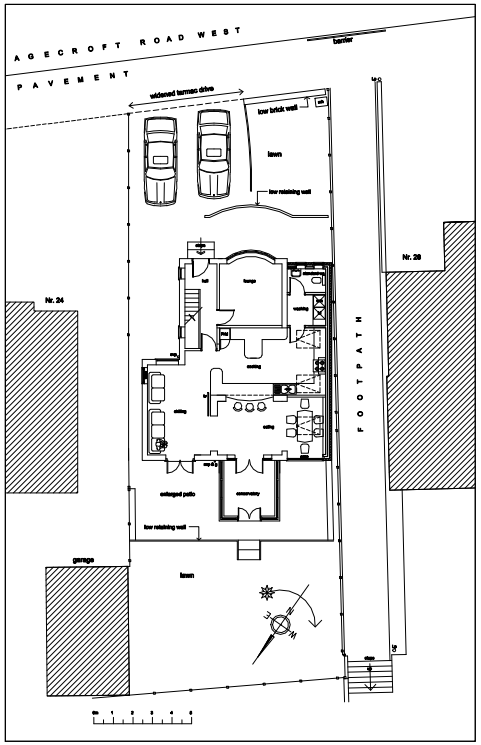


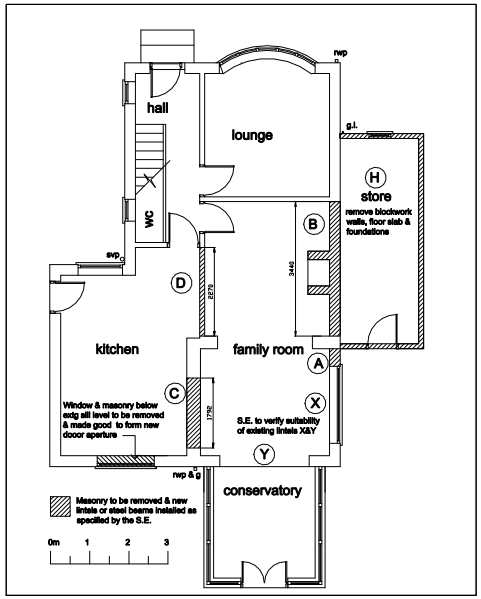
Proposed site plan 1:200

Proposals summary:

- Single storey side extension with pitched roof plus a first floor bedroom extension with pitched roof over the existing ground floor family room.
- Remodelling of the ground floor to provide a new WC and an open plan kitchen, dining & family room
- Widen the existing tarmac drive to accommodate 2nr cars side by side
- Remodelling of the 1st floor to accommodate a new bedroom & ensuite.
- Demolition & removal of an existing lean-to structure to the side of the house and the formation of a number of internal structural alterations as noted on the plan.
- Laying new below ground drains to existing manhoile within the site.
- New above ground drainage to the bathroom.
- Repositioning the existing gas boiler & re-routing the existing incoming gas main.

Proposed external materials & finishes:-

Roof:	Blue slate, red ridge & hip tiles to match the existing
Rainwater:	Black plastic gutters & downpipes
Eaves:	White upvc
Soffits:	White upvc
House walls:	Red multi / smooth red brick to match exdsting
Windows:	White upvc double glazed.
Rooflights:	Dark grey
External doors:	White upvc double glazed.

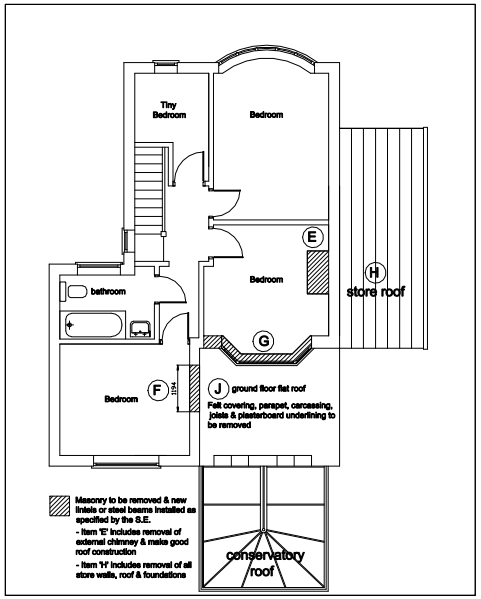


Ground floor outline demolition plan

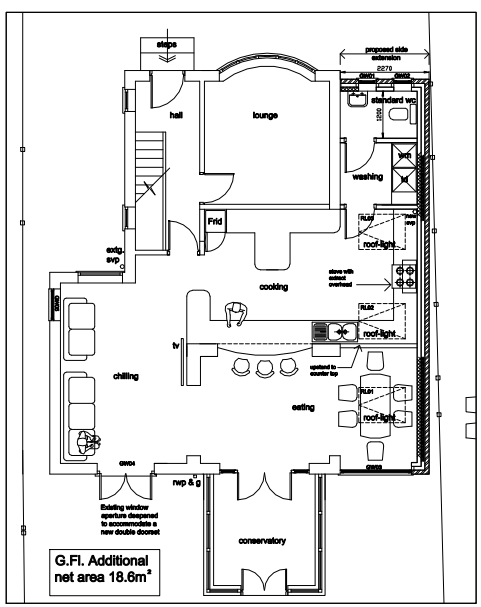
Note:
All structural works to comply with the instructions and specifications of the appointed Structural Engineer. No work to be carried out without the approval of the appointed Structural Engineer.

All clear span dimensions to be checked & verified on site.

