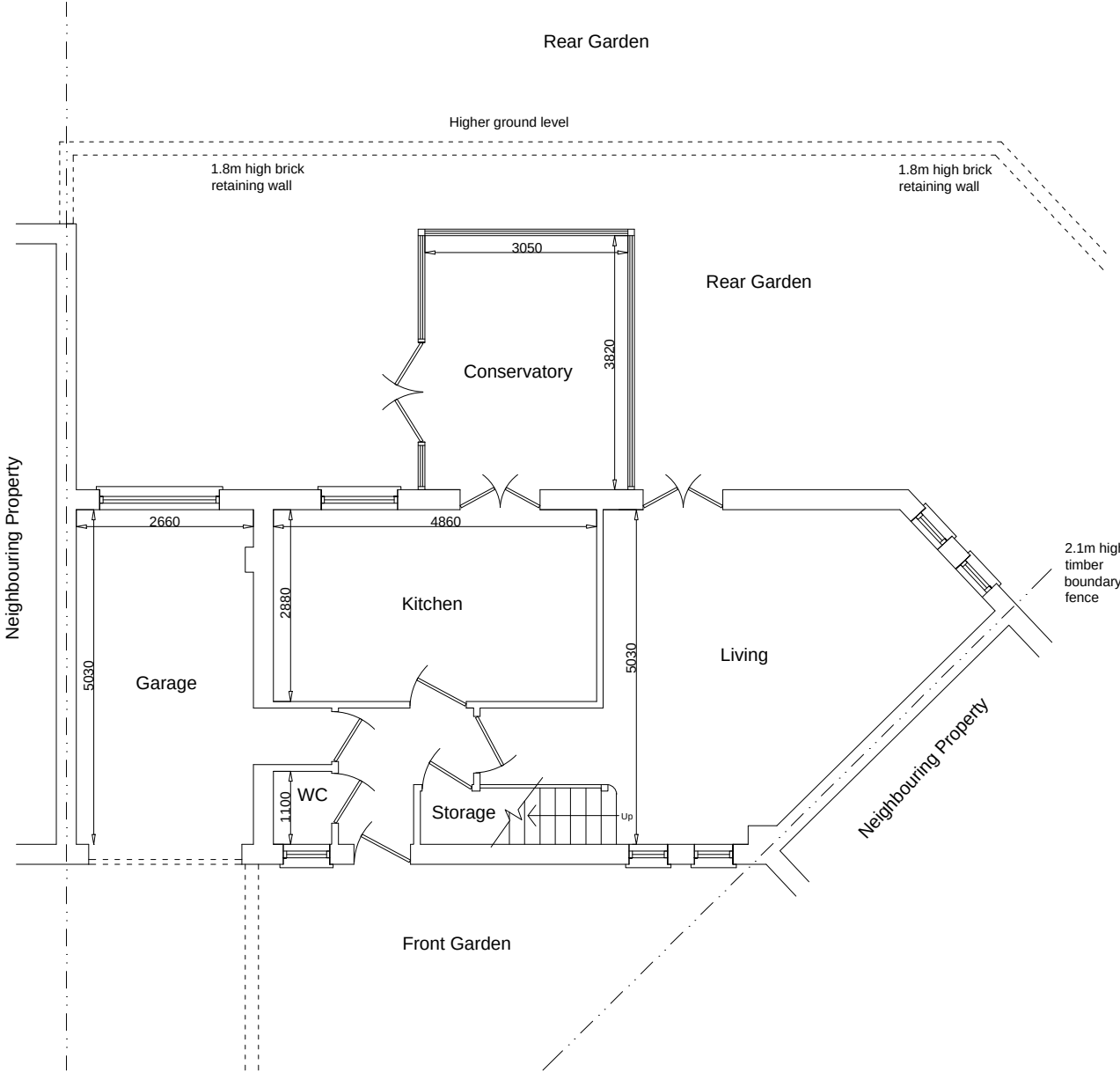
