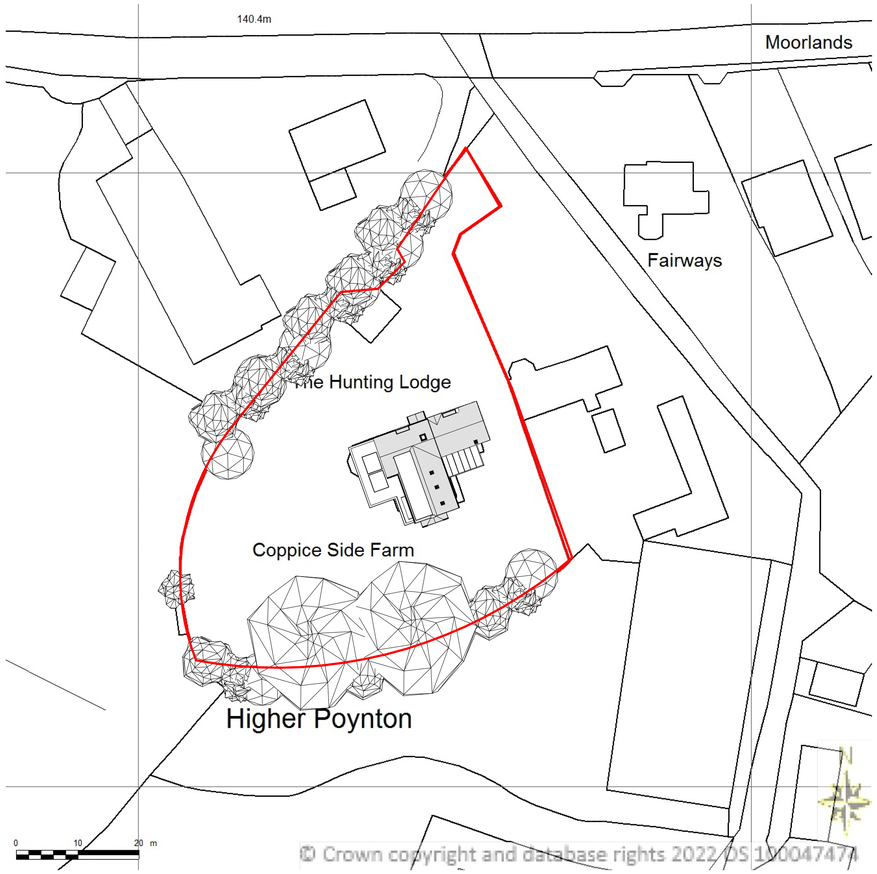
Revision Number	Revision Date	Revision Description

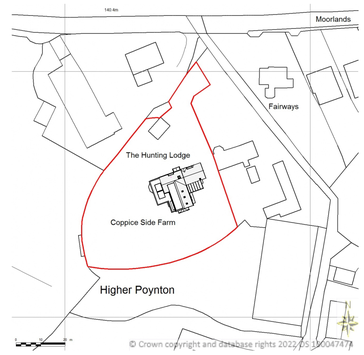
CENTRE COORDINATES: 393949 , 382957



1 Block Plan
1 : 500

VISUAL SCALE 1:100 @ A1

SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 393949 , 382957



Supplied by Streetwise Maps Ltd
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13:13:24 22/02/2022

2 Location
1 : 1250

Sheet List	
Sheet Number	Sheet Name
Bregs100	Location
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Bregs102	Elevations
Bregs103.1	Structure Sections
Bregs103.2	3d Structure
Bregs104.1	Notes and Details

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Date	Revision

Client Stuart and Lorranie Burn

Job No Burn-Coppice Side

Site Coppice Side Farm
Coppice Road
Upper Poynton
SK12 1SP

Project Demolish and rebuild existing single storey Extension add dormer

Status Bregs Approved Calcs C

plans and planning
Petworth Lodge
1a Hillbrook Rd
Bramhall
Stockport SK7 2BT

Email - pfkirk@gmail.com Tel - 07710 820611
www.plansandplanning.co.uk

Drawing No; Bregs100 - 12/04/22 Calcs C

Drawing; Location

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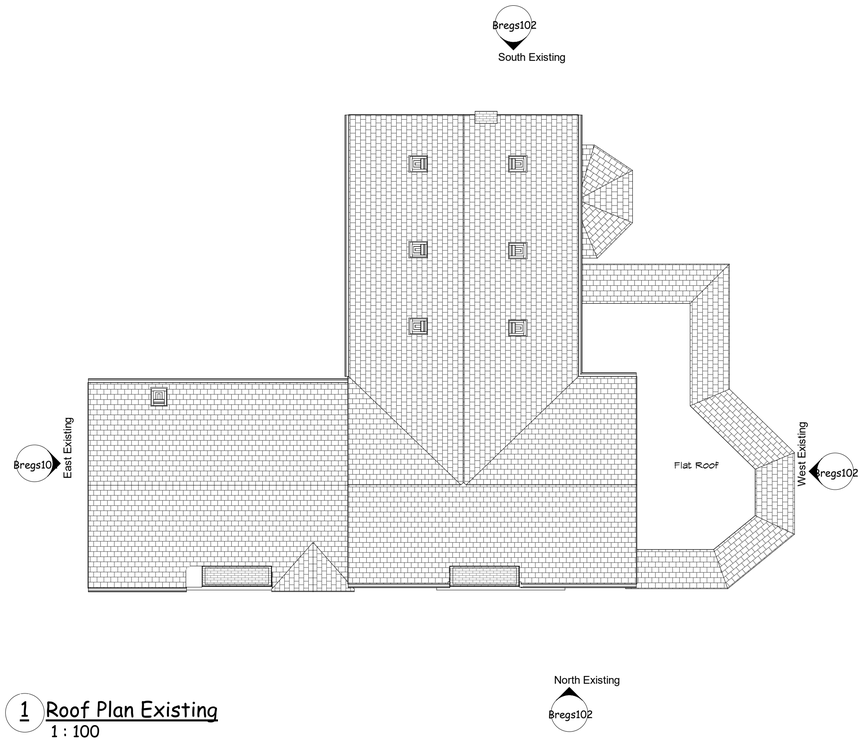
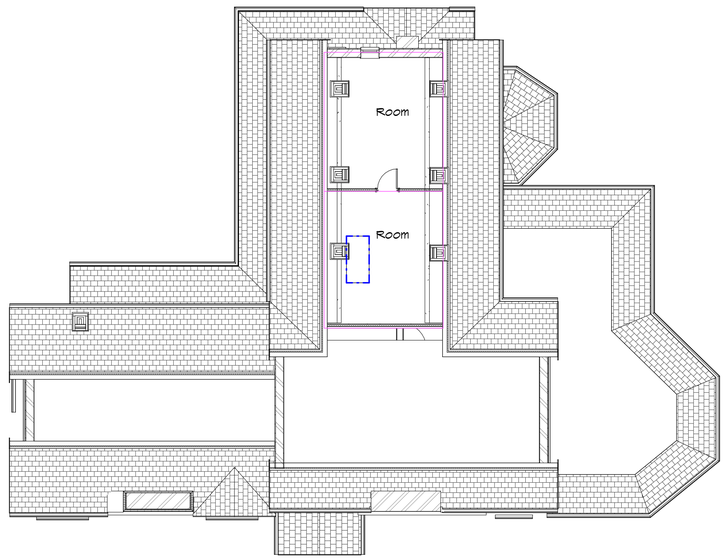
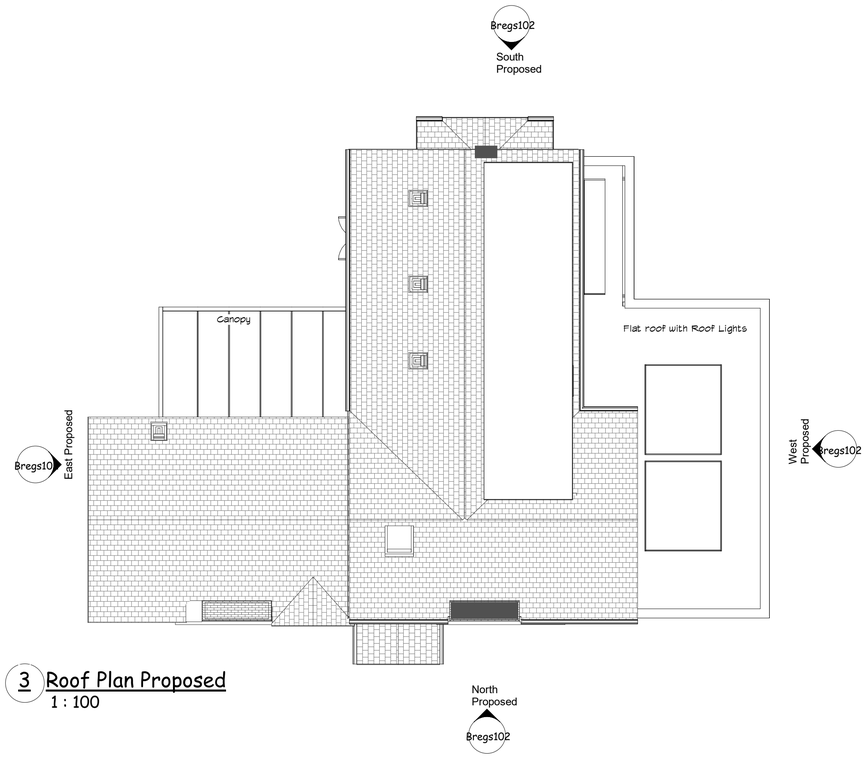
Revision Number	Revision Date	Revision Description



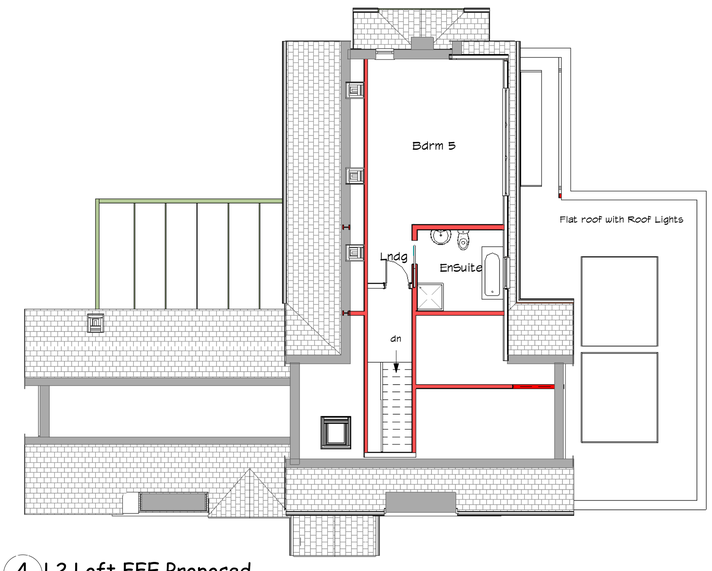
1 Roof Plan Existing
1 : 100



2 L2 Loft FFE Existing
1 : 100



3 Roof Plan Proposed
1 : 100



4 L2 Loft FFE Proposed
1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1

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Drawing No; Bregs101 - 12/04/22 Calcs C

