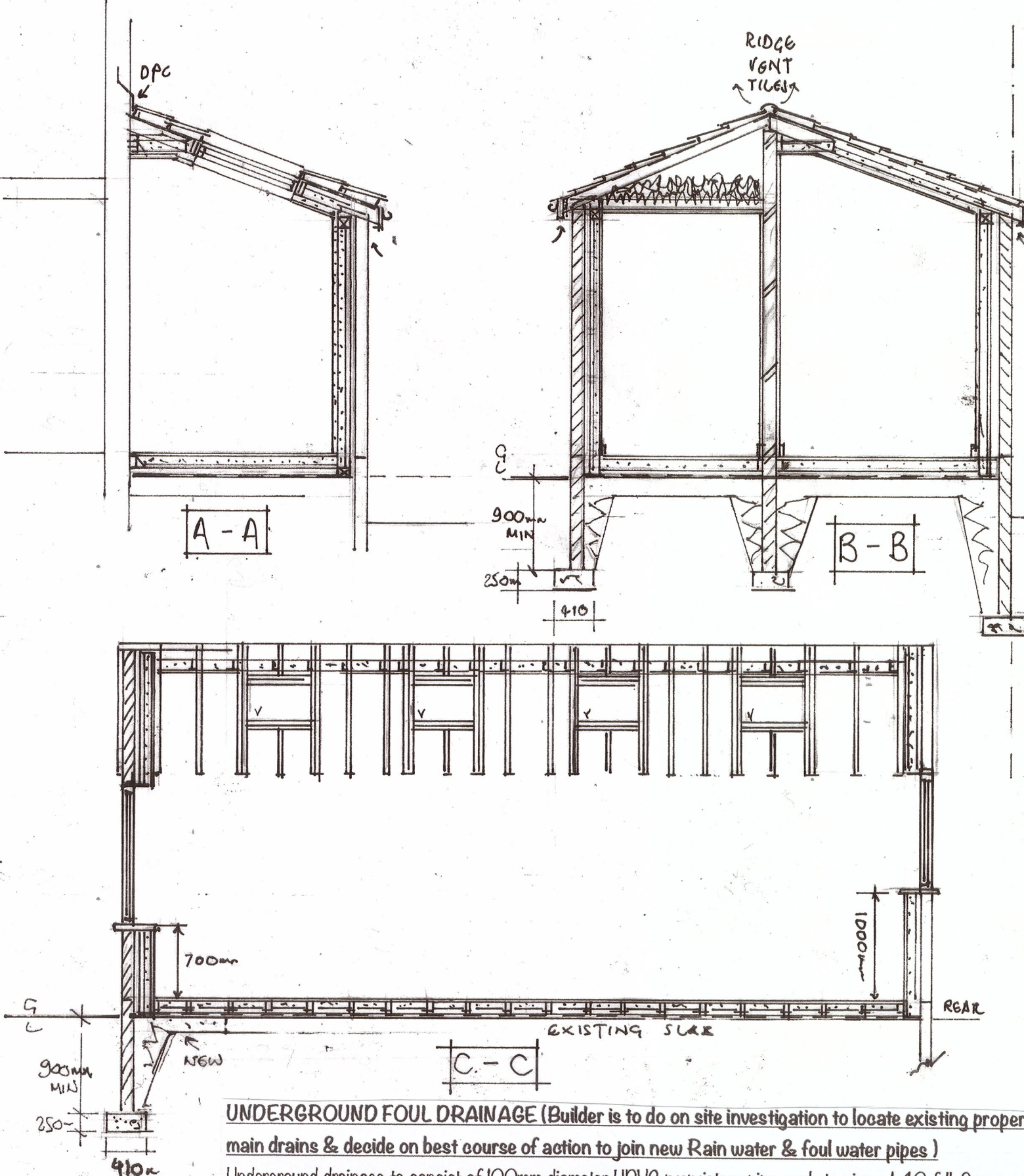
