Proposed erection of a single storey extension at the rear of house with a rear dormer attic conversion at 21 Devon Street, Bury

Drwg No: 01 Revision 0

Floor Plans & Elevations

Scale: 1 : 100 (A1 drwg size) Date: June 2025

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Updated regulations to supercede any old regulations

Extension construction details

ROOF Concrete interlocking tiles lapped 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 skim to underside of 175 x 50mm ceiling rafters at 400 c/c. Roofspace 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 roddable gully.

FLOOR
100mm thick concrete (1:3:6) on 1200 guage visqueen on 100mm thick Kingspan Thermafloor insulation TF70 to give U value of 0.18w/m2k with 25mm upstand at perimeter on 50mm sand binding on 150mm well compacted hardcore.

WALLS Outerskin to be 110mm approved brick facings to match existing, 130mm cavity with 80mm Kingspan insulation to give U Value of 0.18w/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 abutments. 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 (1:3:6) 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 6206 is FENSA approved and have K 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 skim. 30 minute fire doors with frames to be installed at all relevant openings.

OPENINGS To have standard camics over with min end veering 150mm each end.

SKY LIGHTS Double up rafters on either side of velux windows.

RAINWATER GOODS:
100mm diameter round PVC -u gutters and 68mm diameter downpipes, as Hunter Highflo, or similar as indicated to discharge to gullies. Gullies to discharge to 100mm diameter PC -u to soackaways.

PLUMBING
All work to be carried out in accordance with BS8000 workmanship on Building Sites Part 13: Code of practice for above ground drainage. The pipes, fittings and joints should be capable of withstanding on air test of positive pressure of atleast 38mm water gauge for atleast 3 minutes.

INTERNAL WALL
Stud walls o/o 50x100. Single boarded each side. 100mm acoustic fibre glass or rockwool. Walls taken to underside of ceiling.

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, 18th Edition of IEE 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 are if a new boiler is installed, it should be of condensing type and have min SEDBUK rating of 86%. 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 insulated and boiler control interlocks 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 Corgi Certificate is to be given to the Local Authority on completion.

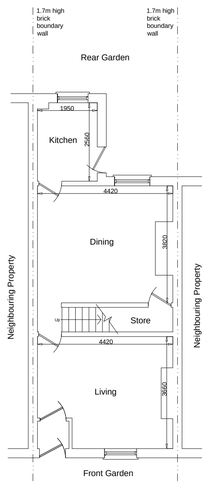
NOTES :
Copyright in all documents and drawings prepared by the designer and any works executed from these documents and drawings shall, unless otherwise agreed, remain the property of the designer and must not be reproduced by, lent or disclosed to , a third party without the written consent of Fahad Patel.

All dimensions to be checked on site and any discrepancies to be referred to the architectural designer before proceeding.

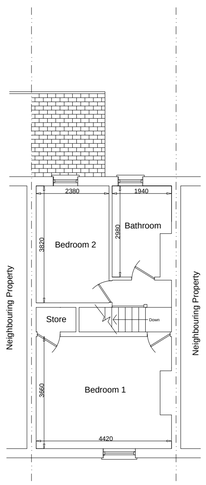
ALL LEVELS TO BE CHECKED ON SITE.
All discrepancies between information shown on the drawings and the information in the specification to be referred to the architectural designer prior to proceeding.
All component sizes and references to be checked prior to ordering of materials.
Positions and designation (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. 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.

