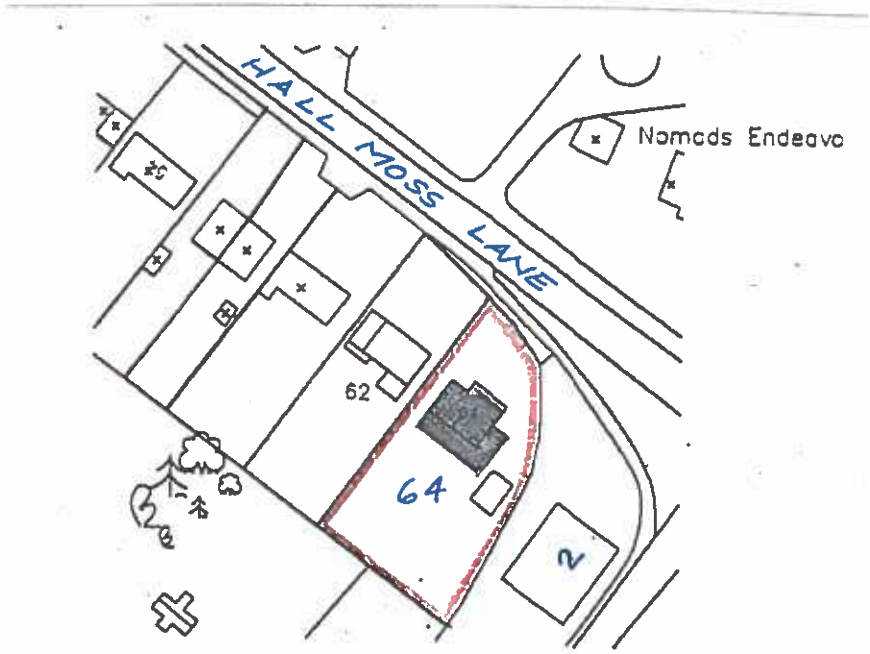
22 SEP [illegible]

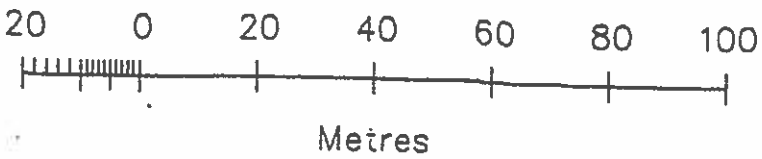
LOCATION PLAN

DC/067212

for

64 HALL MOSS LANE, BRAMHALL, SK7 1RD





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Scale: 1:1250

Dc/067212

22 SEP 2017

SCALE: 1:100

existing painted cement rendered finish from brick feature courses to the eaves

this front elevation window to the kitchen (background) is double glazed inside a white pvc frame

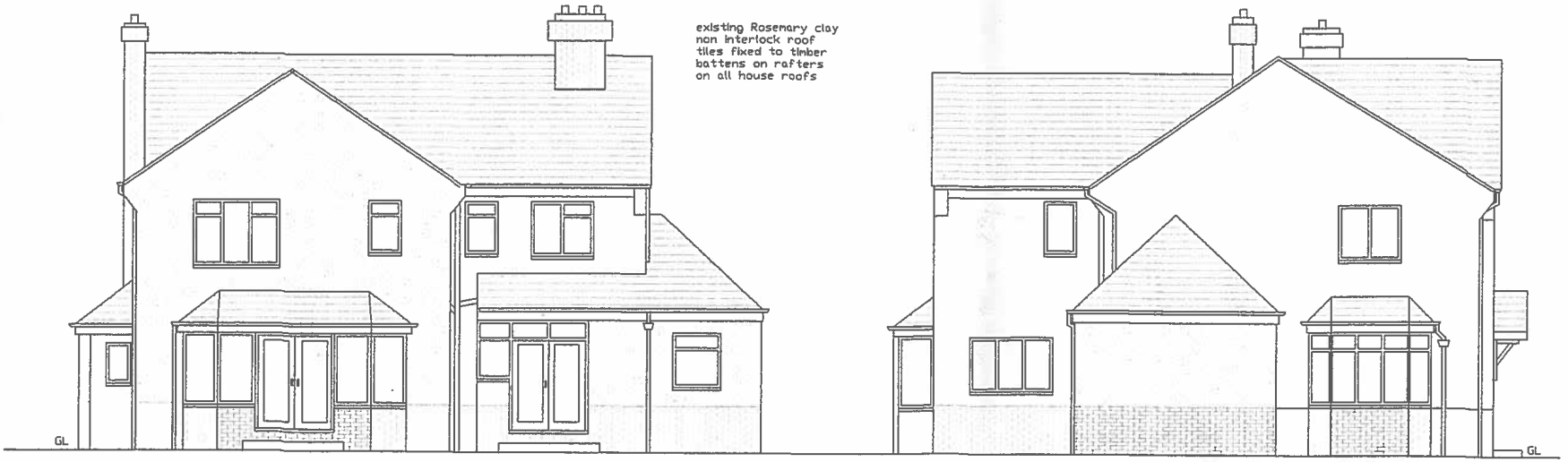
EXISTING FRONT ELEVATION

most of the existing windows and external door frame on the front elevation are double glazed inside a grey pvc frame.

