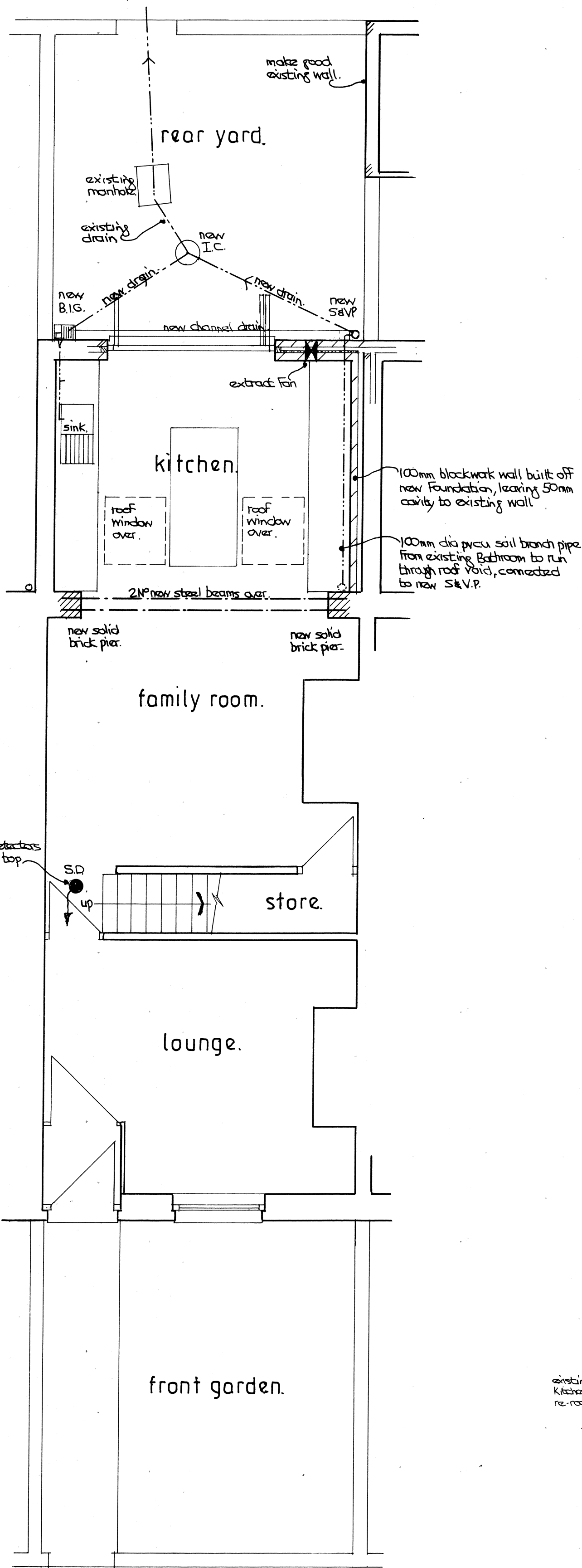
