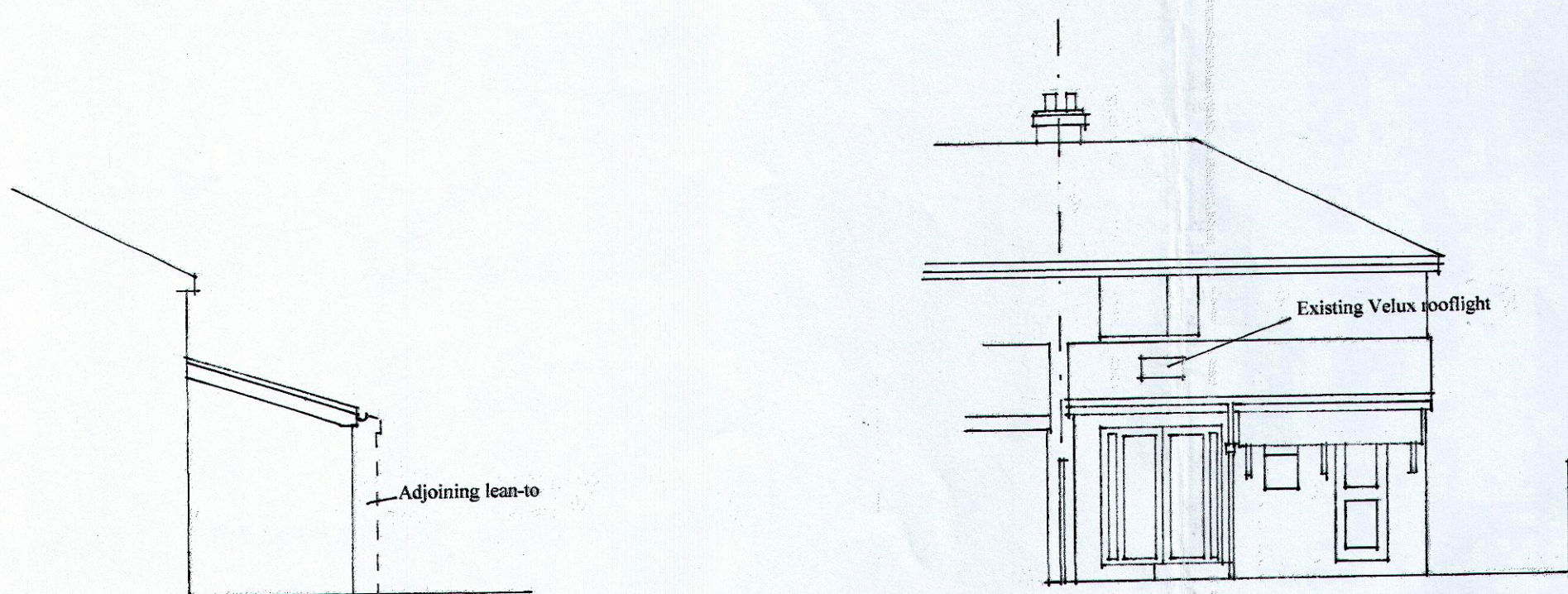
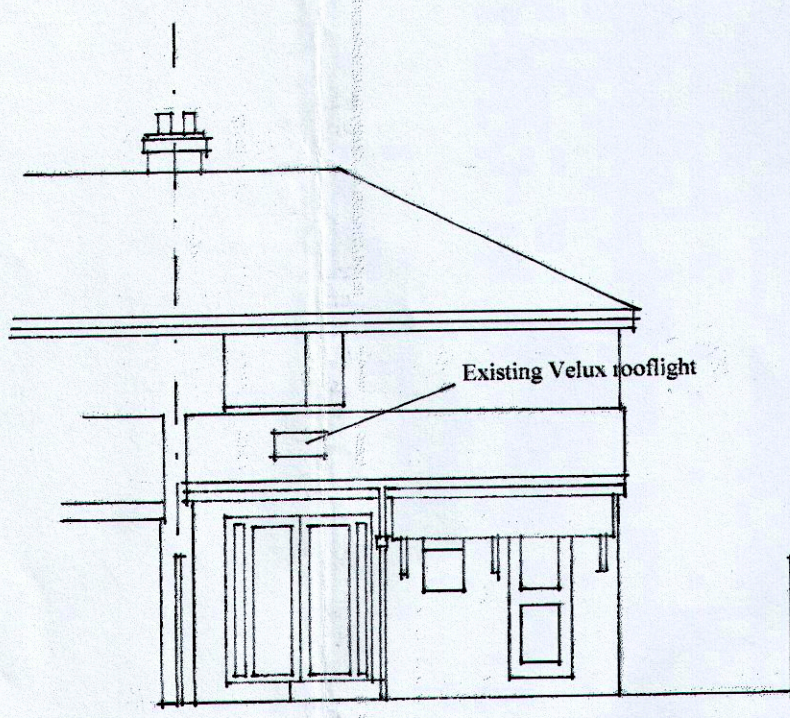