EXISTING SIDE ELEVATION

existing facing brick feature (courses are circa 900 from gl) up to cement rendered finished walls. around the inglenook, the walls have all brick courses

existing Rosemary clay non interlock roof tiles fixed to timber battens on rafters on all house roofs



all the existing windows and external door frames on the rear elevation are double glazed inside white grey pvc frames

EXISTING REAR ELEVATION

the three existing windows above are double glazed inside white pvc frames

EXISTING SIDE ELEVATION

existing windows to the bay and upper window are double glazed inside grey pvc frames

Notes

Revision	Date

Project

TWO STOREY REAR
& SIDE EXTENSION
64 HALL MOSS LANE
BRAMHALL

Drawing Title

EXISTING VIEWS

Drawn	Date
JS/MD	10/09/17

Scales
As shown

Drawing Ref:
CSF/17/09/01

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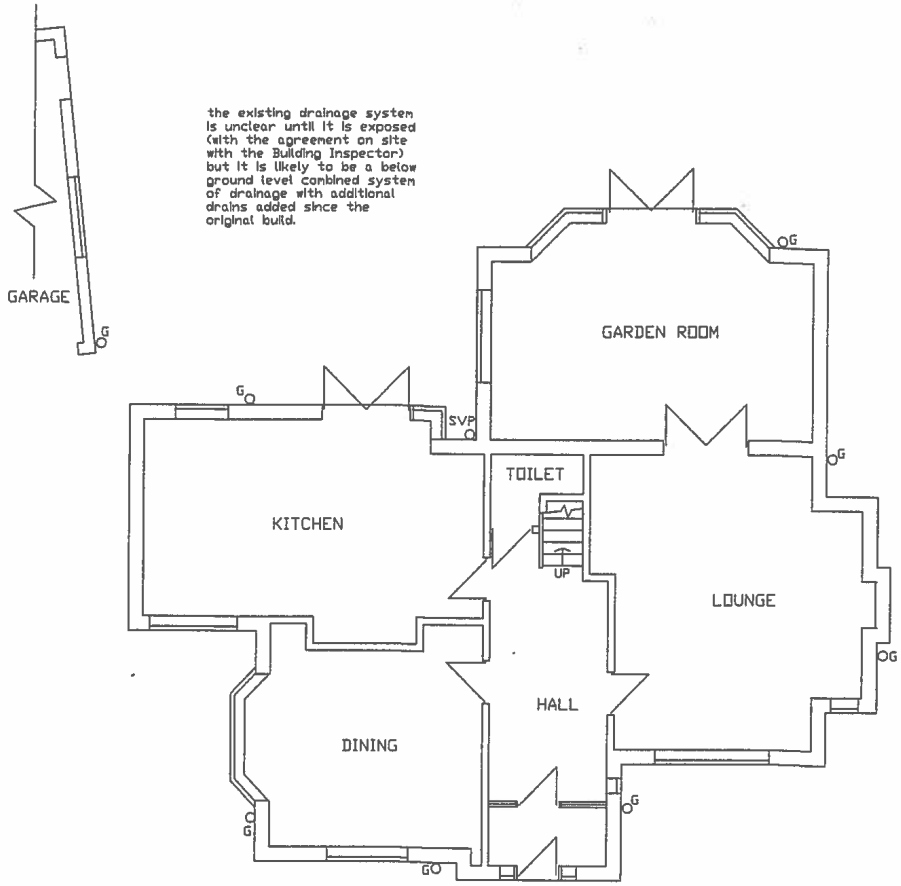
DC/067212