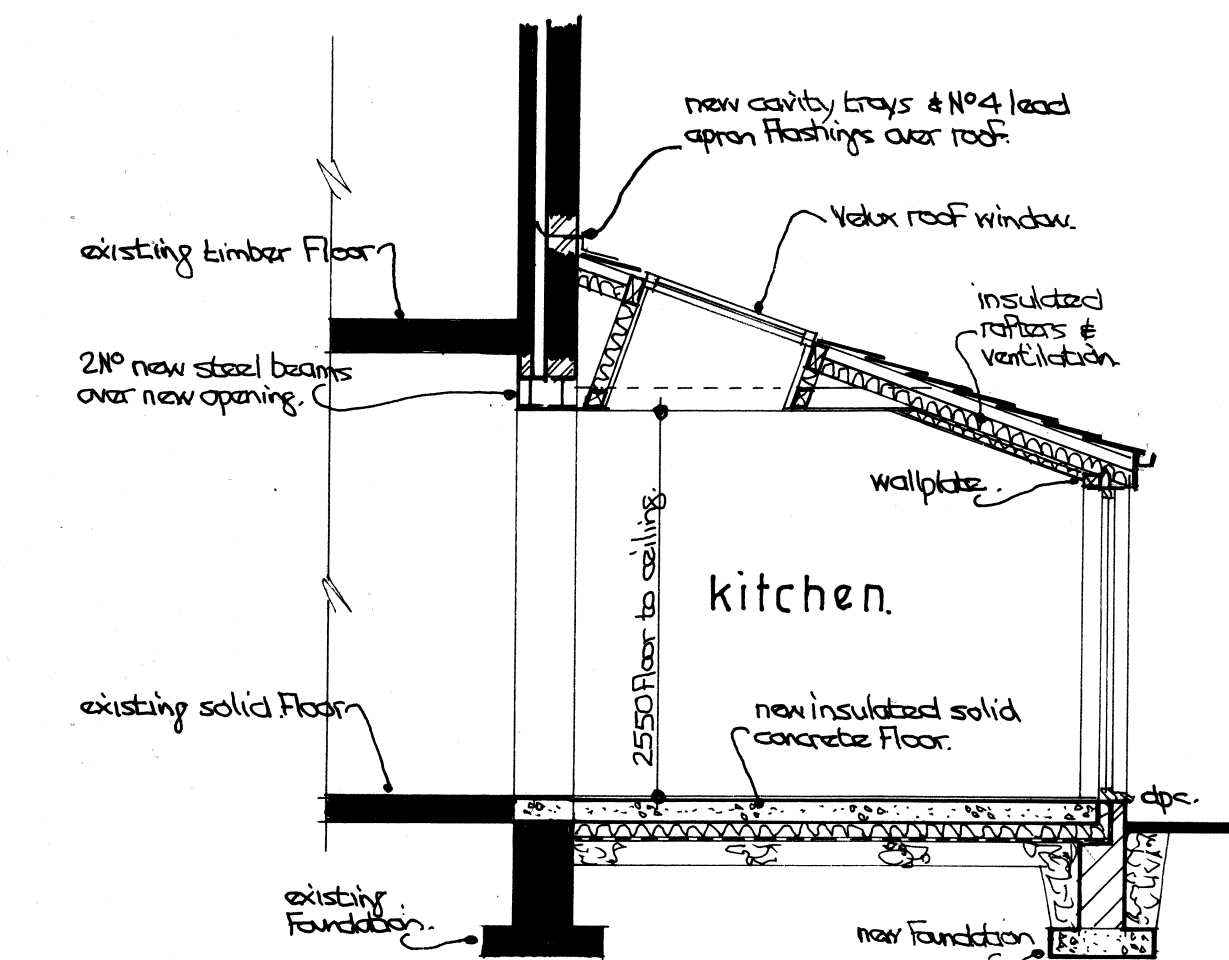
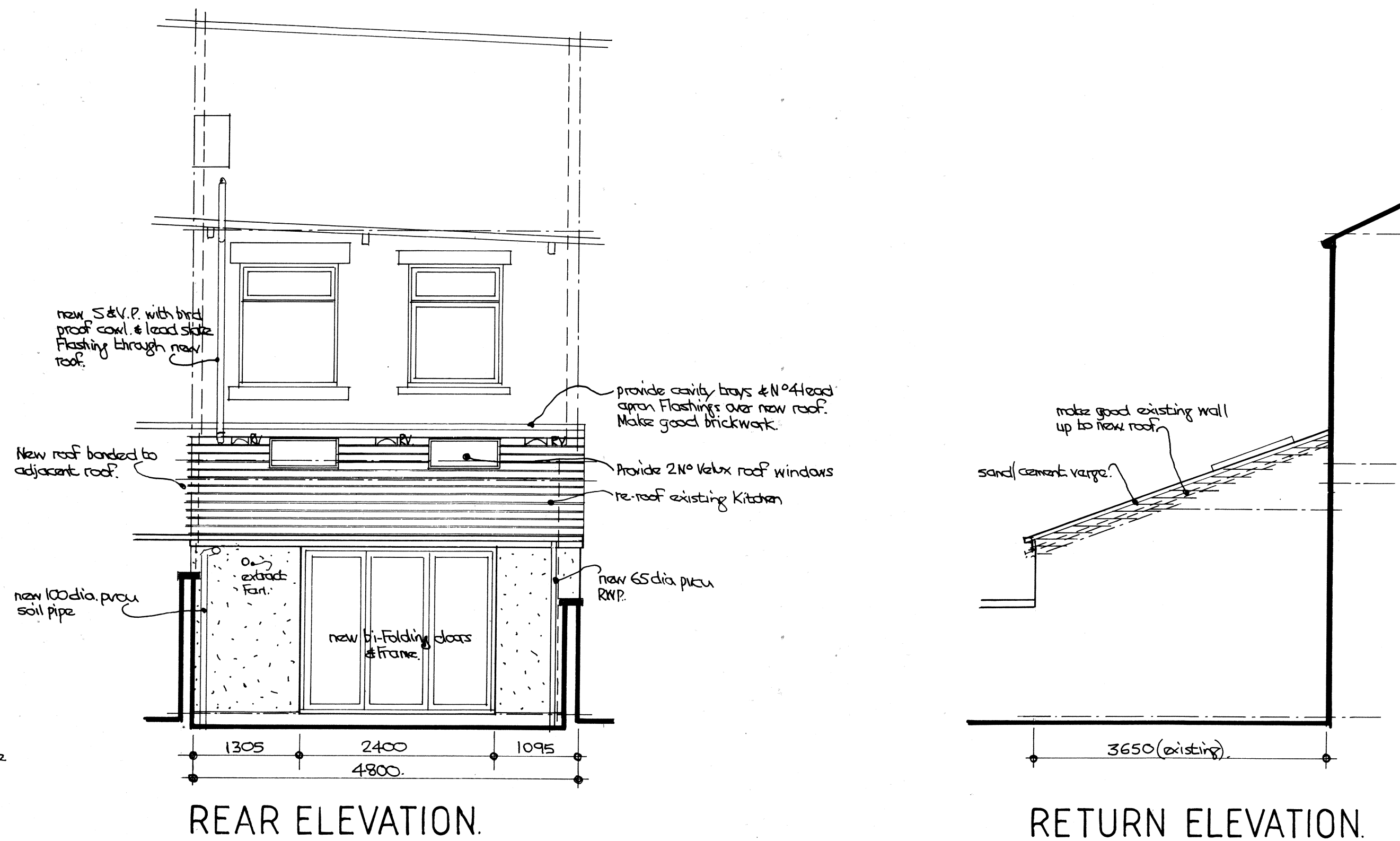
