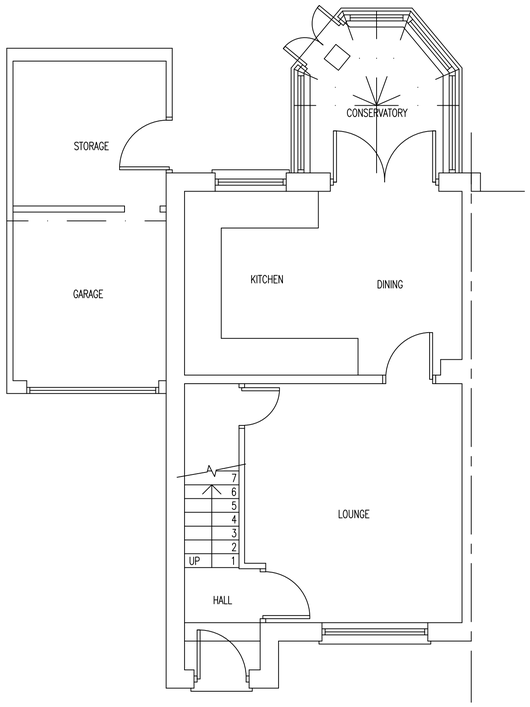
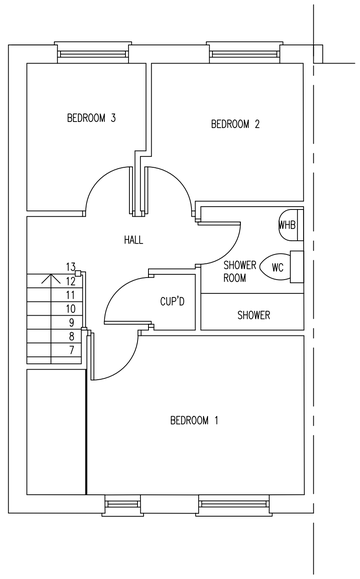
10cm SCALE WITH CAUTION use both scale bars to check for reduction or distortion

