DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS/CALCULATIONS

see structural engineers details for steel beam sizes, padstones sizes & locations, wind post locations, movement joint locations etc.

GENERAL NOTES

All work on site to be carried out in a professional and workmanlike manner, in accordance with Building Regulations 1992, including 2002 revisions. N.H.B.C. British Standards and relevant Codes of Practice.
Materials used are to be the best of their respective kind and fit for purpose. All materials to be used and fixed strictly in accordance with manufacturers recommendations. All dimensions are to be checked on site and any discrepancies verified prior to commencement.

FOUNDATIONS

Existing Needle Beam Underpinning to be confirmed on site and new foundations etc. to be designed accordingly.

Concrete strip foundations to be provided in accordance with B.Regs App Doc A1/2 Section 1E using min grade 21 concrete to BS 8110 1985, subject to prevailing ground conditions. Final depths and size to satisfaction of D.B.S. or Warranty Provider. Minimum overlap on step foundations to be twice the height of the step at the thickness of the foundations or 300mm which ever is the greater. Steps in foundations should not be of a greater height than the thickness.

SUBSTRUCTURE (All to SE Detail)

Foundation blocks below ground level to be in accordance with the requirements of BS5628 Part 3, Table 13, and are to have a minimum compressive strength of 7N/mm². Cavity liners to have tray d.p.c's over. 2000g d.p.c. provided 150mm above finished ground levels to all walls. Cavities to be filled with weak mix concrete to 150mm below d.p.c. or ground level.
Top soil to be removed and soil treated with weed killer.

EXTENSION FLOOR CONSTRUCTION – to provide min. U–value of 0.22W/m²K..

22mm flooring grade chipboard on 150x50mm C16 timber floor joists at 400mm centres (to be confirmed by structural engineer). Insulate floor between joists using rigid insulation to achieve U–Value of 0.22W/m²K.

Sub–floor to be formed using 50mm concrete on 2000g DPM on 50mm sand blinding. Min. 150mm sub–floor void to be ventilated using 225x75mm air bricks at max. 1.8m centres.

Maintain existing sub floor ventilation through new construction where applicable.

EXTERNAL CAVITY WALLS – to provide min. U – value of 0.28W/m²K.

New walls to be constructed using one skin of facing brickwork to match existing, 100mm cavity.Inner leaf to be constructed from 100mm 7N blockwork. 100mm cavity fully filled with 100mm insulation. Internally drylined with 12.5mm plasterboard (thermal resistance of 0.13m²K/W) and skim fixed on 15mm plaster dabs in strict accordance with manufacturers details. Max U value of 0.28 W/m²K. D.P.C's and weatherchecks to all heads, jambs and cills reveals to openings. Proprietary cavity closers to be provided to doors and windows providing max 'U' value of 0.30 W/m²c, ie. "Dacatie" or "Thermabate". Window frame to overlap cavity closer min. 30mm as "Robust Detail 3.12".

WALL TIES

Stainless steel ties type Catnic BBW36 or equal approved to B.S. 1243 to be provided at 750 horizontal and 450 vertical cts staggered and every blockwork course to reveals. Tie to be provided at 300mm centres vertically within 225mm of openings. Wall ties provided within 150mm of unbonded reveals.

NON–LOADBEARING INTERNAL WALLS

Timber studs to be 75 x 50mm CLS timber studs at max. 600mm centres with noggins at horizontal staggered centres and head and soleplates. Noggings below where wall spans parallel to joists. 12.5mm gyproc wallboard/15mm Fireline (or similar approved), depending on location, plasterboard to be fixed each side with proprietary fixings, finished with plaster skim.

FLOOR & CEILINGS

Ceilings to have min 15mm plasterboard, min. 10kg/m², fixed with 40mm galvanised nails at 150mm centres, finish to be plaster skim, all plasterboard edges to be supported by noggins/joists. Trimming joists to be supported on galv. m.s joist hangers.

WINDOWS & DOORS

Purpose–made double glazed UPVC windows used throughout, 2000g d.p.c's to cill, head and jambs. Opening lights to habitable rooms to be 1/20th floor area, part of which is over 1750mm above floor level.
All windows to be double glazed to B.S. 5713.

