

GENERAL NOTES:

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulation Approval ONLY. All structural calculations are to be checked by structural engineer prior to construction. All dimensions & details are to be checked on site prior to construction. Any discrepancies reported prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval is at the builders own risk.

Generally, All work to be carried out to the satisfaction of the LA and should comply with the latest Building Regulations. Relevant British Standards codes of practice, Manufacturers instructions/Recommendations, NHBC Recommendations and normal good building practices. All dimensions are to be checked on site prior to work starting and any discrepancies notified to the designer. All items shown on the drawing, either before or after completion, shall remain the responsibility of the contractor to ensure the correct dimensions are to be checked on site prior to construction. No approvals to be given in writing before any works start on site otherwise all work will be done at the clients own risk. The drawings are to be used pricing and LA approval purposes only.

FOUNDATIONS:

Existing foundations to be exposed prior to commencement to assess if they are adequate to take additional load. Provide underpinning if required to engineers design.

Foundations: 600 x 600mm concrete trench fill taken down to firm beddings at of min 700mm below ground level. Foundations to be taken down to invert of any drain within 1000mm of excavation.

STRUCTURE:

Steel support beams:

Provide new steel support beams in accordance with Structural Engineers calculations and details Ercosec steel beams in 2no layers 12.5mm trapeze plasterboard & skim finish, all joints staggered, on timber fitting pieces. All steel to be grade 43. All welds to be 6mm F.W full profile. All bolts to be grade 8.8. All steelwork to be painted 2 coats red oxide primer min DFT 75 microns.

GROUND FLOOR:

Ground Floor Construction: 225mm tongue and groove concrete on 100mm hardcore to grade level. Floor joists @ 400 centres (see plan) over min 150mm of space over 100mm concrete oversite concrete. 250mm Rockwool insulation suspended between joists on neylon mesh 225 x 75 sill bricks and liners at 1000mm to ventilate sub floor

PARTITIONS:

Partitions: Partitions at ground floor level formed in 7.5 x 50mm U channel section on 100mm concrete base. Partitions running in direction of joists. Double joists under all partitions running in direction of joists. All walls between WC & habitable rooms to have 50mm sound deadening insulation between.

Internal masonry walls: To be built of suitable foundations to the satisfaction of the Local Authority Building Inspector on site.

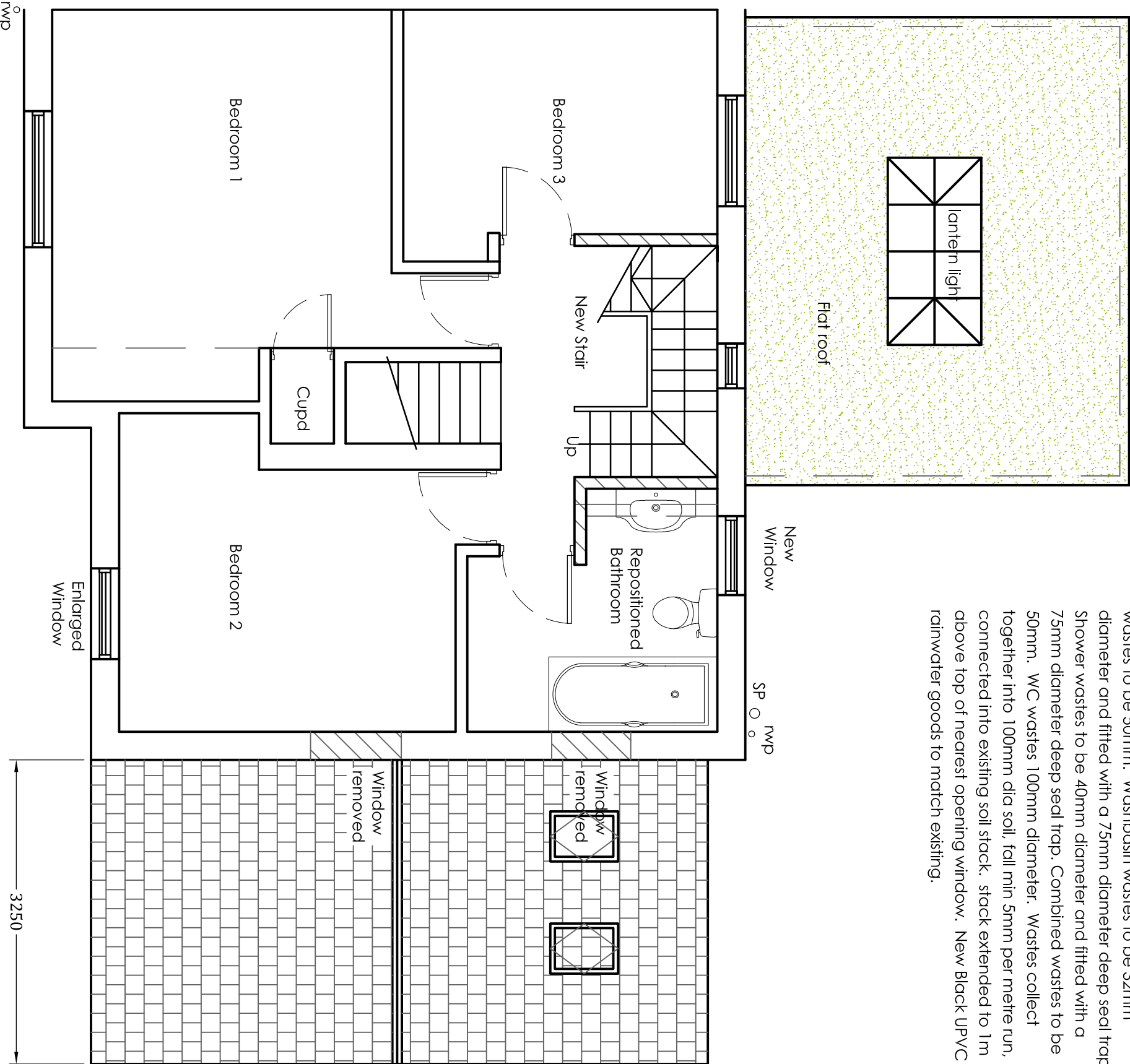
WINDOWS:

