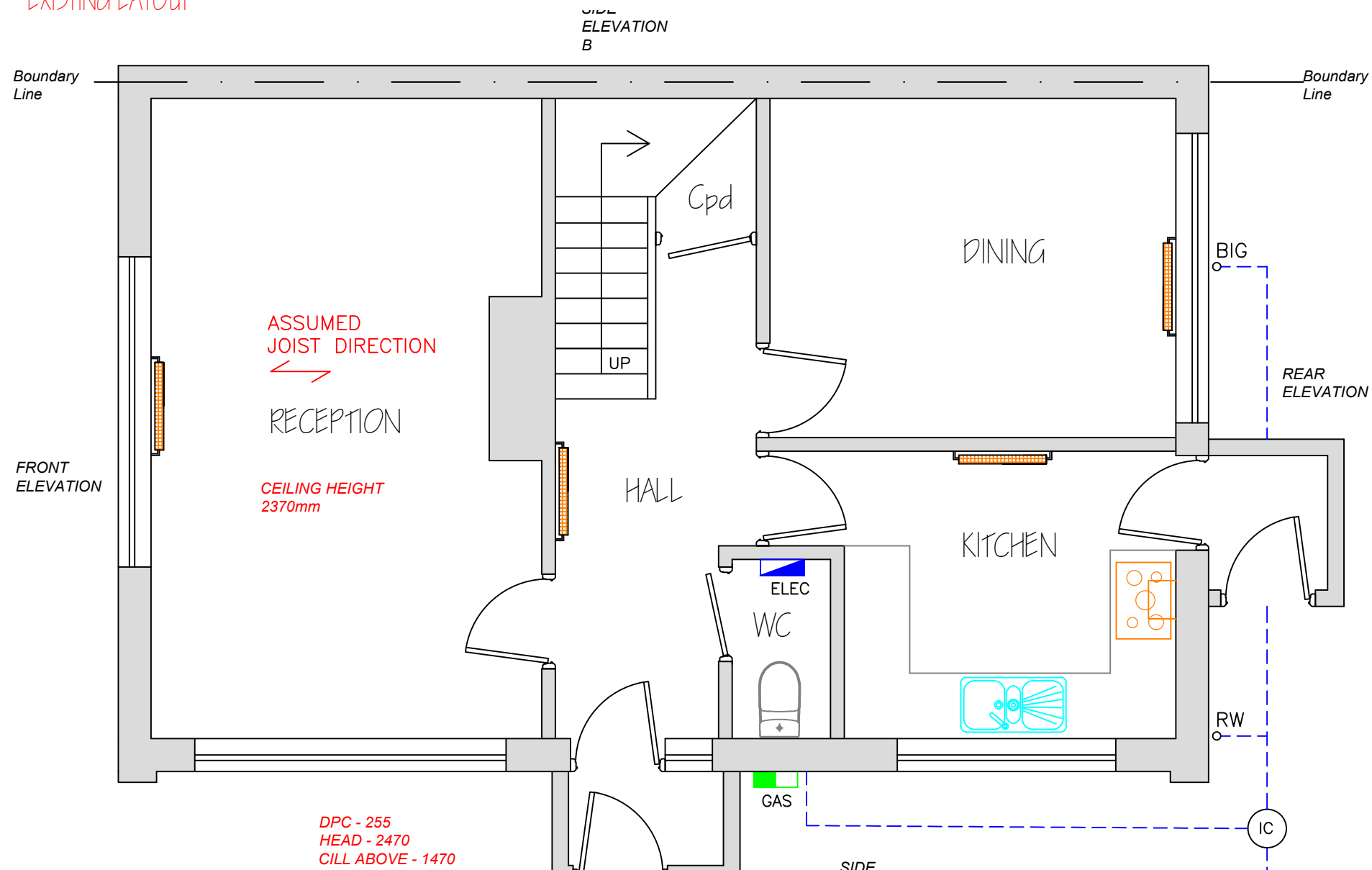


EXISTING LAYOUT



EXISTING GROUND FLOOR LAYOUT

scale - 1:50

PROPOSED LAYOUT

HEATING

New heating provided to extension. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in line & in accordance with Local Water Authorities by laws, Gas Safety requirements and IEE regulations. Wall fixed radiators or wet underfloor in locations agreed with client

