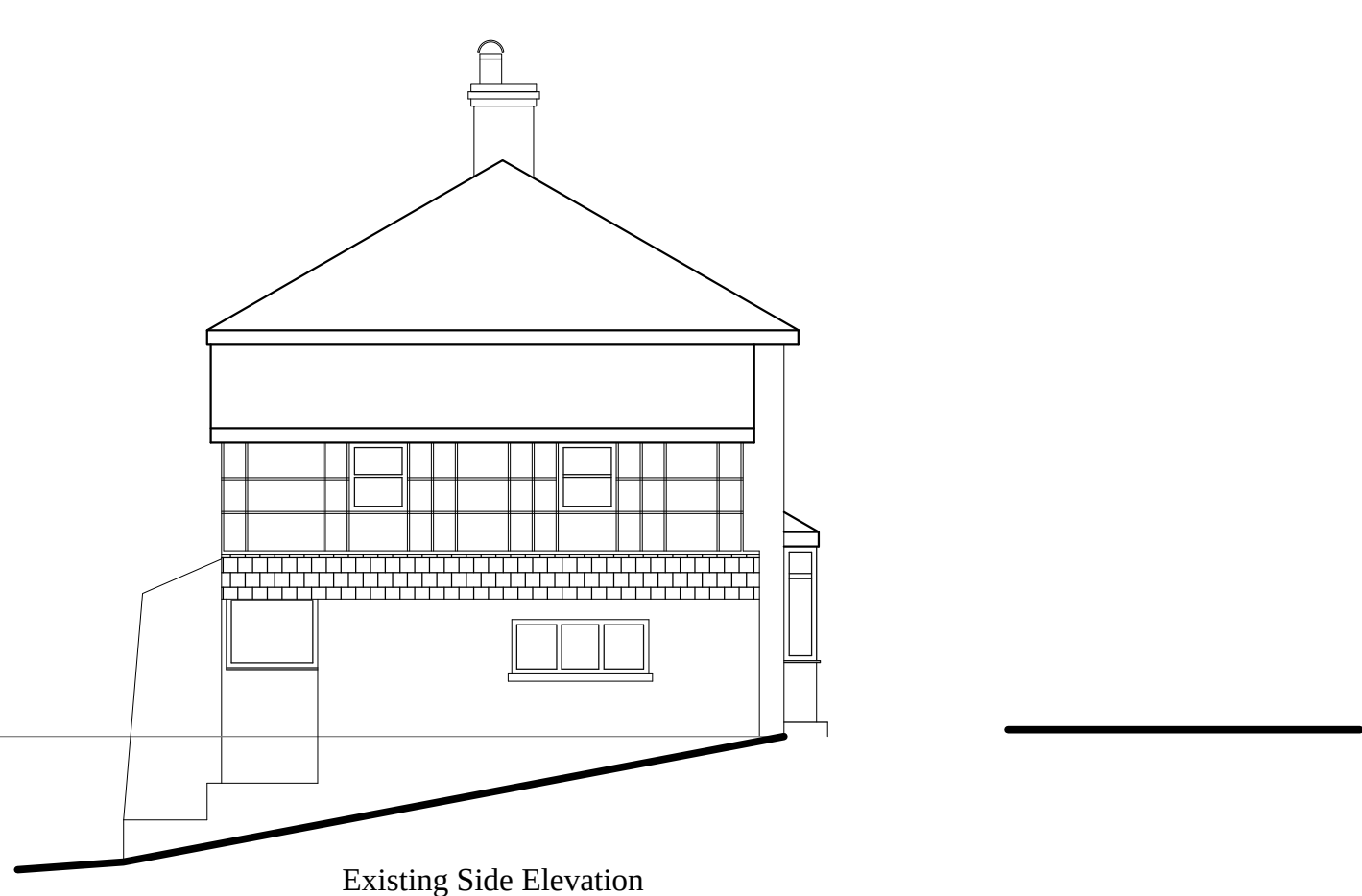
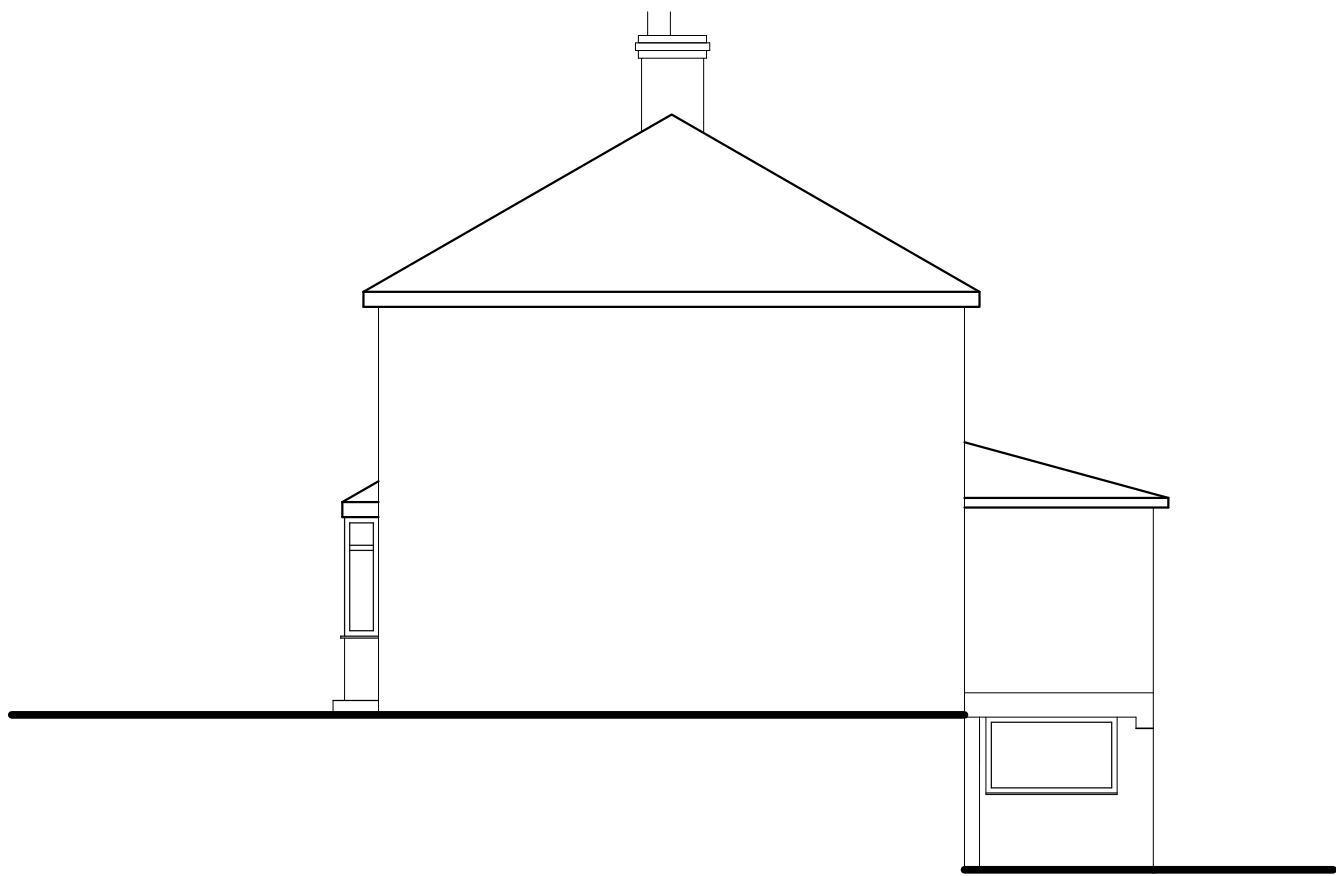
