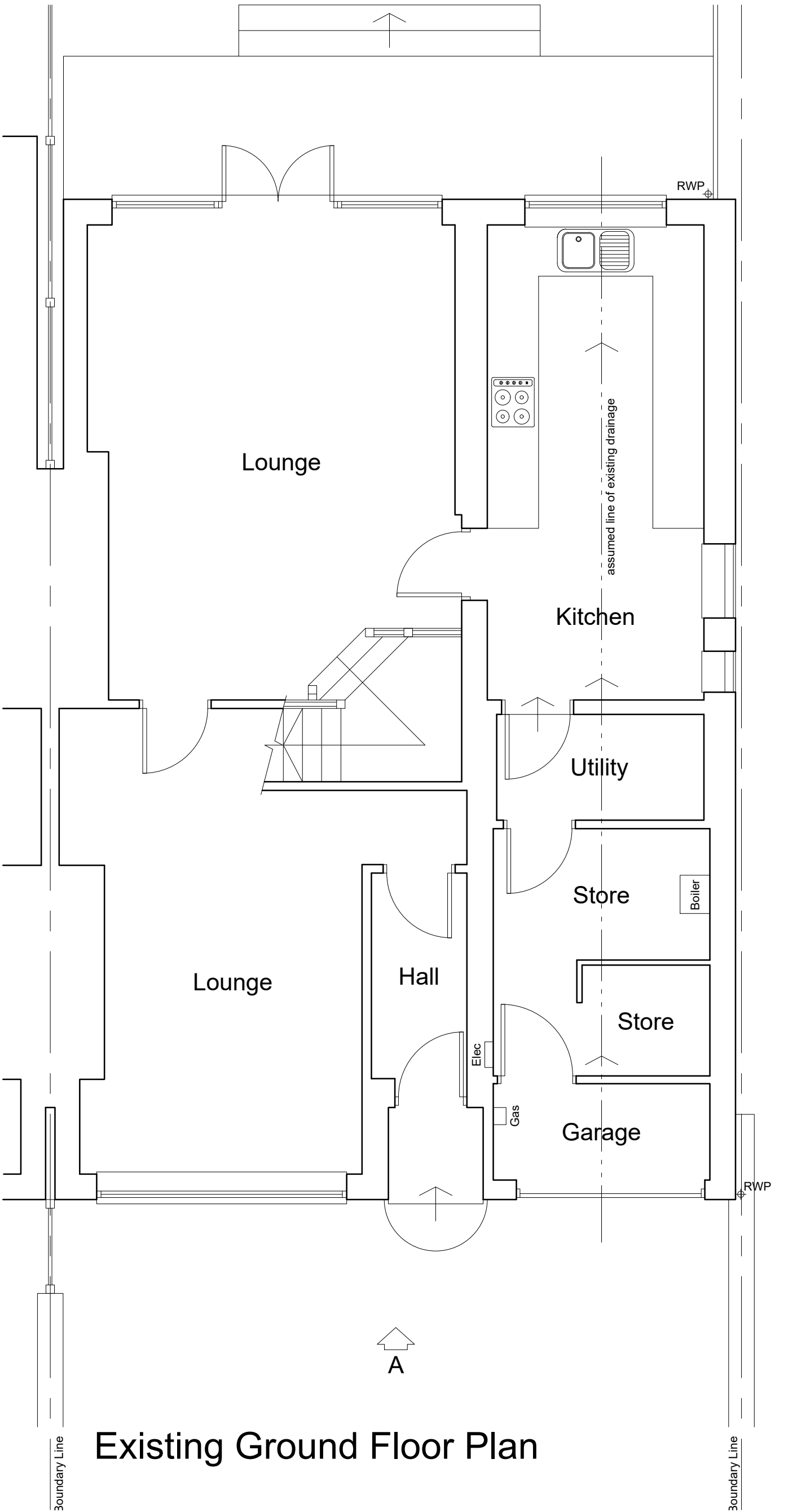




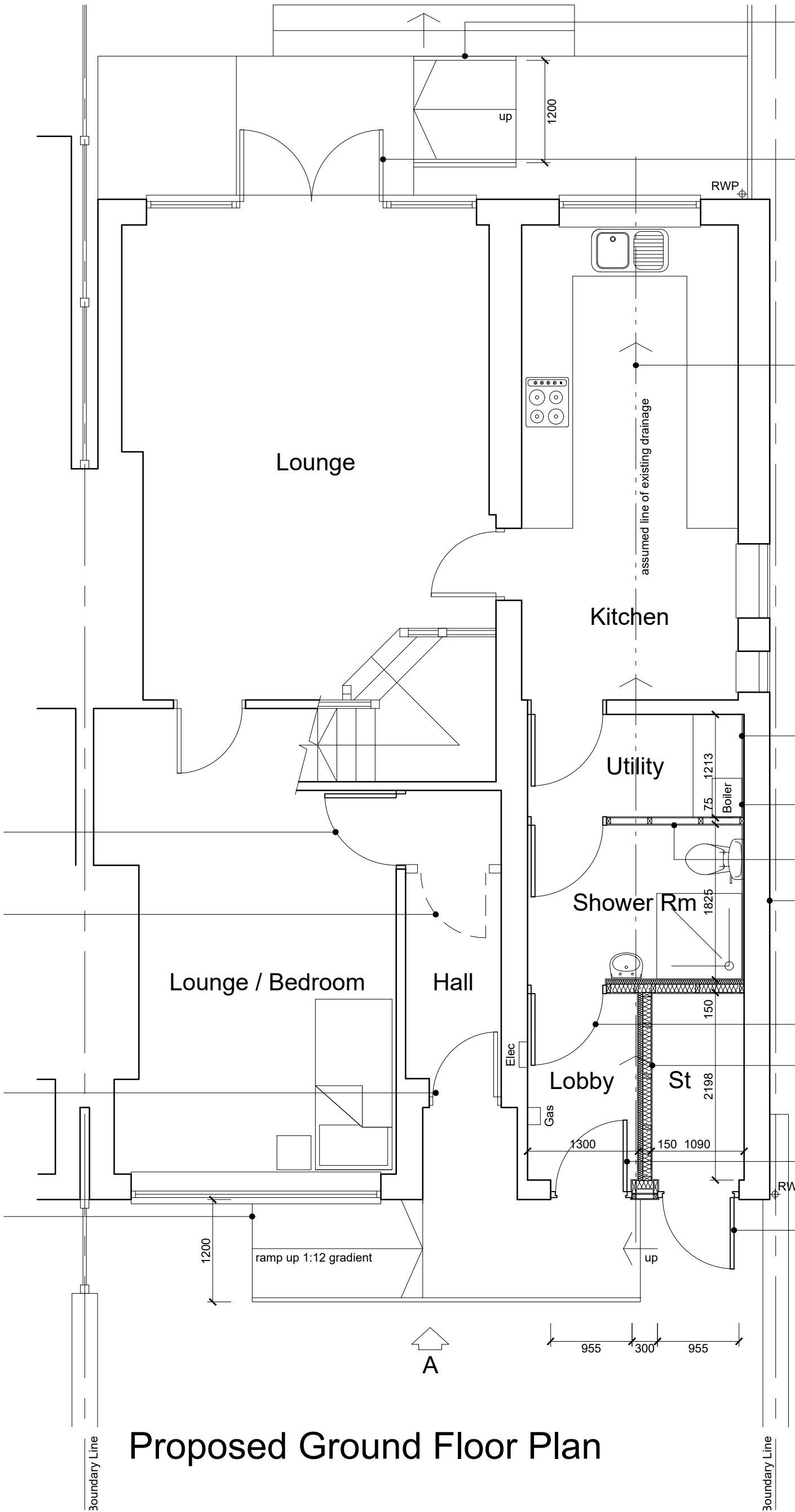
Existing Front Elevation (A)



Proposed Front Elevation (A)



Existing Ground Floor Plan



Proposed Ground Floor Plan

GENERAL CONSTRUCTION NOTES :

- Site Preparation :**
- Remove all vegetation, strip topsoil and treat ground with herbicide.
- Demolition and Alterations :**
- Remove existing internal and external walls as indicated on the proposed drawings.
 - New openings in existing walls to be formed or enlarged as indicated on the proposed drawings.
- New Foundations :**
- Nominal 600 x 750mm concrete trench fill foundations to be provided to all new external cavity walls or alternative detail to be provided in the case of adverse ground conditions. Depth of foundations to be determined on site but minimum 900mm cover to ground to be provided. Building Control Officer to inspect ground conditions prior to commencement of building works and confirm that the proposed foundations are satisfactory.
 - Walls below DPC level up to 1m deep are to be constructed with two leafs of 7N/mm² 100mm (or 140mm if over 1m deep) concrete blocks, 1:3 - 4 cement mortar with plasticiser and infilled with concrete to a maximum of 225mm below DPC level. Block and cavity width and wall tie spacing to be same as wall above but with a row of wall ties to support the cavity wall insulation below DPC level. All materials to be frost resistant, of sulphates are present in ground, use sulphate resisting cement.