STRUCTURE

It is recommended that a trial hole be excavated to assess the existing ground conditions to be agreed with the client to establish the correct foundation design and option required prior to the commencement of work

KITCHEN

Design, layout, style, colour and the full specification to be agreed with the client before first fix electrics and plumbing works carried out as well as ordering

EXTRACTOR FANS

Kitchen extract fan to provide min 30 l/s if ducted to hob or 60 l/s elsewhere. Bathroom / WC extract fan to provide min 15 l/s Utility room extract fan to provide 30 l/s ducted to external air

SUPPORTING STEELS

Existing internal and external walls removed and new supporting beams installed. **Note:** Exact design and specification by Structural engineer before any steel ordered and started on site

DRAINAGE

Exact drainage run exposed on site during construction and connections to be confirmed onsite by Building Control Officer. Drainage under extension to be lintel over and bedded on P gravel

ELECTRICS

The amount and type of new light fittings, sockets, switches etc including color and style is to be agreed between the client and contractor before any work commences

LATERAL RESTRAINT

Secure first 3 rafters to walls at ceiling, with 30 x 5 G.M.S straps to CP111 including noggin under straps between joists at 2000mm max C/C - Secure wall plates to wall with 30 x 2.5 G.M.S. straps at 900mm max centres, both in accordance with Approved Document 'A'.

BOILER
New suitably sized energy efficient boiler provided, flue taken to external air, tested and fully certified by a GAS SAFE registered specialist

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window energy rating to be Band C or better and to achieve a U-value of 1.6W/m2K.

STRUCTURE

Opening created with new timber door and frame to match existing with concrete lintels above to suit opening min 150mm bearing

PARTITIONS

Window removed and brickwork below. New partition wall with storage cupboards to nib areas. 100 x 50mm studs 100mm mineral wool insulation 12.5mm plaster boarded and skimmed

DOORS

Existing door and window removed and replaced with fully glazed timber doors and frame to suit opening size. Existing lintel checked and replaced if required with CG90 /100 lintel to suit opening min 150mm bearing

ROOF CONSTRUCTION
Traditional roof design 150 x 50mm C24 rafters at max 450mm with vaulted ceiling 150 x 50 C24. Plate bolted to house wall

WINDOWS
New Upvc D/G window safety glazed. CG90 /100 lintel to suit opening min 150mm bearing

DOORS
COMPOSITE door CG90 /100 lintel to suit opening min 150mm bearing

PORCH
New brickwork and Upvc D/G front porch with pitched glass apex roof full height windows

WINDOWS
New Upvc D/G window safety glazed. Catnic CG90/100 lintel to suit opening min 150mm bearing

WINDOWS
New Upvc D/G window safety glazed. Catnic CG90/100 lintel to suit opening min 150mm bearing

BRICKWORK
Cavity wall brickwork to match existing - rafters doubled up with horizontal trimmers to top and bottom of Velux roof windows

DPC
Insulated damp proof course at wall junctions to be used if cavities cannot be made continuous

STRUCTURE

Minimum 665mm structural returns on extension corners

DOORS

Powder coated Aluminium full height safety glazed BIFOLD doors with integral blinds. Supporting RSJ designed by Structural Engineer 4 Panels approx 1000mm

FLOOR LEVEL

Proposed extension G/F floor to be level with existing house floor

ROOF WINDOWS

Velux roof windows in ground floor vaulted ceiling 780 x 1180mm. Exact size to be confirmed with client

PARTITIONS

New partition walls 100 x 50mm studs with Rockwool Acoustic slab 100mm mineral wool insulation 12.5mm plaster boarded and skimmed