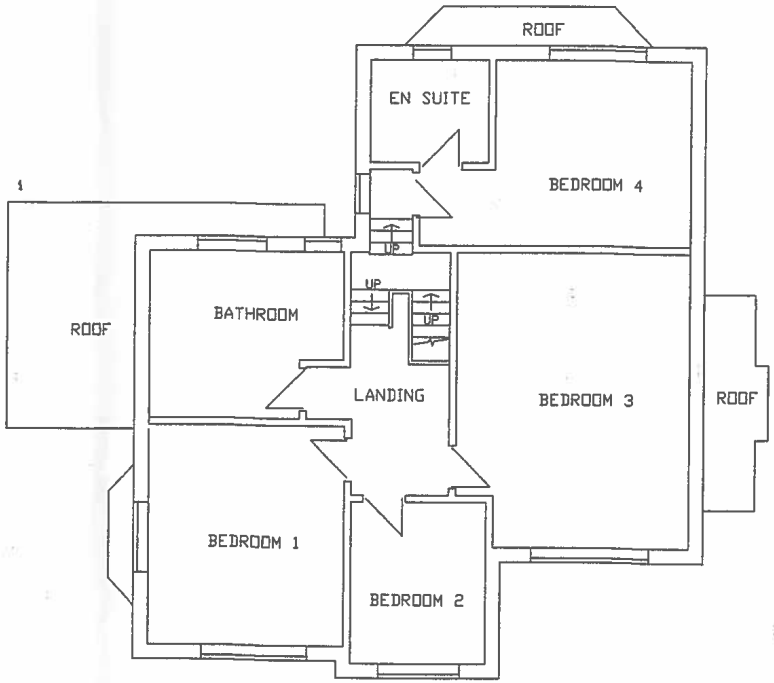
SCALE: 1:100



EXISTING FIRST FLOOR

existing walls are cavity but unknown insulation specification in the cavity. inner skin of cavity is likely to be brick but this will be known on exposure once the work has started on site.

Note: bedroom 4, its en-suite and small landing area have a lower floor by one step rise than the remaining space on the 1st floor. this reduced height lowers the ceiling height in the garden room below.



EXISTING FIRST FLOOR

Notes

Revision	Date

Project

TWO STOREY REAR
& SIDE EXTENSION
64 HALL MOSS LANE
BRAMHALL

Drawing Title

EXISTING PLANS

Drawn	Date
JS/MD	10/09/17

Scales
As shown

Drawing Ref:
CSF/17/09/02

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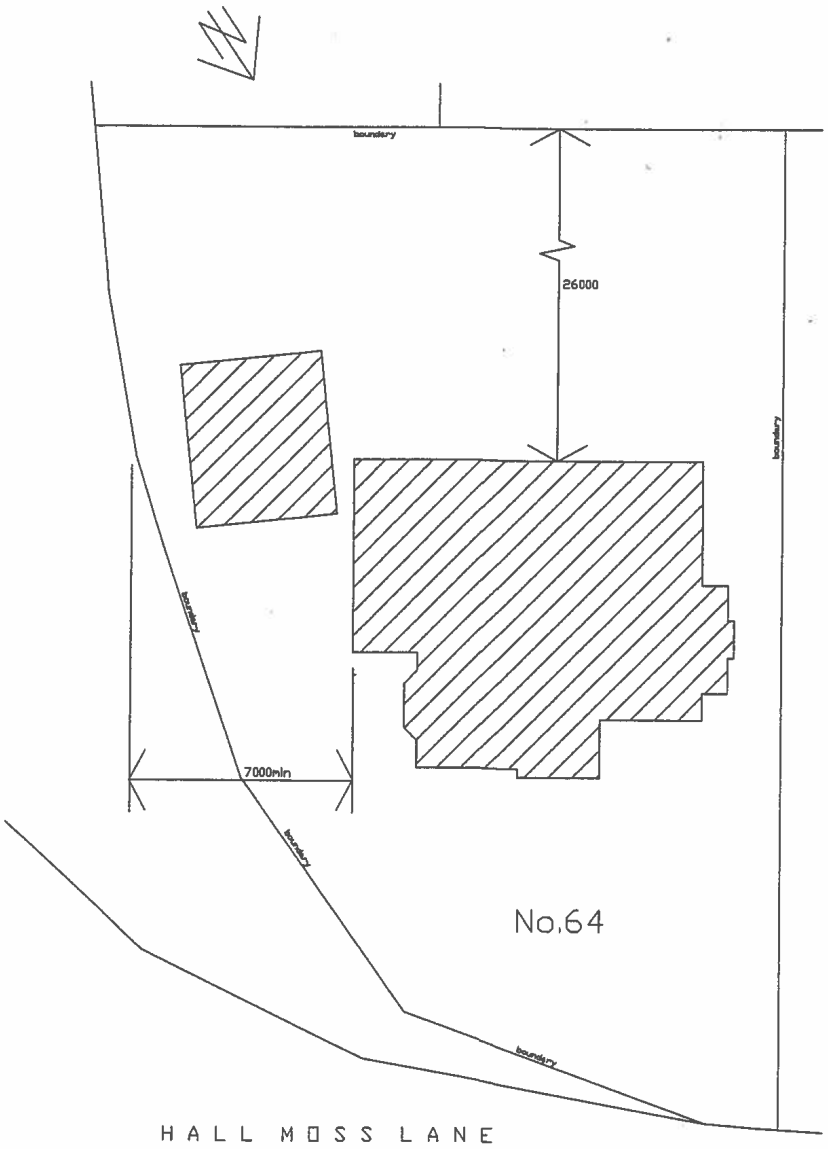

BLOCK PLAN

SCALE: 1:200

22 SEP 2017

DC/067212

GENERAL

all work to be completed to the satisfaction of the Building Inspector and in accordance with the latest Building Regulations.

unless otherwise stated, all dimensions are in millemetres and drawing scales are as shown on the plans. do not scale directly off the plan.