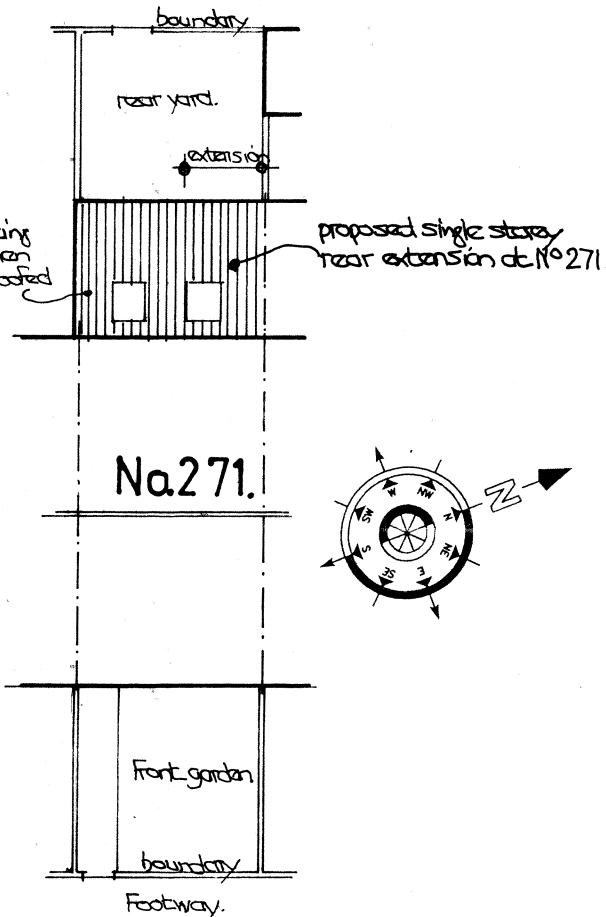




