

PARTY WALL NOTICES:
PLEASE NOTE THAT BEFORE BUILDING
WORKS COMMENCES IT IS THE
RESPONSIBILITY OF BUILDER OR
OWNER TO SERVE PARTY WALL
NOTICES TO ALL NEIGHBOURS

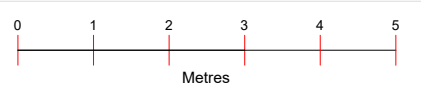
NOTE:
DIMENSIONS:
ALL DIMENSIONS TO BE CHECKED ON SITE.
CONTRACTOR TO CHECK SITE THOROUGHLY BEFORE WORK STARTS
& REPORT ANY DISCREPANCIES.

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OR BUILDING REGULATIONS APPLICATION AND MAY NOT BE USED
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NO SITE SUPERVISION IS IMPLIED OR UNDERTAKEN UNLESS
OTHERWISE SEPARATELY ARRANGED.
THE DRAWING DOES NO INDICATE THE EXTENT OF ANY
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THE DRAWING DOES NOT INDICATE OR IMPLY THE STRUCTURAL
CONDITION OF THE EXISTING PROPERTY.THE DRAWINGS HAVE
BEEN PREPARED FOR ASSISTANCE IN THE PREPARATION OF
DETAILS FOR PLANNING AND BUILDING REGULATIONS PURPOSES
ONLY.

THE USE OF PERMITTED DEVELOPMENT RIGHT IN PROPERTY IS
SUBJECT TO INFORMATION PROVIDED BY OWNER REGARDING THE
STATUS OF PROPERTY AS A DWELLING HOUSE AND THE DWELLING
NOT BEING IN A CONSERVATION AREA. ANY DEVELOPMENT WITH
OUT A CERTIFICATE OF LAWFULNESS OR PLANNING PERMISSION IS
SOLELY AT OWNER'S RISK.



