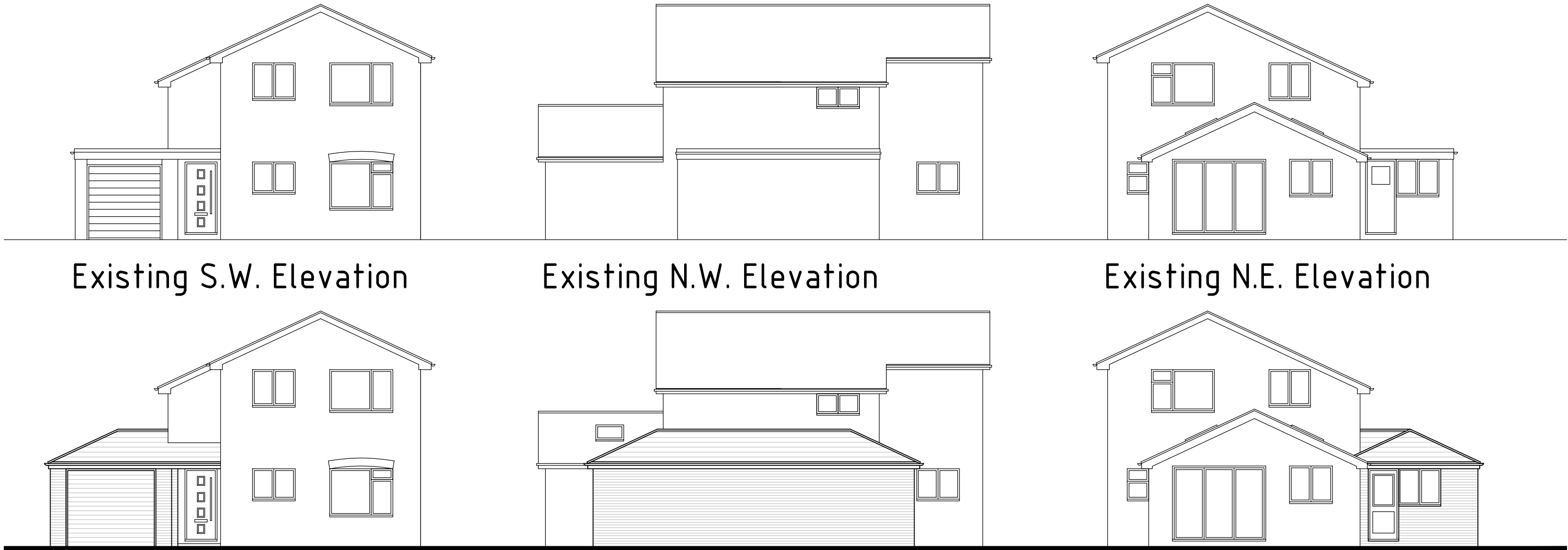




NOTE:
All drainage to be investigated on site before work commences. Inverts to be agreed with building inspector on site.

