

Existing N.E. Elevation

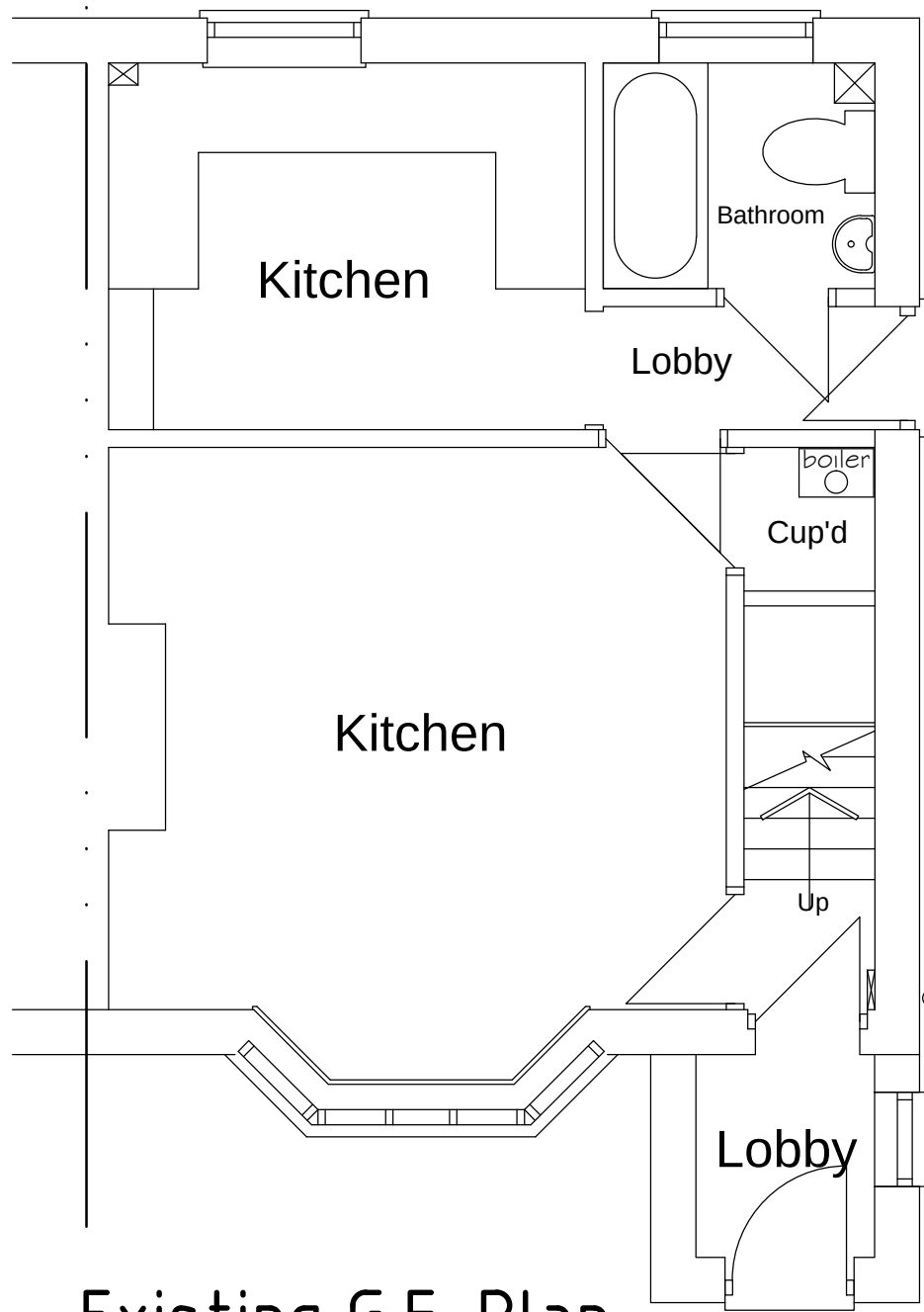
Proposed N.W. Elevation

Existing S.W. Elevation

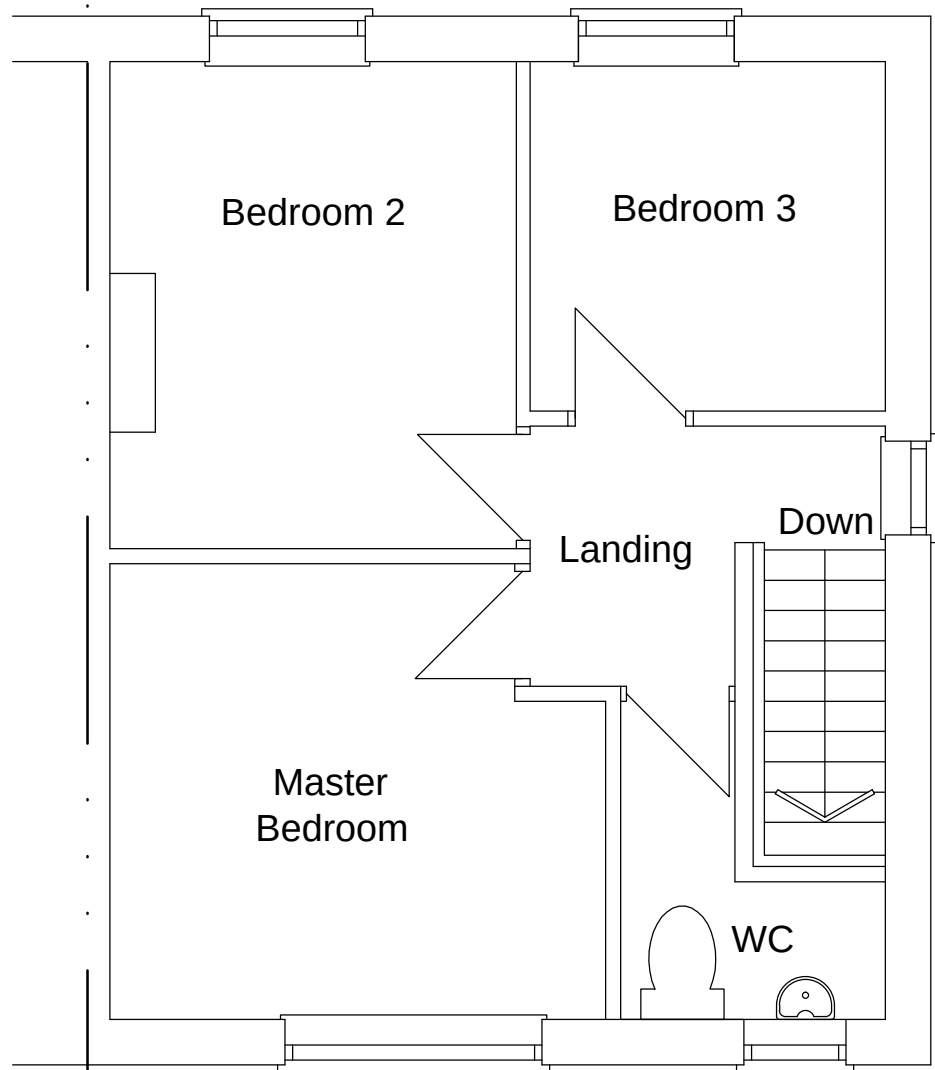
Proposed N.E. Elevation

Proposed N.W. Elevation

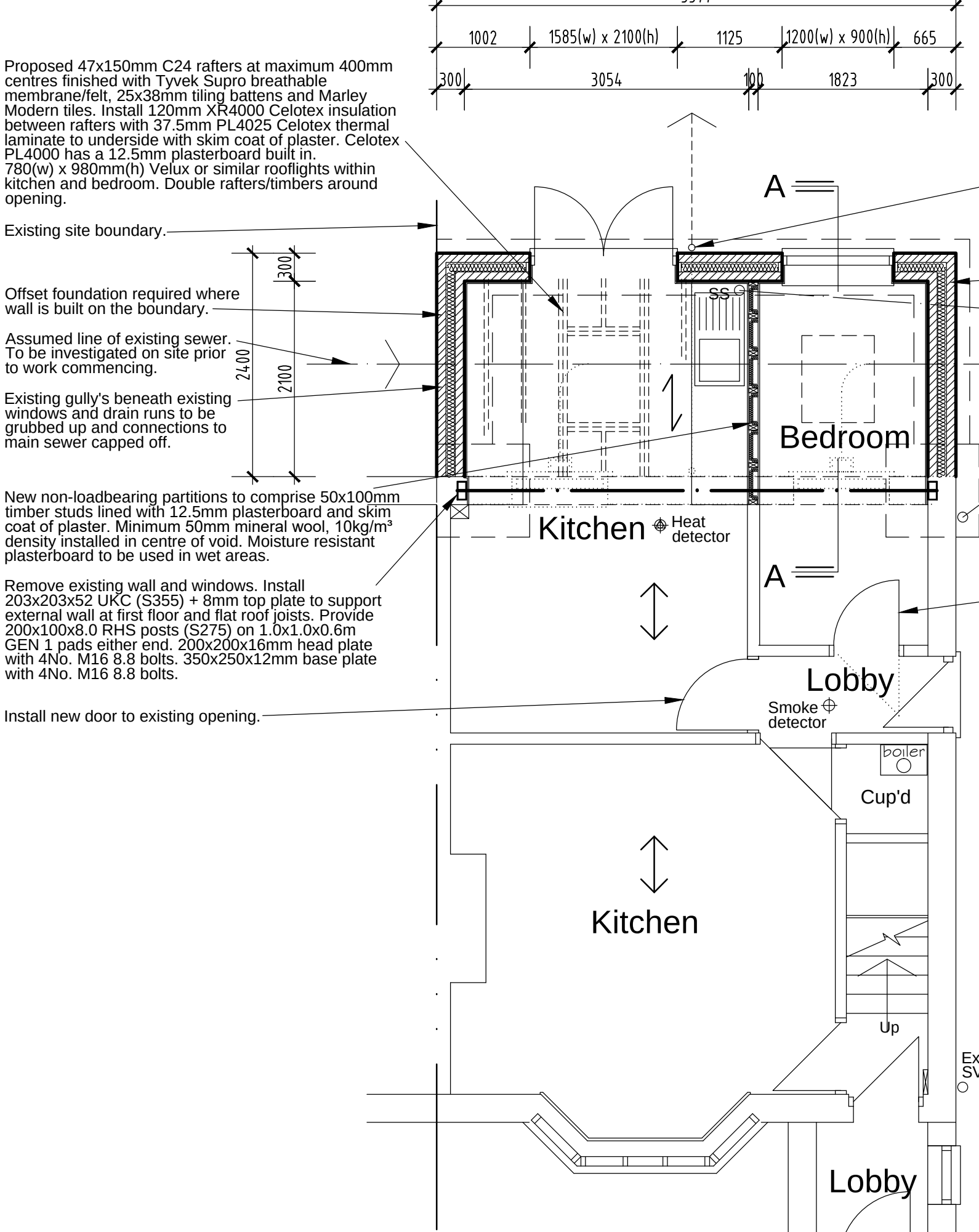
Proposed S.W. Elevation



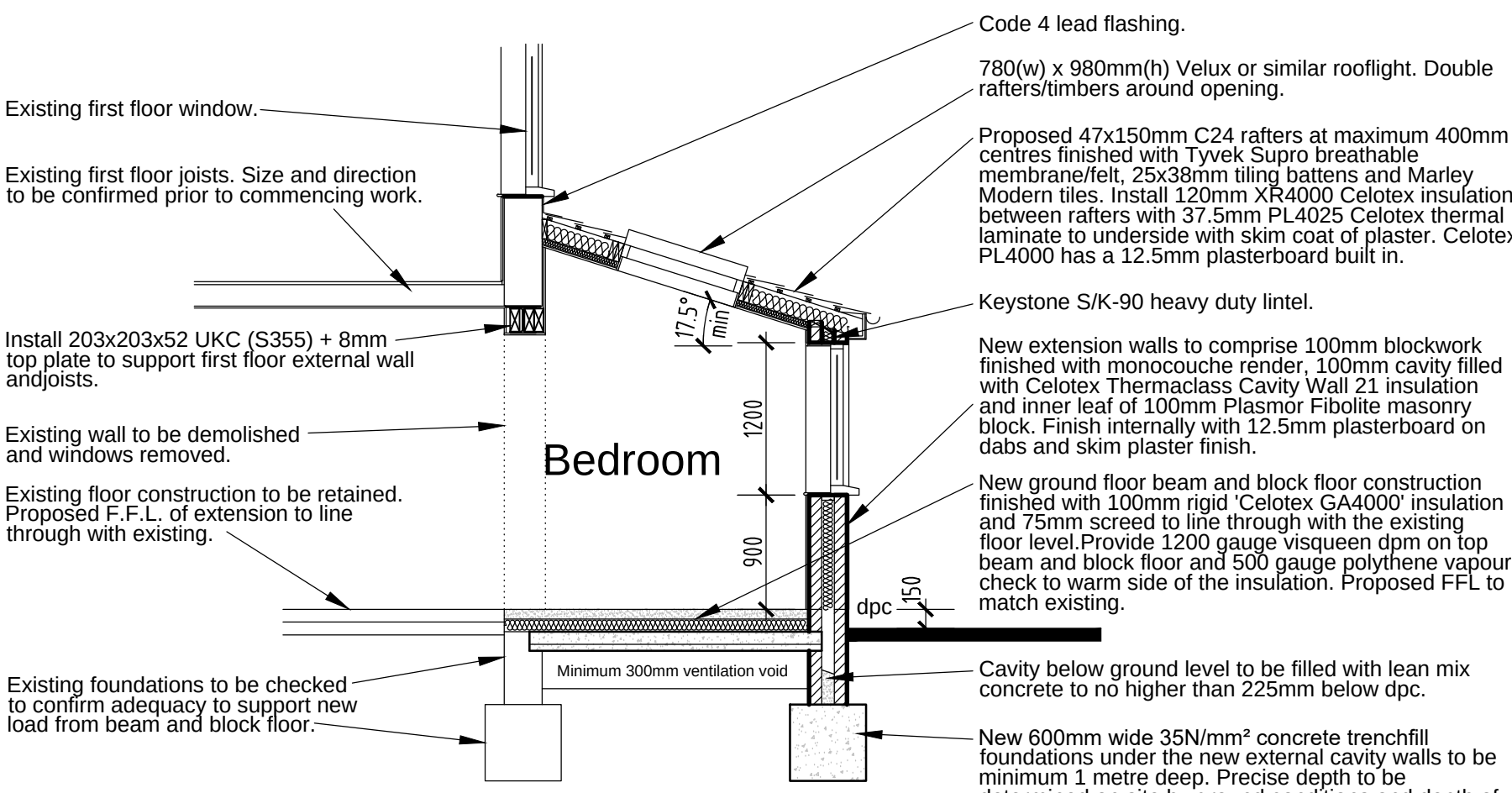
Existing G.F. Plan



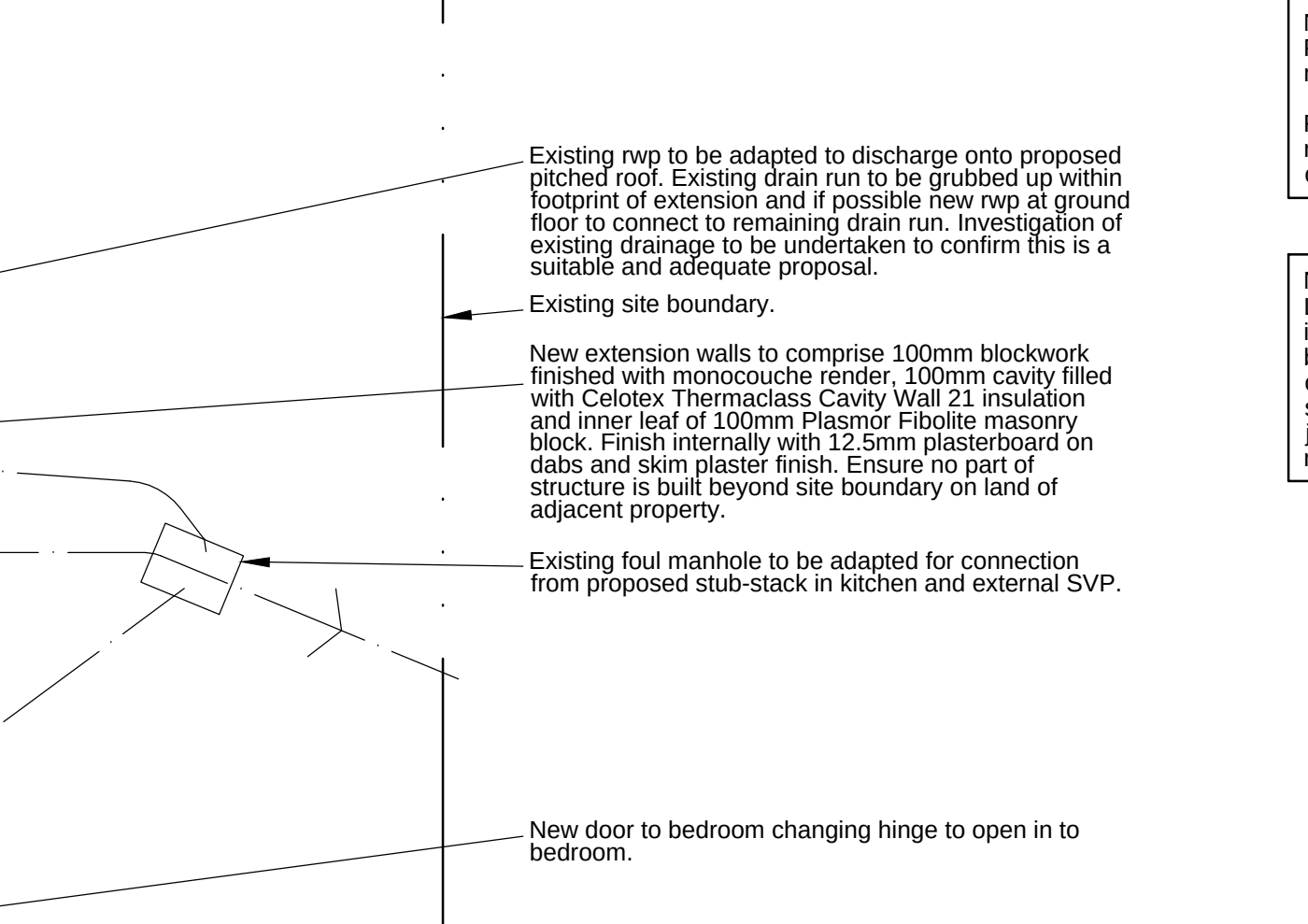
Existing F.F. Plan



Proposed G.F. Plan



Proposed Section A-A



BUILDING REGULATION NOTES.

FOUNDATIONS:
