

CONSTRUCTION SPECIFICATION

New Two Storey Roof specification

Roof pitch is to be identical to existing roof

New Marley modern roofing tiles to match existing property tiles

with 100mm overlaps set on 4.0mm x 2.5mm treated timber battens,

Vapour permeable membrane on 12.5mm x 50mm Timber roof joists

with 300mm x 50mm Timber Hips as shown with

300mm quilted roofing insulation (laid 150mm between 150mm

over , 12.5mm x 50mm ceiling joists Underside to be 12.5mm foil backed

Plasterboard and skim , ,

New Cavity wall Specification "U" Value achieved 0.17W/m²K

Calculated in accordance with BS EN ISO 6946:2017

300mm Cavity construction comprising 102.5mm facing Brick

to match & key into existing, 100mm cavity with stainless steel

wall ties to BS 1243 1978 with:

Number of Anchors per m² 3, Diameter of Anchors (mm) 3.99mm

Maximum spacing 750mm Horizontal 450mm Vertical and 300mm

vertical near any openings.

The inner leaf to be 100mm Aerated Concrete Block

(K - Value = 0.15W/mK)

Cavity Insulation to be 90mm Kingspan K106 Insulation

with a minimum of 10mm airspace. The cavity must be clear of

mortar. Inside to plasterboard & skim

New Ground floor Specification (Floor to be level with existing house floor)

"U" Value achieved 0.18 W/m²K Calculated in accordance with BS EN ISO

6946:2017

Inside surface down - 100mm Sand cement screed with 0.5mm Polythene

separation layer beneath then 80mm Kingspan Kooltherm K103 Insulation

with 150mm Concrete 12.4 2000kg/m³ laid on Visqueen Ultimate Geosol

0.9mm DPM (Gas protection to BS8102:2009 CIRIA C748 &

BS 8485:2015) DPM on 150mm sand blinded consolidated stone hardcore.

NOTE: Due to No prior Knowledge on ground soil conditions the foundations

are shown at a minimum depth required , Builderto confirm exact depth on site

with Building control. If Mini piles are a requirement to support below the concrete

foundation beam the builder is to provide Piling design & details to the Building

Inspector for prior approval before works commence.Builder is to liaise with

Building control on any questions / queries on the required foundations

New First floor specification (floor to be level with existing first floor)

Inside surface down - 18mm Floor grade T&G Chipboard on 0.5 Polythene

separation layer on 47mm x 147mm Grade C16 Construction quality Treated

timber Floor joists at 400mm ctrs with 150mm Fire / Sound resistant Quilted

Insulation held in with Chicken wire , Underside to be 12.5mm foil backed

Plasterboard and 3mm skim finish .

New section of staircase up to new bedroom

New stair treads are to be identical to existing stair dimensions (rise & going)

50mm Min going on tapered steps with new landing to be min 750mm going

Entire new staircase is to be trimmed out with 2 x floor joists on all sides .

Drainage- Kitchen / Utility / Shower room

(Builder is to do on site investigation to locate existing property main

drains & decide on best course of action to join new Rain water & foul

water pipes to existing systems)

All new above ground drainage and plumbing to comply with BS 5572 1978

(Sanitary pipework) ,All new drainage to be in accordance with Part H of the

building regulations. Wastes to have 75mm deep anti-vac bottle traps & rodding

eyes to be provided at changes to direction.Sizes of waste 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 & vent pipe terminating min 900mm

above any openings within 3m Or to a 110mm upvc soil pipe with accessible internal

air admittance valve complying with BS EN 12380,placed at a height so that outlet

is above the trap of the highest fitting, Waste pipes not to connect on to SVP within

200mm of the W/C Connection.

Supply hot and cold water to all fittings as appropriate.

UNDERGROUND FOUL DRAINAGE (Builder is to do on site investigation to locate

existing property main drains & decide on best course of action to join new Rainwater

& foul water pipes to existing systems)

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

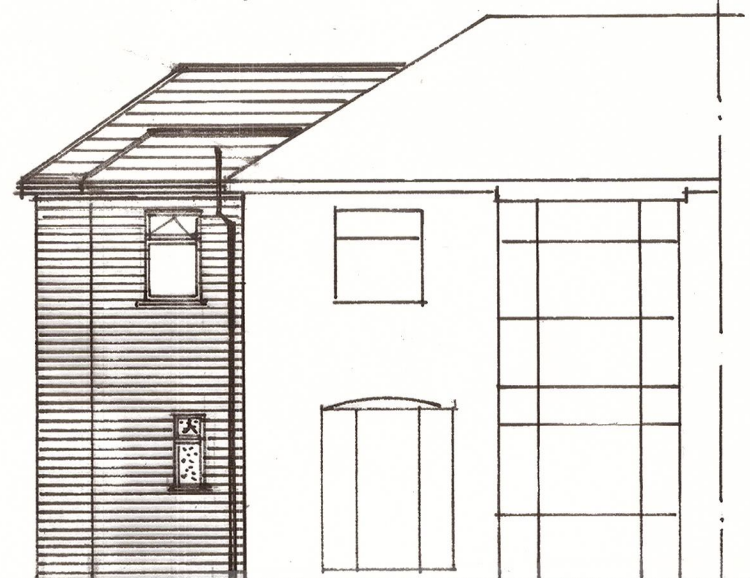
cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced

concrete slab over compressible material. Provide rodding access at all changes of