10cm

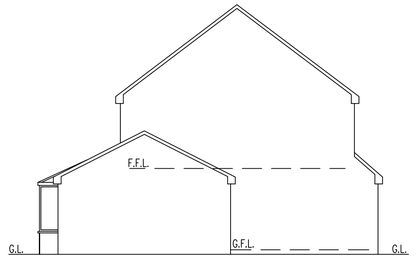


EXISTING GROUND FLOOR PLAN 1:50



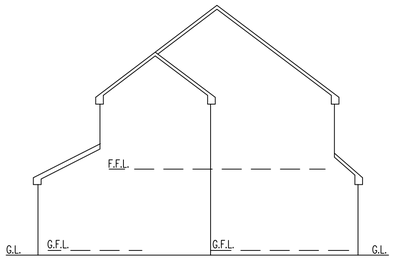
EXISTING FIRST FLOOR PLAN 1:50

EXISTING FRONT ELEVATION 1:100

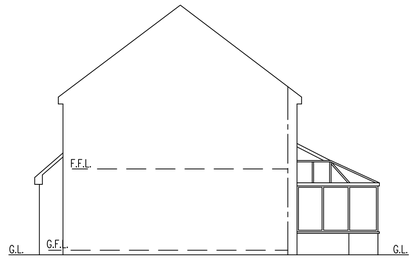


EXISTING SIDE ELEVATION 1:100

PROPOSED FRONT ELEVATION 1:100

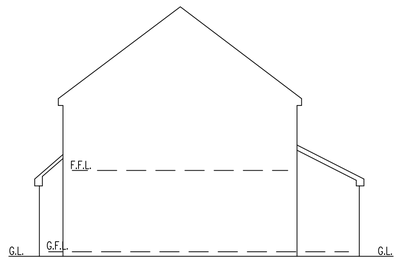


PROPOSED SIDE ELEVATION 1:100



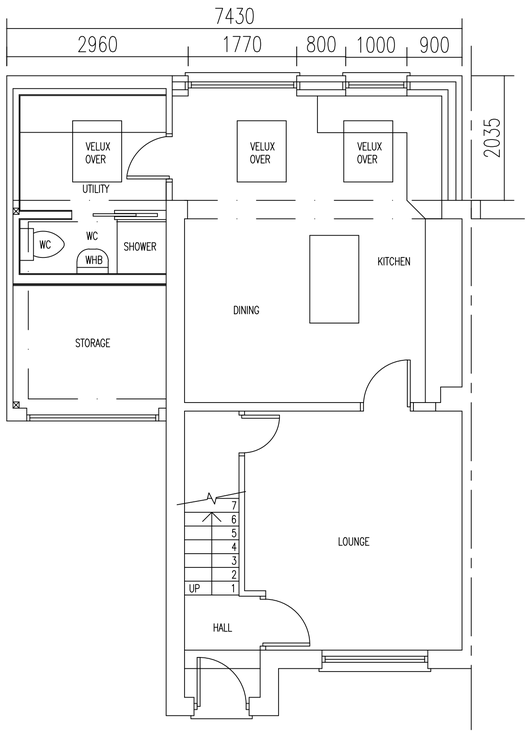
EXISTING SIDE ELEVATION 1:100

EXISTING REAR ELEVATION 1:100

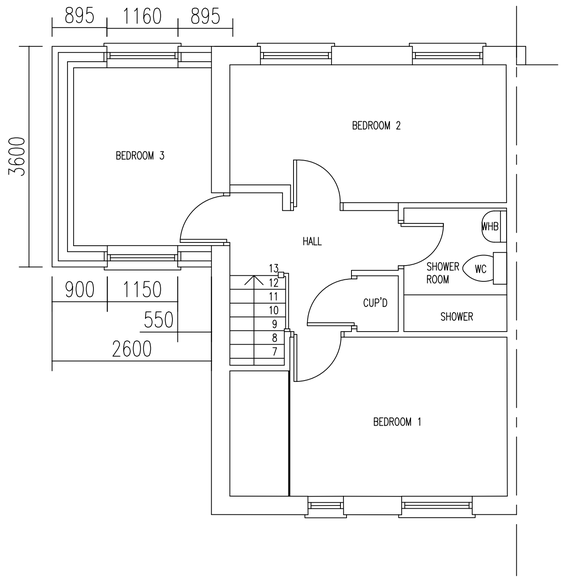


PROPOSED SIDE ELEVATION 1:100

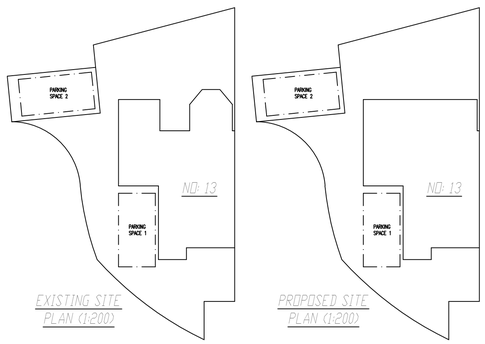
PROPOSED REAR ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50



EXISTING SITE PLAN (1:200)

PROPOSED SITE PLAN (1:200)

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A. Planning Application – 10.08.22

PLANNING APPLICATION

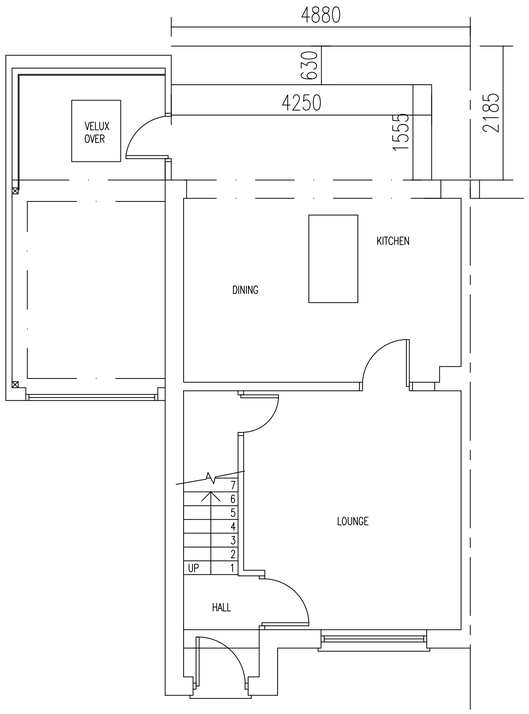
Double Storey Side & Single Storey Rear Extensions.

