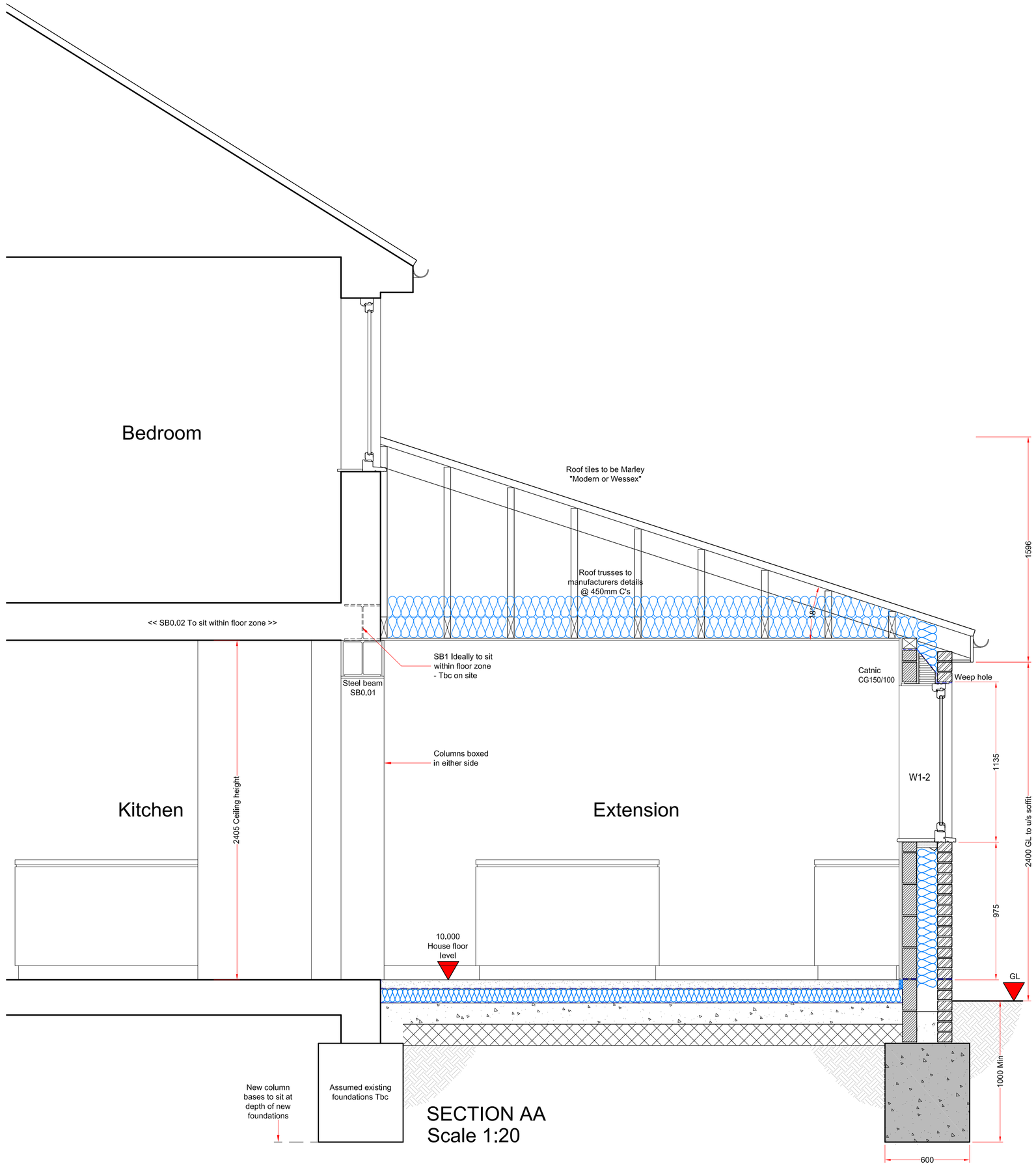
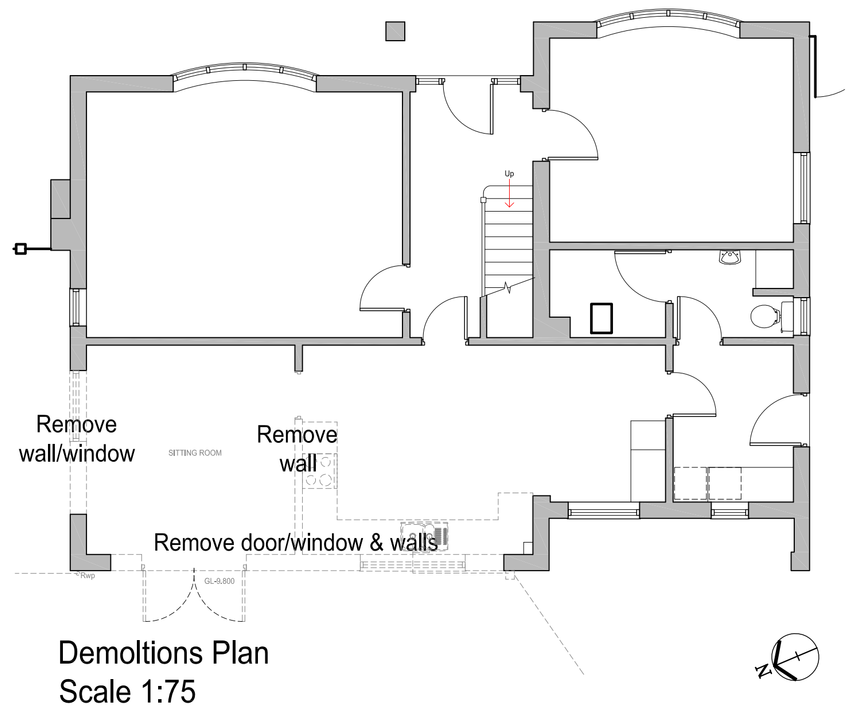