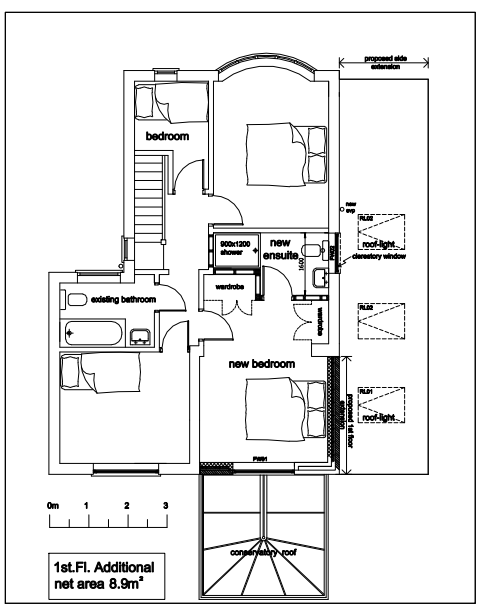
All relevant existing electrical & plumbing installations to be isolated prior to commencement of works.



First floor outline demolition plan



Ground floor plan



First floor plan

Outline construction:

- Foundations:
Concrete strip foundations to Structural Engineer's specification.

- Ground floor: (P/A 37.9/79.2 = 0.478 for whole house)
Suspended floor construction incorporating ventilated space & insulation.
Floor construction designed to achieve a 'u' value better than 0.22 w/m²k. Typically 120x50mm C24 treated sw joists@ 600mm c/c on galv. joist hangers.
Insulation: 100mm Kingspan Kooltherm K103 fitted between joists, caracassed with 22mm moisture resistant t&g chipboard incorporating Protech air tightness gas membrane.

- External walls:
Cavity wall construction designed to achieve a 'u' value better than 0.28 w/m²k. Typically: Celcon Standard 100mm block, 50mm PIR insulation, 50mm clear cavity, 102mm clay brick.

Air brick ventilation to suspended floor void in accodance with B.Regs AD.
Damp proof course in accordance with

- Internal walls:
Masonry: Celcon Standard 100mm block. Wet plaster - scratch coat & skim to blend in with existing plaster finishes.

Stud wall: 100x50mm sw studs @ 450 c/c with two rows of noggins between the head & base rail, 75mm Rockwool RWA45 acoustic insulation slab & 12.5mm Gyproc Wallboard & skim to each side.

Gyproc Moisture Resistant board to be used for the bathroom.
Shower zone to be underlined with 12.5mm wbp ply to facilitate shower fittings.

- Lean-to roof:
50x125mm C24 sw rafters & 600c/cwith trimmers to rooflight openings. In-line insulation to achieve a 'u' value better than 0.18 w/m²k.Typically using Celotex GA4080 PIR between rafters with Celotex PL4000 40+12.5mm plasterboard thermal laminate under.

Sarking felt typically Tyvek Supro breather membrane, tanalised roof battens 25x50mm @ c/c to suit slating.
Rainwater gutters & downpipes typically Hunter 112mm half round gutters, 68mm Ø downpipes.

- Pitched roof to first floor extention :
47x100mm C24 sw joists @ 450cc, hip rafters to SE specification.
Slates to match existing, fixed to 25x50mm tanalised roof battens.
Hip & ridge tiles to match existing.
Breather sarking draped over rafters & secured by roof battens.
75x100mm sw wall plates strapped to masonry..
18mm thick wbp plywood tapered gutter decking, min 150mm width to base & sides.
Geotextile liner to be laid under all leadwork. Tapered valley gutter to be formed with BSN 12588 Code 8 leadwork assuming a maxmum girth of 1000mm.
47x100mm SC24 sw ceiling joists @ 450mm c/c
Ceiling insulation laid over & between ceiling joists, thickness to comply with B. Regs. Vapour barrier to be fitted & ceiling carcassed with 12.5mm plasterboard & skim finished.

- Lateral restraint to new lean-to & flat roof construction:
Heavy duty restraint straps flat galvanised 1200mm long connecting roof joists to masonry iner leaf @ 2 metre centres.

- Existing pitched roof:
Insulation at ceiling level to be improved to achieve a 'u' value better than 0.16 w/m²k. typically Earthwool Loft Roll 40 - 100mm thick between & 150mm over joists. Eaves ventilation to be maintained with proprietary eaves trays.

- Windows & new external doorsets:
White double glazed UPVC to achieve a 'u' value better than 1.6 w/m²k.
Opening casements to provide minimum 1/20th floor area purge ventilation.

- Rooflights:
94cmx140cm top hung rooflights, to achieve a 'u' value better than 1.6 w/m²k. typically Velux GPU/PK08 white polyurethane finish with EDN recessed slate flashing & LSB PK08 2000 internal lining kit.

- Electrical work:
To comply with the requirements of part P & 18th edition IET Regulations.
- Ventilation:
To comply with Building Regulations AD Part F.
- Drainage below ground:
To accord with Building Regs AD Part H & detailed dwgs.
- Drainage above ground:
To accord with Building Regs AD Part H & detailed dwgs.

NOTE: All dimensions to be checked & verified on site by the contractor.

Rev A:	16.08.19	Client Issue
Rev B:	06.12.20	Pitched roof revision for planning Exdsting bathroom retained En-suite to bedroom added

Client:	Mr. & Mrs. Isles		
Job:	26 Agecroft Rd. West, Prestwich, M25 9RL		
Title:	Proposed Floor Plans & Site Plan		
Drawn:	SH	Date:	09.08.19
Scale:	1:100 & 1:200 @ A2		
Dwg No	AW/PL/002/Rev B		