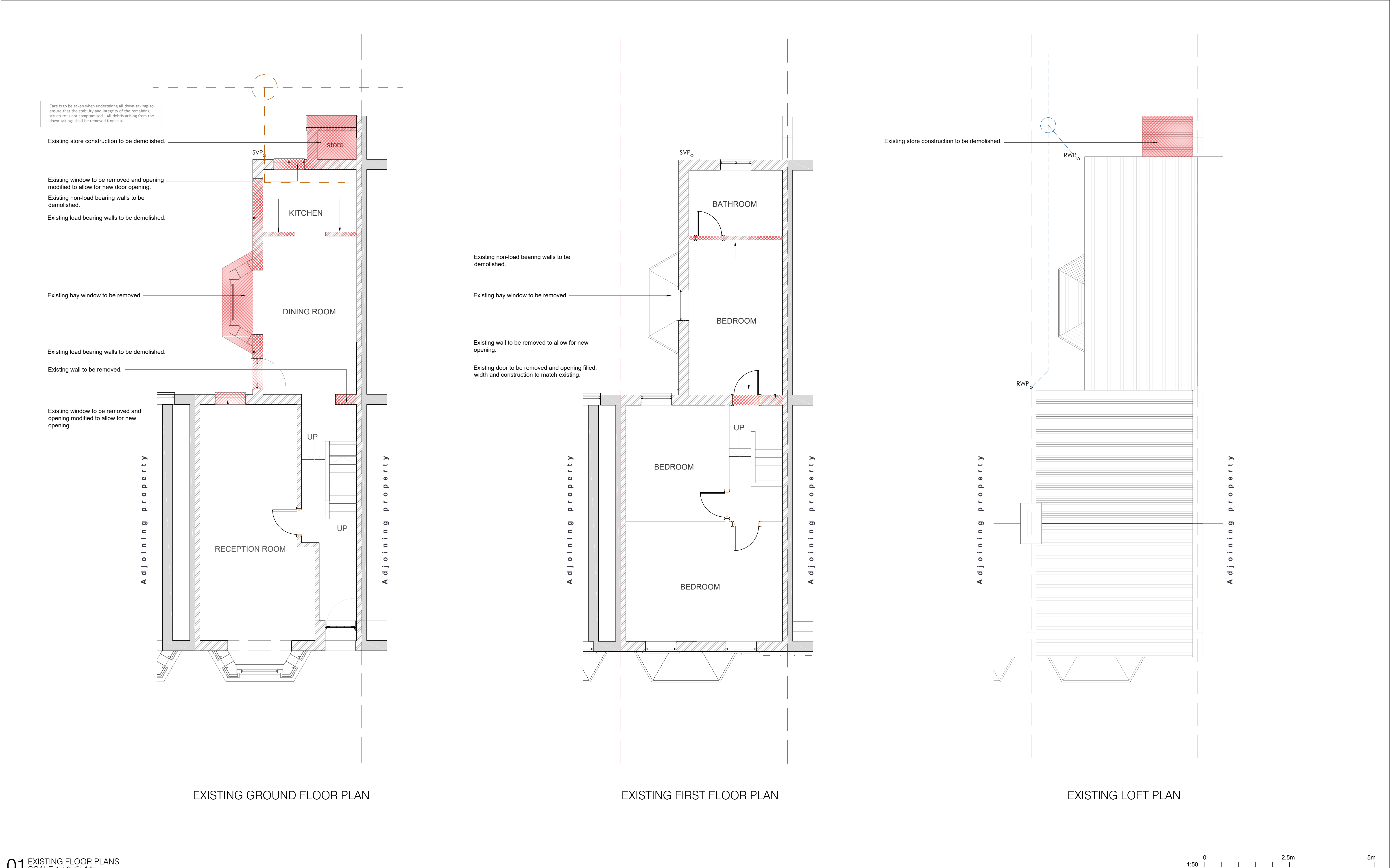




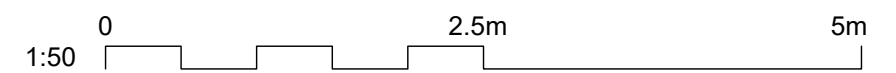


EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION

02 EXISTING ELEVATIONS
SCALE 1:50 @ A1



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NOTES:

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4. Refer to Structural Engineer's drawings and specification for all structural elements.

Rev.	Date	Description
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DRAWING NO