SECTION AA
Scale 1:20



Demoltions Plan
Scale 1:75

1 - ROOF CONSTRUCTION TO REAR (18° PITCH). (TO ACHIEVE 0.15W/m²K 'U' VALUE)
MARLEY "MODERN OR WESSEX" INTERLOCKING CONCRETE TILES OR SIMILAR LAID TO B.S. 5534 (75mm MIN. HEADLAP) ON 38x25mm SOFTWOOD TILING BATTENS (INCREASE TO 50mm IF RAFTER CENTRES IS 600mm) ON BREATHABLE VAPOUR CONTROL LAYER (LAPPED 150mm HORIZONTALLY AND VERTICALLY AND TAPED AT ALL JOINTS) LAID OVER TRUSSED RAFTERS (TO COMPLY WITH BS 5268 PART 3 1985 AMMENDED) FIXED TO 100x65mm SOFTWOOD WALL-PLATE ON MORTAR BED AT EAVES AND ANCHORED TO BLOCKWORK INNER LEAF OF WALLS WHERE POSSIBLE BY 900mm CATNIC 'L' TYPE GALVANIZED STEEL VERTICAL RESTRAINT STRAPS (30x5mm THICK) PLUGGED AND SCREWED TO WALL (MIN 5 FIXING PER STRAP) AT MAX 1800mm CENTRES.
ALL RAFTERS TO BE BIRDSMOUTHED OVER WALL PLATES.
INSULATION TO BE 100mm KNAUF LOFT ROLL 44 (0.044W/mK) BETWEEN JOISTS AND 200mm OVER JOISTS -300mm TOTAL
CODE 4 LEAD FLASHING REQUIRED AT ALL WALL ABUTMENTS/VALLEYS.
12.5mm PLASTERB'D CEILINGS WITH LIGHTWEIGHT PLASTER SKIM FINISH AS REQ'D.