Doors and windows: All new windows to be double glazed and have trickle vents not less than 8000mm2. All windows glazing a door or a glazed door or less than 800mm2 above floor to be in toughened glass to BS6206 or EN12150. New and replacement windows and roof lights fully draught proofed & double glazed in Optimillie (outer panel) 16mm argon filled air space with aluminium spacer bar with an inner pane of low emissivity 'K' glass to give a 'U' value of 1.6w/m² or window energy rating band C (certificates of compliance to be provided to building control on completion). New windows to habitable rooms without alternative of least 1no opening light with a clear opening of 450 x 750mm. Top hung windows to have assist arms and stays to keep up. 'U' value of doors to be 1.8 W/m²K. Heading: Mode of heading to extension as yet unknown if a new boiler to be fitted this is to have a Class A SEDBUK energy efficiency rating. NB All plumbing work to be carried out by GAs SAFC registered installers no water & heating systems to comply with Domestic Heating Compliance guide.

Egret windows min 450x750 clear opening 0.33m². Cill height between 800/1100 from FFL.

Drainage

Sanitary pipework is to comply with provisions of BS5572:1978. Foul drainage is to comply with the provisions of BS8301:1985. Kitchen sink wastes to be 40mm diameter and fitted with a 75mm diameter deep seal anti-vac trap. 40mm dia running trap to washing machine. Combined wastes to be 50mm. Washbasin wastes to be 32mm diameter and fitted with a 75mm diameter deep seal trap. Shower wastes to be 40mm diameter and fitted with a 75mm diameter deep seal trap. Combined wastes to be 50mm. WC wastes 100mm diameter. Wastes collect together into 100mm dia soil fall min 5mm per metre run connected into existing soil stack. Stack extended to 1m above top of nearest opening window. New Block UPVC rainwater goods to match existing.



PROPOSED FIRST FLOOR PLAN
Internal area 43.20m²

EXTERNAL WALLS:

External Walls traditional: 100mm brickwork outer leaf to match existing 100mm cavity with Rockwool Ditherm 32 full fill cavity insulation. - 100mm thermally break inner leaf dry lined in 7.5mm plasterboard and skim on Drywall studs. Stainless steel double tongue wall ties (min 50mm embedment) 750mm horizontal c/c & 450 vertical c/c staggered and doubled up at all window and door reveals. Wall ties to BS EN 845-1. Cavity ties to be closed at all reveals with neoprene insulation. Cavity clothes NB of all reveals be filled with mineral wool insulation. DPC to be fitted at min 150mm above ground level. Provide cavity fill to 225mm below damp proof course. All external steps to be installed in accordance Approved Document K. Wall ties to be stainless steel to BS EN 845-1 spaced at 750mm horizontal & 450mm vertically centres; provide wall ties at max 300mm vertical centres within 225mm of wall openings. Cavity ties to be fire stopped at roof level with 6mm masticboard or equivalent cement based particle board.