DATE

DRAWING

PROJECT

2186-02

03.04.23

EXISTING ELEVATIONS

DRAWN

SCALE

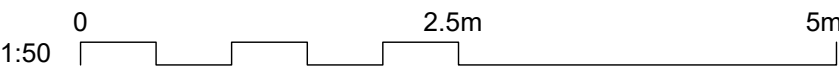
JJ

1:50 @ A1



EXISTING SIDE ELEVATION

03 EXISTING ELEVATIONS
SCALE 1:50 @ A1



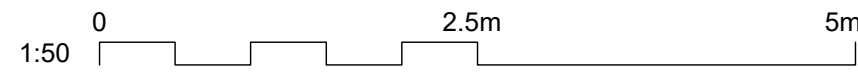
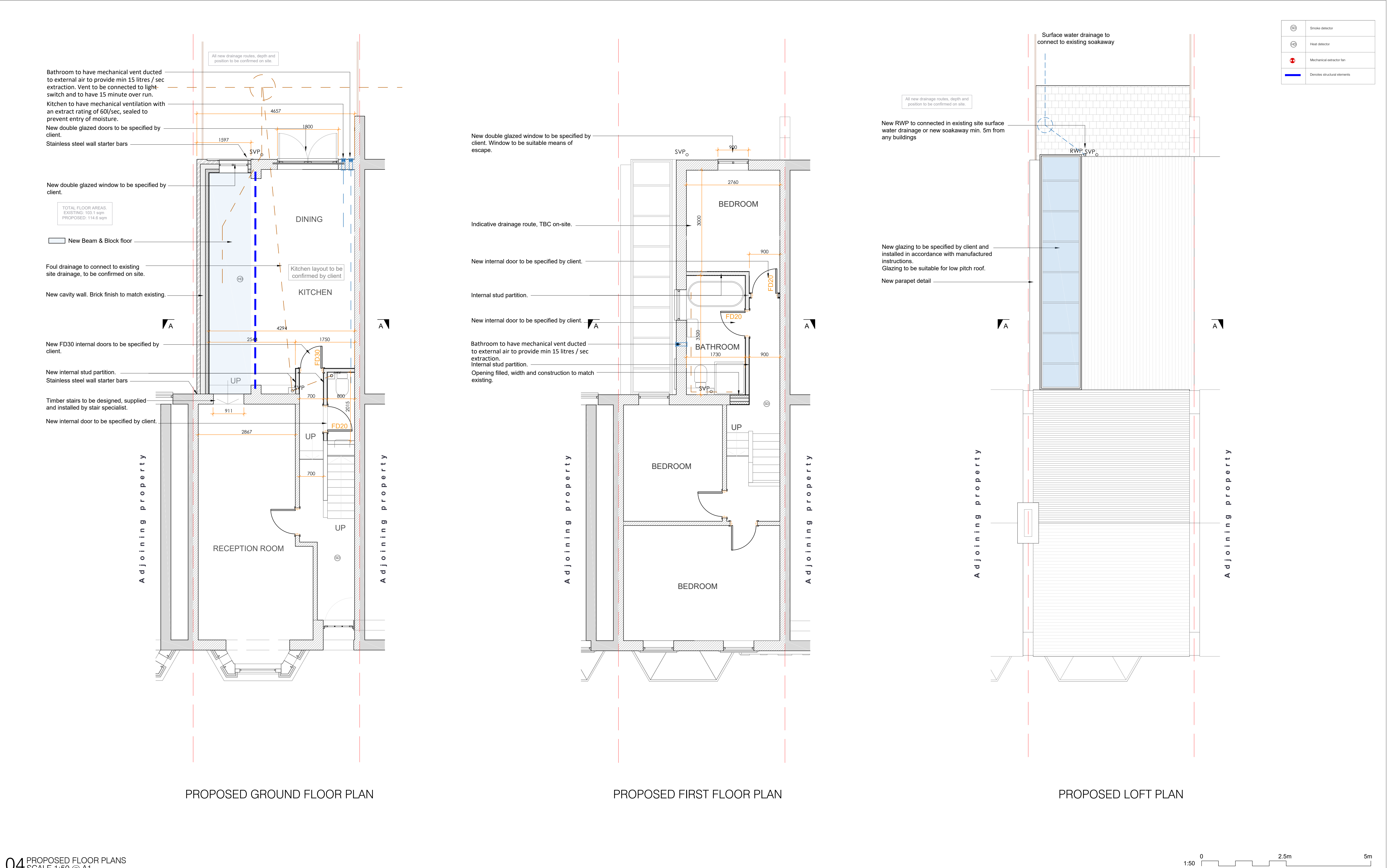
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Rev.	Date	Description
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DRAWING NO	DATE	DRAWING	PROJECT
2186-03	03.04.23	EXISTING ELEVATIONS	
DRAWN	SCALE		
JJ	1:50 @ A1		



NOTES:

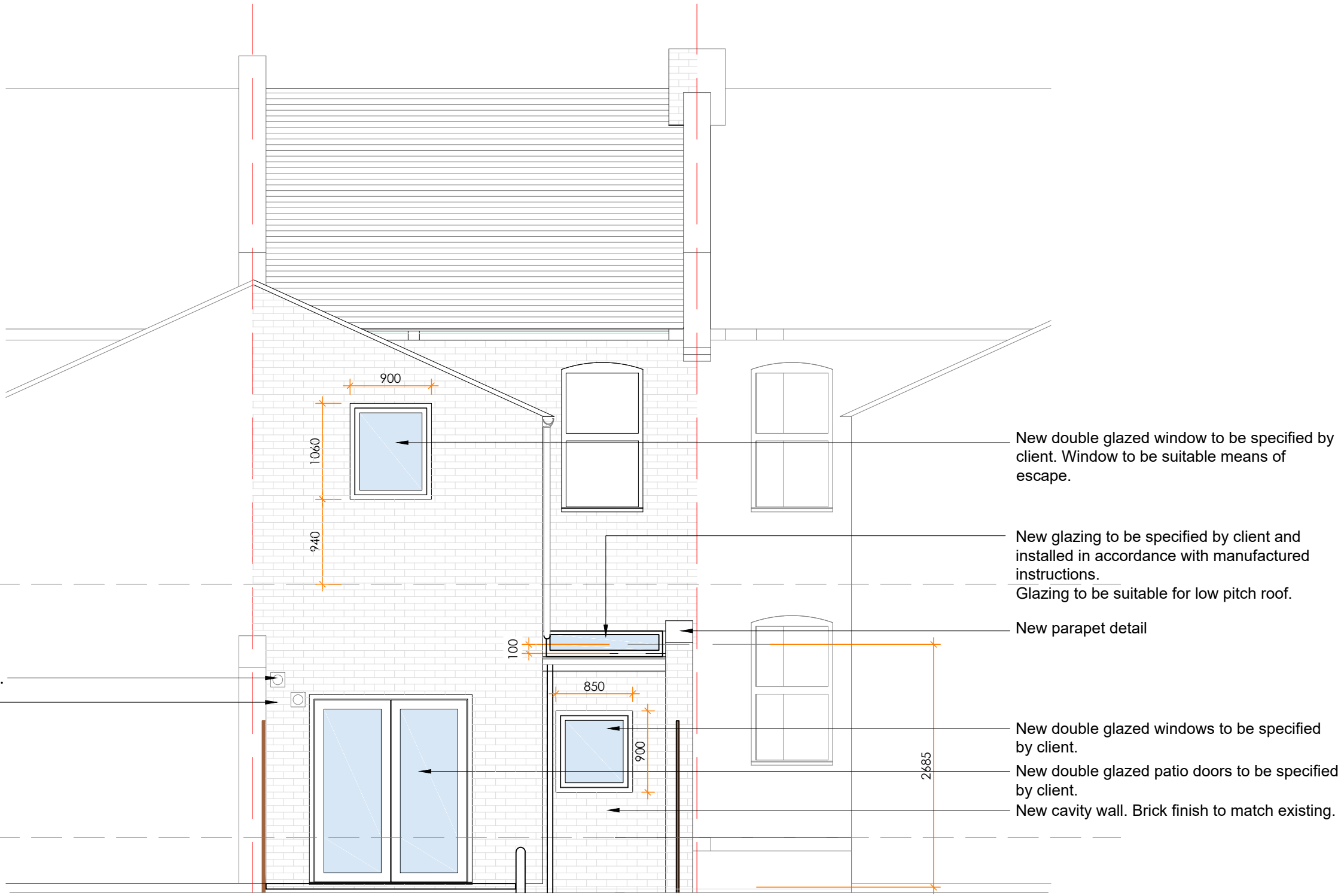
- All dimensions to be checked on site.
- Any discrepancies to be reported back to CR Design Services.
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Rev. Date Description