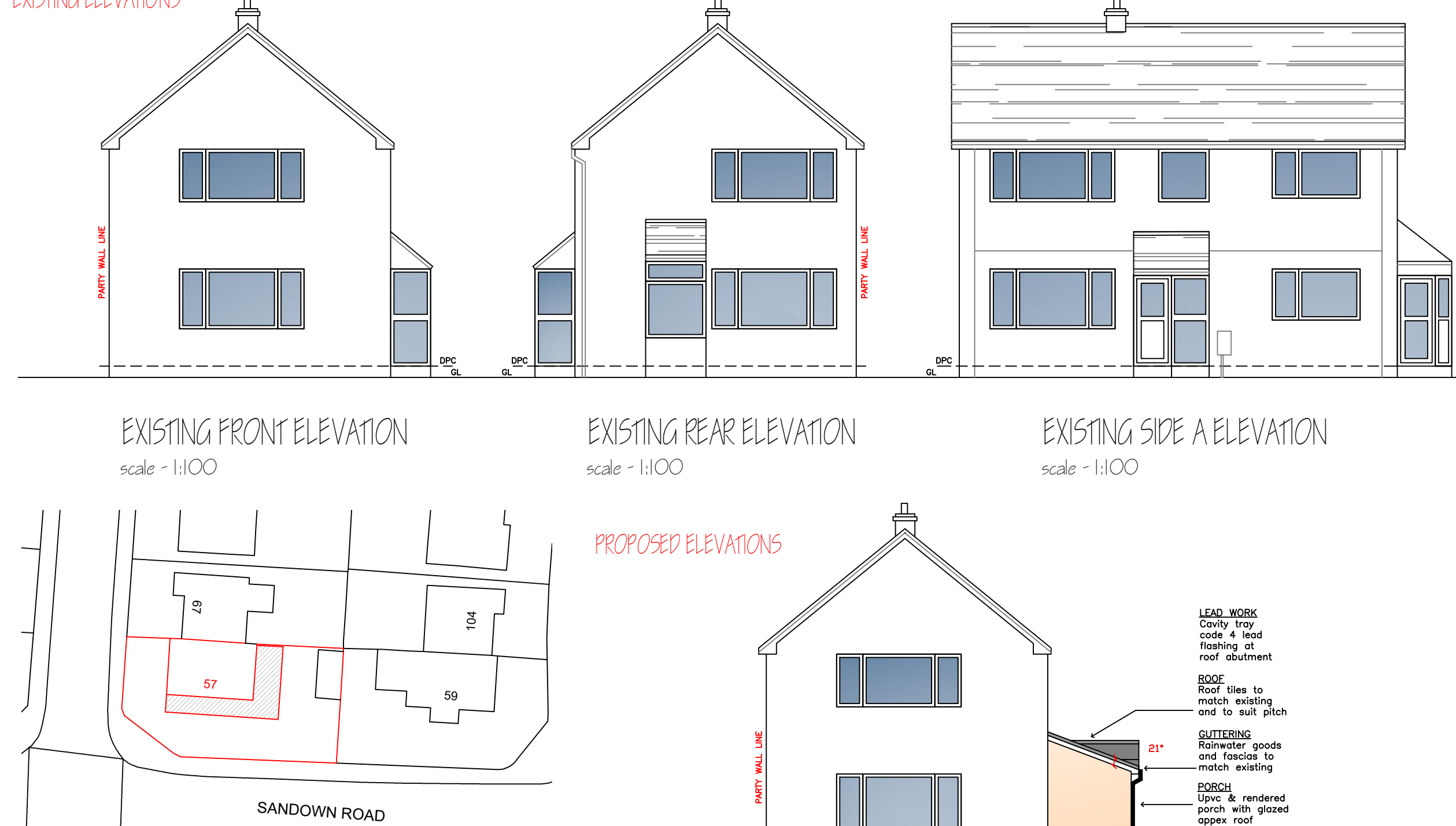
DOORS

COMPOSITE fully glazed OBSCURE door to match bifolds. CG90 /100 lintel to suit opening min 150mm bearing