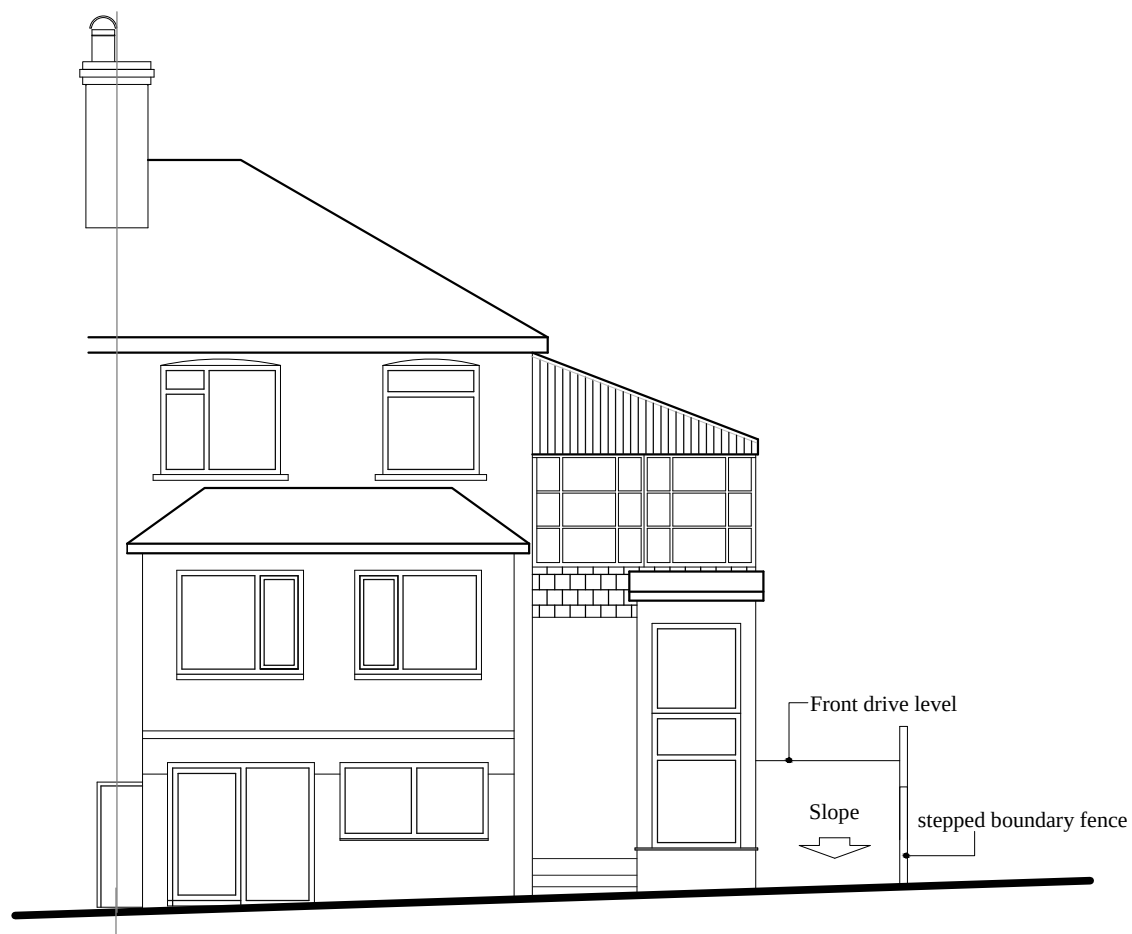