DRAWING NO	DATE	DRAWING	PROJECT
2186-04	03.04.23	PROPOSED FLOOR PLANS	
DRAWN	SCALE		
JJ	1:50 @ A1		



PROPOSED REAR ELEVATION

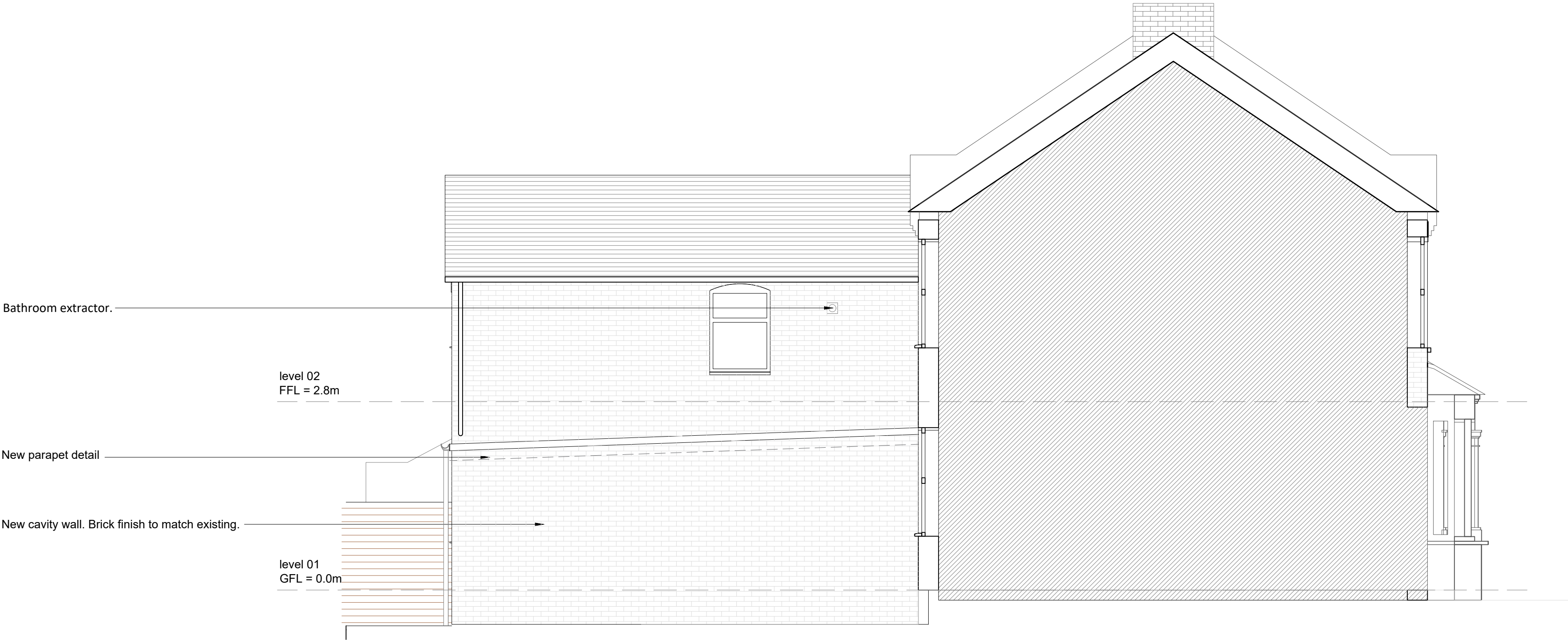


PROPOSED FRONT ELEVATION

NOTES:

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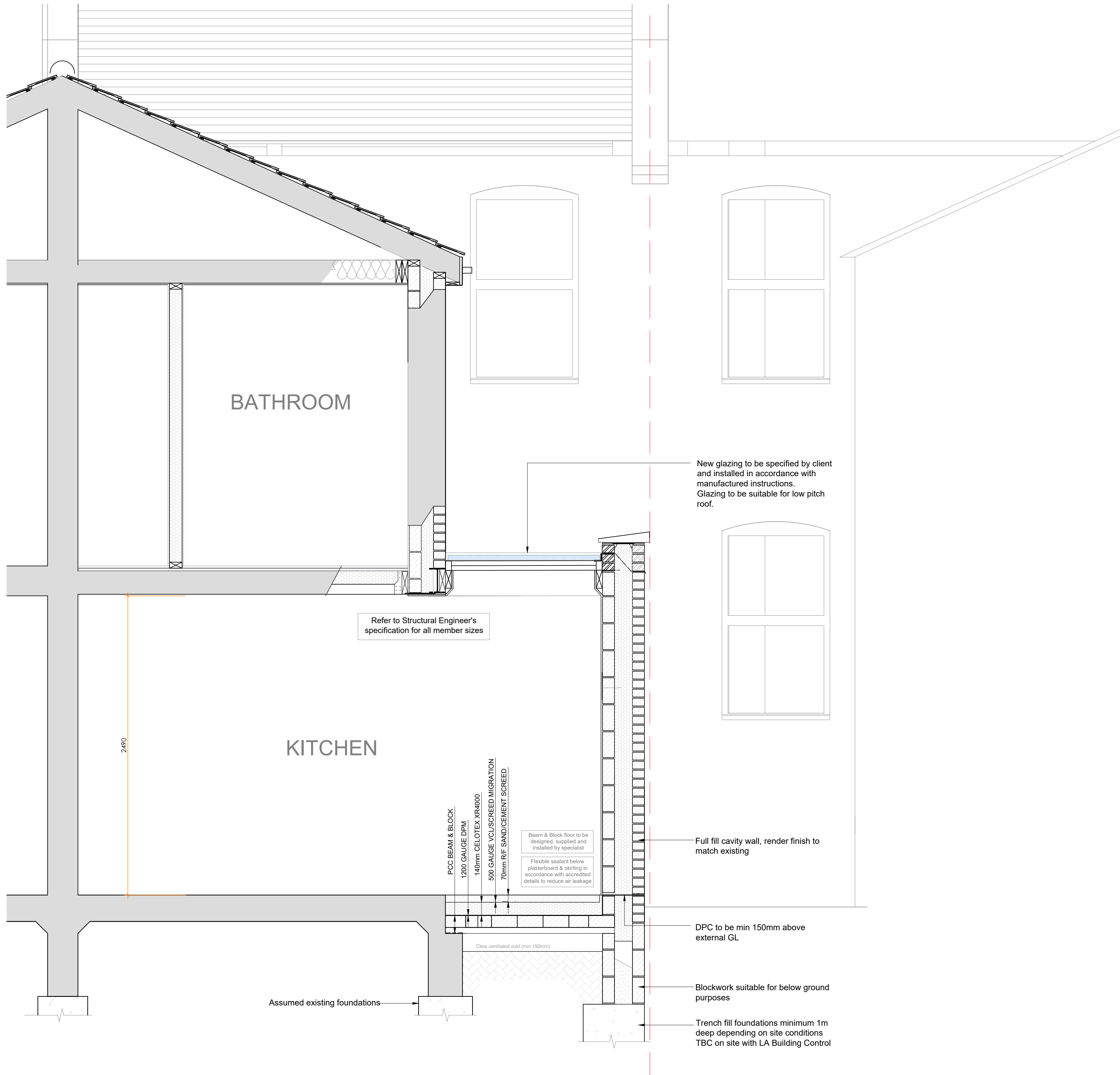
DRAWING NO	DATE	DRAWING	PROJECT
2186-05	03.04.23	PROPOSED ELEVATIONS	
DRAWN	SCALE		
JJ	1:50 @ A1		



