

FOUNDATIONS TO BS8004
Foundations to be 600mm wide C20/25 trenchfill
Foundations minimum 700mm deep taken down to 1m
minimum below ground level
Where a ground investigation has not been undertaken
prior to commencing work on site then all foundation
details etc. are preliminary and may need alteration
or modification to suit the actual conditions
encountered on site.
Where a ground investigation has not been undertaken
then the Principal Contractor shall dig trial pits to
determine the ground conditions and agree a safe
bearing capacity with the Building Inspector.

Foundations to existing walls and piers carrying
increased loads to be checked on site and
underpinned if required to the satisfaction of the
Building Inspector.

All foundations shall be taken down to natural ground
capable of sustaining the applied loads. All foundation
levels shall be inspected and approved by the Local
Authority Building Inspector prior to concreting and
shall be covered with foundation concrete the same
day, wherever possible. The natural ground at the
practical maximum depth for excavation is not
considered to be adequate for the applied loads then
the foundation widths to be increased in width
pro-rata to suit the prevailing conditions.

Where the excavations for new foundations would
undermine or otherwise adversely affect adjoining
foundations then the new foundations shall be
constructed in short lengths not exceeding 300mm
long with at least 2700mm clear distance between
other open sections. Each section cast should be
allowed to cure for 3 days minimum before excavating
intervening sections.

All foundations in close proximity to drains, buried
services etc. shall be taken down to a depth at which
the drains/services are not surcharged. If the
drains/services are within 1.0m of the foundation then
the foundation shall be taken down the to invert level
of the drains/services. Drains or services passing
through the foundation concrete to be encased with
25mm expanded polystyrene to allow for movement.
Drains or services passing through substructure
masonry to be bridged with precast concrete lintels.
Drains under floor slabs to be concrete cased to the
underside of the hardcore. All existing drains to be
cleaned, pressure tested and repaired or replaced
as required.

Foundations in close proximity to trees to be in
accordance with NHBG/Zurich guidelines. Foundations in
clay soils to be in accordance with BS5377 1.0m
min below ground level in low shrinkability clay, 1.25m
min below ground level in moderate shrinkability clay
or 1.5m min below ground level in high shrinkability
clay (with 75mm Claymaster board down the internal
face of the foundations). All foundations in clay soils
to be encased with polythene sheeting to prevent
adhesion of the clay to the foundation.

Cavity wall construction to comprise:
Where shown outer skin to be 100mm thick Stocks
insulate medium density blockwork or similar approved
blockwork with 25mm thick through coloured render
including proprietary golv m.s. render stops at opening
heads & ground floor dpc.
All rendered masonry shall be reinforced with BRC
Bristol anti crack mesh at 225mm vertical centres.
All render shall be made with Sulphate Resisting
Cement, unless otherwise noted.

100mm overall cavity incorporating 50mm thick
Kingspan K108 cavity insulation board, & 100mm inner
leaf of Stocks Insulate medium density blockwork or
similar approved, internal wall finish to be 37.5mm
thick Kingspan Kooltherm K118 Insulated plasterboard
on sw battens/fats
All to achieve a U Value of 0.18 W/m²K.

Damp proof courses, cavity trays etc. to be formed
from Ruberoid Hylod or Marley Aquagard or similar
approved with a Characteristic Flexural Tensile stress in
excess of 0.5N/mm² when tested in accordance with
BS 5628.

Provide Rytons or similar proprietary weephole ducts
built in every 4th perpend at dpc level & at window &
door heads, colour to match mortar. Cavity to be
closed at top & reveals closed with insulated DPC.
Lean mix concrete cavity fill up to ground level.

New walls to be tied into existing walls using Simpson
Strong Tie C2K or similar approved crinoiddle wall
starter system fitted in strict accordance with
manufacturers details.

Tie new walls to floor, roof and ceiling joists with 30
x 5mm galvanised steel straps at 1.2m average
centres. Wallplates to be strapped down with 30 x 5
galvanised steel straps 1200mm long at 1200mm
average centres.