Drawing; Floor Plans Roof and 2nd Floor

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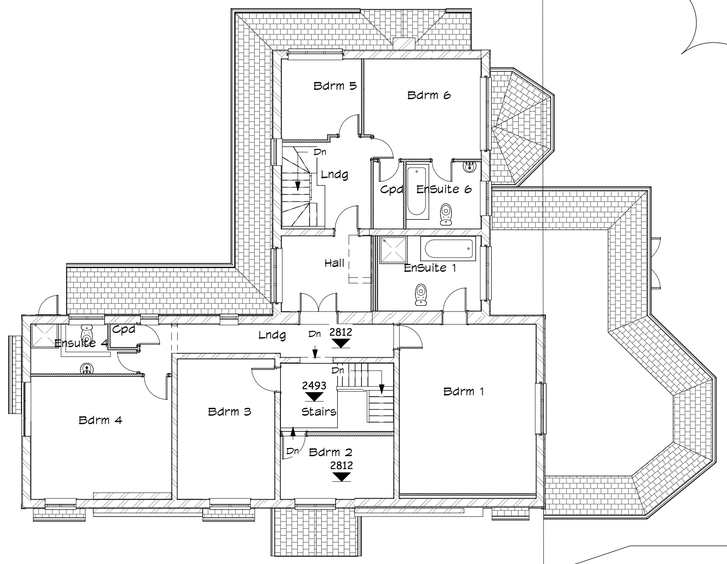
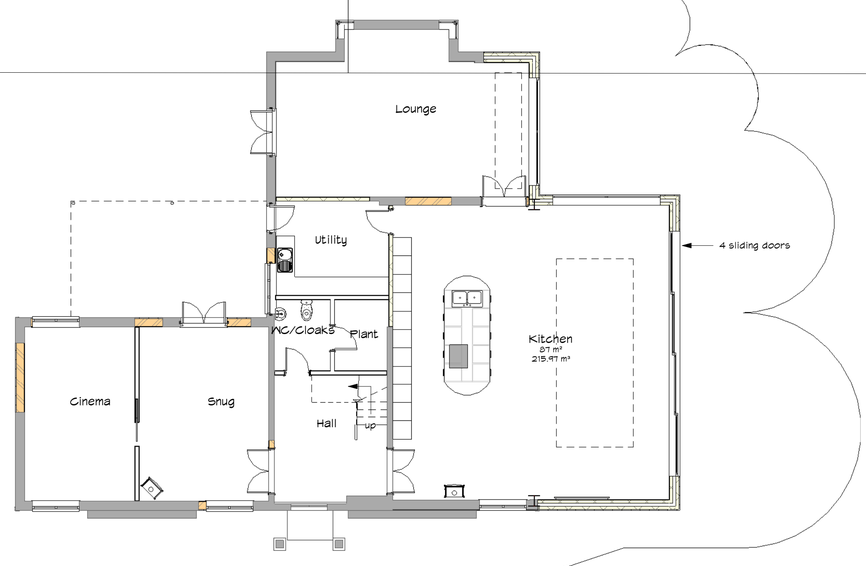
Revision Number	Revision Date	Revision Description



1 L1 First FFE Existing
1 : 100

2 L0 Ground FFE Existing
1 : 100

3 1 First FFE Proposed
1 : 100



4 0 Ground Proposed
1 : 100

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Drawing No; Bregs101.1 - 12/04/22 Calcs C

Drawing; Floor Plans 1st and Ground

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Revision Number	Revision Date	Revision Description

1 North Existing
1 : 100

5 North Proposed
1 : 100

Front Elevation

2 East Existing
1 : 100

6 East Proposed
1 : 100

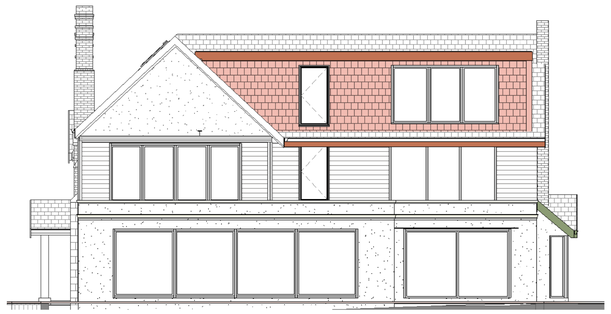
SW Elevation

3 South Existing
1 : 100

7 South Proposed
1 : 100

Project
To deomolish existing single storey side extension and lean to roofs to the rear. Replaced with new single storey extension with reduced footprint and flat roof.
Construction of Dormer to west facing rear roof to improve headroom in existing 2nd floor bedrooms.
Materials
All to match existing materials - mixture of brick, render and timber cladding.
Dormer faced with hanging tiles to match roof.

4 West Existing
1 : 100



8 West Proposed
1 : 100

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Drawing No; Bregs102 - 12/04/22 Calcs C

Drawing; Elevations

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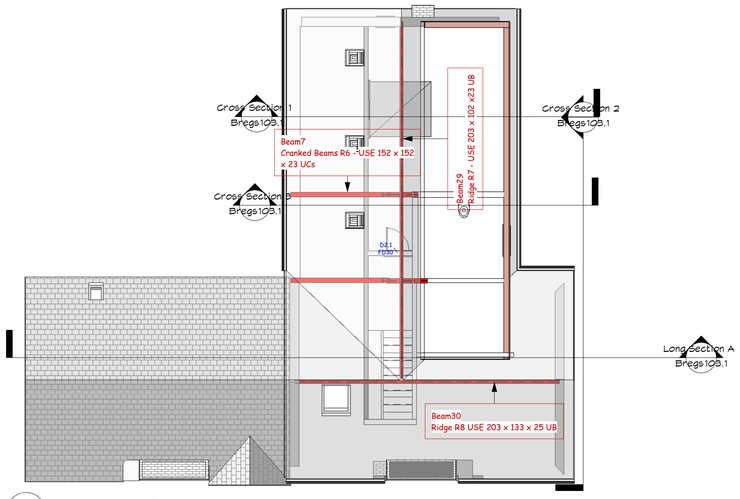
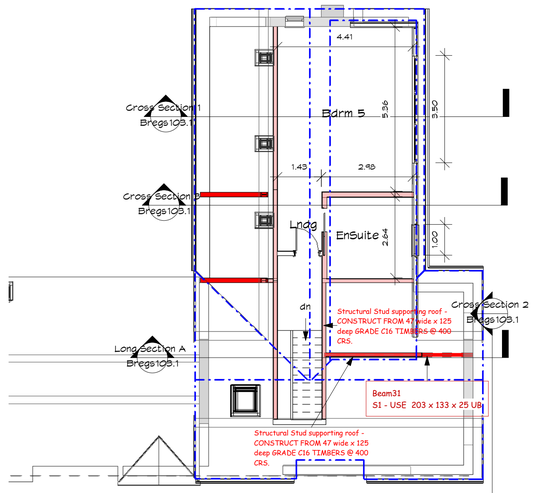
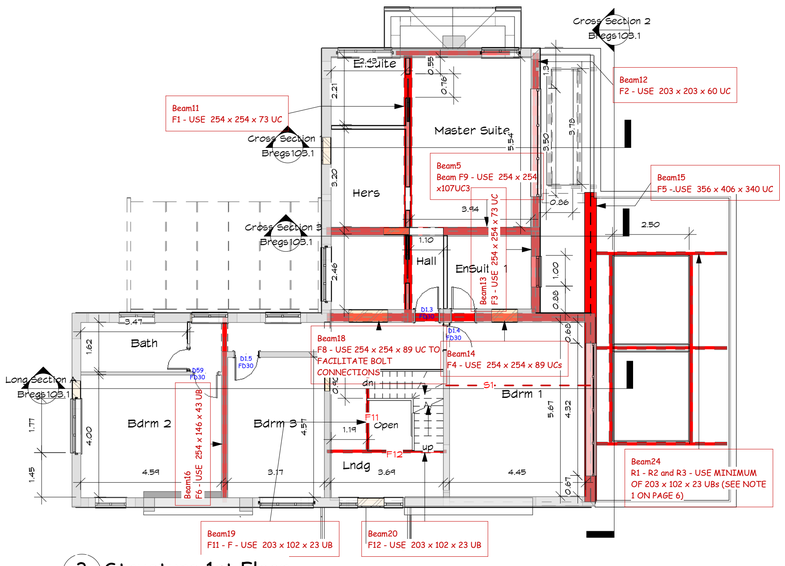