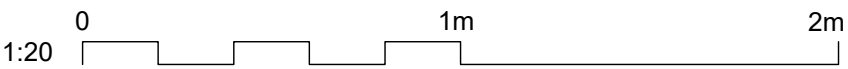
PROPOSED SIDE ELEVATION

- NOTES:
1. All dimensions to be checked on site.
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DRAWING NO	DATE	DRAWING	PROJECT
2186-06	03.04.23		
DRAWN	SCALE		
JJ	1:50 @ A1	PROPOSED ELEVATIONS	



SECTION A - A



07 SECTION A - A
SCALE 1:20 @ A1



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Rev. Date Description

DRAWING NO

DATE

DRAWING

PROJECT

2186-07

03.04.23

SECTION A - A

DRAWN

SCALE

JJ

1:20 @ A1

(1)-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.

(2)-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.

(3)-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.

(4)-TRENCH FOUNDATION

Provide 750mm x 600mm trench fill foundations, 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 2004 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.

(5)-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

(6)-BEAM AND BLOCK FLOOR

To meet min U value required of 0.16 W/m²K
Beam and block suspended floor system installed in strict accordance with manufacturer's layout and details.PPC beams to be installed at minimum centres and all joints fully grouted to reduce 'bounce' in floor structure. PCC floor beams to be seated on DPCs at all bearing points.
Floor to have a ventilated sub floor void below of 150mm (min.) Provide sub floor ventilation via periscope ventilators in external walls to give a clear air space of 1500mm² per metre run.Internal sub floor walls to continue ventilation in line with periscope vents via air bricks.
1200 gauge DPM/radon barrier on PPC beam with 2 layers of 85mm Xtratherm rigid insulation or similar on top. 15mm fibre board supplied above insulation with Airtightness layer with jointslapped and taped. 35mm proprietary insulated upstands to be provided to the full perimeter of the ground beam and block floor screed as shown on the de

(7)-BRICK FULL FILL CAVITY WALL

To achieve minimum U Value of 0.18W/m²K
Facing brick finish. 150mm high-performance PIR insulation batts fixed to inner leaf constructedto inner leaf constructed using 100mm block, K value 0.2 or lower, compressive strength of blocks to be specified by Structural Engineer. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

(8)-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.

(9)-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.

(10)-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 5628-6.1: 1996 and BS EN 845-1: 2003

(11)-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.

(12)-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.

(13)-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.

(14)-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.

(16)-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.

(17)-NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-Value of 1.40W/m²K. Where >60% internal face glazed doors to be minimum Door Energy Rating band B. All other doors to be minimum DER band C. 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. New and replacement doors to be draft proof and use insulated cavity closers where appropriate.

(18)-NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Energy Rating to be Band B 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 windows to be draft proof and use insulated cavity closers where appropriate. Frames are to be mechanically fixed in accordance with manufacturers installation instructions.

(19)-ROOF LIGHTS

Min standard U-value of 1.6 W/m²K. Roof-lights to be double glazed with16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

(20)-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.

(21)-BACKGROUND AND PURGE VENTILATION

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 8000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
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.

(21A)-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.

(22)-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

(23)-INTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

(24)-SMOKE DETECTION

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.

(25)-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.