B	02 MAY	D.K.	MINOR AMENDS.
A	28 FEB	D.K.	
ISSUE	DATE	INITIALS	GRID REF
DESCRIPTION			



PROJECT
97 MAIN STREET
NAILSTONE
CV13 0QB

DWG TITLE
BUILDING REGULATIONS
PROPOSED ELEVATIONS

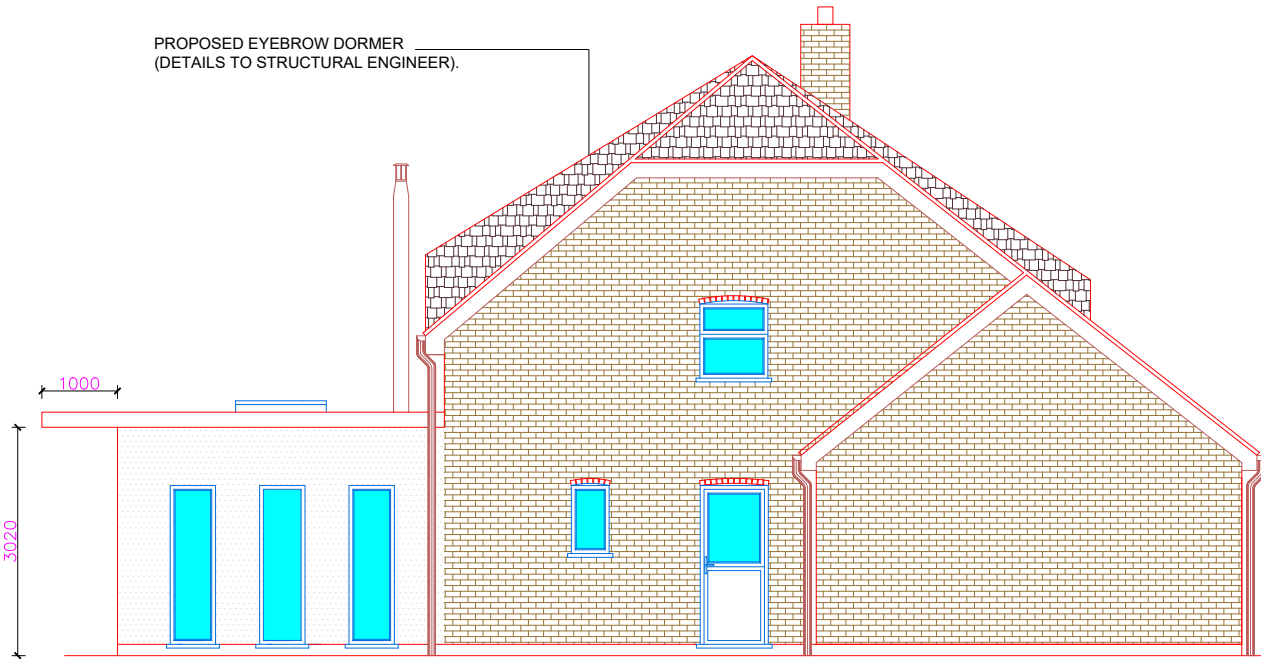
CLIENT
MRS. HANA DARLINGTON

DWG NO:
97-MS-208BR

SCALE
1:100@A3

DATE
27-02-24

DRAWN BY
D.K.



PROPOSED
SIDE ELEVATION-1

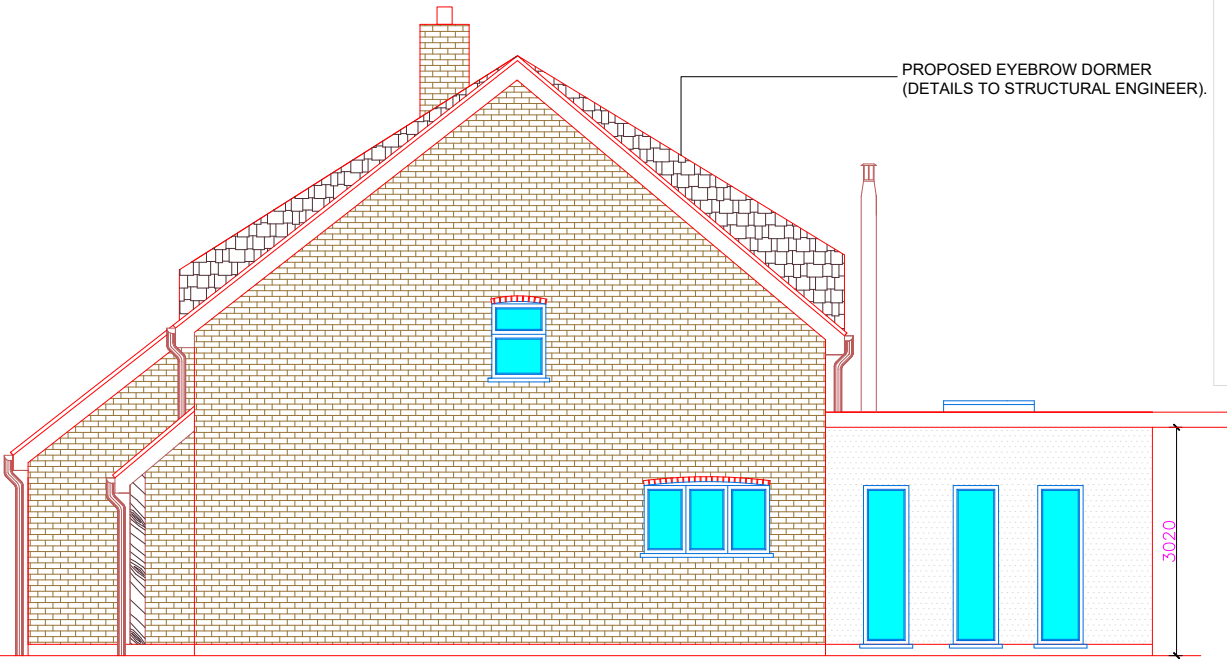
BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted 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.

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 EN 1992-1-1, 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 manufacturer's standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels. Independent lintels to have an insulated cavity closure between the inner and outer lintel.