Thermal insulation properties of all new fabric/area - max U values (W/m2K):

external walls	0.26
roof	0.18
floor	0.22
windows	1.60
doors	1.60

consideration to be given to improving on the thermal properties above.

WALLS

below ground level new walls to be built of trench block or class B engineering brick. brickwork up to gl to be engineering brick.

Hyload dpc to be laid to full thickness of the walls (not to bridge cavity) and 100 min lap onto existing. close cavities around external openings with Trencor insulated cavity closures (or similar).

FOUNDATIONS

actual depth (900 min) dependant on site conditions and agreed with the Building Inspector and in accordance with NHBC tables (relating to proximity of any trees). concrete founds to be C25 grade and to bear on stiff clay with loadbearing capacity 100kN/m2.

exist. founds checked for suitability to take increased loads and agreed with the Building Inspector - under pinning may be necessary.

actual depth of new founds dependent on site conditions agreed with Building Inspector. depth to be taken down to invert level of drain where within 1000

Note: once founds are dug and any exist. drains exposed, drains passing through new walls to be sleeved over (50 bigger in dia than drainage pipe) before concrete is poured. new drains to be 110apvc and laid to manufacturers instructions. drains passing through new bwk bridged with rc lintels, drains that become redundent to be capped off.

HEATING

there is an existing combi boiler installed that may be re-sited or replaced with a new energy efficient combi boiler should the existing boiler not have the capicity to deal with the increased heat load (by a Gas Safe Registered installer / engineer). new sized radiators are to be fitted - including TRVs - off the boiler that has a controlled interlock. the siting of the flue to be agreed on site with the Building Inspector.

DETECTION

smoke detection to be provided to all key circulation areas (e.g. landing and hall) and to be hard wired with battery back-up

Sanitary:

32/ 40 waste pipe from HBs (with rodding access and 75 trap) connected to soil pipe. Shower and sinks to be commoned with 50 dia pipes (75 traps), actual discharge routes to svp to be confirmed on site with the builder and agreed with the Building Inspector. WCs fitted with trap and discharge via 100 pipe into (with rodding facility - high and low level). waste pipes from utility appliances to be 50 with 75 traps. HB fitted with anti-scaled device. waste pipe from sink to be 40/50 dia with 75 ds trap

ELECTRICS

lighting to comply with Part L - fixed energy efficient lighting. all electrical installation to be carried out by a NICEIC contractor and to provide a Part P certificate on completion of the work. the work to include a mains powered (with battery back up) interconnected smoke detection in circulation spaces.

DRAINAGE

should under pinning be necessary, sleeve over any existing drains before concrete is poured - sleeve to be 50 bigger in dia than the drain.

position of all drains shown on the plans are indicative only and may need to be changed dependant on site conditions after being exposed - all agreed on site with the Building Inspector.

new drains to be coonected to existing to be 110 dia and in accordance with manufacturers instructions. any new drains that need to pass through foundations to be bridged with rc lintels. new drains to be vitrified clay or upvc and laid to a min of 1:60 fall and on a bed of 150 P gravel.

new foundations taken down to invert level of drain (minimum) where within 1000.

new drains to be uPVC or vitrified clay laid to a min of fall of 1:60 and laid on a bed of 150 P gravel

JOINERY

should it be necessary to replace / re fit any 1st floor floor joists, these to be supported at walls using hangers or buit in. hangers to comply with BS6178 Part1, 1999 and ensure that hangers and inner wall are compatible (strengths). ensure that the back plates are vertical and flush to the wall and that the joists are cut to length with a max tollerance of 6mm - to manufacturers instructions.

built in joists to inner leaf of cavity to have mortar around each joist perimeterand to be struck or recessed and that the joint between the masonary and the timber is carefully pointed with silicone mastic.

lateral restraint support to the 1st floor floor joists using tension straps of 30x5 ms at least 1200 long (across three joists) and held tight against masonary wall - straps 2000 ctrs.

stud walls to be built of 100x50 sw @ 400 ctrs vertical and 600 ctrs noggins with header and sole plate. walls to have 12.5 p/bd and skim both side with acoustic insulation between studs. double joists under stud walls.