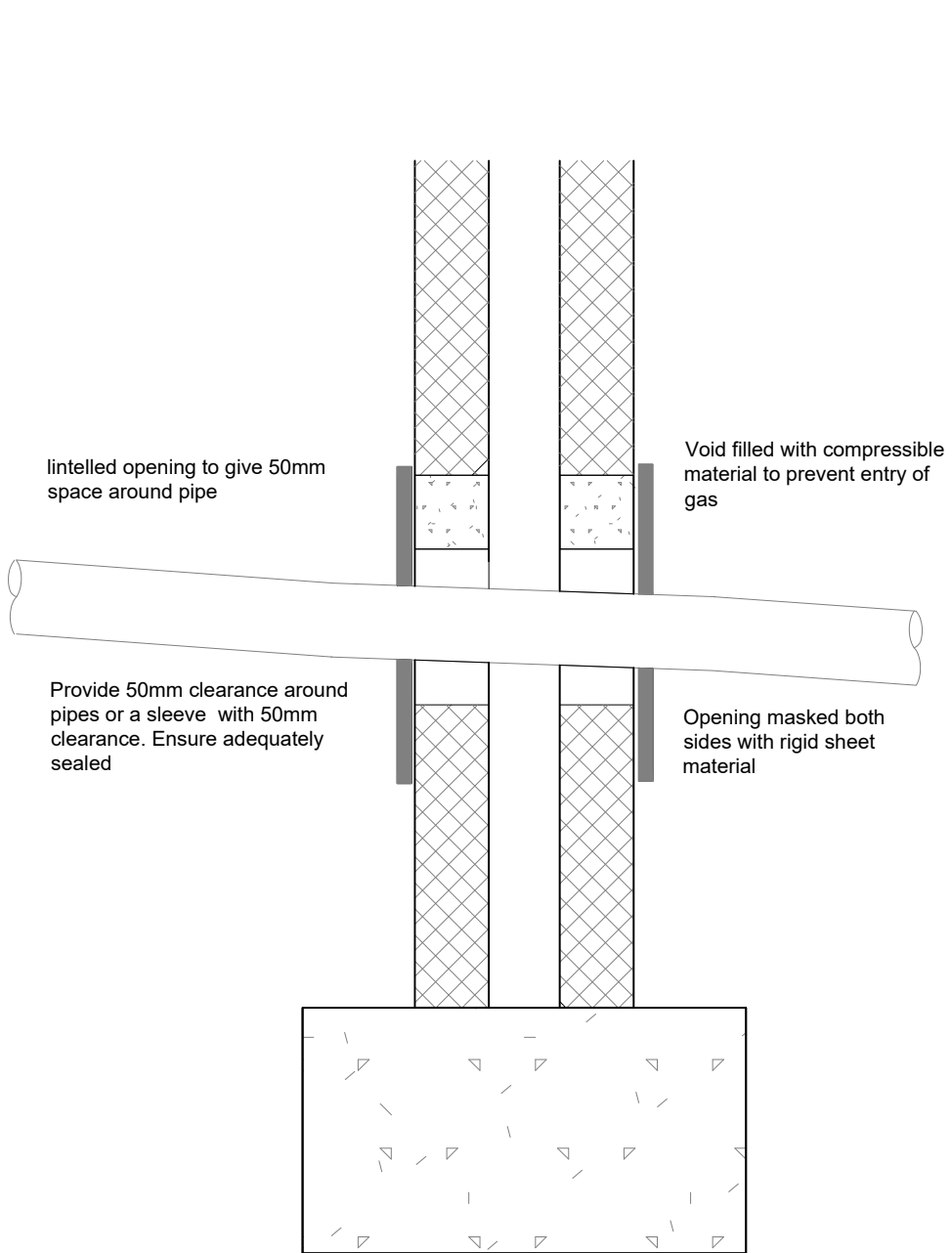
(26)-ABOVE GROUND DRAINAGE

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.

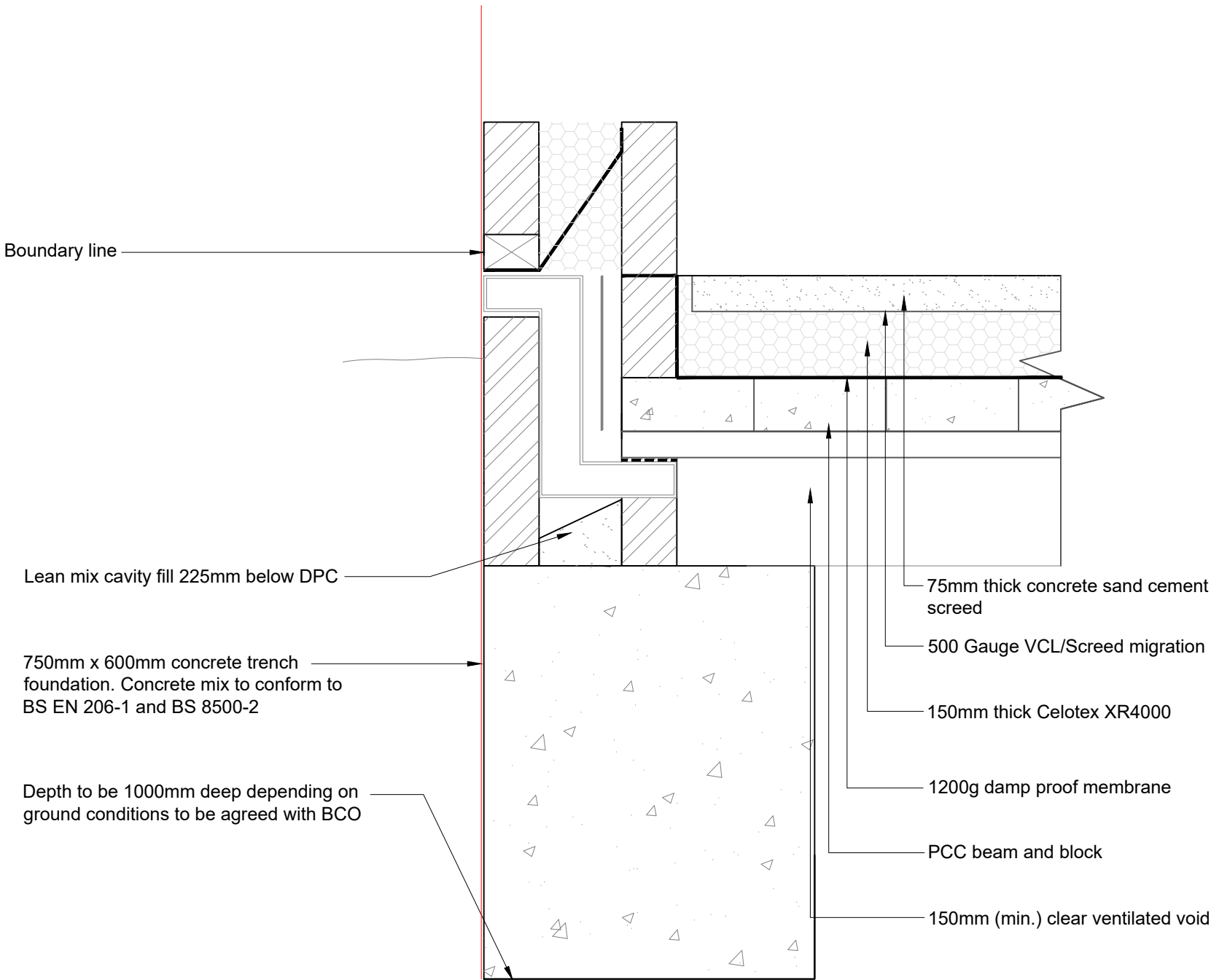
Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and 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.

