

Opening window areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 800sq.mm. trickle vents per room. Maximum area of double glazed window not to exceed 20% of floor areas

New windows: new double glazed windows to have minimum U value of 1.6w/m²k. Doors to have a min U value of 1.80w/msq.k. Toughened glass in glazed doors and windows in critical locations. i.e.: alongside doors. Seal around window-wall joint with mastic sealant. Double rafters as roof light trimmers if applicable.

Minimum full opening size of escape window 0.33sq.m. min clear dimension of edge 450mm with cill below 1.10m from floor and above 800mm.

Fit mechanical extract fans to any new wc and bathroom areas rated at min 15lit/sec. 10mm air gap to be provided under shower room doors at Ground and First Floor level where no openable window exists.

Steelwork: see structural calcs for sizes. Minimum bearing 100mm on concrete padstones, prestressed concrete lintols or metal bearing plates. Encase in minimum two layers 12.5mm plasterboard for half hour fire resistance when fitted at floor levels. **Lengths of steels to be site measured to include bearings.**

Inner partition: 12.5mm plasterboard each side of minimum 75 x 50mm studwork. Fit 25mm sound insulation quilt between held in place with battens.

Existing floors and ceilings to achieve a minimum 30 minutes fire resistance. All walls to achieve 30 min fire resistance and taken hard up to ceilings.

Outer studwork 100x 50mm studwork with "Celotex GA4075 rigid batts vertically between the studwork flush with outer face of studs (25mm cavity) with Celotex TB4012 batts across the studwork face. Tape and mastic joints.12.5mm foil back plasterboard finish.

Loadbearing studwork to be minimum 100 x 50mm studs at 400mm ctrs with horizontal noggins at 600mm ctrs and galv. metal cross strapping on both sides.

Ceilings: 12.5mm foil back plasterboard on **50 x 150** mm joists at **400** mm centres with 100mm glass fibre quilt between joists and Celotex GA4090 batts over the joists. Bolt and dog tooth washers at joints. Fit baffle boards at eaves to maintain clear air flow.

Foundation concrete trench fill, 450mm wide to min depth of 1 metre or to suit local ground conditions. (in clay soils min depth 1.2 metres)

Floor 50mm screed on 100mm concrete slab on vapour barrier Celotex GA4070 insulation batts on 1,200G damp proof membrane continuous with new and existing damp proof course, on minimum 150mm well consolidated hardcore with 50mm sand blinding . fit 100mm diam pvc ducts under slab terminating in 225x75mm airbricks to vent existing timber subfloors when required.

External walls 112mm facing bricks to match existing as closely as possible, 100mm Rockwool batt filled cavity and 100mm Celcon (or similar approved) inner skin. Insulated catnic lintols over new openings. Close cavities at eaves with non-combustible material. Tooth into existing walls and maintain all cavities. Wall ties to be at 750mm ctrs horizontally and 450mm ctrs vertically and staggered. 'Catnic' or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

Ceilings ground floor: 12.5mm plasterboard. First floor 12.5mm foil back plasterboard.

Sloping ceilings Plant on to achieve 150mm min. depth. Fit Celotex GA4100 batts between rafters and Celotex TB4035 batts beneath rafters. 12.5mm foil back plasterboard finish. Maintain 50mm air gap to underside of roof covering.

Main roof Smooth faced concrete tiles suitable for low pitch i.e. 'Redland Stonewolds' on battens on felt on **50** mm x **150** mm rafters at **400** mm centres. Strap down with 1.00m x 32mm galvanised. ms. straps at max 1.20m centres around perimeter. If applicable all hips and ridge tiles to be mechanically fixed.

Drainage all drainage to BS EN752 plus approved doc H 100mm diam. PVC drain ware minimum fall 1-40 in 150mm concrete surround to new or existing inspection chamber on existing run. Bridge with concrete lintols over where passing beneath new walls and flexible packing surround. Exact position, invert and direction of all existing drains to be determined and agreed on site **PRIOR** to commencement of works. Flexible UPVC drainage pipes should be paid in a granular material to maintain flexibility.