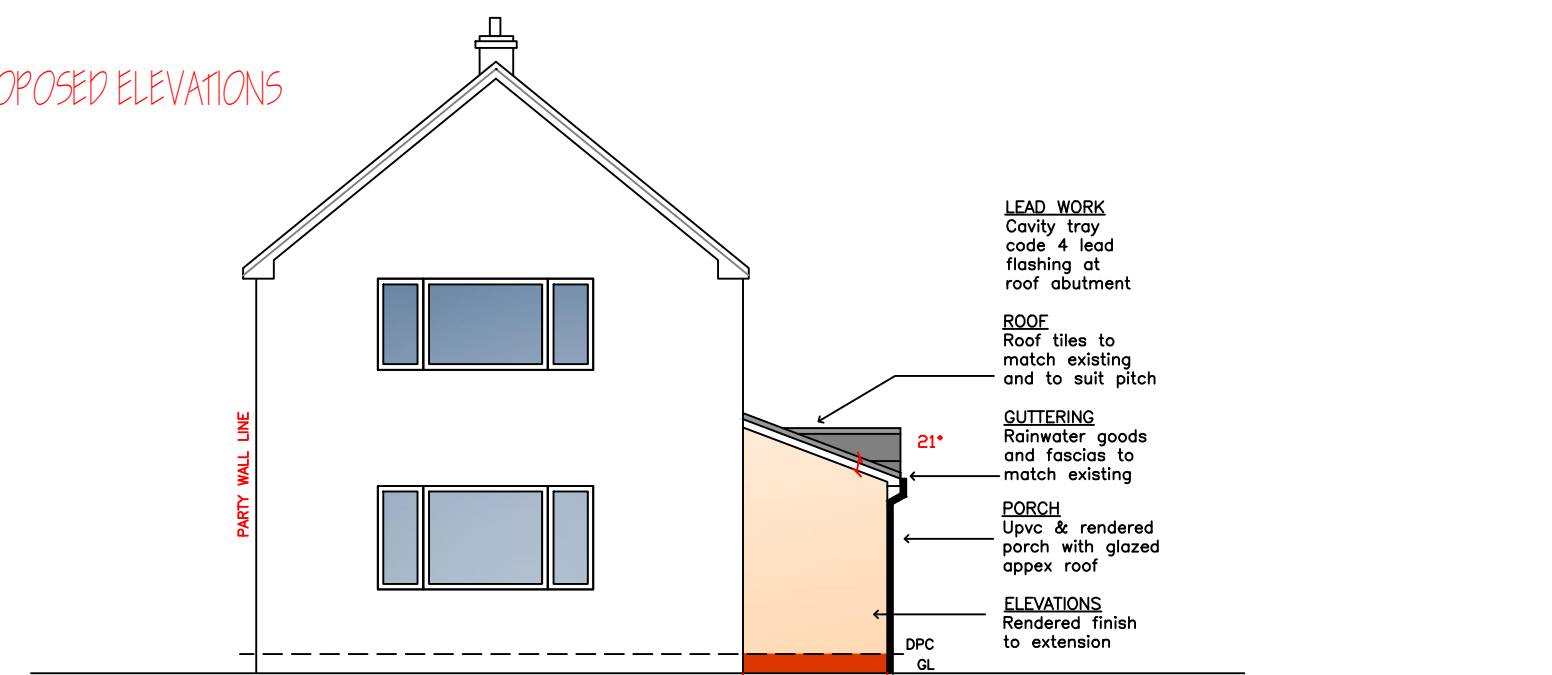
ROOF CONSTRUCTION

Traditional DUO pitch roof design at max 400mm centres with intel suited ceiling. Celotex insulation between and below the rafters. Main side 150 x 50mm C24 rafters doubled up with horizontal trimmers to top and bottom of Velux roof windows

EXISTING ELEVATIONS



PROPOSED ELEVATIONS



PROPOSED FRONT ELEVATION

scale - 1:100

PROPOSED SIDE A ELEVATION

scale - 1:100

PROPOSED REAR ELEVATION

scale - 1:100

PROPOSED SIDE B ELEVATION

scale - 1:100

SPECIFICATION

General

The Contractor include for all works as detailed on these plans and shall visit the house prior to quoting and commencing any works to familiarise himself with the works and shall fully satisfy himself of the full extent of the works required. All works shall comply with the current British standards and regulations as applicable. All works to be inspected by the planners and building control, as required during the course of the works and on completion and approved by them.