(27)-PIPEWORK THROUGH WALLS

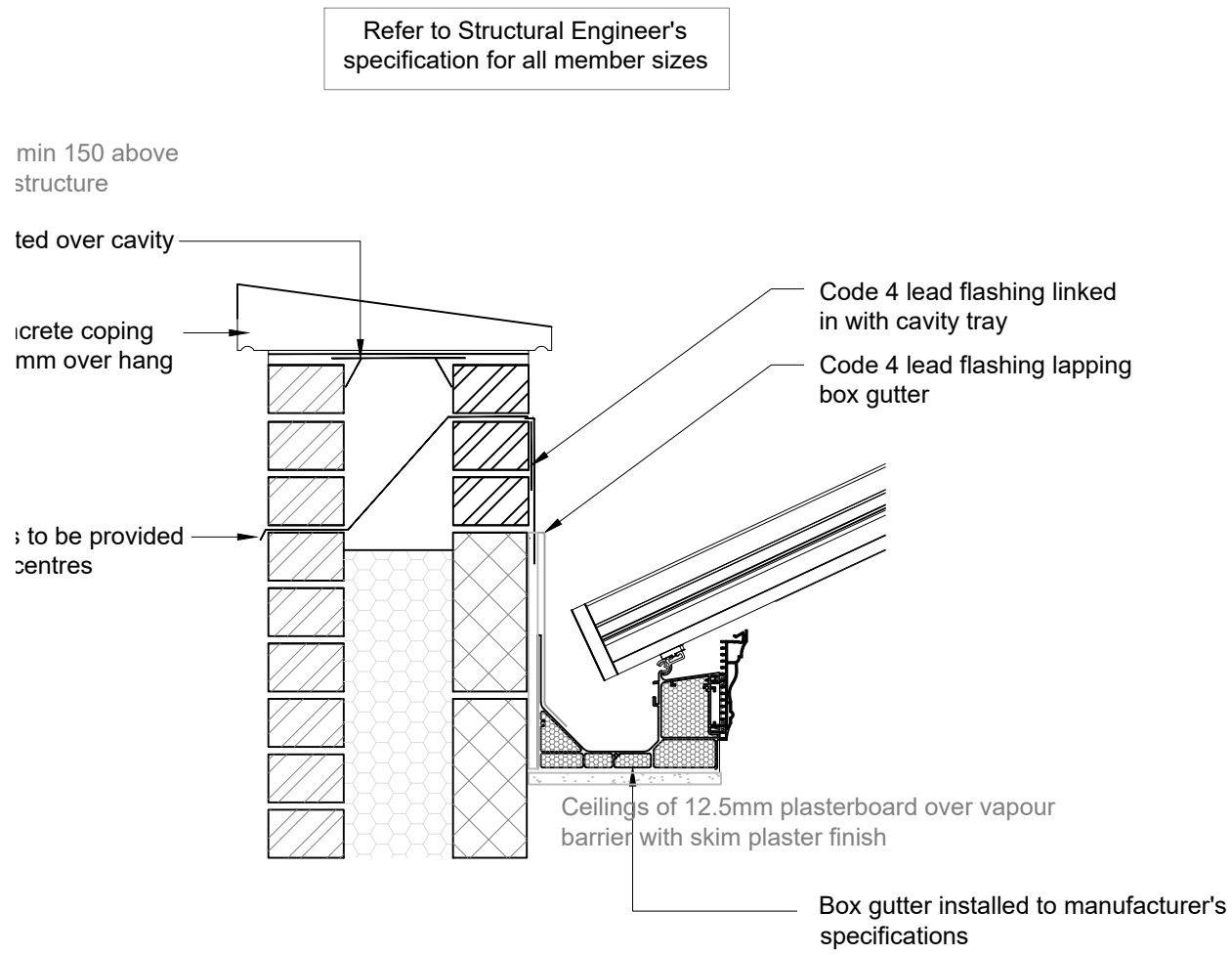
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.



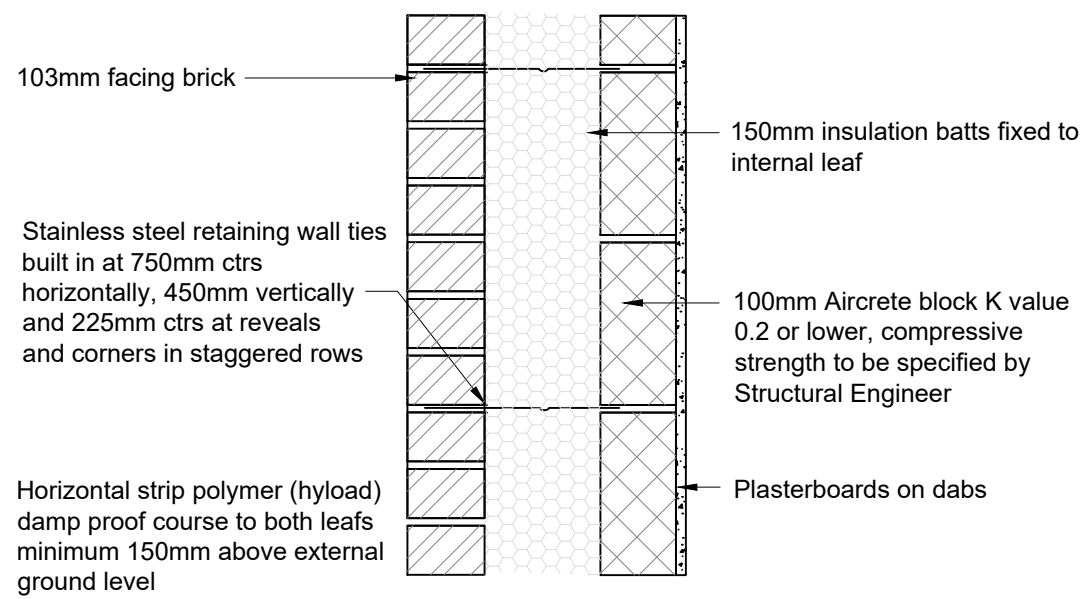
PIPES PASSING THROUGH WALL (LINTEL)
(Scale 1:10)



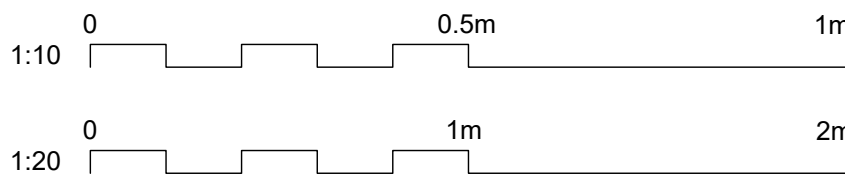
ECCENTRIC TRENCH FOUNDATION
(Scale 1:10)



PARAPET DETAIL
(Scale 1:10)



BRICK FULL FILL CAVITY WALL
(Scale 1:10)



