INSULATION
Insulation of the roof space is to be 100mm thick Rockwool mineral wool roll bats laid between ceiling joists over 12.5mm foil backed plasterboard, with a further 150mm fiberglass laid across-to give a total thickness of 350mm The insulation is to be extended over the timber wall plates off the internal wall maintaining a minimum 50mm air gap between the insulation and the sarking felt to ensure through ventilation of the roof space.

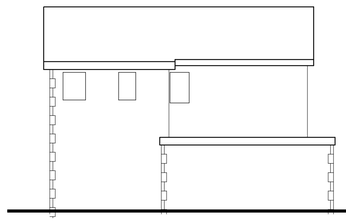
RAIN WATER GOODS
100mm dia. deep flow square section PVC-U gutters are to be fixed to falls on fascia boards, spitter outlets are to be 75mm dia., with 75mm square section rain water pipes with swan neck and anti-splash shoe. all pipes are to be secured with proprietary brackets and fixed with brass screws.

MAIN ROOF CONSTRUCTION
Matching concrete interlocking roof tiles on standard roof trusses at 600mm centres with Nil vent membrane laid over rafters. Trusses to be fixed to 100 x 75mm s/w wallplate and strapped to block work with Catnic type L 30 x 5mm vertical m/s straps at least one meter in length at 2 meter centres. Roof trusses are to be provided with 100 x 25mm diagonal wind bracing at 45 degrees to the 100 x 25mm longitudinal wind bracing.

ESCAPE WINDOWS
Escape windows where required are to be at least 850mm high and 500mm wide, the bottom of the window is to be not more than 1100mm and not less than 900mm from floor level.

CAVITY TRAYS
A cavity tray must be provided above any lintel or ground floor roof, the tray must be fixed in to the wall, all cavuty try membranes must be installed directly above the lead flashings and also be provided with weep holes in at least two vertical joints.

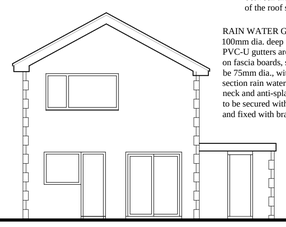
Valley Gutters
Form valley gutter using code 5 sheet lead on 200 x 25mm plane edge boards with tilt fillets, lead to be taken under tiles a min 350mm,