SCALE BAR 1:100 (0 1 2 3 4 5 10) Scale 1 : 100

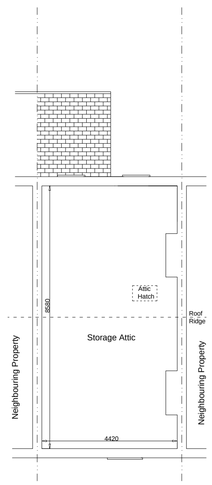
21 Devon Street, Bury



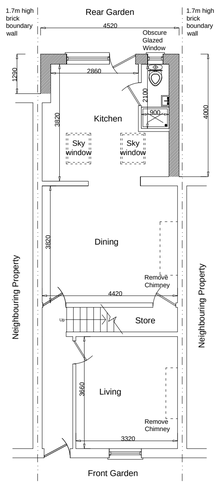
Existing Ground Floor Plan



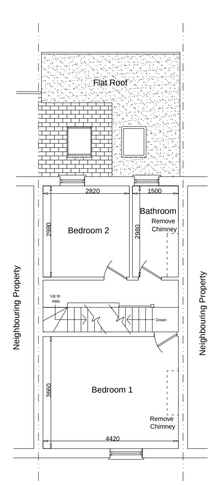
Existing First Floor Plan



Existing Attic/ Second Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan

Updated regulations to supercede any old regulations

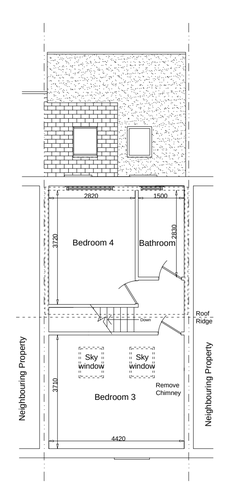
FLAT ROOF CONSTRUCTION (COLD DECK TYPE). 12.5 mm PLASTERBOARD AND SKIM. 150 X 50 TANALISED S/W JOISTS C24 @ 300 C/C ON HEAVY DUTY JOISTS HANGERS. FIRRING PIECES WITH FALL 1:40. INSULATION INBETWEEN RAFTER TO BE CELOTEX GA4100 100mm THICK AND 50MM UNDER THE RAFTER CELOTEX GA4000. 19MM WATERPROOF PLYWOOD 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.

DORMER WALL CONSTRUCTION:- TO BECONSTRUCTED WITH 150 X 50 TREATED TIMBERSTUD WORK WITH 12.5mm FOIL-BACK PLASTERBOARDAND SKIM COAT INTERNALLY, AND 18MM EXTERIOR GRADE PLYWOOD SCREWED TO STUDWORK AND BREATHABLE FELT WITH BATTENS FOR VERTICAL TILE HUNG WITH MATCHINC TILES. INSULATION TO BE 100mm CELOTEX TUFF-R GA3100 BOARDS. TO DORMER FACE. PROVIDE AND FIX CODE 4 LEAD FLASHING AND SOAKERS AT JUNCTIONS WITH MAIN ROOF AND APRONS. ABUTMENTS ETC. TILES TO MATCH EXISTING. WITHIN 1m OF THE BOUNDARY THE EXTERNAL FACE OF THE PLYWOOD TO BE COVERED WITH 6mm MASTERBOARD.

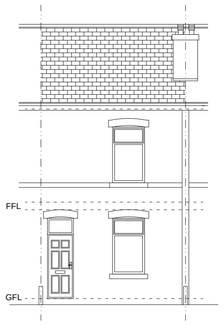
LOFT FLOOR CONSTRUCTION:- FLOOR JOISTS 200X50 @300c/c C24, TIMBER FLOOR BOARDS WITH MINIMUM MASS PER UNIT AREA 15kg/m2. CEILING TO BE 12.5mm PLASTERBOARD AND SKIM COAT PLASTER. CAVITY TO BE FILLED WITH 100mm MINERAL WOOL WITH MINIMUM DENSITY OF 10 kg/m3

SLOPING ROOF IN LOFT:- PROVIDE 50mm CROSS VENTILATION GAP TO ROOF, BETWEEN INSULATION AND ROOFING FELT. ROOF INSULATION TO BE TWO LAYERED SYSTEM WITH ONE CELOTEX 100mm XR3100 BOARDS BETWEEN RAFTERS AND ONE 50mm GA3050 BOARD ON THE BOTTOM OF THE RAFTERS. WHOLE ROOF TO BE VENTED WITH CONTINUOUS PROPRIETARY VENTS AT GUTTER LEVEL AND RIDGE LEVEL OR USE BREATHABLE FELT.