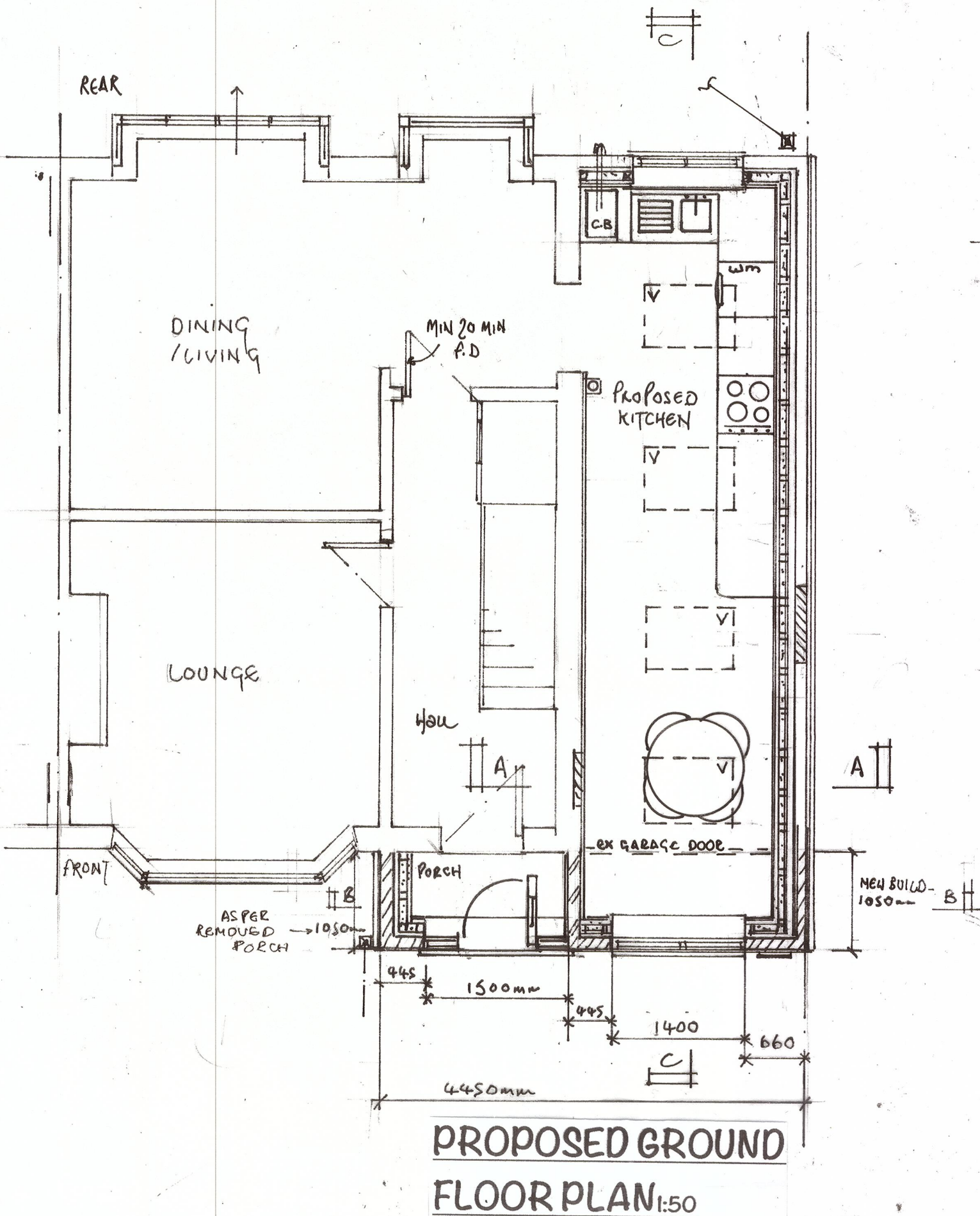
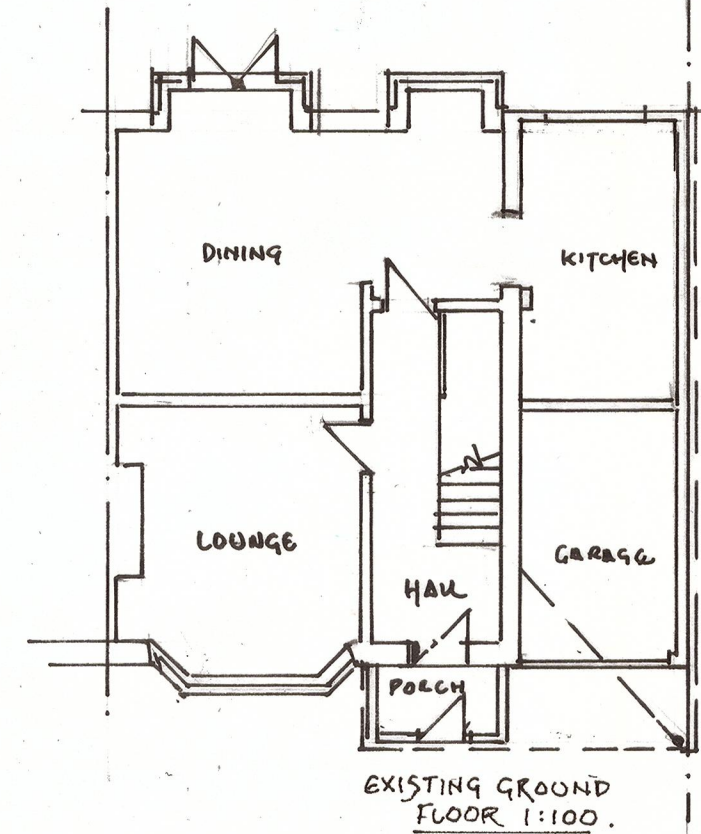
