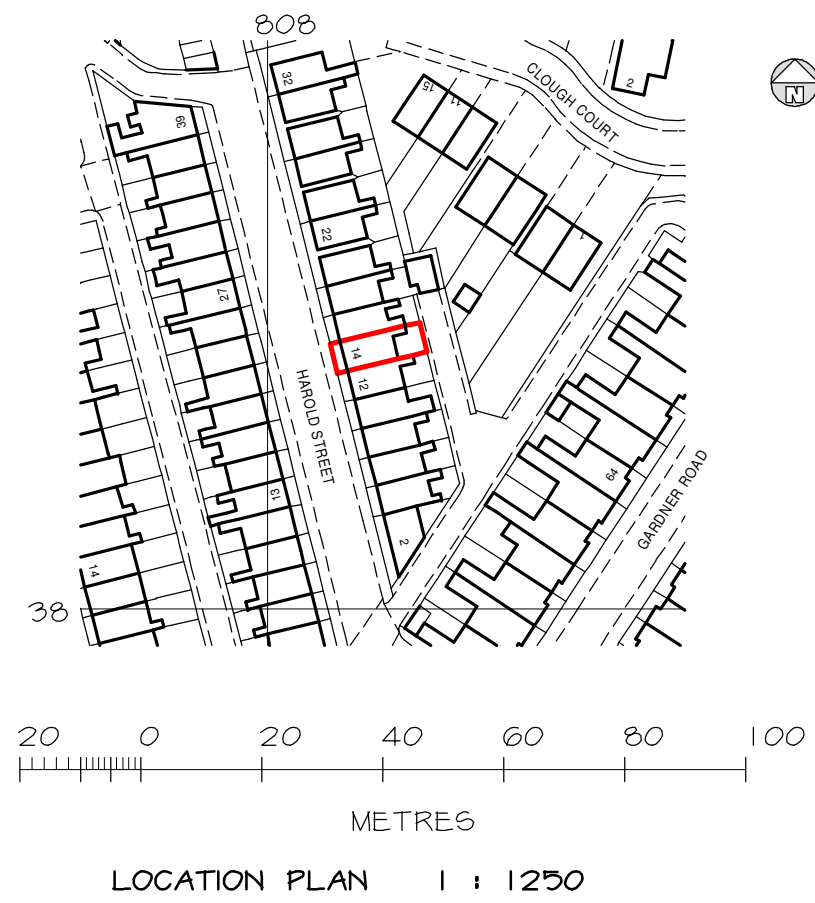
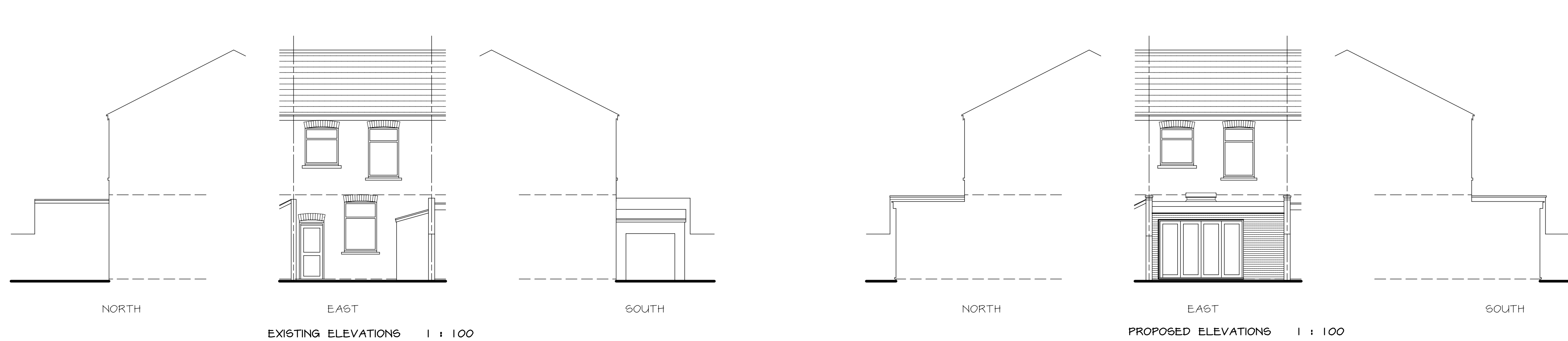