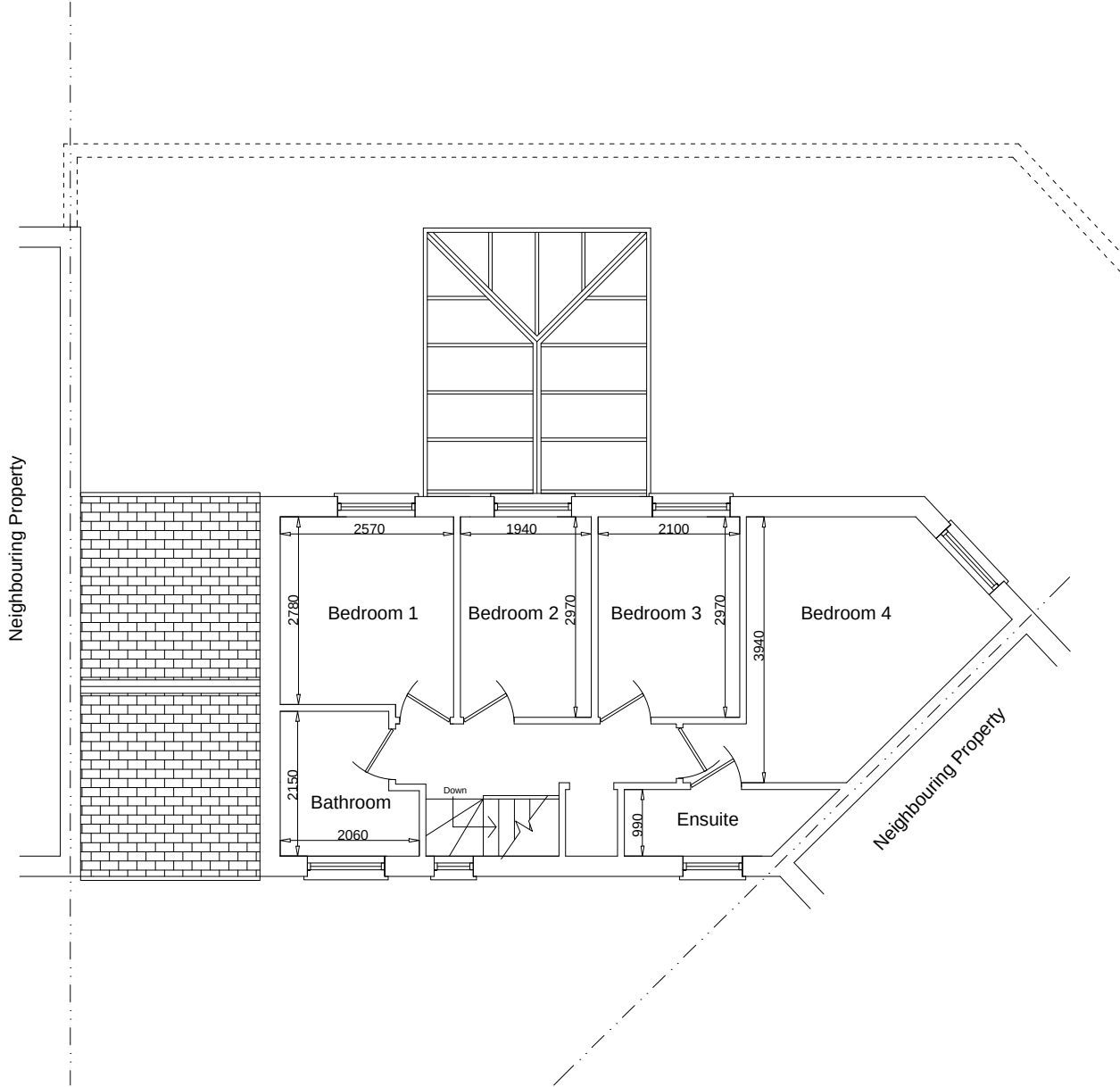