The existing foundations are to be exposed prior to building works commencing to determine their adequacy where providing support to new loadings and structure. If necessary remedial action is to be undertaken in agreement with the Building Control Surveyor / Structural Engineer prior to any new works commencing.
New foundations to the external cavity walls of the proposed extension are to comprise 35N/mm² concrete, min. 600mm wide x min. 1 metre deep below ground level or level with the existing footings. All pad foundations to be minimum 1 metre deep. Specified pad dimensions are minimum size/thickness. The precise depth of ALL foundations are to suit site conditions and existing foundations. Offset foundations to be used for walls on line of site boundary.
Foundations are to be taken down level to below invert levels of existing drains pass through the proposed works, the drains are to be protected with precast concrete lintels bridging over with min. 50mm clearance around pipes.
Masonry work below ground to be dense concrete foundation blocks or engineering brickwork and cavity to be filled to a depth not less than 225mm below the DPC with lean mix concrete.

FOUL DRAINAGE
Existing drainage to be investigated prior to commencing work.
It is assumed existing gully's at the rear discharge to an existing sewer running across the rear garden within the footprint of the extension. Existing gully's are to be grubbed up along with drain runs and connections to main sewer are to suitably capped off.
New external SVP and stub stack to discharge to existing foul manhole with driveway to side of dwelling/extension.
All sewers/manholes to be checked to determine if they are 'public' drains/manholes. A Thames Water Build Over Agreement is required for any work being carried out on public drains/manholes.

SURFACE WATER DRAINAGE
Existing drainage to be investigated prior to commencing work.
Adapt existing rwp at rear to discharge onto new mono-pitch extension roof. Grub up drain run within footprint of extension and install new rwp at ground floor connected to extension gutters.
Connect new rwp to existing drain run.
New rainwater pipes to be 68mm dia. round with 110mm dia. half round gutters to match existing.