Toughened or laminated safety glass to all doors including patio, and side lights where glazing is less than 1500mm above finished floor level, and all windows where cill is less than 800mm above finished floor level.All windows to habitable rooms, above ground floor level, to have min. openinglight of 0.33m², min. 450mm wide and 450mm high, and the soffit of the opening casement should be between 800mm and 1100mm above f.f.l.

VENTILATION (See also notes on layouts)

a) Habitable rooms (& Kitchen) to be provided with a background vent of not less than 8000mm2 eg (Trickle ventilator).

b) Kitchen – mechanical extraction to be provided at a rate capable of extracting at not less than 60L per second (or incorporated within a cooker hood and capable of extracting at a rate of 30L per second).

c) Sanitary – the provision of a mechanical ventilator capable of extracting at a rate of not less than 3 air changes per hour (operated via light switch with 15 minutes over run).

Extract ductwork that enters the roof void shall be insulated and incorporate a condensation trap. Extract ductwork to houses to be flexible ducts, extract ductwork to apartments to be flat ducts.

All habitable rooms must have at least one ventilation opening with an area of at least 2⁄20th of the floor area of the room or space. Some part of the ventilation opening to be at least 1.75 m above the floor. Ventilation opening must open at least 30 degrees. Controllable background ventilators having a minimum equivalent area of 2500mm2 must be fitted in all rooms except wet rooms from which air is extracted. Patio doors will be provided with trickle ventilation where there are no other windows within the room.

DRAUGHT SEALING

All windows, doors and loft hatches along with main service entry and exit points to be draught sealed. Drylining to be sealed at junction with window/door frames at perimeter of all walls, junctions, around openings and under window board.

ELECTRICAL

The electrical installation should satisfy the requirements of Part P (electrical safety) and must be designed, installed, inspected and tested by a person competent to do so.

Switches and sockets to be sited between 450mm–1200mm from floor level.

LIGHTING

All internal and external lighting to comply with the minimum amount that would be a reasonable provision as given in the Domestic Building Services Compliance Guide.

SERVICES

Gas, Water, Electrical and Telephone installations to be in accordance with relevant Codes and British Standards. External wall mounted meter boxes for gas and electrical supplies to be positioned as shown. Internal stop tap to be provided at entry of rising main to cold water supply.

All light switches and sockets to be installed between 450 and 1200mm above finished floor level to comply with Part M of the Building Regulations. The electrical installation should satisfy the requirement of Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so.

ACCESS

All ground floor doors to habitable rooms to have an minimum opening of 826mm, unless otherwise stated on door schedules. The principle entrance door to be min. clear opening of not less than 775mm and to have ramped (not more than 1:12) or level access from the drive with the main DPC stepped up around the door opening. A drain channel is to be provided in front of the threshold
connected to the surface water drainage to prevent ingress of water, if levels require.

HEATING & PLUMBING

Existing heating and hot water system to be extended/modified to suit new extension including new underfloor heating.

Installation to comply with Model Water By–Laws 1986.
Gas fire flame, if provided, to be minimum 225mm above finished floor level.
Balanced flue terminal less than 2m above G.L. to be fitted with wire mesh guard.
Boiler to be 'A' rated condensing type with a minimum SEDBUK rating or 90.7%, with fan assisted flue.
A durable notice containing information on the performance capabilities of heat producing appliances, should be provided and fixed in a suitable place in the building for the purpose of enabling combustion appliances to be safely installed, fitted and certified by a CORGI registered gas installer.