GROUND FLOOR PLAN.



CROSS SECTION.



SITE PLAN: 1:200.

NEW EXTERNAL WALL CONSTRUCTION (U Value 0.28)
Provide 100mm solid dense concrete blackwork external leaf, 100mm cavity and 100mm Thermalite Shield blackwork internal leaf. Provide 3 coat K Rend silicone render to external blackwork, the finish coat being coloured white, all laid in accordance with manufacturer's instructions. Include for all render stops and bell stops etc. External leaf to be in 102mm smooth red facing brickwork from just below ground level up to d.p.c. level. Provide 50mm Kingspan Kooltherm K108 partial fill cavity wall insulant retained against inner leaf with insulant retaining stainless steel wall ties at 750 horizontal and 450 vertical centres (225 vertical centres to jambs of all openings). Provide Thermalbat 100' insulated cavity closers (green) to jambs and sills of external doors opening. Provide d.p.c.'s to jambs and sills of all openings. Close cavities at eaves & verges with 9mm Superlux. Provide horizontal d.p.c.'s at floor level to internal leaf and at min. 150 above ground level to external leaf, both linked to existing. Provide I6 type L1/E 75 eaves lintel over external opening.

EXISTING REAR EXTERNAL WALL
Make good existing rear external wall up to new bi-folding doors opening, ready for render finish.

EXISTING RETURN EXTERNAL WALL
Make good existing return external wall up to new roof level with 102mm facing brick external leaf, 50mm cavity and 100mm blackwork internal leaf, all tied and bonded back to existing.

NEW EXTERNAL WALLS BELOW GROUND LEVEL
300mm thick Celcon Trenchblock off foundations up to 150mm below ground level. Trenchblocks to comply with PD 6697:2010 "Recommendations for the design of masonry structures" to BS EN 1996-1-1 and BS EN 1996-2.

LINTOLS OVER DRAINS
Provide r.c. lintels in external walls directly over any drains passing through.

EXISTING TO NEW CAVITIES
Break open between cavities in new walls and cavities in existing walls to form continuous cavities to ensure continuous weather break.

BONDING OF BRICKWORK
External leaf of cavity walls to be bonded in with existing brickwork course for course.

TRADITIONAL STRIP FOUNDATIONS TO EXTERNAL WALL
Provide 700 x 200 C35 grade r.c. strip foundations with 1 layer of A193 mesh in bottom laid min. 900 below ground level all in accordance with Approved Document 'A'. Foundations to be laid below level of all the drains under extension. The foundation design is dependant upon the actual site conditions uncovered once foundation excavation works have commenced on site. The foundation design is to be agreed with the Local Authority Building Control Officer or from calculations of a Structural Engineer if the Building Control Officer deems it necessary.

NEW BLOCKWORK WALL TO ADJACENT KITCHEN
Provide 100mm thick solid dense concrete blackwork internal leaf adjacent to existing Kitchen extension on No 273, leaving 50mm cavity to existing wall. New block wall to be tied back to existing wall using fishtail stainless steel wall ties at 750 horizontal and 450 vertical centres, plugged and screwed to existing wall. Provide horizontal d.p.c. at floor level. Provide min. 300 x 300 C35 grade r.c. strip foundation with 1 layer of A193 mesh in bottom. The foundation is to be laid with the base level with that of the existing foundation if possible and is to overlap existing foundation, all in accordance with Approved Document 'A'. The foundation design is dependant upon the actual site conditions and what existing foundation is uncovered once foundation excavation works have commenced on site. The foundation design is to be agreed with the Local Authority Building Control Officer or from calculations of a Structural Engineer if the Building Control Officer deems it necessary.