GROUND FLOOR:
Single storey rear extension floor can be as utility or alternatively, 75mm (min. 65mm) 'Tarmac Ticon Truscreed' with fibre (ready mixed) screed on min 500 gauge polyethylene separating layer on 100mm thick 'Celotex' GA4000 rigid insulation on 1200 gauge visqueen membrane on RMC (or similar approved) 'household' beam and block flooring system all laid in accordance with the approved manufacturers instructions and complete with periscope vents at 1.8m centres and to achieve a U-value of 0.18W/m²K.
A ventilated air space of 300mm minimum clear from ground to underside of suspended floor to be maintained.
Drawings and calculations will be supplied by block supplier via 'builder'. Existing foundations to be checked and confirm adequacy to support new load from beams.
Tray double lap dpc over cavity.
20mm 'Celotex' TB4000 insulation strips laid to perimeter at external wall abutments.
Any existing air bricks affected by the proposed works are to be maintained.
Proprietary periscope vents are to be used where necessary to ensure vent outlets are above the ground level.

EXTERNAL WALLS:
New external walls to the proposed extension are to comprise cavity construction of outer leaf of 100mm blockwork finished with monocouche render to match the existing dwelling. 100mm cavity fully filled with Celotex 'Thermaclass Cavity Wall 21' insulation or similar and inner leaf of 100mm Plasmor Fibolite 3.8N/mm² or similar and finished internally with 12.5mm Gyproc plasterboard on cement dabs and skim coat of plaster all to achieve a min. U-Value of 0.18W/m²K.
25mm stainless steel Ancon Stalks R12 wall ties to BS 1243: 1978 Type 2 general purpose masonry ties at 450mm vertical c/s and 750mm horizontal c/c's, ensuring a min. embedment in each leaf of 65mm. Wall ties to be max. 225mm around all new openings and at 300mm centres vertically.
Lateral restraint is to be provided to new external walls by utilising galvanised MS anchor straps used in accordance with BS 5628 part 1:1978 and the 'Building Regulations Schedule 1 part A (Approved Document A1/2 part C)'.
New door and window frames shall lap the cavity closers and insulated lintels by a minimum 30mm to comply with regulation L1 and 'Accredited Construction Details'.
Insulated cavity closures to comprise 'Kingspan' thermabatt to all cavity openings.

DAMP PROOFING
Ruberoid Hyloard Original horizontal d.p.c.'s and Dampcor vertical d.p.c.'s to be built into openings all to reduce thermal bridging and in accordance with BS 743:1970.

HEATING:
CHECK existing boiler to confirm suitability to supply additional space. Replace if necessary.
New heating is to be individual thermostatically controlled radiators, size and location of which is to be in accordance with the Clients requirements and the Contractor's specification and details.
Provide CO (carbon monoxide detector) in room where boiler is located.

INTERNAL WALLS:
Non-loadbearing walls to comprise 100x50mm timber studs finished with 12.5mm plasterboard and skim coat of plaster both sides. Fill void between studs with 50mm mineral wool (10kg/m³ min) insulation quilt stapled to sides of timber studs.

PLUMBING AND MECHANICAL VENTILATION
Internal waste pipes to be provided as follows:
100mm dia. SVP
100mm dia. W.C.
38mm dia. outlets to basins and sinks with 75mm deep seal traps.
Note: Where plumbing runs to SVP's exceeds 5 metres dia. waste to increase to 50mm dia.
All sanitary pipework to be in accordance with BS 5572: 1978.
Kitchen mechanical ventilation to be 30 litres/second extraction from hood over hob or alternatively 60litres/second extraction located elsewhere all with separate isolator switch.
Extractor fan to be ducted to the external air and be of centrifugal type in accordance with the Building Control Surveyors requirements.
Water supply pipes are to be adequately insulated in accordance with the Building Regulations and Building Control Surveyors requirements.

NOTE: AA's (Air Admittance Valves) to stub stacks (SS) are to be positioned above the highest spill over level of local fixtures and any boxing in must be accessible for maintenance/rodding purposes.

ELECTRICAL INSTALLATION
All new electrical works are required to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. Installation is to be in accordance with an approved specialists design and details to suit the clients requirements. A BS7671 Electrical Installation Certificate is to be issued upon completion of all electrical works.
Drains wired smoke and heat detectors are to be installed at those positions indicated on the detailed plan complying with BS 5446 Part 1. The alarms will be interconnected and complete with battery back up to comply with Approved Document B1.
Energy efficient lighting to be provided throughout extension areas complying with Part L1.
If downlight units are to be installed in ceilings forming part of a roof they are to be fitted with 1/2hr fire rated back boxes with the insulation continued over the top.