VENTILATION:

Ventilation: Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate: controllable trickle vents with an equivalent area of 5,000mm². Where opening restrictors are to be provided the opening lights to be increased in size to 1/10th of the room floor area. Natural ventilation to be provided by means of extract ventilation using the following extract rates: Kitchen 30 litres/sec (adjacent to the roof) 60 litres/sec elsewhere Utility Room 30 litres/sec Bathroom 15 litres/sec Sanitary accommodation 6 litres/sec. In addition, controllable trickle vents with equivalent area of area of 2,500mm². All extracts to open air, mechanical extract ventilation with 15 minute overrun where windowless. Fan in both bathrooms and utility.

DRAINAGE:

External Drainage: All drainage to be to the satisfaction of the Local Drainage Authority Building Inspector on site.

New drains bridged where passing through footings. Drains to be installed in 100mm diameter concrete. All new drainage to be 100mm diameter Polypropylene underground or similar drainage system. Pipes laid to self cleaning fall on 150 bed per single. New gullies to be roddable NB Drainage systems to be checked on site to determine - configured or separate systems - if separate systems are to be installed, they must be installed to a drainage system. Foul drainage system to 140 dia Surface drainage system to 140 dia

All new underground drainage to be in 100mm VC pipework. The porch superleave laid in accordance with manufacturers instructions. All drains passing beneath extension to be encased in 150mm thick concrete with flexcell board movement joints of max 2.0m centres to coincide with pipe joints. Drains passing through foundation walls to be bridged with p.c. concrete inlaid in each leaf: msk wall opening with rigid steel material to prevent vermin entry. New inspection chambers to be Hepworth PPEC type on 200mm thick concrete base with 150mm concrete surround. Exact layout of drains to be determined on site and agreed with the Building Inspector prior to commencement.

ELECTRICS AND ALARMS:

Any electrical works to be carried out in accordance with the requirements of Approved Document P by a suitably qualified competent person.

Self-contained mains powered smoke detectors (rechargeable battery backed up) in accordance with BS5894: 2004 - Grade D - category LD3 standard to be provided to each level as indicated by SD on floor plans. All mains distribution board. Smoke alarms to be situated within 3.0m of bedroom doors and 7.5m of all other habitable rooms. NOTE - all smoke detectors are to be positioned so that they can be reached for maintenance and testing ie. not over stairs etc.

Self-contained mains powered smoke detectors (rechargeable battery backed up) in accordance with BS5894: 2004 - Grade D - category LD3 standard to be provided to each level as indicated by SD on floor plans. All mains distribution board. Smoke alarms to be situated within 3.0m of bedroom doors and 7.5m of all other habitable rooms. NOTE - all smoke detectors are to be positioned so that they can be reached for maintenance and testing ie. not over stairs etc.

Electrics:

Allow for all builders work in connection with Electrical installation. Electrical works to be carried out in accordance with I.E. regulations. Allow for all earth bonding to plumbing and heating systems. Provide hard wired interlinked smoke detectors to each floor in positions indicated on drawings. Internal lighting to extension to be by compact fluorescent fittings with a luminous efficacy greater than 40 lumens per circuit watt.