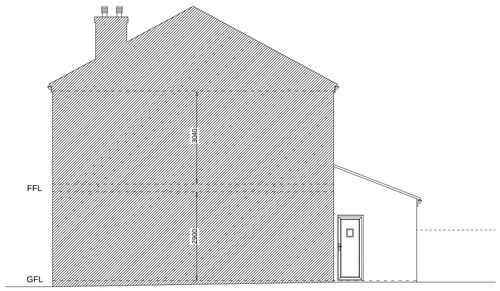
NOTES ON LOFT
1. ALL CEILINGS TO BE 12.5mm PLASTERBOARD AND 5mm SKIM.
2. ALL INTERNAL STUD PARTITIONS ARE TO BE 100X 50mm SAWN TIMBER @ 400mm c/c & HORIZONTALLY NOGGED @ 600mm c/c. TO BE LINED WITH 15mm SOUNDBLOC PLASTERBOARD & 5mm SKIM ON BOTH SIDES. ALL PARTITIONS TO HAVE 100mm FIBERGLASS INSULATION.
3. ALL DOORS TO BE ½ HOUR FIRE RESISTANT.
4. DOOR STOPS TO BE 25mm X 35mm FIXED WITH SCREWS AT 230c/c AND GLUED.
5. ALL STEELWORK TO HAVE ½ HOUR FIRE PROTECTION COMPRISING OF ONE LAYER 12.5mm PLASTERBOARD AND 5mm SKIM COAT OR FIRE PROOF PAINT.
6. PROVIDE INTERLINKED SMOKE DETECTOR TO EACH FLOOR LEVEL CONNECTED TO MAINS WITH BATTERY BACK UP. ALL DOORS TO HAVE DOOR CLOSER.
7. DOUBLE UP RAFTERS ON EITHER SIDE OF VELUX WINDOWS AND UNDER ANY PARTITIONS.
8. PROVIDE HOLDING DOWN STRAPS @ 1.2m c/c VIA SCREWED METAL STRAPS. WHERE RAFTER RUN PERPENDICULAR TO CEILING JOIST, EVERY RAFTER TO BE STRAPPED TO THE FIRST THREE CEILING JOISTS VIA METAL STRAPS.
9. ALL JOISTS THAT ARE BOLTED TOGETHER ARE TO BE BOLTED WITH M12 BOLTS AT 450 c/c.
10. PROVIDE 50mm CROSS VENTILATION GAP TO ROOF, BETWEEN INSULATION AND ROOFING FELT. ROOF INSULATION TO BE TWO LAYERED SYSTEM WITH ONE 100mm CELOTEX EXTRA-R XR3100 BOARDS BETWEEN RAFTERS AND ONE 50mm GA3040 BOARD ON THE BOTTOM OF THE RAFTERS. WHOLE ROOF TO BE VENTED WITH CONTINUOUS PROPRIETARY VENTS AT GUTTER LEVEL AND RIDGE LEVEL OR USE BREATHABLE FELT.
11. NEW STAIRCASE TO HAVE GOING (min) 225mm AND RISERS (max) 220mm AND MAX PITCH 42 DEGREES. HEADROOM TO BE 2000mm MIN. PROVIDE ALL TRIMMERS AND HANDRAILS ETC. WINDERS TO HAVE MIN OF 50mm BEARING ON NEWEL POST, HAND RAIL TO BE 900mm ABOVE FLOOR LEVEL.



