Location Plan

Scale 1:1250

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OS 100047474

N

0 125 metres

Existing Block Plan

Scale 1:500

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OS 100047474

N

0 50 metres

Proposed Block Plan

Scale 1:500

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OS 100047474

N

0 50 metres

Arkiplan

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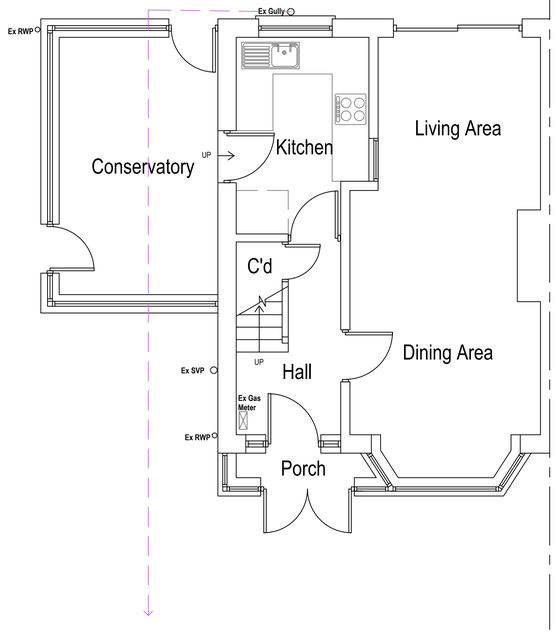
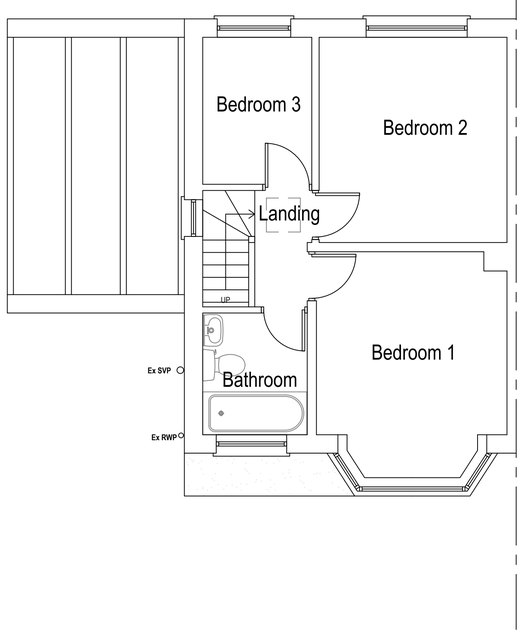
Lytchett House, 13 Freeland Park, Wareham Road, Poole, Dorset, BH16 6FA

Site	126 Glyn Farm Road, Quinton, Birmingham B32 1NP	**Date**	03.06.2025
		Sheet	24-0724 D01 REV 10
		Job	New Extension
		Scale	1:500, 1:1250 @A1, 1:1000, 1:2500 @A3
Title Number	-	**Title**	As Shown



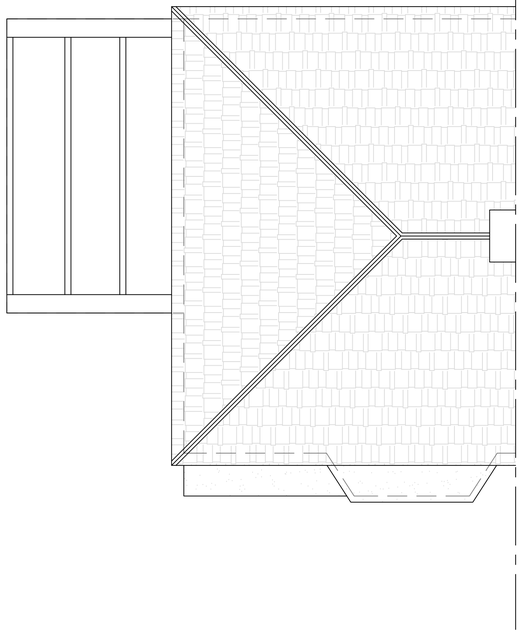
Existing Ground Floor Plan

Area ca. 46.60 m²

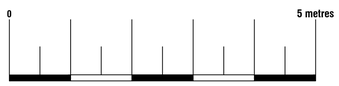


Existing First Floor Plan

Area ca. 33.58 m²



Existing Roof Plan



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Site	126 Glyn Farm Road, Quinton, Birmingham B32 1NP	Date	03.06.2025
		Sheet	24-0724 D02 REV 10
		Job	New Extension
		Scale	1:50 @A1, 1:100 @A3
Title Number	-	Title	As Shown

Symbol Key:

- Boundary line
- Demolished
- Details above
- Proposed foundation
- Waste drainage layout
- Rainwater drainage layout
- timber/steel beam above sized and specified by Structural Engineer - fire proofed as per spec. and detail drawing

- MV — Mechanically ventilated
- SD — Mains operated interlinked smoke detector
- HD — Mains operated interlinked heat detector
- Escape door / window
- CM — Carbon Monoxide alarm

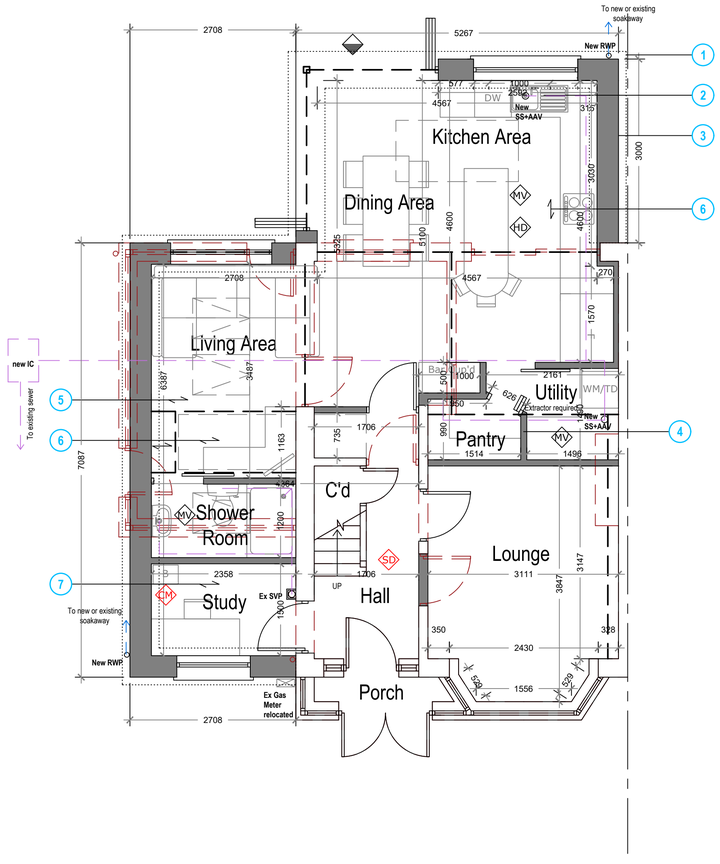
Proposed drainage layout is indicative only and has not been surveyed. Existing foul drainage layout to be surveyed by Contractor on site and exact layout and connections are to be agreed on site with BCO before any works commence. All pipes sizes and falls as per spec. and detail drawings