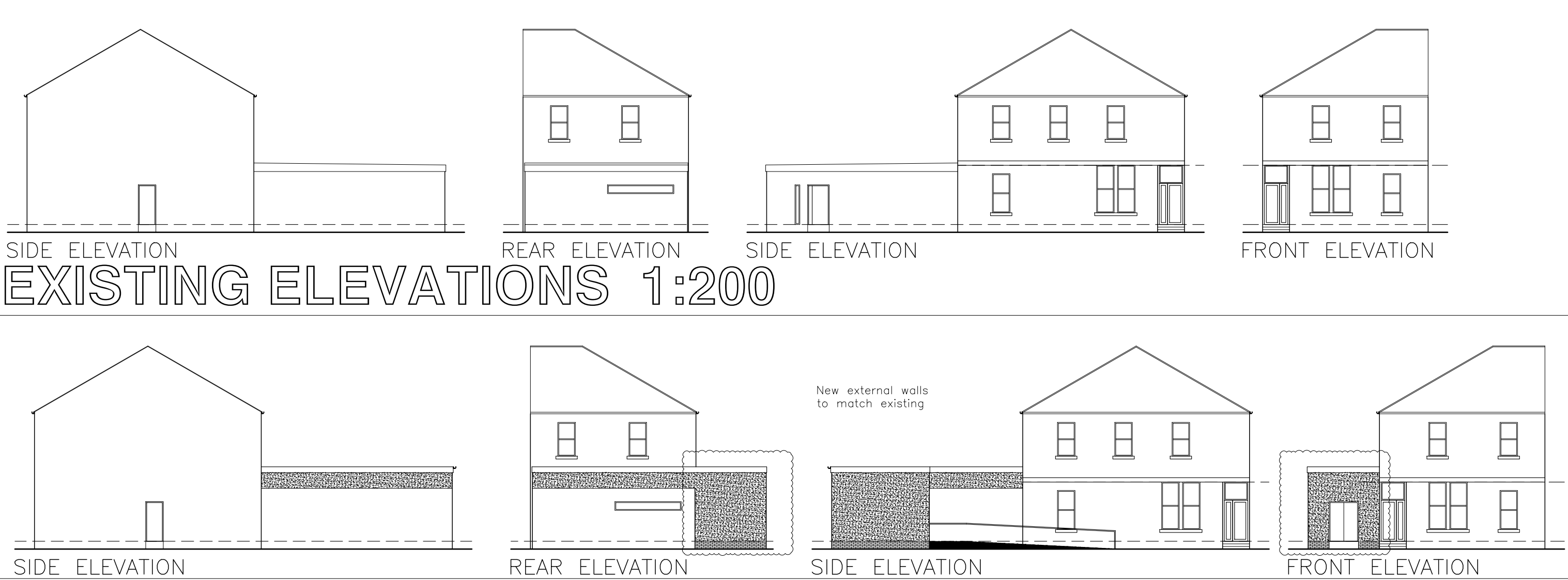
Cavity wall ties to be Vista EN1 or other similar
stainless steel safety ties at 2.5 per square metre.
Unless shown otherwise on the drawings provide
Keystone lintels (or similar approved pressed steel
lintels) over openings with 150mm end bearings onto
mortar bed to suit construction.

Bricks above dpc level to be Group 1 with less than
25N/mm² and a minimum crushing strength of
20N/mm² and a maximum water absorption of 20%
laid in M4 mortar (1:1:6 cement:sand)
Bricks below dpc level to be Group 1 with less than
25N voids class FL with a minimum crushing strength
of 50N/mm² and a maximum water absorption of 7%
laid in M12 mortar (1:1:3 sulphate resisting
cement:sand)
Engineering bricks where specified shall be
Staffordshire Blue with a minimum crushing strength
of 75N/mm² and maximum water absorption of 7%
water absorption laid in M12 mortar (1:1:3
cement:sand – sulphate resisting cement below
dpc)
Blocks above dpc level to be solid aerated with a
minimum crushing strength of 7.3Nmm² laid in M4
mortar (1:1:6 cement:sand) and a maximum
weight per block not exceeding 20kg – Stocks Insulate
or similar approved.
Blocks below dpc level to be solid aerated with a
minimum crushing strength of 7.3Nmm² laid in M4
mortar (1:1:6 cement:sand) with sulphate resisting
cement and a maximum weight per block not
exceeding 20kg – Stocks Insulate or similar approved.
Mortar shall be premix retarded ready to use, stored
and laid in accordance with suppliers recommendations.