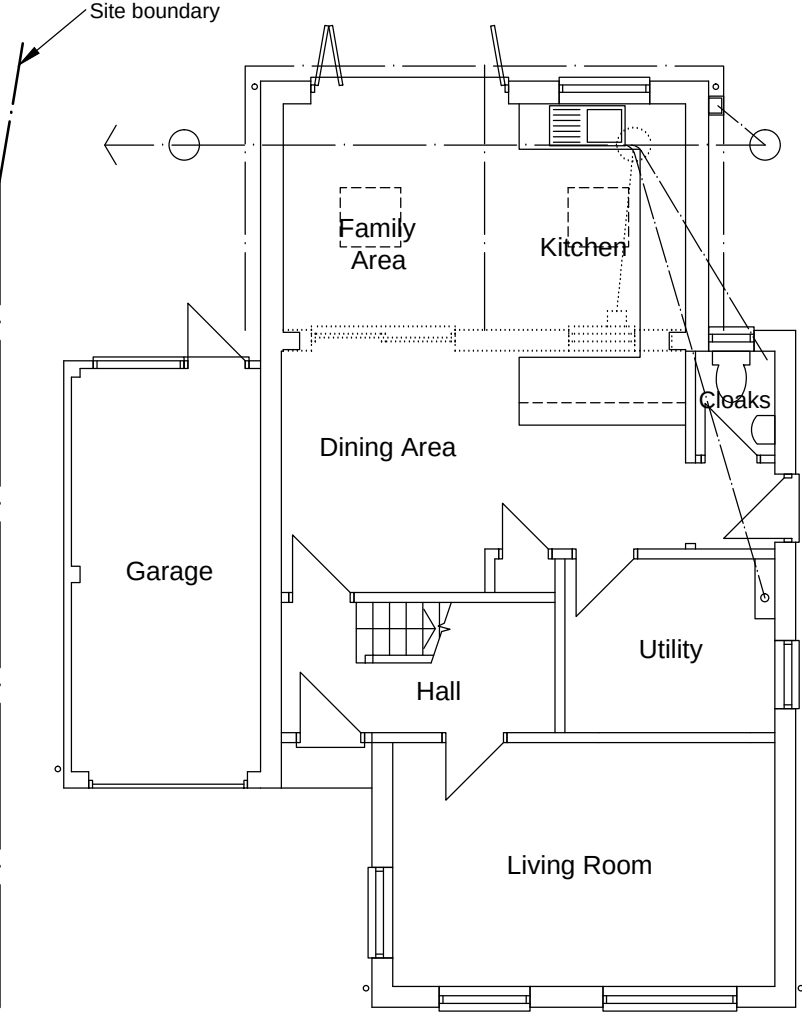
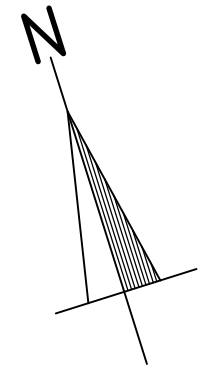
NOTE:
Confirm all existing lintels are adequate to take additional load. Replace if necessary.

NOTE:
Drawings to be read in conjunction with planning drawing, No. 22203-1/01 which shows existing layouts.

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

PROPOSED MATERIALS:-

Walls - Facing brickwork to proposed extension to match existing.
Roof - Marley Modern tiles to match existing.
Windows - White UPVC to match existing.
Doors - White UPVC to match existing.



Existing Ground Floor Plan

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 to comprise GEN 1 concrete, min. 600mm wide x min. 1 metre deep below ground level or level with the existing footings. The precise depth is to suit ground conditions, drainage inverts and any site conditions.

New garage foundations to comprise GEN 1 concrete, min. 450mm wide x min. 1 metre deep below ground level or level with the existing footings. The precise depth is to suit site conditions and be in agreement with the Building Control Surveyor on site.

Foundations are to be taken down level to/below invert levels of drains in close proximity and where the 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 up to a level 225mm below dpc with lean mix concrete.

GROUND FLOOR

Garage floor construction to comprise 150mm thick GEN1 concrete slab with 1 layer of A142 mesh, 1200 gauge visqueen d.p.m. 150mm thick well blinded and compacted hardcore all to achieve 0.18W/m²K. Proposed F.F.L. to be minimum 100mm below FFL of main dwelling.

FOUL DRAINAGE

Check existing drainage/invert levels prior to commencing work.

Existing foul manholes/inspection chambers to be retained.

SURFACE WATER DRAINAGE

All existing surface water drainage to be investigated prior to commencing work.
Provide new rwp's to front corner of extension and rear corner. Discharge rwp's to new 2m² soakaway in rear garden a minimum 5 metres from building.
Provide 2No. rwp's to new detached garage and discharge to new 1.5m² soakaway in front garden a minimum 5 metres from building.
Provide new 110mm dia. half round gutters to match existing with 68mm dia. rainwater pipes.
Adapt any existing gutters/downpipes where necessary and connect into existing drainage where possible assuming existing drainage is adequate.