DRAWING NOTES

This drawing is the property of Arkiplan Architectural Ltd. Copyright is reserved by the company and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without consent in writing. Dimensions are provided as a guide only. All dimensions are approximate and to be checked on site prior to commencement of any works. All the works should be executed in compliance with the specification. Parts of this project may require new structural steelwork or timberwork. Structural Engineer to provide the necessary calculations and beam sizes/connections to satisfy Building Control Officer requirements.
If the proposed area of any new glazing accounts for more than 25% of the new floor area (minus the area of existing glazing being removed) the client may be required to obtain SAP Calculations from a SAP Assessor before Building Control can fully approve the plans. If in doubt please contact Arkiplan:
Arkiplan Architectural Ltd, Lytchett House, 13 Freeland Park, Wareham Road, Pool, Dorset BH16 6FA 0845 852 0852 enquiries@arkiplan.co.uk

The Building Regulations 2010
Under the above regulations, any works to a building that fall within the requirements must be inspected by either the Local Authority Building Control Department or a person registered under the Competent Person Scheme. This includes independent qualified building inspection organisations.
These drawings are intended only to obtain approval for Building Control applications by either the Local Authority Building Control Department or an independant building inspection company, and should not be used as working construction drawings.
These drawings provide an indication only of the work required, and the current building standards that must be met at the minimum level. All works must be discussed on-site between the contractor(s) and the Inspector prior to being undertaken. All guidance and instructions from the Building Inspector must be strictly adhered to at all times.

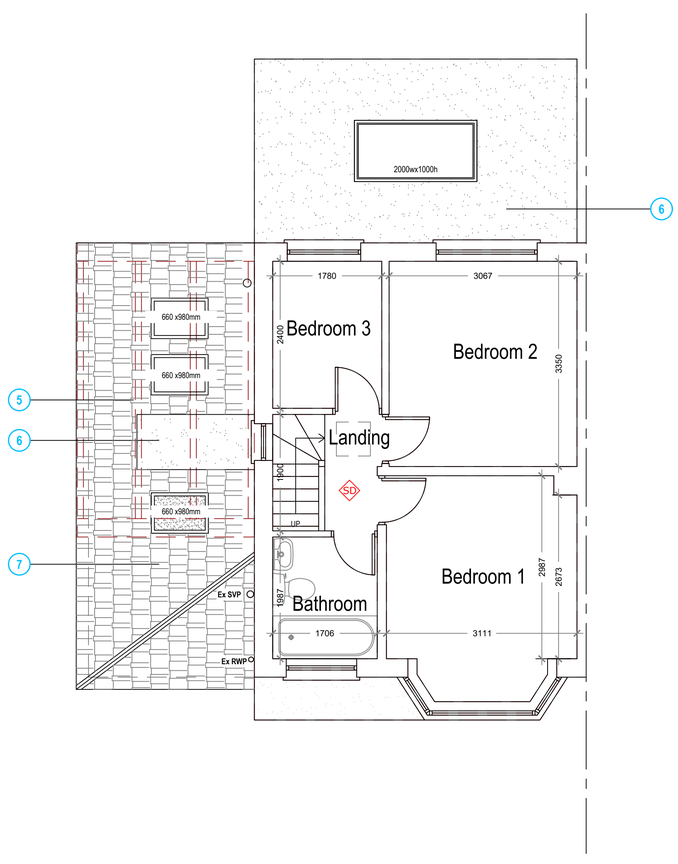
Flexible ducts for extractors are limited to a maximum of 1.5m in length and must be installed to ensure flow resistance is minimized.
Information about new ventilation systems must be provided to the homeowner when work is undertaken to an existing dwelling.



Proposed Ground Floor Plan

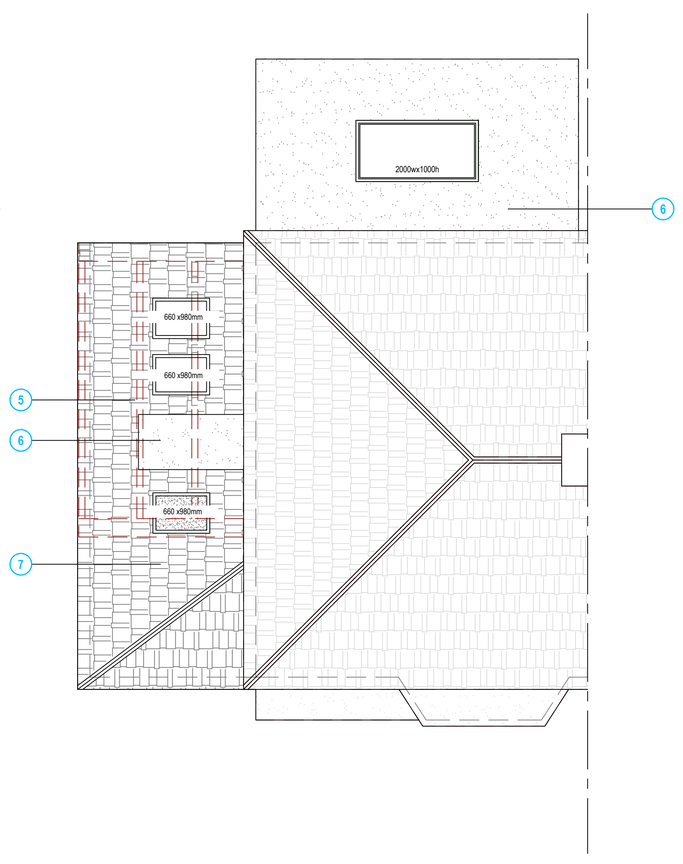
Area ca. 63.93 m²

Additional Area: 17.32 m²



Proposed First Floor Plan

Area ca. 33.58 m²



Proposed Roof Plan

FOR BUILDING CONTROL APPROVAL ONLY
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0 5 metres

