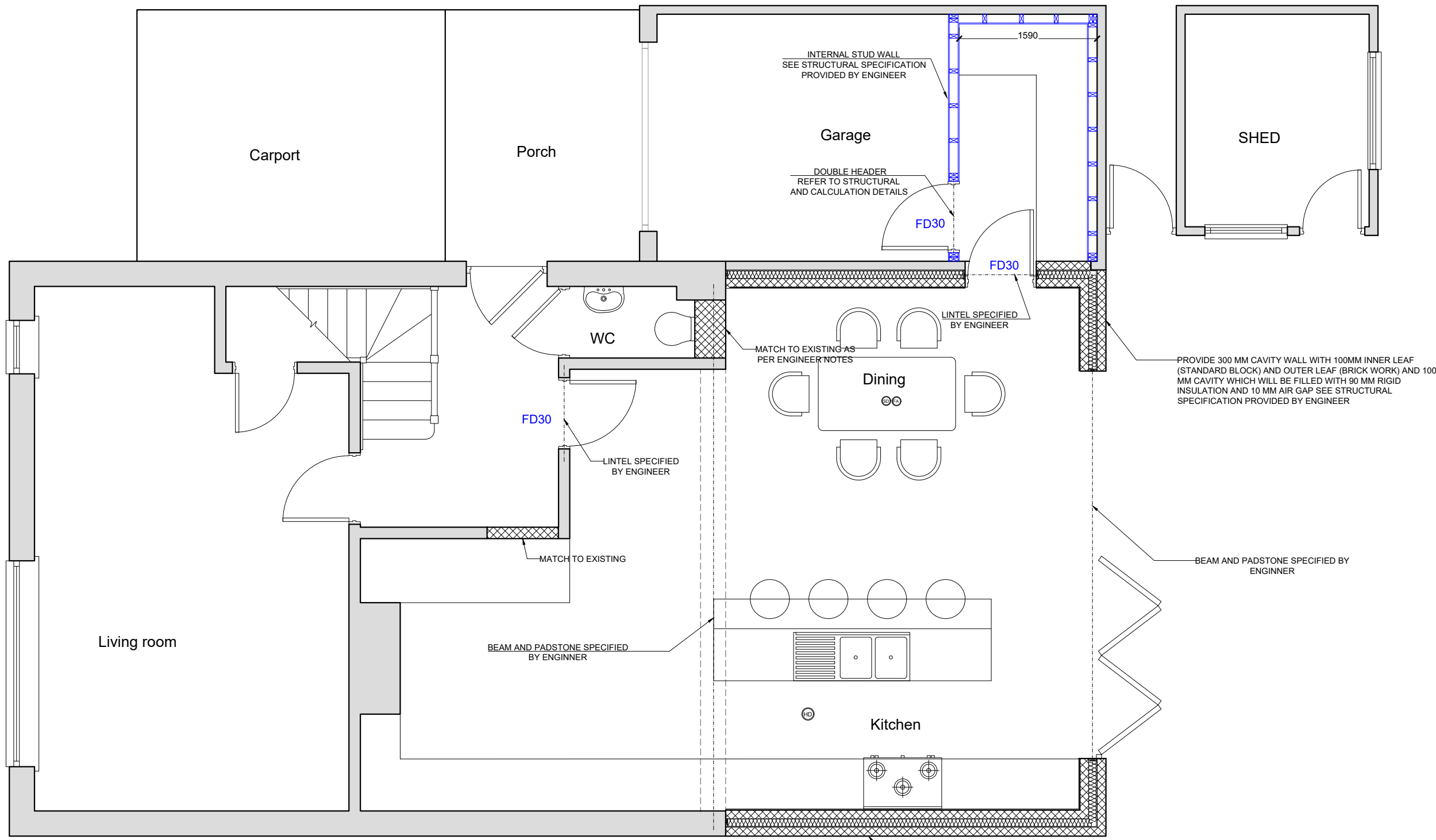
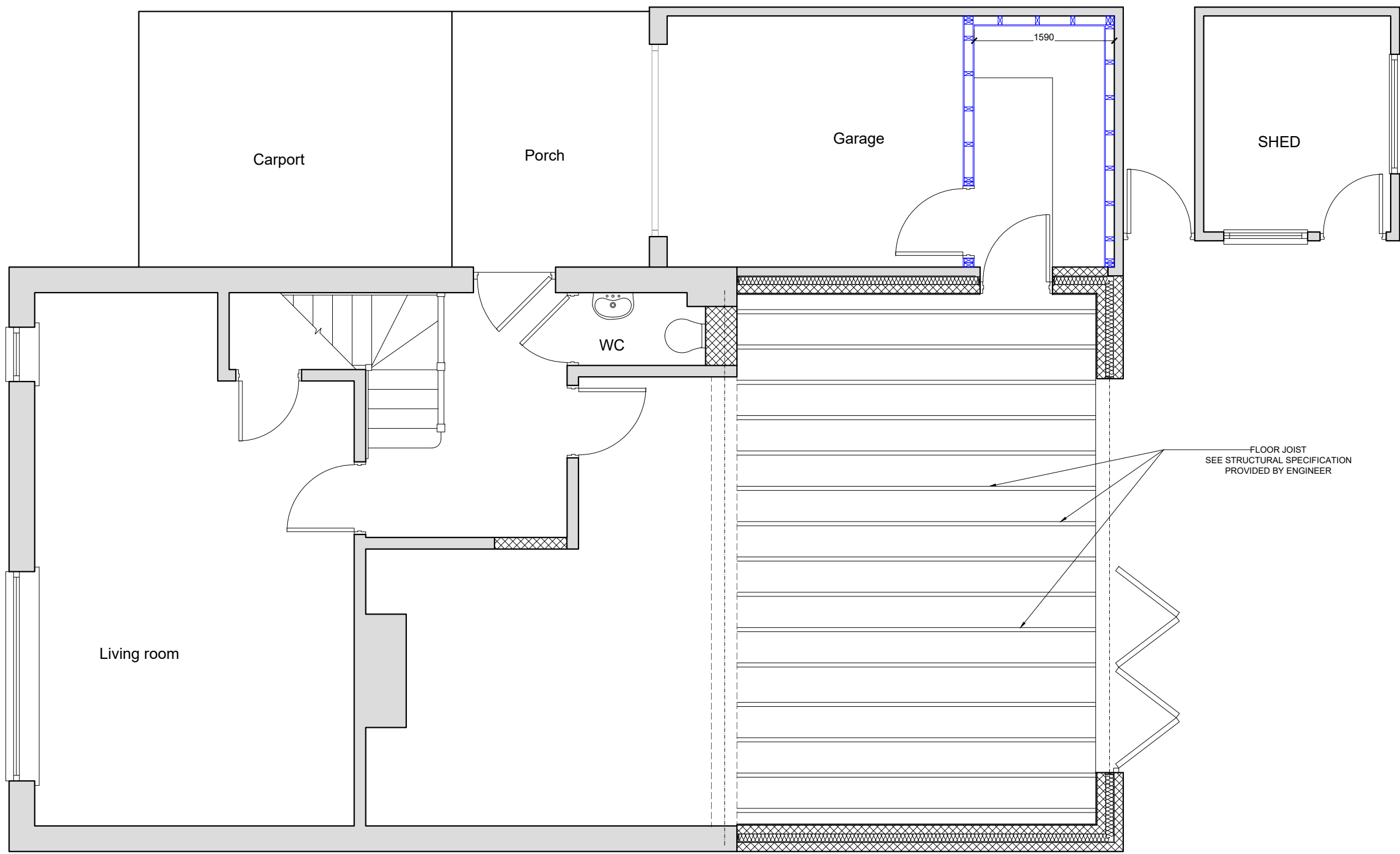
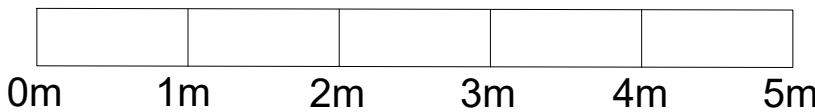




