

GENERAL NOTES.

1. The drawing is the property of Y A Architectural Services and copyright is reserved by them, and this drawing is not to be copied or disclosed by or to any unauthorised persons without prior written consent of Y A Architectural Services.
2. All dimensions are approximate only and are to be checked on site by contractor and any discrepancies to be reported prior to commencement of work.
3. Do not scale from this drawing, only work to written dimensions.
4. All new drains to be laid, jointed and tested to the entire satisfaction of the Local Authority.
5. All work to comply with current Building Regulations and subsequent revisions.
6. Foundations not to encroach over boundaries.

EXTENSION ROOF CONSTRUCTION.

Provide Redland Regent or similar approved interlocking roof tiles to Local Authority approval, on 25x50mm galvanised battens, on breathable roofing felt, Tyvek or similar approved with minimum 200mm laps on soft wood 50x150mm C16 rafters at maximum 450mm centres, with 2No layers of 75mm thick Kingspan Kooltherm K7 of similar approved fixed in-between rafters with a further 32.5mm Kingspan K18 insulated board fixed to the underside of the rafters and skim finish to give a U Value of 0.16W/m²K.

Rafter to be designed and braced all in accordance with BS 5268 Part 1 1998 and to specialist details and calculations.

A 50mm minimum air gap is to be maintained between the insulation and breathable roofing felt with low level and ridge level vent tiles.

Gradient of rafters to be minimum 1:25, and roof tiles to be installed all in accordance with manufacturers requirements and recommendations.

Roof to be ventilated at ridge level with ridge tiles, fixed all in accordance with manufacturers requirements and recommendations and to Part F of the current Building Regulations and subsequent revisions.

FASCIA AND SOFFIT BOARDS.

300x20mm treated finished sive fascia board with one coat stain all round before fixing and one coat after fixing.

200x25mm treated finished sive soffit board with circular soffit ventilator (CSV) by Cavity Trays and fixed in accordance with manufacturers requirements and all in accordance with Part F of the current Building Regulations and subsequent revisions.

100x60mm sive treated wall plate held down with 1000mm long GMS, straps at 1200mm centres, and bedded in mortar. Straps to be covered in plaster mesh.

120x55mm deep Terrain system 2200 square section gutter, colour black with 2252 support brackets; outlet into 62mm square down pipe.

EXTENSION WALL CONSTRUCTION.

Construct extension in position shown in 302.5mm cavity construction, 102.5mm thick clay facing bricks, to match existing, 100mm full fill Rockwool Cavity insulation or similar approved, with an internal leaf of 100mm thick Celcon Standard or similar approved.

Tied together with 225mm long double triangle stainless steel wall ties, finished with 13mm 2coat plaster internally. The whole to achieve a U value of 0.28W/m²K, all in accordance with Part L1B of the current Building Regulations and subsequent Revisions and to the Local Authority Building Control Surveyors requirements on site.

Revisions and to the Local Authority Building Control Surveyors requirements on site.

Type 3 ties are to be installed at 750mm horizontally and 450mm vertically, all in accordance with Part A of the current Building Regulations and subsequent revisions and to DD140: Part 2 1987.

Extra ties to be installed at one per 225mm should be used at vertical edges of an opening.

New construction to be bonded into existing and cavities running continuously.

SLAB CONSTRUCTION.

Lay 15mm mastic asphalt on fibre glass tissue membrane on 150mm reinforced concrete (C30/P) on viewqueen 1200 gauge super DPM, lapped into DPC, on masonry 100mm Kingspan Kooltherm K3 Floorboard or similar approved, with 25mm upstand of insulation around perimeter, on minimum 150mm well compacted sand blinded hardcore.

Proposed floor to tie up with existing, and all vegetable matter to be removed below new slab.

The whole to achieve a U value of 0.22W/m²K, all in accordance with Part L1B of the current Building Regulations and subsequent revisions and to the entire satisfaction of the Local Authority Building Control Surveyors requirements on site.

FOUNDATIONS.

Minimum 800mm wide x 300mm thick concrete strip footings to a minimum depth of 800mm below external ground level.

New concrete strip to be provided below existing footings, or to Local Authority Building Control Surveyors requirements on site.

Actual width and depth of foundations to be determined on site and agreed with Local Authority Building Control Surveyors.