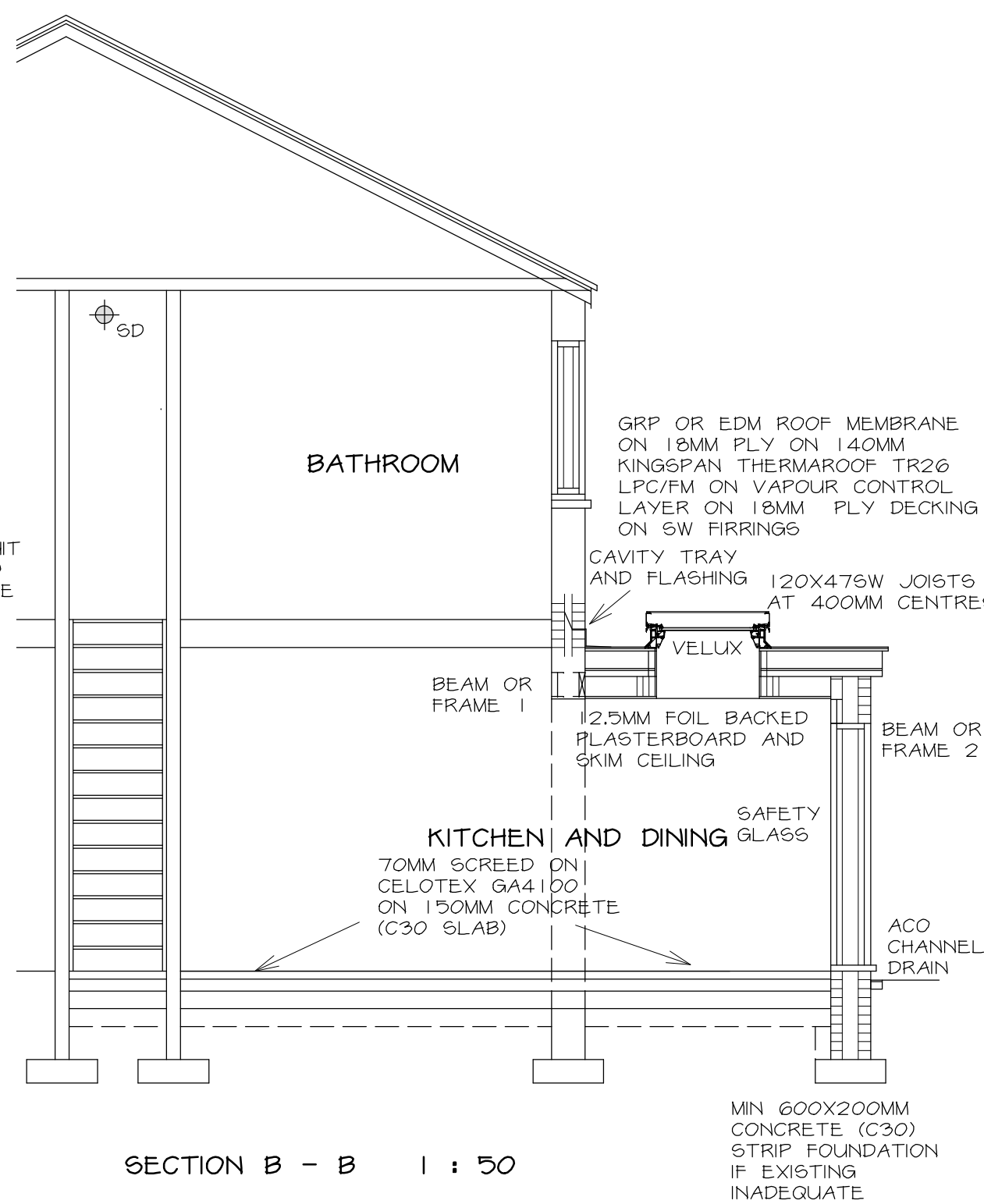
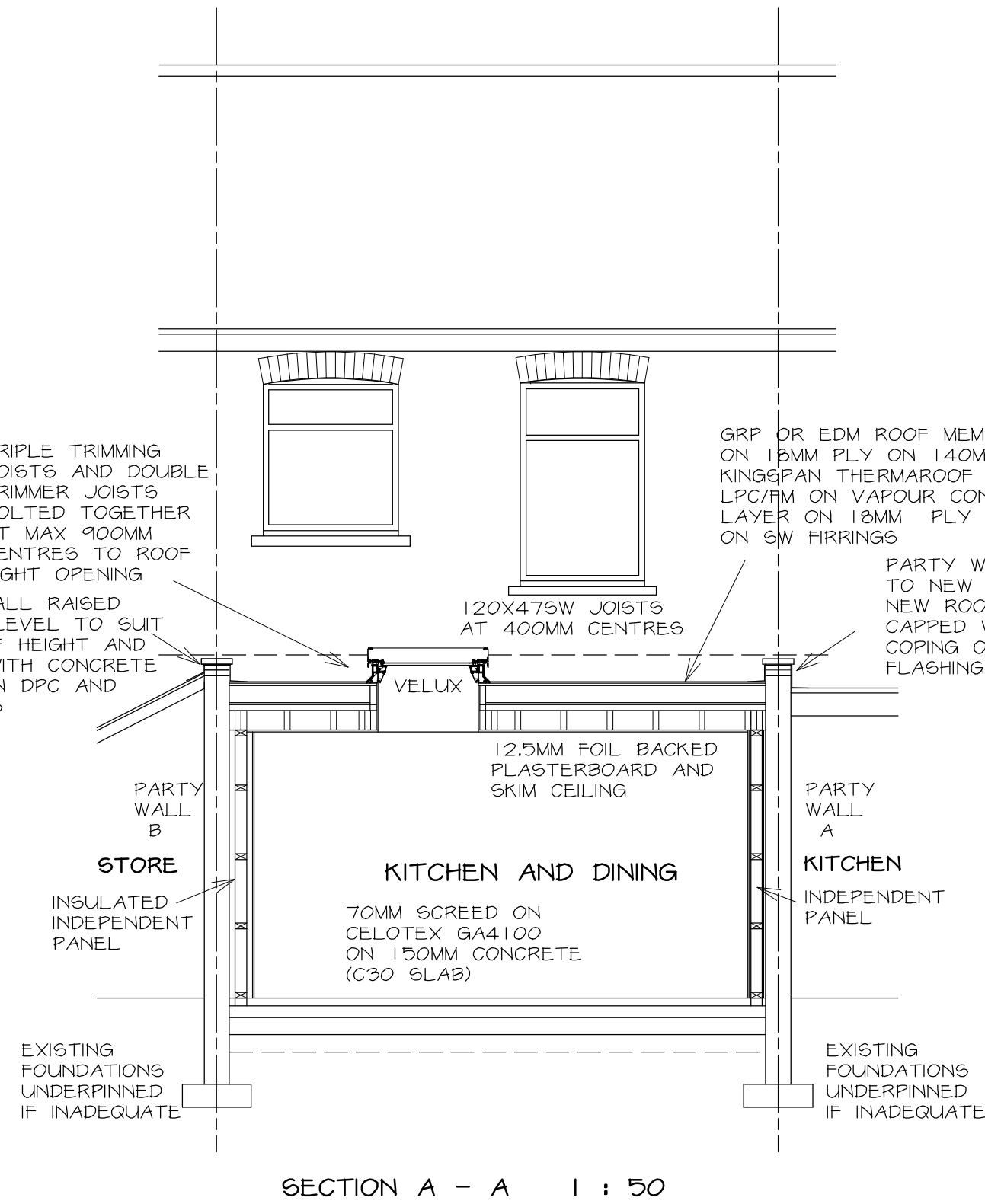
