDATIONS

Trench foundation
Concrete mix to conform to BS EN 206-1 & BS 8600-2. All foundations to be a minimum of 600mm wide and 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A172 and BS 8004:1986 Code of Practice for foundations. Ensure foundations are constructed below invert level of any adjacent drains. Please note that should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

See engineers details.

The existing ground within the extent of the proposed building construction site shall be cleared of all turf and vegetable matter prior to any further excavation being made. Method of disposal of any contaminated soil to be agreed with the Local Environmental Officer. Foundation trenches shall be clean and true and checked for soft areas, water etc. and left with compacted bottoms.

Foundations shall be located centrally under external and load bearing internal walls. All foundations shall be designed with due regard to subsoil conditions, water table, presence of sulphates and previous ground uses etc.

HORIZONTAL/VERTICAL - DAMP PROOF COURSES

The horizontal damp proof course shall consist of a layer of 2000 gauge polythene damp course to BS 7439:6515 adequately lapped at corners and joints, on a mortar bed maintaining a minimum 150mm above adjacent ground level. All joints to be lapped a minimum 150mm. Ensure that damp proof courses do not project into the cavity.

Where external cavity walls is bridged i.e. air brick/ventilator openings and mer cupboard etc. provide polythene cavity trays between wall and internal wall ends over in the external wall with open proprietary perpend. Cavity trays to be project 150mm beyond side of linetopping.

DPC

Provide horizontal split polymer (hytoid) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

SOLID GROUND FLOOR CONSTRUCTION

Granular material, free from harmful matter, well graded and passing a 75mm BS sieve. Crushed hard rock or quarry waste, not chalk, or crushed concrete, bricks or tiles free from old plaster. Average thickness of hard-core bed to be 150mm. Increase thickness as necessary to make up levels and backfill foundation at trench. Hard-core to be thoroughly compacted in layers not exceeding 150mm. Surfaces of hard-core to have a sufficient consolidated bedding of sand to fill interstices and provide a close smooth surface to 1200 gauge polythene DPM laid with edges lapped not less than 300mm and turned up the perimeter walls and tucked under door to provide a complete water proof membrane.

Concrete to be grade C10/P to BS5268 using OPC cement and 20mm nominal maximum size of aggregate. Thickness of concrete floor slab to be 100mm.

100mm thick Celotex Fast R F30000 insulation slabs laid directly on additional 1200 gauge DPM on concrete ground floor slab to achieve a U value of 0.22W/m2K. Cuts of insulation to be placed around perimeter of external walls, beneath skirting, to prevent cold bridging.

16mm thick 1.4 cement sand screed using OPC cement and fine aggregate to grade limit M. BS882 with light gauge wire mesh reinforcement in centre. Screed to be floated smooth and finished flush with existing floor levels unless stated otherwise of the design.

INTERNAL CAVITY WALL - BLOCKWORK

Outer skin to comprise 102mm thick matching facing brickwork with a 100mm wide cavity and a 100mm thick Thermatite Turbo blockwork inner skin (TBC)

Cavities

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermatite or similar non-combustible insulated vapour barriers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm overlaps and suitable cavity weep holes (min 2" to max 900mm centres

Cavity to be closed at all window, door junctions and at eaves level with blockwork or a proprietary cavity closure. Slabs to be tied together with 255mm long vertical twist wire ties spaced at 900mm centres horizontally and 400mm centres vertically and at 255mm centres at window and door reveals. Provide additional ties within 225mm of side of openings at no more than 300mm centres. Blocks to be laid in a 1:1.5 cement:lime sand mortar with a stock joints. Ensure that cavities are kept free from debris by employing the use of timber cavity battens pulled up as work proceeds.

Wall ties

1.6mm thick 1.4 cement sand screed using OPC cement and fine aggregate to grade limit M. BS882 with light gauge wire mesh reinforcement in centre. Screed to be floated smooth and finished flush with existing floor levels unless stated otherwise of the design.

Vertical damp proof courses to be provided at all un-bonded joints: (note proprietary cavity closer at all joints and clips).

At all low roof abutments i.e. porches, conservatories ensure stepped DPC's cavity tray with stop ends are provided and linked to code 4 lead flashing's and soakers. Code 4 lead dressed beneath cavity trays and over roof slopes with alternate perpend left open for weep holes as all necessary for wet weather proof jointing.