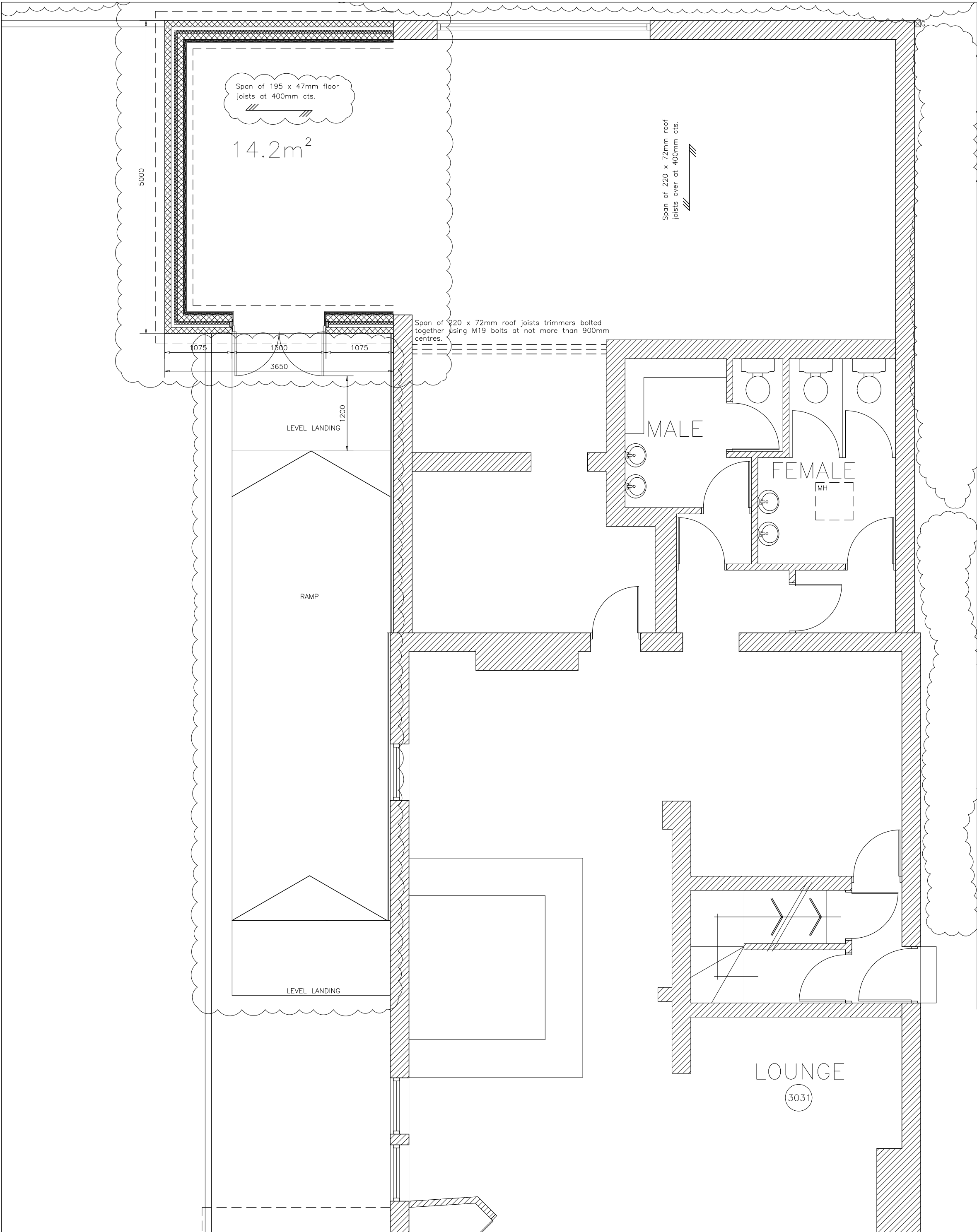
Movement joints in masonry walls to BS 5628 3
Clay bricks joints 12m apart and 16mm thick
Calcium Silicate bricks joints 8m apart and 10mm
thick
Concrete bricks joints 6m apart and 10mm
thick
Concrete blocks joints 6m apart and 10mm
thick
Stone joints 12m apart and 15mm
thick

Joints to run full length of the wall and structural
slab and built in as the work proceeds, fill joints with
cellular polyethylene and seal to a depth of 10mm
with one part polysulphide to BS 5215, two part
polysulphide to BS4254 or Silicone based building
sealant to BS 5889.