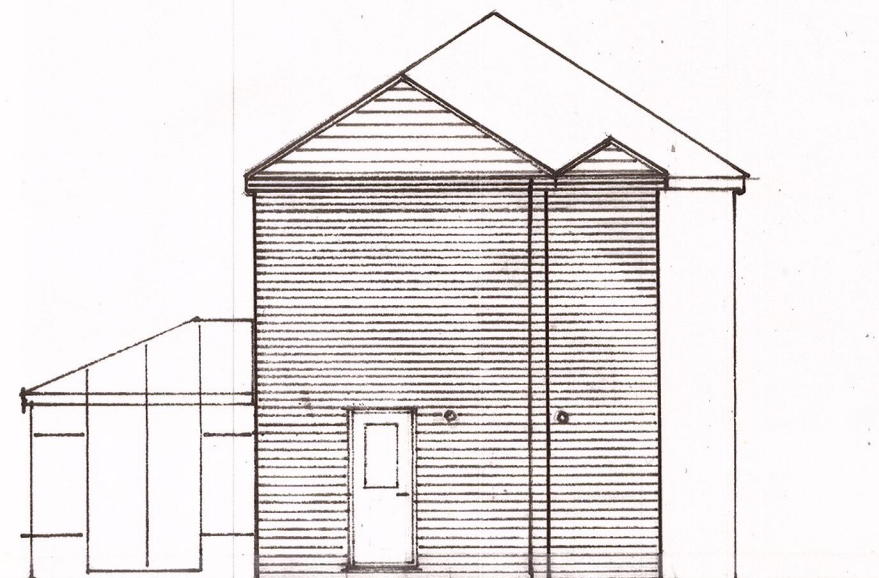
direction and junctions. All below ground drainage to comply with BS7158 and

BS801, Builder is to liaise with the Building inspector on any on site queries

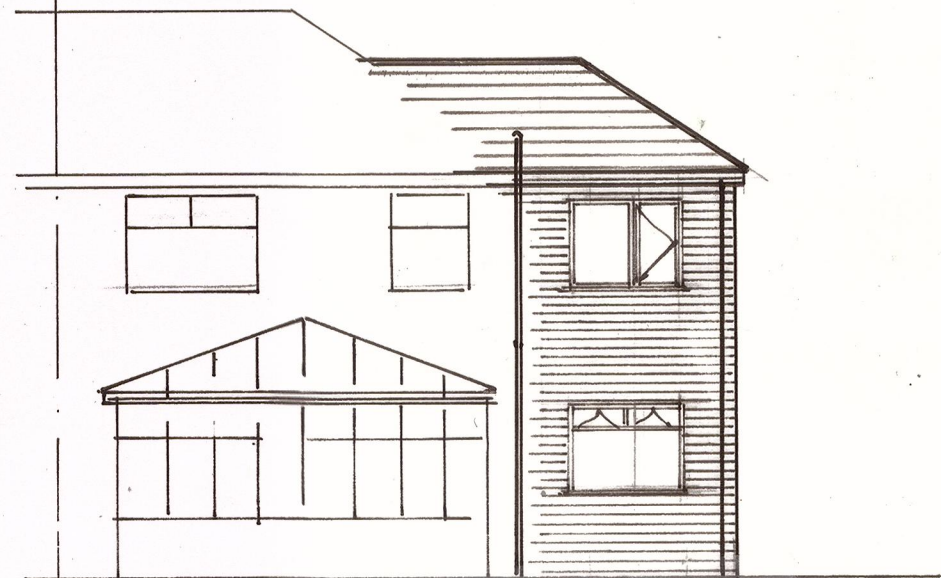
concerning the drainage for the extension.