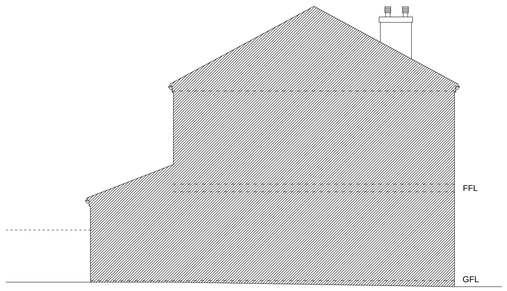
Proposed Attic/ Second Floor Plan



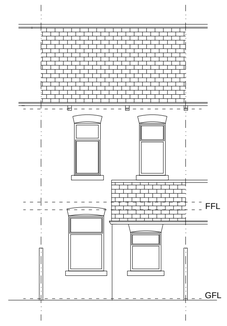
Existing Front Elevation



Existing RHS Elevation



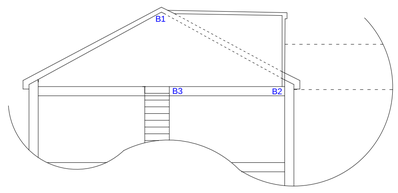
Existing LHS Elevation



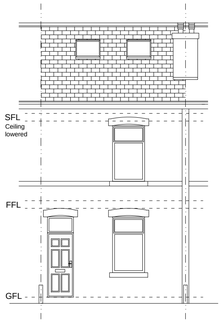
Existing Rear Elevation

Roof construction details to be designed by structural engineer during construction phase. Details submitted by structural engineer.

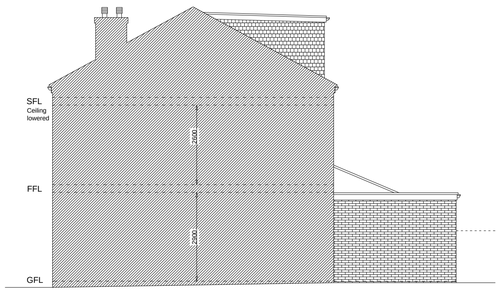
Beam locations for indication purposes only. To be confirmed by structural engineer during construction phase. Beam Calcs and details submitted by structural engineer.



X - X

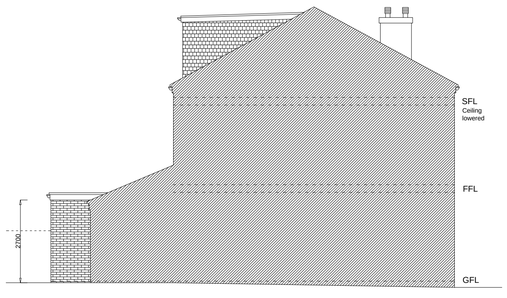


Proposed Front Elevation

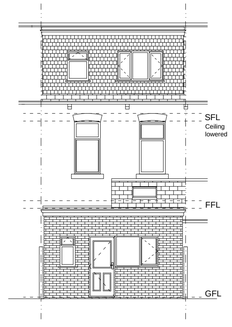


Proposed RHS Elevation

Attic floor height to be checked and confirmed by builder and approved inspector to conform to regulations prior to constructing dormer.



Proposed LHS Elevation



Proposed Rear Elevation

12. DORMER WALL TO BE CONSTRUCTED WITH 150 X 50 TREATED TIMBER STUDWORK WITH 12.5mm FOIL-BACK PLASTERBOARD AND SKIM COAT INTERNALLY, AND 18MM EXTERIOR GRADE PLYWOOD SCREWED TO STUDWORK AND BREATHABLE FELT WITH BATTENS FOR VERTICAL TILE HUNG WITH MATCHING TILES. INSULATION TO BE 100mm CELOTEX EXTRA-R XR3100 BOARDS. TO DORMER FACE. PROVIDE AND FIX CODE 4 LEAD FLASHING AND SOAKERS AT JUNCTIONS WITH MAIN ROOF AND APRONS, ABUTMENTS ETC. TILES TO MATCH EXISTING. WITHIN 1m OF THE BOUNDARY THE EXTERNAL FACE OF THE PLYWOOD TO BE COVERED WITH 6mm MASTERBOARD.
13. FLOORBOARDS TO BE 21mm T & G BOARDS AND PROVIDE 100mm ROCKWOOL FLEXI SLAB INSULATION BETWEEN JOISTS.
SKIRTING AND ARCHITRAVE TO BE SOFTWOOD OGEE.
14. FASCIA BOARD TO BE 20mm THICK, AND PROVIDE ALL RAINWATER GUTTERS AND DOWN PIPES

Scale 1 : 100

21 Devon Street, Bury

SCALE BAR 1:100 (0 1 2 3 4 5 10)

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