Proposed conversion of garage to livable room, erection of a 2 storey extension at the rear of house and first floor extension at the side at 88 Valley Mill Lane, Bury	
Drawg No: 01	Revision 1
Floor Plans & Elevations	
Scale: 1 : 100 (A1 draw size)	
Date: Feb 2022	
FP Architecture & Planning email: fparchplanning@hotmail.com tel: 07786860211	

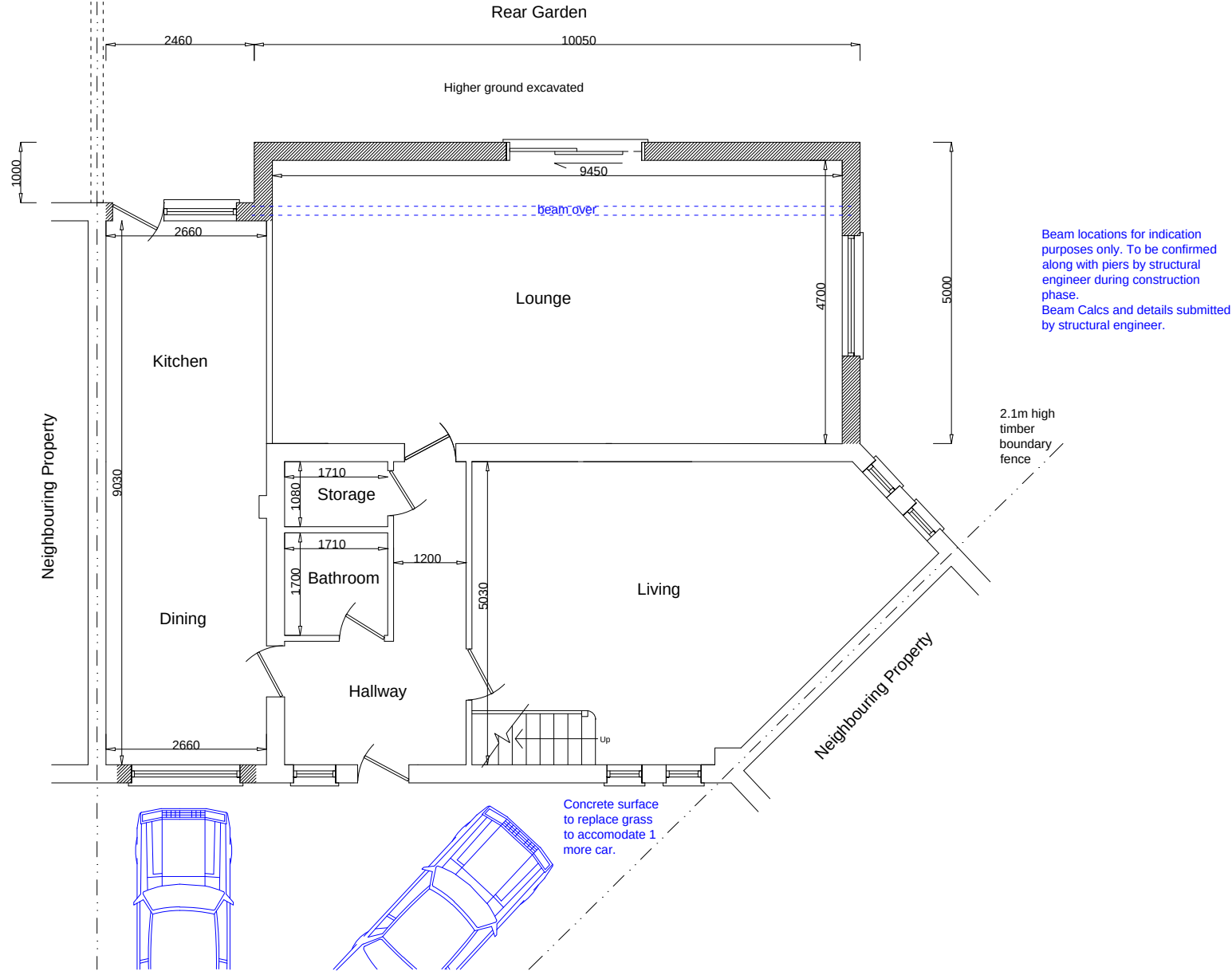
88 Valley Mill Lane, Bury



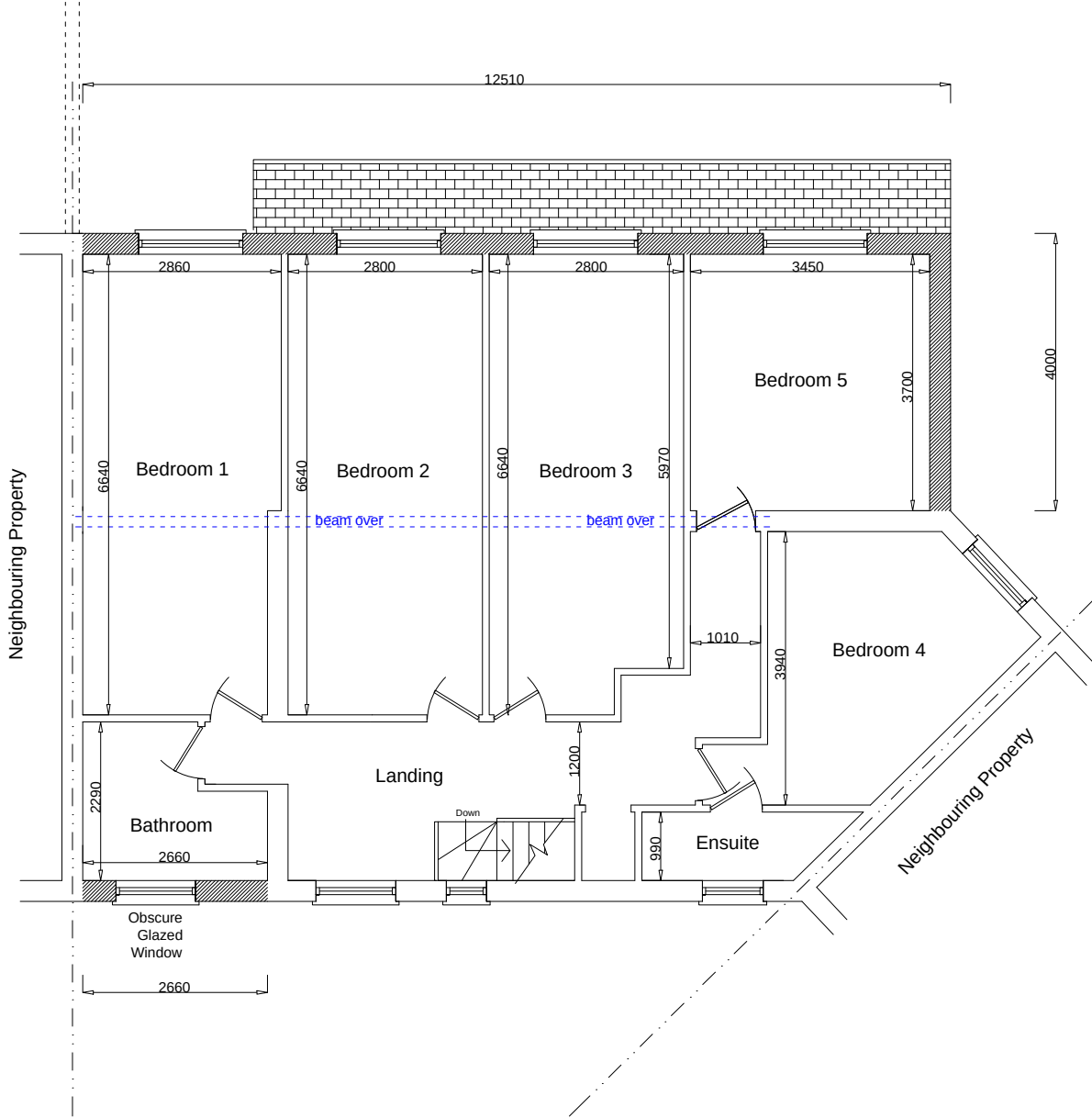
Existing Ground Floor Plan



Existing First Floor Plan



Proposed Ground Floor Plan



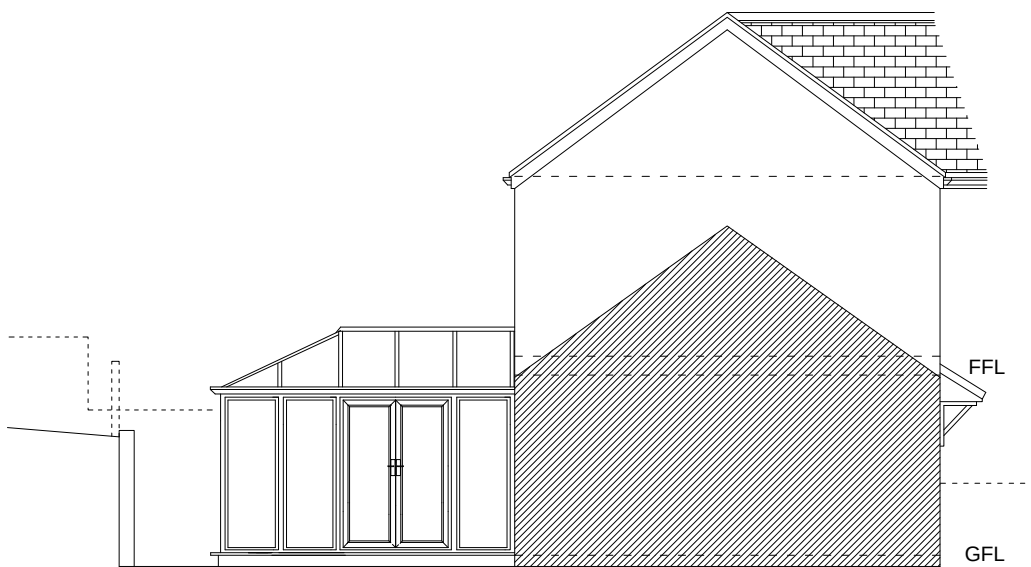
Proposed First Floor Plan