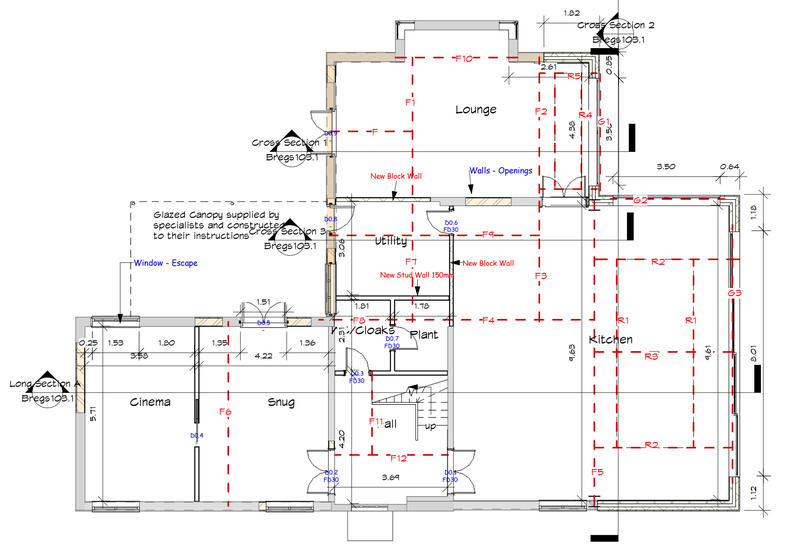
1 Structure Roof
1 : 100



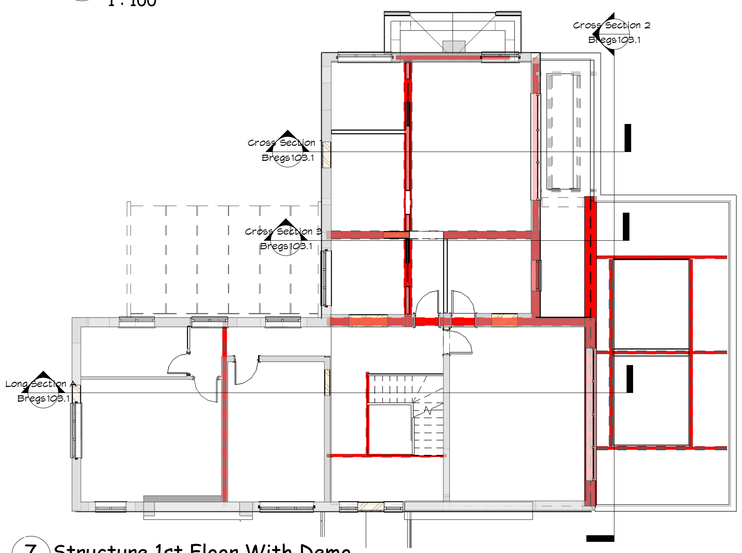
2 Structure 2nd Floor
1 : 100



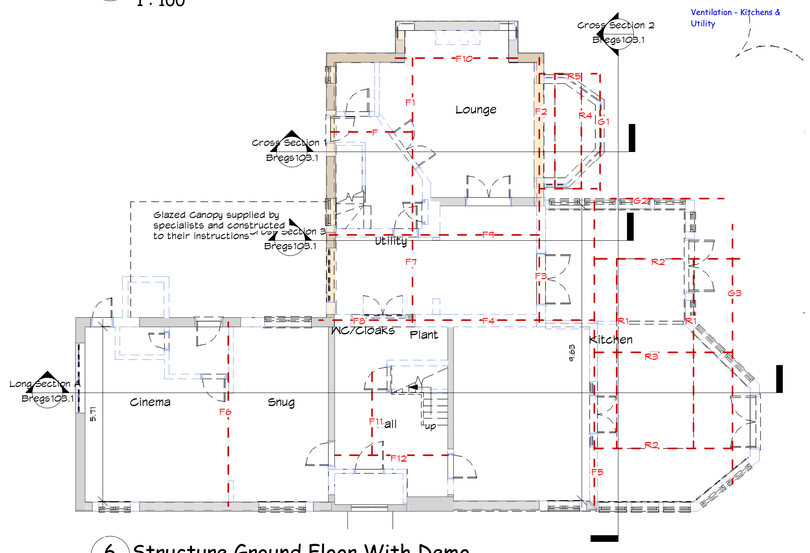
3 Structure 1st Floor
1 : 100



4 Structure Ground Floor
1 : 100



7 Structure 1st Floor With Demo
1 : 100



6 Structure Ground Floor With Demo
1 : 100

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Drawing No; Bregs103.0- 12/04/22 Calcs C

Drawing; Structure Plans

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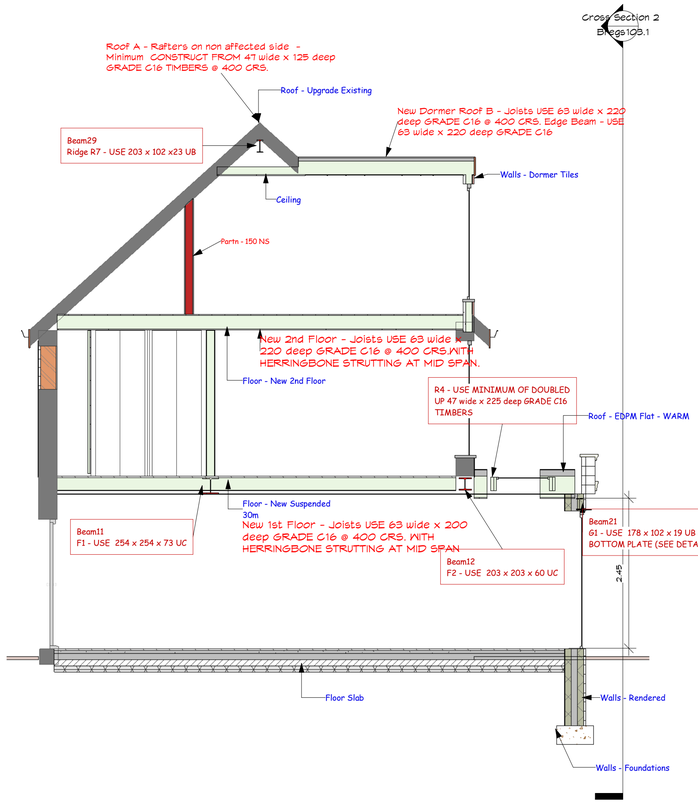
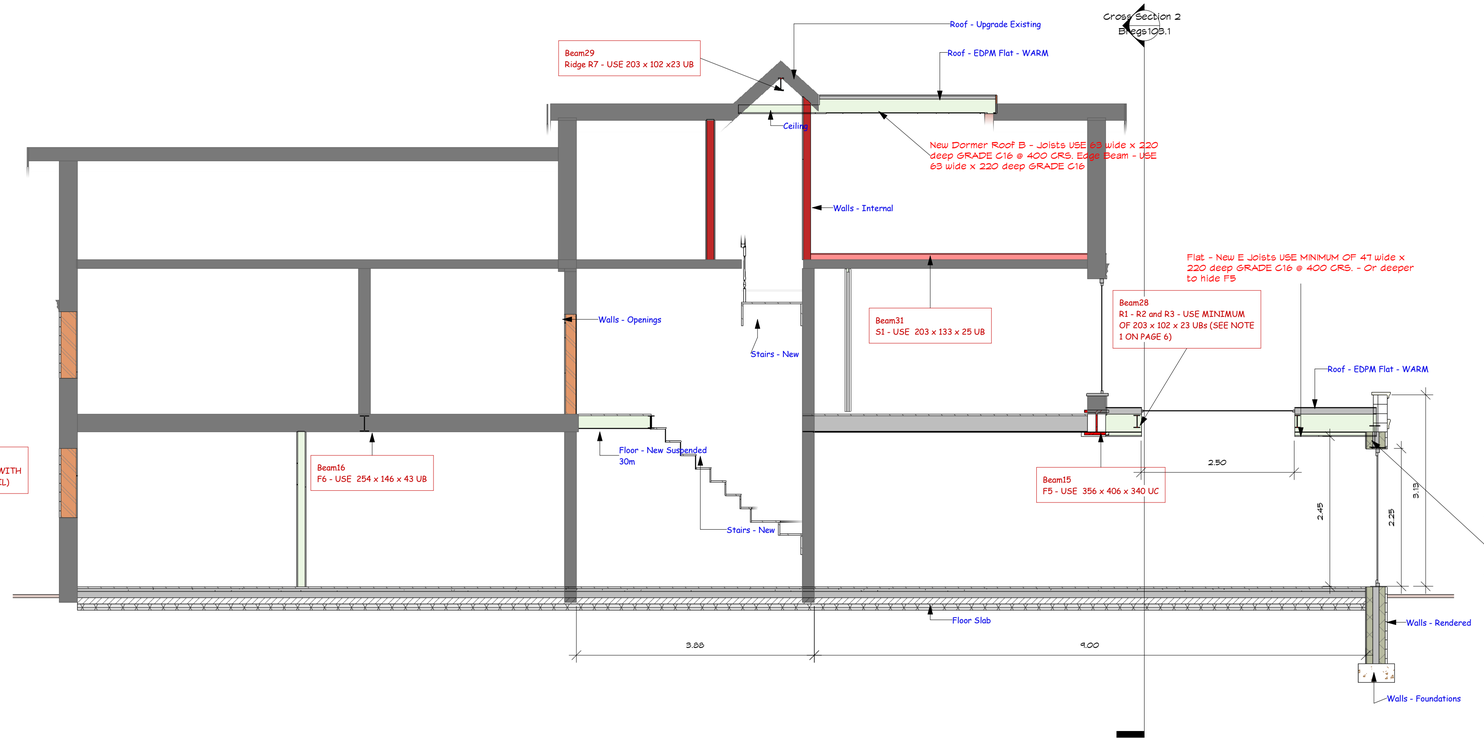
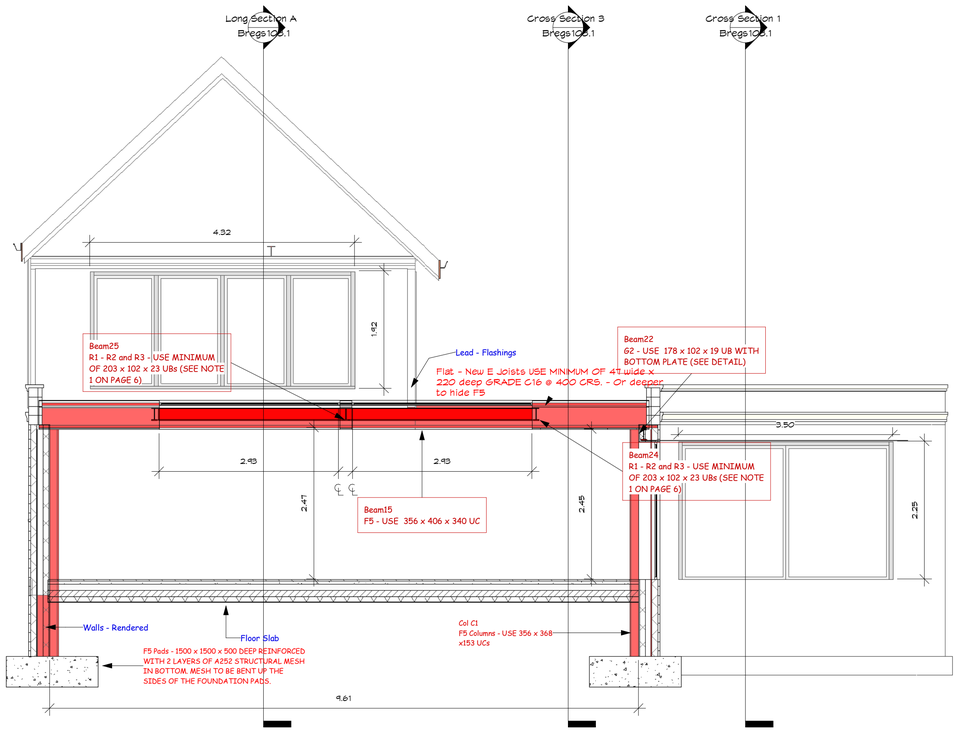