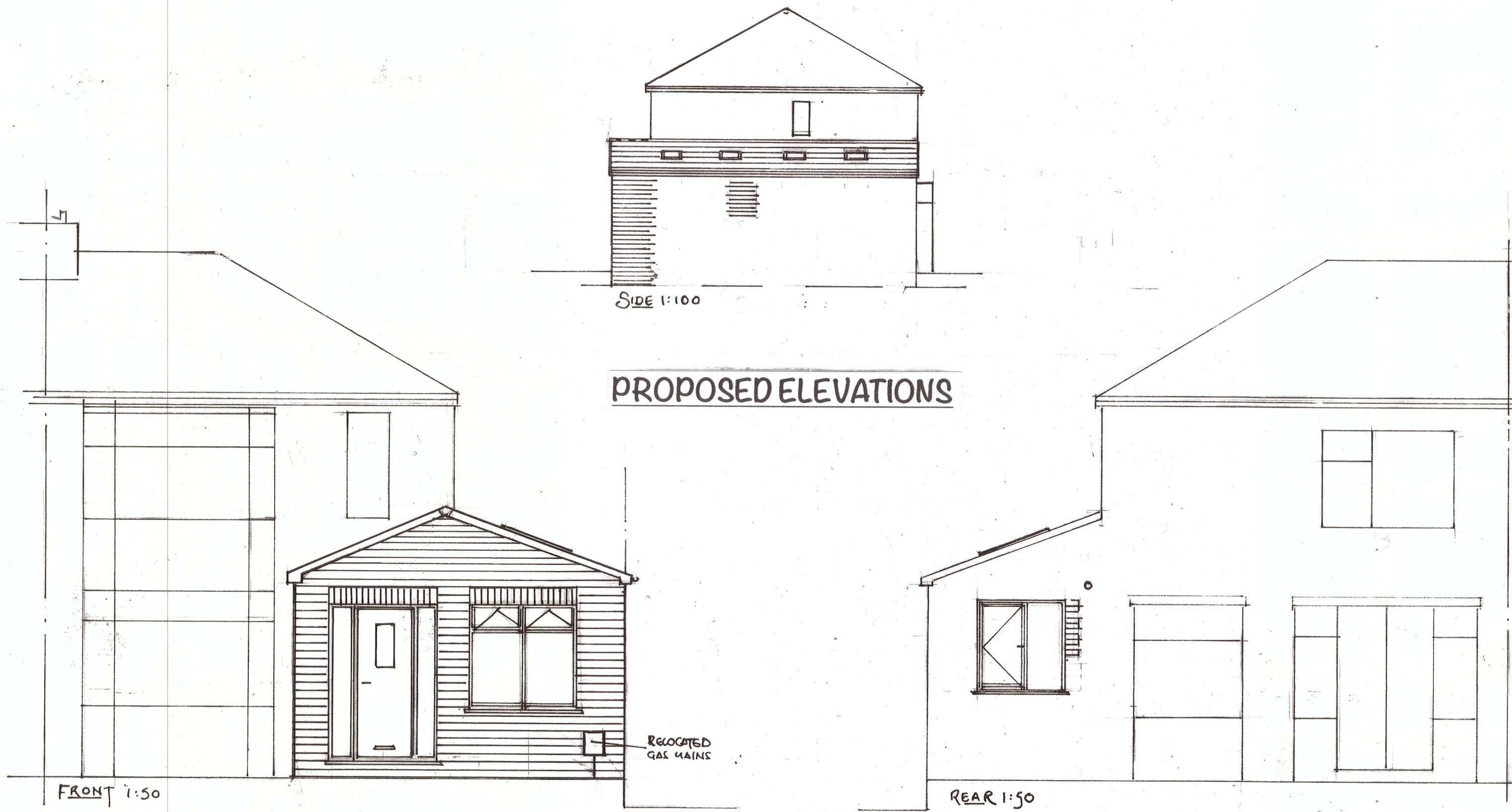