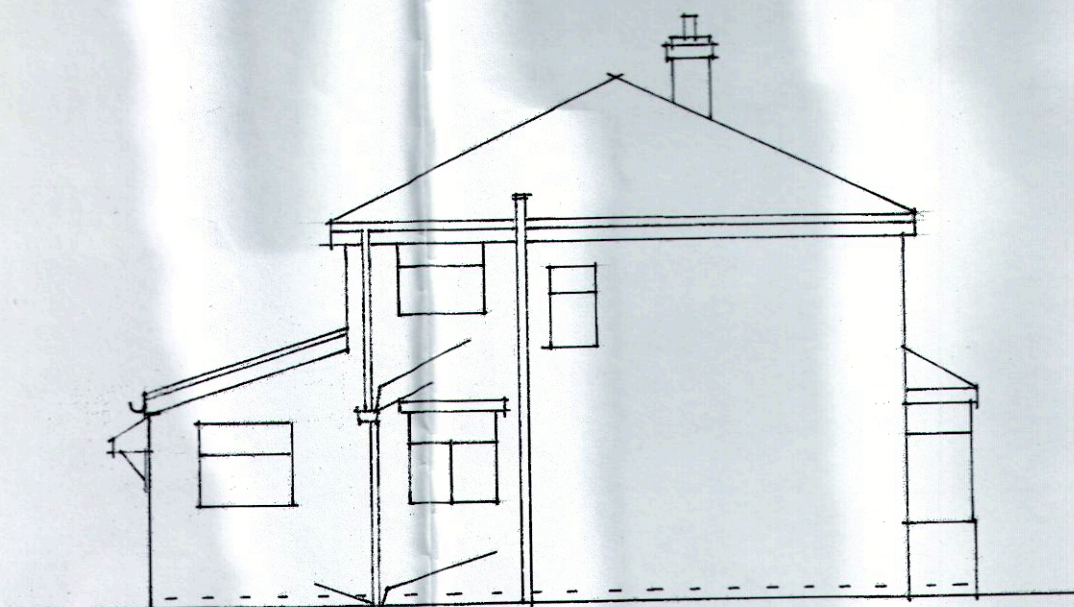