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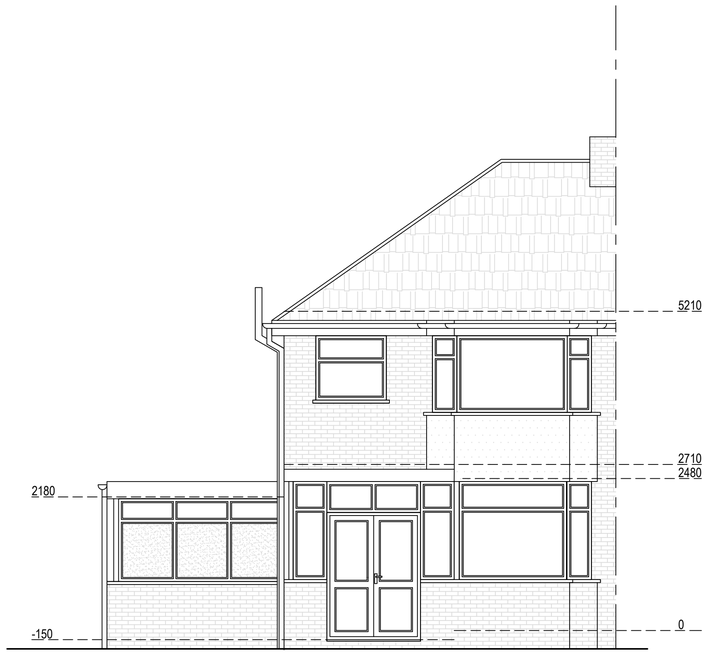
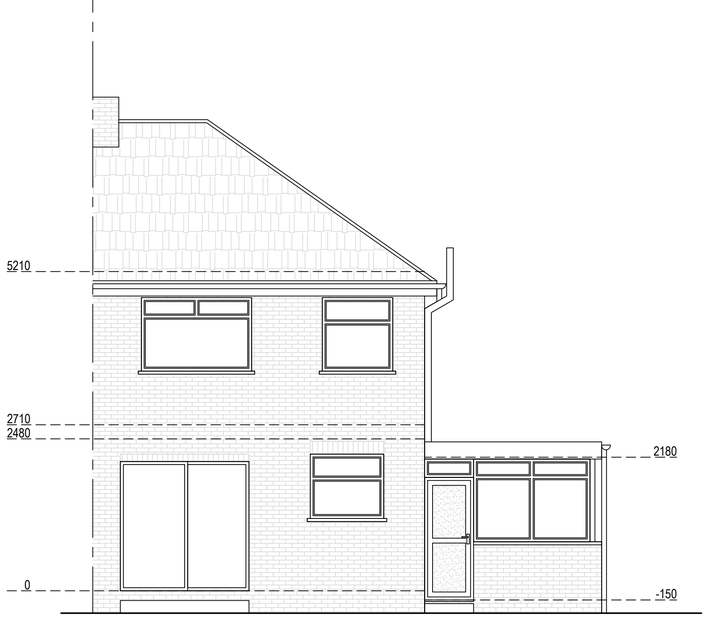
		Sheet	24-0724 D03 REV 10
		Job	New Extension
		Scale	1:50 @A1, 1:100 @A3
Title Number	-	Title	As Shown

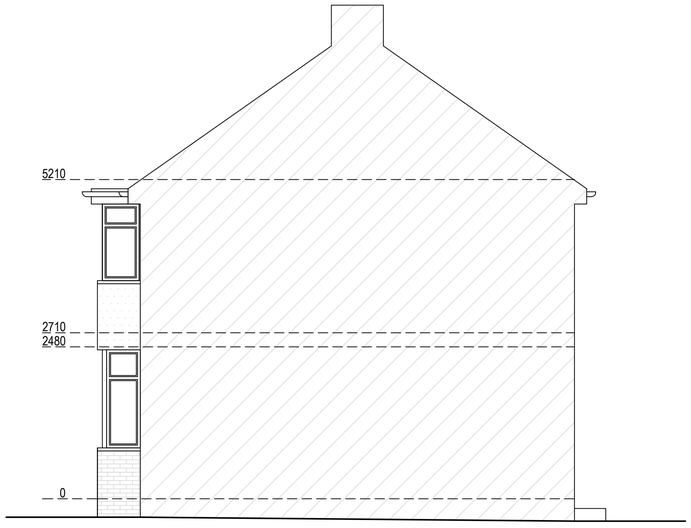


Existing Northwest Elevation

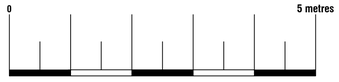
Existing Northeast Elevation



Existing Southeast Elevation



Existing Southwest Elevation



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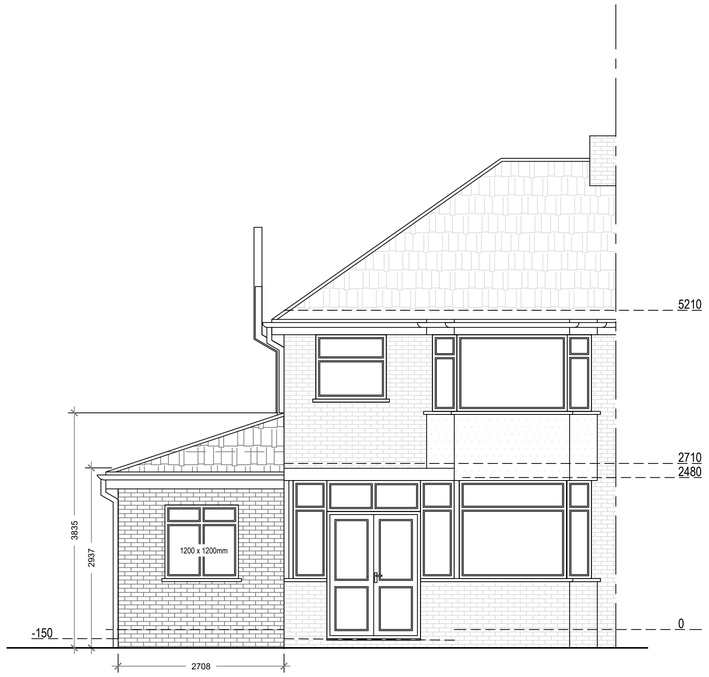
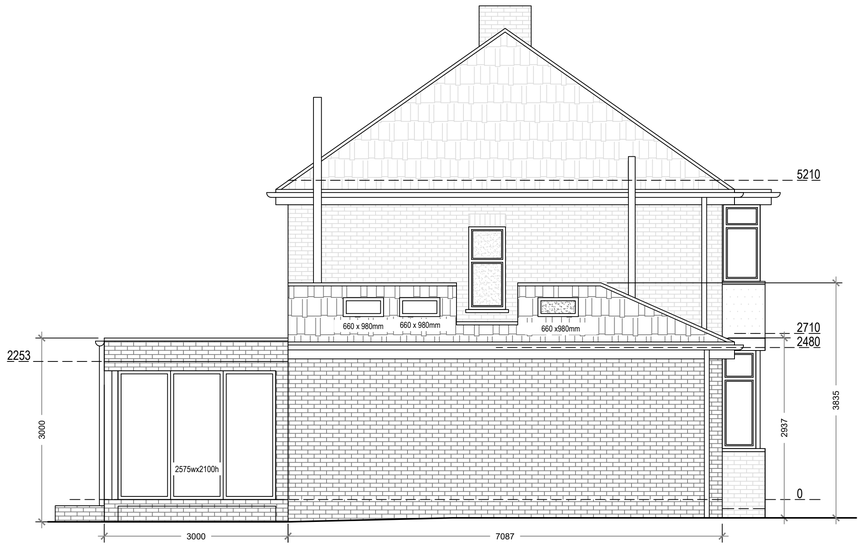
Site	126 Glyn Farm Road, Quinton, Birmingham B32 1NP	***Date***	03.06.2025
		Sheet	24-0724 D04 REV 10
		Job	New Extension
		Scale	1:50 @A1, 1:100 @A3
Title Number	-	***Title***	As Shown

