

Typical Kitchen Fan



Vent Axia 454059
Silhouette 150X 6
Inch Kitchen
Extractor Fan

Very Powerful - 24m3/hr
Low Wattage
Extracts steam & odours
Slim, discreet profile
Wall or ceiling mounted
2 year guarantee

Typical Bathroom Fan



ST100PC Silent
Tornado Hi-Power
Bathroom Fan
OR, similar as
agreed with the
client.

Achieved Extractor Fan World Five Star Rating
Most powerful 4 inch axial fan available - 97m3/hr
Quietest bathroom fan on the market - 25db(A)
IPX5 waterproof rated - Install in any bathroom zone
7.5w - Less energy than any equivalent axial fan
Integral back draught shutters

STEEL BEAMS:

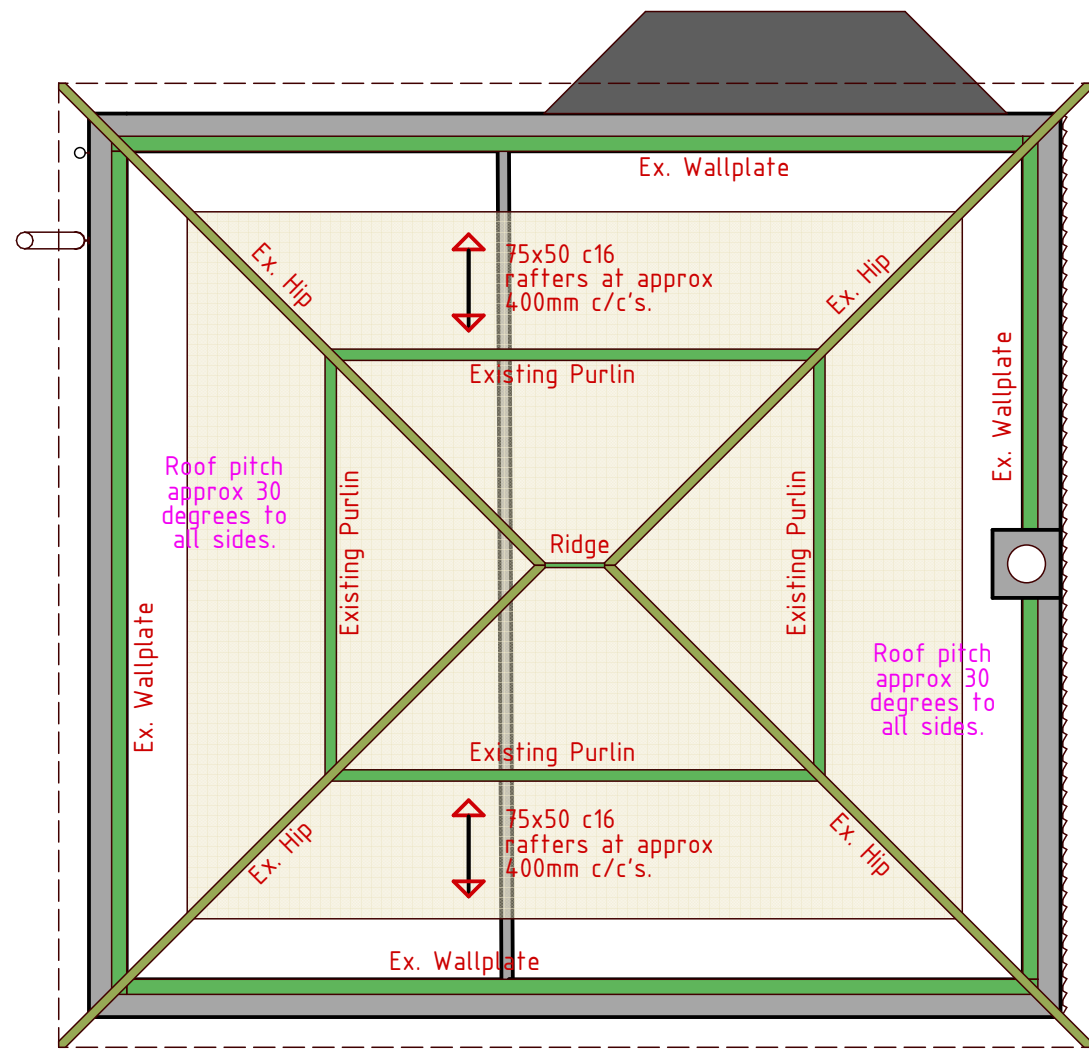
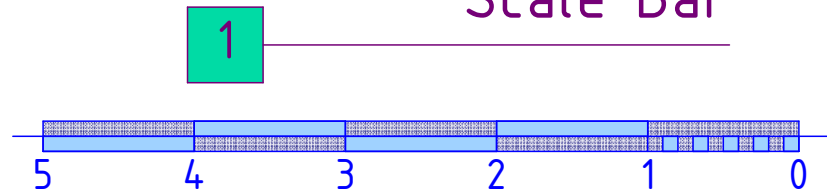
The method of carrying out the safe and secure temporary support of the existing building structure whilst building work is being undertaken is the sole responsibility of the builder who is to ensure that NO settlement or disturbance/cracking of the fabric of the building takes place during the construction process. Builder to fit the top flange of new steel beams directly beneath the existing ceiling or as confirmed with the client prior to any beam installation. Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the building plans and calculations and all work is to be inspected by the Approved Inspector prior to any covering up. New steel beams to be encased in 15.0mm Gyproc FireLine board with staggered joints nailed to timber cradles and finished with 5mm plaster skim to provide 1/2 hour fire resistance.