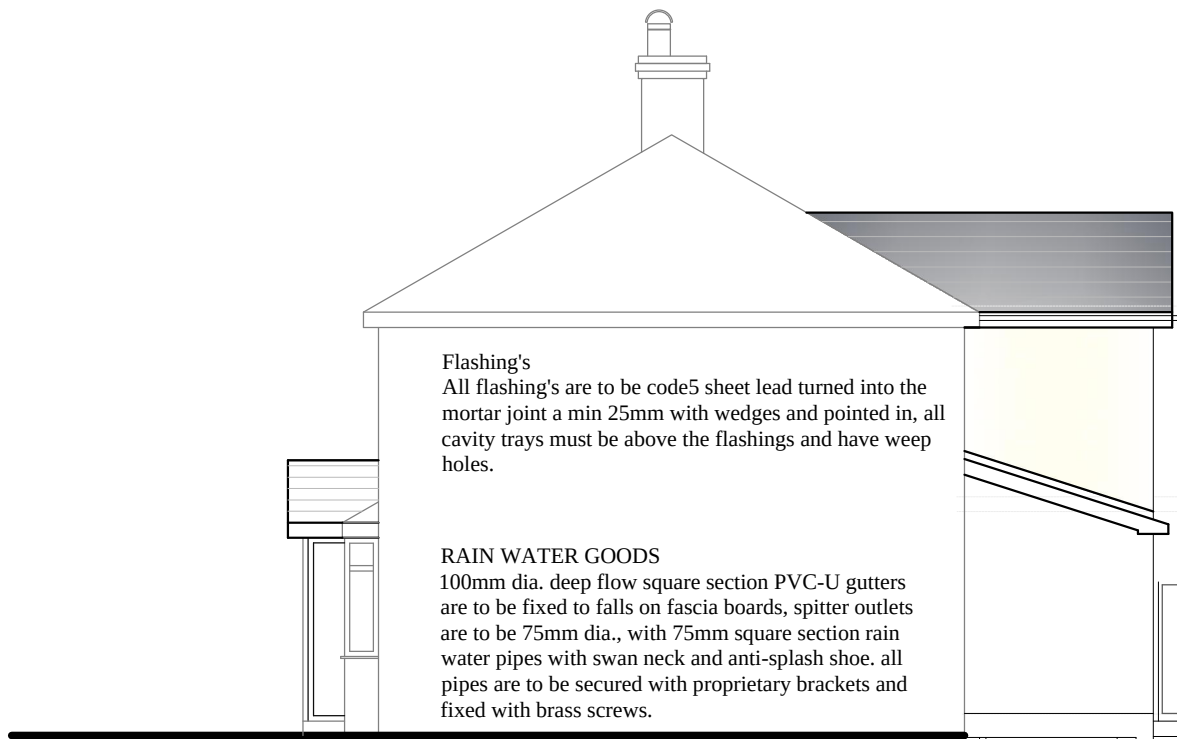
Existing Side Elevation



Existing Rear Elevation



Existing Front Elevation



Proposed End Elevation

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

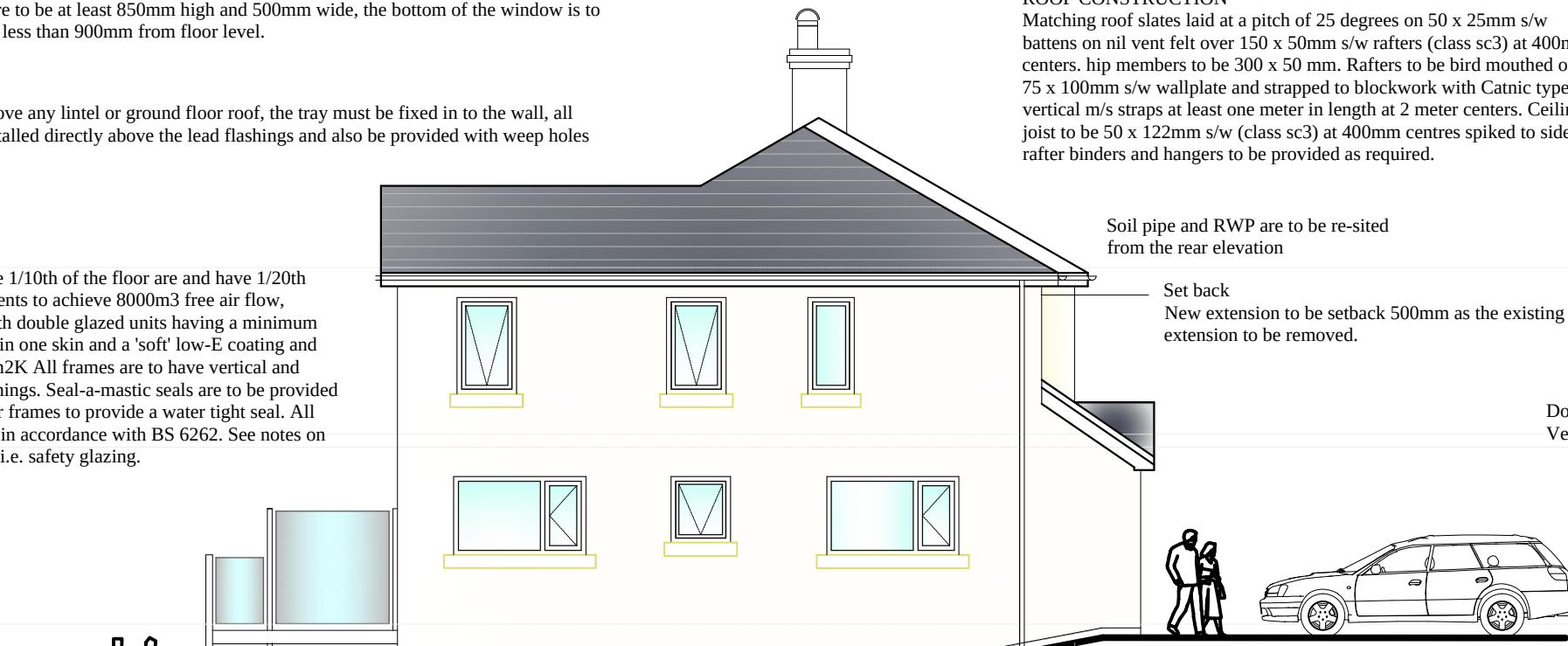
A cavity tray must be provided above any lintel or ground floor roof, the tray must be fixed in to the wall, all cavity tray membranes must be installed directly above the lead flashings and also be provided with weep holes in at least two vertical joints.