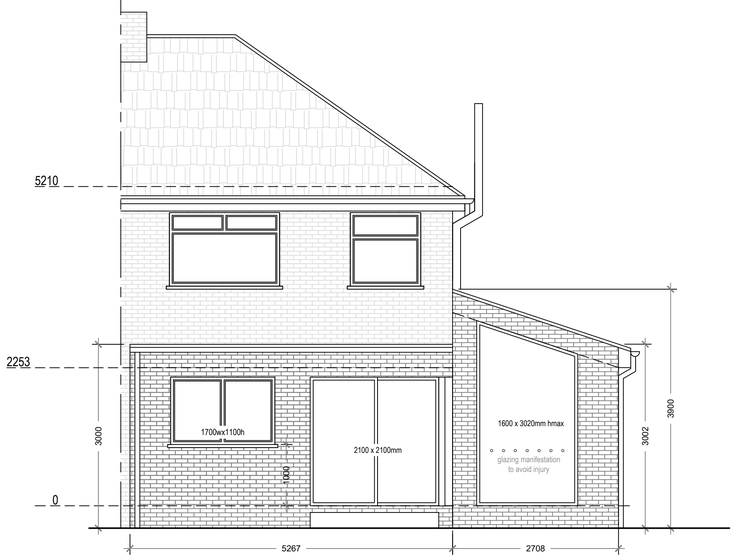
Proposed Materials:
Walls: Brick (to match existing)
Pitched roof: Tile (to match existing)
Flat roof: Ply membrane (to match existing)
Windows: Double glazed (to match existing)
Skylights: Size as indicated (not protruding more than 150mm above the existing roof plane)



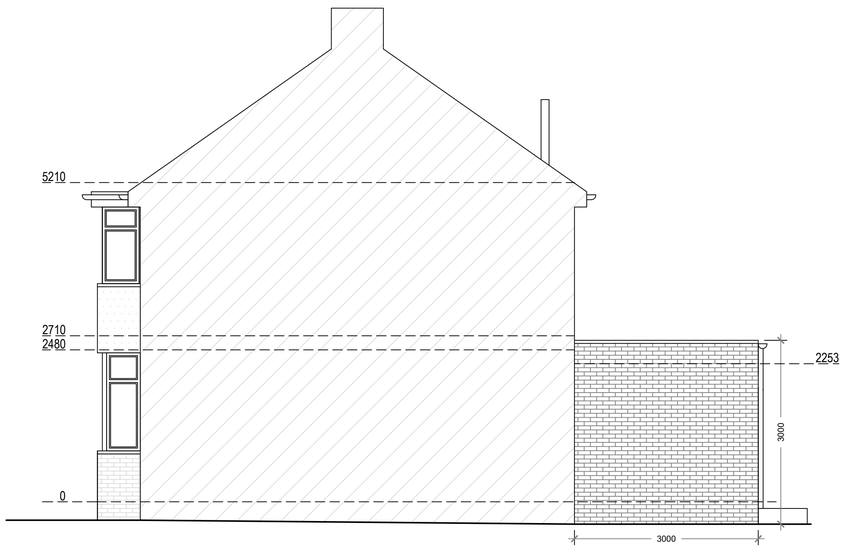
Proposed Northwest Elevation



Proposed Northeast Elevation



Proposed Southeast Elevation



Proposed Southwest Elevation

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		Sheet	24-0724 D05 REV 10
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Title Number	-	**Title**	As Shown

0 5 metres

BUILDING REGULATIONS NOTES

PLANNING NOTE
Under new regulations that came into force on 1 October 2008 an extension or addition to a house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:
-No more than half the area of land around the "original house" would be covered by additions to buildings.
-No extension forward of the principal elevation or side elevation fronting a highway.
-No extension higher than the highest part of the roof.
-Maximum depth of a single storey rear extension to be 8m (4m on designated land or Site of Special Scientific Interest) if a detached house, or 6m (3m on designated land or Site of Special Scientific Interest) for any other house.
-Maximum height of a single storey rear extension to be four metres.
-Maximum ridge and eaves height no higher than existing house.
-Roof pitch of extensions higher than one storey to match existing house
-Materials to be similar in appearance to the existing house.
-Upper-floor, side-facing windows to be obscure glazed: any opening to be 1.7m above the floor.

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.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

CDM 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

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 extension is constructed to minimise unwanted air leakage through the new building fabric.

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 harmonised European product should have a CE marking.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING
Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

OPENINGS AND RETURNS
An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally) construction for pier less than 550mm to be specified by engineer.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.4 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.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.40W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

BACKGROUND AND PURGE VENTILATION *(new windows)*
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 12000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 4000mm². Where an open plan kitchen diner is proposed, a minimum of 3 trickle vents are necessary within the room (each 12000mm²).
Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens 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.

NEW EXTERNAL DOORS
New external doors to achieve a U-Value of 1.40W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

LINTELS
For uniformly distributed loads and standard 2 storey domestic loadings only
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 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufactures standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

TYING EXISTING TO NEW WALL *(new cavity connects to existing wall)*
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. 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 connected to the existing wall and tied centrally to the proposed brick/ blockwork at 450 centres.

MOVEMENT JOINTS
Movement joints to be provided at the following maximum spacing:
Clay brickwork - 12m.
Calcium silicate brick - 7.5-9m.
Lightweight concrete block - density not exceeding 1,500kg/m3 - 6m.
Dense concrete block - density exceeding 1,500kg/m3 – 7.5-9m.
Any masonry in a parapet wall (length to height ratio greater than 3:1) - half the above spacings and 1.5m from corners.
Movement joint widths for clay bricks to be not less than 1.3mm/m i.e. 12m = 16mm and for other masonry not less than 10mm.
Additional movement joints may be required where the aspect ratio of the wall (length :height) is more than 3:1.
Considerations to be given to BS 5628 Code of practice for use of masonry.

SMOKE DETECTION *(new staircase or extension near existing stairs)*
Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

EXTRACT FOR SHOWER ROOM
Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. 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. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO UTILITY ROOM
To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. 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. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. 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. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

STRAPPING FOR PITCHED ROOF
Gable walls should be strapped 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 BSEN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centres.

FLAT ROOF RESTRAINT
100m x 50mm C16 grade timber wall plates to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres fixed to internal wall faces.