Notes	
Revision	**Date**

Project

TWO STOREY REAR & SIDE EXTENSION
64 HALL MOSS LANE
BRAMHALL

Drawing Title

BLOCK PLAN & NOTES

Drawn	Date
JS/MD	10/09/17

Scales

As shown

Drawing Ref:

CSF/17/09/06

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DC/067212

22 SEP 2017

SCALE:1:100

all new roof tiles on treated battens on breathable membrane on rafters - fixings as per manufacturers instructions. tiles to match exist. - option is to move exist. tiles from the rear onto the new front elevation (kitchen/en-suite) to avoid colour differences.

all new windows to be openable, double glazed inside pvc frames - trickle vents tp be provided. 1st floor window cill heights that are to be lower than 800 from ffl to have toughened safety glass.

existing kitchen window replaced and in new position (to ensure a 665 min bwk return)

new pvc rwp

PROPOSED FRONT ELEVATION

new fascias to be 18 thick pvc with 15 clearance in soffit (insect mesh behind) for roof void through ventilation. High level vent. also required either via vent. tiles or ridge vent equivalent to 5 continuous opening.

exist. bwk (rendered) eaves feature to be relicated on new extension

PROPOSED SIDE ELEVATION

the roof / rafter solution is proposed to be a traditional rafter / purlin but an option is to adopt a truss roof system, which will include a series of diminishing mono pitched trusses supported by a girder truss. Truss manufacturer / supplier to supply detailed design and specification.

juliet balconies (optional) with metal or glass balustrades - all to Approved Document K. the existing windows on this elevation are to be removed and replaced with windows that are level (or slightly higher - to be confirmed) with the floor. If juliet balconies are not to be installed then there would be no external doors.

Catnic lintels (or similar) CG90/100 standard duty lintels (insulated - no cold bridging) with 150 end bearing each side over new external openings (i.e. for new cavity) and suitable Catnic for replacement windows / windows in existing walls where there is a reducerd cavity opening.

new roof valley to have code 5 lead over fillet water bars on 225x50 layboards - falls to rwg

NOTE: during the build stage the builder must ensure that the new wall plate levels are such that there is a continuity between the new and existing roof. the existing roof needs to be fully examined to see what rafters can and cannot remain - all to the agreement with the Building Inspector on site.

new dry verge ridge system

code 4 lead stepped flashing (150 lap onto to tiles) with 75 min risers and cavity trays

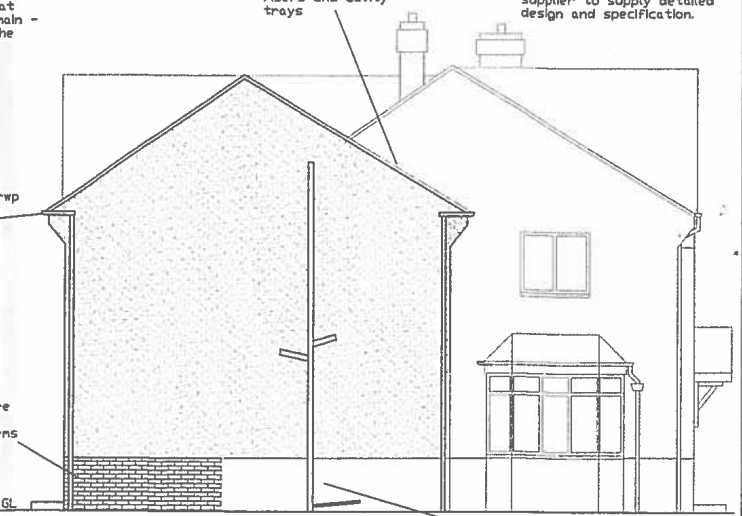
all new external door steps to be 200 max risers. if site conditions require a step, the risers are to be of equal height and tread to be 600 in accordance with Approved Document K

new glazed patio (or similar) doors to have toughened saftey glass as defined in approved Document K

PROPOSED REAR ELEVATION

new rwg with falls to new rwp at each roof pitch shown

all new feature bwk to match existing in terms of colour and texture.



PROPOSED SIDE ELEVATION

engineering bwk under cills

stone/composite feature to be agreed with the client in terms of product and fixings.

timber/composite/plastic feature panneling (product / colour to be agreed with the client) fixed to the cavity wall

IDS sliding door systems (or similar product - agreed with the client) that meets Approved Document K. sabove supporting beam / lintel could either be a heavy duty type lintel or UBs - see structural report.

all external walls to be rendered to match existing using Wetherby Render: base coat, mesh, primer, top coat, sealant (self coloured - white)

new cavity bwk bonded to existing at alternate courses with cavity carried through. new bwk at right angles to existing to be connected using such as Stronghold bwk connectors. new dpc lapped onto exist.

SVP with rodding access at high and low level. final position of the SVP to reflect the internal drainage solutions and agreed with the Building Inspector.