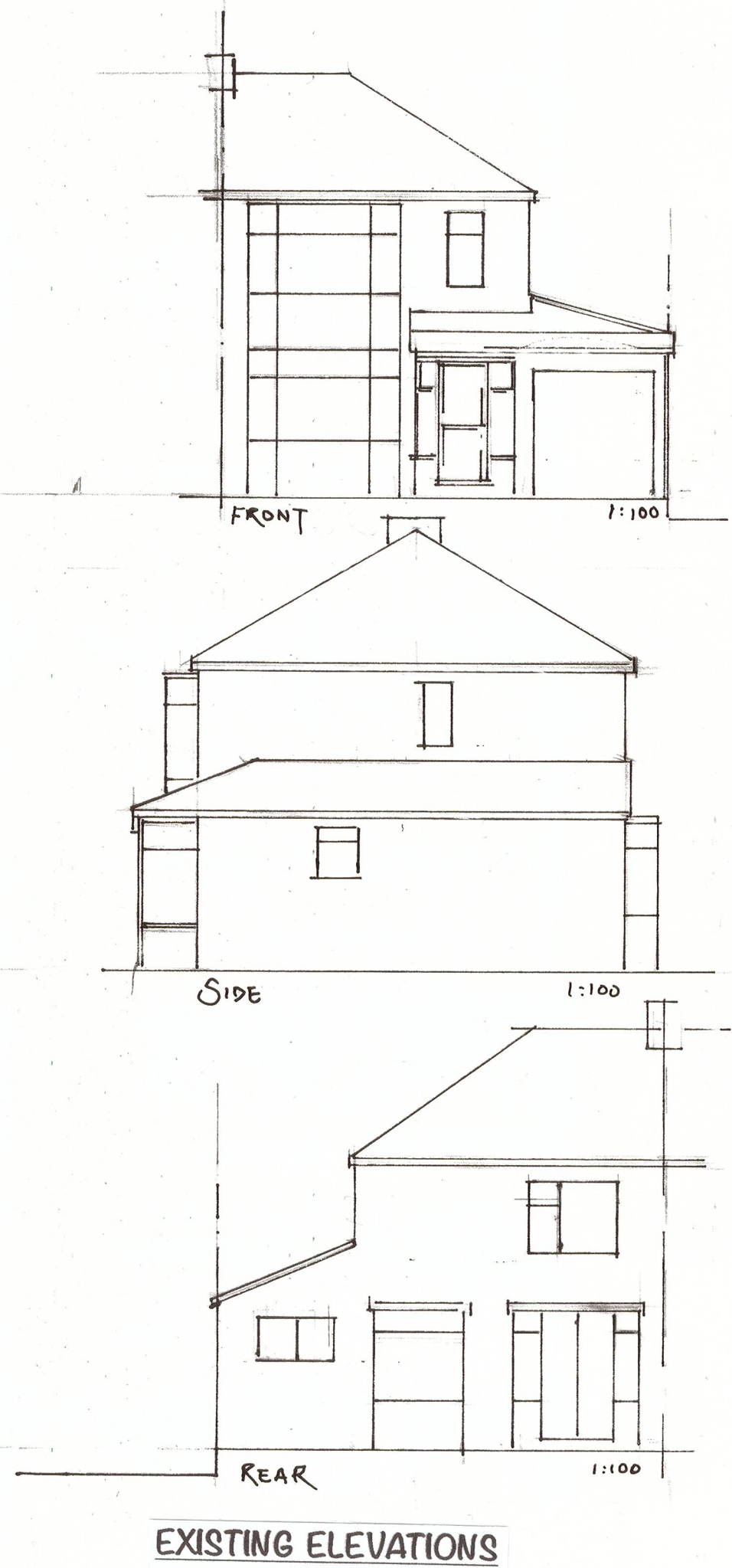