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

RAINWATER DRAINAGE
New 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 and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

SOAKAWAY USING CRATES
Trench of soakaway to be provided slightly largely than designed depth after porosity test (if required) but just over 1m3 min from invert level of pipe. Provide suitable geotextile over the base and up the sides of the trench over 100mm level and compact bed of coarse sand. Install AquaCell crate units or equivalent as manufacturer's details. Geotextile to be wrapped around crates. Provide 100mm of coarse sand between the trench walls and over the AquaCell structure. Backfill with suitable material.

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 drives). Shallow 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 BS EN 1401-1: 2009.

INSPECTION CHAMBERS
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

AUTOMATIC AIR VALVE
Ground floor fittings from WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

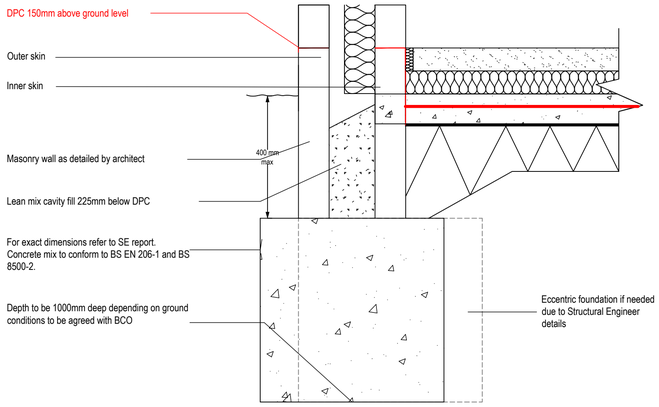
ESCAPE WINDOWS / DOORS
Provide emergency egress windows / doors to any ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq. The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

NEW GAS BOILER
Heating and hot water will be supplied via a wall mounted condensing vertical balanced flue pressurised boiler with a min SEDBUK rating of 90%. No combustible materials within 50mm of the flue. System to be fitted with thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a "competent person" and a certificate issued that the installation complies with the requirements of PART L. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

BASIC RADON PROTECTION
Provide a 1600g (400 um) radon membrane under floor slab lapped 300mm double welted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

CARBON MONOXIDE ALARM
Carbon Monoxide alarm should comply with BS EN 50291:2001. It should be fitted when any new or replacement solid-fuel appliance is installed. Examples of solid fuel burning appliances are wood burners, open fires etc. The Carbon Monoxide alarms should be fitted in the room with the appliance. Alarms can be mains or battery powered. If the alarm is battery powered then the battery should last for the life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. Type A carbon monoxide alarms with fixed wiring (not plug-in types) may be used as alternative applications provided they are fitted with a sensor failure warning device.

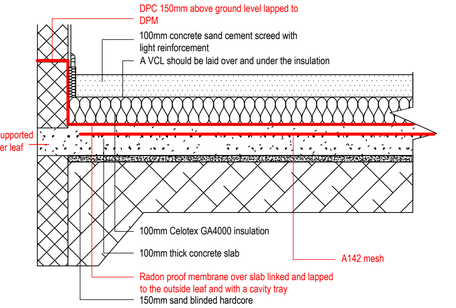
1 TRENCH FOUNDATION



TRENCH FOUNDATION
Provide trench fill foundation, exact dimensions to SE report, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. 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.

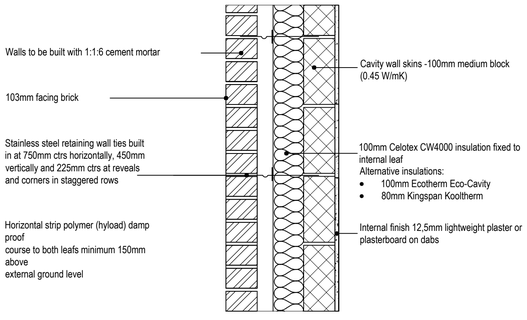
WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

2 SOLID GROUND FLOOR



SOLID FLOOR INSULATION OVER SLAB
To meet min U value required of 0.18 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200g (300 micrometer) continuous polythene DPM radon-proof barrier over the slab, lapped & sealed at all joints, around service penetrations with radon gas proof tape & linked to DPC's in the cavity wall. Floor to be insulated over 100mm concrete slab with A142 reinforcement mesh and DPM with min 100mm thick Celotex GA4000. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with A142 mesh.Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over.

3 STANDARD PARTIAL FILL BRICK CAVITY WALL



PARTIAL FILL CAVITY WALL
To achieve minimum U Value of 0.18 W/m²K
Provide 103mm suitable facing brick. Ensure a 50mm clear residual cavity and provide 100mm Celotex CW4000 insulation fixed to internal leaf constructed of 100mm, 0.45 W/m²K standard block. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

DPC
Provide horizontal strip polymer (hyload) 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.

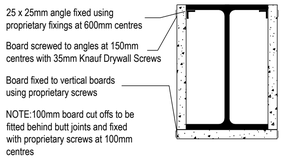
WALL TIES
All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 845

CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. 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.

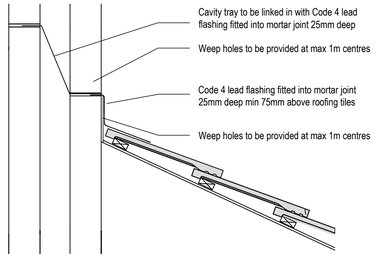
CAVITY BARRIERS
30 minute fire resistant cavity barriers to be provided at at tops of walls, gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturer's details.

FIRE PROTECTION OF STEEL BEAM
(Knauf fire board - as section 6 :2012 of manufacturer's details)

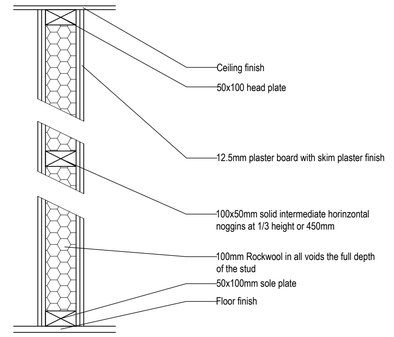


BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

PITCHED ROOF AND WALL ABUTMENT



4 STUD WALL



INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

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		Sheet	24-0724 D06 REV 10
		Job	New Extension
		Scale	Not To Scale
Title Number	-	**Title**	Specification & Section Detail Drawings 1:10