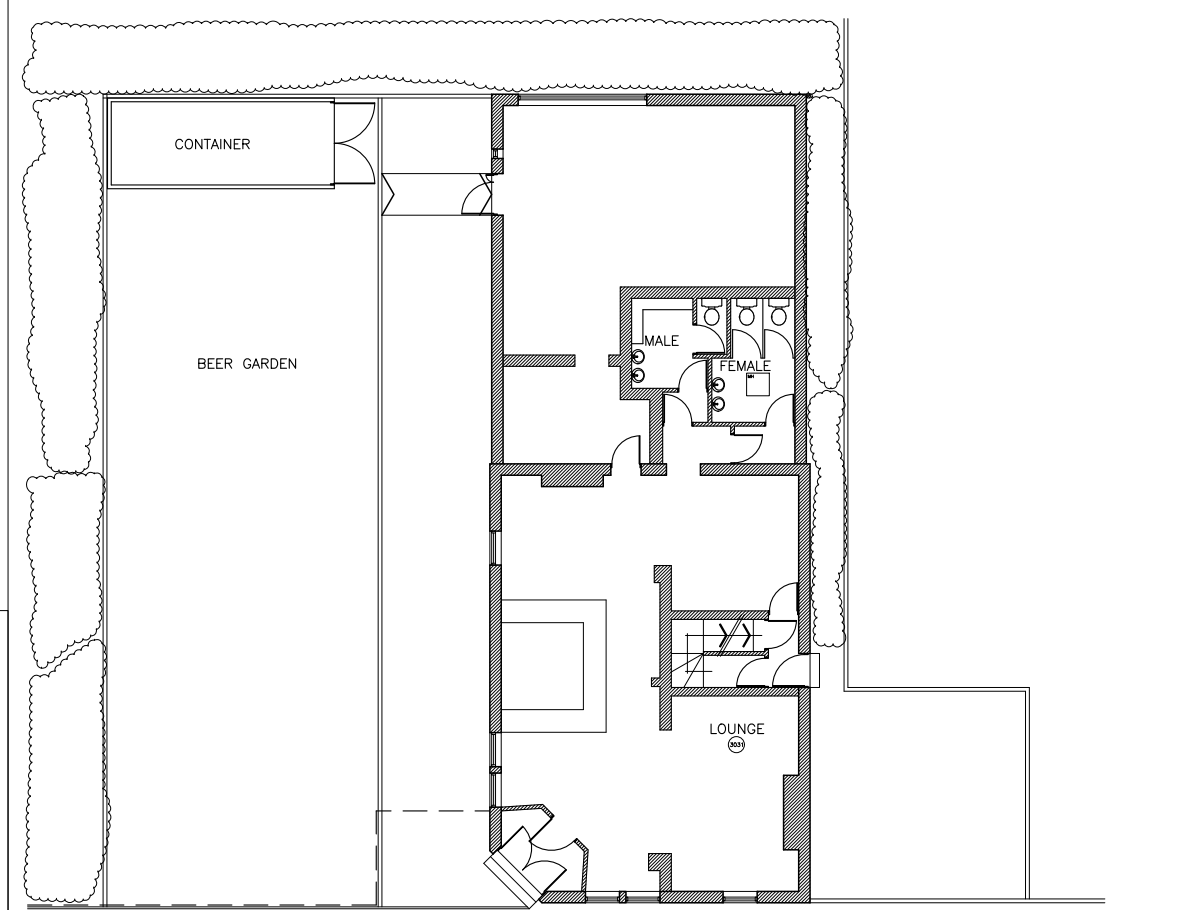
BUILDING REGULATION NOTES :
DRAINAGE
All new underground drainage to be 100mm 'steptevle'.
Pipes to be bedded half barrel depth on 100mm pea
gravel to the satisfaction of Building Inspector.
Existing & proposed drains under building to be
encased in concrete to the satisfaction of Building
Inspector.
Where drains pass under walls lintels to be provided.
Four water drains to be laid minimum fall 1:40.
Surface water drains to be laid min. fall 1:60
New manholes to comprise either 225mm class 'B'
engineering brick & 225mm thick concrete base or
proprietary polypropylene inspection chamber.
Manhole cover & frame to be cast iron.
O svp Denotes soil & vent pipe
O rwp Denotes new rainwater pipe discharging
into trapped gully with rodding access
O ss Denotes soil pipe stub fitted with 'DURGQ'
Air Admittance Valve.
DRAINAGE
Contractor to contact Yorkshire Water (08451 208482)
re sewer adoption/drain connection, if drains taking
neighbouring properties.
Surface water to be taken to Soakaway if strata
adequate (Percolation test required)
SOIL PLUMBING
New WCs to discharge via 'P' trap conversion bends &
110mm dia UPVC branch to new soil & vent pipe.
Wash Hand Basin to discharge via 38mm dia waste &
75mm deep ressed trap.
Bath to discharge via 40mm dia waste & 75mm deep
resed trap.
Shower to discharge via 40mm dia waste & 75mm
deep seal trap.
Kitchen sink to discharge via 40mm dia waste &
75mm deep ressed trap.
External soil and vent pipes to discharge a minimum
of 900mm above any opening into the building, if
within 3m of the opening.