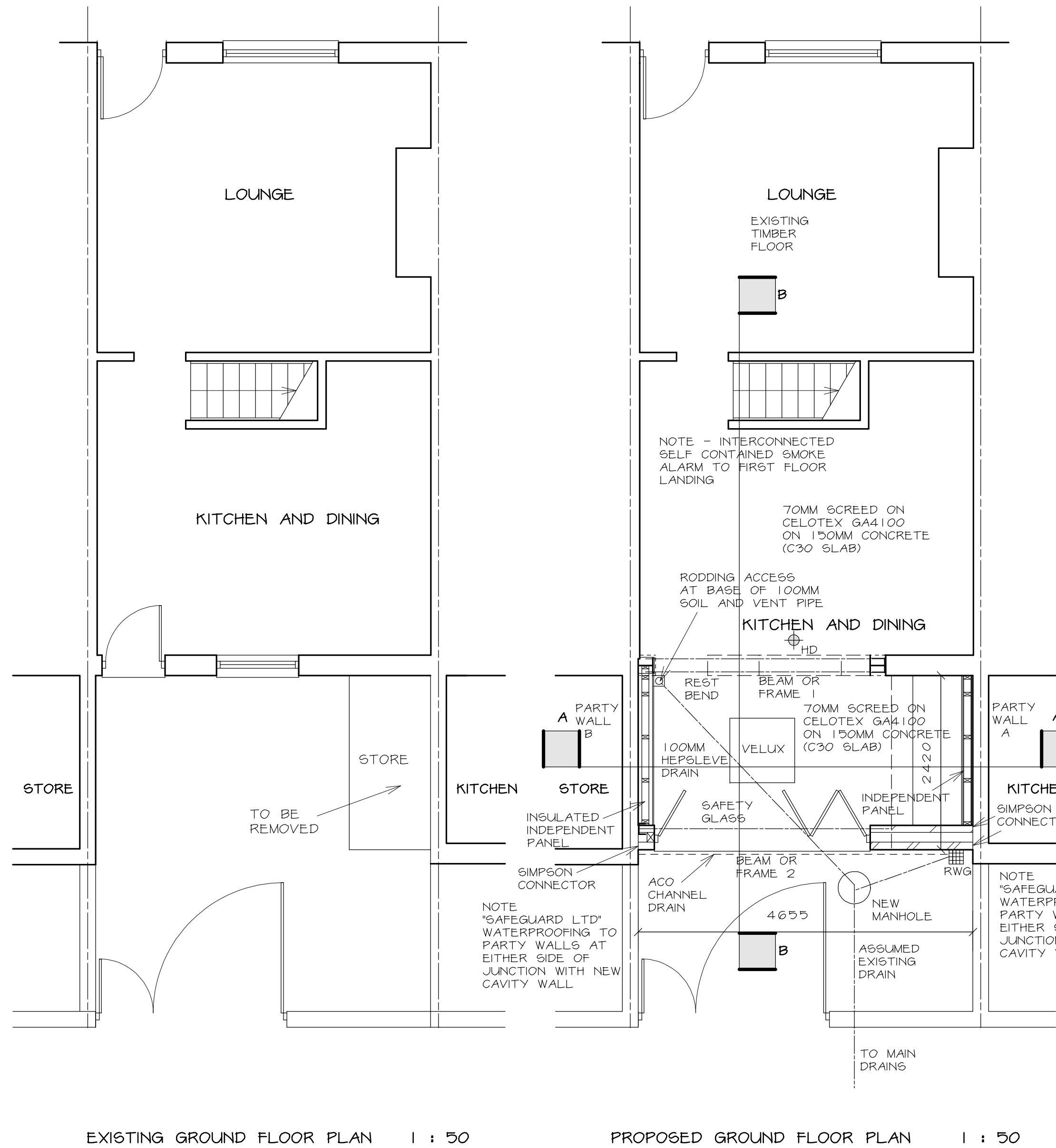
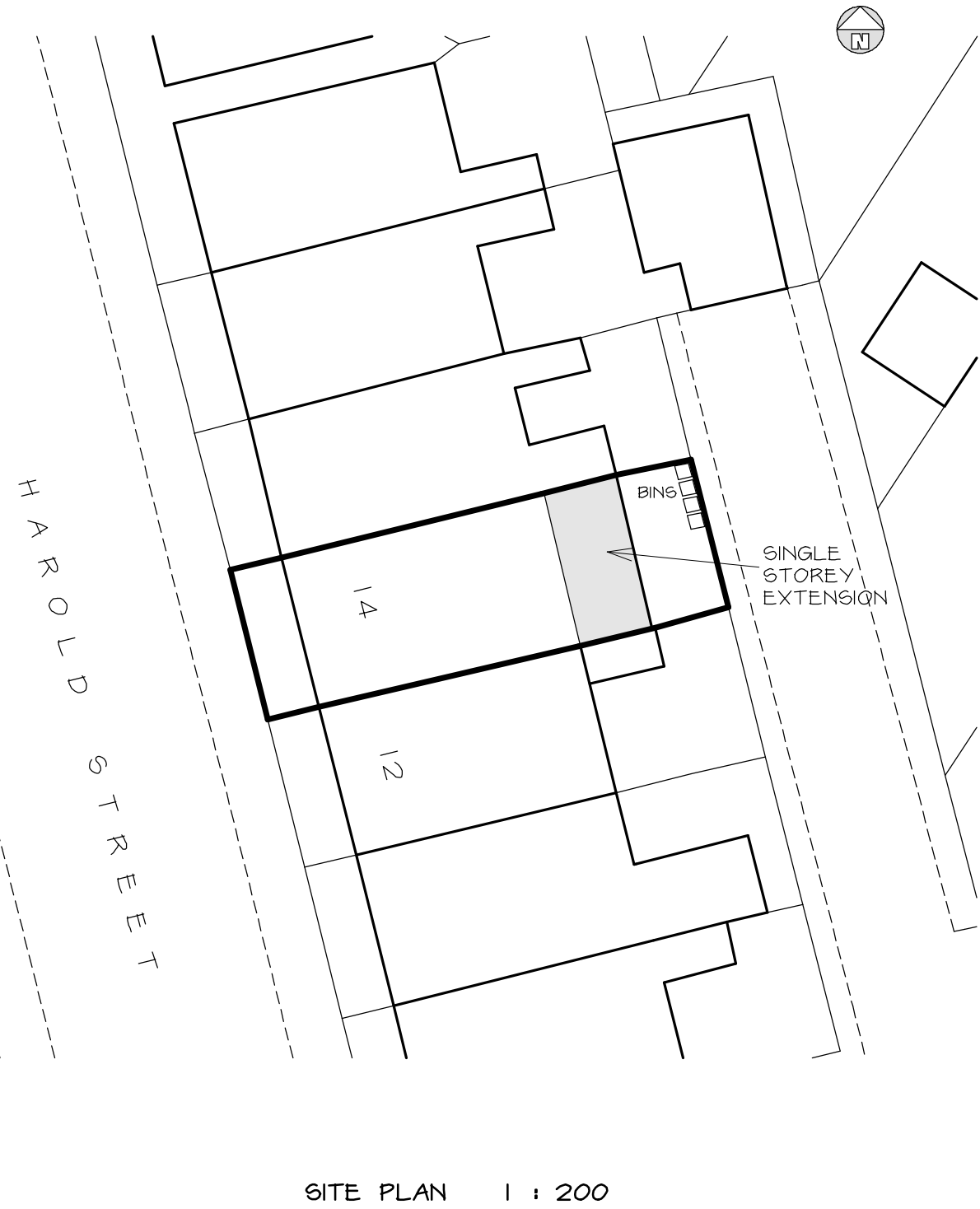