Existing Front Elevation



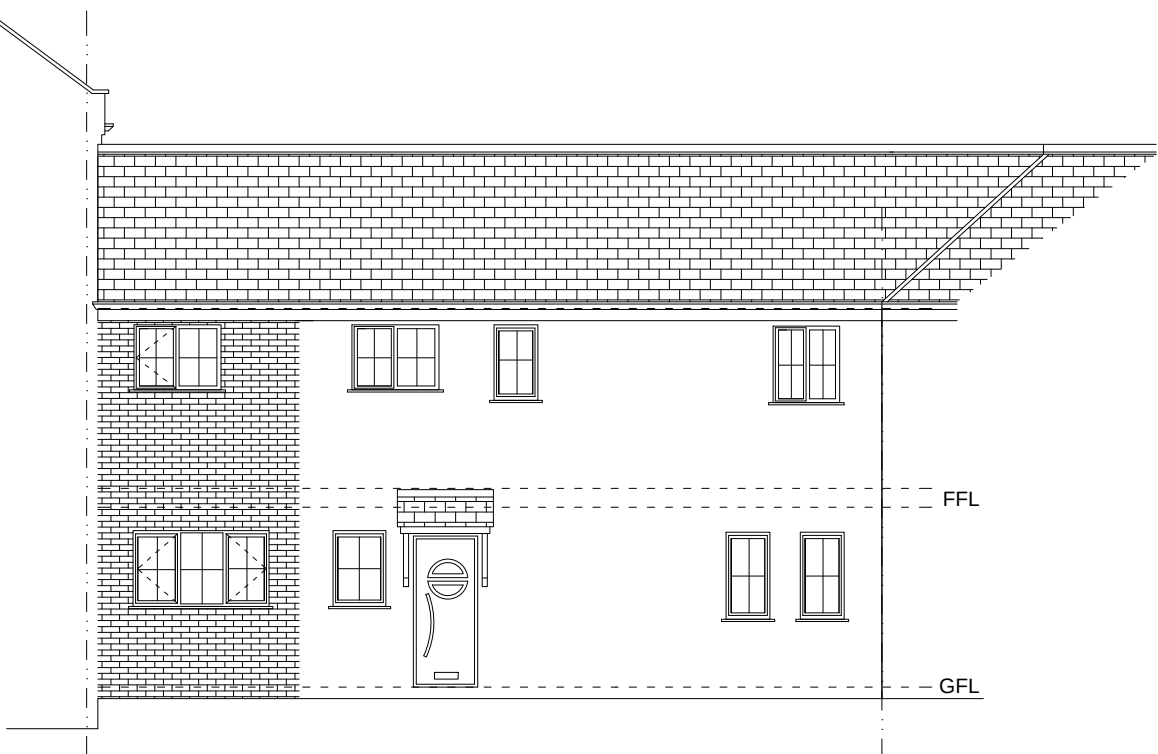
Existing RHS Elevation



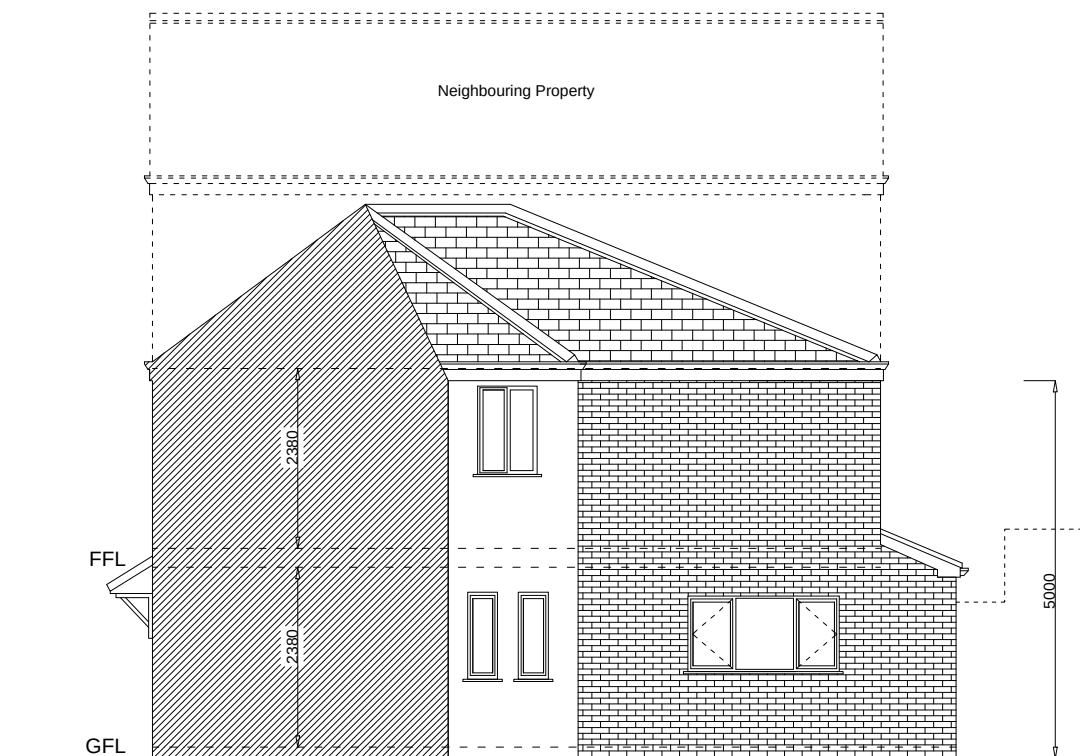
Existing LHS Elevation



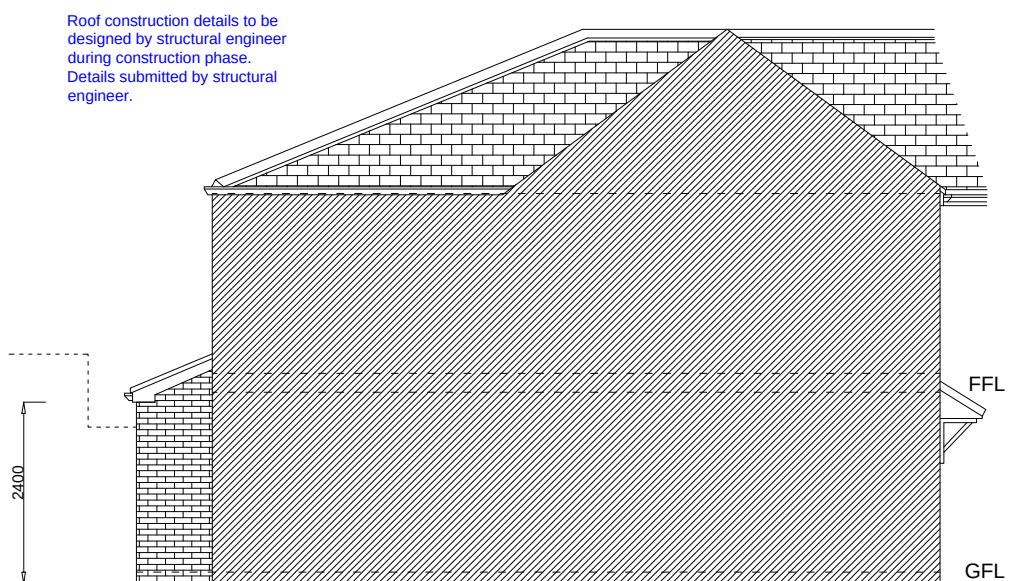
Existing Rear Elevation



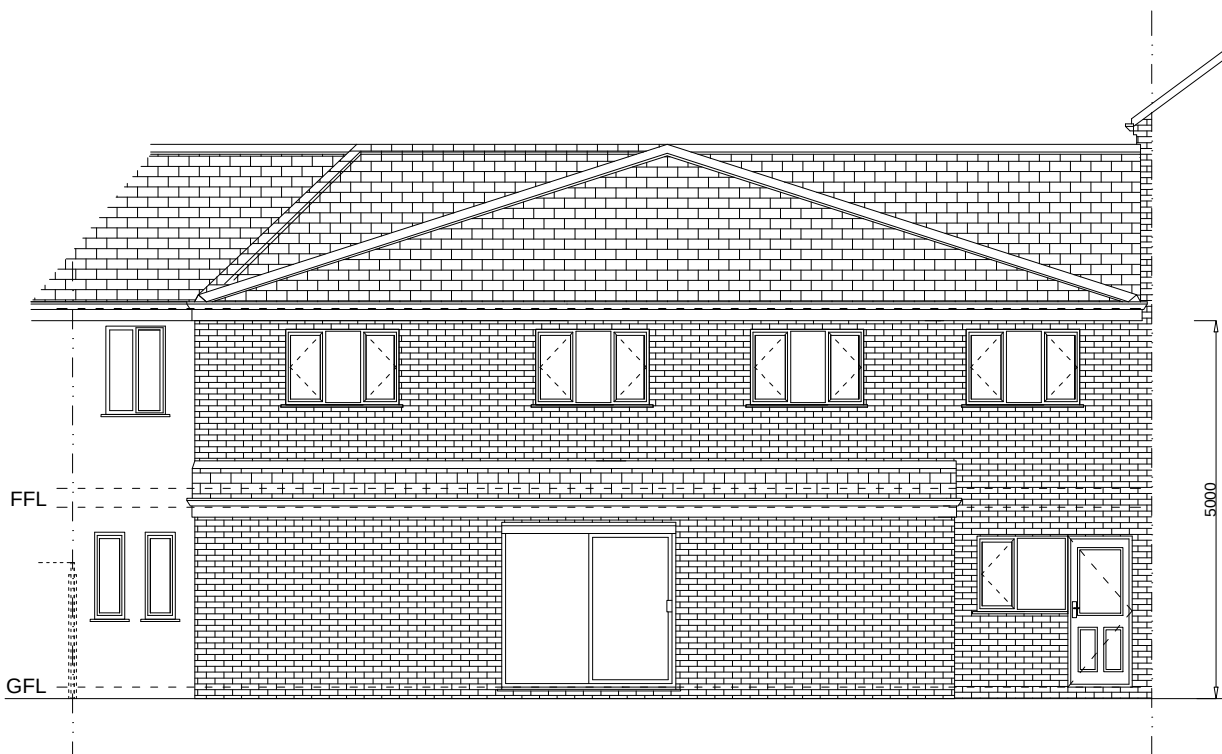
Proposed Front Elevation



Proposed RHS Elevation



Proposed LHS Elevation



Proposed Rear Elevation

Extension construction details

ROOF Concrete interlocking tiles lagged on treated battens on approved breathable roofing felt onto 200 x 50mm rafters at 400 c/c. Insulation to be 272mm deep rockwool quilt insulation or other equal and approved between rafters. 12mm plaster board and 8mm to underside of 175 x 50mm ceiling rafters at 400 c/c. Roofridge ventilation system (min 25mm gap) with purpose-made eaves-fitting to ensure eaves are not blocked. Gutter to be 100mm half-round gutter with 75mm dia PVC rainwater pipe to notable gully.