Foundations

Min 600 x 200mm (25n) strip footings - depth as required A1/2 - min 900mm below ground level, foundation grade cavity blockwork with cavity fill to ground level. Foundations to be taken below invert level of adjacent drains. Note: foundation specification is provisional and subject to adequate ground bearing. It is recommended that a trial hole investigation is carried out prior to commencement of work on site to establish the existing ground bearing condition. If ground conditions unsuitable then mini bearing piles are to be used, designed and installed by specialist Piling Contractors, structural calculations and layout to be supplied to Building Control

Ground Floor

25mm flooring grade screed to British Standards - on 150mm reinforced concrete (25n/m2) slab - 1no layer A142 mesh on 500g/m2 on Celotex GA4100 100mm floor board insulation on 200g visqueen d.p.m taped and sealed, minimise number of joints, lap and tape as necessary, turned up at the perimeter - DPM should pass across cavity wall with appropriate cavity tray above, incorporate weep holes in b.w, avoiding service penetrations and seal as necessary in accordance with Approved Part C. On 50mm sand blinding on 150mm hardcore - Vertical 25mm perimeter insulation to the edges of the slab to avoid cold bridging. 100mm pipe ducts at max 2m centres - to vent existing timber floor. U-value to be 0.22w/sqm k.

Non Structural Walls

100 x 50mm sw treated studs at max 450mm c/c lined both sides with 12.5mm plasterboard and skimmed with 5mm plaster. Contractor to ensure that any bathroom, ensuite or toilet walls are lined internally with moisture resistant plasterboard and walls to have acoustic insulation e.g Knauf APR Acoustic Partition Roll Insulation 100mm

External Walls

100mm outer leaf concrete blockwork with Ivory K render finish - 100mm cavity - Earthwool Driftherm 37 Standard or Earthwool Driftherm Cavity Slab (Rock) - 100mm inner leaf Thermalite Turbo block inner skin with 13mm lightweight plaster finish or 12.5mm plasterboard and skim on plaster dabs. Horizontal dpc's - minimum 150mm above ground level. Vertical dpc's and cavity trays to all new openings. New walls to be bonded to existing and cavities continuous. Wall ties should be built in as work proceeds, bedded a min 50mm into each leaf, ties should be of stainless steel 225mm in length of the double triangle or vertical twist type to BS EN 845-1, have a horizontal spacing of 750mm and a vertical spacing of 450mm, which is equivalent to 2.5 ties/m2 - At the vertical edges of openings and at vertical unreinforced or unbonded edges additional ties should be used at a rate of one tie per 300mm height, placed not more than 225mm from the edge - All in accordance with Approved Part A. Insulation to steel lintels in external walls and Thermabate cavity closures. Incorporate 225 x 75mm air bricks at ground floor and eaves level on each face of extension at a maximum of 1m C/C'S in accordance with Approved Part C. U-value to be 0.28w/sqm k.

Damp Proof Course

Horizontal damp proof course (dpc), in external leaf positioned minimum 150mm above external ground level. Dpc to internal leaf and to any internal walls and partitions positioned at floor level. Vertical dpc's at jamb of all openings in external walls. Cavity tray dpc provided above external lintels as required and at all cavity wall and roof abutments linked to 150mm up stand lead flashings stepped or otherwise min code 4 lead.

Steels

All steel work and all lintels to have minimum 150mm end bearing. Calculations and details of steelwork to Building Control upon request if required. All to BS 5588-1:1990 fire precautions in the design, construction and use of building work of practice for residential buildings (AMD7840) (AMD14988). Steel sections sizes, end bearings to be calculated by and confirmed by structural engineer all to be protected by fire resisting plasterboard and intumescent paint. All to BS 5588-1:1990 fire precautions in the design, construction and use of building code of practice for residential buildings (AMD7840) (AMD14988)