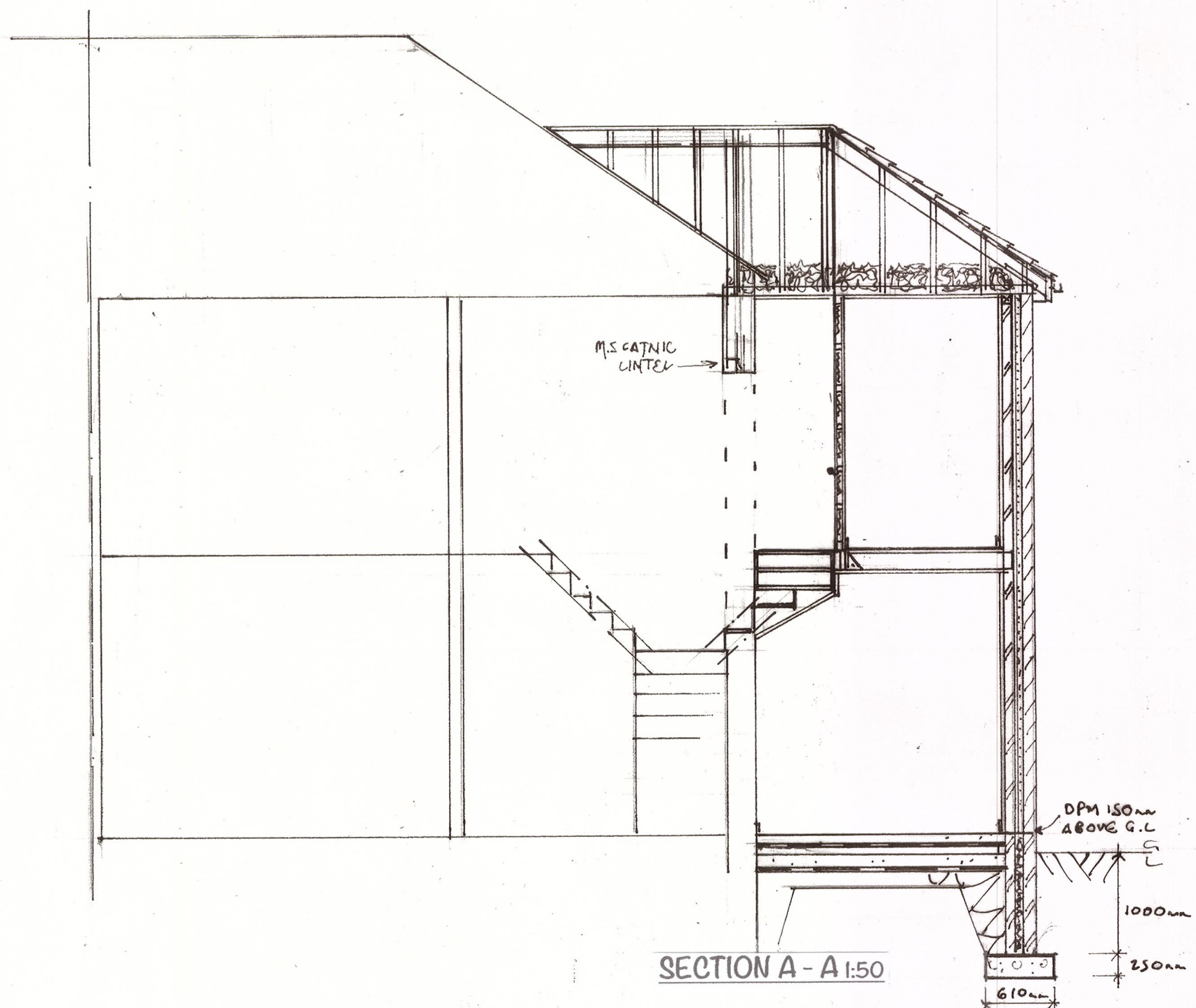
PROPOSED FRONT ELEVATION 1:100



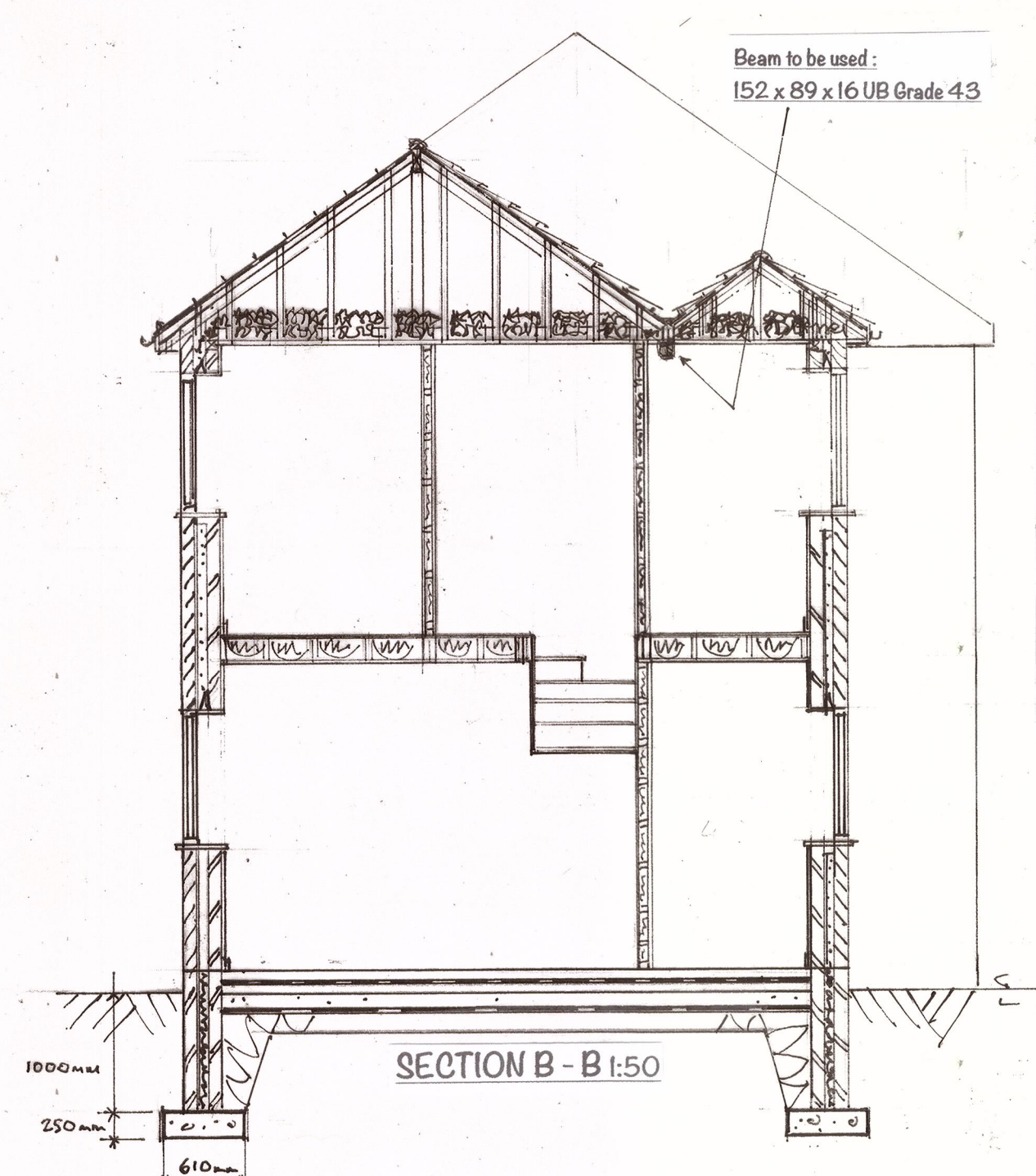
PROPOSED SIDE ELEVATION 1:100



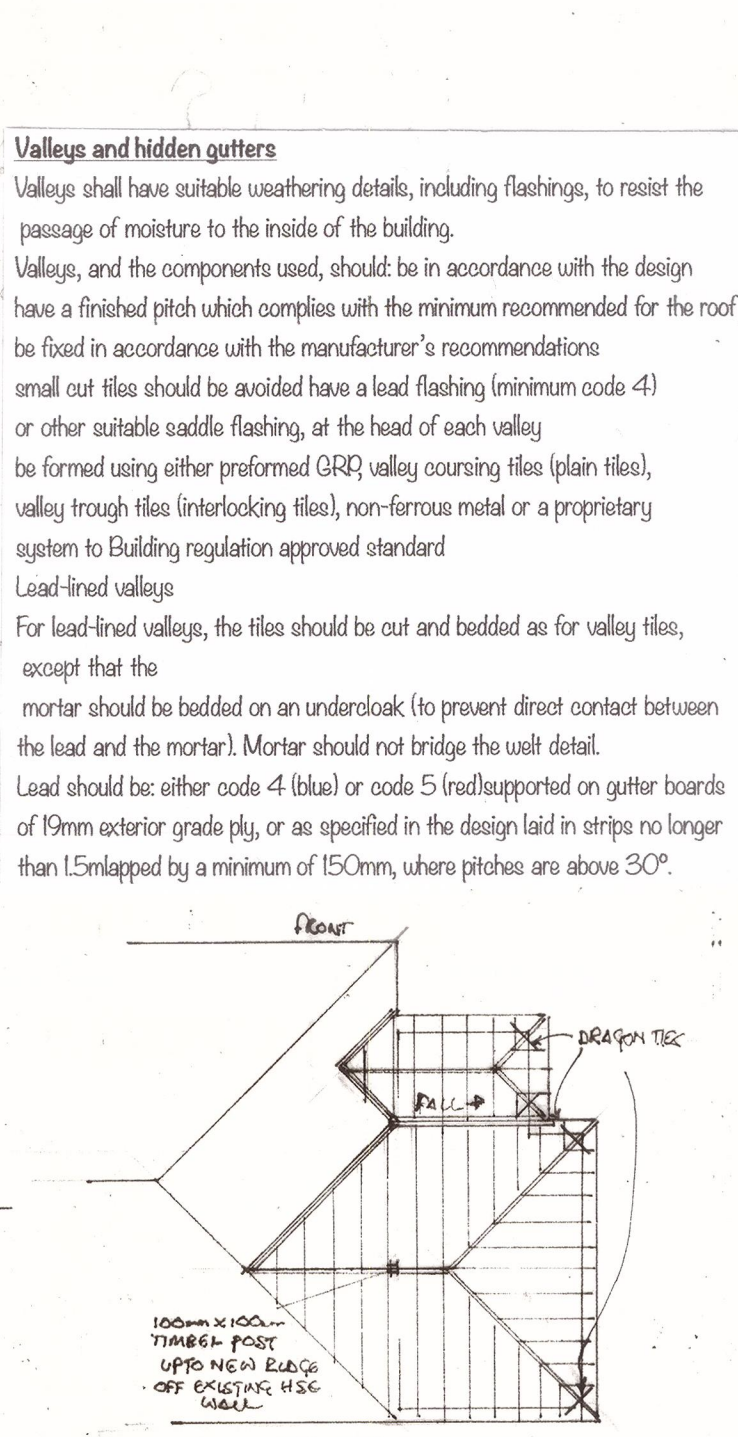
PROPOSED REAR ELEVATION 1:100



SECTION A - A 1:50



SECTION B - B 1:50



Valleys and hidden gutters

Valleys shall have suitable weathering details, including flashings, to resist the

passage of moisture to the inside of the building.