WINDOWS

PVC-U 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 28mm air gap with K glass in one skin and a soft low-E coating and argon fill. U value 1.40W/m²K. 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.

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.



Proposed Side Elevation

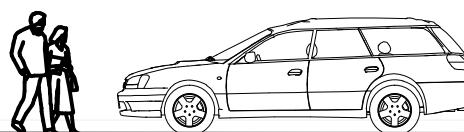
ROOF CONSTRUCTION

Matching roof slates laid at a pitch of 25 degrees on 50 x 25mm s/w battens on nil vent felt over 150 x 50mm s/w rafters (class sc3) at 400mm centers, hip members to be 300 x 50 mm. Rafters to be bird mouthed over 75 x 100mm s/w wallplate and strapped to blockwork with Catnic type L vertical m/s straps at least one meter in length at 2 meter centers. Ceiling joist to be 50 x 122mm s/w (class sc3) at 400mm centres spiked to side of rafter binders and hangers to be provided as required.

Soil pipe and RWP are to be re-sited from the rear elevation

Set back

New extension to be setback 500mm as the existing extension to be removed.



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



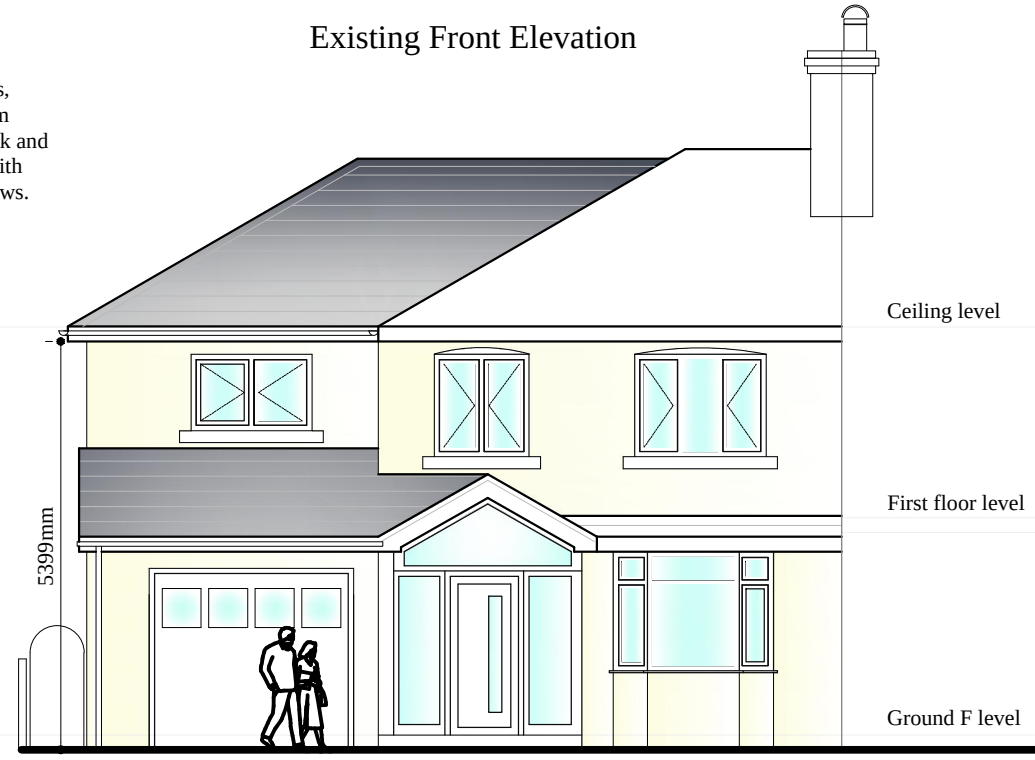
Proposed Rear Elevation

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.