Existing to new walls

Cavities in new wall to be made continuous with existing where possible to ensure continuous weathering. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

Provide polythene lapped and continuous cavity trays with stop-ends, above all linels and over short piers between closely spaced openings. Provide open perpend's or PVC-U proprietary perpend's at 300mm centres, minimum 2" open per perings. Bond new blockwork to existing walls with stainless steel masonry connectors and ties rawnlotted to existing walls.

The cavity is to be filled with a lean mix concrete up to a level of 225mm below DPC & to be to be laid with sulphate resistant mortar. Provide perpend weep holes every fourth vertical joint in the outer leaf at the base of the cavity at 150mm below DPC. Maintain a continuous cavity between new and existing walls.

The cavity is to be closed at openings using proprietary cavity closer 'Thermatite' or equal, installed in accordance with manufacturer's instructions.

Walls to be finished internally with an approx. 13mm thick layer of bonding plaster and 2-3mm thick finishing skim plaster floated smooth or 12.5mm plasterboard on plaster dabs with a plaster skim finish.

EXTERNAL CAVITY WALL INSULATION
90mm thick full R10000 cavity wall batts, or similar, cavity wall insulation to provide a minimum u-value of 0.30W/m2K. Fix bats securely with tightly batted joints, ensuring that all edges are not damaged and that top edges are covered with a temporary timber batten to ensure that they remain free from mortar droppings and other debris. The cavity wall insulation is to be installed in strict accordance with manufacturers recommendations concerning bonding to the DPC to avoid cold bridging. The cavity insulation is to commence at the same level as the horizontal ground floor insulation.

All gills shall be in accordance with BS 6262:1978. Ousec glazing is to be provided at all bathrooms and cloakrooms. All windows and doors are to be weather stripped.

All windows and doors to be double glazed UPVC units.

LINTEL SCHEDULE

Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8130, with a concrete strength of 50 or 40 N/mm2 and incorporating steel strands to BS 5896 to support loadings as specified in BS S977 Part 1.

All lintels to be securely built into masonry walls and be of the appropriate length to ensure a minimum 150mm bearing at each end. Provide Cantic lintels CNI up to 1800mm span or CNI over 1800mm span over external openings. Reinforced concrete lintels over internal openings with a minimum bearing of 150mm.

INTERNAL WALLS - NON-LOAD BEARING STUDWORK

75x50mm softwood framing comprising sole and head plates, uprights at 400mm centres and noggins staggered at mid-height. Walls to be lined each side with 12.5mm plasterboard, taped, skimmed and silt finished. Plasterboard to be plaster skimmed ready for decoration. All studwork walls to be supported on double floor joists or noggins.

Fascia to be 15mm thick PAR softwood to match existing compound with an 12.5mm thick exterior quality plywood soffits fixed to fascia and to wall with softwood battens. Clipped weep detail at gables.

Ceiling to be 12.5mm foil backed plasterboard with joints filled and taped to create textured finish. Provide 50 x 30mm soffits to provide support at joints, edges and light fittings.

ROOF INSULATION - JOISTS

Whole roof area to be insulated with two layers of Rockwool Rollbat insulation quilt, total thickness 270mm. The first layer of 100mm insulation quilt to be laid between ceiling joists complete with the second layer of 170mm insulation quilt laid at right angles on top of ceiling joists. Separate but linking quilt is to be laid over the softwood wall plate and wedged into the 75mm cavity top to avoid cold bridging and close the cavity. Pitch the space between last rafter and gable wall with insulation. Roof to achieve a u-value (through joists) of at least 0.16 W/m2K.

RAINWATER GOODS

Rainwater Drainage
New rainwater pipes to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

PITCHED ROOF INSULATION - RAFTERS

Roof insulation to rafters to be Celotex Tuff-R Zero GA30002 insulation slabs thickness 90mm between the rafters and GA30602 50mm thick slabs fixed to the rafters with bolts head fixed outwards. Total construction for new build to achieve a minimum U value of 0.20 W/m2K. Ensure that a minimum 50mm wide air gap is maintained between the insulation and underside of roof covering for free passage of air for ventilation. Use 50x50mm softwood cross battening if necessary to achieve air gap.