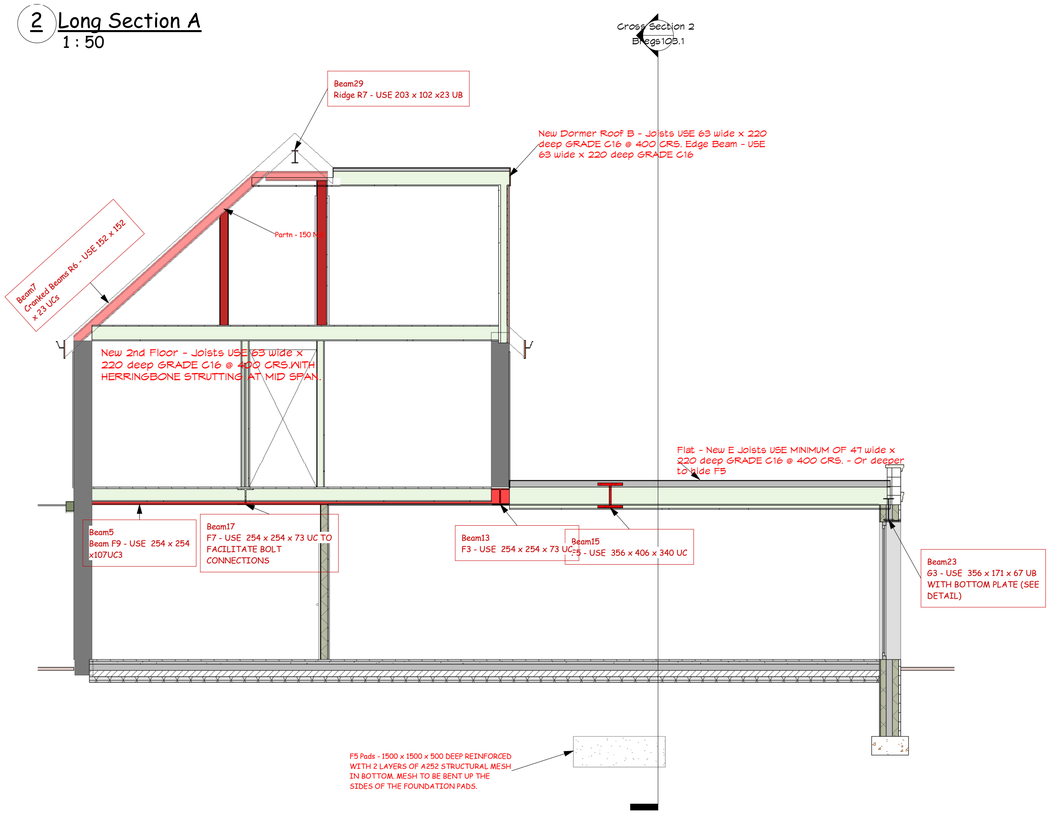
1 Cross Section 1
1 : 50



2 Long Section A
1 : 50



3 Cross Section 2
1 : 50



4 Cross Section 3
1 : 50

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Drawing No; Bregs103.1- 12/04/22 Calcs C

Drawing; Structure Sections

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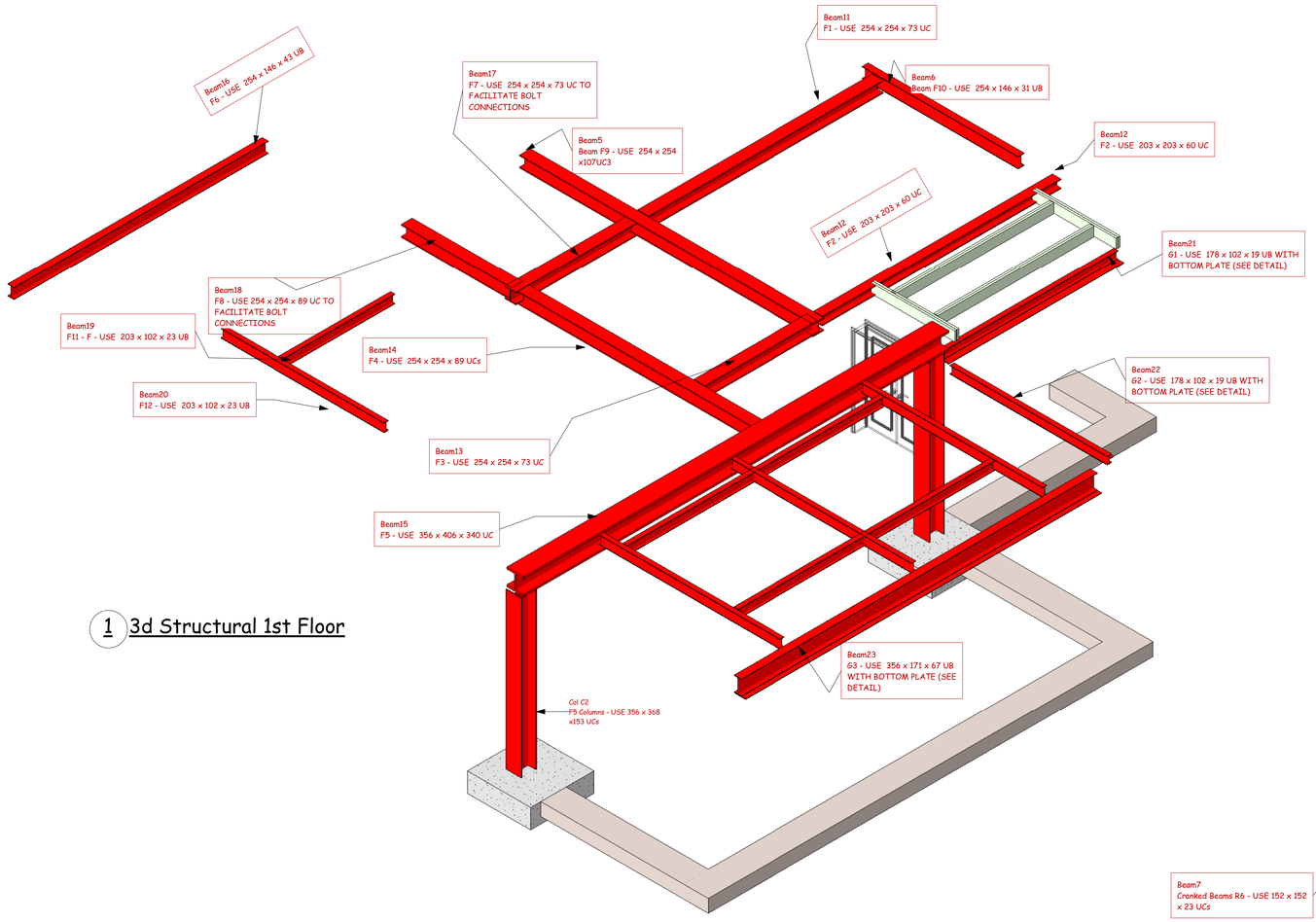
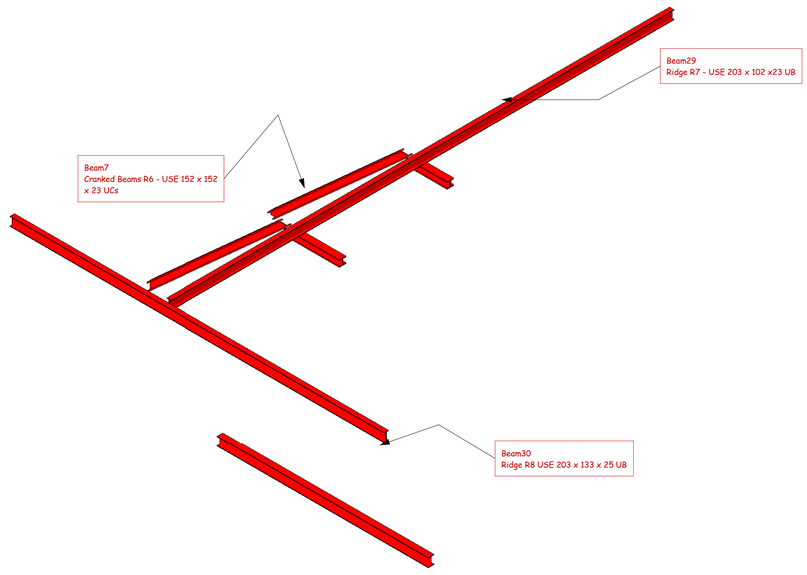


1 3d Structural 1st Floor



2 3d Structural Roof

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Drawing No; Bregs103.2- 12/04/22 Calcs C