TOP WATER DRAINAGE

All top water drainage are to be 100mm underground PVC-U or Supersleeve with flexible joints piping to be laid at a minimum fall of 1:40. Drains passing under the building are to be protected by surrounded with 100mm (min) granular material and where passing through a wall a suitably sized lintel is to be provided over the opening ensuring that a 50mm space is maintained around the pipe. Openings must be masked to prevent fill. All underground drainage to comply with BS 8301 (1985), new gullies to be provided with rodding access, separate drainage systems are to be combined at the last manhole depending on existing drainage systems.



Proposed Front Elevation

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 450mm 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: HB86, is to be provided along mid-span of floor joist, last joist to be packed off the brick/blockwork.

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

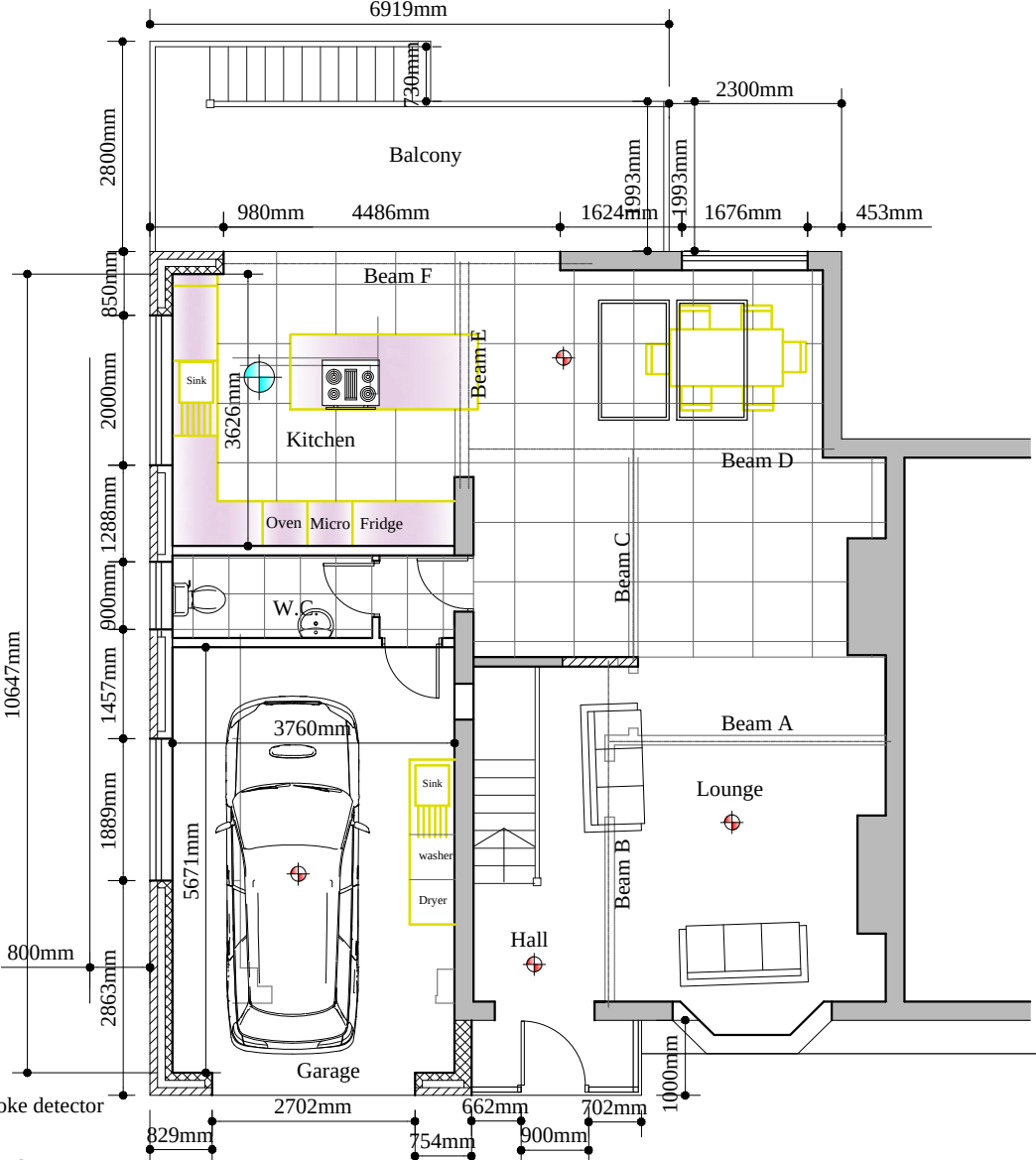
Appropriate certificate and forms defined in BS 7671 (as amended) have been submitted that confirms that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

EXTERNAL WALL CONSTRUCTION

New external cavity wall to be constructed of 102mm matching face brickwork 100mm cavity with full fill 100mm Xanthem Cavistern (0.021 W/mk. 100mm aircrete blockwork (0.15 W/mk 12.5 plasterboard on dabs U value 0.15 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 CC30 insulated cavity closer's 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.

Partitions

Double joists are to be provided under partition walls and baths



Proposed Ground Floor Plan

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.

FOUNDATIONS

Foundations are to be concrete strip minimum 600mm wide x 150mm thick C30 concrete mix, foundations are to be a minimum depth of 1m in clay sub-soil to 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.

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.

INTERNAL PARTITIONING

All non-load bearing partitions are to be constructed of 100 x 50mm s/w studding at 400mm 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.