13 Winsbury Way, Bradley Stoke, Bristol, BS32 9BF

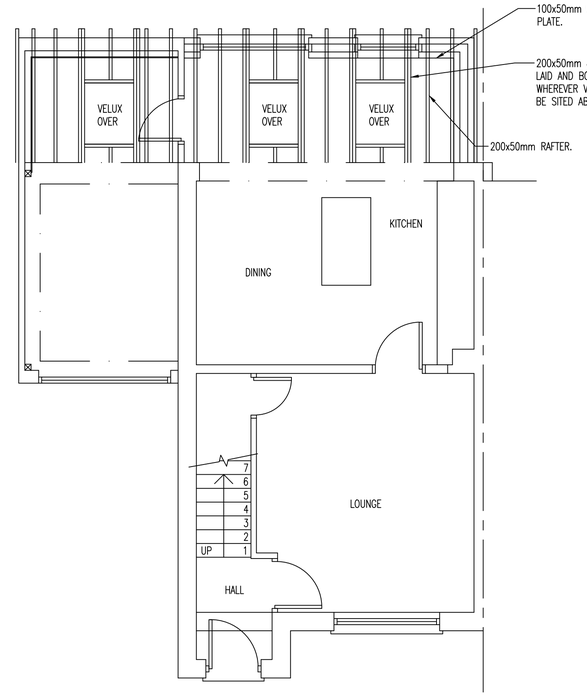
Date 10.08.22

Drawing No. 80745 Rev. A

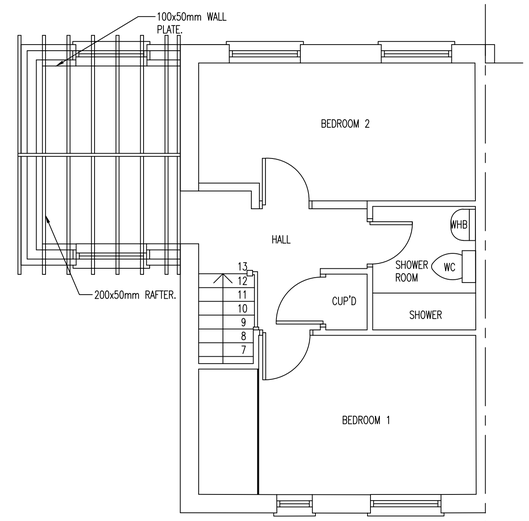
10cm SCALE WITH CAUTION use both scale bars to check for reduction or distortion