Drawing; 3d Structure

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Construction Notes Also refer to Engineers Notes	
Key Value	Keynote Text
1 GENERAL NOTES	FIRE ALARMS - Smoke and heat detectors to be installed in accordance with BS 5839: Pt.6 - Minimum System D to Grade LD3. Heat alarm in kitchen with smoke alarms in hallways and landing areas. Mains powered Interlinked alarms with back up power supply. Once installed and commissioned all certificates and instructions for maintenance and use of the system are to be given to the householder. Smoke Detection - In accordance with BS5446 FIRE PROTECTION - Any existing steel beams exposed following site strip out supporting elements of structure are to be wire brushed & intumescent painted, all steel beams to be cased in on all sides with one layer of 12.5mm or15mm British Gypsum Fireline board on Gyproc Gypliner framing as necessary finished with 5mm gypsum two coat plaster skim to achieve one hour fire resistance. DIMENSIONS - All dimensions are indicative and should be checked and adjusted to meet actual conditions where necessary and as appropriate. BATHS - All Baths to be provided with a temperature mixing value to the bath, to prevent the temperature of delivered water not exceeding 48°C FIRE SPREAD - Ensure all new/replacement linings meet National Class 1 FIRE ESCAPE - New habitable rooms at first floor level to have minimum unobstructed opening of 0.33m2 and at least 450mm high and 450mm wide. The bottom of the opening area to be 1100mm maximum and 800mm minimum above finished floor level. THERMAL BRIDGING - Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the dwelling is constructed to minimise unwanted air leakage through the new building fabric. All openings closed at jambs and sills with proprietary closers or block work of suitable depth to give minimum 0.45m2 K/W. LINTELS - insulated and to have base plate perforated. Cavity insulation to be taken up to underside of roof insulation. Door/window frames to overlap proprietary/block work closer by 30mm. All joinery weather stripped. All junctions of joinery and masonry and plaster/render to have sealant joint. FACIAS & GUTTERS - Fascias, soffit's and barge boards to match and line through with existing. Install PVC gutter 125 half round to eaves and 75mm down pipes, securely fixed back to roof and external walls to give overhang to roof as shown on design details. ensure breathable membrane turns into gutter from main roof in accordance with manufacturers instructions. GUTTERS/RWP - Rainwater fittings to match existing. Allow for rodding access at base of rainwater pipes. LEADWORK - All lead work to be to Lead Association Guidelines ELECTRICS - Electrical services shall be designed and installed in accordance with the latest amendments of the NICEIC and IEE regulations and installed in accordance with Part P of the Building Regulations for the safety of electrical installations for buildings. See wiring regulations (BS 7671) Electrical Certificate issued by competent person issuing BS7671 certificate SWITCHES & SOCKETS - To be positioned between 450mm and 1200mm above the floor level. ENERGY - At least 75 of lighting to be energy efficient in accordance with the DOMESTIC SERVICES COMPLIANCE GUIDE 2010 HEATERS - and thermostatic controls to radiators and other heater types to be in accordance with the DOMESTIC SERVICES COMPLIANCE GUIDE 2010 GAS APPLIANCES - Installed and tested by Gas Safe Registered plumber GLAZING -All glazing located with 800mm above the finished floor level in internal and external walls and partitions. Within 1500mm above the finished floor level in a door or adjacent side panel, should be safety glass in accordance with BS 6206. DOORS - All new doors to have a U Value of 1.8 w/m2k or lower DOOR BETWEEN HOUSE AND GARAGE Door between garage and house to be FD30 self closing with a 100mm step down into garage, fitted with 3 steel hinges, intumescent strips and smoke seals. Construction between house and garage to be 30 minutes fire resisting. VELUX - Cavity Closers required - Fire Designation of any roof lights to be provided. WINDOWS - All new windows to have a U Value of 1.6 w/m2k or lower minimum Double glazed units, with min 16mm Argon gas filled or 20 mm air gap and low 'e' soft coated inner pane - or as specified in any Heat Loss Calculation supplied PRODUCTS - other products may be used in construction with BBA Certification. Used and Installed to the manufacturers instructions. SKIRTINGS & ARCHITRAVES - generally to match existing unless specified by client COVING - To match existing unless specified by client 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. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm□ 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 manufacture standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels. SVP - Ventilation pipe to terminate min. 300mm above where it penetrates through the finished roof level or if within 3.0m of a window then 900mm above window head. - Pipes which pass through the roof finish to be dressed with roof flashing and to terminate in proprietary vent fitted with durable wire cage or other cover which does not restrict the flow of air. RODDING - SVP to have removable Rodding access at base of SVP to allow for Rodding. INTERNAL SVP - SVP's to be boxed in with 50 x 50mm stud work with plywood finish, with removable panel to allow for access to SVP. WASTE - 100mm waste from WC. 40mm waste from WHB with 75mm deep seal trap. 50mm waste from shower with 75mm deep seal trap. ALL PROPOSED brickwork/blockwork to be tied into existing walls where they abut using tooth bonding. Cavities are to be made continuous. SAFETY GLASS - Where cill Ht is below 800mm use toughened glass to BS 6399 Pt1 and fit adult overridable opener restrictor (100mm) CDM REGULATIONS 2015 The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project). Domestic clients The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor. The designer can take on the duties, provided there is a written agreement between you and the designer to do so. The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works: (a) Last 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. All schedules of windows and doors and room sizes are for general assistance and should all be verified by the builder. They should not be used for ordering or relied on for cost estimates.
Ceiling	NAILED connection to rafters at outer end and to wall plate at inner end LINED with 12.5mm plasterboard and skimmed WALLPLATE 150 x 75 or as Eng. notes
Drainage - New	ABOVE GROUND DRAINAGE All new above ground drainage and plumbing to comply with BS.5572.1978 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction. Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used) Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe Bath/shower - 3m for 40mm pipe 4m for 50mm pipe W/c - 6m for 100mm pipe for single WC All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m. Or to 110mm UVPC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.
Drains - Existing	Existing Drain positions are approximate - no survey has been carried out. New Services are to connect to existing to the satisfaction of the Building Inspector. Any services terminated must be removed or blocked. All new drains must be roddable and have a minimum fall of at least a 18mm fall in for every metre of pipe run - min diameter 110mm UNDERGROUND FOUL DRAINAGE Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS7158 and BS801.
Floor - New 2nd Floor	NEW 2ND FLOOR –Joists to be 50mm minimum from chimney breasts. (joist size to structural engineer's details and calculations) Provide min 20mm t and g chipboard or timber board flooring. In areas such as kitchens, utility rooms and bathrooms flooring to be moisture resistant grade in accordance with BS EN 312:2010). Identification marking must be laid upper most to allow easy identification. To upgrade to half hour fire resistance and provide adequate sound insulation lay minimum 150mm Rockwool insulating material or equivalent on chicken wire between joists and extended to eaves. Chicken wire to be fixed to the joists with nails or staples these should penetrate the joists side to a minimum depth of 20mm, in accordance with BRE-Digest 208 1988. Joists spans over 2.5m to be strutted at mid span use 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). Provide lateral restraint where joists run parallel to walls. Floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions. UPGRADE OF EXISTING FLOORS - Ensure first floor achieves modified half-hour fire resistance and full half hour fire resistance to the floors that form part of the protected stairway to a final exit. (See AD B para 4.7.)
Floor - New Suspended 30m	INTERMEDIATE FLOORS-Intermediate floor to be 25mm tag flooring grade chipboard or floorboards laid on Joists (see engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m□ or equivalent between floor joists. Ceiling to be 12.5 Gyproc Fireline plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS7331:1990. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

Construction Notes Also refer to Engineers Notes	
Key Value	Keynote Text
Floor Slab	FLOORS - 65mm Sand & Cement or Anhydride Screed - Finish to clients spec VCL - Vapour Control Layer min .125mm Laid over the boards with 150mm laps. PERIMETER - 25mm Thick Insulation upstand INSULATION - 100mm Kingspan or similar to give min 'U' Value of .18 DPM - Min Gauge 1200 laid on 50mm Sand SLAB - Minimum 100mm Grade 3 Concrete on min 100mm Type 1 Hardcore
Lead - Flashings	BACK GUTTER & COVER FLASHINGS - code 4 lead in lengths not exceeding 1500mm - rolled lead to BSEN 12588 SOAKERS - Minimum Code 3, where deeply profiled tiles are used Code 5 should be used STACK WIDTH - If greater than 500mm clip free edges of apron to suit exposure STACK BRICKWORK - fit flashings in correct relation to any damp proof tray LAP LENGTH - to suit pitch in accordance with Lead Association guild lines
Roof - EDPM Flat - WARM	WARM FLAT ROOF (imposed load max 1.0 kN/m□ - dead load max 0.75 kN/m□) To achieve U value of 0.18 W/m□K Flat roof to be single ply membrane roofing providing aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 22mm exterior quality plywood over 120mm Kingspan Thermaroof TR27 /FM LPC. With VCL Below. Insulation bonded to 22mm external quality plywood decking or similar approved on SW firings to minimum 1 in 80 fall on SW treated 47 x 220mm C24 flat roof joists at 400mm ctrs to give a max span of 5.08m or as Structural Engineer's details and calculations. Underside of joists to have 12.5mm foil backed plasterboard and skim. Provide cavity tray to existing house where new roof abuts existing house. Provide restraint to flat roof by fixing of 30 x 5 x 1000mm MS galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall. THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.
Roof - Upgrade Existing	(imposed load max 0.75 kN/m□ - dead load max 0.75 kN/m□) Vented roof – pitch 22-45° To achieve U-value 0.18 W/m□K Existing roof structure to be assessed by a structural engineer and any alterations to be carried out in strict accordance with structural engineer's details and calculations which must be approved by building control before works commence on site. The existing roof condition must be checked and be free from defects as required by the Building Control Officer any defective coverings or felt to be replaced in accordance with manufacturer's details. Extend the rafter depth as required, using a spacer batten Fit 100mm PIR rigid board closely between rafters, maintaining a 50mm ventilated cavity between the PIR board and felt. Fit TLX Silver taut across the bottom of the rafters Fit 38 x 38mm cross battens across the rafters Fit plasterboard Renovated roof U = 0.18 W/m2.K Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufactures details. Fix 12.5mm foil backed plasterboard (joints staggered) and 5mm skim coat of finishing plaster to the underside of all ceilings using galvanized plasterboard nails. THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.
Stairs - New	New staircase to comply with Building Regs.. Approved Document K1 and Approved Doc B Fire Safety - In particular; Maximum Rise = 220 PITCH - not to exceed 42 degrees Minimum Going = 220 Min Headroom = 2000 above pitch line Minimum landing depth = width of stairs Handrails both sides at 900-1000mm from pitch line Max Pitch 42 degrees Guarding such that a 100mm sheer cannot pass through guarding.
Ventilation - Bathrooms	RAPID VENTILATION - MECHANICAL EXTRACT VENTILATION capable of extracting at a rate not less than 30 litres per second which may be operated intermittently and should also have rapid ventilation by means of a ventilation opening with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the floor. NATURAL VENTILATION - To be provided by one or more ventilation openings with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the finished floor level. BACKGROUND VENTILATION - To be provided by trickle ventilators positioned in the window head which should be controllable and secure having a total area not less that 4000 square millimetres. Maintain min. 10mm air gap beneath doors. DOORS - All new doors to have trickle vents - 10000mm2 INNER ROOMS WITHOUT WINDOWS - Ensure 15min extract overrun to WC's and Bathrooms
Ventilation - General	NATURAL VENTILATION - To be provided by one or more ventilation openings with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the finished floor level. BACKGROUND VENTILATION - To be provided by trickle ventilators positioned in the window head which should be controllable and secure having a total area not less that 8000 square millimetres. Maintain min. 10mm air gap beneath doors. DOORS - All new doors to have trickle vents - 10000mm2
Ventilation - Kitchens & Utility	RAPID VENTILATION - To be provided by means of an extract fan capable of extracting at a rate not less than 60 litres per second, or cooker hood capable of extracting a rate of 30 litres per second direct to the external air. NATURAL VENTILATION - To be provided by one or more ventilation openings with a total area of at least 1/20th of the floor area of the room, with part of that opening at least 1.75m above the finished floor level. BACKGROUND VENTILATION - To be provided by trickle ventilators positioned in the window head which should be controllable and secure having a total area not less that 2500 square millimetres. Maintain min. 10mm air gap beneath doors. MECHANICAL VENTILATION in Utility of a minimum 30 litre per second DOORS - All new doors to have trickle vents - 10000mm2
Walls - Dormer Tiles	Dormer Walls Construction - Outer Tile cladding on tile battons - WEB UV Breather membrane on 12.5mm sheathing on stud frame of 100mm x 50mm timber stud frame with 50mm PIR rigid insulation between the studs - (battens fixed vertically to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) with TLX Silver MultiFoil Insulation across inner face of the studs - counterbattoned and inner finish of 12.5mm Fireline plasterboard. All to give Min U value of .28 W/M2K Double joists below. INSTALLATION NOTE; Tightly butt edges of boards together, making sure there are no gaps and fix back to solid timber, both at stud lines and at top and bottom rails. • Joints between the boards must be tightly butted, taped and jointed using appropriate tape and jointing material to create the vapour control layer (VCL). • Vapour seal all perimeter abutments using sealant
Walls - Foundations	DEPTH -Min 900mm below ground - 600mm*300mm or as in engineers' notes. If there are any drains within 1000mm of the foundations then foundations to be lower than drains WALLS BELOW GROUND - All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weep holes. CAVITY - Weak mix 1:3:6 concrete cavity infill below ground level WALL TIES- Stainless steel wall ties to relevant BS 1243:1978/81 - 6no per m2 Vertical twist type,max.450mm centres vertically in staggered rows and 750mm centres horizontally; extra ties at reveals max 300mm vertical crs & to each block course to sides of openings (within 225mm) all to BS 5628:part 3: 1985 DPC - Minimum 150mm above ground level
Walls - Internal	NONE LOAD BEARING - All new internal partitions to consist of 75x50 SW Vert. studs at 450mm Min centres with horizontal 75x50 noggins. - 13mm plasterboard both sides with 3mm skim finish. To meet Part E requirements for internal walls incorporate Knauf Earthwool Acoustic Partition Roll / Flexible Slab or equivalent within timber stud partitions to achieve a minimum sound insulation of 40 Rw db. LOAD BEARING - Built in brick/block work. Walls are to be built off lead core horizontal dip at slab level. Any new openings in internal load bearing walls are to have a proprietary lintel or steel beam supporting the structure over GENERAL - Softwood skirting's and architraves to match existing -
Walls - Openings	Existing Openings made good (using matching materials where visible). New brickwork to be bolt bonded to existing wall to one full brick.
Walls - Rendered	OUTER LEAF - 100mm block work inner leaf Thermalite Hi-Strength 7 - designed thermal conductivity 0.19W/mK, Compressive strength 7N/mm2 & a nominal density 730kg/m3 - RENDERED - and painted to satisfaction of planning department. CAVITY - 105mm Cavity - Insulation using 50mm Kingspan K8 Cavity Board installed to manufacturers instructions with residual cavity of 50mm all to give min U Value of .28 W/M2K.. Anderson waterproofing Xtra load elite pitch free polymeric DPC min 150mm above ground level. Insulated vertical damp proof course to jambs at all openings in external walls. INNER LEAF - 100mm block work inner leaf Thermalite Hi-Strength 7 - designed thermal conductivity 0.19W/mK, Compressive strength 7N/mm2 & a nominal density 730kg/m3 WALL TIES - Stainless steel wall ties to relevant BS 1243:1978/81 - 6no per m2 Vertical twist type,max.450mm centres vertically in staggered rows and 750mm centres horizontally; extra ties at reveals max 300mm vertical crs & to each block course to sides of openings(within 225mm) all to BS 5628:part 3: 1985 CAVITY CLOSERS - Cavities closed at eaves, verges and openings with proprietary insulated cavity closer's as described. - Cavity closer's to be type H cavicloser universal cavity closer DPC by "cavity trays of Yeovil" or similar approved to be at reveals & jambs to provide thermal insulation or to be made with block work to seal cavities but still to provide thermal break. CAVITY TRAYS - Bed cavity trays on mortar as work proceeds observe usual codes of practice and standards. incorporate weep vents as required eg.minimum of 2 per cavity tray length. Provide cavity wall weep, to provide an outlet drain to discharge water from tray. Also ventilator as required to ventilate wall cavities. LINTELS - All new Lintels to be fully insulated proprietary Galvanized pressed steel to BS 5977: 1983 in External Cavity with half hour fire resistance, min 150mm end bearings & built into specification, inc preformed cavity trays & stop ends provided over openings in external walls. Profile & gauge of lintels to be in accordance with the manufacturers recommendations & to the Structural Engineers approval. - All new Lintels, steel beams and structural timbers to be in accordance with the Structural Engineers design & schedules including new concrete pad stones as specified. WALLS LONGER THAN 12M - to have vertical expansion joints at 12m intervals sealed with proprietary flexible sealant to manufacturers instructions.
Window - Escape	ESCAPE WINDOWS Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq. 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.