ELECTRICAL - ALL WIRING AND ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671, THE IEE 17TH EDITION WIRING GUIDANCE AND BUILDING REGULATION PART P (ELECTRICAL SAFETY) BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION BODY AUTHORISED BY THE SECRETARY OF STATE. THE COMPETENT PERSON IS TO SEND TO THE LOCAL AUTHORITY A "SELF CERTIFICATION CERTIFICATE" WITHIN 30 DAYS OF THE COMPLETION OF THE ELECTRICAL WORKS. THE CLIENT TO BE PROVIDED WITH A COPY OF THE "SELF CERTIFICATION CERTIFICATE" AND A BS7671 ELECTRICAL INSTALLATION TEST CERTIFICATE. 3 IN 4 LIGHT FITTINGS IN DIFFERENT LOCATIONS TO ONLY ACCEPT LAMPS WITH LUMINOUS EFFICIACY GREATER THAN 40 LUMENS/CIRCUIT WATT.



ROOF - GRP OR EDM ROOF MEMBRANE AS AGREEMENT CERTIFICATE ON 18MM EXTERIOR QUALITY PLY ON 140MM KINGSPAN THERMAROOF TR26 LPC/FM ON VAPOUR CONTROL LAYER ON 18MM EXTERIOR QUALITY PLY DECKING ALL AS AGREEMENT CERTIFICATE AND MANUFACTURERS SPECIFICATIONS LAD TO FALL ON SW FIRTINGS MINIMUM 1 IN 60 FALL ON 120X475W JOISTS AT 400MM CENTRES (MAXIMUM 2.25M SPAN). ENDS OF JOISTS STRAPPED TO WALLS WITH 30X5MM MSTEEL STRAPS. MINIMUM 30X5X1200MM LATERAL RESTRAINT STRAPS TO JOISTS PARALLEL TO EXTERNAL WALLS INCLUDING SW NOGGINs BETWEEN JOISTS. CAVITY TRAYS AND FLASHINGS AT ABUTMENT WITH EXTERNAL WALL. TRIPLE JOISTS AND DOUBLE TRIMMERS TO ROOFLIGHT OPENINGS. FLASHINGS AROUND PERIMETER OF ROOFLIGHT. 12.5MM FOIL BACKED PLASTERBOARD AND SKIM CEILING. NOTE - ANY ALTERNATIVE ROOF INSULATION SCHEME (MAXIMUM 0.15 'U VALUE') TO BE AS MANUFACTURERS' SPECIFICATIONS AND AS AGREED ON SITE BY THE CONTRACTOR WITH THE BUILDING INSPECTOR.