Existing Side Elevation



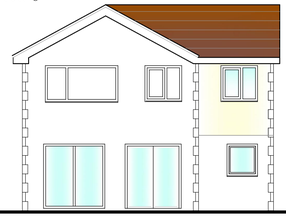
Existing Front Elevation



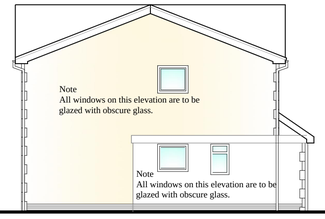
Existing Rear Elevation



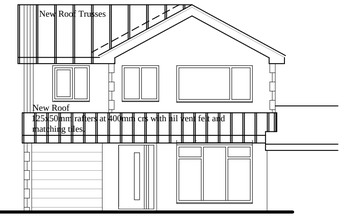
Proposed Front Elevation



Proposed Rear Elevation

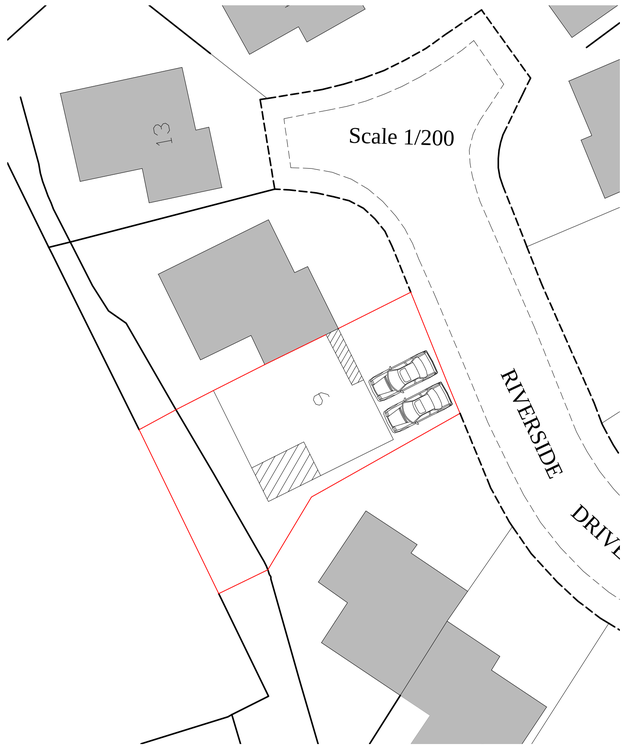


Proposed Side Elevation



Proposed Section

SAFETY GLAZING
Glazing in doors and windows must comply with safety regulations applicable to their locations. Information is contained in the Approved Documnet Part N and the Workplace (Health, Safety and Welfare) Regulations 1992.



GROUND FLOOR CONSTRUCTION (SOLID)
New ground floor to be construction, clean stone well compacted to form levels with sand blinding, 1200 gauge polythene DPM to be turned up at the edges and linked in to the DPC. kinkspan Koolthern K3 board 70mm thick with a top layer of 1000 gauage DPM membrane, slab 200mm concrete C25 with one layer of A142 anti clacking steel reinforcement to be place 50mm from the top of the slab.
U value 0.22

EXTERNAL WALL CONSTRUCTION
New external cavity wall to be constructed of 100mm solid concrete blockwork
50mm Kingspan Koolthern K8 cavity insulation bats within 100mm cavity, 100mm Thermal insulation block with lightweight plaster finish and skim inside, external elevation is to be sand and cement render to match the existing house. Catnic BB2 stainless steel cavity wall ties to be spaced 900mm horizontally and 450mm vertically to comply with BS 1243 (1978). Cavity to be closed along eaves and around all openings with Catnic CC50 insulated cavity closers positioned horizontally and vertically to all openings. All openings are to be provided with Catnic lintels with a minimum end bearing of 150mm at both ends. Brickwork used below DPC to be constructed in Class B engineering or trench block may be used, the cavity is to be filled within 200mm of the DPC with weak mix concrete. All new cavity walls are to be cut through to existing cavities and be continuous. U value 0.29
Partitions.
Double joists are to be provided under partition walls and baths

INTERNAL PARTITIONING - SOLID FLOOR
Partition walls constructed of concrete floor slab are to be 100mm thick lightweight blocks, any internal load bearing partition walls are to be constructed from 100mm solid concrete block and taken down to strip foundation or constructed on reinforced concrete slabs.

VENTILATION
Mechanical ventilation fans are required to be fixed to all kitchen areas, utility areas and sanitary accommodation. The kitchen fans are to extract 60 litres per second or if incorporated within a cooker hood 30 litres per second will be required.

SANITARY ACCOMMODATION
Mechanical ventilation is required to provide three air changes per hour with a 15 minute over run discharging to external air and controlled by the light switch or detecting sensor. An air inlet to the room should be provided i.e. a 10mm gap under the door.

SKIRTING BOARDS
Timber skirting boards are to be provided to all rooms to match existing or if new 200mm x 25mm, all skirting boards are to be treated before fixing.

New Drainage
All new underground foul drainage is to be 100mm diameter underground PVC-U piping, manufactured by Hepworth Ltd, to BS 85 with flexible joints. Pipes are to be laid on 100mm bed of granular material to BS 882 1983 e.g. pea gravel, (Class S). 100mm pipes are to be laid to a fall of 1:40. maximum capacity for 100mm pipes is 9.2 litres/sec. Drains passing under the building are to be surrounded with granular material and where passing through wall a suitably sized lintel shall be provided above the opening ensuring that a 50mm space is maintained all around the pipe. Openings must be masked to prevent fill. Pipes are to be fitted with a flexible joint at each side fo the wall. New gullies are to be provided with roding access. WC connections are to have rest bends and 100mm vent pipes at the head of the drain.
Rest bends are to be provided to each soil vent pipe ans WC connection. Maximum direct connection between WC outlet and invert of drain to be 1.5m. Rest bends are to be supported on concrete or flag base. Rainwater gullies are to be 100mm trapped with roding access back inlet gullies are to be provided at each sink position. Waste pipes are to discharge below the grate level and above the water level.