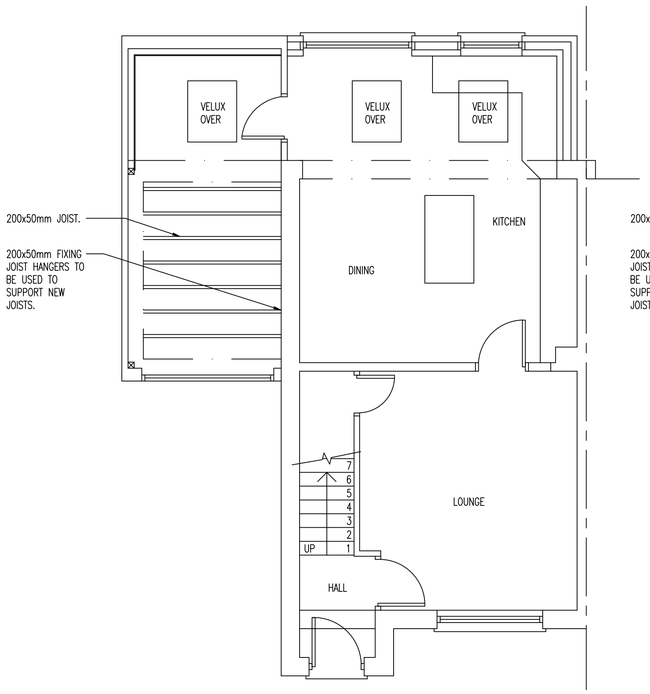
PROPOSED FOUNDATION PLAN 1:50



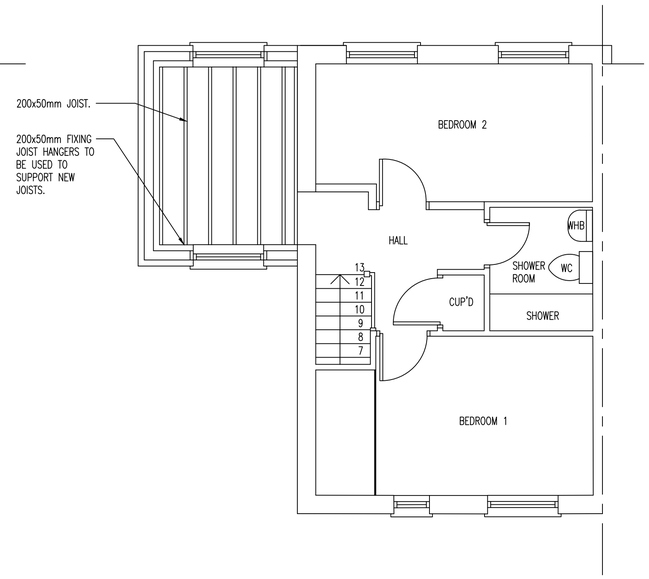
PROPOSED GROUND FLOOR RAFTER PLAN 1:50



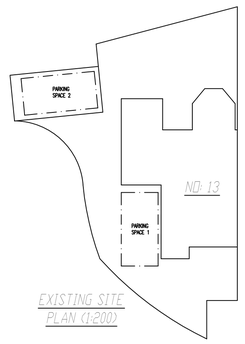
PROPOSED CEILING JOIST PLAN 1:50



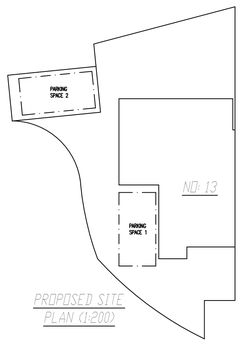
PROPOSED MID JOIST PLAN 1:50



PROPOSED CEILING JOIST PLAN 1:50



EXISTING SITE PLAN (1:200)



PROPOSED SITE PLAN (1:200)

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A. Planning Application – 10.08.22
B. Building Regulations Application – 04.10.22

BUILDING REGULATIONS

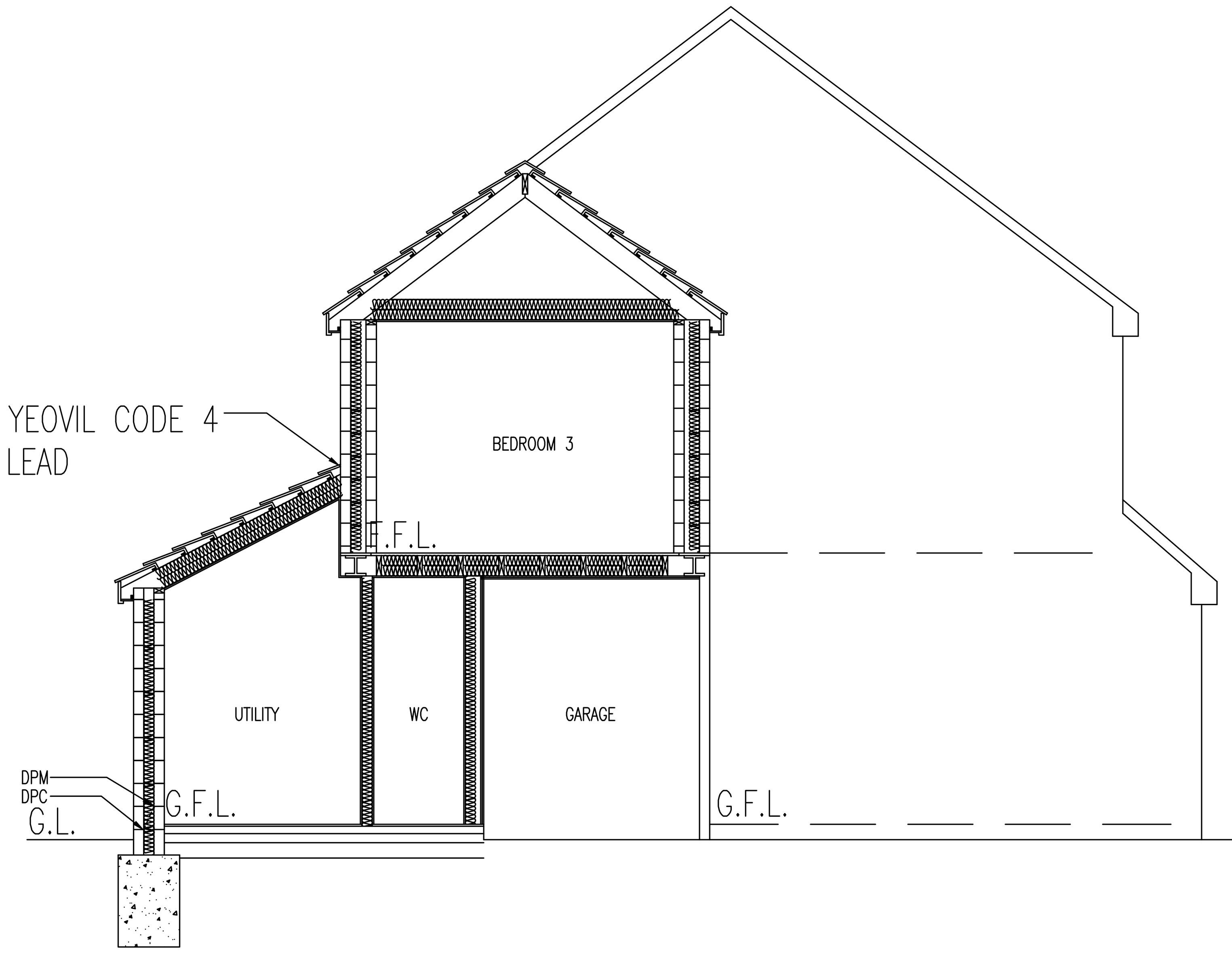
Double Storey Side & Single Storey Rear Extensions.

