

PARTIAL FILL CAVITY WALL
 To achieve minimum U Value of 0.28W/m²K
 Provide 103mm facing brick to match existing construction. Ensure a 25mm clear residual cavity and provide 75mm Celotex CW4000 insulation fixed to 100mm lightweight blockwork, K value 0.11 (Celcon solar, Thermalite turbo, Toplite GTI, Supablock). Internal finish to be 12.5mm plasterboard on dabs with a plaster skim. Walls to be built with 1:1.6 cement mortar.

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

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 5628-6.1: 1996 and BS EN 845-1: 2003

CAVITIES
 Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

EXISTING TO NEW WALL
 Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

CAVITY BARRIERS
 30 minute fire resistant cavity barriers to be provided at at tops of walls, gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturers details.

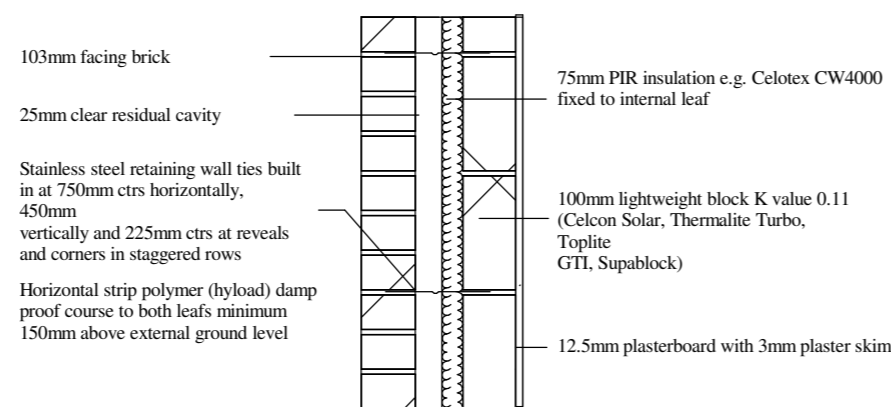
CDM REGULATIONS
 The client must abide by the Construction Design and Management Regulations 2015 which relate to any building works which:
 (a) lasts longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
 Or:
 (b) exceeds 500 person days.

PARTY WALL ACT
 The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
 • Support of beam
 • Insertion of DPC through wall
 • Raising a wall or cutting off projections
 • Demolition and rebuilding
 • Underpinning
 • Insertion of lead flashings
 • Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
 A Party Wall Agreement is to be in place prior to start of works on site.

MATERIALS AND WORKMANSHIP
 All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

INTERNAL STUD PARTITIONS
 100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggings at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggings where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

PARTIAL FILL CAVITY WALL



PLANNING NOTE
 Under new regulations that came into force on 1 October 2008 an extension or addition to a house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:
 -No more than half the area of land around the "original house" would be covered by additions to buildings.
 -No extension forward of the principal elevation or side elevation fronting a highway.
 -No extension higher than the highest part of the roof.
 -Maximum depth of a single storey rear extension to be three metres for an attached house and four metres for a detached house.
 -Maximum height of a single storey rear extension to be four metres.
 -Maximum ridge and eaves height no higher than existing house.
 -Roof pitch of extensions higher than one storey to match existing house
 -Materials to be similar in appearance to the existing house.
 -Upper-floor, side-facing windows to be obscure glazed: any opening to be 1.7m above the floor.

ELECTRICAL
 All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
 Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide