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 and be laid on a mortar bed. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1. For other structural openings provide 'IG' 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. Provide 'catnic' lintels over all openings. Ref no over openings - all lintels are to be provided with 1 layer 12.5mm 'fireline' board and 5mm skim finish to provide 1/2hr's fire protection. All lintels to be insulated as App. Doc. L.

SITE ADDRESS
174 HEYS ROAD, PRESTWICH,
MANCHESTER, M25 1QL.
THE CONSTRUCTION OF A
PART SINGLE STOREY PART
TWO STOREY EXTENSION AT
THE FRONT AND REAR OF
THE EXISTING DWELLING
HOUSE + DORMER LOFT
CONVERSION TO REAR WITH
GABLE BUILD-UP TO BOTH
SIDES + RAISING RIDGE BY
790mm + RENDERING ALL
EXTERNAL WALLS +
EXTERNAL & INTERNAL
ALTERATIONS.

Scale Bar



Existing 2nd Floor/Roof Layout

1:50

50mm Celotex PL4050 Insulated Plasterboard
Celotex PL4000 is the Celotex insulation laminated plasterboard range. This is a PIR insulation board that is bonded to a standard tapered edge plasterboard. Celotex insulated plasterboard is an ideal option for insulating internal solid walls. It can also be used for eliminating thermal bridging on the inside pitch of the roof on loft conversion projects. PL4000 insulated plasterboard has a paper back that allows for installation using drywall adhesive dot and dabbing as well as the ability for mechanical fixing. The plasterboard finish can then either be taped and joined and then decorated or skimmed with plaster and decorated. Celotex PL4000 is manufactured as thin as 25 mm plus 12.5 mm plasterboard which is ideal for window and door reveals. All the thicker sizes of PL4000 are PIR insulation boards laminated to 12.5 mm tapered edge plasterboard.

Importantly PL4000 insulation board can help you to meet modern Building Regulations BREEM and Part L.

Being a one fix option rather than having to fix an insulation board and plasterboard separately it can be expensive to buy per sheet. This is compared to buying a sheet of standard insulation board and standard plasterboard but can save time and labour costs. In addition fixing the board separately only gives the option of mechanical fixing as you cannot dot and dab the standard foil faced boards to the wall.



Celotex PL4000

Celotex PL4000 Technical Data

Product Code	Thickness (mm)	Combined	
		R-value (m ² K/W)	Weight (kg/m ²)
PL4015	15 + 9.5	0.70	6.62
PL4025	25 + 12.5	1.20	9.06
PL4040	40 + 12.5	1.85	9.52
PL4045	45 + 12.5	2.10	9.67
PL4050	50 + 12.5	2.30	9.86
PL4055	55 + 12.5	2.55	10.01
PL4060	60 + 12.5	2.75	10.15
PL4065	65 + 12.5	3.00	10.30

3No new Velux GPU MK06 Velux rooflight and fit accordance with the manufacturers installation instructions. BUILDER TO CONFIRM NUMBER/TYPE/COST WITH CLIENT PRIOR TO WORK COMMENCING ON SITE.