GROUND FLOOR CONSTRUCTION (SOLID)

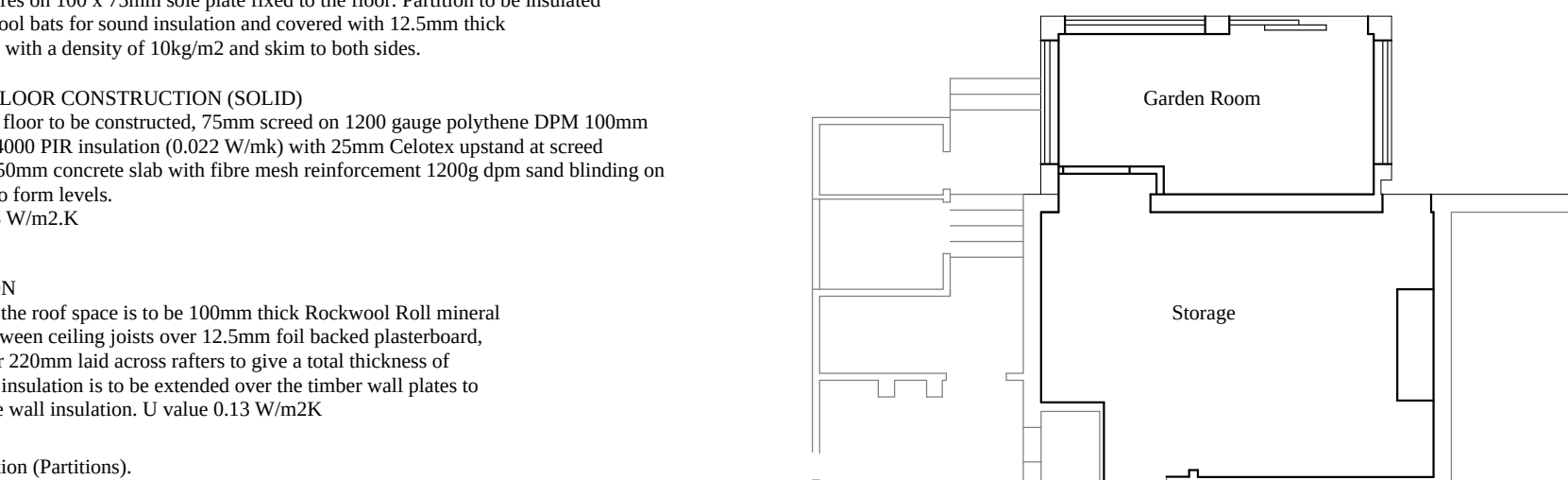
New ground floor to be constructed, 75mm screed on 1200 gauge polythene DPM 100mm Celotex GA4000 PIR insulation (0.022 W/mk) with 25mm Celotex upstand at screed perimeter, 150mm concrete slab with fibre mesh reinforcement 1200g dpm sand binding on clean stone to form levels. U value 0.18 W/m²K

INSULATION

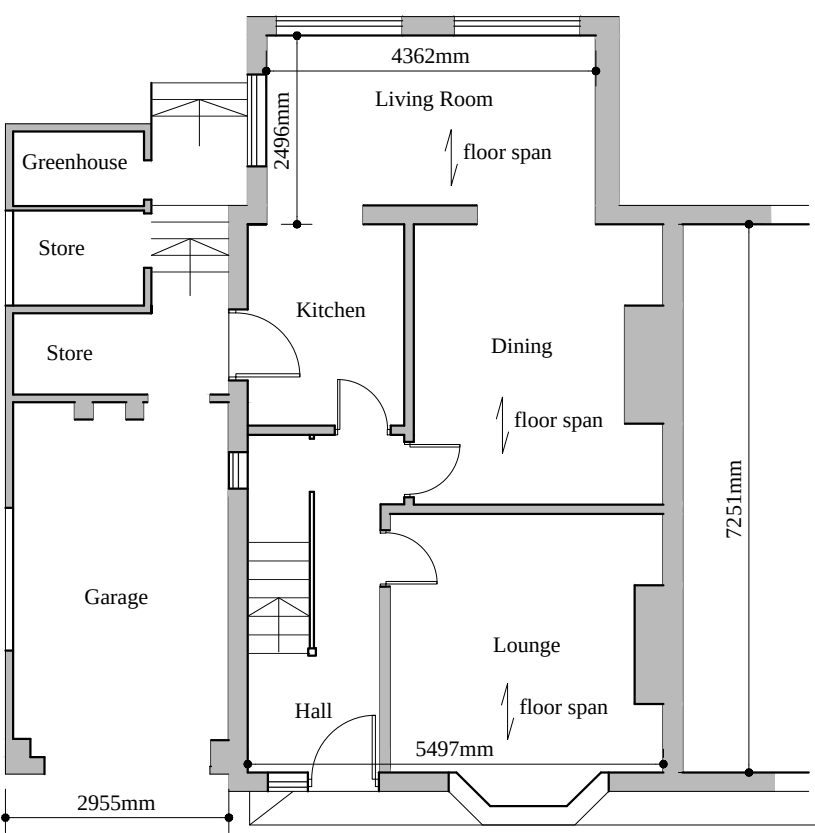
Insulation of the roof space is to be 100mm thick Rockwool Roll mineral wool laid between ceiling joists over 12.5mm foil backed plasterboard, with a further 220mm laid across rafters to give a total thickness of 320 mm The insulation is to be extended over the timber wall plates to meet with the wall insulation. U value 0.13 W/m²K

Sound Insulation (Partitions)