EXTERNAL WALLS - 103MM OUTER LEAF BRICKWORK SIMILAR TO EXISTING - 135MM CAVITY WITH 6NO. STAINLESS STEEL TIES/M² WITH CELOTEX CW4085 PARTIAL FILL CAVITY INSULATION AS AGREEMENT CERTIFICATE TAKEN DOWN 225MM BELOW HORIZONTAL DPC - 100MM INNER LEAF THERMALITE BLOCK (7N) WITH 12.5MM PLASTERBOARD AND SKIM LINING ON PLASTER DABS. HORIZONTAL DPCS - MINIMUM 150MM ABOVE GROUND LEVEL. VERTICAL DPCS AND CAVITY TRAYS TO ALL NEW OPENINGS. NEW WALLS BONDED TO EXISTING AND CAVITIES CONTINUOUS. INSULATION TO STEEL LINTELS IN EXTERNAL WALLS AND THERMABATE CAVITY CLOSERS. NOTE - NEW EXTERNAL CAVITY WALL SECURED TO EXISTING SOLID BOUNDARY WALLS 'SIMPSON'S' STRONG TIE MASONRY CONNECTORS 'SAFEGUARD LTD' STORMDRY WATERPROOFING APPLIED TO EXISTING SOLID BOUNDARY WALLS AT EITHER SIDE OF JUNCTIONS WITH NEW CAVITY WALL.