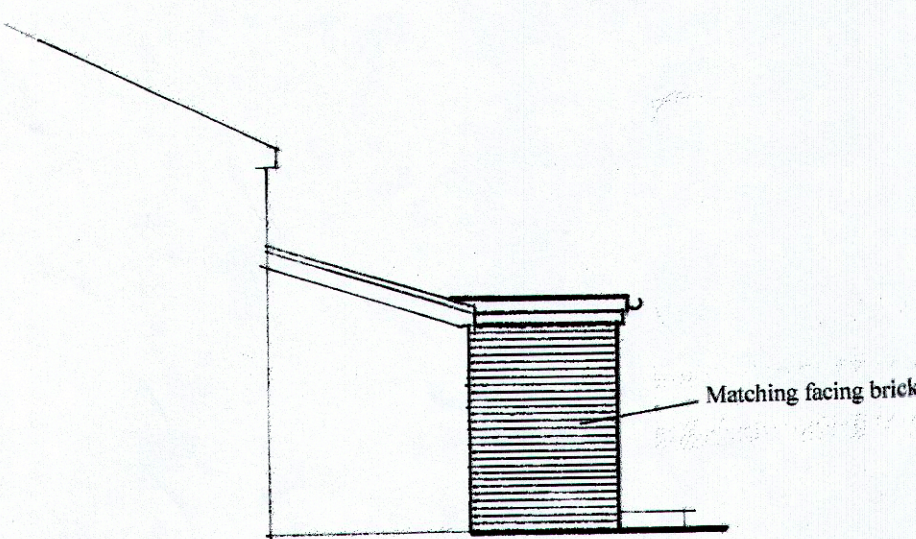
EXISTING SIDE ELEVATION



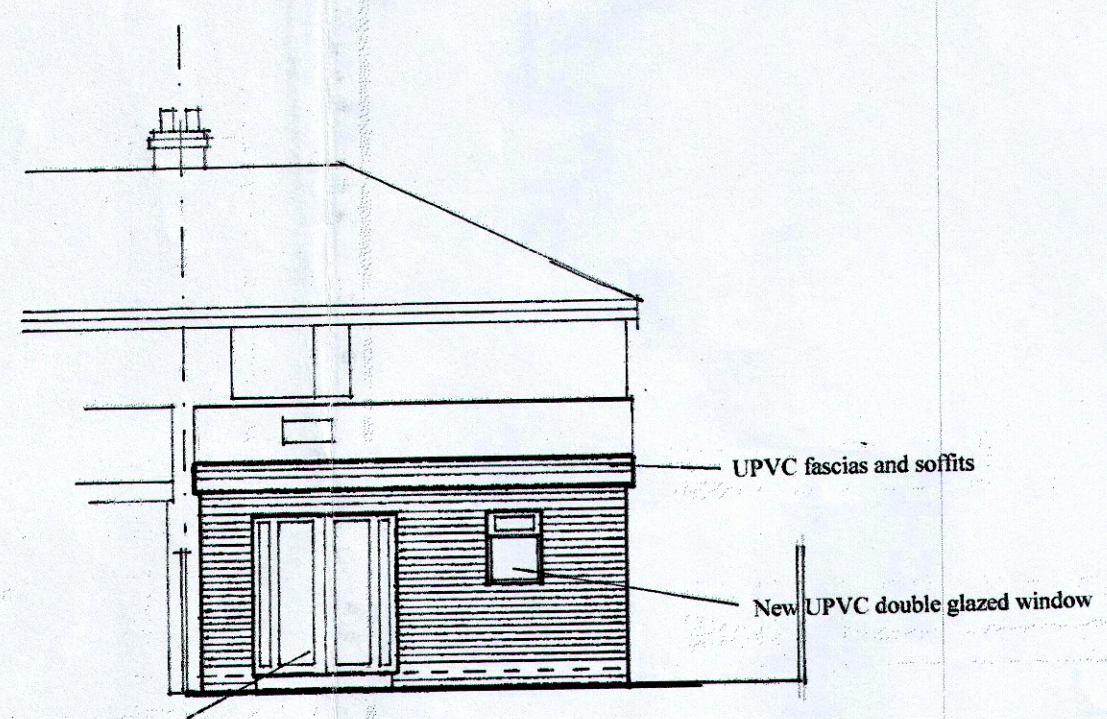
EXISTING REAR ELEVATION



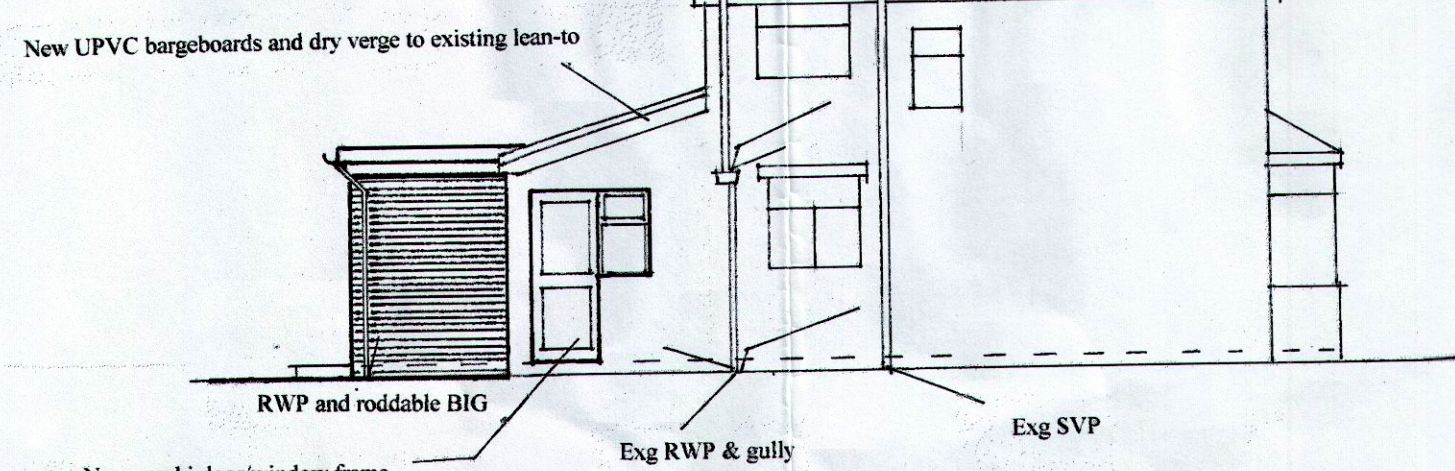
EXISTING GABLE ELEVATION



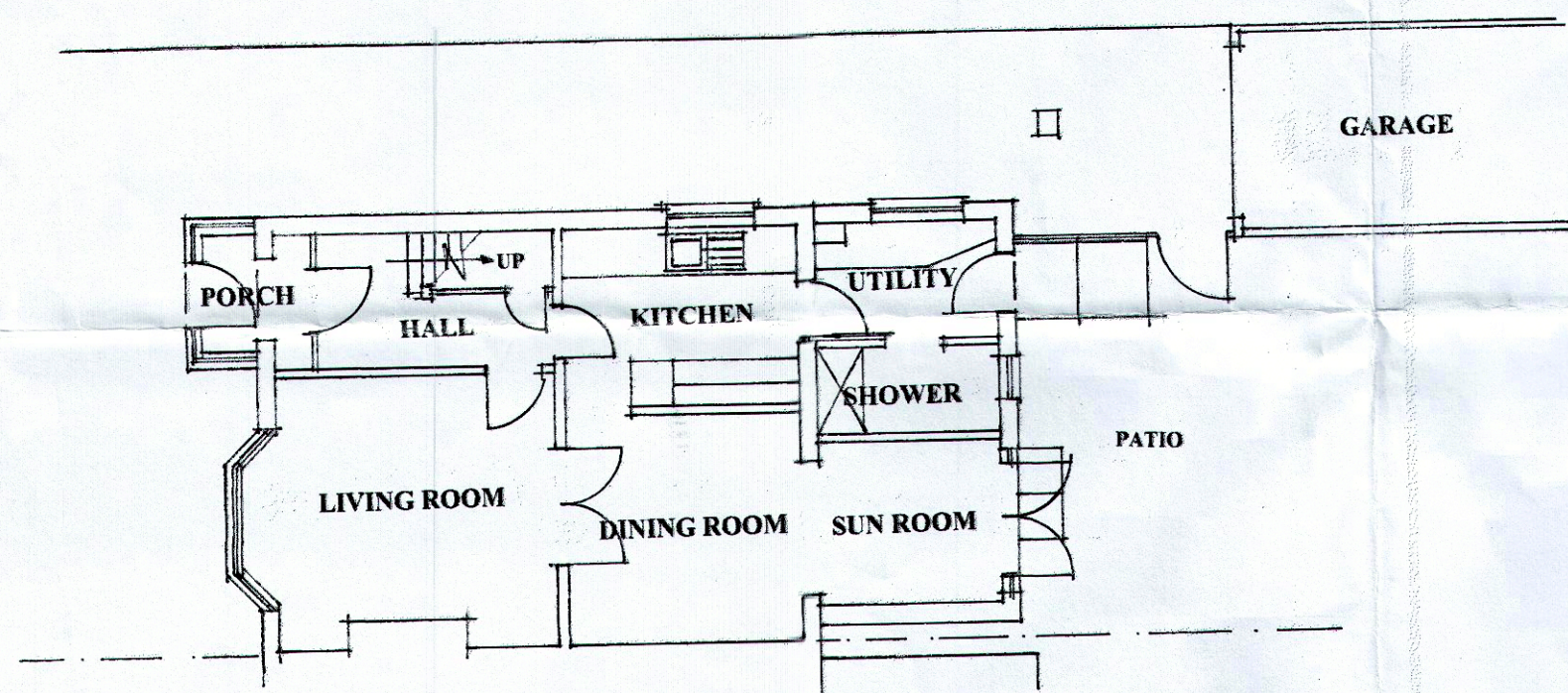
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED GABLE ELEVATION



EXISTING GROUND FLOOR

ELECTRICAL SERVICES

All work to comply with current regulations and N.I.C.E.I.C. certificate to be issued on completion.