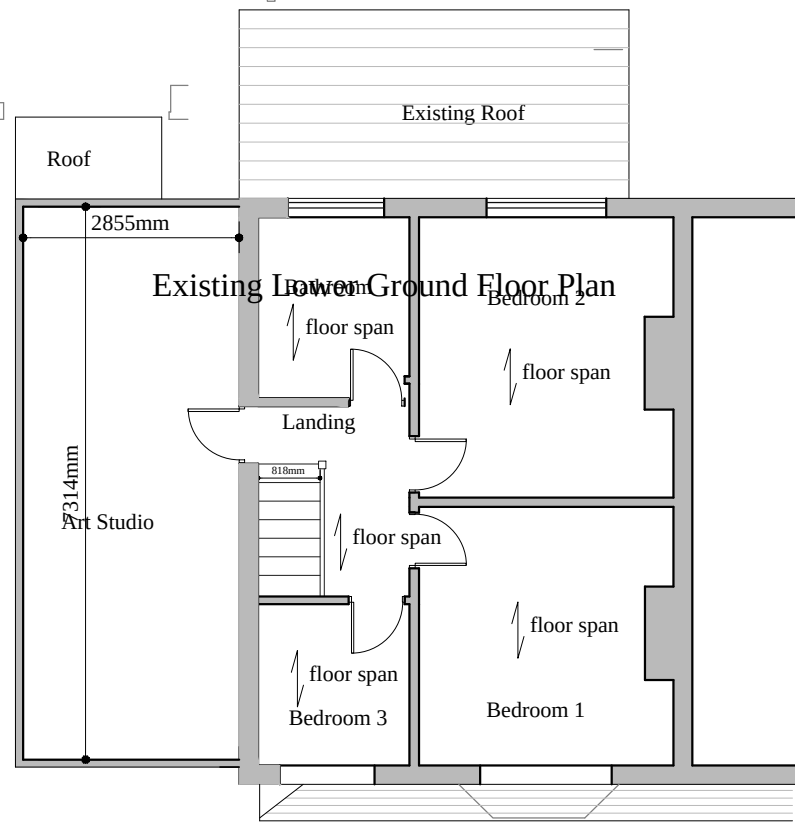
75mm glassfibre insulation to be placed into all partition walls, Floors Acoustilay 15 to be laid on all upper floors for impact noise to comply with Part E. 100mm fibreglass insulation to be placed between ceiling and floor on all suspended floors to comply with part E



Existing Lower Ground Floor Plan



Existing Ground Floor Plan



Existing First Floor Plan

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.

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.

DRAINAGE

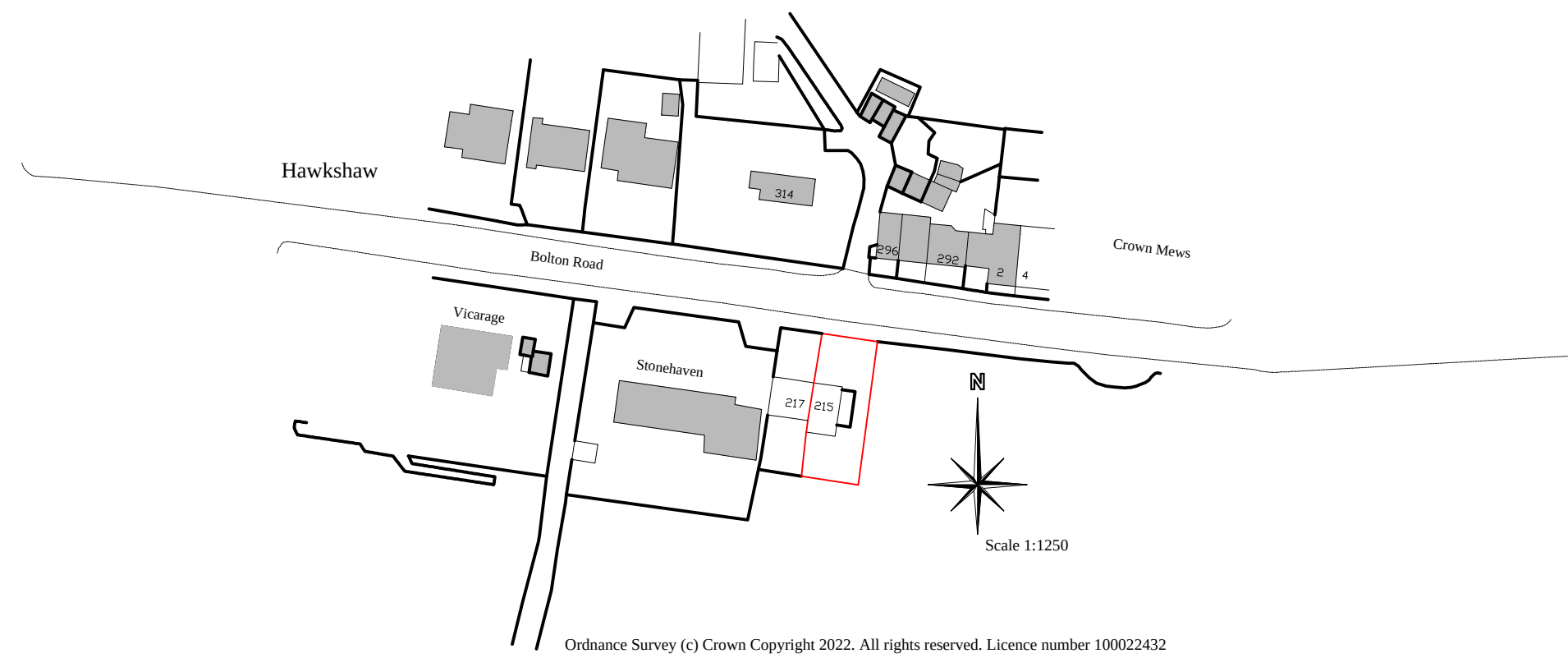
All existing drains under the proposed building are to be protected with 150mm of weak mix concrete, flexible jointed drains are to be surrounded with 150mm of pipe bedding with a concrete cover using 150mm thick concrete.