Valleys, and the components used, should be in accordance with the design

have a finished pitch which complies with the minimum recommended for the roof

be fixed in accordance with the manufacturer's recommendations

small cut tiles should be avoided have a lead flashing (minimum code 4)

or other suitable saddle flashing, at the head of each valley

be formed using either preformed GRP valley coursing tiles (plain tiles),

valley trough tiles (interlocking tiles), non-ferrous metal or a proprietary

system to Building regulation approved standard

Lead-lined valleys

For lead-lined valleys, the tiles should be cut and bedded as for valley tiles,

except that the

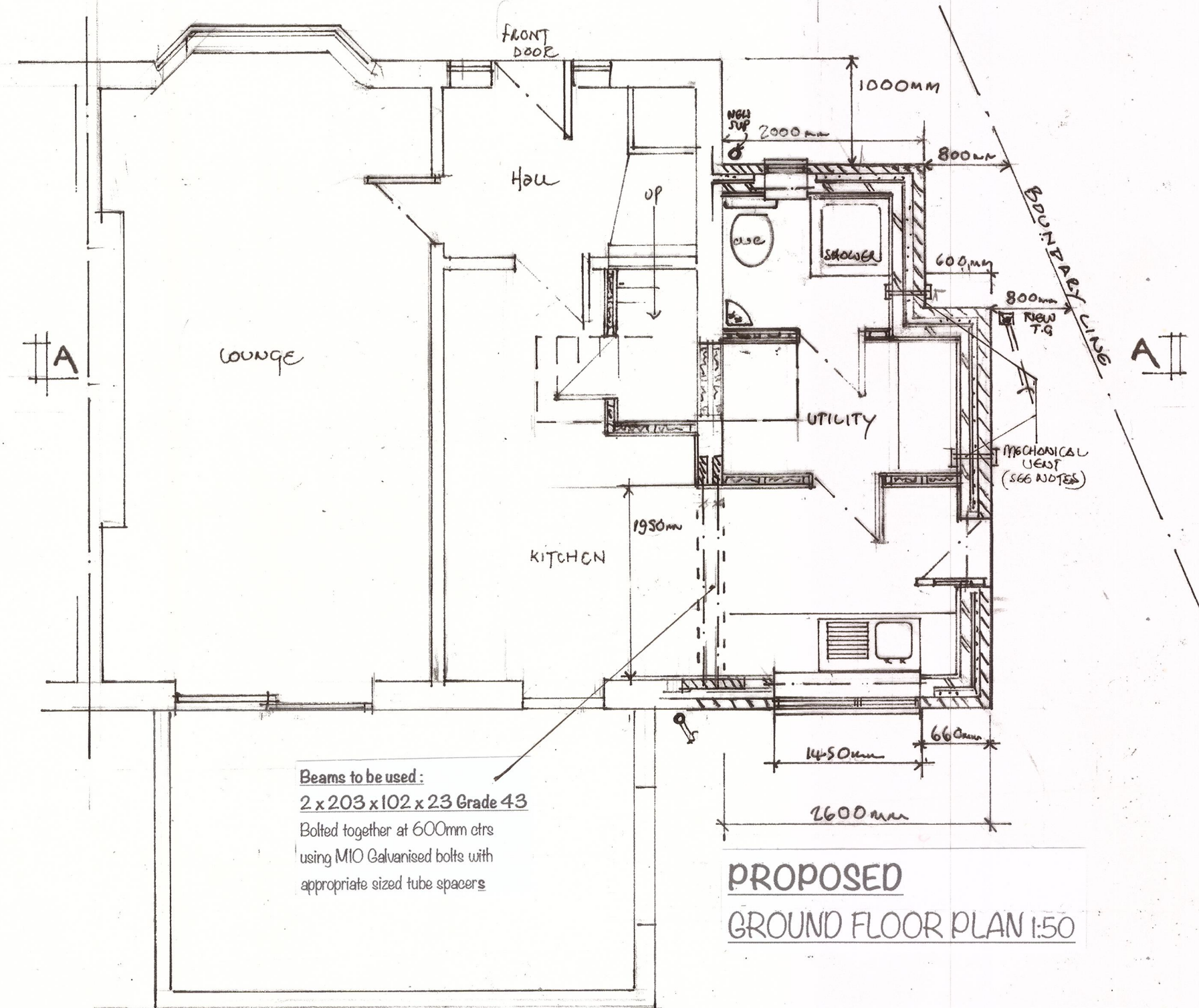
mortar should be bedded on an undercloak (to prevent direct contact between

the lead and the mortar). Mortar should not bridge the weat detail.