DRAINAGE & WASTES

House drainage to be 'Polypipe', or equal plastic flexible jointed pipes.
Inspection chambers to be provided at head of drains, main junctions and changes in direction and gradient. Min. gradients to foul drainage to be 1:80.
Surface water to be 1:100. Refer to site plan or specialist drawings for drainage layout. Concrete lintols to be used to bridge pipes where drains pass through walls. Drain trenches deeper than foundation level within 1m of building to be backfilled with concrete up to underside of foundation. Any land drainage to be agreed with D.B.S. or N.H.B.C. inspector. Above ground drainage to comply with B.S. 5572 1978.
100mm dia S.V.P. to be provided to terminate min 1m above nearest opening light with bird guard and Code 4 lead flashing to roof. Pipework to comply with B.S.4514 1983.
No opposed connection or connections within 450mm of invert to be made to S.V.P. adequate access to be provided for cleaning. Waste pipe sizes to sink and bath to be min 40mm, or 50mm where branch exceeds 3m – to wash hand basin min 32mm or 40mm where branch exceeds 1.7m – 19mm overflow pipe to W.C. cistern. Min 50mm trap to W.C. pan and 75mm resealable traps to all other appliances, all to be connected independently to soil stack, unless on ground floor where wastes may be connected to drain via waste pipe adaptor or B.I.G. Gutters to be 125mm dia, rainwater pipes to be 75mm dia, or equal to B.S.4514 1983 and B.S. 4660 1973. Waste pipe gradients to comply with App. Doc. H part H1/ B.Regs 1992. Cold water storage tanks to be situated in roof space and provided with lid and 60mm fibreglass insulation or equal surround.
All pipework in roof space to be insulated.

U–VALUES

Minimum U–values for all new thermal elements are as follows:–

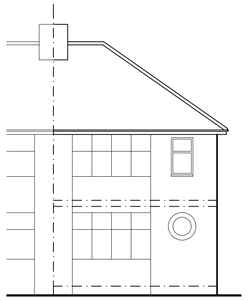
Wall	0.28W/m²K
Roof	0.18W/m²K
Floors	0.22W/m²K
Windows	1.6W/m²K

GENERAL

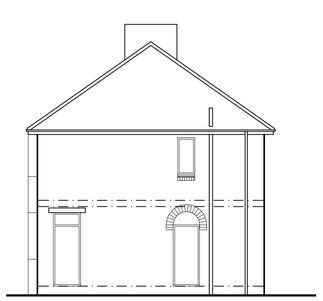
1/2 hour fire resistance to any steelwork provided by 2 No layers of 12.7mm plasterboard, wire binding and 10mm lightweight skim.

Self contained smoke detectors to hall and landing areas as shown and to be interconnected and wired to mains distribution board via separately fused circuit to B.S. 5446 Part 1.

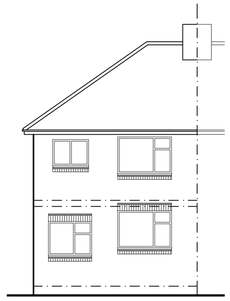
Doors to all habitable rooms at ground floor level, wc and kitchen are to have a clear openings of not less than 750mm.