EXTERNAL TIMBER FINISHES
All external timber is to treated before fixing, fascia and soofit boards are to be external grade or marine ply.

DOORS
Fire doors are to be to the fire resistance indicated on the drawing. All fire resisting doors are to be fitted in a 25mm rebated door frame, doors/frame are to be fitted with intumescent strips and smoke seals. All doors are to be fitted with self closing devise capable of latching the door.

DOOR TYPES
External doors are to be hardwood, PVC-U or external grade white wood. Internal doors are to be flush type with frames and architrave's or to clients special requirements

Ground floor Plan Proposed

SMOKE ALARMS
Smoke alarms are required to be fixed at ground and first floor levels and interconnected. The alarm must be wired to the main supply and connected to its own fused spur, alternatively the alarm may be connected to an intruder alarm if the system is specifically designed for this purpose. A smoke detector will cover an area of 7.5m radius and a heat dector 5.3m radius, they should be fitted in accordance with BS 5839 siting sensors within bedrooms, circulation area, head of stairways, lounge/dining rooms and roof voids. Alarms within roof voids should be fitted with a remote LED.

F/D. 30min Fire Door.
Smoke detector
Heat detector

CAVITY TRAYS
A cavity tray must be provided above any lintel or ground floor roof, the tray must be fixed in to the wall, all cavuty try membranes must be installed directly above the lead flashings and also be provided with weep holes in at least two vertical joints.

WINDOWS
PVC-U or hardwood window frame to be 1/10th of the floor are and have 1/20th opening lights and trickle vents to achieve 8000m3 free air flow, windows are to be fitted with double glazed units having a minimum 16mm air gap with K glass in one skin and a 'soft' low-E coating. All frames are to have vertical and horizontal DPC's to all openings. Seal-a-mastic seals are to be provided around all window and door frames to provide a water tight seal. All glazing must be carried out in accordance with BS 6262. See notes on glazing in critical locations i.e. safety glazing.

SUSPENDED TIMBER FLOOR CONSTRUCTION
Floor to be constructed of 25mm thick T&G floor boards with a density of 15kg/m2 on 175 x 50mm gauged s/w floor joists (grade SC3) at 400mm centres. Joists spanning onto party wall are to be fixed with Catnic joist hangers built into brickwork. Ceiling to be 12mm plasterboard nailed to underside of joists with plaster skim finish. Lateral support to be provided at 2m centres with galvanised m/s straps type L 30 x 5mm extended across 3 joists. Catnic m/s herring bone strutting ref: HRB6, is to be provided along mid-span of floor joist, last joist to be packed off the brick/blockwork.

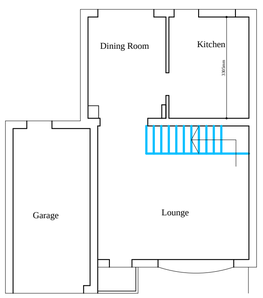
DRAINAGE
All existing drains under the proposed building are to be protected with 150mm of weak mix concrete, flexible jointed drains are to to be surrounded with 150mm of pipe bedding with a concrete cover using 150mm thick concrete.

WASTE PIPES
All waste pipes are to be a minimum of 38mm dia. to wash hand basins and sinks, pipes are to be fitted with 75mm deep seal traps or anti-vac traps if connected directly to a soil and vent pipe. 40mm waste pipes are to be provided to bath and showers. Soil and vent pipes are to be 100mm dia and terminated 1m above any opening windows adjacent to the stack, a suitable bird cage is to be fitted to the top of the stack.
Alternatively an air admittance valve may be used above the last stack connection. All installations are to comply with the Approved Document Part H and BS 5572 (1978).

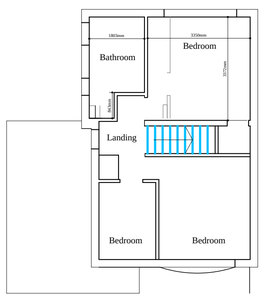
DRAINAGE
All existing drains under the proposed building are to be protected with 150mm of weak mix concrete, flexible jointed drains are to to be surrounded with 150mm of pipe bedding with a concrete cover using 150mm thick concrete.