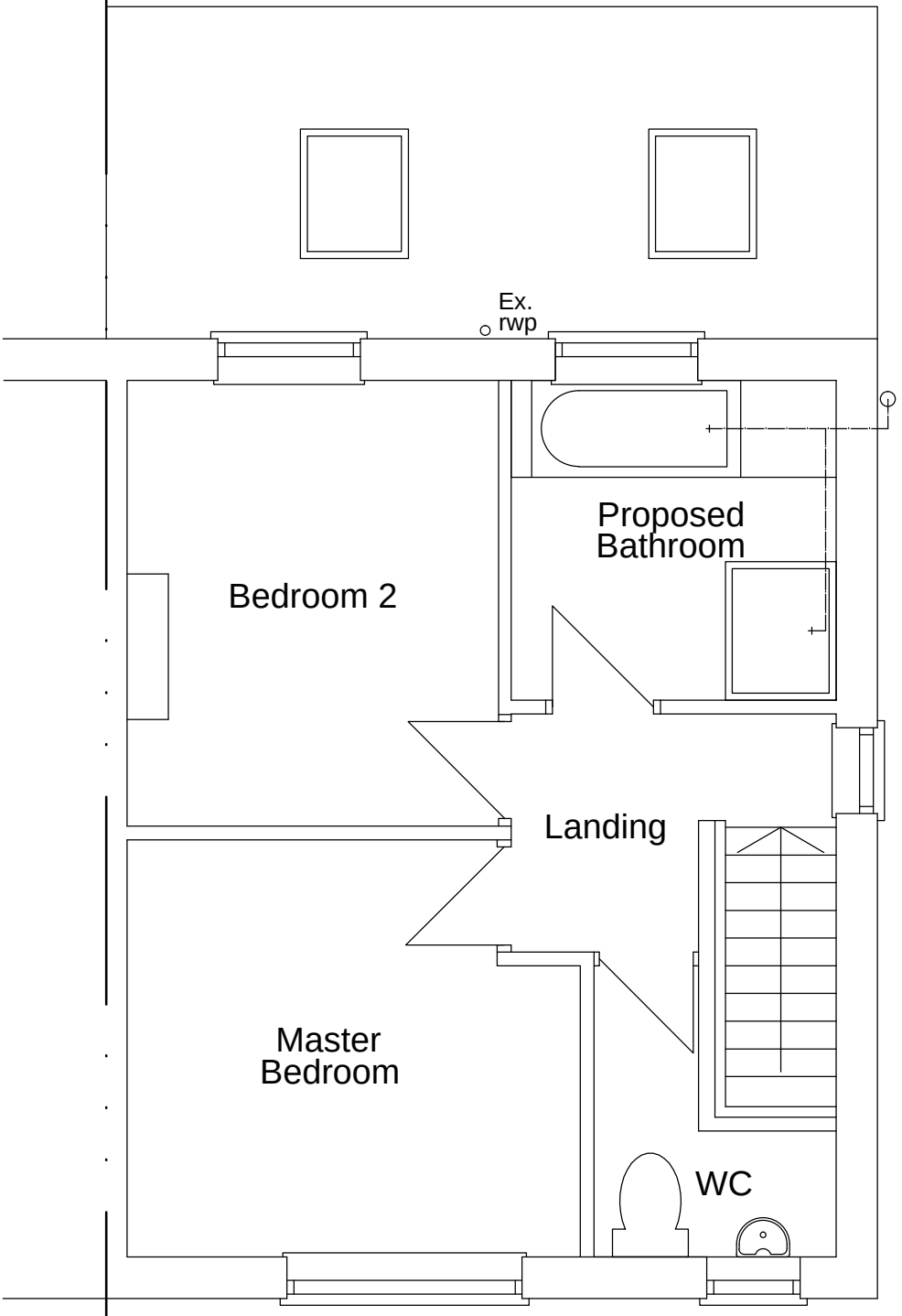
WINDOWS AND DOORS
Opening lights to be fitted to 1/20th of room area, background vent to habitable rooms to be 8000mm².
All new windows and glazed doors (60%) should achieve a U-Value of at least 1.4W/m²K and rooflights 2.2W/m²K.
New door frame shall lap the cavity closers and insulated lintels by a minimum 30mm to comply with regulation L1 and 'Accredited Construction Details'.
Glazing in critical locations in the internal and external walls of the building is to be toughened or laminated as defined in BS 6206: 1981. Critical locations are defined as glazing between finished floor level (FF) and 1500mm above that level in a door or in a side panel close to either edge of the door and within 300mm away from a door and 800mm from the FF elsewhere all as outlined in Building Regulations N1 Section 1 diagram 1.