SPECIFICATION

New roof structure over Porch

'U' Value achieved 0.15W/m²K

Marley modern Interlocking concrete roof tile on treated timber battens on Breathable roof membrane on Grade C16 roof joists 125mm x 50mm Insulation to be 300mm Kingspan roof quilt insulation laid between & over new Grade C16 125mm x 50mm ceiling joists.

New Vaulted roof Over kitchen / dining area

'U' Value achieved 0.15W/m²K

Min 25mm soffit ventilation to be used for roof ventilation.

Marley Interlocking Concrete roof tiles on treated timber battens

with New Fully Breathable Sarking felt membrane

on Construction grade C16 175mm x 50mm Timber roof joists with

100mm x 50mm Ceiling struts fitted to stop roof spread

a min 50mm ventilated rafter cavity over 100mm

Kingspan Kooltherm K7 insulation secured between new joists. With

62.5mm Kingspan K18 insulated Plasterboard secured to underside

of joists with a 3mm plaster skim finish. Velux roof lights are to be

trimmed out with double roof joists

Insulating / Upgrading of existing Single leaf Garage wall

To habitable room 'U' Value 0.17W/m²K

Existing single leaf brick wall with Min 50mm Drained & Vented Cavity

formed with Kingspan Milvent Breathable membrane fitted over OSB Sheathing

fitted to 140mm x 50mm C16 timber stud wall frame work at 400mm ctrs

with 40mm air cavity 100mm Kingspan Kooltherm K12 Insulation

fitted inside of timber wall structure, a Vapour control layer /barrier fitted

with 37.5mm Kingspan K18 insulated Plasterboard + 3mm skim finish to

internal face Total construction thickness 342.5mm

New internal Timber floor in kitchen Specification -

'U' Value achieved 0.18 W/m²K

(Floor to be level with existing house floor) Inside surface down:

18mm Floor grade T&G Chipboard on 0.3 Polythene separation layer on

147mm x 47mm Grade C16 Construction quality Treated timber floor joists at 450mm ctrs with 140mm Kingspan K103 Insulation board

Laid between joists. Air gap below then Visqueen Ultimate 0.05mm DPM

(Gas protection to BS8102:2009 CIRIA C748 & BS 8485:2015)

Laid over existing concrete slab DPM to be lapped into DPM

Drainage- Builder to assess best course of Action

With regard new drainage on site

All new above ground drainage and plumbing to

comply with BS 5572 1978(Sanitary pipework)

All new drainage to be in accordance with Part 4

of the building regulations.

Wastes to have 75mm deep anti-vac bottle traps

& rodding eyes to be provided at changes to

direction. Sizes of waste pipes and max length of

branch connections.

(If max length is exceeded then anti-vacuum traps

to be used)

Wash Basin- 17m for 32mm pipe, 4m for 40mm pipe

Bath/Shower- 3m for 40mm pipe, 4m for 50mm pipe

W/C - 6m for 100mm pipe for single W/C

All branch pipes to connect to 110mm soil & vent pipe

terminating min 900mm above any openings within 3m

Or to a 110mm upvc soil pipe with accessible internal

air admittance valve complying with BS EN 12380,

placed at a height so that outlet is above the trap of

the highest fitting.

Waste pipes not to connect on to SUD within 200mm

of the W/C Connection.

provide hot and cold water to all fittings as appropriate.

NOTES (WHERE APPLICABLE)