PROPOSED ELEVATIONS 1:200



PROPOSED FLOOR PLAN 1:50



EXISTING FLOOR PLAN 1:200

NOTE
New foul & surface water drains to be connected to existing drainage system to satisfaction of building inspector.
Provide two no reinforced concrete lintels over existing & new drains.

Existing flat roof to be removed, and surrounding areas to be made good.

Outer wall to be built up as described above.
All existing internal and external walls, foundation, lintels and beams to be checked for suitability for additional loads prior to starting on site

Dotted line indicating existing door and wall to be demolished, and surrounding areas to be made good.

Form vertical cut in existing outer leaf and insert dpc at all junctions between existing building & extension

Where roof slope abuts external wall provide a type e cavity tray 100 or similar approved, with 150mm code 4 lead projection, stop ends & weephole at 450mm maximum centres to be provided, all installed strictly in accordance with manufacturers recommendations.

Flat roof to consist of 1 layer Polyroof 185 or similar approved GRP flat roof membrane on 150mm Kingspan Thermafoam TR27, or similar approved thermal insulation, on vapour control layer.
Insulation to be mechanically fixed through the vapour control layer to 19mm ext. quality plywood decking on strength class C16 220 x 72mm softwood joists at not more than 400mm centres.
Roof laid to min 1:60 falls.
Joists to be supported on CATNAC joist hangers.
Roofing membrane and insulation to be built in strict accordance with manufacturers instructions.
All to provide a U value of 0.15w/sqm.
Provide 12.5mm plasterboard & skim to u/s joists with 3 coats white emulsion.
Lateral restraint to be provided with 50 x 3mm m.s. straps fixed to joists and plugged and screwed down wall to the satisfaction of building inspector.

Provide 1:20 ramp to entrance.
Ramp to comply with Approved Document part M2.
Width of ramp to be 1500mm, width of landing to be not less than width of ramp, and clear of any door openings, level landings to be provided to head and foot of ramp. Handrails to be fixed at 900mm high on flight and 1000mm on landings.
Ramp and landings to be finished in brushed concrete or similar approved no slip finish.

Ground floor construction to comprise:
19mm flooring grade chipboard on strength class C16 195 x 47mm softwood joists at not more than 400mm centres.
150mm air gap provided between underside of joists and 100mm oversite concrete on 150mm well compacted sulphate free hardcore provide C200 gauge dpm between concrete and hardcore.
Telescopic air bricks at 1400mm cts to ventilate floor void (min. 1500mm free area per m run) with tray dpc over.
Joists to be supported on catnic joist hangers with a mastic seal to perimeter of joists to prevent heat/air leakage. Provide 125mm Kingspan Thermafoam TR70 or similar approved thermal insulation between joists, fixed in accordance with manufacturers recommendations. All in accordance with the robust details & part L of current building regulations, all to achieve a maximum u value of 0.18 w/m²K.

TYPICAL SECTION 1:50

NOTES
The accuracy of this survey is commensurate with the drawing scale specified within the title block.

Any boundaries shown are physical features on-site and do not necessarily represent the legal extents of ownership. It is the responsibility of the owner to verify all site boundaries.

Where an internal survey indicates limited or no access due to machinery, fittings or refuse, we cannot guarantee all pertinent information has been surveyed, and dimensions to be checked on site prior to commencement.

Where a survey indicates limited or no access due to vegetation or debris, we cannot guarantee all pertinent information has been surveyed, and dimensions to be checked on site prior to commencement.

Where an internal survey indicates internal walls, no checks have been made as to their load bearing suitability, and this needs to be clarified on site prior to commencement.

LOCATION PLAN 1:1250

A 31.03.26 EXTENSION INCREASED IN WIDTH TO AVOID UNDERGROUND SERVICES
DRAWING AMENDED IN ACCORDANCE WITH L.A. REQUIREMENTS.

D & J A RUTTLEDGE
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PROJECT
PROPOSED SINGLE STOREY REAR EXTENSION AT THE OLD ABBEY INN GUILDHALL CLOSE M15 6SY

TITLE
EXISTING AND PROPOSED PLANS & ELEVATIONS

JOB No. 5246	DRAWING No. BR01	REVISION A
CLIENT		

SCALE
AS SHOWN @ A1

DATE
FEBRUARY 2026