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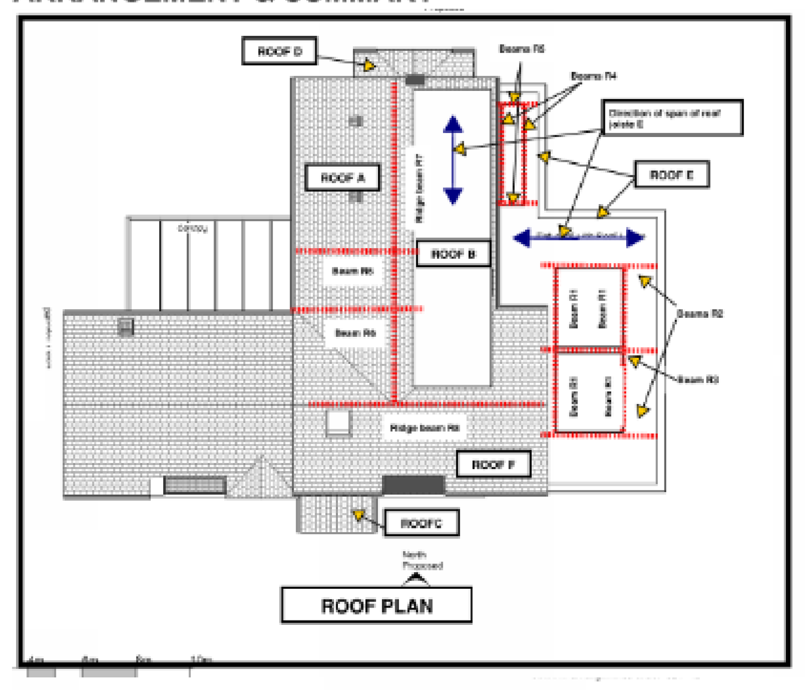
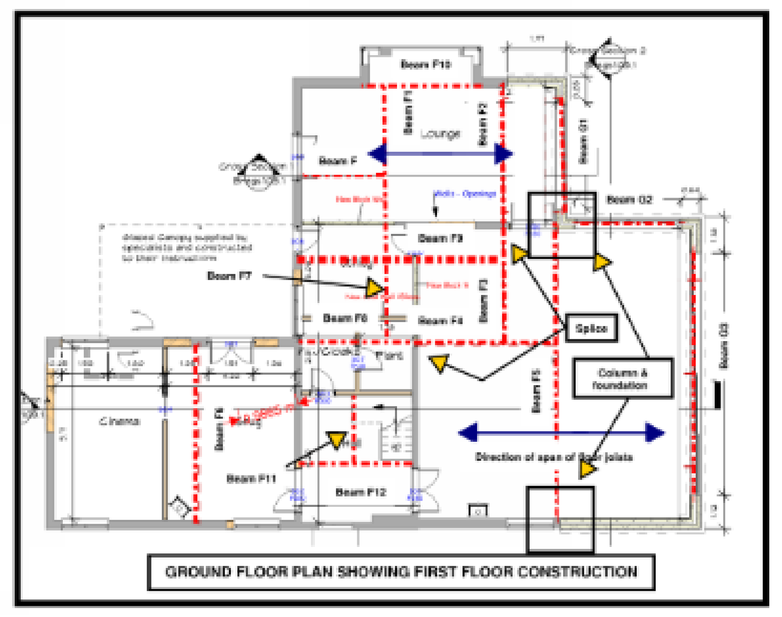
SECTION 1

ARRANGEMENT & SUMMARY





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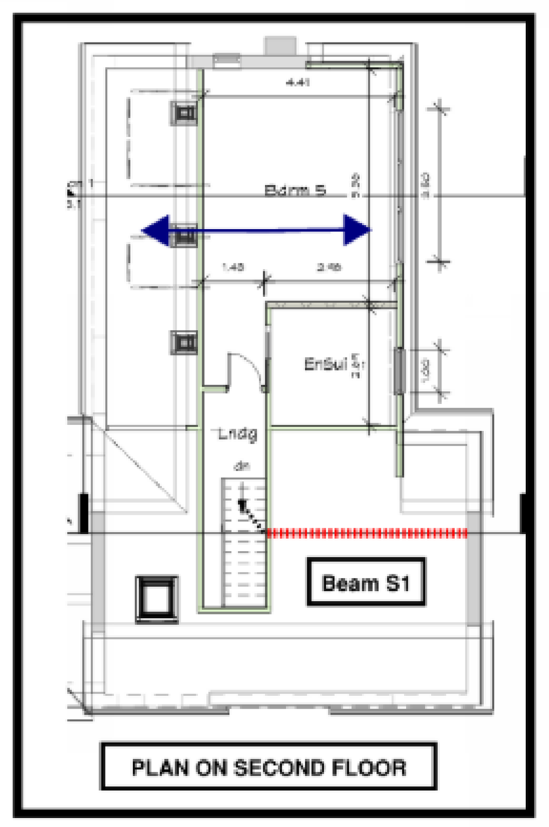

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SUMMARY OF THE CALCULATIONS

LOCATION	MEMBER	MEMBER TYPE	APPROX CLEAR SPAN FOR DESIGN (m)	MEMBER DETAILS (Dimensions shown are in mm)	TRADA REF OR PADSTONE SIZE
ROOFS A & F	RAFTERS ON SLOPING SIDE OF ROOF A	TIMBER C16	3 (ON SLOPE)	USE 47 wide x 125 deep GRADE C16 @ 400 CRS.	TABLE 6.17
	CRANKED BEAMS R6 ROOF A	UCs	3.75	USE 152 x 152 x 23 UCs	SEE CALCULATION
	RIDGE R7 ROOF A	UB	MAX 4	USE 203 x 102 x23 UB	250 x 105
	RIDGE R8 ROOF F	UB	MAX 4.75	USE 203 x 133 x 25 UB	250 x 105

LOCATION	MEMBER	MEMBER TYPE	APPROX CLEAR SPAN FOR DESIGN (m)	MEMBER DETAILS (Dimensions shown are in mm)	TRADA REF OR PADSTONE SIZE
FLAT ROOF B	ROOF JOISTS	TIMBER C16	5.5	USE 63 wide x 220 deep GRADE C16 @ 400 CRS.	TABLE 7.1
	EDGE BEAM	TIMBER C16	NON-STRUCTURAL	USE 63 wide x 220 deep GRADE C16	====

LOCATION	MEMBER	MEMBER TYPE	APPROX CLEAR SPAN FOR DESIGN (m)	MEMBER DETAILS (Dimensions shown are in mm)	TRADA REF OR PADSTONE SIZE
ROOF C	EXISTING				

LOCATION	MEMBER	MEMBER TYPE	APPROX CLEAR SPAN FOR DESIGN (m)	MEMBER DETAILS (Dimensions shown are in mm)	TRADA REF OR PADSTONE SIZE
ROOF D	EXISTING				

LOCATION	MEMBER	MEMBER TYPE	APPROX CLEAR SPAN FOR DESIGN (m)	MEMBER DETAILS (Dimensions shown are in mm)	TRADA REF OR PADSTONE SIZE
FLAT ROOF E	ROOF JOISTS	TIMBER C16	4.5	USE MINIMUM OF 47 wide x 220 deep GRADE C16 @ 400 CRS.	TABLE 7.1
	BEAMS R1, R2 & R3	UBs	HEAVIEST LOADED 4.5	USE MINIMUM OF 203 x 102 x 23 UBs (SEE NOTE 1 ON PAGE 6)	250 x 105
	BEAMS R4	TIMBER C16	4	USE MINIMUM OF DOUBLED UP 47 wide x 225 deep GRADE C16 TIMBERS	====
	BEAMS R5	TIMBER C16	1.75	USE MINIMUM OF DOUBLED UP 47 wide x 225 deep GRADE C16 TIMBERS	250 x 105

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LOCATION	MEMBER	MEMBER TYPE	APPROX CLEAR SPAN FOR DESIGN (m)	MEMBER DETAILS ons shown are in mm)	TRADA REF OR PADSTONE SIZE
SECOND FLOOR	FLOOR JOISTS	TIMBER C16	4.5	USE 63 wide x 220 deep GRADE C16 @ 400 CRS.WITH HERRINGBONE STRUTTING AT MID SPAN.	TABLE 4.1
	STRUCTURAL STUDDING SUPPORTING ROOF	TIMBER C16	----	CONSTRUCT FROM 47 wide x 125 deep GRADE C16 TIMBERS @ 400 CRS.	====
	BEAM S1	UB	4.5	USE 203 x 133 x 25 UB	250 105