- HOME OWNER/CLIENT & BUILDER MUST READ
- ONLY THE PLAN APPROVED BY BUILDING CONTROL TO BE USED FOR CONSTRUCTION PURPOSES.
- ALL DIMENSIONS ARE TO BE SITE CHECKED BY BUILDER
- DO NOT SCALE DRAWING
- ANY NEW BRICKWORK IS TO MATCH & KEY INTO EXISTING
- WINDOWS & DOORS TO BE DOUBLE GLAZED WITH 20mm GAP BETWEEN PANELS FILLED WITH ARGON GAS WITH INNER FRAME HAVING LOW E COATING TO ACHIEVE U VALUE OF 1.4 W/M²K OVER 6mm 110mm CONTROLLABLE TRAPLE UNITS OF 8.00mm² TO VARIABLE ROOMS AND KITCHEN WITH 4.00mm² ELSEWHERE VENTS SET 1700mm FROM FLOOR LEVEL AND 500mm FROM ANY EXTRACT FAN
- ALL NEW BEAMS & LINTELS TO HAVE A MIN BEARING OF 150mm, TIMBER MEMBERS MUST HAVE A 100mm MIN BEARING
- ROOF & FIRST FLOOR MUST BE TIED DOWN TO WALLS WITH MS GALVANISED STRAPS OF 32mm x 5mm AT 1500mm CENTRES
- NEW ROOF SPACE TO BE VENTILATED TO B.S. 5260, BACKGROUND VENTILATION 800cm² EQUIVALENT AREA TO BE PROVIDED TO HABITABLE ROOMS
- NEW FOUNDATIONS/ WALLS ARE TO CONFORM TO BUILDING REGULATION 1 & 2 / APPROVED DOCUMENT A
- THE FOUNDATION DIMENSIONS SHOWN ARE MINIMUM ONLY AND ARE GIVEN WITHOUT ANY KNOWLEDGE OF "ON SITE" SOIL CONDITIONS. IF THE EXISTING FOUNDATIONS OF THE PROPERTY HAVE TO TAKE ANY ADDITIONAL LOADS THEY SHOULD BE EXPOSED AND PASSED BY THE L.A. OR PRIVATE BUILDING CONTROL INSPECTOR ON SITE
- ANY UNDER-SITE DRAINAGE MUST BE EXPOSED & ENCASED IN 150mm CONCRETE
- NEW WALL CAVITIES MUST BE INSULATED AS PER SPECIFICATION OR WITH B.C. APPROVED INSULATION TO ACHIEVE THE MIN 'U' VALUE FOR WALLS
- NEW STEELWORK MUST HAVE A MINIMUM FIRE RESISTANCE OF 30 MINUTES
- ALL WALL CAVITIES ARE TO BE CONTINUOUS
- ALL CAVITY BARRIERS TO EX/3/4 APPENDIX G2
- RO LINTELS BUILT INTO WALLS OVER DRAINS
- FOUNDATIONS WITH AN 1000mm OF DRAINS TO BE TAKEN DOWN TO TO DRAW INVERT LEVEL
- CAVITY CLOSURES TO HAVE VERTICAL & HORIZONTAL D.P.D.'S INSULATED TYPE
- ALL NEW PLUMBING IS TO COMPLY WITH BS 5572
- ALL MATERIALS USED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
- NEW DRAINAGE LAID TO SELF DRAINING FALLS WITH ROODING ACCESS
- NEW INSULATION TO BE INSTALLED AS PER "ROBUST DETAILS" ISSUED BY DEFRA
- LIGHTING MUST BE LOW ENERGY LIGHT FITTINGS WITH A MINIMUM LUMINOUS EFFICIENCY OF 75 LIGHT SOURCE LUMENS PER CIRCUIT WATT
- MAINS OPERATED INTERLINKED SMOKE DETECTORS TO BS 5446- DOMESTIC or BS 5446-2000 or BS 5446-2:2003 (COMMERCIAL DETECTORS INTERLINKED WITH BATTERY) SHOWN AS:
- THE CLIENT / HOME OWNER MUST INFORM THEIR NEIGHBOURS OF WORK TO BE CARRIED OUT ON OR NEAR TO BOUNDARY AS REQUIRED BY THE PARTY WALL ACT IN WRITING 2 MONTHS BEFORE WORKS BEGIN
- THE CLIENT/HOMEOWNER IS RESPONSIBLE FOR CORRECT LOCATION / ACCURACY OF THE BOUNDARY SHOWN
- THE BUILDER MUST BE AWARE OF THE REQUIREMENTS OF THE PARTY WALL ACT AND MUST STUDY THE BOOKLET AVAILABLE FROM THE LOCAL AUTHORITY BEFORE COMMENCING THE PROJECT