Notes

Revision	Date

Project

TWO STOREY REAR & SIDE EXTENSION
64 HALL MOSS LANE
BRAMHALL

Drawing Title

PROPOSED VIEWS

Drawn	Date
JS/MD	10/09/17

Scales

As shown

Drawing Ref:

CSF/17/09/03

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22 SEP 2017

DC/067212

kitchen space to have mech. vent. of 30 litres/sec via the cooker hood or 60 litres/sec via a fan. extract to outside

internal room dimensions can be changed - agreement with the client and the Building Inspector on site

internal single block wall around Utility: bwk below dpc and strip foundation of 450 min width - spec as per detail drawing

utility room to have mech vent of 30 litres/sec and 2500mm2 background vent.

dashed lines indicate new UBs supporting ceiling joists - see structural report

once the existing cavity wall has been exposed, it may not be possible to build a 100 wide cavity wall on top, in which case the inner wall could overhand circa 12.5 and the insulation properties met be fitting insulated plasterboard to the inner face.

smoke detection to be provided to all key circulation areas (e.g. landings and hall - 7.5 of the door to every habitable room) and to be hard wired with battery back-up

new and existing floor levels to be the same and new DPM lapped onto (100 min) existing DPM

all habitable rooms to have purge vent. Facity of 1/20th floor area min

for steelwork solution see seperate structural report - 1/2 hour fire protection and 2000 min headroom to ffl

47x170 C24 floor joists @ 400 ctrs - max span strutting between all joists and 22 floor grade chipboard over (moisture resistant decking in bathroom and en-suite)

new UBs supporting ceiling / floor joists over new openings shown

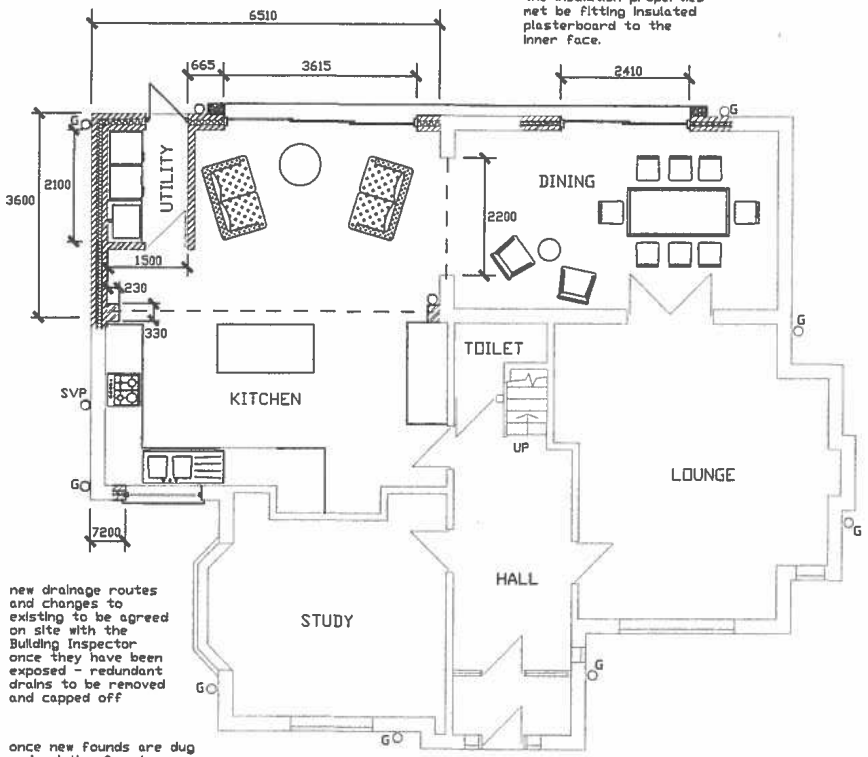
665 min bwk returns

Thermal Insulation Fabric U values:

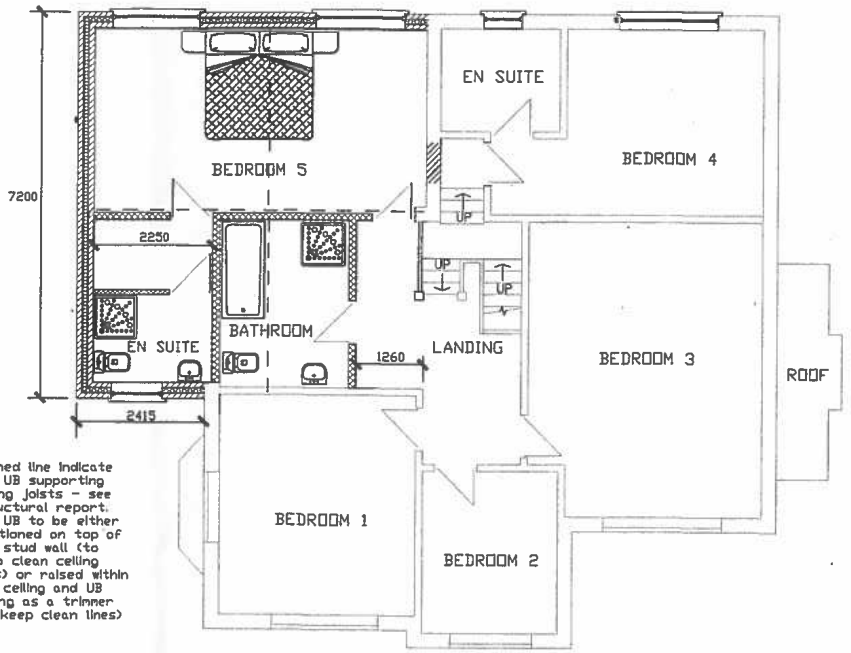
walls	0.26
roof	0.18
floor	0.22
window	0.16
door	0.16