WASTE PIPES

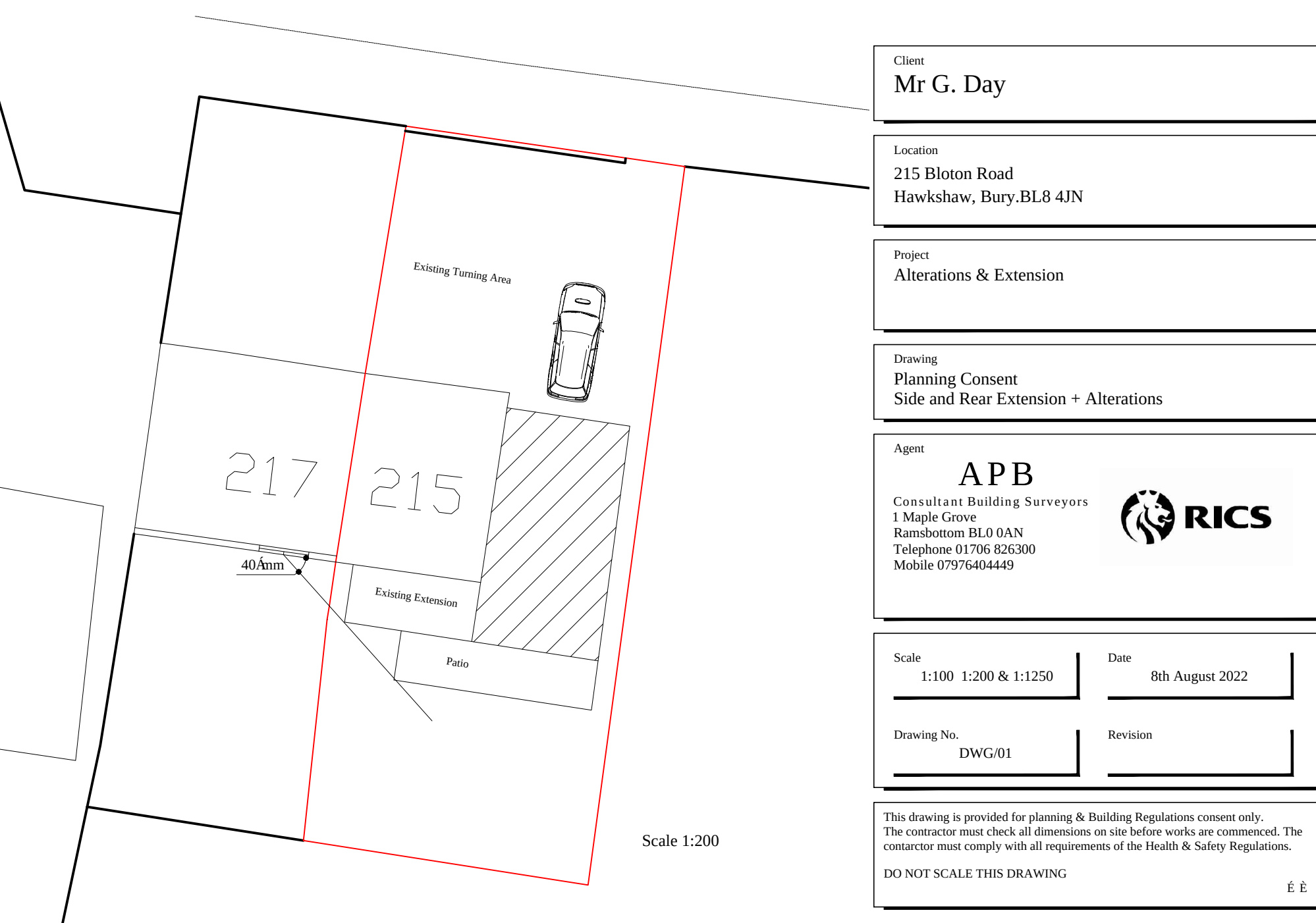
All waste pipes are to be a minimum of 38mm dia, to wash hand basins and sinks, pipes are to be fitted with 75mm deep seal traps or anti-vac traps if connected directly to a soil and vent pipe. 40mm waste pipes are to be provided to bath and showers. Soil and vent pipes are to be 100mm dia and terminated 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).

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.



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Scale 1:200

Client	Mr G. Day
Location	215 Bilton Road Hawthorn, Bury, BL8 4JN
Project	Alterations & Extension
Drawing	Planning Consent Side and Rear Extension + Alterations
Agent	APB Consultant Building Surveyors 1 Maple Grove Ramsbottom BL0 0AN Telephone 01706 826300 Mobile 0797640449
Scale	1:100 1:200 & 1:1250
Date	8th August 2022
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 contractor must comply with all requirements of the Health & Safety Regulations. DO NOT SCALE THIS DRAWING	