If ground condition is found not to be suitable then new foundations are to be designed all in accordance with Structural Engineers details and calculations, and to Local Authority Building Control Surveyors requirements on site.

Foundations to be taken down to below invert level of drains.

Foundations size to be adjusted on site as required to suit future additional storey extension, all to Local Authority Building Control Surveyors approval.

GLAZING.

All new windows are to be UPVC double glazed, in Pilkingtons 'K' glass, with 16mm air gap and a 'Soft' low-E coating, or, double glazing with 12mm air gap, argon filled and a 'Soft' low-E coating, with toughened glass in critical locations, between finished floor level and 800mm above that level in internal and external walls, and between finished floor level and 1500mm above that level in a door or a side panel to either edge of door. All to comply to BS 6206: 1981 and to Part N of the current Building Regulations.

Glazing to achieve a U value of 1.6W/m²K, or a WER of Band C or better all in accordance with Part L1 of the current Building Regulations and subsequent revisions.

VENTILATION.

All new windows are to be provided with operable lights with a total area not less than 1/20th of the floor area.

All new windows are to be fitted with trickle vents providing a minimum area of 800mm².

In addition kitchen to be provided with mechanical ventilation giving a minimum extraction rate of 30l/sec adjacent to a hob or 60l/sec, elsewhere, similarly bathroom is to be provided with 30l/sec, all in accordance with Part F of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.

All windowless bathrooms are to have the mechanical ventilation with a 15mm, over run, all in accordance with Part F of the current Building Regulations and subsequent revisions.

INTELS.

Provide insulated steel lintels to BS 5977 with Duplex corrosion protection and integral DPC.

Install Lintels (Ref. Catic CU70100) on a mortar bed allowing a min. 150mm end bearing at each end.

Raise inner and outer leaves of masonry together with 2No. weep holes over openings.

All new lintels to be encased in 12.5mm fireline board or similar approved to achieve 12hr fire protection, all in accordance with Part B of the current Building Regulations and subsequent revisions.

All lintels are to be installed all in accordance with manufacturers requirements and recommendations.

DAMP PROOF COURSE.

Provide a suitable horizontal DPC complying to BS 743 to external cavity wall and internal block walls positioned 150mm above external finished ground level, stepped where necessary and as shown on drawings.

Provide horizontal and vertical insulated DPC's to all openings in external walls, with Thermabate or similar approved cavity closer, and to be installed all in accordance with manufacturers requirements and recommendations and to Local Authority Building Control Surveyors requirements on site.

DRAINAGE.

Allow ground 50mm dia. waste pipe to sink, who and bath with 75mm deep seal trap. Below ground 100mm dia. vertical clay pipes with push fit polypropylene couplings to BS 65.

Polypropylene inspection chamber and B10 call by Hepworth.

C cover and frame, cast iron to BS 487 Part 1 medium duty, double seal.

Access gully with integral back valve to take rap, sink waste and yard surface water.

All drains below slab/building to be encased in min. 100mm concrete surround.

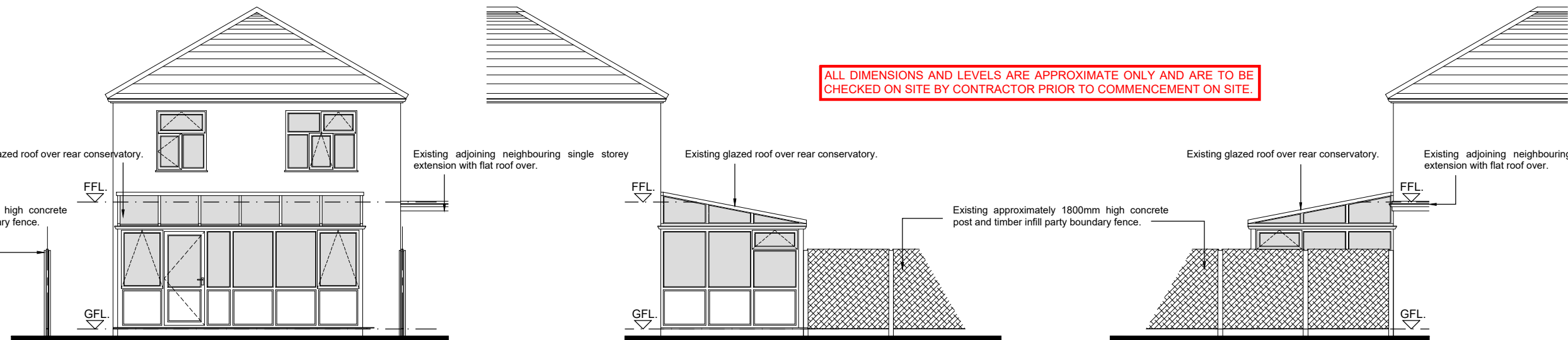
Drains to be laid at 1:40mm fall, and to all in accordance with Part H of the current Building Regulations and subsequent revisions, and to Local Authority Building Control Surveyors requirements on site.