all bwk to support new steelwork to be made good and re-built where necessary. existing founds to be also checked for suitability to take the increased loads (dead loads and imposed), under pinning may be necessary - to the agreement on site with the Building Inspector

existing wall removed and replaced with a ballustrade to Approved Document K (also to be anti climb)



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

new drainage routes and changes to existing to be agreed on site with the Building Inspector once they have been exposed - redundant drains to be removed and capped off

once new founds are dug and existing founds are exposed, drains passing through new walls to be sleeved over (50 bigger in dia than drain) before concrete is poured . new drains to be 110 upvc laid to manufacturers instructions and any drains that become redundant to be removed and capped off.

dashed line indicate new UB supporting ceiling joists - see structural report. the UB to be either positioned on top of the stud wall (to keep clean ceiling lines) or raised within the ceiling and UB acting as a trimmer (to keep clean lines)

bathroom to have mech vent (15 litres/sec) fitted off light switches with 15 min overrun.

NOTE: the positioning of the new ensuite walls need to be considered once the fixtures and fittings have been chosen and sizes known.

Notes

Revision	Date

Project

TWO STOREY REAR & SIDE EXTENSION
64 HALL MOSS LANE
BRAMHALL

Drawing Title

PROPOSED PLANS

Drawn	Date
JS/MD	10/09/17

Scales

As shown

Drawing Ref:

CSF/17/09/04

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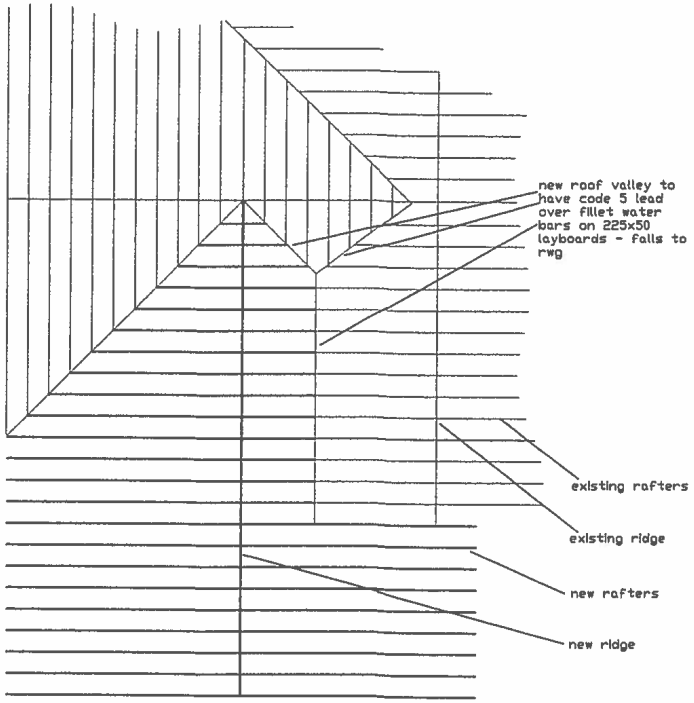
22 SEP 2017

DC/067212

truss roof option: manufacturers / suppliers to provide the necessary structural support information for their design new mono pitched truss roof / rafters requiring a series of diminishing mono pitched trusses supported by a girder truss. All existing rafters to remain in situ. Truss manufacturer / suppliers to supply detaild design.
Fink truss roof shape @ 600 ctrs (max) to be fixed and braced as per manufacturers instructions and mech. fixed to 100x50 treated wall plate via galvanised steel truss clips

existing rafters can remain but if removed, suitable on site solution needs to be agreed with the Building Inspector on site.

new roof tiles to match existing (consider Sandtoft 20/20 - colour to match exist.) on treated battens (as per manufacturers spec) on breathable membrane (e.g. Nivent) on rafters.



new main and jack rafters: 47X170 C24 @ 400 ctrs OR 47x100 C24 @ 400 ctrs supported by 2 - 75x225 C24 (fixed together) propped off UBs using 2-50x100 bolted together.

250x63 C16 hips and ridge. hips supported by 100x75 dragon ties on top of 100x50 wall plate (bedded on mortar).

direction of new ceiling joists - 47x145 C24 @ 400 ctrs. direction of floor joists

wall plate and rafters strapped to wall using 30x5 ms at 1000 ctrs.