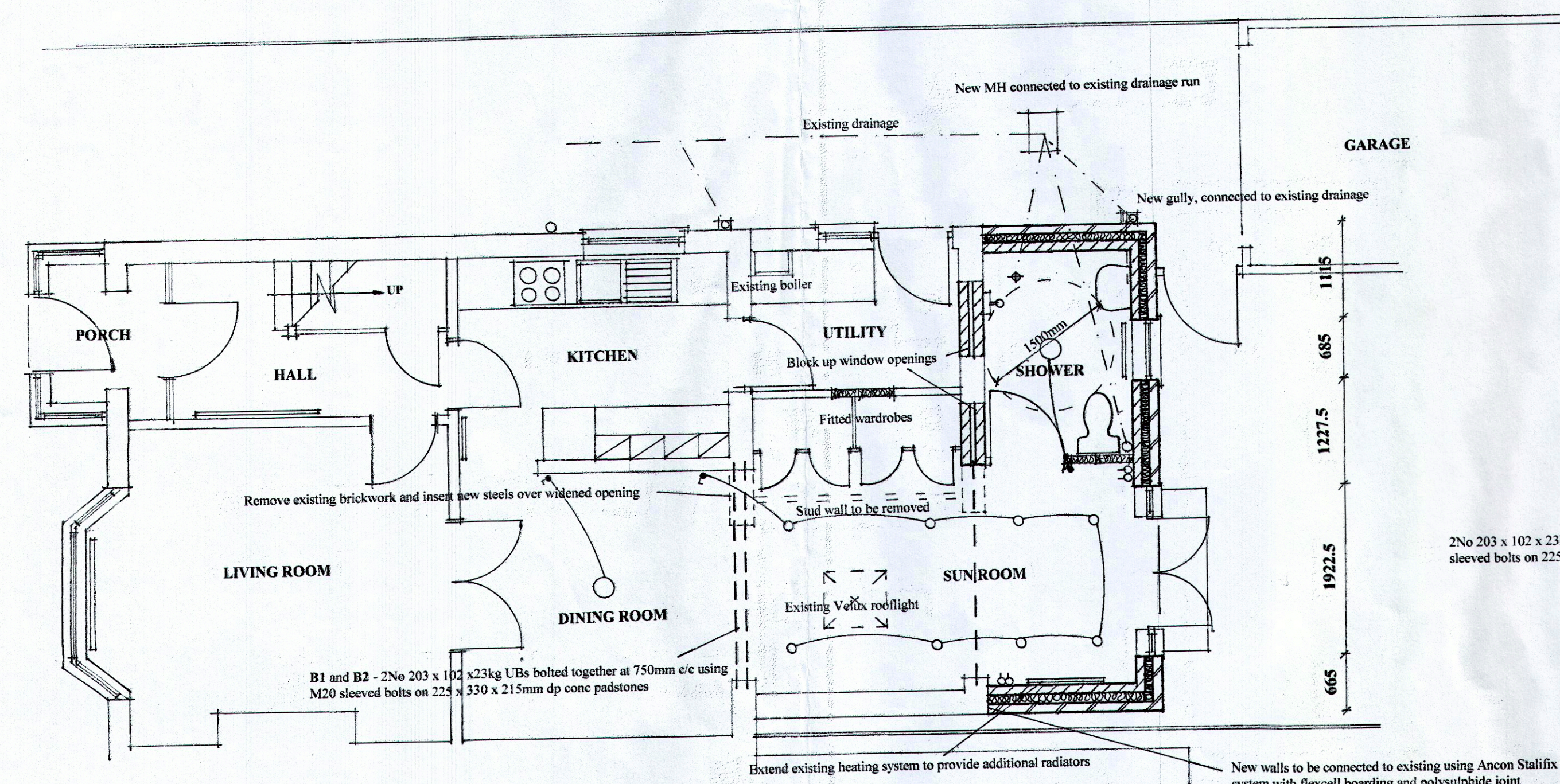
- Light switch
- Light point drop and bulbholder
- Socket outlet

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.