PARTY WALL A - EXTERNAL FACE OF ASSUMED 225MM PARTY WALL TO BE REPAIRED, IF NECESSARY. 15MM SAND AND CEMENT RENDER TO FACE OF PARTY WALL. INDEPENDENT PANEL OF 2NO. LAYERS 15MM PLASTERBOARD, WITH STAGGERED JOINTS, AND PLASTER SKIM FINISH SUPPORTED ON 100X50SW FRAMING WITH MINIMUM 10MM CLEAR GAP BETWEEN FRAMING AND RENDERED PARTY WALL. MINIMUM 35MM MINERAL WALL (MINIMUM 10KG/M.CUB) IN FRAMING BEHIND PLASTERBOARD.

PARTY WALL B - EXTERNAL FACE OF ASSUMED 225MM PARTY WALL TO BE REPAIRED, IF NECESSARY. 15MM SAND AND CEMENT RENDER TO FACE OF PARTY WALL. INDEPENDENT PANEL OF 2NO. LAYERS 15MM PLASTERBOARD, WITH STAGGERED JOINTS, AND PLASTER SKIM FINISH SUPPORTED ON 100X50SW FRAMING WITH MINIMUM 10MM CLEAR GAP BETWEEN FRAMING AND RENDERED PARTY WALL. CELOTEX GA4100 TO FRAMING WITH CELOTEX GA4050 LINING FINISHED WITH 2NO. LAYERS 15MM PLASTERBOARD, WITH STAGGERED JOINTS, AND PLASTER SKIM FINISH.