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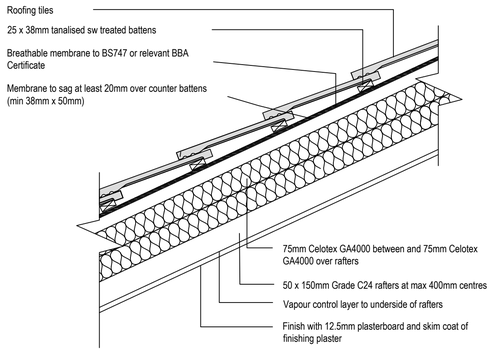
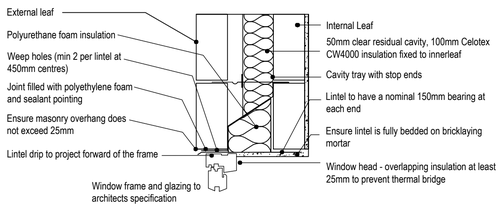
WARM PITCHED ROOF

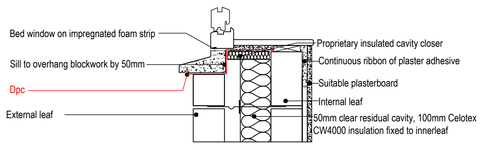


WARM PITCHED ROOF
To achieve min U-value required of 0.15 W/m²K
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Roofing tiles to match existing fixed to tile battens secured over breathable membrane to relevant BBA Certificate allowing the membrane to sag at least 20mm over preservative-treated counter battens (min 38mm x 50mm). Provide 75mm Celotex GA4000 over rafters and 75mm Celotex GA4000 between 50 x 150mm timber rafters strength class C24 at 400 c/c. A vapour control layer should be provided to the underside of the rafters. Finish with 12.5 plasterboard and skim coat of finishing plaster.

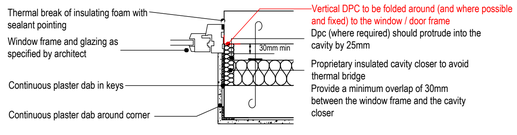
WINDOW HEAD AND LINTEL



WINDOW SILL



WINDOW REVEAL (Plan)



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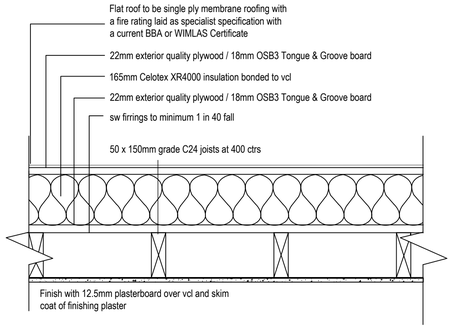
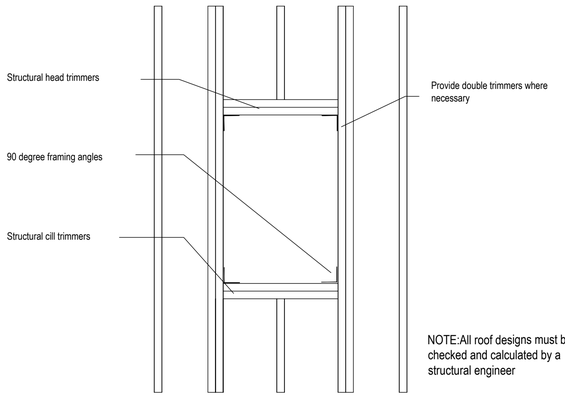
WARM FLAT MEMBRANE ROOF



WARM FLAT ROOF
(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value 0.15 W/m²K
Flat roof to be single ply membrane roofing providing aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 22mm exterior quality plywood over 165mm Celotex XR4000 insulation.
Insulation bonded to vcl on 22mm external quality plywood decking or similar approved on sw firings to minimum 1 in 40 fall on sw treated 50 x 150mm flat roof C24 timber joists at 400mm ctrs. Finish with 12.5mm plasterboard over vcl and skim coat of finishing plaster.

ROOFLIGHTS (STRUCTURE)

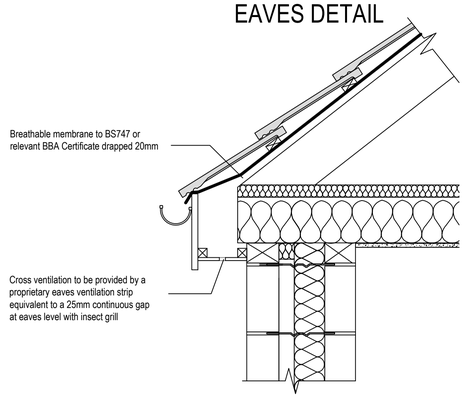
Rooflight installed in accordance with manufactures details



NOTE:All roof designs must be checked and calculated by a structural engineer

ROOF LIGHTS
Min U-value of 1.4 W/m²K.
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufactures instructions with rafters doubled up to sides and suitable flashings etc.

EAVES DETAIL



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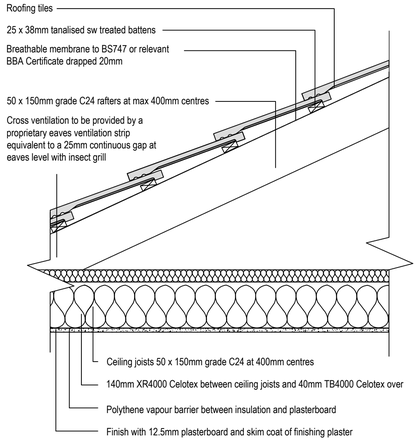
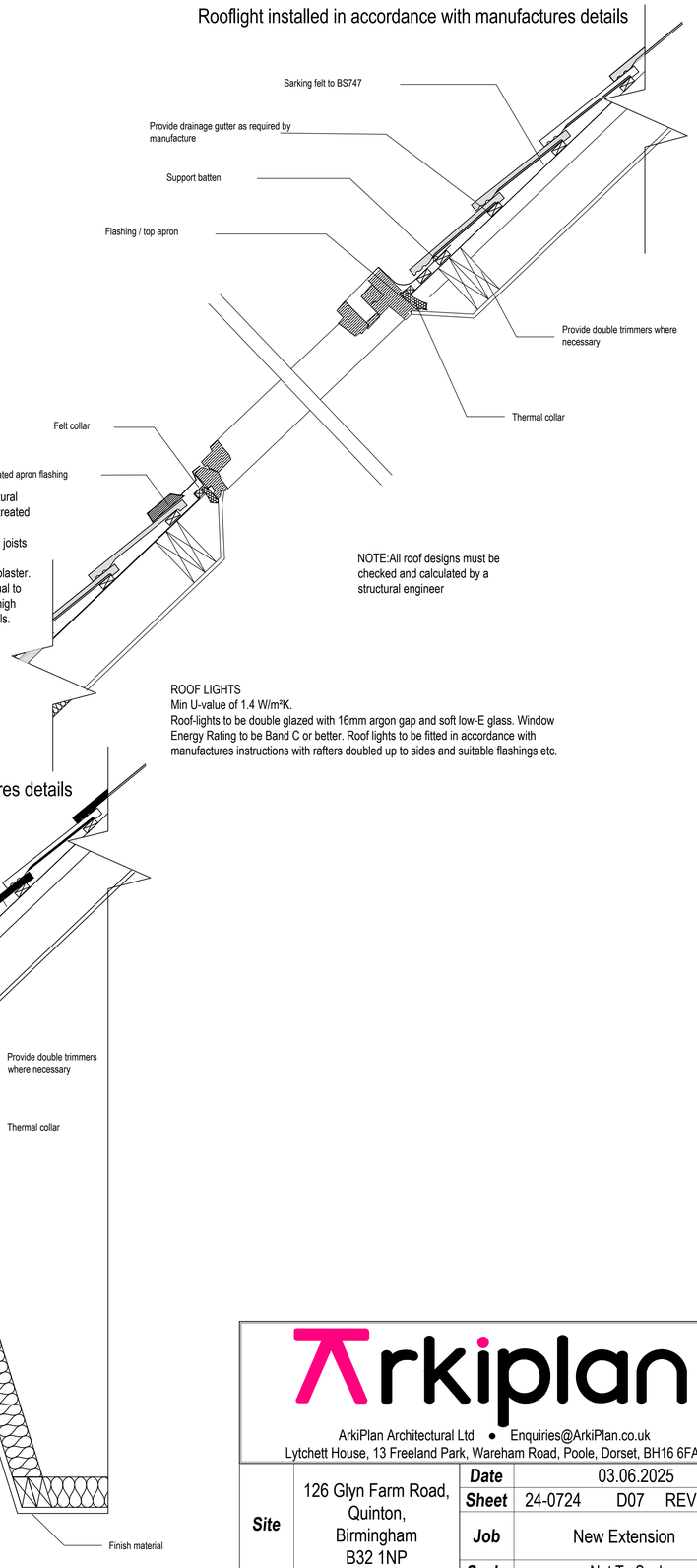
COLD PITCHED ROOF