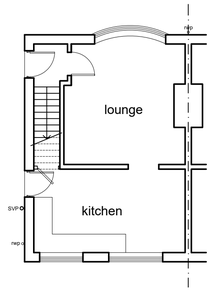
existing north elevation
scale 1:100



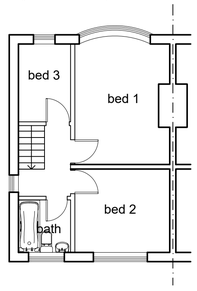
existing west elevation
scale 1:100



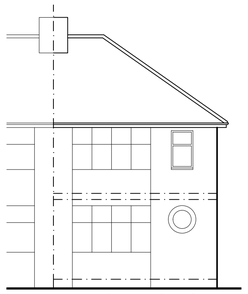
existing south elevation
scale 1:100



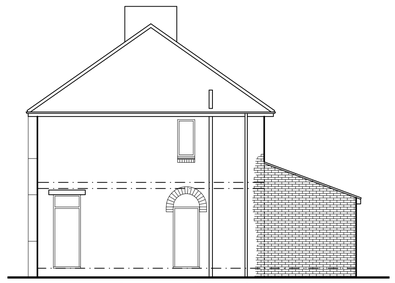
existing ground floor plan
scale 1:100



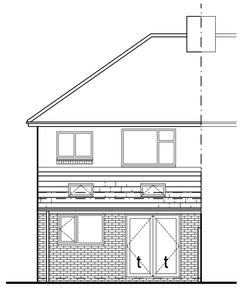
existing first floor plan
scale 1:100



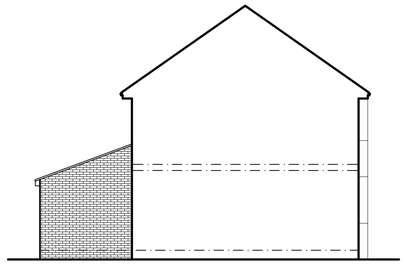
proposed north elevation
scale 1:100



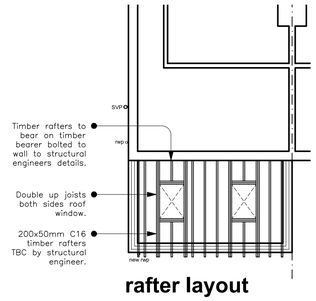
proposed west elevation
scale 1:100



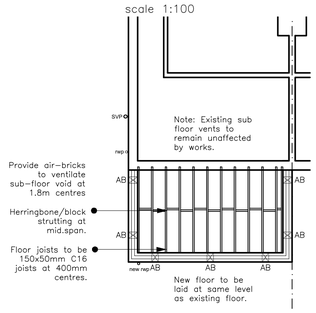
proposed south elevation
scale 1:100



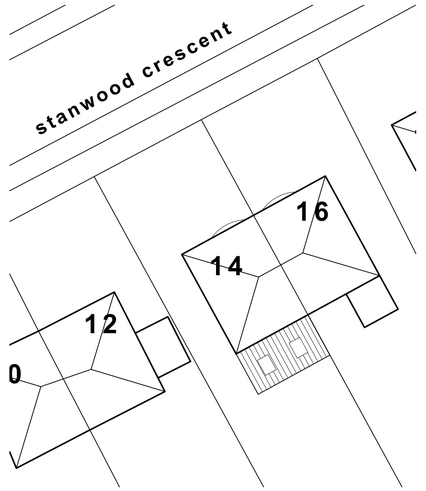
proposed east elevation
scale 1:100



rafter layout
scale 1:100



GF joist layout
scale 1:100

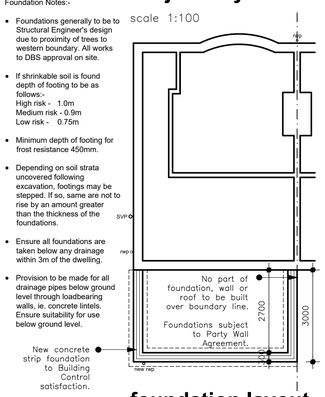


proposed part site plan
scale 1:200

location plan
scale 1:1250

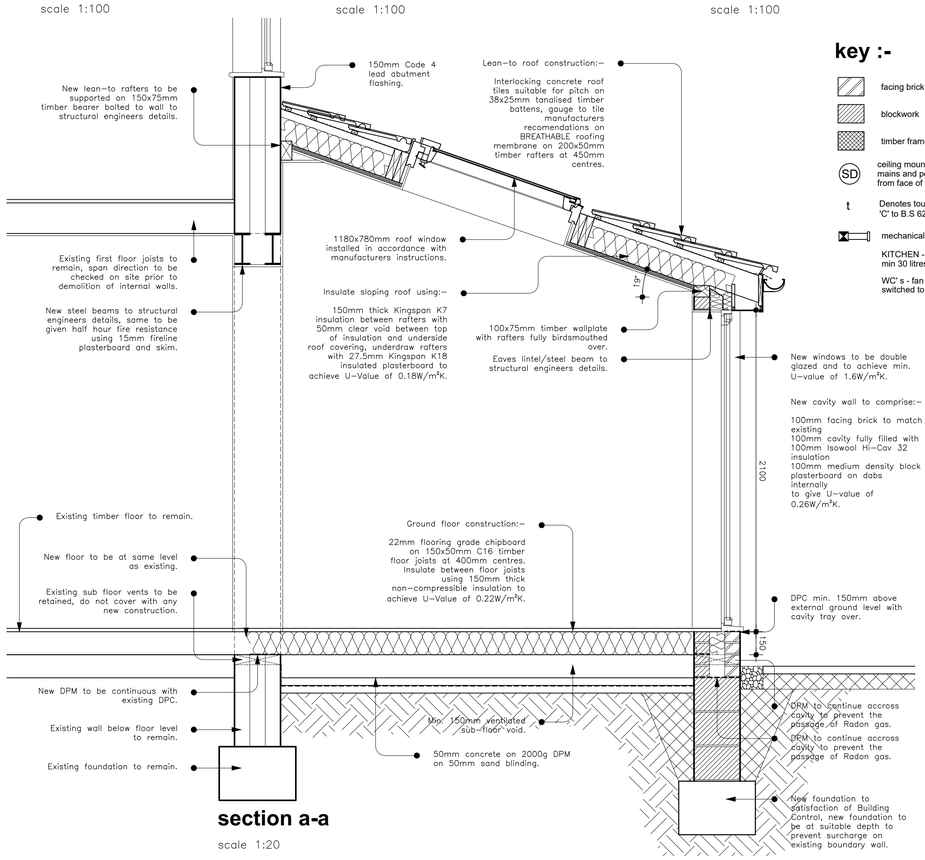
Foundation Notes:-

- Foundations generally to be to Structural Engineer's design due to proximity of trees to western boundary. All works to DBS approval on site.
- If shrinkable soil is found depth of footing to be as follows:-
  High risk - 1.0m
  Medium risk - 0.9m
  Low risk - 0.75m
- Minimum depth of footing for frost resistance 450mm.
- Depending on soil strata uncovered following excavation, footings may be stepped. If so, same are not to rise by an amount greater than the thickness of the foundations.
- Ensure all foundations are taken below any drainage within 3m of the dwelling.
- Provision to be made for all drainage pipes below ground level through loadbearing walls, ie. concrete lintels. Ensure suitability for use below ground level.



foundation layout
scale 1:100