PIERS
Form 2No new solid brick piers to both sides of new structural opening to take 2No new steel beams over. The piers are to be to details provided by the Structural Engineer.

EXISTING STRUCTURE
The existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy to support new imposed 'dead' and 'live' loading conditions prior to commencement of work and as required by the Local Authority Building Control Officer.

MAIN ROOF CONSTRUCTION (pitch approx. 20 degrees to match existing adjacent roof)
Marley Modern type smooth grey interlocking roof tiles to match existing adjacent roof and bonded through with the adjacent roof tiles. Roof tiles are to be at 313mm gauge, 100mm headlap, on 38 x 25 tonalised s.w. battens on breathable sarking felt on 175 x 50 treated s.w. rafters at 400mm centres. Rafters to be supported on new 100 x 75 treated s.w. wallplate at eaves level and on new 175 x 63 treated s.w. poleplate rawnalbed to existing wall at top of roof.

CLIP ALL PERIMETER TILES IE. EAVES, VERGES, TOP COURSES AND EVERY TILE IN EVERY 4th COURSE USING PROPRIETARY ALUMINIUM CLIPS. Fix all rafters & ceiling joists to wallplates with galvanised steel straps and tie down wallplates to walls with galv. m.s. gongnail straps at 1500 centres.

EAVES VENTILATION
Provide cross flow eaves ventilators fixed between the rafters to vent roof space to BS 5250.

HIGH LEVEL VENTILATION
Provide 3No roof ventilation tiles at high level in roof to vent roof space to BS 5250.

VERGE
To be formed in sand/cement bedded on 150mm wide fibre reinforced cement strip, projecting 50mm over the gable end wall.

ELECTRICAL CONTRACTOR (Competent Person)
All the wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 18th edition wiring guidance and Building Regulations Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the Secretary of State, AND

The competent person is to send to the approved inspector a 'self certification certificate' within 30 days of the completion of the electrical works. The Client is to be provided with a copy of the 'self certification certificate' and a BS 7671 electrical installation test certificate.

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

GROUND FLOOR CONSTRUCTION
18mm asphalt (or alternative finish to be agreed with Client) on 150mm concrete slab bed on a separating layer of building paper to BS 1521:1972 on 80mm thick Kingspan Kooltherm K3 floorboard insulation on Visqueen 1200 d.p.m. on 20mm sand blinding on min. 150mm well consolidated hardcore. Provide 25mm Kooltherm insulation to external perimeter edges of slab. Visqueen d.p.m. to be turned up around perimeter edges of slab and tucked in under horizontal dpc of inner leaf.

HORIZONTAL CAVITY TRAYS
Provide and insert Cavity Trays of Yeovil Type 'E' straight cavity trays with attached No 4 lead apron flashings over lean-to roof, min. upstand 75mm, dressed down min. 200mm over roof tiles. Make good brickwork. Provide 2No weep holes. Cavity trays and flashings to link in with adjacent at No 273.

GUTTERS & FASCIAS
Provide 100mm black pvcu gutter to extension, as shown, fixed to 19mm white cellular extrusion fascia board. Provide a min. 25mm continuous air gap behind the new fascia board with insect screen, to vent roof space to BS 5250.

RAINWATER PIPE
Provide new 65 dia. pvcu rainwater pipe connected to new access gullies to discharge below grating but above water line.

BI-FOLDING DOORS AND FRAME
NOTE: The bi-folding doors and frame may have to be slightly less in height than normal to cater for the new roof lining through with adjacent roof.
New bi-folding doors & frame to be white pvcu double glazed with 16mm air gap (ARGON filled) and a 'soft' low-E coating with a maximum 'U' value of 1.6W/m²K.
Bi-folding doors to have controllable trickle vents, min. 8000 sq. mm and are to be in safety glass to B.S. 6206:1981. All details to be agreed with Client.