DAMP PROOFING

Ruberoid Hyloard Original horizontal d.p.c's and Damcor 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. Relocate boiler if necessary.
New heating to be individual thermostatically controlled radiators, the 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.

EXTERNAL WALLS

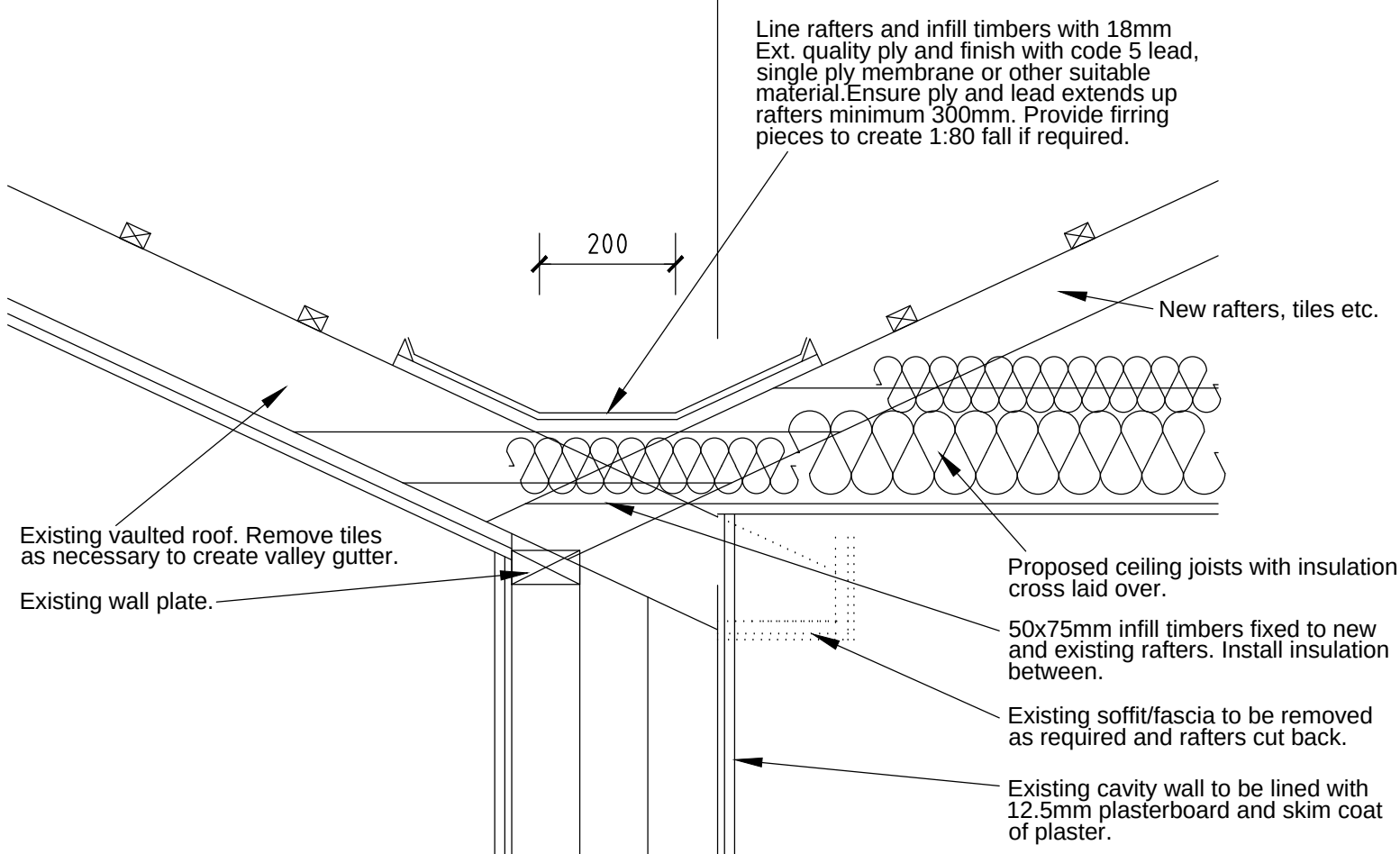
New external walls to the proposed extension are to comprise single leaf construction of 102.5mm facing brickwork to match existing with 215mm piers as shown on floor plan
NOTE: Replicate any brick, window cill, boarding etc. features to match existing property.