PITCHED ROOF INSULATION AT CEILING LEVEL
To achieve U value of 0.15 W/m²K
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on breathable membrane supported on 50 x 150mm grade C24 rafters at max 400mm centres. Rafters supported on 100 x 50mm sw wall plates. Insulation at ceiling level to be 140mm XR4000 Celotex between ceiling joists with a further 40mm TB4000 Celotex over joists.
Construct ceiling using sw joists at 400mm centres, finished with 12.5mm plasterboard and skim coat of finishing plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross-ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details.

ROOFLIGHTS (SECTION)

Rooflight installed in accordance with manufactures details

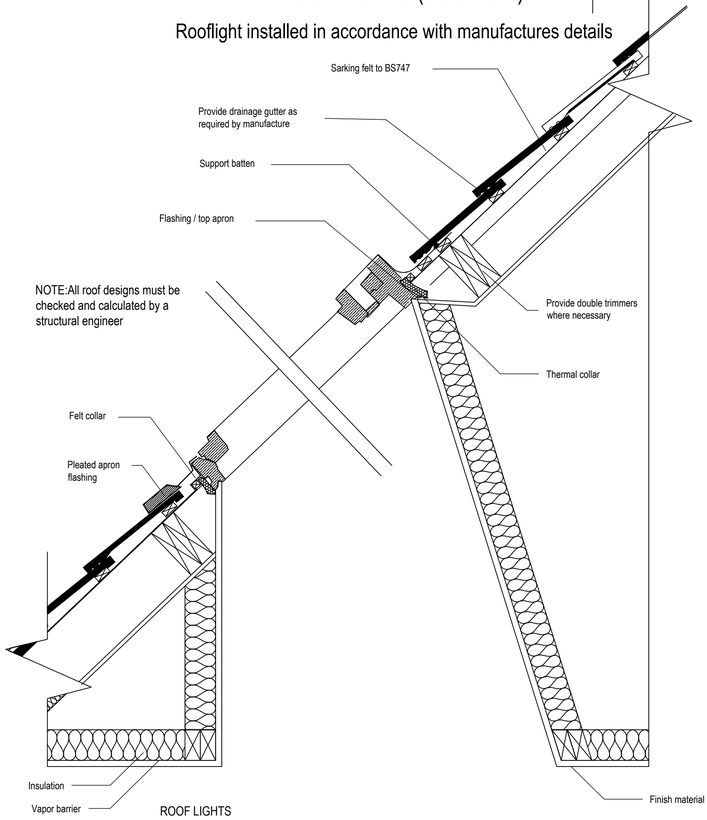


NOTE:All roof designs must be checked and calculated by a structural engineer

ROOF LIGHTS
Min U-value of 1.4 W/m²K.
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufactures instructions with rafters doubled up to sides and suitable flashings etc.

ROOFLIGHTS (SECTION)

Rooflight installed in accordance with manufactures details



NOTE:All roof designs must be checked and calculated by a structural engineer

ROOF LIGHTS
Min U-value of 1.4 W/m²K.
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufactures instructions with rafters doubled up to sides and suitable flashings etc.

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		Job	New Extension
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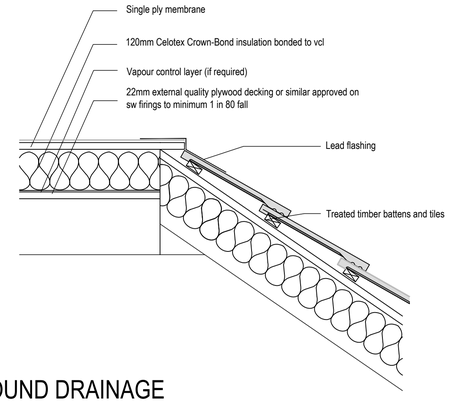
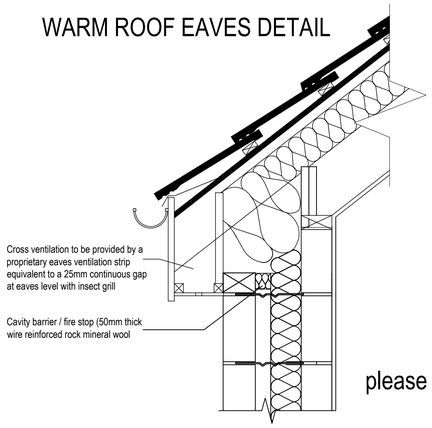
Title Number	-	**Title**	Section Detail Drawings 1:10