13 Winsbury Way, Bradley Stoke, Bristol, BS32 9BF

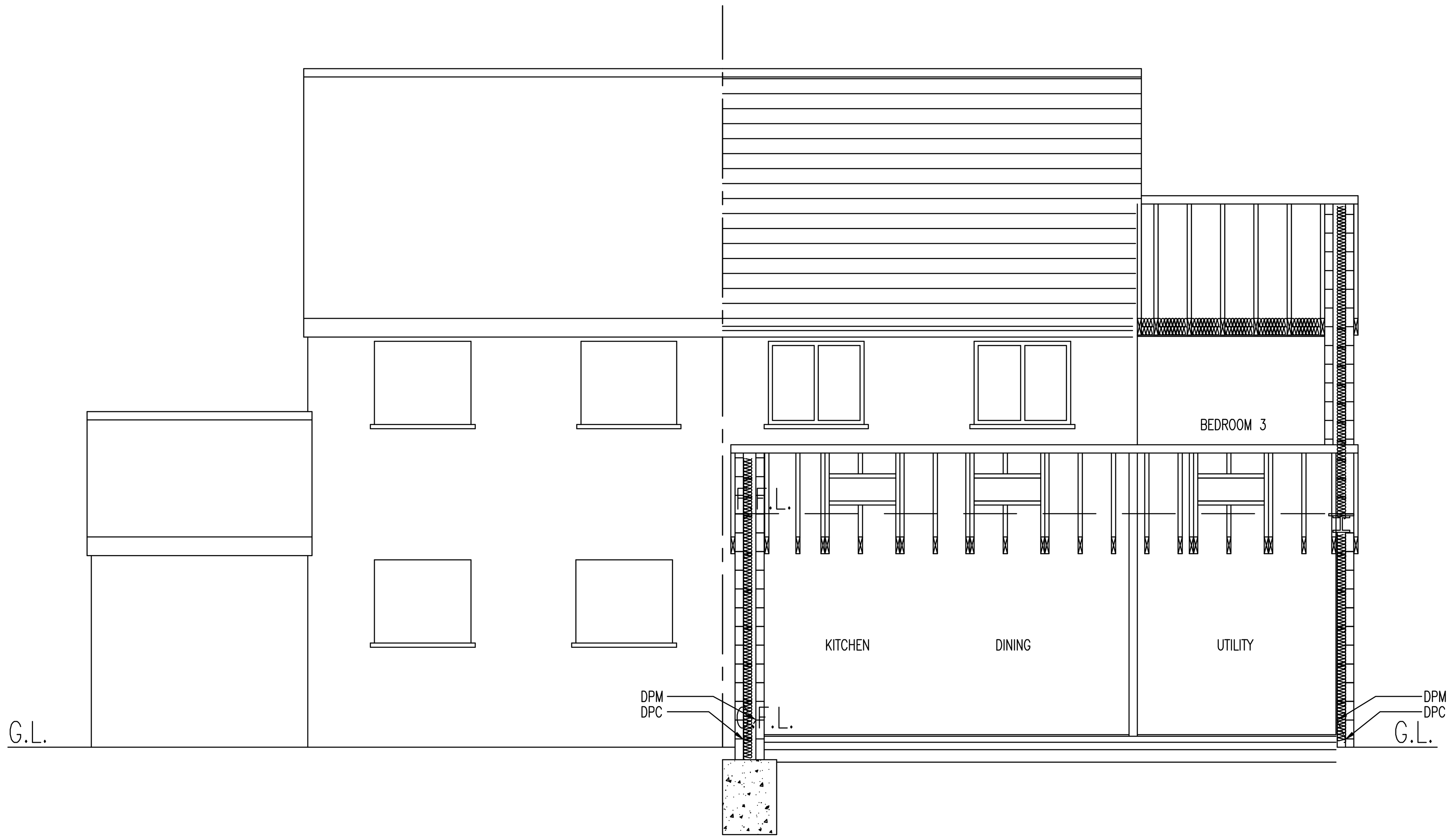
Date	10.08.22
Drawing No.	80745-2
Rev.	B