FLAT ROOF RESTRAINT
100m x 50mm C16 grade timber wall plates to be strapped to walls using 1200mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres, straps to be fixed to internal wall faces.

STRIP FOUNDATION
Provide 600mm x 600mm concrete foundation, concrete mix to conform to BS EN 206:2013 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 2010 Building Regulations A1/2 and BS 8004:2015 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 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.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins, DPC to be placed a 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.



PROPOSED
SIDE ELEVATION-2

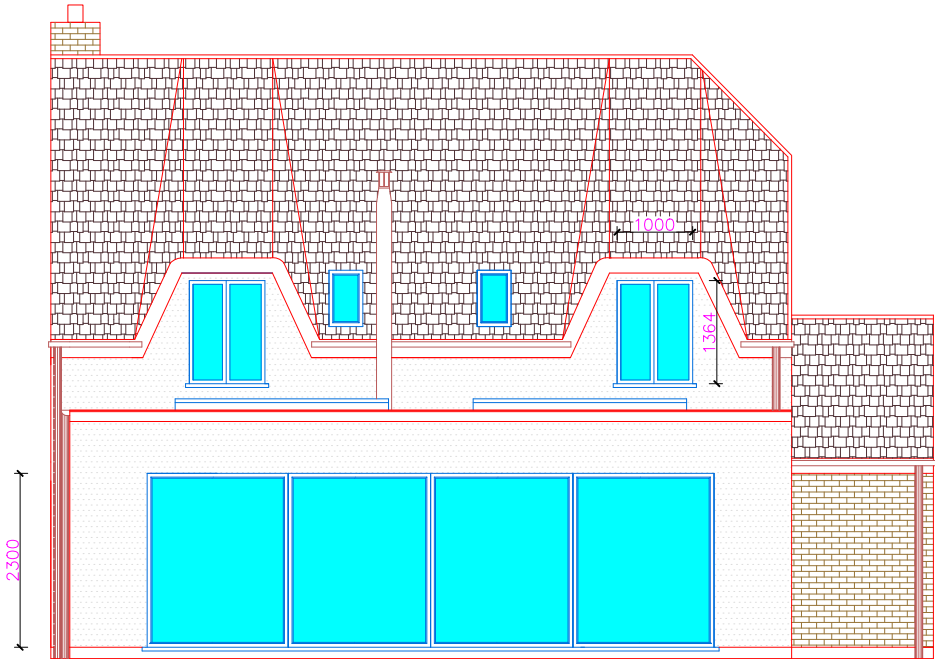
PIPES PASSING THROUGH TRENCH FOUNDATIONS
The load-bearing capability of foundations must not be affected where services pass through. The pipe work to be sleeved. Flexible material to be provided around pipe and flexible joints to be provided where pipes exit the foundation. Alternatively Pipework should pass through a suitably strengthened opening in the foundation, i.e. foundation shuttered and a provided with suitable lintel over the pipe allowing for sufficient space for movement to ensure that the drain is capable of maintaining line and gradient. Opening should be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO. Advice from Building Control to be sought on suitability of pipe running through foundation before construction.

PIPES PASSING THROUGH WALLS
Walls above pipes passing through substructure walls to be supported on suitable lintel on semi-engineering bricks. Pipe to be provided with a 50mm clearance all round, opening to be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO. Alternatively Where new pipework passes through external walls the pipe work is to be provided with 'rocker pipes' at a distance of 150mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a maximum length of 600mm.

SOLID FLOOR INSULATION OVER SLAB
To meet min U value required of 0.18 W/m²K P/A ratio 0.5 Solid ground floor to consist of 150mm consolidated well-rammed hardcore, blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 90mm thick Celotex GA4000 insulation. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped by 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over. 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 EN 84. Wall ties for cavities over 150mm to be suitable for cavity width, and installed as manufacturer's details.

EXTERNAL MATERIAL
SPECIFICATION:

- FACING MONOCOUCHE RENDER.
- SLATE TILES TO MATCH EXIST.
- uPVC WINDOWS AND SLIDING ALIUMINIUM FRAME, POWDER COUTED DOORSET.



PROPOSED
REAR ELEVATION