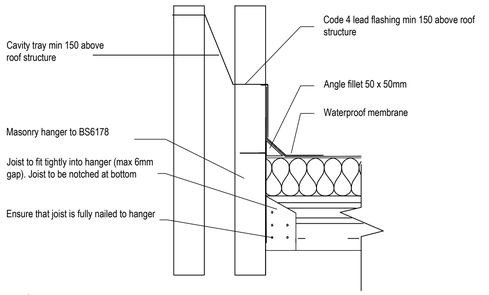
WARM MANSARD ROOF EDGE



WARM ROOF EAVES DETAIL



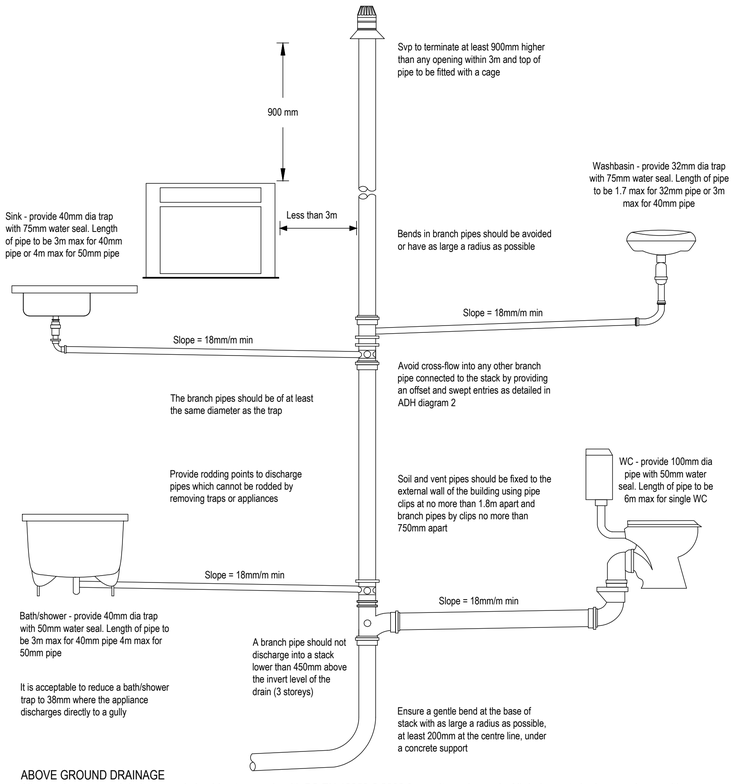
FLAT ROOF / WALL ABUTMENT



SOAKAWAY OPTIONS -

please confirm on site with the BCO the required method

ABOVE GROUND DRAINAGE
SCALE 1:20



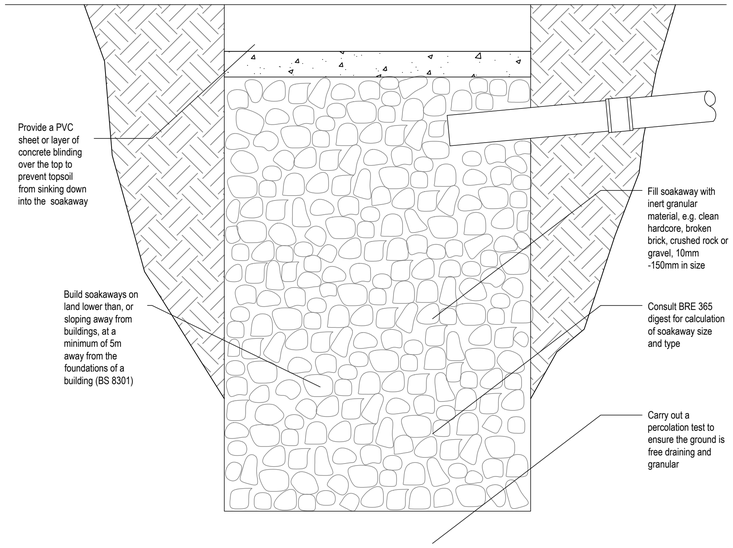
ABOVE GROUND DRAINAGE

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 H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

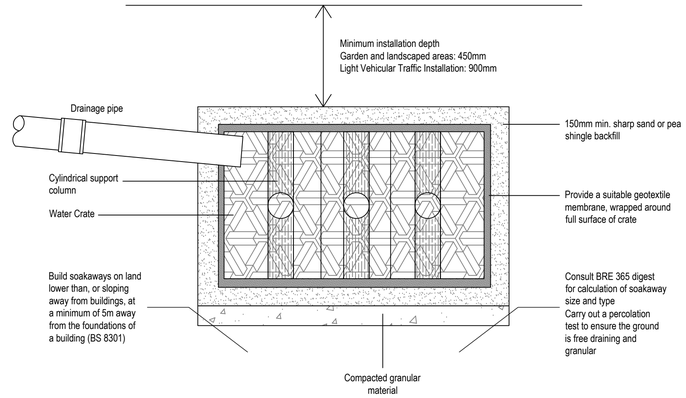
Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
- Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
- Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
- W/C - 6m for 100mm pipe for single WC

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m, or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

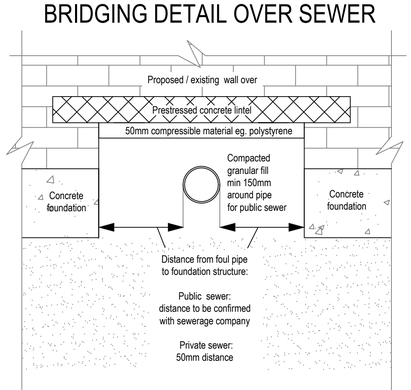
SOAKAWAY
Soakaway size and type dependent on space requirements, site layout, topography, water table, subsoil type, etc.
Designed to BS EN 752:2017 and BRE digest 365



SOAKAWAY CRATES
Soakaway size and type dependent on space requirements, site layout, topography, water table, subsoil type, etc.
Designed to BS EN 752

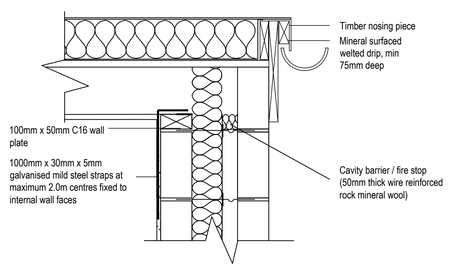


BRIDGING DETAIL OVER SEWER

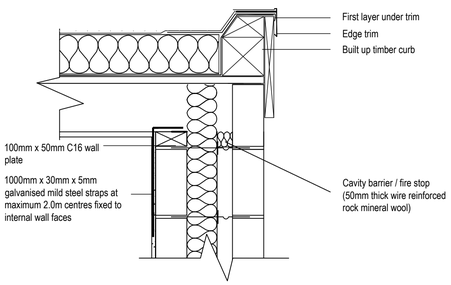


- Foundation and structural support bridging over sewer pipes to Structural Engineer details, specifications and bearing requirements
- No additional loads to be transmitted to sewer pipes
- New connections to existing sewer network to be constructed in matching materials and via a manhole or a pre-formed junction
- Foundations to be taken down a minimum of 150mm below invert.
- Minimum 300mm space between floor level and crown of pipe.
- Mask opening on all sides with rigid sheet material to prevent entry or fill or vermin.

WELTED DRIP TO EXTERNAL GUTTER



VERGE DETAIL



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