- New Garage Floor :**
- To be provided to Utility, Shower Room and Lobby.
 - Contractor and Building Control Officer to inspect existing concrete slab prior to commencement of building works and confirm that the existing slab is in good condition and capable of supporting the new floor construction.
 - Floor area to be levelled between walls with sand blinding layer.
 - 1200g (300 micrometer) continuous polythene damp proof membrane (DPM) is to be laid over sand blinding, lapped and sealed at all joints and linked to existing DPC's in walls.
 - 100mm 'Celotex GA4000' (or similar approved) floor grade insulation to be provided over DPM, including 25mm thick insulated up-stands between slab and external walls to achieve a minimum U-value of 0.18W/m²K.
 - 22mm thick moisture resistant tongue and grooved timber floor boards to be laid over 500g continuous polythene damp proof membrane (DPM) laid over insulation. All boards to have staggered joints and to be glued (using water proof glue) in accordance with floor board manufacturer's details and current BS EN standards. Allow expansion gap around wall perimeters as manufacturer's details (typically 10-15mm).
 - Any existing airbricks to be maintained via ducting through new slab to external air.

- Existing Garage Walls :**
- Existing external walls are assumed to be of cavity construction. Cavity to be filled using blown insulation. Internal drylining to consist of 12.5mm plasterboard and skim on dabs to achieve a minimum U-value of 0.55W/m²K in accordance with table 4.3 of Approved Document L1. All plasterboard to be sealed using continuous dab to all edges, reveals, openings and ducts.

- New Windows and Doors :**
- All new and replacement external windows to be uPVC with double glazed units. All new windows to be sealed externally with mastic pointing and internally with a bead of acrylic sealant. Water resistant MDF window boards to be provided.
 - All new windows to habitable rooms to have secure controllable trickle vents providing minimum 8000mm² background ventilation. Area of window opening to be equivalent to 5% of room floor area for rapid ventilation. All windows and doors to have a maximum elemental U-value of 1.4W/m²K in accordance with approved document L. All double glazed units to have 16mm gap between panes and have low-e coating (0.15 emissivity). Draught stripping to be provided to all openings.
 - Any glazing in doors and in side panels below 1500mm and within 300mm of door, and any glazing in windows within 800mm of internal floor level to be breaksafe, toughened or laminated safety glazing.

- New 100mm Insulated Internal Timber Studwork Partitions :**
- To be provided between Shower Room and Lobby / Store and between Lobby and Store.
 - Contractor and Building Control Officer to inspect existing concrete slab prior to commencement of building works and confirm that the existing slab is in good condition and capable of supporting the new wall construction.
 - Non-load bearing stud partitions to be constructed of 100 x 50mm softwood framing at 600mm centres with head and sole plates and intermediate noggins, sole plate to be seated on DPC on 2 courses of brickwork built off existing concrete slab.
 - Stud partitions to be faced on 'external' side with 12mm cementitious board or other approved water proof sheathing.
 - 100mm 'Celotex GA4000' (or similar approved) rigid insulation to be fixed between studs with retaining clips, with vapour control layer and 62.5mm 'Celotex PL4050' (or similar approved) insulated plasterboard fixed to internal face of studs and finished with 3mm skim coat of plaster, all to achieve a minimum U-value of 0.18W/m²K.
 - Moisture resistant plasterboard to be provided to all new wet areas. 12mm plywood pattresses to be provided to accommodate all new sanitary fittings.
 - All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

- New 75mm Internal Timber Studwork Partitions :**
- To be provided between Utility and Shower Room.
 - Non-load bearing stud partitions to be constructed of 75 x 50mm softwood framing at 600mm centres with head and sole plates and intermediate noggins, faced both sides with one layer of 12.5mm plasterboard. Moisture resistant plasterboard to be provided to all new wet areas. 12mm plywood pattresses to be provided to accommodate all new sanitary fittings.

- Existing Garage Ceiling :**
- Floor void between joists to be insulated with a minimum thickness of 200mm of 10Kg/m³ proprietary insulation quilt, ceiling to be a minimum 12.5mm Fireline board and skim to give the required sound insulation and 30 minutes fire resistance.

- Above Ground Drainage :**
- Rainwater gutters and down pipe sizes and number to be suitable for roof area to be drained and fixed in accordance with manufacturers details.
 - Wash basins and bidets to have 32mmØ trap with 32mmØ waste pipe up to 1.7m long, and 40mmØ up to 3m long, sinks, baths and showers to have 40mmØ trap with 40mmØ waste pipe up to 3m long, and 50mmØ up to 4m long. WCs to have integral trap and be connected to 100mmØ waste pipe. All traps to have min, 75mm deep seal. All wastes to connect to either soil and vent pipe (SVP) or stub stack (SS), or discharge into gully.
 - New SVPs to be 100mmØ uPVC, terminating with a cage, 900mm above nearest opening. New SSs to be 100mmØ uPVC, with air admittance valve fitted.