UNDERGROUND DRAINAGE - ACCESS POINTS

Access points in the form of rodding eyes, access fittings, inspection chambers or manholes to be provided at the following points:

- (a) On or near the head of each drain run
- (b) At a bend and at a change of gradient
- (c) At a change of pipe size
- (d) At a junction unless each run can be cleared from an access point

400mm diameter plastic inspection chamber on a 100mm thick concrete base and surrounded with 150mm of pea-shingle for invert levels of 100mm or less.

Manhole and inspection chambers should have removable non-ventilating covers to be either cast iron or pressed steel and be of suitable strength. Covers inside buildings shall have mechanically fixed wrought covers.

Underground foul drainage

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drains). Showlow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS7158 and BS8101.

FOUL DRAINAGE

All existing foul water drainage to be tested for leakage, exposed for inspection (as required by BCO) and repaired or replaced where necessary.

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with part 4 of the Building Regulations. Wastes to have 75mm deep an

vac-loc-type traps and rodding eyes to be provided at changes of direction. Size of wastes pipes and max length of branch connections (if max length is exceeded then an vacuum traps to be used)

Wash basin - 1.2m for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single WC

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m. Soil to 100mm DPC soil pipe with accessible internal air admission valve complying with BS EN 12380, placed at a height so that the outlet is above the top of the highest K1Gg.

Waste pipes not to connect within 100mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

Soil and vent pipe

To be to extend ingrin in 200mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP

BACKGROUND AND PURGE VENTILATION

Background Ventilation- Controllable background Ventilation via trickle vents to be provided to new habitable rooms at a rate of min 500mm2/m2 and to kitchens, bathrooms, WCs and utility rooms at a rate of 250mm2/m2 Purge Ventilation- Windows/multiwindows to have ventilation in excess of 1/20th of the floor area, and to have 15 minute over on 1 no window in the room. Internal doors to be kept open less than 30". Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation compliance guide.

PITCHED ROOF CONSTRUCTION

Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide cavity at eaves level at least equal to continuous slip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote Ventilation.

Strapping for roof

Walls should be staggered to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BS EN 845-1 built into walls at 120mm centres. Blocks to be laid in a 1:1.5 cement:lime sand mortar with a stock joints. Ensure that cavities are kept free from debris by employing the use of timber cavity battens pulled up as work proceeds.

Walls to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanised metal straps or other approved to BS EN 845-1 at maximum 2m centres.

Softwood rafters as per drawings, birds-mouthed over 100x50mm softwood wallplate braked to top of internal cavity skin wall and tied with ceiling joists as per drawings, held down 300mm mild steel straps @ 1.2m c/s (2.0m long), bent at right angles to give a min. 75mm fixing to the top of the wall plate.

Lateral and vertical restraint straps are to be provided to roof members in accordance with BS 5628 from the roof to adjacent parallel walls at maximum 2.0m centres using 30 x 5mm galvanised steel straps turned down 150mm minimum over blockwork and tied over solid blocking, to a minimum of three rafters.

PITCHED ROOF- FACILITY NOTES

The roof shall be covered with Forcortec Centurion concrete roof tiles laid at 10 degree low pitch, and matching ridge tiles to be fixed in accordance with manufacturers instructions and to BS5534 on 38 x 25mm preservative treated soft wood battens on reinforced roofpiles 40mm above the top of the wall plate.

The roof is to be cross-vented by proprietary eaves ventilator equivalent to a 25mm continuous air gap with eaves. A ridge ventilation system (Redand - Dry vent or equal approved) is also to be installed. To ensure a clear airflow from eaves vents through into roof space, proprietary ventilation trays are to be fixed between rafters.

INTERNAL WALLS - NON-LOAD BEARING BLOCKWORK

100mm concrete blockwork to be built of horizontal damp proof course and centrally off the concrete foundations / thickened floor slab.

Walls to be finished internally with an approx. 13mm thick layer of bonding plaster and 2-3mm thick finishing skim plaster floated smooth or 12.5mm plasterboard on plaster dabs with a plaster skim finish.

Minimum mass square meter for sound insulation for walls to bedrooms and rooms containing WCs to be 90kg/m2 for plastered walls or 75kg/m2 for plasterboard walls

Windows

Windows are to provide 4000 sq. mm. minimum of background ventilation via controlled trickle ventilators in kitchen, bathroom, cloakroom and utility room window or door and 8000 sq. mm. at all habitable rooms. Alternatively, the sum of all trickle vents areas in the house must equal or exceed 6000mm2 at those rooms specified in Table 1 of Approved Document F1.