Note: feint lines indicate existing roof timbers

ROOF DETAILS

SCALE: not to scale

all new external cavity walls to be 102 facing bwk (engineering brick below dpc)100 inner blockwork (lambda=0.11-1900-2250 kg/m3), cavity to have ss ties @ 6/m2 and cavity closures using Thencor Insulating cavity closures (or similar). above 900 from gl (to the start of the render) the outer skin also to be block.

to achieve the required U value, either use Kingspan Kooltherm K8 (partial fill) insulation board, 50mm thick, with Kingspan Kooltherm K17 insulated plasterboard (fixed to the inner leaf) OR Glass Fibre (full fill - e.g. Rockwool) with 12.5 skimmed p/bd on plaster dabs to inner face.

new hyload dpc not to bridge cavity and to be 100 lap onto existing. weak mix cavity fill to 225 below gl. no cold bridging of the new floor

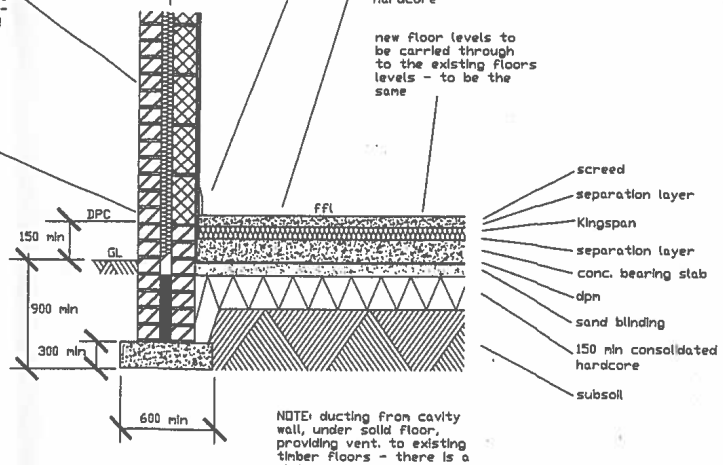
actual depth of founds will depend on site conditions and agreed with the Building Inspector. below gnd level either use a conc. strip / bwk solution, mass concrete fill or use trench block to two courses below gl. concrete to be c25 to bear on stiff clay with a bearing capacity of 100Kn/m2. founds taken down to invert level of existing drains where within 1000

cavity wall: close cavities at external openings using Thencor Insulated cavity closures (or similar)

Insulated overlap 300mm min for ECD compliance, otherwise 150mm from bottom of wall insulation to top of floor insulation upstand.

new floor to be power floated 150 thick screed (anti crack mesh installed) on seperating layer on 125mm min thickness of Kingspan Thermafloor TF70 (this is for a solid ground based solution) on visqueen DPM (1200 gauge - taped joints) on sand blinding on mech consolidated sulpher free hardcore

new floor levels to be carried through to the existing floors levels - to be the same



NOTE: ducting from cavity wall, under solid floor, providing vent. to existing timber floors - there is a mixture of solid and timber floors at ground level

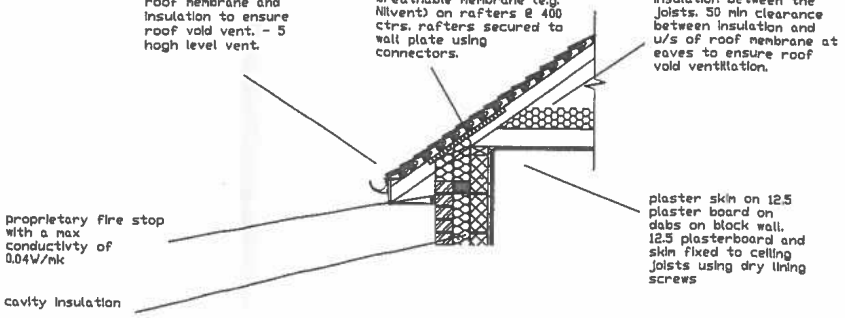
NEW FLOOR & FOUNDATION DETAIL

SCALE: not to scale

15 continuous vent at eaves (insect mesh behind) 50 min clearance between roof membrane and insulation to ensure roof void vent. - 5 hogh level vent.

new roof tiles on treated battens (as per manufacturers instruction) on breathable membrane (e.g. Nivent) on rafters @ 400 ctrs. rafters secured to wall plate using connectors.

300 thick min roof void insulation - 170 over existing ceiling joists at right angles to the insulation between the joists. 50 min clearance between insulation and u/s of roof membrane at eaves to ensure roof void ventilation.



SCALE: not to scale

ROOF, CEILING & EAVES DETAIL

Notes

Revision	Date

Project

TWO STOREY REAR & SIDE EXTENSION
64 HALL MOSS LANE
BRAMHALL

Drawing Title

SECTIONAL DETAILS

Drawn	Date
JS/MD	10/09/17

Scales

As shown

Drawing Ref:

CSF/17/09/05

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