2 - EXTERNAL WALL CONSTRUCTION. (TO ACHIEVE 0.18W/m²K 'U' VALUE)
350mm CAVITY WALL CONSTRUCTED FROM 102.5mm FACING BRICKWORK OUTER LEAF, 150mm INSULATED FULL FILL CAVITY WITH DRITHERM 32 CAVITY BATTS, 100mm STANDARD AIRCRETE BLOCKWORK INNER LEAF (0.15W/mK) WALL TIES TO BE ANCON STAIFIX RT2 TYPE 2 275mm S/S TYPE TO BSI PD 6697, SPACED AT 750mm CENTRES HORIZONTALLY, 450mm CENTRES VERTICALLY AND STAGGERED AT 300mm CENTRES VERTICALLY TO REVEALS.
INNER AND OUTER LEAVES TO BE TIED TO EXISTING BUILDING WITH CATNIC S/S STRONGHOLD WALL CONNECTORS WITH CHANNELS PLUGGED AND SCREWED TO EXISTING WALLS WITH WALL CONNECTOR TIES SPACED AT 450mm CENTRES VERTICALLY (OR KEY INTO EXISTING WALL).
WALLS TO BE BUILT WITH 1:1:6 CEMENT MORTAR.
INSULATED CAVITY CLOSERS TO BE USED AT ALL OPENINGS.
CAVITY INSULATION TO START 150mm BELOW THE DPC.
NEW WALLS TO BE BUILT UP FROM 600mm WIDE CONCRETE FOUNDATIONS (C20P OR GEN 03.) WITH BOTTOM OF EXCAVATIONS TO BE LEVEL AND COMPACT AND A MINIMUM OF 1000mm BELOW FINISHED GROUND LEVEL.
FOUNDATIONS TO BE EXCAVATED TO A MIN. DEPTH OF 1M OR THE INVERT OF ADJACENT DRAINS.
CONCRETE CAVITY FILL TO BE MIN 225mm BELOW D.P.C.
HYLOAD D.P.C. TO NEW WALLS (MIN 150mm ABOVE GROUND LEVEL.)
CLASS A ENGINEERING BRICKS BELOW DPC TO FORM SPLASH COURSE
HYLOAD D.P.C.'S TO ALL CAVITY CLOSERS AT DOOR AND WINDOW OPENINGS
CAVITY TRAYS OVER ALL LINTELS WITH WEEP HOLES TO EXTERNAL FACE.
CATNIC PRESSED STEEL LINTELS WITH MIN. END BEARING OF 150mm TO BE USED:

CG150/100 (220mm HIGH-13.8Kg/M) TO W1 & W2.

ALL INTERNAL WALLS TO BE FINISHED WITH 12.5mm GYPSUM PLASTERBOARD DRY-LINING ON DABS - TOP COAT / FINISH AS REQUIRED.

3 - GROUND FLOOR CONSTRUCTION. (TO ACHIEVE 0.18W/m²K 'U' VALUE)
65mm SAND/CEMENT SCREED (INCLUDE. FLOOR FINISH) WITH D49 WIRE MESH REINFORCEMENT TO B.S. 4483 AT MID DEPTH LAID ON MIN 100mm CELOTEX GA4000 SLAB INSULATION OR SIMILAR TURNED UP 25mm AT EDGES WITH SEPERATING MEMBRANE OVER, ON 150mm CONCRETE FLOOR SLAB (TO B.S. 5328 - ORDINARY PRESCRIBED MIX C20P), ON 1200g POLYTHENE D.P.M., ON 50mm SAND BLINDING, ON 150mm WELL COMPACTED HARD-CORE.

4 - VENTILATION
RAPID VENTILATION - VENTILATION OPENINGS TO BE MIN 1/20th OF THE FLOOR AREA OF ROOMS AND WITH SOME PART OF THE VENTILATION OPENINGS AT LEAST 1.75M ABOVE THE FINISHED FLOOR LEVEL.
BACKGROUND VENTILATION - TO BE PROVIDED BY "TRIMLINE" TRICKLE VENTS OR SIMILAR,
RECESSED INTO WINDOW/DOOR HEAD FRAME TO GIVE THE FOLLOWING:
HABITABLE ROOMS - MIN 8000mm² EQUIVALENT AREA.
KITCHEN - MIN 8000mm² EQUIVALENT AREA.
KITCHEN TO HAVE A MIN OF 3 TRICKLE VENTILATORS WHERE AN OPEN PLAN LAYOUT IS USED.
EXTRACT FANS - KITCHEN TO HAVE 30L/Sec. (over hob) OR 60L/Sec IF REMOTE FROM HOB.
ALL FIXED MECHANICAL VENTILATION SYSTEMS SHALL BE COMMISSIONABLE WITH TEST RESULTS BEING ISSUED TO BUILDING CONTROL.