GROUND FLOOR - 25MM CELOTEX AROUND PERIMETER OF 70MM SCREED ON 500G VISQUEEN ON CELOTEX GA4100 INSULATING AS AGREEMENT CERTIFICATE ON 1200G VISQUEEN DPM - ON 150MM CONCRETE (C30) SLAB WITH 1NO. LAYER A142 MESH - 50MM COVER FROM BOTTOM OF SLAB - ON 1200G VISQUEEN - TURNED UP AT PERIMETER TO LAP HORIZONTAL DPC'S - ON MINIMUM 150MM CONSOLIDATED STONE HARDCORE BLINDED WITH SAND. NOTE - GROUND FLOOR SPECIFICATION IS PROVISIONAL AND SUBJECT TO ADEQUATE GROUND BEARING. NOTE - 100MM SUB FLOOR PIPE DUCTS AT MAXIMUM 1200MM CENTRES TAKEN THROUGH TO NEW EXTERNAL WALL TO PROVIDE THROUGH VENTILATION TO EXISTING LOUNGE TIMBER FLOOR.

FOUNDATIONS - MINIMUM 600X200MM CONCRETE (C30) STRIP FOUNDATIONS - DEPTH AS REG. A1/2 - MINIMUM 900MM BELOW GROUND LEVEL. 303MM FOUNDATION CAVITY BRICKWORK IN COMMONS WITH CAVITY FILL TO GROUND LEVEL. NOTE - EXISTING FOUNDATIONS TO BE EXPOSED FOR INSPECTION AS REQUIRED BY THE BUILDING INSPECTOR TO CONFIRM WHETHER THEY ARE ADEQUATE FOR RETENTION OR REQUIRE UNDERPINNING. 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 FOUNDATION TYPE AND GROUND BEARING CONDITIONS.

VENTILATION - WINDOWS TO OPEN MORE THAN 30° AND THE OPENINGS TO BE THE EQUIVALENT OF MINIMUM 1/20TH ROOM FLOOR AREA. MECHANICAL VENT TO KITCHEN (60L/SEC) TO DISCHARGE TO OUTSIDE AIR. 3NO. 10000MM² WINDOW TRICKLE VENTS TO KITCHEN AND DINING AREA.

PLUMBING AND DRAINAGE - 110MM UPVC RW GUTTER ON 15MM SW FASCIAS DISCHARGING INTO TRAPPED RW GULLEY VIA 75MM UPVC RW PIPE. 100MM UPVC 64V PIPE RELOCATED WITH METAL CAGE TO UPPER TERMINAL MINIMUM 900MM EAVES REST BEND BELOW GROUND LEVEL. RODDING ACCESS TO 64V PIPE JUST ABOVE FLOOR LEVEL. 50MM UPVC WASTES AND 75MM UPVC TRAPS TO WASTE APPLIANCES. 100MM HEPSEIVE DRAINS - MINIMUM 1 IN 40 FALL AND NEW HEPSEAL MANHOLE. NOTE - DRAINAGE SHOWN IS PROVISIONAL AND SUBJECT TO AGREEMENT ON SITE WITH THE BUILDING INSPECTOR ONCE THE EXISTING DRAINAGE HAS BEEN EXPOSED. DRAINS UNDER OR ADJACENT TO THE EXTENSION TO BE ENGAGED IN CONCRETE (C20) OR SURROUNDED IN GRANULAR MATERIAL IF FLEXIBLE JOINTED PIPES. FOUNDATIONS TO BE BELOW INVERT. PRECAST CONCRETE LINTELS TO SUPPORT FOUNDATION BRICKWORK OVER DRAINS. RODDING ACCESS TO BE PROVIDED. IT IS RECOMMENDED THAT A DRAINAGE SURVEY IS CARRIED OUT PRIOR TO COMMENCEMENT OF WORK ON SITE.