NEW VELUX ROOF WINDOWS (U-Value 1.3 W/m²K)
Provide double 175 x 50 rafters to each side of roof window openings bolted together at max. 600mm centres. Trim out between new double rafters with 175 x 50 treated s.w. trimmer joists to form 2No new openings for Velux roof windows. Provide double ceiling joists to each side of roof window openings bolted together at max. 600mm centres. Trim out between new double ceiling joists with 175 x 50 treated s.w. trimmer joists to form 2No new openings for Velux roof windows. Provide & insert 2No Velux moulded white polystyrene (with timber core) centre pivot double glazed roof windows, size approx. 1140 wide x 1810 high. Roof windows are to be complete with appropriate flashings for roof tiles, vapour barrier and Energy Efficiency Package, all in accordance with Manufacturer's Instructions. Provide black out blinds or similar to each roof window, details to be agreed with Client.

KITCHEN FITTINGS
Provide sink unit with 75mm deep seal trap and 42mm dia. pvcu waste connected to new access gully. Provide 75mm deep seal trap and 50mm dia. pvcu waste (to take washer/dish washer) connected to new access gully. All wastes to discharge below grating but above water line.

HEATING
Extend all heating and hot water services from existing and provide new thermostatic valves to radiators. Heating system is to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authority by laws, gas safety requirements and IEE Regulations.

DRAINAGE DETAILS
1. Grub up and remove existing drain run from existing S &VP to location of new Inspection Chamber and make good.
2. Grub up and remove existing gully and drain and make good.
3. Provide 450mm dia. polypropylene inspection chamber (I.C.) over existing main drain run and connect existing drain into new chamber.
4. Provide new ACO channel drain full width of rear yard adjacent to new rear external wall, connected to new access gully, to take rear yard surface water.
5. Provide new 100 dia. pvcu drain at min fall of 1 in 40 from new S &VP rest bend connected to new I.C.
6. Provide 100mm pvcu S &VP terminated above main roof with bird proof cowl and taken through new roof with No 4 lead tile flashing. Connect new 100mm pvcu soil branch pipe from existing Bathroom fittings, to run through roof void of extension, through external wall and connected to new rest bend at ground level.
7. Encase all new and existing drains under proposed extension in 150mm concrete.

DRAIN TESTING
The whole of the drainage system shall be tested when laid and again on completion to the satisfaction of approved inspector.

DRAINAGE BEDDING & BACKFILLING
New drains to be bedded on min. 100mm deep granular bed. Provide granular sidefill 150mm wide to each side of drainage pipes up to crown of pipes and then provide min. 100mm deep granular fill over top of drains for at least 100mm over crown of pipes. Provide 'as dug' backfill from this level up to ground level, free of stones in excess of 40mm. Granular material to be 10mm single size pea gravel to BS 882. New drainage to comply with protection from settlement paragraphs 2.23 - 2.26 & bedding & backfilling para 2.41 - 2.45.

CONSTRUCTION DETAILS
The fabric insulation standards and allowance for windows are based on the Elemental Method assuming a S.A.P. Energy Rating of over 60. The details of continuity of insulation to be built on site in accordance with Robust Construction Details. The details for limiting air leakage to be built on site in accordance with Robust Construction Details.

GENERAL NOTES
1. Provide 12.5mm plasterboard dabbled to all walls with 3mm skim finish.
2. Provide timber skirting boards to match existing.
3. Details of all electrical, heating and plumbing works etc. to be agreed with Client. This is not shown on these drawings.
4. Details of all Kitchen units including plumbing, wastes and tiling etc. to be agreed with Client (not detailed on these drawings).
5. Encase all new steelwork with 2 layers of 12.5mm thick plasterboard with 3mm skim finish, joints staggered, to give min. half hour fire resistance.