STEELWORK
Steelwork must comply with the relevant structural calculations and be supported on pad stones or spreader plates, sizes to be provided within the calculations. All steelwork must have a minimum of 30mins fire resistance provided by 12mm fireline plasterboard and skim. Steelwork used in external openings must be provided with a cavity tray.

DAMP PROOF COURSE
Damp proof course is to be provided in both inner and outer leaf of Brick/blockwork the outer leaf DPC must be at least 150mm above the finished ground level, the inner DPC is to be linked with the floor damp proof membrane (solid floor construction) in the case of timber suspended floors directly under the joists.



Existing Ground Floor Plan



Existing First Floor Plan

Part P
All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the L.A. must be satisfied that either:-
An electrical installation certificate issued under a Competent Person Scheme has been issued; or
Appropriate certificate and forms defined in BS 7671 (as ammended) have been submitted that confirms that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevent to the nature of the work undertaken and to the technical standards set down in BS 7671,be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

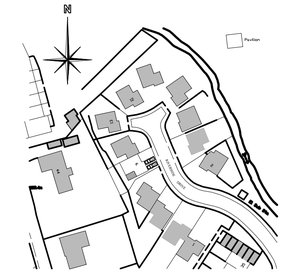
INTERNAL PARTITIONING - SOLID FLOOR
Partition walls constructed of concrete floor slab are to be 100mm thick lightweight blocks, any internal load bearing partition walls are to be constructed from 100mm solid concrete block and taken down to strip foundation or constructed on reinforced concrete slabs.

INTERNAL PARTITIONING
All non-load bearing partitions are to be constructed of 100 x 50mm s/w studding at 450mm centres on 100 x 75mm sole plate fixed to the floor. Partition to be insulated with Rockwool bats for sound insulation and covered with 12.5mm thick plasterboard with a density of 10kg/m2 and skim to both sides.

SMOKE ALARMS
Smoke alarms are required to be fixed at ground and first floor levels and interconnected. The alarm must be wired to the main supply and connected to its own fused spur, alternatively the alarm may be connected to an intruder alarm if the system is specifically designed for this purpose. A smoke detector will cover an area of 7.5m radius and a heat dector 5.3m radius, they should be fitted in accordance with BS 5839 siting sensors within bedrooms, circulation area, head of stairways, lounge/dining rooms and roof voids. Alarms within roof voids should be fitted with a remote LED.

FOUNDATIONS
Foundations are to be concrete strip minimum 600mm wide x 150mm thick C25 concrete mix, foundations are to be a minimum depth of 1m in clay sub-soilto provide adequate frost protection in accordance with the British Standards. All foundations are to comply with the Approved Document A1 and A2 of the Building Regulations.

GROUND FLOOR CONSTRUCTION (SOLID)
New ground floor to be construction, clean stone well compacted to form levels with sand blinding, 1200 gauge polythene DPM to be turned up at the edges and linked in to the DPC. kinkspan Koolthern K3 board 70mm thick with a top layer of 1000 gauage DPM membrane, slab 200mm concrete C25 with one layer of A142 anti clacking steel reinforcement to be place 50mm from the top of the slab.
U value 0.22



Client
Mr A. Christian

Location
9 Riverside Drive, Summerseat.
Bury, BL9 5QX

Project
Side Extension and Single Storey Extension to Lounge and new roof over the front elevation

Drawing
Planning Consent

Agent
APB
Consultant Building Surveyors
1 Maple Grove
Ramsbottom BL0 0AN
Telephone 01706 826300
Mobile 07976404449
RICS

Scale
1:100 1:50 1:1250 & 1:200

Date
18th October 2021

Drawing No.
DWG/01

Revision

This drawing is provided for planning & Building Regulations consent only. The contractor must check all dimensions on site before works are commenced. The contarctor must comply with all requirements of the Health & Safety Regulations.

DO NOT SCALE THIS DRAWING