10cm SCALE WITH CAUTION use both scale bars to check for reduction or distortion

10cm



SECTION B-B 1:50



SECTION A-A 1:50

BUILDING REGULATIONS NOTATION

FOUNDATIONS

FOUNDATIONS TO BE CONCRETE MIX GEN 3 TO BS 5328 1981. 600x1000 TRENCH FILL FOUNDATION TO CAVITY WALLS TO A DEPTH OF 1000mm MINIMUM TO TRENCH BOTTOM OR TO THE SATISFACTION OF THE LOCAL AUTHORITY INSPECTOR.

SUBSTRUCTURE

100mm DENSE BLOCKWORK TO HAVE MINIMUM DENSITY OF 1500KG/CU.m AND STRENGTH NOT LESS THAN 7.0N/SQ.m 100mm CAVITY TO BE FILLED WITH GEN 3 CONCRETE MIX UPTO 225mm BELOW DPC.

GROUND FLOOR CONSTRUCTION

75mm SAND & CEMENT SCREED ON 500 GAUGE DPM ON 90mm CELOTEX INSULATION STRICTLY TO MANUFACTURES INSTRUCTIONS ON 150mm CONCRETE SLAB. SLAB TO BE THICKENED TO 300MM UNDER LOADBEARING WALLS CARRYING JOISTS. CONCRETE SLAB TO INCLUDE A142(200mmx200mm – 6mm WIRE) REINFORCEMENT MESH OVER ANY DRAINAGE AREAS AT A MINIMUM DEPTH OF 50mm ON VISQUEEN 1200 GAUGE DPM ON 50mm OF SAND BLINDING ON 250mm WELL COMPACTED HARDCORE ON WELL TAMPED BOTTOM. DPM IS TO CONTINUOUSLY MEET THE DPC IN THE WALLS.

WALL CONSTRUCTION

100MM BRICK TO MATCH EXISTING ON 100MM CAVITY WITH 90MM KINGSPAN KOOLTHERM K106 ON 100MM THERMALITE BLOCKWORK ON 13MM PLASTER WITH 2 LAYERS OF SKIM. DPC TO BE 150MM MIN. ABOVE G.L. WALL TIES TO BE STAINLESS STEEL 450MM CTS VERT & 750MM HORIZ & EVERY COURSE AROUND OPENINGS. WHERE NEW WALLS MEET EXISTING WALLS USE FURFIX PLATES TO BOND NEW BLOCKWORK. ALL INSULATED CAVITY CLOSERS TO BE THERMOBATE.

PARTITION WALLS

ALL PARTITION WALLS TO BE FILLED WITH 100MM ROCKWOOL AND BOARDED EITHER SIDE WITH 15MM ACOUSTIC SOUND BOARD.

FIRST FLOOR CONSTRUCTION

100MM MINERAL TO BE ADDED TO FIRST FLOOR VOID. 22mm CHIPBOARD ON 200mmX50mm C24 JOISTS AT 400mm CENTRES, ON 15mm PLASTERBOARD WITH 2mm PLASTER SKIM UNDERNEATH.

SECOND FLOOR CONSTRUCTION

EXISTING 200MM FLOOR VOID TO BE PACKED WITH ROCKWOOL TO PROVIDE SOUND RESISTANCE.

LINTELS

ALL LINTELS ABOVE OPENINGS ON EXTERNAL WALLS TO BE INSULATED CATNIC CGE90/100 WITH MIN 150mm OVERHANG EACH END.

WINDOWS/EXTERNAL DOORS

WINDOWS TO BE PVC–u TO GIVE MIN U–VALUE OF 1.4 W/m^2K. ALL WINDOWS TO BE FITTED WITH TRICKLE VENTS TO $8000mm^2$ IN HABITABLE ROOMS AND $4000mm^2$ IN KITCHEN. OPENINGS MUST BE 1/20TH OF THE FLOOR SPACE OF THE EACH ROOM. GLAZING TO BE LAMINATED & TOUGHENED IN ACCORDANCE WITH PART K & BS 6206. WINDOWS AT FIRST FLOOR LEVEL ARE TO BE A MINIMUM OPENING WIDTH OF 450mm TO PROVIDE AN OVERALL CLEAR AREA OF 0.33M2 FOR MEANS OF ESCAPE. ANY GLAZING AT FIRST FLOOR LEVEL BELOW 800MM WILL BE RESISTANT TO IMPACT TO MEET THE REQUIREMENTS OF BS6399:PART 1:1996
PRODUCTS USED MUST BE MANUFACTURED TO A DESIGN THAT HAS BEEN TESTED TO EXCEED THE REQUIREMENTS OF ADQ.