- Below Ground Drainage :**
- Start of new drains to be either a gully or rest bend (from SVP). New drains to be uPVC pipes with flexible joints, and be nominally 100mmØ (DN100). Pipes to be bedded and backfilled in accordance with BS 5955 : part 6, and generally laid to falls of 1:80.
 - Drains within 1000mm of building and below foundation level to be backfilled to underside of foundation level with concrete. Drains within 300mm of underside of slab to the crown to be encased in 150mm concrete integral with the slab. Drains passing under buildings to have granular fill surround. Pipes passing through walls to have 50mm space over with lintels above or be bedded in all with 600mm long rocker pipes within 150mm of each side of wall.
 - Suitable access points to be provided to facilitate cleaning.
 - New gullies to be uPVC trapped access gullies. PPHC denotes new 450mmØ polypropylene inspection chamber.
 - Proprietary uPVC 450mm diameter inspection chambers to be provided at all changes of direction or at 45m maximum spacings in straight runs up to 1.2m in depth. All gullies to be trapped and have rodding access where serving branches.

- Mechanical and Electrical Installation :**
- All electrical work that is required to meet the requirements of Approved Document P is to be designed, installed, inspected and tested by a person competent to do so.
 - Energy efficient lighting to be provided in accordance with Approved Document L1, Section 1.54.
 - Locations of proposed sockets and switches are to be in accordance with Approved Document M and generally to be positioned between 450mm and 1200mm above finished floor level.
 - Any new or replacement natural gas or LPG boilers are required to have a minimum SEDBUK rating of 90%.
 - Space heating is to be provided within the proposed extension to be compatible and controllable with respect to the existing heating system and to be in accordance with Approved Document L2.
 - Mechanical extract ventilation to be provided at the following rates - 60l/s in Kitchens (or 30l/s if incorporated within cooker hood), 30l/s in Utility rooms, 15l/s in Bathrooms and En-suites, 6l/s in WCs without windows. Fans to bathrooms to be centrifugal type activated manually and with humidistat.
 - All floors to be provided with mains operated interconnected smoke alarms with battery back up fixed at ceiling level in all circulation areas.

NOTES

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This drawing is solely for the purpose of achieving Planning and Building Regulation approvals only and should not be classified as an actual construction drawing.

Do not scale from this drawing. All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment. Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current Building Regulations, British Standards and Codes of Practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

Materials and Workmanship :

- All materials must comply with British Standards or European Standards, Product Certification Schemes, Quality Assurance Schemes, British Board of Agreement Certificates, Construction Product Directives and Local Authority National Type Approvals.
- All materials should be fixed in strict accordance with manufacturers details and workmanship must be in strict accordance with BS 8000 : Workmanship on Building Sites : Parts : 1 to 16.
- Where materials, products and workmanship are not fully specified or described, they are to be suitable for the purpose stated or inferred and in accordance with recognised good practice.

Building Regulations :

- All work must comply with the current Building Regulations and the technical design and constructional requirements of the current Approved Documents.
- The person carrying out the building works is to liaise with and meet the requirements of the LA Building Control / Certifying Body giving required notices of stages of works as required by the Building Regulations including :
- Inspection of existing foundations / lintels where required to check suitability to support new storey loadings
- Foundation excavations before any concrete is laid.
- Oversite covering to ground floors before any concrete is laid.
- Foul and surface water drainage before any pipes are covered over.
- Structural timbers (upper storey floor joists / beams and roof structure before any coverings are fixed).
- Completion of building prior to occupation.

Construction Design and Management Regulations :

- All domestic developments including new build and or refurbishment (excluding self build) and any demolition works are to be managed in accordance with the requirements of the current Construction Design and Management Regulations and current Health and Safety at Work Act.
- Materials heavier than 20kg must not be manually lifted and must be transported / lifted / positioned by mechanical plant / equipment suitable for the operation.

A	Ramp materials annotation added as requested by Planning	GW	05.08.23
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REV	DESCRIPTION	CHECK	DATE
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CLIENT

Mr D Gamble

PROJECT

95 Longsight Road
Holcombe Brook, Bury

TITLE

Existing & Proposed Plans & Elevations

DRAWING NO.	REVISION
2301-110	A
SCALE	DATE
1:50 at A1	January 2023
DRAWN BY	STATUS
GW	Planning & Building Regs