ROOF:
The new vaulted mono-pitched roof to single storey rear extension to be minimum 17.5° pitch. Pitch of roof determined by cill of first floor windows. New roof to comprise 47x150mm C24 rafters at maximum 400mm centres. Actual span is approx. 2.2m. Trade Telle S3 allows 3.78m. Marley Modern roof tile, laid on 38x25mm type 'A' SW treated timber tiling battens and 'Tyvek' Supro breath able membrane. Install 120mm XR4000 Celotex insulation between rafters with 27.5mm PL4025 Celotex thermal laminate to underside with skim coat of plaster all to achieve a minimum U-Value of 0.18W/m²K. Celotex PL4000 has a 12.5mm plasterboard built in ready for plastering. Provide vapour check membrane to warm side of insulation.
Provide soffit ventilation for cross ventilation.
Provide vapour check membrane to warm side of insulation.
Note: The roof insulation is to be continuous with the cavity wall insulation and inter linked to prevent against cold bridging.
Galvanised lateral restraint straps to be provided @ 1200mm centres in accordance with Approved Document A1.
All softwood timbers to be preservative treated in accordance with BS 2663 part 5: 1977 (including against wood borer (beetle)).
Wall plates to be 100 x 50mm SW bedded in mortar and secured with 1200/100mm long 30x5mm galvanised steel hold down straps at max. 1800mm c/c to BS 5628 to provide lateral support to the wall. Straps to be plugged and screwed to blockwork with min. of 4 bays.
Fascias and bargeboards to comprise 18mm marine plywood bargeboards clad in 9mm white PVC-U Swiss Capill and 9mm white Swiss PVC-U soffits secured to 75mm x 38mm softwood batten at each rafter position.
All fascias to be Code 4 lead in accordance with the Lead Sheet Association detail and with patination oil applied to all new leadwork to prevent water staining.

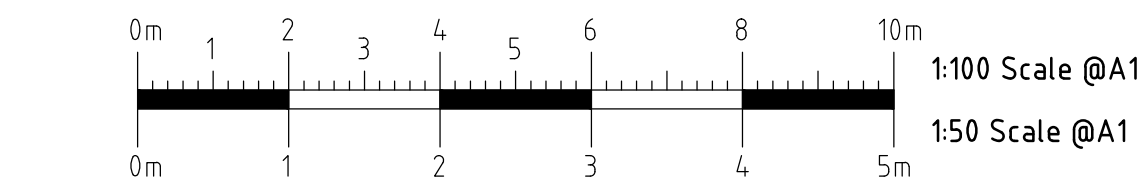
NOTE:
Proposed kitchen layout by specialist supplier/ manufacturer. Details to be organised by client.
Final positions of electrics and towel rail/ radiators to be agreed on site between the client and builder.

NOTE:
Load bearing walls and roof construction to be investigated and confirmed. Assumptions have been but must be confirmed prior to commencing work on site. Expose and check sizes and direction of existing walls, first floor joists, beams, lintels, foundations etc. and report to Engineer to confirm adequacy.

Proposed direction of new beam and block floor.
Assumed direction of existing first floor joists. To be confirmed.



Proposed F.F. Plan



NOTE: CONSTRUCTION DESIGN MANAGEMENT REGULATIONS (CDM)
Martin Butler Partnership Limited does not undertake the role of lead consultant as defined by the CDM Regulations 2015 unless specifically appointed to do so. It is assumed that the Client or lead Contractor will undertake this role or alternatively a competent and qualified person is appointed to fulfil these duties.

Proposed Single Storey Rear Extension and Internal Alterations at 8 Mole Road, Sindlesham

Client	Description
Tania Follett 8 Mole Road Sindlesham Berkshire RG41 5DJ	Existing and Proposed Plans, Elevations, Section and Building Regulation Notes

MARTIN BUTLER PARTNERSHIP LIMITED

28 Broad Street Wokingham Berkshire RG40 1AB Tel/Fax: 0118 989 0990	Scale date 24/7/25 drawn MB	Project 1:100 1:50	drawing 22507-1	revision 01
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