Single Storey Extension Roof

Roof structure is to be min 150 x 50 mm C24 soft wood rafters for span approx 3000mm at 400mm centres and to be made braced and erected to form DUO pitched roof with vaulted ceiling BS 5268 Part 3 1985 fixed to 150 x 50mm pole plate bolted to main house rear elevation wall at max 600mm centres using M12 bolts then set on 100mm x 50mm soft wood wall plate bedded on inner leaf of external wall. Roof finished with tile from the Morley or Redland Regent tile to suit pitch match existing, headings in accordance with the manufacturers recommendation with soft wood battens 50 x 25mm and re-enforced sarking felt graded over rafters. Fascia boards to be as specified and set to provided minimum 25mm roof ventilation. Reinforced breathable roof membrane to vent roof space to manufacturers installation guide. Install 100mm Celotex GA4100 PIR insulation or equivalent between rafters and 75mm Knauf K18 Insulated plasterboard or equivalent underneath. All in accordance with Approved Document A. U-value to be 0.16w/sqm k.

Structure/Steelwork

The temporary support of the existing building whilst work is under progress is to be carried out in a careful and safe manner as agreed by the builders structural engineer. All underpinning works and structural alterations are to be inspected at the relevant stages as agreed by the structural engineer.

The builder/owner is to employ a CDM specialist to oversee the health and safety of the overall project.

The owner is to satisfy all party wall issues with the neighbour prior to allowing the builder to commence any work on site.

Note

Where drains are present the foundations are to be taken down to the invert of the drain or to such a depth where the building and its foundations are not affected by the drains. Where sulphates are present in the ground, sulphate resisting concrete is to be used in the mix of concrete.

All cement work is to be carried out according to BS 8100:1985, where other than strip foundations are being used work is to be carried out in strict accordance with the structural engineers foundation design information.

Lateral Restraint

Secure first 3 rafters to walls and ceiling rafters, with 30 x 5 G.M.S straps to CP111 including noggin under straps between joists at 2000mm max C/C - Secure wall plates to wall with 30 x 2.5 G.M.S. straps at 900mm max centres, both in accordance with Approved Document 'A'.

Lintels

Catnic CG90/100 galvanised steel lintels or other equal as indicated on drawing with min 150mm end bearings. All steelwork to rest on 2 course deep concrete padstones x 450mm wide. Encase steelwork in 2 layers of plasterboard and skim to give 30 minute fire resistance as required.

Fire Protection

All elements of structure (intel, beams etc) to be 1/2 hr fire protected by cladding with 1 layer of 12 fire line plasterboard, plaster skimmed, permanent fire detectors to be centrally placed on both floors.

Internal Doors

Sizes to be checked on site by the manufacturer before fabrication. Door spec and designs to be agreed between the client and contractor before ordering. Doors to be completed with ironmongery.

Windows & External Doors

Openable section or 1/20th of floor area to be served and provided with trickle vents to head of frame of 8000mm² to habitable rooms. Where windows fitted trickle vents min 1750mm above finished floor level. Provide laminated safety glazing, to current British Standards to all panes to window & doors 800mm above finished floor level and to all panes in doors and side lights up to 1500mm above finished floor level and to any glazing within 300mm of a door. Glazing to be Pilkington Energetec Triple, 17L insulated cavity closers to window reveals and cills. All windows and doors to be double glazed using Upvc with unit incorporating 'k' glass and which have minimum 16mm airspace. All doors, windows and loft access to be draught dripped. **Note:** Exact window design and opener locations to be agreed with client before ordering.

Services

The existing building and associated services installations shall be modified, extended and upgraded as required to facilitate the new works.

Heating

Work to all gas appliances is to be carried out by a GAS SAFE registered engineer in accordance with Approved Part J. New areas to be heated by extending existing central heating system, fitting radiators with thermostatic radiator valves. Boiler spillage test to be done by GAS SAFE registered heating engineer to ensure boiler not affected by installation of extractor fans. If new or relocated boiler must be installed, tested and commissioned to comply with Approved Document L1 as follows:

A. The builder must ensure that the above system and controls is completed by a qualified installation engineer having a relevant recognised qualification.

