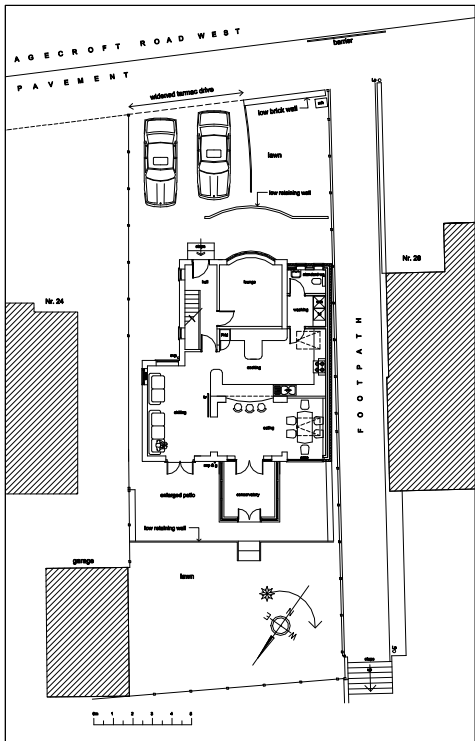


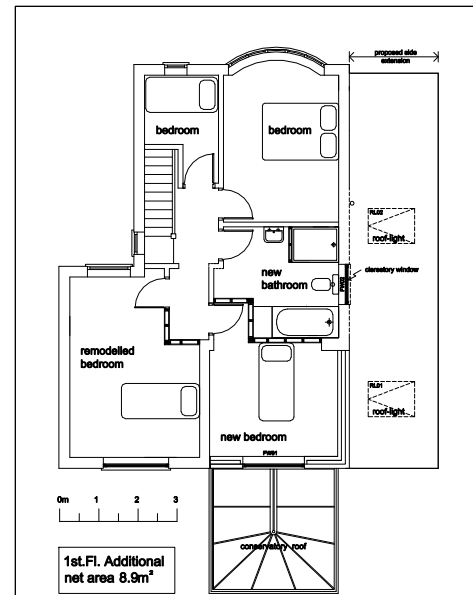
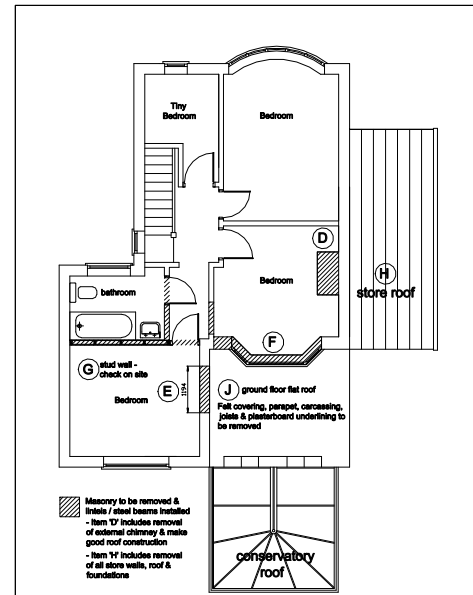
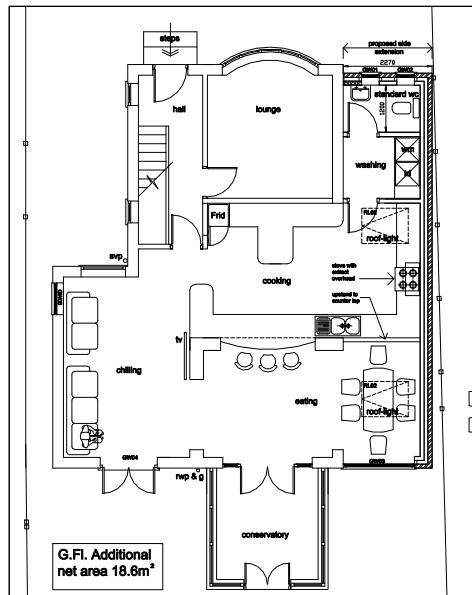
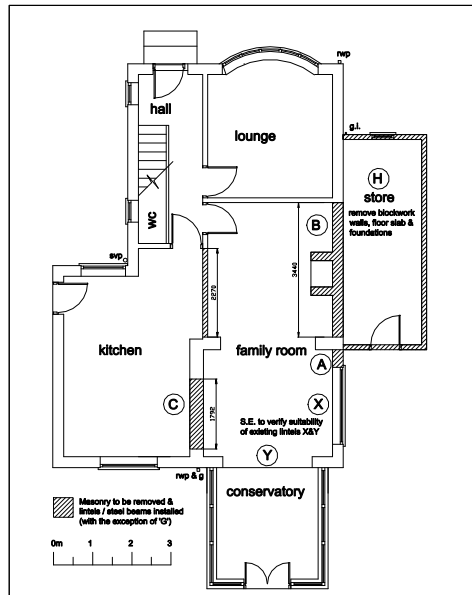


Proposals summary:

- Single storey side extension with pitched roof plus a first floor bedroom extension with flat roof over the existing ground floor family room.
- Remodelling of the ground floor to provide a new WC and an open plan kitchen, dining & family room.
- Widen the existing tarmac drive to accommodate 2nr cars side by side
- Remodelling of the 1st floor to reconfigure bedrooms & bathroom.
- Demolition & removal of an existing lean-to structure to the side of the house and the formation of a number of internal structural alterations as noted on the plan.
- Laying new below ground drains to existing manhole within the site.
- New above ground drainage to the bathroom.
- Reposition the existing gas boiler & reroute the existing incoming gas main.