- ELECTRICAL WORKS BY "COMPETENT PERSON SCHEME" MEMBER
- THE CLIENT / HOMEOWNER MUST SATISFY THEMSELVES THAT THE ELECTRICIAN (WHETHER EMPLOYED VIA THEMSELVES OR BUILDING CONTRACTOR) IS QUALIFIED TO CARRY OUT ALL OF THE PARTS OF THE PROPOSED ELECTRICAL WORKS & TEST THE WORKS IN ACCORDANCE WITH BS 7671 THE IEE 18th EDITION WIRING GUIDANCE AND ARE FULLY AUTHORISED TO ISSUE RELEVANT CERTIFICATES AS REQUIRED BY PART P OF THE BUILDING REGULATIONS EFFECTIVE 1/10/05
- ALL ELECTRICAL WORKS MUST MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) AND WILL BE DESIGNED, INSTALLED, INSPECTED, TESTED BY A PERSON COMPETENT & QUALIFIED TO DO SO AND A SELF CERTIFICATION CERTIFICATE BE SUBMITTED / ISSUED TO THE LOCAL AUTHORITY BY THE COMPETENT PERSON WITH 30 DAYS OF COMPLETION OF THE ELECTRICAL WORKS
- THE CLIENT / HOMEOWNER MUST ALSO RECEIVE A COPY OF THE SELF CERTIFIED CERTIFICATE & A B.S.7671 ELECTRICAL INSTALLATION TEST CERTIFICATE
- ELECTRICAL WORKS BY "NON-COMPETENT PERSON SCHEME" MEMBER
- ALL WIRING & ELECTRICAL WORKS MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF B.S.7671 THE 18th EDITION WIRING REGULATIONS & PART P ELECTRICAL SAFETY ON COMPLETION OF THE WORKS A COPY OF THE INSTALLERS TEST CERTIFICATE COMPLIANT WITH B.S.7671 IS TO BE PROVIDED TO THE CLIENT / HOMEOWNER & LOCAL AUTHORITY AND PRIOR TO ANY COVERING OF THE WIRING & CABLES OF THE INSTALLATION BE INSPECTED BY A "NON-COMPETENT PERSON" AND ON COMPLETION OF THIS INSPECTION IN ADDITION TO THE ABOVE-ISSUED CERTIFICATE A ADDITIONAL "NON-COMPETENT PERSONS ELECTRICAL INSTALLATION CERTIFICATE COMPLIANT WITH B.S.7671 TO BE PROVIDED TO THE HOMEOWNER / CLIENT & LOCAL AUTHORITY. COMPETENT PERSON MEANS A MEMBER OF CDD M ELECTRICAL COMPETENT PERSONS SCHEME
- MECHANICAL VENTILATION TO BE FITTED AS FOLLOWS: BATHROOMS TO HAVE 15LTR/SECOND AIR CHANGE, KITCHENS AND OTHER AREAS TO HAVE A MIN OF 60LTR/SEC AIR CHANGE DUCTED TO EXTERNAL AIR. FANS TO HAVE A 15 min over RUN TIME IN ADDITION THE WINDOWS TO THESE AREAS TO HAVE CONTROLLABLE VENTS OF MIN 2500cm²
- ANY WORKS CARRIED OUT ON THE GAS APPLIANCES OR CENTRAL HEATING SYSTEM MUST ONLY BE DONE SO BY A GAS SAFE REGISTERED CONTRACTOR
- GAS FIRED HEATING SYSTEMS REQUIRE 92% MINIMUM EFFICIENCY
- GAS BOILERS FITTED IN EXISTING DWELLINGS REQUIRE ONE OF THE FOLLOWING:
 - FLUE GAS HEAT RECOVERY
 - WEATHER COMPENSATION
 - LOAD COMPENSATION
 - SMART THERMOSTAT WITH AUTOMATION & OPTIMISATION
- IN ANY CASE THE REGISTERED INSTALLER MUST BE FAMILIAR WITH CURRENT APPROVED DOCUMENT L1
- THERE MAY BE FEES DUE TO PAY TO THE L.A. OR PRIVATE BUILDING CONTROL BEFORE THE BUILDING INSPECTOR PASSES/ SIGNS OFF THE PROJECT. THE HOMEOWNER/CLIENT SHOULD CHECK WITH THEIR BUILDING CONTRACTOR