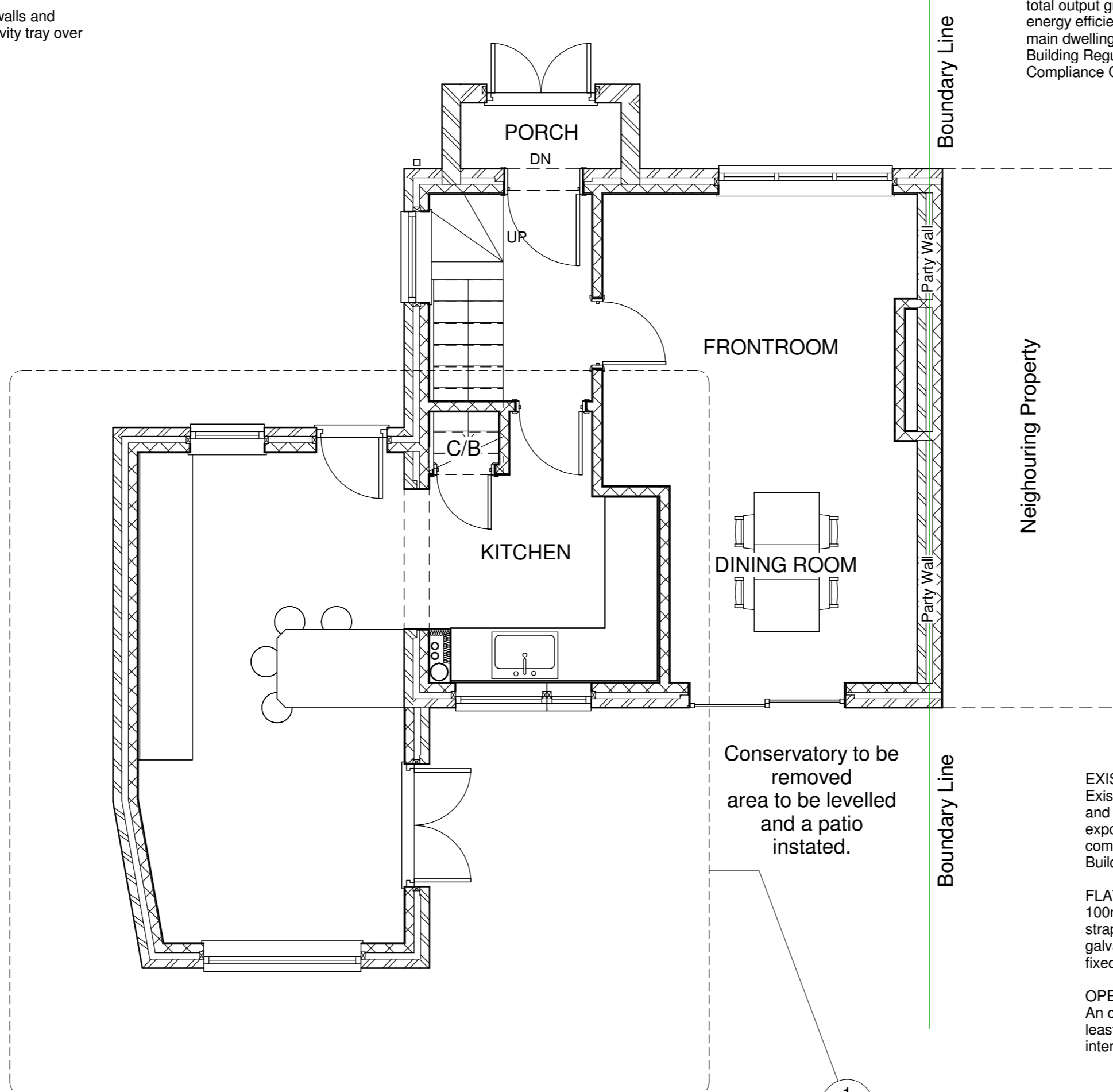
HEATING
 Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

NEW GAS BOILER
 Heating and hot water will be supplied via a wall mounted condensing vertical balanced flue pressurised boiler with a min SEDBUK rating of 90%. No combustible materials within 50mm of the flue. System to be fitted with thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a "competent person" and a certificate issued that the installation complies with the requirements of PART L. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

EXISTING STRUCTURE
 Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

FLAT ROOF RESTRAINT
 100m x 50mm C16 grade timber wall plates to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres fixed to internal wall faces.

OPENINGS AND RETURNS
 An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally).



PROPOSED CALL OUT GROUND FLOOR



Please note:
 All drawings are for the purposes of planning only.

Do not scale for building/construction works.

Report all discrepancies to the person named below, do not proceed without instruction.

HDP take no responsibility should any drawing/s unless specified are used for building purposes.

SMOKE DETECTION
 Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/stoys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT
Proposed Rear Extension

TITLE
Catherine Way Bath

CLIENT
Client

DRAWN BY SH	CHECKED BY Client	DATE 30/05/2015
SCALE (@A2) 1:50	DRAWING NUMBER PROPOSED GROUND FLOOR PLAN	PROJECT NUMBER SH/HDP/250515
		REV