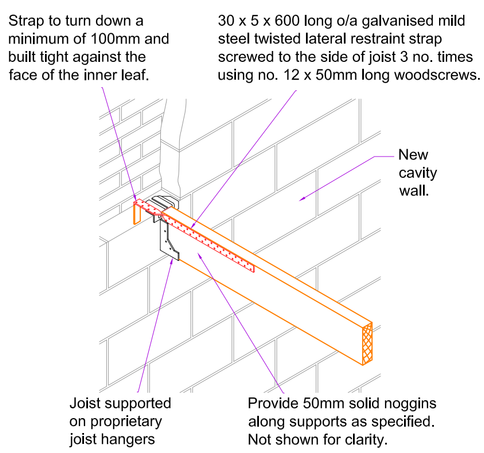
5 - DRAINAGE
STORM DRAINAGE ABOVE GROUND TO BE 112mm HALF ROUND UPVC GUTTERING AS SHOWN DROPPING IN NEW 68mm RWP'S AT SIDE.
EXISTING ROOF TO DROP ON TO NEW WITH SHOE
STORM DRAINAGE BELOW GROUND TO CONNECT INTO EX. STORM SYSTEM AT SIDE OF HOUSE.
FORM CONNECTION WITH NEW AC1 ON EXISTING RUN.
PIPE BENDS AND JUNCTIONS TO BE VITRIFIED CLAY TO B.S. 65 WITH FLEXIBLE JOINTS AND KITEMARK CERTIFIED TYPE TO BE 100mm DIA. SUPERSLEEVE (STRENGTH CLASS - SUPERSTRENGTH) LAID TO MIN 1:60 FALL.
BUILDER TO VERIFY LOCATION/DEPTH OF EXISTING DRAIN RUNS PRIOR TO CONSTRUCTION.
PLEASE NOTE THAT IF SOIL CONDITIONS ARE SUITABLE FOR THE USE OF A SOAK-AWAY, THIS WILL BE THE FAVOURED METHOD OF STORM DISCHARGE - TO BE AGREED BY BLDG CONTROL OFFICER ON SITE.
SOAKAWAYS TO BE LOCATED 5M AWAY FROM BUILDINGS AND ROADS AND PERCOLATION TEST TO BE COMPLETED IN ACCORDANCE WITH BRE 365 GUIDANCE.
FOUL DRAINAGE ABOVE GROUND TO BE 40mm UPVC WASTES WITH 75mm DEEP SEAL TRAPS
INCREASE PIPE DIAMETER TO 50mm IF DISTANCES EXCEED RECOMMENDATIONS.
WHERE WASTE PIPE RUNS EXCEED 4M BBA APPROVED AIR ADMITTANCE VALVES ARE TO BE FITTED ABOVE APPLIANCE SPILL OVER LEVEL.
WASTE PIPES TO EITHER DISCHARGE BELOW TRAPPED GULLY GRATING OR INTO SOIL AND VENT PIPES VIA PROPRIETARY WASTE MANIFOLDS OR BOSSED JUNCTIONS.
INTERNALLY ALL WASTE AND DRAINAGE PIPES TO HAVE RODDING ACCESS/EYES AT CHANGES OF DIRECTION AND BE ADEQUATELY CLIPPED/SUPPORTED.
REMOVE ALL REDUNDANT DRAINS.
FOUL DRAINAGE BELOW GROUND, PIPE BENDS AND JUNCTIONS TO BE VITRIFIED CLAY TO B.S. 65 WITH FLEXIBLE JOINTS AND KITEMARK CERTIFIED TYPE TO BE 100mm DIA. SUPERSLEEVE (STRENGTH CLASS - SUPERSTRENGTH) LAID TO MIN 1:40 FALL CONNECTING INTO FMH1 TO REAR.
NEW / EXISTING GULLIES ALL TO BE TRAPPED WHERE APPLICABLE.
ENSURE ADEQUATE RODDING AND ACCESS POINTS.
NEW DRAINAGE TO BE LAID ON 100mm BED OF GRAVEL 5mm TO 10mm AND SURROUNDED WITH SAME TO THE CROWN OF THE PIPE, 100mm OF SELECTED FILL OVER DRAIN FREE FROM STONES OVER 40mm, REMAINDER OF BACKFILL TO 300mm ABOVE THE CROWN OF PIPE NOT TO HAVE LUMPS OVER 100mm.
DRAINS PASSING THROUGH FOUNDATIONS TO BE SURROUNDED IN COMPRESSIBLE MATERIAL & LINTELED OVER WITH 2 COURSE REINFORCED CONCRETE LINTEL WITH 150mm END BEARING