Lead should be either code 4 (blue) or code 5 (red) supported on gutter boards

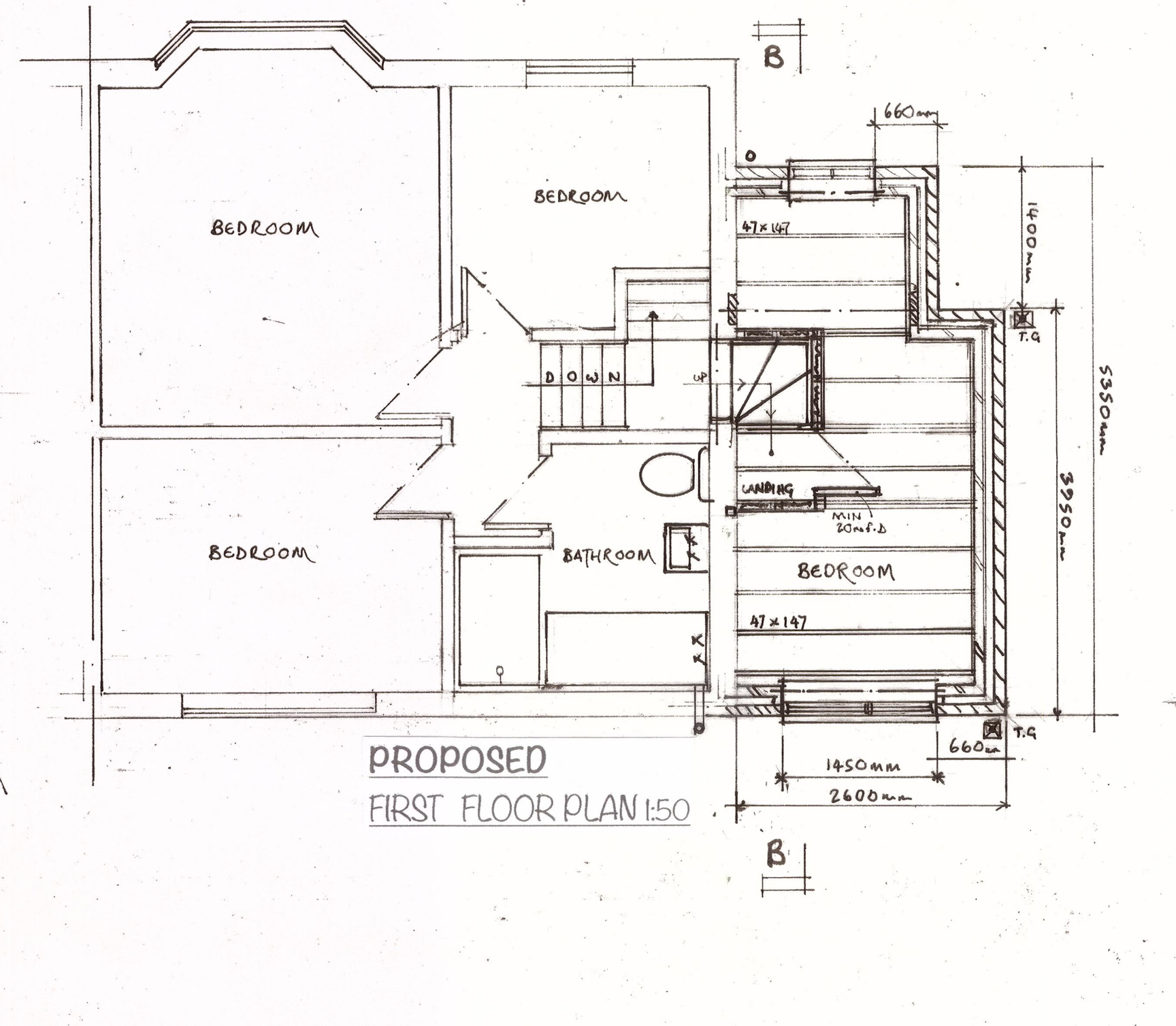
of 19mm exterior grade ply, or as specified in the design laid in strips no longer

than 1.5m spaced by a minimum of 150mm, where pitches are above 30°.



PROPOSED

GROUND FLOOR PLAN 1:50



PROPOSED

FIRST FLOOR PLAN 1:50

NOTES (WHERE APPLICABLE)

- HOME OWNER/CLIENT & BUILDER MUST READ
- ONLY THE PLAN APPROVED BY BUILDING CONTROL
- TO BE USED FOR CONSTRUCTION PURPOSES.
- ALL DIMENSIONS ARE TO BE SITE CHECKED BY BUILDER