250mm stainless steel Ancon Stalfix RT2 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).

'Keystone' SL/K single leaf lintels to be utilised to the new external window and door opening within the extension.
Stowell precast concrete lintels to be used for internal walls where required.
Lintels to be complete with insulation and flexible d.p.c's in accordance with BS 743:1970.

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' thermabate to all cavity openings.

Garage walls to comprise single leaf of 102.5mm facing brickwork to match house. Provide brick piers as shown on plan and front wall of garage to be 215mm wide.



Valley Gutter Detail 1:10 scale

WINDOWS AND DOORS

Opening lights to be equal to 1/20th of room area, background vent to habitable rooms to be 8000mm².
Windows are to have an effective U-Value equal to 1.6W/m²K, with glazing to meet class C or better.
Doors to have an effective U-Value equal to 1.8W/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 (fl) 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 fl elsewhere all as outlined in Building Regulations N1 Section 1 diagram 1.

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.

Mains wired smoke and heat detectors are to be installed to 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 downlighter 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.

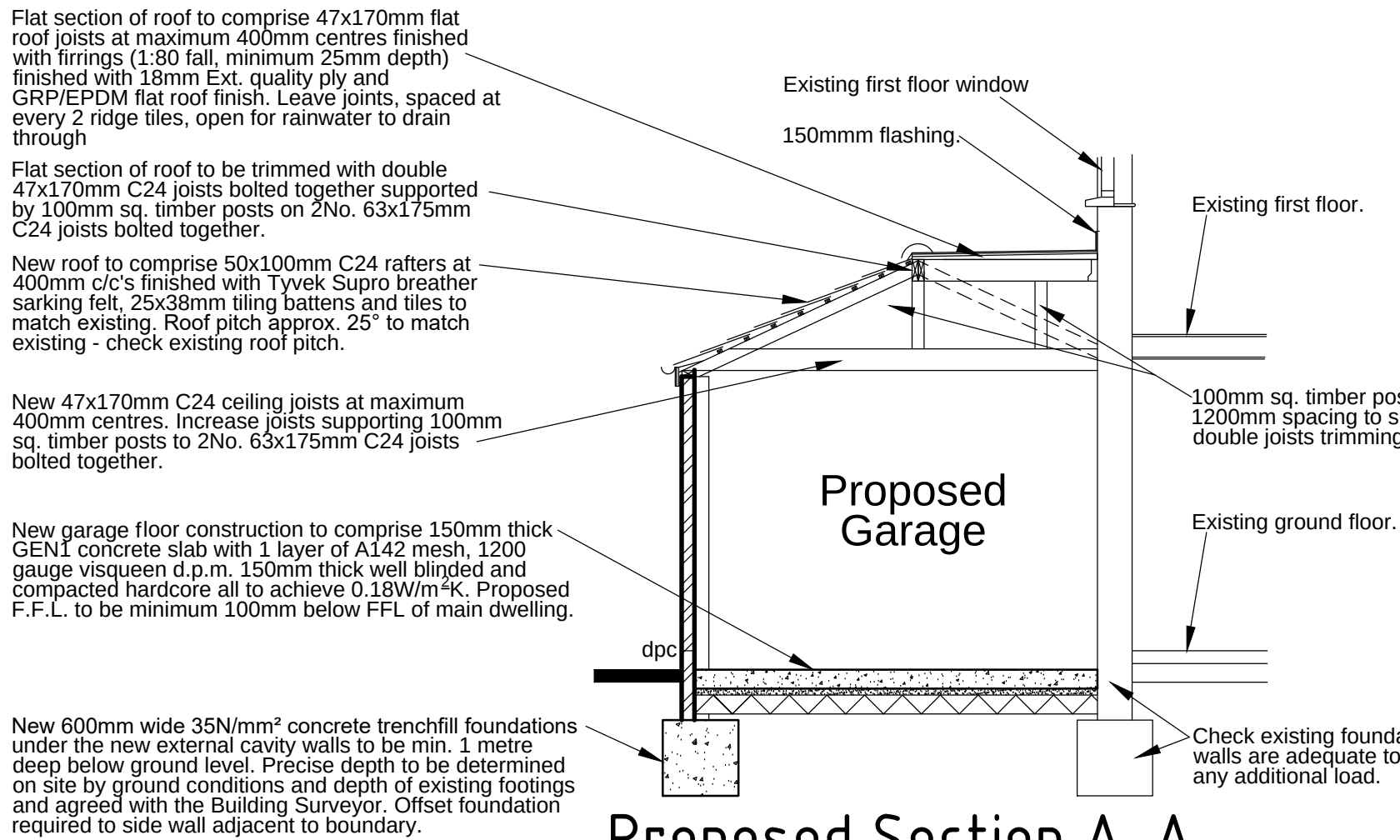
ROOF

Roof to single storey side extension to comprise 50x100mm C24 rafters and 47x170mm C24 ceiling joists all at maximum 400mm centres. Roof pitch to match existing (assumed to be approx. 25° TBC), first floor window cill to determine exact roof pitch, check roof tiles are suitable for final pitch. Battens to be finished with tiles to match existing. laid on 38x25mm type A SW treated timber tiling battens and Tyvek Supro breathable membrane. Note: double joists trimming flat section of roof to form ridge to part of roof over proposed reception room. Remove existing tiles to roof over family area/kitchen as required for new roof to be installed and new valley gutter formed.