Provide insulated access panels to the remaining roof void to enable future maintenance and light storage.

Builder to construct the new stairs with 12 risers as determined on site with stair manufacturer and client to fit in the existing/proposed volume/space the most satisfactory. Achieve min 2.000m headroom.

Provide 15 litres/sec mechanical extract fan to bathroom with 15 minute overrun facility ducted to vent tile on roof covering.

Proposed dormer walls to be infilled with 100mm thick Celotex insulation prior to multi-foil insulation, cross battend and 12.5mm plasterboard and skim.

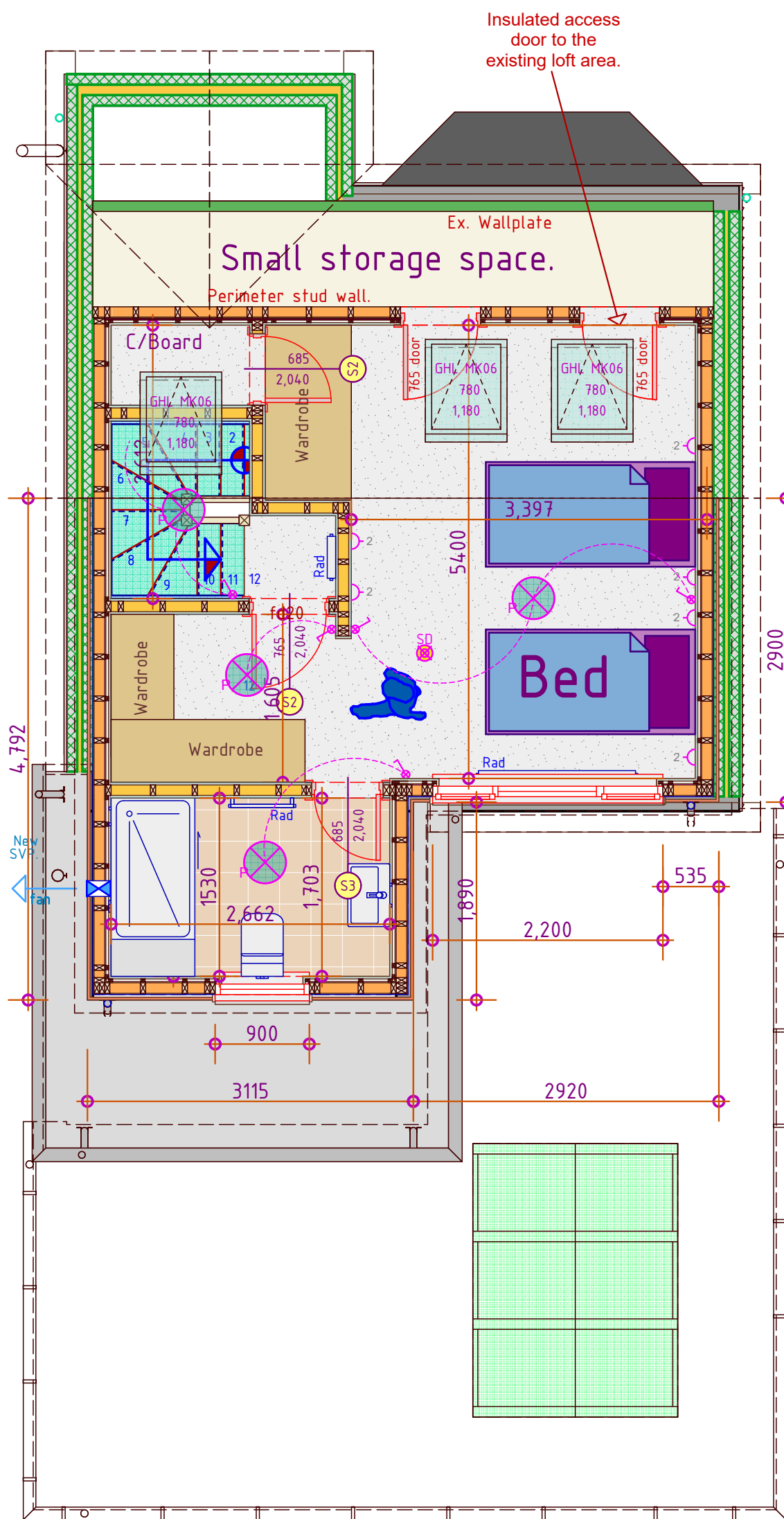
The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site. (As agreed in quotation.)