GARAGE DOOR

FD 30 FIRE DOOR WITH SMOKE SEAL, INTUMESCENT STRIP AND SELF–CLOSING DEVICE WILL BE PROVIDED BETWEEN THE GARAGE AND THE UTILITY.

EXTRACTS

WC/ EN-SUITE EXTRACTS

EXTRACTS TO BE DUCTED EXTERNALLY. FAN PERFORMANCE WILL BE 30L/S.

KITCHEN/UTILITY EXTRACTS

EXTRACTS TO BE DUCTED EXTERNALLY. FAN PERFORMANCE WILL BE 30L/S.

SINGLE STOREY ROOF CONSTRUCTION

INTERLOCKING CONCRETE ROOF TILES TO MATCH EXISTING ON 38mmx25mm TANALISED ROOF BATTENS ON TYVEX BREATHABLE ROOFING MEMBRANE LAID STRICTLY TO MANUFACTURES INSTRUCTIONS. ON 200mmx50 SW C16 RAFTERS AT 400 CTS. 150mm CELOTEX TO BE LAID BETWEEN RAFTER WITH 40mm CELOTEX FIXED TO THE UNDERSIDE OF THE RAFTERS WITH 12.5mm PLASTERBOARD BONDED TO THE CELOTEX. YEOVIL CAVITY TRAY TO BE ADDED AT THE JUNCTION BETWEEN THE EXISTING WALL AND THE NEW ROOF.

LEAN TO ROOF CONSTRUCTION

YEOVIL CAVITY TRAY TO USED AT JUNCTION BETWEEN LEAN TO ROOF WITH EXISTING HOUSE.

ROOF CONSTRUCTION

INTERLOCKING CONCRETE ROOF TILES TO MATCH EXISTING ON 38mmx25mm TANALISED ROOF BATTENS ON TYVEX BREATHABLE ROOFING MEMBRANE LAID STRICTLY TO MANUFACTURES INSTRUCTIONS. ON 200mmx50 SW C16 RAFTERS AT 400 CTS. 150mm ROCKWOOL TO BE LAID BETWEEN JOISTS WITH 150mm CROSS LAID. 12.5mm PLASTERBOARD BONDED TO THE UNDERNEATH OF THE CEILING JOISTS.

ROOF STRAPS

ALL ROOF STRAPS TO BE 30mmx5mm BY MIN 1200mm LONG WITH 100mm TURNDOWN INTO CAVITY AT 1800mm MAX CTS.

SOFFIT & FASCIA BOARDS & GUTTERING

SOFFITS AND FASCIA TO BE WHITE PVC–u WITH BIRD PROTECTION. GUTTERING TO BE BLACK HALFPIPE U–PVC.

ABOVE GROUND FOUL DRAINAGE

ALL ABOVE GROUND DRAINAGE MUST BE INSTALLED IN ACCORDANCE TO BS EN 12056 TYPICAL PIPEWORK SHOULD FALL AT 22mm/m. LONG RADIUS BENDS MUST BE USED FOR ALL BENDS. ACCESS POINTS TO BE INSTALLED 1200mm ABOVE FL. WASHHAND BASINS 32mm TRAP THEN 38mm DIAMETER PIPEWORK. SINKS 38mm DIAMETER TRAPS AND PIPEWORK. WC 100mm DIAMETER PIPEWORK. CONNECT TO DISCHARGE STACK. ALL MAIN DISCHARGE PIPES RISE AND TERMINATE ABOVE ROOF LEVEL TO ATMOSPHERE.