DO NOT SCALE DRAWING

- ANY NEW BRICKWORK IS TO MATCH & KEY INTO EXISTING.
- WINDOWS & DOORS TO BE DOUBLE GLAZED WITH 20mm GAP BETWEEN PAMES FILLED WITH ARGON GAS WITH INNER PANE HAVING LOW E COATING TO ACHIEVE U VALUE OF 1.4 W/m²K (MER Band B) CONTROLLABLE TRICKLE VENTS OF 8000mm² TO HABITABLE ROOMS AND KITCHEN WITH 4,000mm² ELSEWHERE VENTS SET 700mm FROM FLOOR LEVEL AND 500mm FROM ANY EXTRACT FAN.
- ALL NEW BEAMS & LINTELS TO HAVE A MIN BEARING OF 150mm, TIMBER MEMBERS MUST HAVE A 100mm MIN BEARING.
- ROOF & FIRST FLOOR MUST BE TIED DOWN TO WALLS WITH M.S GALVANISED STRAPS OF 32mm x 5mm AT 1500mm CENTRES.
- NEW ROOF SPACE TO BE VENTILATED TO BS 5260, BACKGROUND VENTILATION 8000mm² EQUIVALENT AREA TO BE PROVIDED TO HABITABLE ROOMS
- NEW FOUNDATIONS/ WALLS ARE TO CONFORM TO BUILDING REGULATION 1 & 2 / APPROVED DOCUMENT A.
- THE FOUNDATION DIMENSIONS SHOWN ARE MINIMUM ONLY AND ARE GIVEN WITHOUT ANY KNOWLEDGE OF 'ON SITE' SOIL CONDITIONS. IF THE EXISTING FOUNDATIONS OF THE PROPERTY HAVE TO TAKE ANY ADDITIONAL LOADS THEY SHOULD BE EXPOSED AND PASSED BY THE L.A OR PRIVATE BUILDING CONTROL INSPECTOR ON SITE.
- ANY UNDER-SITE DRAINAGE MUST BE EXPOSED & ENCASED IN 150mm CONCRETE.
- NEW WALL CAVITIES MUST BE INSULATED AS PER SPECIFICATION OR WITH B.C APPROVED INSULATION TO ACHIEVE THE MIN "U" VALUE FOR WALLS.
- NEW STEELWORK MUST HAVE A MINIMUM FIRE RESISTANCE OF 30 MINUTES.
- ALL WALL CAVITIES ARE TO BE CONTINUOUS.
- ALL CAVITY BARRIERS TO E2/3/4 APPENDIX D2.
- R/LINTELS BUILT INTO WALLS OVER DRAINS.
- FOUNDATIONS WITHIN 1000mm OF DRAINS TO BE TAKEN DOWN TO TO DRAIN INVERT LEVEL.
- CAVITY CLOSURES TO HAVE VERTICAL & HORIZONTAL DIPS INSULATED TYPE.
- ALL NEW DRAINING IS TO COMPLY WIT BS 5572.
- ALL MATERIALS USED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- NEW DRAINAGE Laid TO SELF-CLEANING FALLS WITH ROODING ACCESS.
- NEW INSULATION TO BE INSTALLED AS PER "ROBUST DETAILS" ISSUED BY DEFRA.
- LIGHTING MUST BE LOW ENERGY LIGHT FITTINGS WITH A MINIMUM LUMINOUS EFFICIENCY OF 75 LIGHT SOURCE LUMENS PER CIRCUIT -WATT
- MAINS OPERATED INTERLINKED SMOKE DETECTORS TO BS 5446-6 DOMESTIC or BS5446-12:2000 or BS5446-2:2003 (COMMERCIAL DETECTORS INTERLINKED WITH BATTERY) SHOWN AS:
- THE CLIENT / HOME OWNER MUST INFORM THEIR NEIGHBOURS OF WORK TO BE CARRIED OUT ON OR NEAR TO BOUNDARY AS REQUIRED BY THE PARTY WALL ACT IN WRITING 2 MONTHS BEFORE WORKS BEGIN.

THE CLIENT/HOMEOWNER IS RESPONSIBLE FOR CORRECT LOCATION / ACCURACY OF THE BOUNDARY SHOWN.

THE BUILDER MUST BE AWARE OF THE REQUIREMENTS OF THE PARTY WALL ACT AND MUST STUDY THE SCHEDULE AMENDMENT FORM THE LOCAL AUTHORITY BEFORE COMMENCING THE PROJECT.

23. ELECTRICAL WORKS BY "COMPETENT PERSON SCHEME" MEMBER.

THE CLIENT / HOMEOWNER MUST SATISFY THEMSELVES THAT THE ELECTROIAN (WHETHER

EMPLOYED VIA THEMSELVES OR BUILDING CONTRACTOR) IS QUALIFIED TO CARRY OUT ALL

OF THE PARTS OF THE PROPOSED ELECTRICAL WORKS & TEST THE WORKS IN ACCORDANCE

WITH BS 7671 THE IEE 18th EDITION VARIATION GUIDANCE AND ARE FULLY AUTHORISED TO ISSUE

RELEVANT CERTIFICATES AS REQUIRED BY PART D OF THE BUILDING REGULATIONS EFFECTIVE 1/05.

ALL ELECTRICAL WORKS MUST MEET THE REQUIREMENTS OF PART D ELECTRICAL SAFETY 1 AND

WILL BE DESIGNED , INSTALLED , INSPECTED & TESTED BY A PERSON COMPETENT & QUALIFIED TO

DO SO AND A SELF CERTIFICATION CERTIFICATE BE SUBMITTED /ISSUED TO THE LOCAL AUTHORITY

BY THE COMPETENT PERSON WITH 30 DAYS OF COMPLETION OF THE ELECTRICAL WORKS.

THE CLIENT / HOMEOWNER MUST ALSO RECEIVE A COPY OF THE SELF CERTIFIED CERTIFICATE & A

BS 7671 ELECTRICAL INSTALLATION TEST CERTIFICATE

ELECTRICAL WORKS BY "NON-COMPETENT PERSON SCHEME" MEMBER

ALL WIRING & ELECTRICAL WORKS MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED

IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7671 THE IEE 18th EDITION VARIATION REGULATIONS

& PART D ELECTRICAL SAFETY ON COMPLETION OF THE WORKS A COPY OF THE INSTALLERS TEST

CERTIFICATE COMPLIANT WITH BS 7671 IS TO BE PROVIDED TO THE CLIENT / HOMEOWNER &

LOCAL AUTHORITY AND PRIOR TO ANY COVERING OF THE WIRING & CABLES OF THE INSTALLATION BE

INSPECTED BY A "INDEPENDENT" COMPETENT PERSON AND ON COMPLETION OF THIS

INSPECTION IN ADDITION TO THE ABOVE STATED CERTIFICATE A ADDITIONAL "COMPETENT PERSONS

ELECTRICAL INSTALLATION CERTIFICATE COMPLIANT WITH BS 7671 TO BE PROVIDED TO THE

HOMEOWNER/ CLIENT & LOCAL AUTHORITY. COMPETENT PERSON MEANS A MEMBER OF CDDP M

ELECTRICAL COMPETENT PERSONS SCHEME.