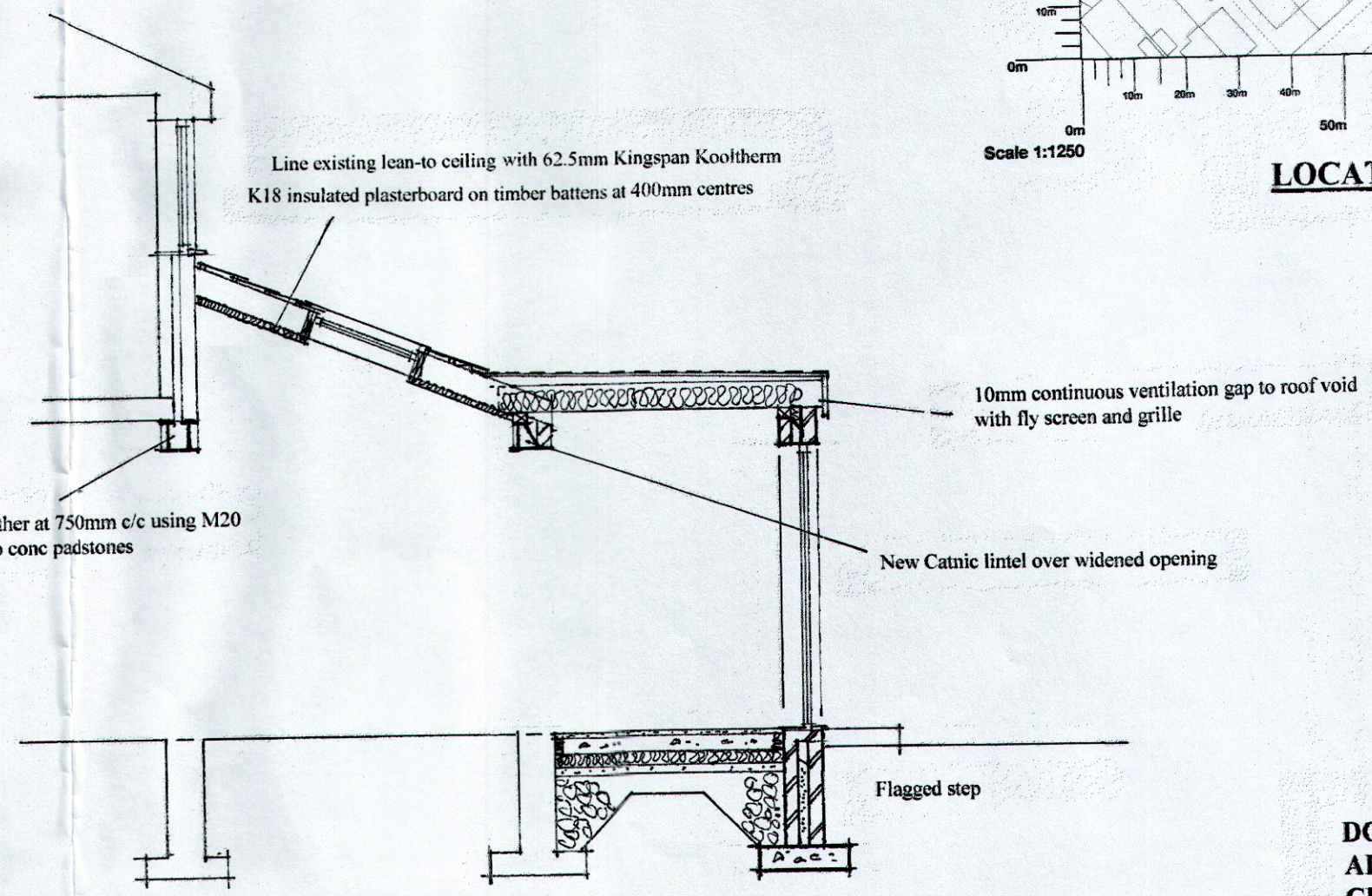
Prior to completion, the Local Authority must be satisfied that either: An electrical installation certificate issued under a Competent Person Scheme has been issued or:

Appropriate certificates and forms defined in BS7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment

Light fittings to be of a type that will only receive lamps having a luminous efficiency greater than 40 lumens per circuit-watt (eg compact fluorescent lamps)



PROPOSED GROUND FLOOR



SECTION

PLUMBING & DRAINAGE

WC

Twyford E100 square H.O. wc suite complete.
Twyford E100 550 x 440 WHB complete with Mono mixer tap.
WHB 32mm trap 75mm seal 50mm waste
WC 75mm trap 50mm seal 100mm waste
Shower 40mm trap 75mm seal 50mm waste

All sanitary fittings connected to new SVP and rest bend with Durgoo air admittance valve and rodding access, connected to existing drain to Local Authority approval. Drains under and within 1000mm of external walls to be encased in 150mm concrete. Any drains passing through brickwork or foundation to be bricked by R.C. lintel. All existing drains to be exposed and checked prior to constructions. Foundations to be taken down below invert level of drains.

BATHROOM

Provide 1200 x 1200mm shower tray former, set into new floor as work proceeds.
Provide and fix new Harmer HS 38 shower floor gully, fitted with 75mm deep seal trap with 40mm diameter waste outlet, connected to new IC

Supply and fit Provide new Mira Advance 9.8KW instantaneous electric shower.

Provide and lay new Altro Marine 20 safety flooring to entire shower room (colour to be dark grey). Allow for taking flooring up all four walls of the shower room including all boxing in to a minimum 150mm high using "20 R" cove skirting and supply and fix a captile C8 fixed at a height of 150mm.
Note the Altro floor is to run within the new captile C8, the new wall finish is to rest on the new captile, forming a water-tight joint at the intersection of the wall finish and the safety flooring.