Taps: All hot water taps to be fitted on the left hand side of the appliance.

Rain water goods: run new 100mm diam pvc rain water guttering and 70mm diam downpipes to existing system.

Plumbing all to BS EN 2056 plus approved doc H 38mm diam. wastes from sink, bath and shower. 32mm diam. Waste from wash hand basins, all with rodding access on changes of direction and with deep seal traps. Run to existing/new 100mm diam pvc svp terminating min 900mm above nearest window head and with rodding access at the base. Thermostatic control device fitted to bath supply.

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE:18thEd) the works are to be undertaken by an installer registered under a suitable self-certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works.

SD O smoke detectors: fit smoke detector system wired to mains supply and to each other with battery back up system. One per floor minimum. All installed to BS5839:6 2019. To be over 300mm from doors, walls and light fittings.

Any fire detection and alarm systems should be to BS5839:6 2019.

Heating. Gas fired combination boiler with balanced flue terminating min 300mm from windows. Boiler to have min. SEDBUK rating of 90%. Installer to be registered on the GAS SAFE REGISTER. Run 22mm diam condensate pipe to foul drain via 75mm trap.

All new radiators to be fitted with TRVs

*** fit 20/30** rated fire resisting doors with new 25x38mm stops, incorporate a 100mm threshold and self-closing device, to all doorways opening onto route of escape (except bathrooms).

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND STAIRCASE, BEFORE ORDERING.

THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE SURVEYOR.

EXISTING LINTOLS AND FOUNDATIONS TO LOADBEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED.NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.

CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE SURVEYORS APPROVAL MAY INVALIDATE THEIR LIABILITY.

ALL FOUNDATION EXCAVATION WORKS WILL NOT ENCROACH OVER OR UNDER EXISTING ADJACENT BUILDING.

PERMITTED DEVELOPMENT - BELOW IS A LIST OF PD RULES IN REGARDS TO THE PROJECT. FOR FURTHER, MORE INDEPTH INFORMATION PLEASE VISIT <https://www.gov.uk/government/publications/permitted-developmentrights-for-householders-technical-guidance> FOR TECHNICAL GUIDANCE. IT IS YOUR RESPONSIBILITY TO ENSURE THAT PROJECT IS COMPLETED WITHIN THESE GUIDELINES OR YOU RISK ACTION FROM THE LOCAL AUTHORITY.

- Single-Storey Extensions –**
- No more than half the area of land around the "original house" would be covered by additions or other buildings.
 - No extension forward of the principal elevation or side elevation fronting a highway.
 - No extension to be higher than the highest part of the roof.
 - Single-storey rear extension must not extend beyond the rear wall of the original house* by more than three metres if an attached house or by four metres if a detached house.
 - In addition, outside Article 2(3) designated land* and Sites of Special Scientific Interest the limit is increased to 6m if an attached house and 8m if a detached house until 30 May 2019.
 - These increased limits (between 3m and 6m and between 4m and 8m respectively) are subject to the prior notification of the proposal to the Local Planning Authority and the implementation of a neighbour consultation scheme. If objections are received, the proposal might not be allowed.
 - Maximum height of a single-storey rear extension of four metres.
 - Extensions of more than one storey must not extend beyond the rear wall of the original house* by more than three metres.
 - Maximum eaves height of an extension within two metres of the boundary of three metres.
 - Maximum eaves and ridge height of extension no higher than existing house.
 - Side extensions to be single storey with maximum height of four metres and width no more than half that of the original house.
 - Two-storey extensions no closer than seven metres to rear boundary.
 - Roof pitch of extensions higher than one storey to match existing house.
 - Materials to be similar in appearance to the existing house.
 - No verandas, balconies or raised platforms.
 - Upper-floor, side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
 - On designated land* no permitted development for rear extensions of more than one storey.
 - On designated land no cladding of the exterior.
 - On designated land no side extensions.