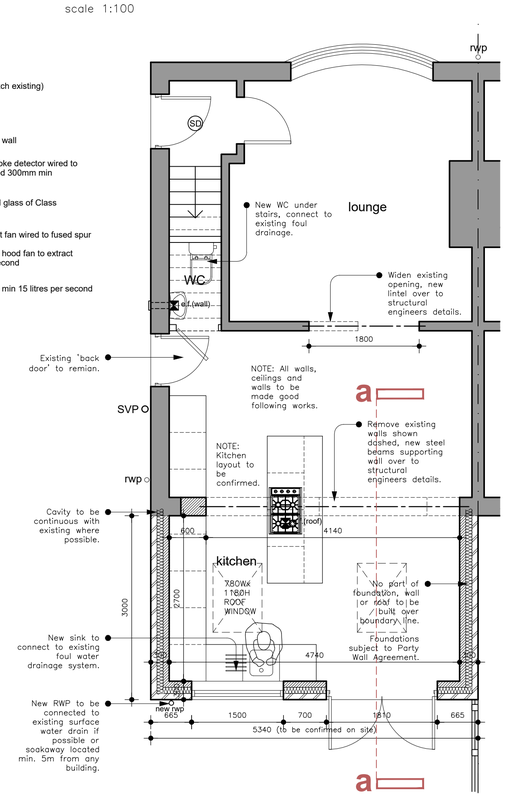
SUBJECT TO STRUCTURAL ENGINEER DETAILS & BUILDING CONTROL SATISFACTION



section a-a
scale 1:20

key :-

- facing brick (to match existing)
- blockwork
- timber frame / stud wall
- SD — ceiling mounted smoke detector wired to mains and positioned 300mm min from face of wall
- t — Denotes toughened glass of Class 'C' to B.S 6206.
- mechanical extract fan wired to fused spur
  KITCHEN - cooker hood fan to extract min 30 litres per second
  WC's - fan switched to extract min 15 litres per second



proposed ground floor plan
scale 1:50

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- Client to confirm if Party Wall Notices for the proposed works are required to be served on adjoining neighbours - if in doubt seek professional advice from Party Wall Surveyor.
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- Report any discrepancies to 7hills Architectural Design Ltd immediately for verification.
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- All materials shall be fixed, applied or mixed in accordance with all of the manufacturers instructions, recommendations and specification. All materials shall be suitable for the purposes of use.
- The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Building Inspector, whether or not indicated on the drawings or in the specification.
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DRAWING TITLE

PROPOSED PLANS & ELEVATIONS

PROJECT

EXTENSIONS/INTERNAL ALTERATIONS

AT

14 STANWOOD CRESCENT
SHEFFIELD
S6 5JB

FOR

MR & MRS LAUGHTON

PROJECT NO	DRAWING NO	REVISION
279	02	B

SCALE (A1)	DATE	STATUS	DRAWN
VARIES	NOVEMBER 2021	B.REGS	NT

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