New and replacement windows

New and replacement windows are to be double glazed with 16mm argon gap and soft coat low E glass. Window Energy Rating to be greater than C or better and to achieve U value of 1.6 W/m2K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

Bathrooms and En-Suite Bathrooms:

All bathrooms and en-suites to incorporate a recessed mechanical night lighting (extracting at a rate of 15 litres per second) located in the ceiling or wall, which will be operated remotely linked to room lighting. Switching to be by means of light switch with isolator switch extending to room. External terminal in gable (when possible) with plastic architrave to match facing brickwork. Rooms without windows to additionally have 15 minutes over-run kitchen.

All kitchens (including kitchen/dining rooms) shall be mechanically ventilated by an extracting hood, hood, extracting to external air at a rate of 30 litres per second, operated intermittently.

Utility Rooms:

All utility rooms to be mechanically ventilated either by a wall-mounted (or ceiling mounted) fan, to extract 30 litres per second and controlled by light switch. In rooms without windows 15 min over run to be provided. Isolator switch at high level external to room. Any ducting in floor zone not to exceed 60 mm or less if manufacturer so recommends, terminating in an approved trap to match wall.

EFFICIENCY LIGHT FITTINGS

Provide lighting fittings as tabbed below to be fixed lighting that only accepts lamps having a luminous efficacy greater than 40 lumens per circuit watt. Such fittings would include fluorescent tubes and compact fluorescent lamps but not GLS sunlamp lamps with bayonet cap or Edison screw bases.

- 1-3 new rooms created - 1 no location
- 4-6 new rooms created - 2 no locations
- 7-9 new rooms created - 3 no locations
- 10-12 new rooms created - 4 no locations

Halls, stairs and landings

Halls, stairs and landings such as one room but may contain more than one fitting. Efficiency light fittings cannot be located in garages, lifts and outdoors. The exact locations of efficiency light fittings to be determined on site.

Fixed external lighting

External light fittings to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide.

Light fitting to be either:
a) lamp directly not greater than 100 lamp-watts per light fitting and provided with automatic movement detecting devices (PIR) and automatic daylight sensors ensuring lights shut off automatically when not required.

b) lamp efficacy greater than 45 lumens per circuit-watt, fitted with manual controls and automatic daylight cut-off sensors so the lights switch off when daylight is sufficient

VENTILATION

All habitable rooms to have rapid ventilation via windows/doors of an operable area at least 1/20th of the floor area, part of the ventilation opening must be 1.7m above floor level.

DRAININGS UNDER BUILDINGS

Drains running under a building to be surrounded in 100mm of granular fill. On sites where excessive subsidence is possible additional flexible joints should be provided. Where the top of the pipe is within 300mm of the underside of the slab concrete encasement shall be used as an integral with the slab. Provide flexible movement joints of compressible board at each pipe junction when encasing in concrete. Where a drain runs through a wall or foundation provide a length of pipe (as short as possible) built with its joints as close as possible to the wall / foundation faces (within at least 150mm) and connected on each side to rocker pipes with a length of at most 600mm and flexible joints.

PLUMBING INSTALLATION

Complete installation to be subject to a capable of withstanding testing in accordance with BS 5572: 1978. Above ground foul drainage pipe work shall be PVC-U to BS 4514.

Pipe work must be designed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing crossflow, backfall, leakage or blockage. No air from the drainage system shall enter the building. Provide adequate support to lengths of sewer and at junctions and changes in direction. No branch connection to be within 450 mm above roof of soil pipe. All PVC-U pipe work to be to BS 4514. Minimum pipe sizes for sanitary plumbing to be:

- WCs, soil pipes 100 mm dia. room. size
- Common pipe wastes 50 mm dia. room. size
- Bath, sink 32 mm dia. room. size
- Handbasin 32 mm dia. room. size
- Shower 32 mm dia. room. size
- Overflow 19 mm dia. room. size

All fittings are to have 75mm deep trap traps. Provide waste for washing machine and dishwashers where applicable. All waste pipes shall be laid to falls (25mm per metre run). All plumbing shall be installed in accordance with manufacturer's instructions.

The maximum lengths of waste pipes shall be as follows:
32mm pipe 1.7m maximum length
40mm pipe 2.0m maximum length
50mm pipe 4.0m maximum length
100mm pipe 6.0m maximum length