Supply and fit shower wall panels to the entire bathroom area in a colour to be agreed with the client, complete with all corner, base and jointing trims.

Provide new weighted shower curtains and rail

Supply and fit 3No Ringwood Deluxe 600mm grab rail to suit the client

DECORATION

All new woodwork shall be twice notted, primed, 2 coats undercoated and receive 2 coats of gloss paint, to client's colour choice.

Apply 2 coats breathable anti fungicide paint to the shower room, and 2 coats of emulsion to the sun-room walls and ceiling

PARTITIONS

New partition with 75x50mm studs @ 400mm c/c vertically and 900mm c/c horizontally with similar sized head and sole plates, lined to bathroom side with 12mm ply to accommodate grab rail fixings and finished both sides with 12.5mm plasterboard and skim and matching skirtings/architraves. Fill with sound deadening quilt insulation

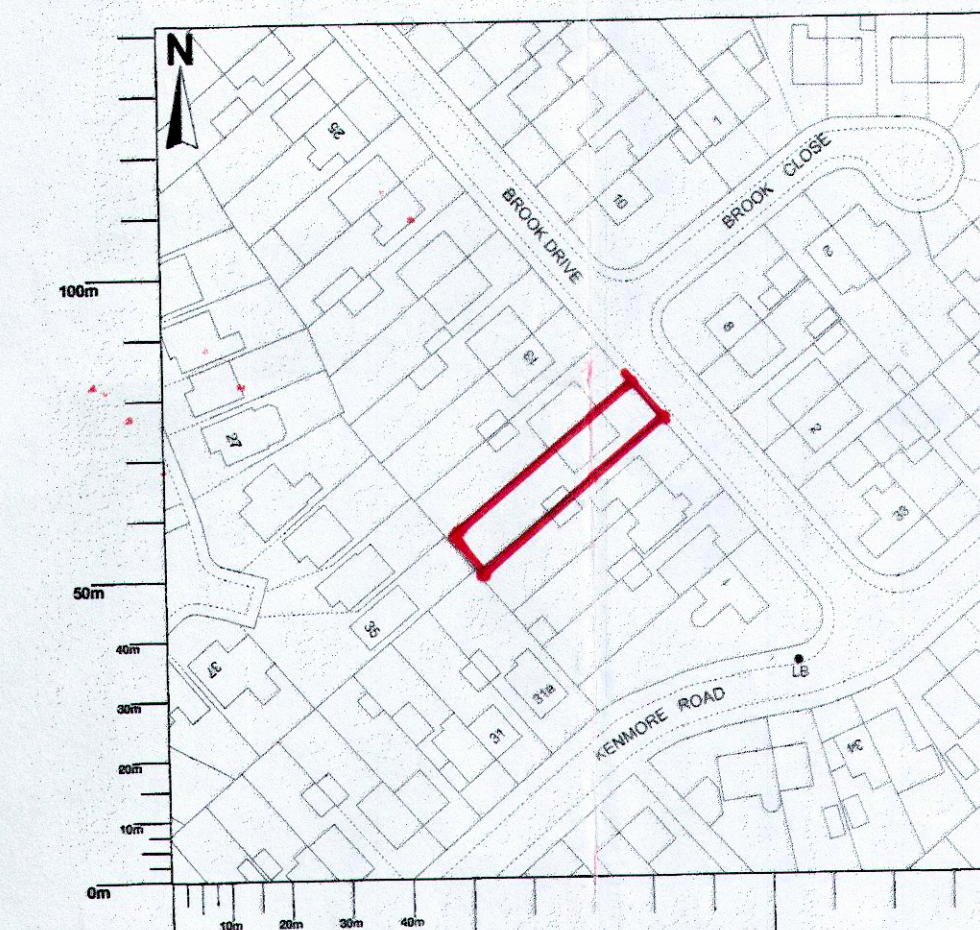
Structural timber to be min GS grade

External timbers to be preservative treated to BS 5268 Pt 5 1977 or BS 5589 1978.

Roof and floor timbers to be anchored to walls and sides with 32mm x 6.5mm MS straps @ 2000mm c/c

Draught stripping to openable elements of windows, rooflights and external doors

Glazing to comply with Approved Doc N in that glazed area within 800mm of floor level, 300mm to sides of doors and within 1500mm of floor level to be class C safety glass to BS 6206



LOCATION PLAN 1:1250

All materials and workmanship to comply with recommendations and requirements of all current relevant British Standard codes of Practice and Building Regulations.