24. MECHANICAL VENTILATION TO BE FITTED AS FOLLOWS: BATHROOMS TO HAVE 15Ltr/SECOND AIR

CHANGE, KITCHENS AND OTHER AREAS TO HAVE A MIN OF 60Ltr/SEC AIR CHANGE DUCTED TO

EXTERNAL AIR. FAIRS TO HAVE A 15 mm/hr OVER RUN TIME IN ADDITION THE WINDOWS TO THESE

AREAS TO HAVE CONTROLLABLE VENTS OF MIN 25000mm².

25. ANY WORKS CARRIED OUT ON THE GAS APPLIANCES OR CENTRAL HEATING SYSTEM MUST ONLY

BE DONE SO BY A GAS SAFE REGISTERED CONTRACTOR.

GAS FIRED HEATING SYSTEMS REQUIRE 92% MINIMUM EFFICIENCY

FUE GAS HEAT RECOVERY

WEATHER COMPENSATION

LOAD COMPENSATION

SMART THERMOSTAT WITH AUTOMATION & OPTIMISATION

IN ANY CASE THE REGISTERED INSTALLER IS NOT RESPONSIBLE FOR ANY VOIDS / DRAINS OR OTHER UNDERGROUND

DESTRUCTION FOUND NEAR OR UNDER THE BUILD SITE

30. A PROPER SUPPLY OF AIR IS TO BE PROVIDED TO THE KITCHEN IN ORDER THAT THE

COOKING APPLIANCES CAN FUNCTION EFFICIENTLY WITHOUT CAUSING DISCOMFORT.

31. A CONTINUOUS SUPPLY OF HOT WATER TO BE PROVIDED TO THE KITCHEN THAT DOES NOT EXCEED

THAT Laid DOWN.

32. ALL NEW STEELWORK IS TO BE 30 minute FIRE PROOF IE 2 x 10mm PLASTERBOARD LAYERS AND

SKIN ON 50mm x 50mm TIMBER NOGGINs @ 400mm CENTRES.

33. THE CLIENT MUST BE SURE THAT THE SIZES OF THE ROOMS SHOWN ARE SATISFACTORY

34. IF THE PROPOSED ROOF IS TO BE OF A GANG NAILED TRUSS SYSTEM THE BUILDER MUST

OBTAIN APPROVAL FROM BUILDING CONTROL FOR THE DESIGN/ TRUSS CALCULATION

BEFORE WORK COMMENCES

35. THIS PLAN IS PRODUCED FOR BUILDING REGULATION SUBMISSION / APPROVAL AND IF

REQUIRED PLANNING PERMISSION AND DOES NOT TAKE INTO ACCOUNT ANY FAULTS IN THE

EXISTING STRUCTURE OF THE PROPERTY

36. AMENDMENTS TO THE PLAN AFTER PLANNING PERMISSION HAS BEEN ACHIEVED MAY REQUIRE

A NEW APPLICATION. IF CLIENT HAS INSTRUCTED DESIGNER (MR HESLOP) THAT PLANNING IS NOT

REQUIRED DUE TO ADVICE FROM A 3RD PARTY (MR HESLOP) IS FREE FROM ANY OBLIGATIONS

THAT MAY ARISE IF AN ISSUE FROM PLANNING DEPARTMENT HAPPENS DURING CONSTRUCTION.

37. IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO OBTAIN A COMPLETION

CERTIFICATE FROM THE PRIVATE OR LA BUILDING CONTROL DEPARTMENTS ONCE THE FINAL

CHECK HAS BEEN COMPLETED AND THE PROJECT IS SIGNED OFF BY THE BUILDING INSPECTOR.

38. IF REQUIRED THE HOMEOWNER/ CLIENT MUST MEET THE REQUIREMENTS OF THE PROPOSED

WORKS/PROJECT THAT IS TO BE CARRIED OUT ON THE PROPERTY BEFORE WORKS COMMENCE

39. IF THE HOME OWNER/CLIENT OR BUILDER COMMENCES ANY WORK WITHOUT FULL

PLANS APPROVAL IN PLACE THEY DO SO AT THEIR OWN RISK AND THE DESIGNER (MR HESLOP) WILL NOT ACCEPT ANY LIABILITY FOR ANY PERSONAL INJURY SUFFERED

, ALTERATIONS , COSTS, DELAYS or LEGAL PROCEEDINGS RESULTING FROM THIS.

40. AS AGREED THE DESIGNER (MR HESLOP) WILL VISIT & MEASURE THE PROPERTY THEN DESIGN THE

PROJECT TO THE CLIENTS WISHES, COMPLETE RELEVANT APPLICATION FORMS AROUND AS BEST ON

FEES AND PREPARE APPLICATION PACKS READY FOR SUBMISSION BUT WILL NOT TAKE PART IN ANY

BUILDING WORKS.

Plan No JRO2 (2 OF 2)

PROPOSED ELEVATIONS , FLOOR PLANS

& SECTIONS Ref

Proposed Two Storey Side Extension,

Creating

Larger kitchen with Utility room & additional shower /WC room

& New bedroom to first floor

For

Mr & Mrs Fielding

No 17, Hillside Crescent

Bury,

BL9 6PZ