- THE BUILDER MUST TAKE REASONABLE MEASURES TO PREVENT AIR LEAKAGE FROM THE PROPERTY & AIR GAPS AROUND DOOR & WINDOW FRAMES TO BE SEALED. FLOORS MUST BE AIRTIGHT AND ANY HOLES IN THE EXTERNAL WALLS FOR DRAINAGE ECT TO BE FULLY SEALED, ALL INSULATION TO BE CONTINUOUS WITHOUT AIR GAPS
- PLYWOODS MUST MEET A MINIMUM STANDARD OF EN 15986 UNTIL THE TRADA TEST STANDARD HAS BEEN ESTABLISHED
- THE DESIGNER (WHESLOP) IS NOT RESPONSIBLE FOR ANY VOIDS / DRAINS OR OTHER UNDERGROUND OBSTRUCTIONS FOUND NEAR OR UNDER THE BUILD SITE
- A PROPER SUPPLY OF AIR IS TO BE PROVIDED TO THE KITCHEN IN ORDER THAT THE COOKING APPLIANCES CAN FUNCTION EFFICIENTLY WITHOUT CAUSING DISCOMFORT
- A CONTINUOUS SUPPLY OF HOT WATER TO BE PROVIDED TO THE KITCHEN THAT DOES NOT EXCEED THAT LAID DOWN
- ALL NEW STEELWORK IS TO BE 30 minute FIRE PROOF IE 2 x 10mm PLASTERBOARD LAYERS AND 30MM ON 50mm x 50mm TIMBER NOGGIN @ 400mm CENTRES
- THE CLIENT MUST BE SURE THAT THE SIZES OF THE ROOMS SHOWN ARE SATISFACTORY
- IF THE PROPOSED ROOF IS TO BE OF A GAMBRIELED TRUSS SYSTEM THE BUILDER MUST OBTAIN APPROVAL FROM BUILDING CONTROL FOR THE DESIGN/ TRUSS CALCULATION BEFORE WORK COMMENCES
- THIS PLAN IS PRODUCED FOR BUILDING REGULATION SUBMISSION / APPROVAL AND IF REQUIRED PLANNING PERMISSION AND DOES NOT TAKE INTO ACCOUNT ANY FAULTS IN THE EXISTING STRUCTURE OF THE PROPERTY
- AMENDMENTS TO THE PLAN AFTER PLANNING PERMISSION HAS BEEN ACHIEVED MAY REQUIRE A NEW APPLICATION IF CLIENT HAS INSTRUCTED DESIGNER (WHESLOP) THAT PLANNING IS NOT REQUIRED DUE TO ADVICE FROM A 3RD PARTY (WHESLOP IS FREE FROM ANY OBLIGATIONS THAT MAY ARISE IF AN ISSUE FROM PLANNING DEPARTMENT HAPPENS DURING CONSTRUCTION
- IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO OBTAIN A COMPLETION CERTIFICATE FROM THE PRIVATE OR LA BUILDING CONTROL DEPARTMENTS ONCE THE FINAL CHECK HAS BEEN COMPLETED AND THE PROJECT IS SIGNED OFF BY THE BUILDING INSPECTOR
- IF REQUIRED THE HOMEOWNER/CLIENT MUST INFORM THE LEASEHOLDER OF THE PROPOSED WORKS/PROJECT THAT IS TO BE CARRIED OUT ON THE PROPERTY BEFORE WORKS COMMENCE
- IF THE HOME OWNER/CLIENT OR BUILDER COMMENCES ANY WORK WITHOUT FULL PLANS APPROVAL IN PLACE THEY DO SO AT THEIR OWN RISK AND THE DESIGNER (WHESLOP) WILL NOT ACCEPT ANY LIABILITY FOR ANY PERSONAL INJURY SUFFERED, ALTERATIONS, COSTS, DELAYS OR LEGAL PROCEEDINGS RESULTING FROM THIS
- AS AGREED THE DESIGNER (WHESLOP) WILL VISIT & MEASURE THE PROPERTY THEN DESIGN THE PROJECT TO THE CLIENTS WISHES, COMPLETE RELEVANT APPLICATION FORMS ADVISE AS BEST ON FEES AND PREPARE APPLICATION PACKS READY FOR SUBMISSION BUT WILL NOT TAKE PART IN ANY BUILDING WORKS

PROPOSED GARAGE CONVERSION to create kitchen & living space Incorporating a NEW FRONT ELEVATION EXTENSION for Porch & Additional floor space

For
Mr & Mrs Mellor
149 Butterstile Lane
Prestwich
M25 9JW

Drawn by
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SCALE 1:50 / 1:100 @ A1