The headroom on landing to be min 2.000m measured from the centreline of the staircase in accordance with Approved Document K.

'SD' indicates self contained smoke detector/alarm unit permanently wired to the existing electrical system with battery back up. All smoke detectors are to be interlinked.

Make good all disturbed surfaces to match existing, including skirting boards and architraves around door.

All dims are to be checked on site by the builder.



The amount/type of light fittings/sockets/switched etc.. is to be agreed between the client and the builder before work commences on site and be included in the quotation.

ALL WATER CONNECTIONS ARE TO FITTED WITH ISOLATION VALVES.

Build new cavity wall from 100mm rendered blockwork with cavity to match the existing with 100mm thick solid concrete block inner leaf.

Builder to fit softwood balusters positioned so as not to allow a 100mm dia sphere through at any point. Height of handrail to be 900mm above F.F.L.

Construct new double winder timber staircase in strict accordance with BS 585 pt 1: 1989. Width 700mm.

900mm high guarding with vertical balusters spaced at 100mm c/c's max.

Tiled floor & walls to the shower room as agreed with client.

Fit new appliances in accordance with BS 5572:1978 at to be connected to the ex svp. Extend existing svp min 900mm above any window within 3.000m. Provide rodding access at all changes of direction. Fit anti-siphon trap to whb. All pipework runs to be confirmed on site by the builder.

ALL HEATING AND HOT WATER PROVISION TO BE DESIGNED AND INSTALLED BY A 'GAS-SAFE' REGISTERED PLUMBER IN ACCORDANCE WITH ALL CURRENT REGULATIONS.

ALL WIRING FITTINGS ARE TO BE FROM THE 'MK LOGIC PLUS' RANGE OR AS AGREED WITH CLIENT. ALL IN WHITE OR AS AGREED WITH THE CLIENT.

ALL INTERNAL DIMENSIONS ARE TO THE INTERNAL FINISHED PLASTER DIMENSIONS. BUILDER TO CONFIRM ON SITE.

BEAMS

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

PITCHED ROOF VENTILATION

Maintain a 50mm air gap above insulation in the roof pitch 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.

FLAT ROOF VENTILATION

Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation.

Proposed 2nd Floor Layout

1:50

INTERMEDIATE FLOORS

Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on 200x75 C24 joists at 400mm ctrs. Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 Fireline plasterboard with skim plaster set and finish. Joist spans over 2.5m to be struttred 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 BS EN 312.

Identification marking must be laid upper most to allow easy identification. 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 nogginns between joists at strap positions.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

TIMBER SUSPENDED FLOOR

Ground preparation - Remove top soil & vegetation, apply total weed killer & 150mm min thick sand blinded hardcore and either - (i) Provide concrete ground cover of at least 100mm thick or (ii) Prepare the ground to an even surface and lay a ground cover of concrete at least 50mm thick, on a damp-proof membrane of at least 1200 gauge polyethylene, laid on a bed of fine blinding material. Floor construction - min 25mm tongue and groove softwood boards or 25mm thick v313 moisture resistant particle/chipboard grade type C4 to BS5669 as required screwed with staggered joints to 75mm x 150mm C16 grade softwood timber joists spaced at maximum 400mm centres as shown on plans. Joists to be supported off 100mm brick/walls as shown on plans. All floor joists to have minimum 100mm end bearing and have their ends wrapped in dpc where built into wall. If required, floor joists also to be supported on 100mm x 50mm treated wall plates & DPC onto masonry honeycombed sleeper walls off suitable foundation. Space between joists to be infilled with 140mm Rockwool Flexi insulation on suitable plastic netting. The top surface of the ground cover under the building shall be at least above the finished level of the adjoining external ground level. The underside of the floor joists are not to be less than 150mm above the top of the ground cover. The underside of any wall plate is to be not less than 75mm above the top of the ground cover.

Ventilation of Floor. Provide cross-ventilation under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area. All sleeper walls or similar under floor obstructions must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

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 extension is constructed to minimise unwanted air leakage through the new building fabric.



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