BELOW GROUND FOUL DRAINAGE

ALL BELOW GROUND DRAINAGE MUST BE INSTALLED IN ACCORDANCE TO BS EN 752 TYPICAL PIPEWORK SHOULD FALL AT 22mm/m. CONNECT TO EXISTING SEWER. LONG RADIUS BENDS MUST BE USED FOR ALL BENDS INCLUDING THE BASE OF ALL DISCHARGE STACKS. HEAD OF DRAIN MUST VENTILATE THROUGH THE BUILDING AND TERMINATE ABOVE ROOF LEVEL TO ATMOSPHERE. MANHOLES TO BE AIRTIGHT PREFABRICATED PLASTIC MANHOLES INSTALLED TO MANUFACTURES INSTALLATION GUIDES AND SURROUNDED BY 300mm MIN OF GRADE 3 CONCRETE. ALL PIPEWORK TO BE 100mm DIAMETER LAID ON 150mm MIN. BED OF PEA GRAVEL.

SURFACE DRAINAGE

ALL SURFACE WATER DRAINAGE TO BS EN 12056. GUTTER TO BE 100mm HALF PIPE WITH 75mm DOWNPIPE.
SURFACE WATER TO GO TO SOAKAWAY SYSTEM WHICH MUST BE DESIGNED/INSTALLED IN ACCORDANCE WITH BRE DIGEST SECTION 365. 5m AWAY FROM HOUSE 100mm DIAMETER PERCULATED PIPE MUST BE USED WITH TERRAM 3000 WRAP. SOAKAWAY TO BE 1.5 CUBIC METRES MADE UP OF HARDCORE TO GIVE A THIRD VOID MINIMUM 5m FROM HOUSE.

ELECTRICAL SAFETY (PART P)

ALL ELECTRICAL WORK MUST DESIGNED, INSTALLED THEN TESTED & COMMISSIONED BY A COMPETENT PERSON WITH ALL RELEVANT CERTIFICATION BEING ISSUED UPON COMPLETION TO BS 7671.

ELECTRICAL SWITCHES/SOCKETS

TO MEET PART M THE LIGHT SWITCHES MUST HAVE A MAXIMUM HEIGHT OF 1200mm AFFL TO THE TOP AND SOCKETS 450mm AFFL TO THE BOTTOM OF THE FINSHED PLATE. THIS APPLIES FOR ALL OTHER ELECTRICAL OUTLETS.

ENERGY EFFICIENT LIGHTING

TO MEET PART L1 THREE PER FOUR LIGHTS MUST BE ENERGY EFFICIENT LAMP. THE LIGHT FITTINGS HAVE SOCKETS THAT CAN ONLY BE USED WITH LAMPS HAVING AN EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT–WATT.

HEATING

HEAT PRODUCING APPLIANCES

SPACE & HOT WATER HEATING TO BE RUN OFF MODIFIED EXISTING SYSTEM AND BOILER. EXISTING SYSTEM IS TO BE ASSESSED BY A QUALIFIED PERSON PRIOR TO MODIFICATIONS TO THE SYSTEM. IF A NEW BOILER ETC IS REQUIRED DETAILS MUST BE SUBMITTED TO BUILDING CONTROL PRIOR TO WORK STARTING. TRV'S TO BE ADDED TO ALL RADIATORS WITH 1 ROOM STAT PER HEATING ZONE. ENSURE A TANK STAT IS INSTALLED AND WORKING.

SMOKE DETECTION

MAINS LINKED SMOKE DETECTORS TO BE INSTALLED TO MANUFACTURERES GUIDELINES TO BE INSTALLED AS PER DRAWINGS TO MEET THE REQUIREMENTS OF APPROVED DOCUMENT B1.

TRIAL HOLE

TRIAL HOLE TO BE EXCAVATED TO ESTABLISH SUITABILITY OF THE PROPOSED FOUNDATION TYPE AND DEPTH.

GARAGE CEILING

GARAGE CEILING TO BE DOUBLE LAID WITH FIREBOARD TO ACHIEVE 30 MINUTE COMPARTMENTATION TO FIRST FLOOR TO DEMONSTRATE COMPLIANCE WITH PART B.

STEEL SUPPORT

STRUCTURAL ENGINEER CALCULATIONS TO BE SUPPLIED FOR ALL STEEL SPECIFICATION.

ADDITIONAL FIRE SAFETY

STEELS TO BE COATED IN AN APPROPRIATE LAYER OF INTUMESCENT PAINT WHERE NECCESARY IN ORDER TO ACHIEVE THE REQUIRED FIRE PROTECTION

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A. Planning Application – 10.08.22
B. Building Regulations Application – 04.10.22

BUILDING REGULATIONS

Double Storey Side & Single Storey Rear Extensions.

13 Winsbury Way, Bradley Stoke,
Bristol, BS32 9BF

Date 10.08.22

Drawing No. 80745–3 Rev. B