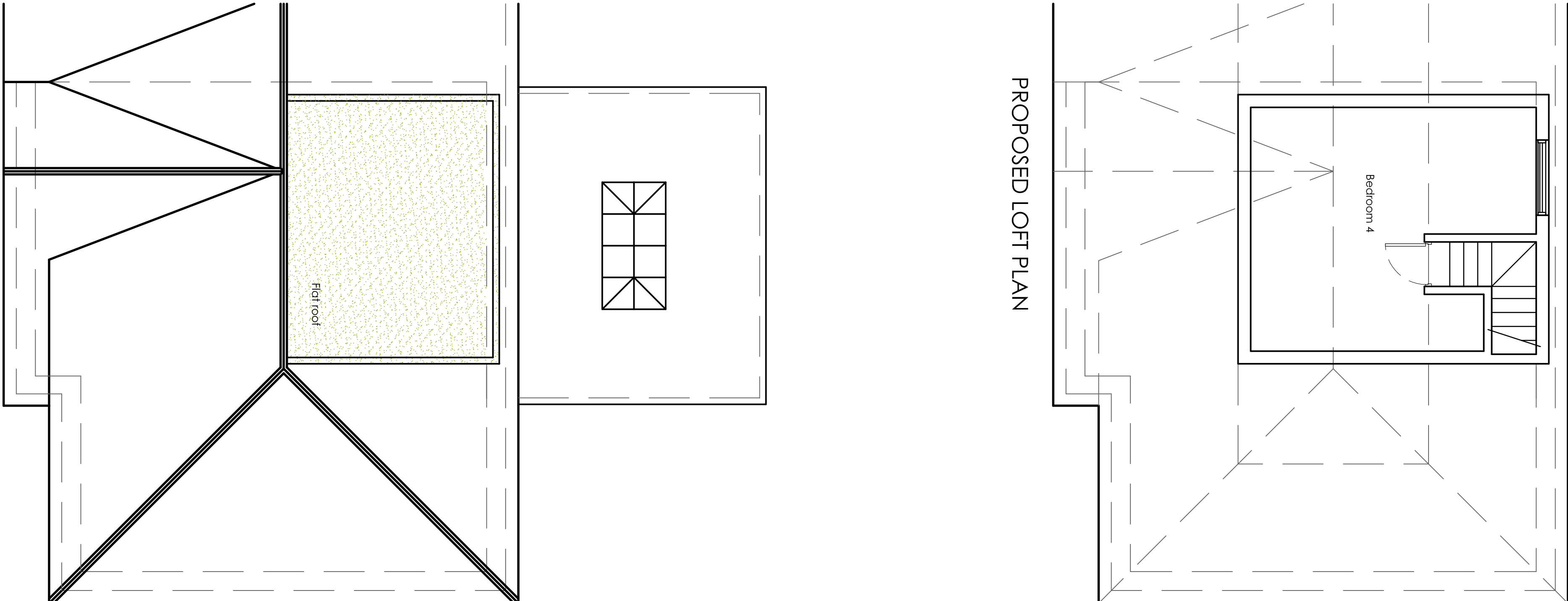
Fire Alarm:

Interlinked Grade D LD3 smoke alarm detection system (with heat detection in Kitchen) to BS 5839, mains power with battery backup. Sited within all escape routes, within 7.5m of doors and minimum 300mm from walls and light fittings.

ROOF:

Main & Garage Roof Construction: Unvented Cold Roof Concrete roof tiles on 38 x 25mm torilised battens on Du Pont type 6 breathable roof membrane on standard timber framed roof trusses. All roof construction to be supported to blockwork @ 2000mm centres. 300mm Rockwool insulation laid in 2no layers between and across ceiling joists - pack eaves with insulation. Ceiling joists underdown 12.5mm plasterboard and skim. Fix 100mm Celotex tuff R insulation tight between rafters ensuring 50mm air space is maintained over insulation. Fix 50mm Celotex insulation across rafters to eliminate cold bridges. All roof construction to be finished with a 12.5mm plasterboard through insulation to rafters and finish with 3mm

Valleys: Code 4 lead lapped 450mm over 3mm filler water bars. Lapped up to wall flashings and coving tray. Flashings: Code 4 lead stepped and straight flashings with DPC cavity trays over all abutments.



PROPOSED ROOF PLAN

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The Contractor is to check and verify all building levels and dimensions, levels and sewer invert levels at correction points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

The Contractor is to comply in all respects with all building regulations whether or not specifically stated on these drawings.

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

THIS SCHEME IS NOT BASED ON A SURVEY

NOTE:

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE AND ALL DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORKS

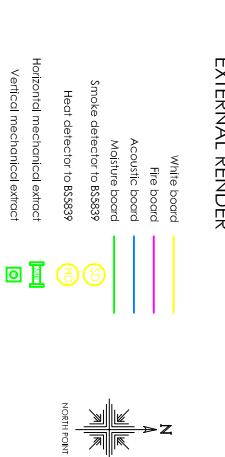
MATERIALS LEGEND



EXTERNAL WALL



FLAT ROOF



PLANNING

Drawing Status			
Construction Status	PLANNING		
Rev.			
A.	Revised to Planning Officers comments.	SRN	13.01.25

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Site
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Title
Proposed Rear, Side Extensions and
Rear Dormer
Proposed Upper Floor Plans

Checked	Drawn By	Scale	Date
	SRN	1:50 @A1	Dec 2025
Drawing Number	31.25 CC--104	Rev.	A