B. Upon completion the installing engineer must test & commission the system and provide a successful commissioning completion certificate user guide.

C. Copies of the commissioning certificate and user guide must be supplied to the local authority building control department and the property owner/ occupier.

Ventilation

Opening lintels to equal 1/20th of floor area, 8000 sq trickle vents to all windows.

Plumbing and Drainage

Connection to existing to Building Control approval. Drainage to comply with Part H. 100mm plastic rainwater gutters on timber fascias discharging into rain water gulleys dia 75mm pvc and concrete waste pipes dia 100mm. All drains to be connected to existing system to Part H and to Building Control approval. Slow drain rest bend below ground level to 100mm. Hepworth drains - in 40 fall to new inspection chambers - 150mm concrete (20n) slab - 225mm walls in class b eng brick, clay channels smooth concrete (20n) benching - light grey concrete frame. Paa gravel 100mm surround drains. **Note:** All new radiators to fitted with thermostatic control valves in accordance with Approved Part L.

Electrical

The Contractor shall provide all electrical services in connection with this extension, including the modification and upgrading of the existing installation as required. Consumer unit to be relocated and upgraded as necessary. All works are to comply with the current British Standards and regulations, including, but not limited to, the 18th edition. Mains operated smoke alarms to circulation spaces at each floor level to BS5446 with battery backup. New fixed energy efficient light fittings in new extension with Part L1B. All electrical work to comply with requirements of Part P. Certification of works from electrical contractor who is holder of the Part P registered scheme.

Making Good/ Completion

Before completion can be granted the contractor will be responsible for the completion of the works in accordance with the drawings and specification provided. The contractor will tidy the site and repair/ make good all damages. The contractor will be responsible for clearing all debris from the site and adjacent public footpaths and drains.

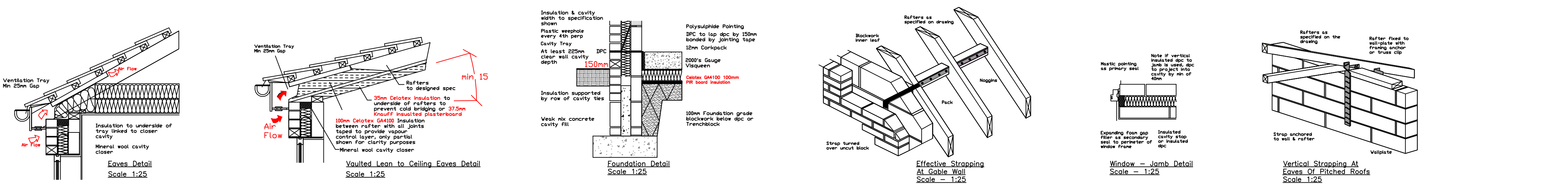
Boundaries

Under no circumstances must any of the entire wall constructions encroach on land not under the ownership of the client as indicated on the client's title. For the avoidance of doubt it is assumed that the existing boundaries are as per the title deeds of the property, owners or site.

Contractor to ensure the following:

Contractor to visit site prior to submitting tender / final quotation. Include in price all works necessary to clear site prior to commencing works described on detailed drawings. Contractor to clearly identify items of work not included in tender figure necessary to achieve completion of the works. Contractor to identify any discrepancy between the drawings & works & obtain client approval prior to proceeding. Site to be kept tidy all times, no refuse burned on site & normal hours of working observed. All work to comply entirely with Building Regulations latest edition.

SECTION DETAILS

**LOCKLEY**
Design & Buildjoseph@lockleydesignandbuild.com
www.lockleydesignandbuild.com

CLIENT: ADAM ELLIS

PROJECT: 57 SANDOWN ROAD

UNSWORTH, BURY

G/F REAR & SIDE EXTENSION

REV	DATE	DESCRIPTION	BY	VE
A	FEB'22	FOR-INFORMATION	JAL	FI

DRAWING: EXISTING & PROPOSED LAYOUTS & ELEVATIONS

SCALE: AS SHOWN @ A1

DATE: FEB' 2022

DRAWN BY: JAL

DWG No: 001

REVISION: A