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Rev. Date Description

DRAWING NO

2186-08

DRAWN

JJ

DATE

03.04.23

SCALE

AS SEEN @ A1

DRAWING

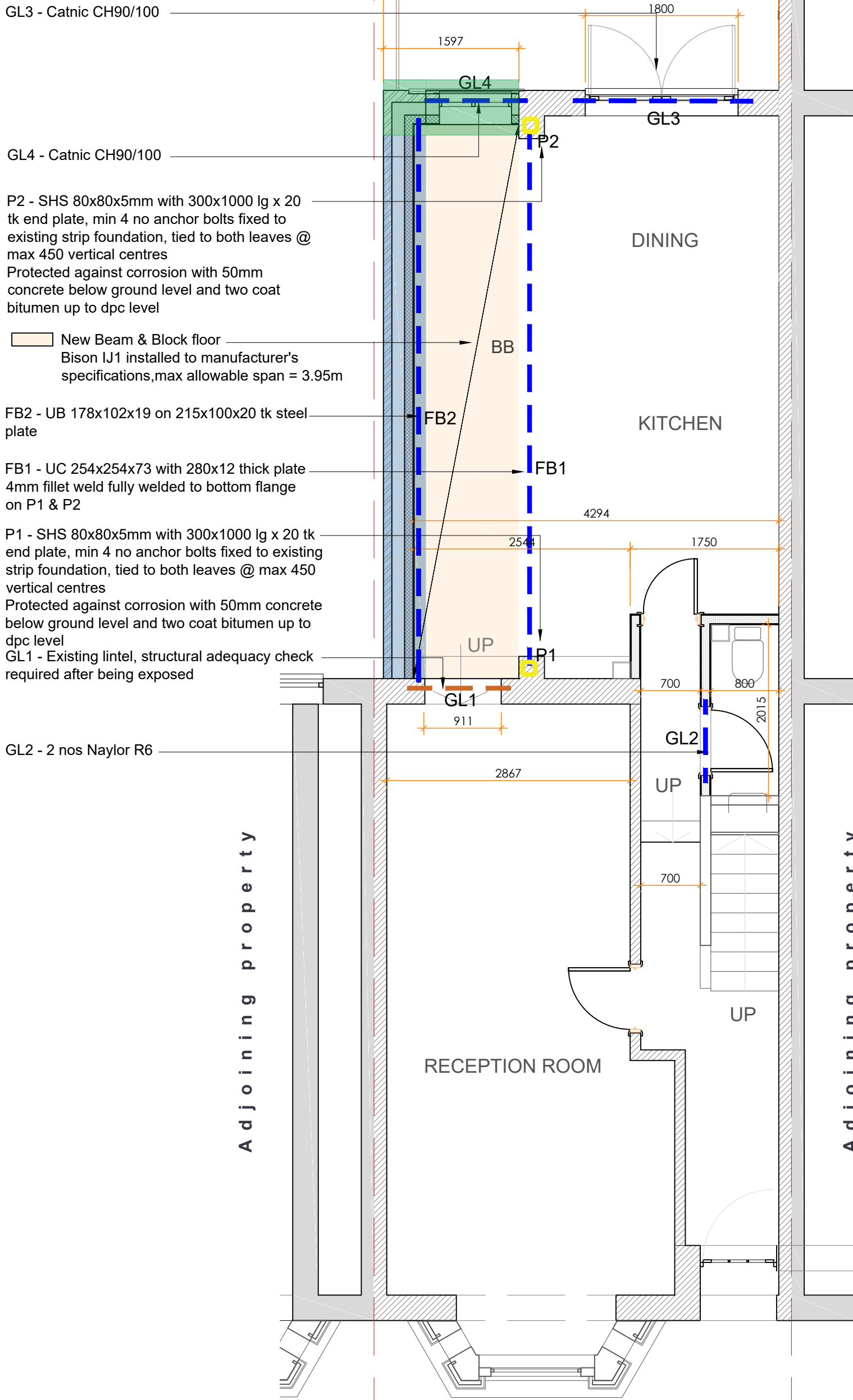
DETAILS & SPECIFICATION

PROJECT

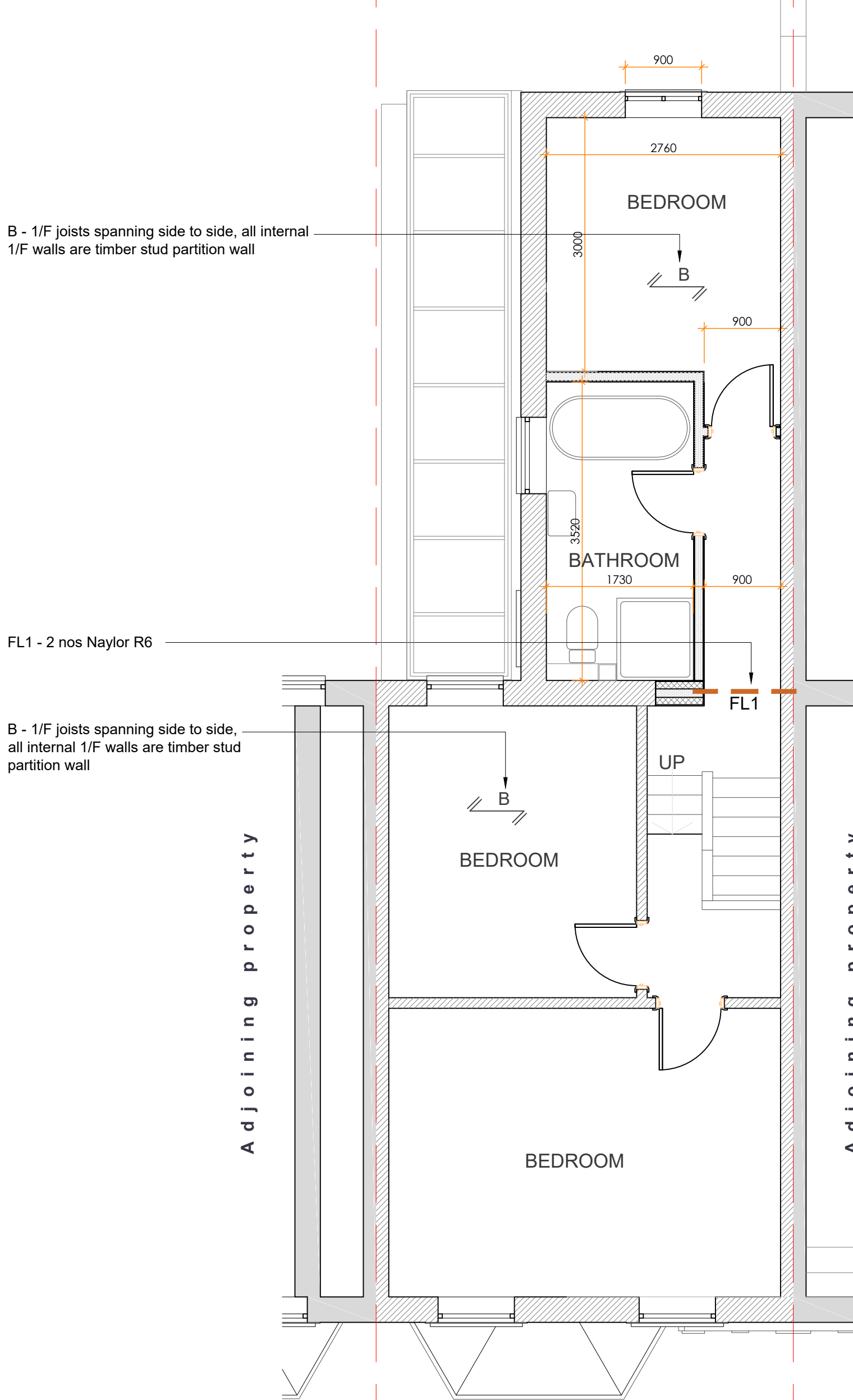
NOTE:

TF- 600mm wide, min 1000mm dp TBC with building control on site. Min GEN2 grade concrete. (Typical foundation for 300mm wide cavity wall). Tie to existing strip foundations with 2 nos 20 dia bars 900 lg, min 400 embedments. Assumed min safe ground bearing pressure= 90 kN/m² TBC on site

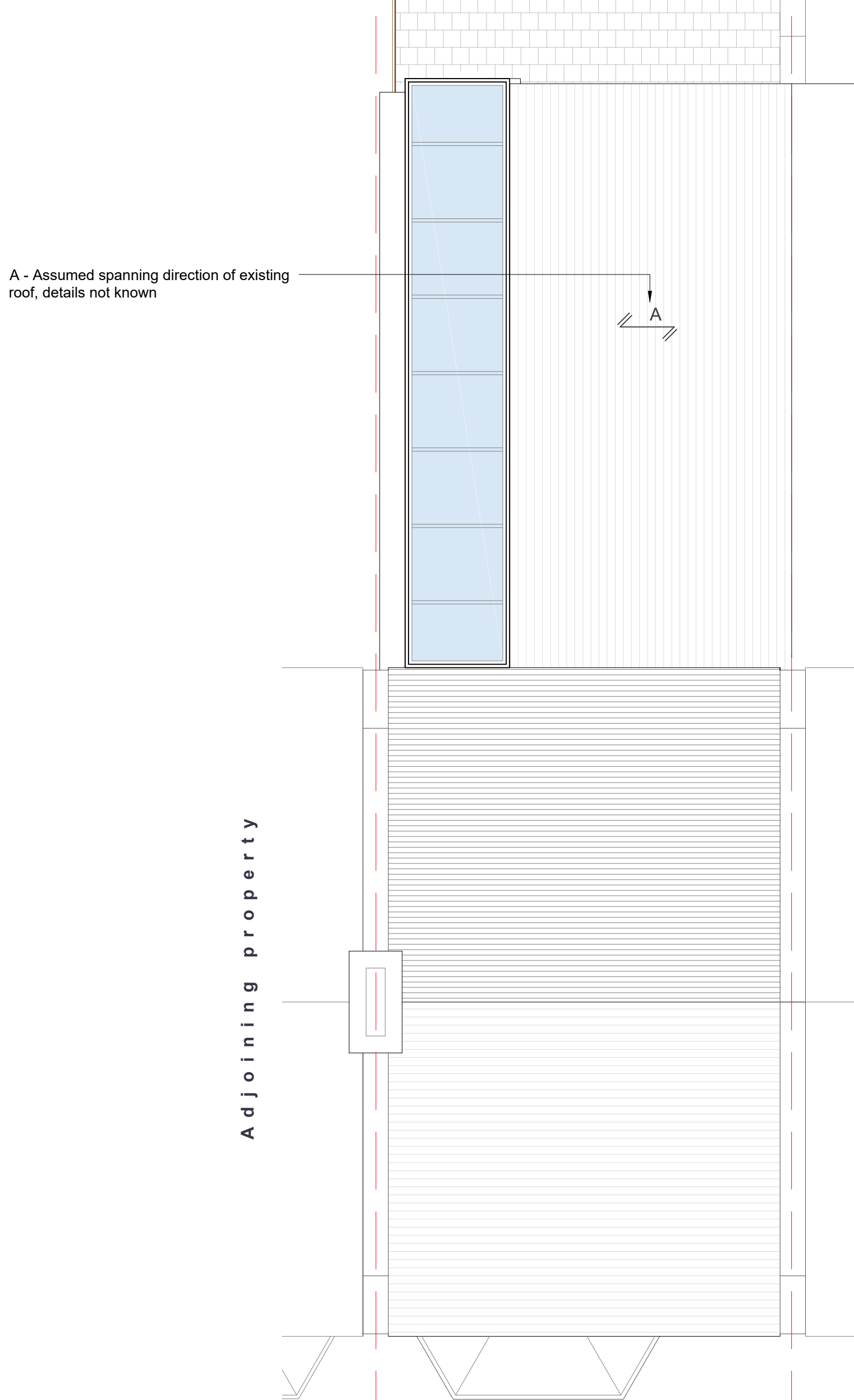
TF1- Eccentric Foundation - 500mm wide, min 1000mm dp TBC with building control on site. Min GEN2 grade concrete. (Typical foundation for 300mm wide eccentric cavity wall). Tie to existing strip foundations with 2 nos 20 dia bars 900 lg, min 400 embedments. Assumed min safe ground bearing pressure= 90 kN/m² TBC on site



PROPOSED GROUND FLOOR PLAN
(FOUNDATION PLAN & CEILING LEVEL)



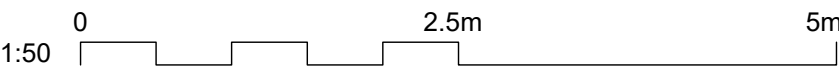
PROPOSED FIRST FLOOR PLAN



PROPOSED LOFT PLAN

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- All steel member connections are designed by others. Refer to structural design calculations for member reaction forces



DRAWING NO	DATE	DRAWING	PROJECT
2186-S1	12.04.23	STRUCTURAL SUMMARY PLAN PROPOSED PLANS	
DRAWN	SCALE		
JJ	1:50 @ A1		