FOUNDATIONS

To Building Regulations A1/2 P1 E 650 x 255mm concrete strip foundations (1:2:4). Depth (Min 750mm) to be confirmed on site according to ground conditions, and to meet approval of Local Authority inspector.

EXTERNAL WALLS

Facing bricks to match existing. 100mm cavity fully filled with Crown Dritherm insulation, 100mm Celcon Standard blockwork inner leaf with plasterboard/skim on dabs finish, galvanised mild steel ties @ 750mm c/c horizontally, 450mm c/c vertically, 300mm to openings. All cavities to be closed with insulated cavity closers. DPC to jambs and eills of openings and min 150mm above ground level. Weak mix concrete cavity fill 150mm below DPC.

GROUND FLOOR

75mm concrete screed on 150mm concrete slab with A142 mesh reinforcement and min 50mm cover on 100mm Celotex GA4000 insulation with perimeter upstand on 1200 gauge polythene DPM lapped 150mm and taped at joints and turned up edge of slab to lap with DPC, on 50mm sand blinding on 150mm hardcore, consolidated in 2 equal layers

Counter-batten beneath existing ceiling to accommodate additional 50mm Celotex FR5000 and finish with 12.5mm foil-backed plasterboard and skim
Roof insulation to link with wall insulation to avoid thermal bridge.

ROOF

Dark grey Samafil single ply polymer membrane flat roof system to BS747, fully adhered and installed to manufacturer's recommendations on 22mm marine ply timber decking on minimum 25mm tapered SW firings on 50 x 200mm joists at 400mm c/c, infilled with 150mm Kingspan insulation with Kingspan Kooltherm K18 thermal board and skim ceiling. Fascia boards to be fitted with 25mm air gap with fly screen and grille to provide cross-ventilation of roof space.

At intersection with tiled roof, Samafil to be run min 150mm vertically up roof slope on top of ply decking and lapped over tile fillet sat below second course of tiles.

Roof perimeter to be finished with Samametal edge trim to provide a neat edge

GLAZING

To comply with approved document N in that glazed area within 800mm of floor level, 300mm to sides of doors and within 1500mm of floor level to be class C safety glass in accordance with BS6206.

STEELWORK

Steel beams to have min 150mm end bearing and to be sat on concrete padstones and covered with 20mm gyproc plank with 12.5mm gyproc wallboard, nailed to timber noggins at 600mm c/c with all joints staggered to give min 1 hour fire resistance

DRAINAGE

New drainage to be 100mm dia 'Supersleve' or similar approved to BS65 with flexible connections and laid to min 1:40 falls
Drains under and within 1000mm of external walls to be encased in 150mm concrete. Any drains passing through sub structure, brickwork or foundations to be exposed and checked prior to construction. Foundations to be taken down below invert level of drains.

MANHOLE

Class B engineering brick on 150mm concrete base with sand/cement haunching to channels. Cast iron cover to BS 497 Pt.1.

RAINWATER

Half round uPVC gutter falling to 68mm diameter RWP to discharge below gully trap.

LINTELS

In existing walls to be precast concrete. In new external walls to be Castin CG100 to suit 100mm cavity or IC with cavity trap, stop ends and weeps, min 150mm end bearing.

JOINERY

19 x 150mm torus skirting, 19 x 75mm torus architraves.

MECHANICAL VENTILATION

Shower to be ventilated by mechanical fan with 15 litre/sec extract

BUILDING REGS PART F & I

Draught seals to be fitted on the openable element of all door and window frames. All wall/frame junctions and service entries to be sealed. All pipes passing through unheated spaces to be insulated with a thickness equal to the outside diameter of the pipe. (Up to a maximum diameter of 40mm).

WINDOWS

Double glazed in uPVC frame, sill and window bottom.
Windows to achieve Window Energy Rating Band C or a U Value of 1.6Wm2K, equating to 2 leafs of 4mm glass and 20mm argon filled cavity, with low e coating to inner pane to comply with Building Regulations Part L1B. Opening casements to include 8000mm2 tricklevent.
Opening windows to be min 1/20th of floor area.

UPVC DOORS

White UPVC door and frame with galvanised steel reinforcement to all sections, 5 point locking mechanism and security keeps.

ADDRESS

9 BROOK DRIVE
WHITEFIELD
MANCHESTER
M45 8FR

TITLE

SINGLE STOREY REAR EXTENSION

DWG No	SCALE	DATE
9BD/01	1:50, 1:100	SEPT '21

DO NOT SCALE OFF THIS DRAWING.
ALL DIMENSIONS ARE TO BE
CHECKED BY THE CONTRACTOR
PRIOR TO COMMENCEMENT ON SITE.