LOCATION	MEMBER	MEMBER TYPE	APPROX CLEAR SPAN FOR DESIGN (m)	MEMBER DETAILS (Dimensions shown are in mm)	TRADA REF OR PADSTONE SIZE
FIRST FLOOR	FLOOR JOISTS	TIMBER C16	MAX 4.8	USE 63 wide x 200 deep GRADE C16 @ 400 CRS. WITH HERRINGBONE STRUTTING AT MID SPAN	TABLE 4.1
	BEAM F	UB	3	USE 203 x 102 x 23 UB TO FACILITATE BOLT CONNECTIONS	250 x 105
	BEAM F1	UC	5.7	USE 254 x 254 x 73 UC	450 x 105
	BEAM F2	UC	4.4	USE 203 x 203 x 60 UC	450 x105
	BEAM F3	UC	3.7	USE 254 x 254 x 73 UC	450 x 105
	BEAMS F4	UCs	4.75	USE 254 x 254 x 89 UCs	250 x 105
	BEAM F5	UC	9.8	USE 356 x 406 x 340 UC	====
	BEAM F6	UB	5.7	USE 254 x 146 x 43 UB	450 x 105
	BEAM F7	UC	2.5	USE 254 x 254 x 73 UC TO FACILITATE BOLT CONNECTIONS	250 x 105
	BEAMS F8	UC	MAX3	USE 254 x 254 x 89 UC TO FACILITATE BOLT CONNECTIONS	300 x 105
	BEAM F9	UC	6.5	USE 254 x 254 x107UC3	600 x 105
	BEAM F10	UB	3.53	USE 254 x 146 x 31 UB	250 x 105
	BEAM 11	UB	2.3	USE 203 x 102 x 23 UB	250 x 105
	BEAM 12	UB	3.6	USE 203 x 102 x 23 UB	250x 105

LOCATION	MEMBER	MEMBER TYPE	APPROX CLEAR SPAN FOR DESIGN (m)	MEMBER DETAILS (Dimensions shown are in mm)	TRADA REF OR PADSTONE SIZE
GROUND FLOOR	BEAM G1	UB	3.5	USE 178 x 102 x 19 UB WITH BOTTOM PLATE (SEE DETAIL)	250 x105
	BEAM G2	UB	3.5	USE 178 x 102 x 19 UB WITH BOTTOM PLATE (SEE DETAIL)	250 x 105
	BEAM G3	UB	8	USE 356 x 171 x 67 UB WITH BOTTOM PLATE (SEE DETAIL)	300 x 105
	COLUMNS FOR ENDS OF BEAM F5	UCs	----	USE 356 x 368 x153 UCs	===
	PAD FOUNDATIONS FOR COLUMNS	CONCRETE GRADE 35	----	1500 x 1500 x 500 DEEP REINFORCED WITH 2 LAYERS OF A252 STRUCTURAL MESH IN BOTTOM. MESH TO BE BENT UP THE SIDES OF THE FOUNDATION PADS.	====

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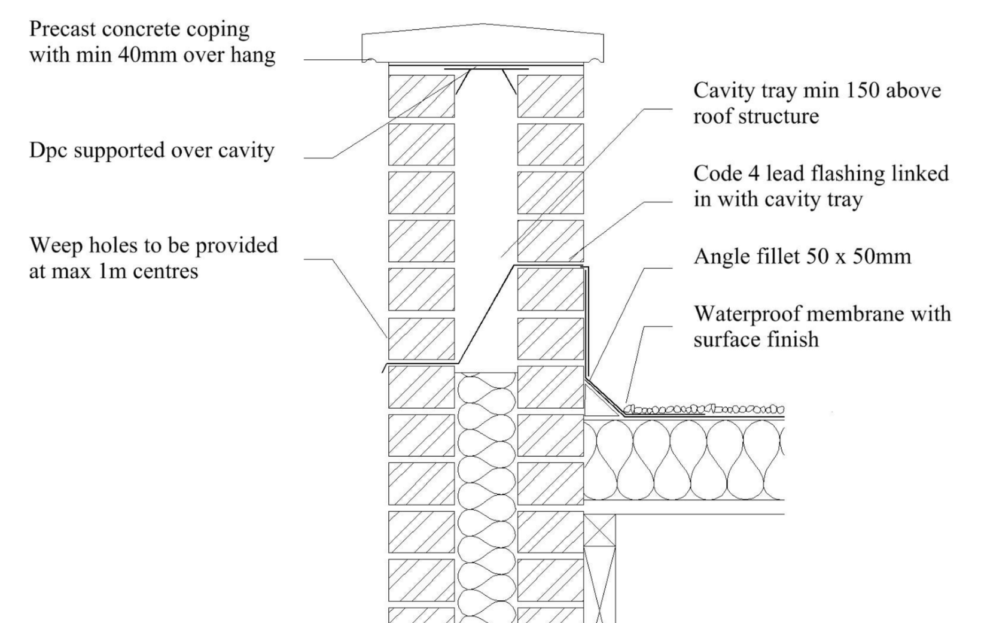
These drawings are to assist in meeting the Building Regulations of England and Wales. They are not intended to be detailed construction drawings and should not be read as such. Detailed implementation and methods are the responsibility of the builder.
Some typical details may be provided for assistance but detailed construction and working methods, including temporary works, are the responsibility of the contractor. BBA certificated products should be used in accordance with the certification.
Measurements should be checked by the contractor if significant error is found then get in touch and we will rectify where possible. Extracts from the structural calculations are included for assistance but are not intended to replace the engineers calculations. The builder must ensure they have the latest calculations for the project.

Asbuilt Drawings - Where drawings of an of an existing building are included there will be variations on site due to wall thicknesses and angles that are not depicted in this drawing. No structural or measured survey has been carried out. Measurements should be confirmed on site and the structure of existing walls and floors should be confirmed by inspection.
Unless stated inaccessible areas such as roofs have been visualy observed. Unless otherwise stated this is not a topograghic survey and ground levels and features have been estimated.
Contractors are to check all dimensions and levels prior to site works commencement.
The client must abide by the Construction Design and Management Regulations 2015. However such duties for domestic clients normally pass to:
***the contractor**, if it is a single contractor project, who must take on the legal duties of the client in addition to their own as contractor. In practice, this should involve little more than what they normally do in managing health and safety risks*
***the principal contractor**, for projects with more than one contractor, who must take on the legal duties of the client in addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client duties must be carried out by the contractor in control of the construction work*
Plans and Planning Ltd is not the Principal Designer unless this has been formally agreed in writing.
The Client should ensure that;
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last 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.
The Building Inspector that approved the drawings and calculations must be advised prior to the start of the works.
Contractors should contact Plans and Planning Ltd to confirm arrangements under CDM 15

PARAPET DETAIL



Sheet List	
Sheet Number	Sheet Name
Bregs100	Location
Bregs101	Floor Plans Roof and 2nd Floor
Bregs101.1	Floor Plans 1st and Ground
Bregs102	Elevations
Bregs103.1	Structure Sections
Bregs103.2	3d Structure
Bregs104.1	Notes and Details

Client Stuart and Lorranie Burn

Job No Burn-Coppice Side

Site Coppice Side Farm
Coppice Road
Upper Poynton
SK12 1SP

Project Demolish and rebuild existing single storey Extension add dormer
Status Bregs Approved Calcs C

plans and planning
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Bramhall
Stockport SK7 2BT

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Drawing No; Bregs104- 12/04/22 Calcs C

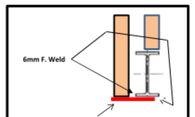
Drawing; Notes and Typical Details

Print to Scale on A1

Notes specific to this project:

1. **Please note all structural members on Roof E are the minimum that can be used. It may be necessary to use much deeper members to facilitate Beam F5, which otherwise would project above the level of the flat roof.**
2. **A number of the beams have been made deeper than calculated to facilitate bolt connection.**
3. **UCs have been utilised to keep to minimum beam depth; this has is some cases made bolted connections impractical necessitating site welded connections.**

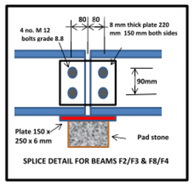
TYPICAL & SUGGESTED DETAILS



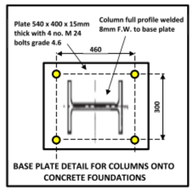
UBs & UCs CARRYING DOUBLE WALL
(Important - During construction, the height of the outer leaf should never exceed the height of the inner leaf)

10 mm Diameter threaded bar @ 400mm crs. Nuts and spacer tubes may be used to obtain optimum spacing of beams.

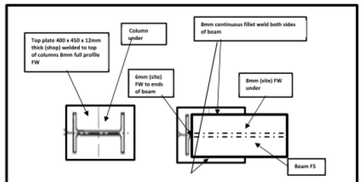
PROVISION OF RESTRAINTS FOR TWIN BEAMS
(Beam Ranges should be touching)



SPLICE DETAIL FOR BEAMS F2/F3 & F8/F4



BASE PLATE DETAIL FOR COLUMNS ONTO CONCRETE FOUNDATIONS

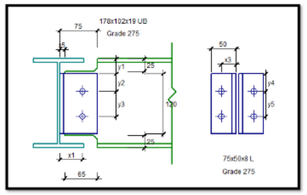


CONNECTION DETAILS BEAM F5 TO COLUMNS

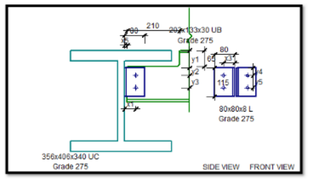
BEAM CONNECTIONS

For dimensions see page 55 onwards)

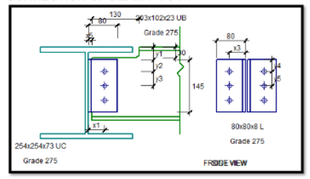
CONNECTION OF BEAMS R1 TO R2 & R3



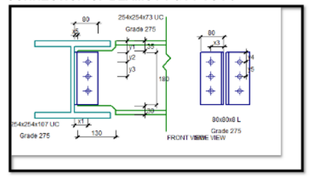
CONNECTION OF BEAM R2 & R3 TO F5



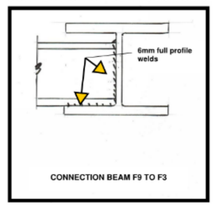
CONNECTION OF BEAM F TO F1



CONNECTION OF BEAMS F1 & F7 TO F9



CONNECTION OF BEAMS F9 TO F3



CONNECTION BEAM F9 TO F3

These drawings are to assist in meeting the Building Regulations of England and Wales. They are not intended to be detailed construction drawings and should not be read as such. Detailed implementation and methods are the responsibility of the builder.
Some typical details may be provided for assistance but detailed construction and working methods, including temporary works, are the responsibility of the contractor. BBA certificated products should be used in accordance with the certification.
Measurements should be checked by the contractor if significant error is found then get in touch and we will rectify where possible. Extracts from the structural calculations are included for assistance but are not intended to replace the engineers calculations. The builder must ensure they have the latest calculations for the project.