FLOOR 100mm thick concrete (1:3:6) on 1200 gauge vigoreen on 100mm thick Kingspan Thermafloor insulation TFF70 to give U value of 0.22w/m2K with 25mm upstand at perimeter on 50mm sand bedding on 150mm well compacted hardcore.

WALLS Outerskin to be 110mm approved brick facings to match existing, 100mm cavity with rockwool insulation to give U Value of 0.23w/m2K, inner skin to be 100mm thermalite blocks, 12mm plasterboard and skin to internal.

Butterfly type wall ties to be fixed 700mm c/c horizontally and 450mm centres vertically. Cavity to be continuous bonded to existing and sealed at eaves level with brick or block on edge. DPC to be 150mm above ground level, and insulated horizontal and vertical DPC to be around all openings and reveals. Stepped lead cavity tray and flashing at chimneys. 30mm x 5mm galvanised MS straps to fix to walls and structural timbers of roof at max 1800mm c/c. Weak mix concrete cavity fill in cavity wall below ground level.

FOUNDATIONS Strip foundation 600 x 150mm min concrete (1:1.5:3) min depth 750mm below ground level to approval of Building Control Officer.

DRAINS 100mm dia PVC drains to connect to existing and fall 1:40 to approval of Building Control Officer. PVC approved inspection chambers to be fitted at junction with main drain.

VENTILATION Opening lights not to be less than 1/20th of floor area of room served. Glazing to be SAFETY glazing to BS 6306:1 FENSA approved and have X glass. Any boiler vent to be ducted to external air 500mm clear of opening light. Mechanical fan to be ducted to external air and have extract rate of 60 litres per sec in kitchen and 15 litres per second in bathrooms.

FIRE All elements of structure and new ceilings to have 12mm fireline board and skin. 30 minute fire doors with frames to be installed at all relevant openings.

OPENINGS To have standard catnics over with min end venting 150mm eave end.

WASTES 32mm dia PVC waste with anti vac traps to washbasin and 38mm dia to sink connected direct to gully to new drain as above.

ELECTRICS & GENERAL

All electrical installations to comply to BS 7671, 16th Edition of IET Regs and Part P of Building Regs by a NICEIC electrician with a test certificate forwarded to Building Control within 30 days of completion. New radiators to have TRV and if a new boiler is installed, it should be of condensing type and have min SEDRUK rating of 80%. If not, adequacy of existing boiler should be checked to determine that it is capable of handling the proposed increased loads. Service plans to be installed and boiler control switches together with zone timing and temperature controls are required. In addition, the heating and hot water system should be commissioned so that at completion the system and their controls are left in working order and can operate efficiently. A copy of the Comp Certificate is to be given to the Local Authority on completion.

FLAT ROOF CONSTRUCTION (COLD DECK TYPE) 12.5 mm plasterboard and skin, 150 x 50 ungalvanised s/w joists (24 @ 300 c/c on heavy duty joist hangers, fixing pieces with full 1:40), insulation (between rather to be celotex gsa400 100mm thick and 50mm under the latter celotex gsa400, 19mm waterproof plywood decking, 3 layers of felt or asphalt roof covering, 20 mm fascia board, 1000 x 30 x 5 mild steel straps screwed to the underside of joists and wall at 1800 mm c/c.

NOTES
Copyright in all documents and drawings proposed by the designer and any works executed from these documents and drawings shall, unless otherwise agreed, remain the property of the designer and must not be reproduced by, lent or disclosed to, a third party without the written consent of the designer.
DO NOT SCALE OFF THIS DRAWING.
All dimensions to be checked on site and any discrepancies to be referred to the architectural designer before proceeding.
ALL LEVELS TO BE CHECKED ON SITE.
All discrepancies between information shown on the drawings and the information in the specification to be referred to the architectural designer prior to proceeding.
All component sizes and references to be checked prior to ordering of materials.
Positions and designation (i.e. combined, surface water or foul) of existing drain runs on site are to be checked confirmed by the building contractor prior to commencement of any drainage works. Any existing drains, to which additional connections are to be made, are also to be checked as necessary to ensure that they are suitable to accommodate additional capacity and the type of effluent being connected.
All relevant boundary positions to be checked prior to proceeding.