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Principle Contractor is to ensure all materials and workmanship complies with Regulation 7 of the Building Regulations whether or not specifically stated on these drawings. It is the Principle Contractors' duty to ensure all works on site are approved by an appointed Building Control body.

Principle Contractor is to ensure dimensions are taken on site before procurement of any materials/work proceeding. Structural members are not to be ordered scaling from this drawing.

Principle Contractor to ensure full compliance with the amended CDM Regulations (2015) if the project requires.

This drawing, unless noted, does not represent compliance with the Party Wall Act 1996 and if required, all agreements are to be in place before works commence.

It is the Principle Contractors' responsibility to ensure Planning/Building Control approvals are in place prior to works commencing. Should works commence prior to relevant approvals Applecore PDM Ltd accept no responsibility.

Do not scale from this drawing except for the purpose of Local Authority Planning department

Rev.	Date	Description
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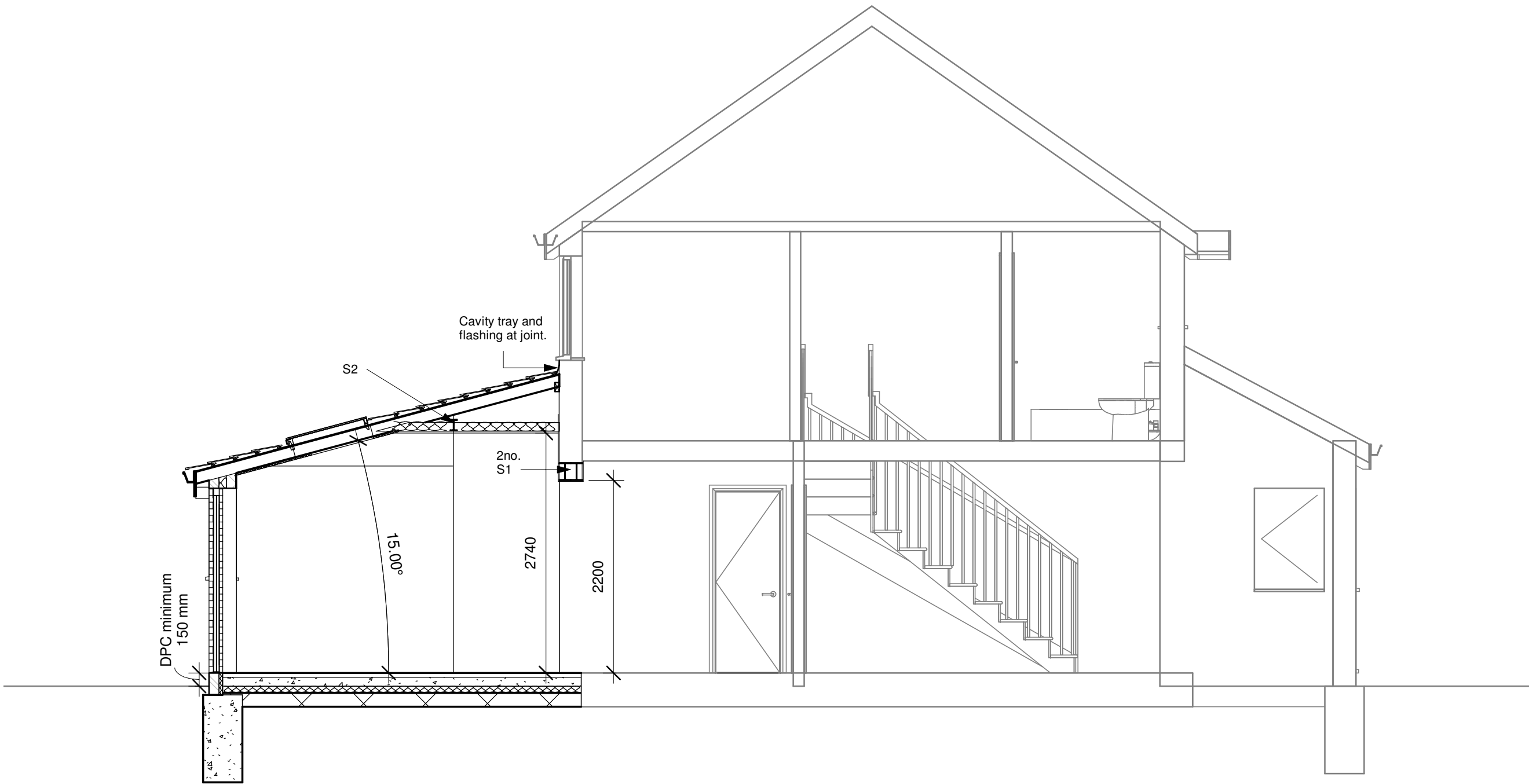
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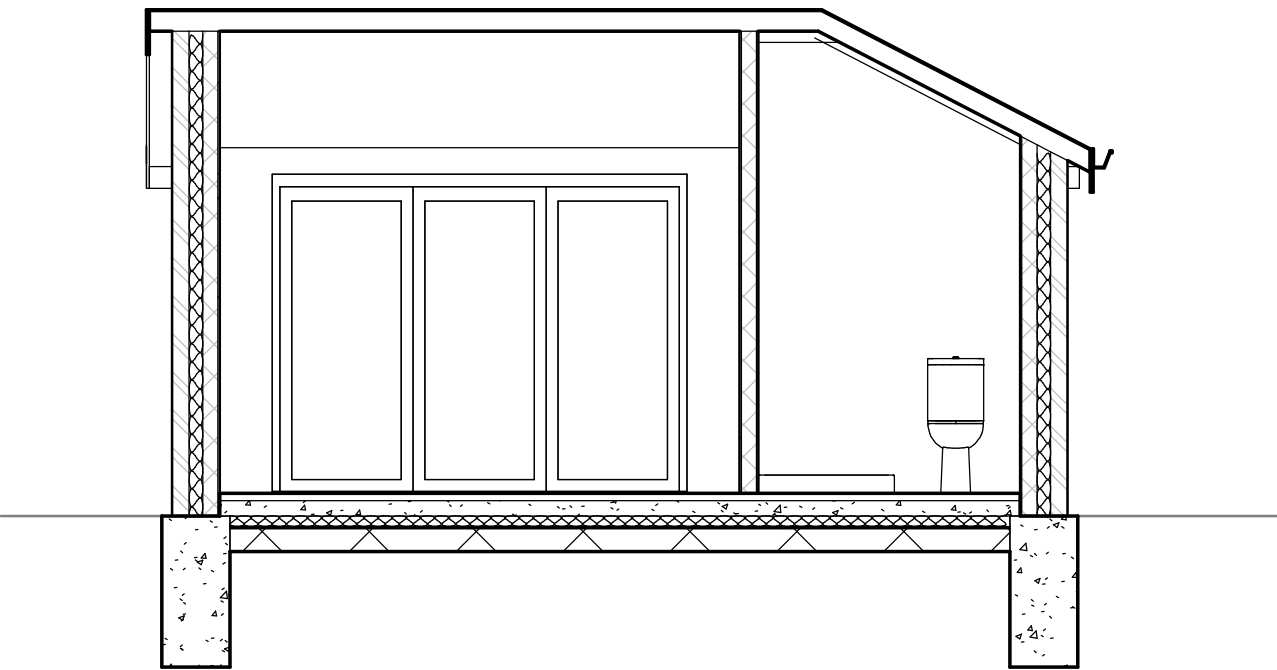
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1 Section A.A
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2 Section B.B
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