6 - WINDOWS/DOORS
WINDOWS AND DOORS TO BE OF UPVC OR ALUMINIUM CONSTRUCTION WITH PILKINGTON "K" GLASS DOUBLE GLAZING (TO BE 4mm TOUGHENED GLASS) WITH AN ARGON FILLED CAVITY AND A "SOFT" LOW-E COATING WITH A MAX 'U' VALUE OF 1.4W/M²K.
BI-FOLD DOORS TO BE ORIGIN GLOBAL OB-49 (OR SIMILAR)
ALL GLAZING IN CRITICAL LOCATIONS TO COMPLY WITH BS6206 PART 1 - I.E. TOUGHENED OR LAMINATED GLASS TO BE USED.
ALL NEW OPENINGS TO BE FITTED WITH DRAFT EXCLUDERS.

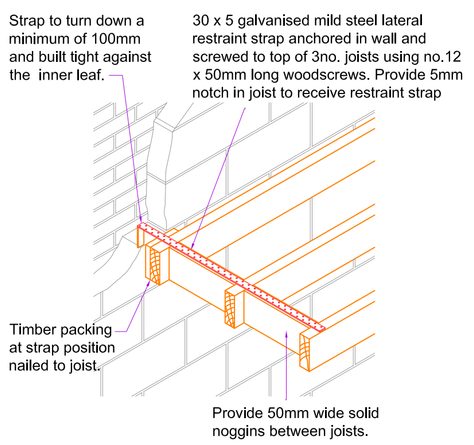
7 - HEATING/LIGHTING
HEATING TO EXTENSION TO BE CONNECTED TO EXISTING GAS FIRED CENTRAL HEATING SYSTEM.
ALL NEW RADIATORS TO BE FITTED WITH TRV'S.
FIXED INTERNAL AND EXTERNAL LIGHTING TO BE INSTALLED IN ACCORDANCE WITH THE
IF INSTALLED - WOOD BURNER, FLUE AND HEARTH TO COMPLY WITH APPROVED DOC. J WITH INSTALLATION BEING CERTIFIED BY AN APPROVED HETAS INSTALLER.
FIXED INTERNAL AND EXTERNAL LIGHTING TO BE INSTALLED IN ACCORDANCE WITH THE GUIDANCE SET OUT IN THE DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE
ENERGY EFFICIENT LIGHT FITTINGS HAVING A LUMINOUS EFFICACY OF 75 LUMENS PER C IRCUIT WATT TO BE USED.

8 - ELECTRICAL
ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO AND PRIOR TO COMPLETION, A BS7671 ELECTRICAL INSTALLATION CERTIFICATE WILL BE ISSUED TO THE COUNCIL.
ELECTRICIAN TO BE A PART P REGISTERED ELECTRICIAN, GAS ENGINEER TO BE A GAS SAFE REGISTERED ENGINEER.

PLEASE NOTE THESE DRAWINGS ARE FOR BUILDING REGULATIONS & PLANNING ONLY.



LATERAL RESTRAINT STRAP DETAIL - PERPENDICULAR



LATERAL RESTRAINT STRAP DETAIL - PARALLEL

0 .1 .2 .3 .4 .5 1m 1.5 2m
Scale 1:20

Revisions
-

CLIENT Mr & Mrs Hill
A1 Sheet

PROJECT BANKFIELD HOUSE
15 HILL CLOSE, PECKLETON, LEICS., LE9 7RQ

SINGLE STOREY REAR EXTENSION

scale	drawn	drawing no.
1:20, 1:75	JPP	3
job no.	date	rev.
1	Sept 2024	-

Client Tel: 07931 346031