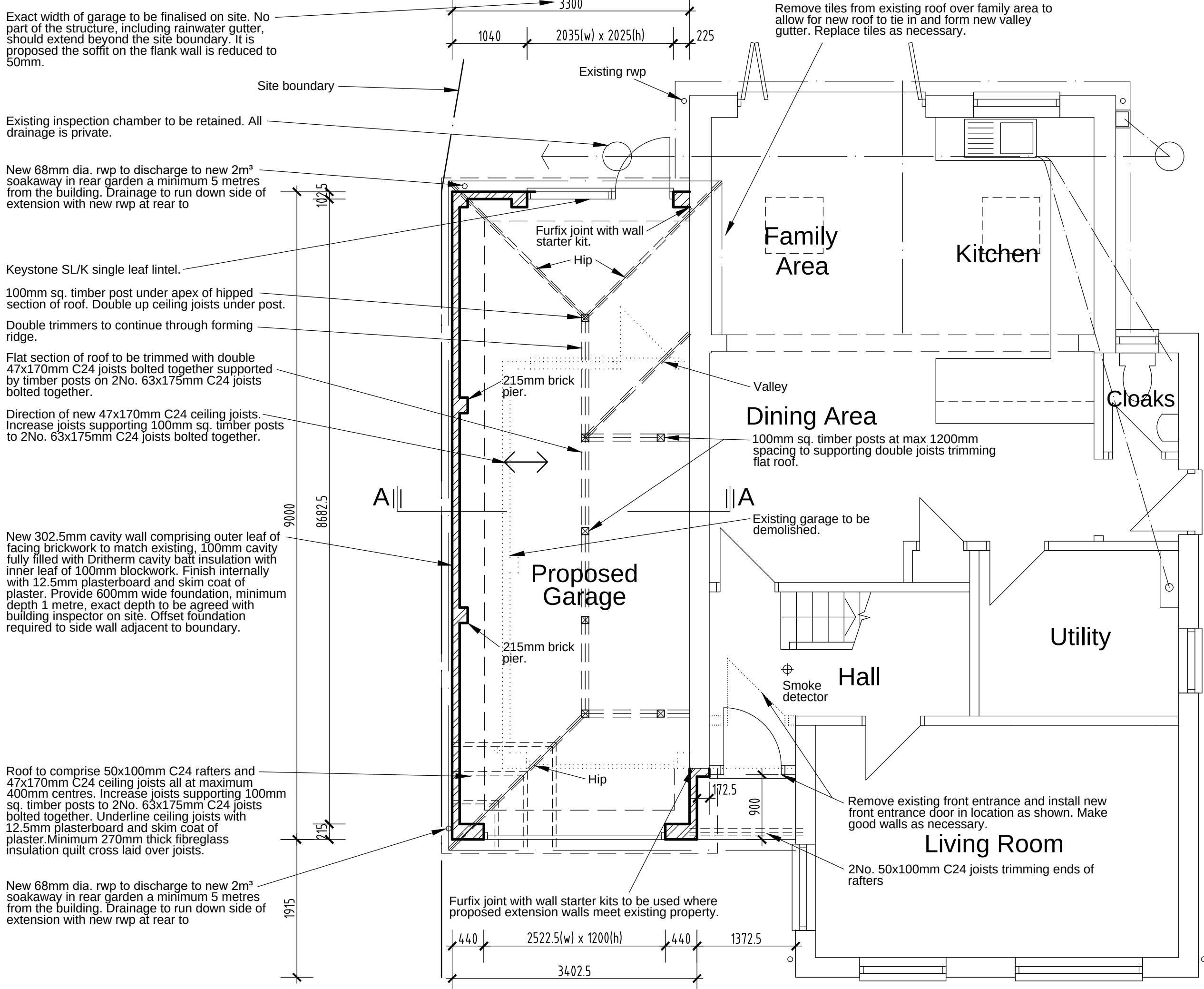
Flat section of roof to comprise 47x170mm C24 flat roof joists at 400mm centres finished with timber firings (1.80 fall, 25mm minimum depth) to be screwed to joists finished with 18mm Ext. quality ply and GRPIE/PE/DM finish or similar. Provide double joists to perimeter of flat area supported by timber posts at maximum 1200mm centres.

Galvanised lateral restraint straps to be provided @ 1200mm centres in accordance with Approved Document A1.
All softwood timbers to be pressure impregnated with preservative to BS 5268 part 5: 1977 (including against Longhorn 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 the blockwork with min. of 4 fixings.
Fascias and bargeboards to comprise 18mm marine plywood backboards clad in 9mm white PVC-U Swish Cappt and 9mm white Swish PVC-U soffits secured to 75mm x 38mm soffit bearers at each rafter position.
All flashings 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.

All roof tiling to be strictly in accordance with BS 5534: 2003.
Note: The roof insulation is to be continuous with the cavity wall insulation and inter linked to prevent against cold bridging.



Proposed Section A-A



Proposed Ground Floor Plan

Rev.A. (24.09.25) - Drawing revised to suit amendments as requested by client. Project description amended accordingly.

Proposed Side Extension forming Garage and Entrance Porch following Demolition of Existing Single Garage to 38 Mays Road, Wokingham

Client		Description			
Mr and Mrs Southey 38 Mays Road Wokingham Berkshire RG40 1RW		Proposed Plans, Sections, Elevations and Building Regulation Notes			
All dimensions to be checked on site. Any discrepancy between this drawing and other information is to be referred to the Planning Consultant. This drawing is copyright.		Scale	Project	drawing	revision
28 Broad Street Wokingham Berkshire RG40 1AB Tel/Fax: 0118 989 0990		date 28/04/22 drawn MB	1:50 1:100	22203-1 02	A

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.