FRAMING AROUND VELUX ROOF WINDOW CHUTES (U-VALUE 0.18)
Frame out around Velux roof window openings in 75 x 50 treated s.w. studding. Provide 75mm thick Kingspan Kooltherm K7 pitched roof board between framing, inside face to be flush and level with inside face of framing. Provide 32.5mm thick Kingspan Kooltherm K18 insulated plasterboard finish (25mm insulation & 12.5mm plasterboard) around framed openings with 3mm plaster skim finish.

EXTRACT FAN
Provide extract fan in Kitchen with extract rate of 60 litres / second or alternatively provide extract cooker hood with extract rate of 30 litres / second.

SMOKE DETECTORS
Provide and install 2No mains powered smoke detectors linked together, with battery back-up, wired back directly to separate consumer unit at mains (one at top and one at bottom of existing staircase).

NEW CEILING CONSTRUCTION
12.5mm fall backed plasterboard with skim finish fixed to underside of new 125 x 50 treated s.w. ceiling joists at 400mm centres. New ceiling joists to be bolted to side of new rafters. Provide 300mm glass fibre quilt insulation between all new ceiling joists (150mm laid between joists with 150mm laid across joists directly over).

NEW CEILING & INSULATION FIXED DIRECTLY AT NEW RAFTER LEVEL (U Value to be 0.18W/m² K)
Provide 125mm thick Kingspan Kooltherm K107 pitched roof board between rafters, u/side flush with bottom of rafters, leaving min. 50mm ventilated void to u/side of existing roof battens. Provide a further 32.5mm (total thickness) Kingspan Kooltherm K18 insulated plasterboard fixed to u/side of new rafters to give a 'U' value of min. 0.18W/m² K.

STEEL BEAMS AND BRICK PIERS
The design has required the use of a number of steel beams and brick piers as designed by a Structural Engineer. The method of carrying out the safe and secure temporary support, needing and propping of the existing building structure whilst this building work is being undertaken is the sole responsibility of the builder who is to ensure that NO settlement or disturbance/cracking of the fabric of the building takes place during the construction process.

FORMING NEW OPENING
Carefully break open existing rear external wall from floor to ceiling (approx. 3600mm clear width) to form new opening into extension. Form 2No solid brick piers and provide and insert 2No new steel beams over supported each end on concrete padstones on new piers. See Structural Engineers details and calculations. Include for all necessary temporary support, needing and propping during execution of the work. Make good b/work, plaster, floor and ceiling.

CONDITION NOTES
1. The drawings relating to the proposed project are for the purpose of obtaining Planning and Building Regulations approval only.
2. In order to prepare these drawings, certain assumptions have been made which have to be verified both before and during the course of the works. Should at any time the existing construction be exposed which does not agree with these drawings or dimensions vary, then the engineer should be informed immediately and suitable actions taken.
3. All work must be carried out in accordance with the relevant building regulations and codes of practice.
4. Do not scale from drawings. Work only from figured dimensions. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
5. The drawings relating to the proposed project must be read in conjunction with and checked against any structural engineer's or specialist drawings and details provided.
6. The Contractor is to notify Building Control at the appropriate stages of construction - necessary for them to determine the works statutory compliance.
7. Before work commences - ensure all Planning and/or Building Regulations Conditions have been resolved to the satisfaction of the Local Authority.

PARTY WALL ACT 1996
Any work falling within the Party Wall Act 1996: The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or near to an existing Party Wall including amongst other things:
• Support of beams
• Insertion of d.p.c. through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• New foundations projecting beyond party wall boundary
A Party Wall Agreement is to be in place prior to start of works on site.
Further information about the Party Wall Act can be found in the explanatory booklet available to download from: <https://www.gov.uk/party-wall-etc-act-1996-guidance>.

PROJECT
PROPOSED SINGLE STOREY REAR EXTENSION.

LOCATION
271, HOLCOMBE ROAD, GREENMOUNT, BURY, BL8 4BD.

DRAWING TITLE
PLAN, ELEVATIONS & SECTION AS PROPOSED & SITE PLAN.

CLIENT
MR. E PHILLIPS.

SCALE
1:50 @ A1 & 1:200.

DRAWING No
07205584/02.

DATE
July 2020.