Proposed external materials & finishes:-

Roof: Blue slate, red ridge & hip tiles to match the existing
 Rainwater: Black plastic gutters & downpipes
 Eaves: White upvc
 Soffits: White upvc
 House walls: Red multi / smooth red brick to match existing
 Windows: White upvc double glazed.
 Rooflights: Dark grey
 Doors: White upvc double glazed.



Outline construction:

- **Foundations:**
Concrete strip foundations to Structural Engineer's specification.
- **Ground floor:** (P/A 37.9/78.2 = 0.478 for whole house)
Suspended floor construction incorporating ventilated space & insulation.
Floor construction designed to achieve a 'u' value better than 0.22 w/m²K. Typically 120x50mm C24 treated sw joists @ 800mm c/c on galv. joist hangers.
Insulation: 100mm Kingspan Kooltherm K103 fitted between joists, carcassed with 22mm moisture resistant 18g chipboard incorporating Protech air tightness / gas membrane.
- **External walls:**
Cavity wall construction designed to achieve a 'u' value better than 0.28 w/m²K. Typically: Celcon Standard 100mm block, 50mm PIR insulation, 50mm clear cavity, 102mm clay brick.
- Air brick ventilation to suspended floor void in accordance with B.Rags AD. Damp proof course in accordance with
- **Internal walls:**
Masonry: Celcon Standard 100mm block. Wet plaster - scratch coat & skim to blend in with existing plaster finishes.
- Stud wall: 100x50mm sw studs @ 450 c/c with two rows of nogginns between the head & base rail, 75mm Rockwool RWA45 acoustic insulation slab & 12.5mm Gyproc Wallboard & skim to each side.
- Gyproc Moisture Resistant board to be used for the bathroom.
Shower zone to be underlined with 12.5mm wbp ply to facilitate shower fittings.

- **Lean-to roof:**
50x125mm C24 sw rafters & 600c/c with trimmers to rooflight openings. In-line insulation to achieve a 'u' value better than 0.18 w/m²K. Typically using Celotex GA4080 PIR between rafters with Celotex PL4000 40+12.5mm plasterboard thermal laminate under.
- Sarking felt typically Tyvek Supro breather membrane, tanalised roof battens 25x50mm @ c/c to suit slating.
- Rainwater gutters & downpipes typically Hunter 112mm half round gutters, 68mm Ø downpipes.

- **Flat roof to first floor extension:** Warm roof construction.
47x145mm C24 sw joists @ 450c/c with eaves ladder & chamfered overhang as detailed. Decking: 18mm WBP plywood. Vapour control membrane between the decking & insulation typically Vapourseal fully bonded HDPE vapour barrier.
Insulation: Kingspan Thermaflex T747 LFCFM with integral 1:80 falls to achieve minimum 0.18 w/m²K. Waterproofing: Single ply membrane - Sika Sarnafil G410-15 EL PVC adhered membrane system.
Underside of the roof joists to be lined with 12.5mm plasterboard & skim finished.

- **Lateral restraint to new lean-to & flat roof construction:**
Heavy duty restraint straps flat galvanized 1200mm long connecting roof joists to masonry iner leaf @ 2 metre centres.

- **Existing pitched roof:**
Insulation at ceiling level to be improved to achieve a 'u' value better than 0.18 w/m²K. typically Earthwool Loft Roll 40 - 100mm thick between & 150mm over joists. Eaves ventilation to be maintained with proprietary eaves trays.

- **Windows:**
White double glazed UPVC to achieve a 'u' value better than 1.8 w/m²K. Opening casements to provide minimum 1/20th floor area purge ventilation.

- **Rooflights:**
94cmx140cm top hung rooflights, to achieve a 'u' value better than 1.6 w/m²K. typically Velux GPU/PK08 white polyurethane finish with EDN recessed slate flashing & LSB PK08 2000 Internal lining kit.

- **Electrical work:**
To comply with the requirements of part P & 18th edition IET Regulations.

- **Ventilation:**
To comply with Building Regulations AD Part F.

- **Drainage below ground:**
To accord with Building Rags AD Part H & detailed dwgs.

- **Drainage above ground:**
To accord with Building Rags AD Part H & detailed dwgs.

NOTE: All dimensions to be checked & verified on site by the contractor.

Rev A: 16.08.19 Client Issue

Client: Mr. & Mrs. Isles

Job: 26 Agrocroft Rd. West, Prestwich, M25 9RL

Title: Proposed Floor Plans & Site Plan

Drawn: SH Date: 09.08.19

Scale: 1:100 & 1:200

Dwg No: AW/PL/002/Rev A