PROPOSED GROUND FLOOR WALL AND BEAM PLAN
SCALE 1:50



PROPOSED FIRST FLOOR JOIST PLAN
SCALE 1:50



BACKGROUND VENTILATION

Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 8,000mm², and to bathrooms at a rate of min 4000mm², Total number of ventilators installed in a dwellings habitable rooms to be at least 4 ventilators for one bedroom dwellings and 5 ventilators for dwellings with more than one bedroom. Background ventilators to be tested to BS EN 13141-1. Background ventilator equivalent area and operation to be measured and recorded. Noise attenuating background ventilators should be fitted to facades with sustained loud noise.

Where the extension connects to in an existing room and as a result the existing room is left with no windows or background ventilation less than 5000mm², then the new room background ventilation to be at least 10,000mm² equivalent area. Where the extension connects to in an existing room and as a result the existing room is left with background ventilation at least 5000mm², then both the following is to be provided:

- Background ventilators of at least 12,000mm² equivalent area should be provided between the two rooms.
- Background ventilators of at least 12,000mm² equivalent area between the additional room and the outside.

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.

EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60 l/s, or 30 l/s if adjacent to hob to external air. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

ESCAPE WINDOWS

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. The window should have an unobstructed clear openable area that is at least 0.33m² and have no clear dimension less than 450mm high or 450mm wide.

The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations.

Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape.

OPENINGS AND RETURNS:

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

NEW WINDOWS:

New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape. Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

CAVITY WALL:

To achieve minimum U Value of 0.18 W/m²K. Provide 103mm suitable facing brick. provide 90mm Thermaclass Cavity Wall 21 Insulation with 10mm air gap fixed to internal leaf constructed of 100mm, 0.18 W/m²K lightweight block, e.g. Aircrete, Celcon solar, Top block Top light Standard. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

INTERNAL STUD PARTITIONS:

100mm x 47mm treated timbers studs at 400mm ctrs with 47 x 100mm sole plates fix to base and solid intermediate horizontal noggins at 1/3 height or 450mm c/cs. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Celotex GA4000 insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm plaster board with 3mm skim plaster finish. Taped and jointed complete with beads and stops.

SAFETY GLAZING:

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

WALL CONSTRUCTIONS:

All materials and workmanship to be in accordance with BS 5628 Code of practice. Block work above ground to be 3.5 N/mm²Mortar designations above ground to be 1:1:6 cement / lime / sand.U-value of not more than 0.18 W/m²K is to be achieved. Hyload DPC to be provided at all external window and door jambs.300MM Walls: 102mm face brick work outer leaf and 100 x 215mm 'Aircrete, Celcon solar,

Topblock Toplight Standard inner leaf 100mm cavity filled with '90mm Thermaclass Cavity Wall 21 Insulation with 10mm air gap to achieve U value 0.18 W/m²k.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 845. Cavity fill: Sand / cement below DPC to contain sulphate resisting cement to BS 4027, unless noted otherwise. Cavity to be closed at top with under-cloak slate.

OPENINGS AND RETURNS:

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

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 centers.

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.

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 845.

FIRE PROTECTION SPECIFICATION:

Install an automatic electronically controlled smoke alarm and fire detection system, interlinked with a battery back-up at all landings and within habitable areas. Install 12.5mm 'Fireline' plaster board to exposed side of the 100mm studwork around landing. Soffit of staircase to be lined with one layer of 12.5mm thick fireline plasterboard with all joints sealed and taped to achieve a 30 minute fire protection.



CHINAR ARCHITECTS AND ENGINEERS

Email:
contact@chinarengineers.co.uk
Website: chinarengineers.co.uk

Project Name
Rear extension and
garage conversion

Project location
The Cherries Wyndham lane Allington
Wiltshire SP4 0BY

Project number 5425
Date 12/12/2025
Drawn by Annadia
Checked by Engr. Naveed

06

Scale 1:50