Asbuilt Drawings - Where drawings of an of an existing building are included there will be variations on site due to wall thicknesses and angles that are not depicted in this drawing. No structural or measured survey has been carried out. Measurements should be confirmed on site and the structure of existing walls and floors should be confirmed by inspection.
Unless stated inaccessible areas such as roofs have been visually observed. Unless otherwise stated this is not a topographic survey and ground levels and features have been estimated.
Contractors are to check all dimensions and levels prior to site works commencement.
The client must abide by the Construction Design and Management Regulations 2015. However such duties for domestic clients normally pass to:
the contractor, *if it is a single contractor project, who must take on the legal duties of the client in addition to their own as contractor. In practice, this should involve little more than what they normally do in managing health and safety risks*
the principal contractor, *for projects with more than one contractor, who must take on the legal duties of the client in addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client duties must be carried out by the contractor in control of the construction work*
Plans and Planning Ltd is not the Principal Designer unless this has been formally agreed in writing.
The Client should ensure that;
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last 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.
The Building Inspector that approved the drawings and calculations must be advised prior to the start of the works.
Contractors should contact Plans and Planning Ltd to confirm arrangements under CDM 15

B Columns - Length approx

Mark	Structural Material	Family and Type	Base Level	Length
C1	Metal - Steel	UC-Universal Columns-Column: F5 Columns - USE 356 x 368 x153 UCs	LO Ground FFE Existing	3700
C2	Metal - Steel	UC-Universal Columns-Column: F5 Columns - USE 356 x 368 x153 UCs	LO Ground FFE Existing	3700

A - Steel Framing - all sizes and elevations approx

Mark	Material: Name	Type	Reference Level	Length	Elevation at Top
2	Metal - Steel	15X150	LO Ground FFE Existing	4415	2275
3	Metal - Steel	15X150	LO Ground FFE Existing	8458	2275
4	Metal - Steel	15X150	LO Ground FFE Existing	3520	2275
5	Metal - Steel	Beam F9 - USE 254 x 254 x107UC3	L1 First FFE Existing	6864	2790
6	Metal - Steel	Beam F10 - USE 254 x 146 x 31 UB	L1 First FFE Existing	3702	2812
7	Metal - Steel	Cranked Beams R6 - USE 152 x 152 x 23 UCs	LO Ground FFE Existing	4220	<varies>
8	Metal - Steel	Cranked Beams R6 - USE 152 x 152 x 23 UCs	L2 Loft FFE Existing	1340	7967
9	Metal - Steel	Cranked Beams R6 - USE 152 x 152 x 23 UCs	L2 Loft FFE Existing	4220	<varies>
10	Metal - Steel	Cranked Beams R6 - USE 152 x 152 x 23 UCs	L2 Loft FFE Existing	1340	7967
11	Metal - Steel	F1 - USE 254 x 254 x 73 UC	L1 First FFE Existing	5305	2790
12	Metal - Steel	F2 - USE 203 x 203 x 60 UC	L1 First FFE Existing	5805	2790
13	Metal - Steel	F3 - USE 254 x 254 x 73 UC	L1 First FFE Existing	2660	2790
14	Metal - Steel	F4 - USE 254 x 254 x 89 UCs	L1 First FFE Existing	5453	2790
15	Metal - Steel	F5 - USE 356 x 406 x 340 UC	L1 First FFE Existing	9700	2880
16	Metal - Steel	F6 - USE 254 x 146 x 43 UB	L1 First FFE Existing	6031	2790
17	Metal - Steel	F7 - USE 254 x 254 x 73 UC TO FACILITATE BOLT CONNECTIONS	L1 First FFE Existing	3000	2790
18	Metal - Steel	F8 - USE 254 x 254 x 89 UC TO FACILITATE BOLT CONNECTIONS	L1 First FFE Existing	2631	2790
19	Metal - Steel	F11 - F - USE 203 x 102 x 23 UB	L1 First FFE Existing	2722	2790
20	Metal - Steel	F12 - USE 203 x 102 x 23 UB	L1 First FFE Existing	3883	2790
21	Metal - Steel	G1 - USE 178 x 102 x 19 UB WITH BOTTOM PLATE (SEE DETAIL)	LO Ground FFE Existing	4310	2453
22	Metal - Steel	G2 - USE 178 x 102 x 19 UB WITH BOTTOM PLATE (SEE DETAIL)	LO Ground FFE Existing	1400	2453
23	Metal - Steel	G3 - USE 356 x 171 x 67 UB WITH BOTTOM PLATE (SEE DETAIL)	LO Ground FFE Existing	8458	2631
24	Metal - Steel	R1 - R2 and R3 - USE MINIMUM OF 203 x 102 x 23 UBs (SEE NOTE 1 ON PAGE 6)	LO Ground FFE Existing	4396	2800
25	Metal - Steel	R1 - R2 and R3 - USE MINIMUM OF 203 x 102 x 23 UBs (SEE NOTE 1 ON PAGE 6)	LO Ground FFE Existing	4396	2800
26	Metal - Steel	R1 - R2 and R3 - USE MINIMUM OF 203 x 102 x 23 UBs (SEE NOTE 1 ON PAGE 6)	LO Ground FFE Existing	4396	2800
27	Metal - Steel	R1 - R2 and R3 - USE MINIMUM OF 203 x 102 x 23 UBs (SEE NOTE 1 ON PAGE 6)	LO Ground FFE Existing	6224	2800
28	Metal - Steel	R1 - R2 and R3 - USE MINIMUM OF 203 x 102 x 23 UBs (SEE NOTE 1 ON PAGE 6)	LO Ground FFE Existing	6224	2800
29	Metal - Steel	Ridge R7 - USE 203 x 102 x23 UB	L2 Loft FFE Existing	11600	8305
30	Metal - Steel	Ridge R8 USE 203 x 133 x 25 UB	L2 Loft FFE Existing	4866	8305
31	Metal - Steel	S1 - USE 203 x 133 x 25 UB	L2 Loft FFE Existing	4873	5443

(Part H)
Drainage
and waste
disposal

Recommendation If the ground is suitable, please specify a soakaway for the rainwater drainage, to be a minimum of 5m from any building

(Part K)
Protection
from
falling,
collision
and impact

Recommendation If the new windows to the west proposed elevation are openable and are less than 800mm from finished floor, either permanent restrictors should be provided or guarding should be provided as per Approved Document K. Glazing and restrictos should be able to resist the loads detailed in BS6399 and BS6180

Sheet List

Sheet Number	Sheet Name
Bregs100	Location
Bregs101	Floor Plans Roof and 2nd Floor
Bregs101.1	Floor Plans 1st and Ground
Bregs102	Elevations
Bregs103.1	Structure Sections
Bregs103.2	3d Structure
Bregs104.1	Notes and Details

Client Stuart and Lorranie Burn

Job No Burn-Coppice Side

Site Coppice Side Farm
Coppice Road
Upper Poynton
SK12 1SP

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Drawing No; Bregs104.1- 12/04/22 Calcs C

Drawing; Notes and Details

Print to Scale on A1

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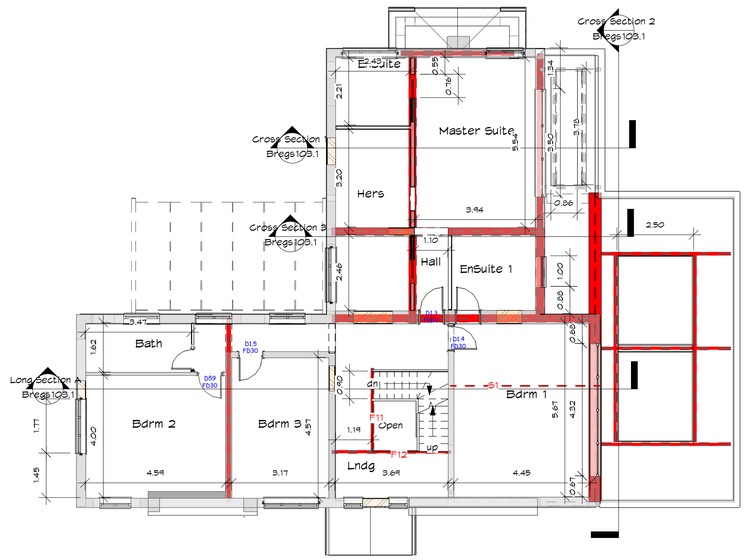
Openings and headroom shown are indicative and may be affected once steelwork calculations have been completed. Final dimensions will depend on actual wall thicknesses used in construction and may vary where taken in association with existing walls.



1 Structure 1st Floor For Simon

1 : 100

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Client Review NTS

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Stuart and Lorranie Burn
Coppice Side Farm
Coppice Road
Upper Poynton
SK12 1SP

1st Floor A3

Project number	Burn-Coppice Side
Date	12/04/2022 01:44:02
Drawn by	P F Kirk
Scale	1 : 100

Bregs104.2

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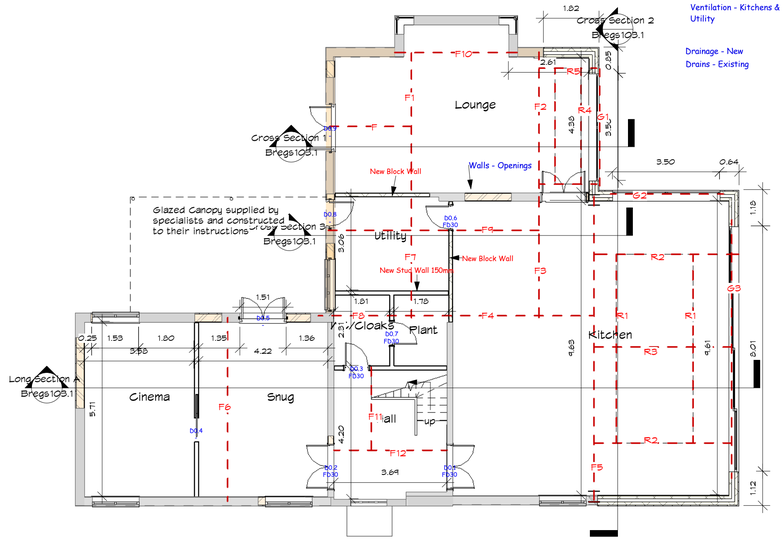
1 GENERAL NOTES
Ventilation - Bathrooms
Ventilation - General
Ventilation - Kitchens & Utility

Drainage - New
Drains - Existing



1 Structure Ground Floor For Simon
1 : 100

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Stuart and Lorranie Burn
Coppice Side Farm
Coppice Road
Upper Poynton
SK12 1SP

Ground Floor A3

Project number	Burn-Coppice Side
Date	12/04/2022 01:44:03
Drawn by	P F Kirk
Scale	1 : 100

Bregs104.3