HEATING AND HOT WATER INSTALLATION - ANY NEW/REPLACEMENT NATURAL GAS AND LPG BOILERS TO HAVE MINIMUM 90% SEDBUCK RATING. OIL FIRED BOILERS TO HAVE MINIMUM 90% SEDBUCK RATING. EXCEPTIONAL CIRCUMSTANCES PERMITTING THE INSTALLATION OF A NON-CONDENSING BOILER - THE INSTALLER TO COMPLETE AN 'ASSESSMENT FORM' USING THE PROCEDURE DESCRIBED IN THE DOCUMENT 'GUIDE TO THE CONDENSING BOILER INSTALLATION PROCEDURE FOR DWELLINGS' (ODPM 2005). THE DECLARATION TO BE RETAINED BY THE OWNER AS IT MAY BE NEEDED WHEN THE PROPERTY IS OFFERED FOR SALE. CONDENSING TYPE BOILERS TO HAVE ALL SAFETY PIPES AND CONDENSATE DRAINS DRAINING TO GULLEYS. BOILER FLUE OUTLETS TO EXTEND MINIMUM 200MM BEYOND THE EAVES. THERMOSTATIC AND ZONE CONTROLS TO EXTENDED HEATING INSTALLATION. OPERATING AND MAINTENANCE MANUALS FOR SERVICES TO BE PROVIDED TO THE HOME OWNER.

GENERAL - STRUCTURAL TIMBER (C16 GRADE UNLESS SPECIFIED OTHERWISE) AND EXTERNAL TIMBER TREATED WITH PRESERVATIVE. STEEL TO BEAR 150MM AND CLAD WITH 19MM PLASTERBOARD AND SKIM (1/2HR FRG). DOUBLE GLAZED DOORS AND ROOFLIGHTS (1.4W/M²C) WITH MINIMUM 16MM AIRGAP AND SOFT LOW-E COATING. SAFETY GLASS TO EXTERNAL DOORS. INTERCONNECTED SELF CONTAINED SMOKE AND HEAT ALARMS (WITH BATTERY BACK UP) TO FIRST FLOOR LANDING (SMOKE) AND KITCHEN AND DINING (HEAT) - PERMANENTLY WIRED TO A SEPARATELY FUSED CIRCUIT AT THE DISTRIBUTION BOARD IN ACCORDANCE WITH BS5834 - 62004. EXISTING STRUCTURE AND FOUNDATIONS TO BE EXPOSED FOR INSPECTION AS REQUIRED BY THE BUILDING INSPECTOR TO CONFIRM ADEQUACY FOR NEW LOADINGS PRIOR TO COMMENCEMENT OF WORK ON SITE. STRUCTURAL SPECIFICATION FOR BEAMS/FRAMES TO BE AGREED ON SITE WITH THE BUILDING INSPECTOR OR STRUCTURAL DESIGN AND CALCULATIONS FOR BEAMS, STANCHIONS AND BEARINGS TO BE PREPARED BY STRUCTURAL ENGINEER AND SUBMITTED TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK ON SITE. ROBUST CONSTRUCTION DETAILS TO BE INCORPORATED. DIMENSIONS FOR ORDERING MATERIALS OR FOR MANUFACTURING COMPONENTS TO BE OBTAINED BY MEASUREMENT ON SITE BY THE CONTRACTOR. IMPORTANT NOTE - WORK TO NOT PROCEED ON SITE UNTIL PLANS HAVE BEEN FULLY APPROVED BY THE BUILDING INSPECTOR. NOTE - PARTY WALL ACT PROCEDURE TO BE IMPLEMENTED BY THE OWNER.

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Planning and Building Design

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Project

SINGLE STOREY REAR EXTENSION
14 HAROLD STREET
PRESTWICH

Title

PROPOSED PLANS

Scale 1:50 1:100 1:200 (A1) Date 11/2022
Drawn by NIGEL TAM6 Dwg.no. 14HS/1/B