New soil and vent pipe to terminate at least 900mm above any opening into the building within 3m and should be finished with a wire cage or perforated cover, fixed to the end of the ventilating pipe, which does not restrict the flow of air, all in accordance with Part H of the current Building Regulations and subsequent revisions and to the Local Authority Building Control Surveyors requirements on site.

SLAB CONSTRUCTION.

Lay 15mm mastic asphalt on fibre glass tissue membrane on 150mm reinforced concrete (C30/P) on viewqueen 1200 gauge super DPM, lapped into DPC, on 100mm Kingspan Kooltherm K3 Floorboard or similar approved, with 25mm upstand of insulation around perimeter, on minimum 150mm well compacted sand blinded hardcore.

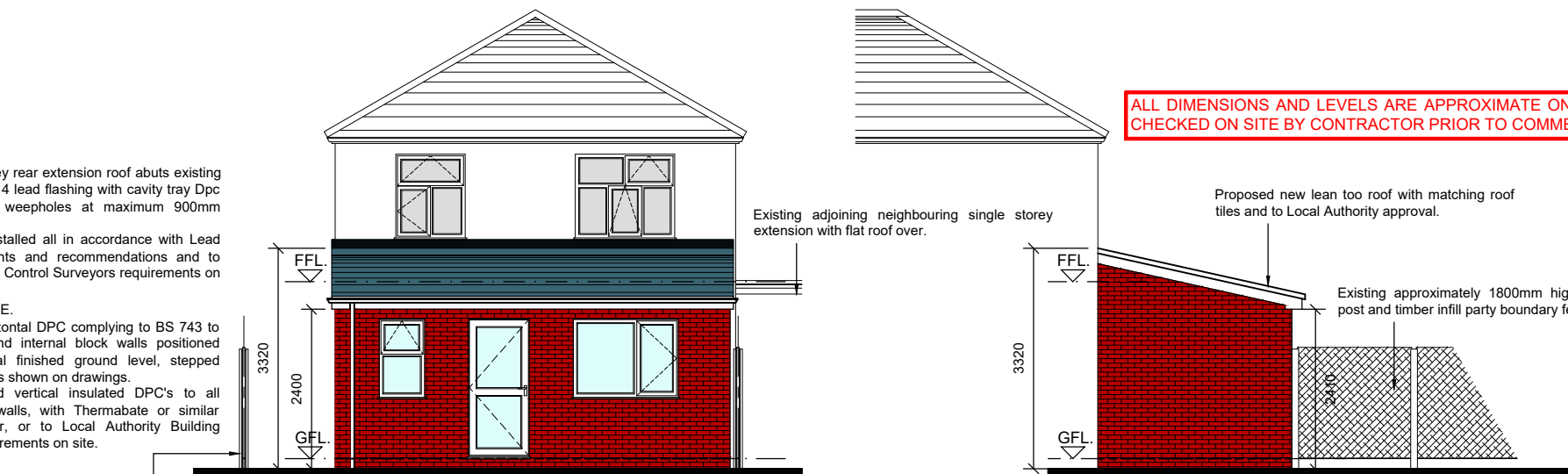
The whole to achieve a U value of 0.22W/m²K, all in accordance with Part L1B of the current Building Regulations and subsequent revisions.



EXISTING REAR ELEVATION
SCALE. 1:100

EXISTING SIDE ELEVATION
SCALE. 1:100

EXISTING SIDE ELEVATION
FROM NEIGHBOURS SIDE
SCALE. 1:100



PROPOSED REAR ELEVATION
SCALE. 1:100

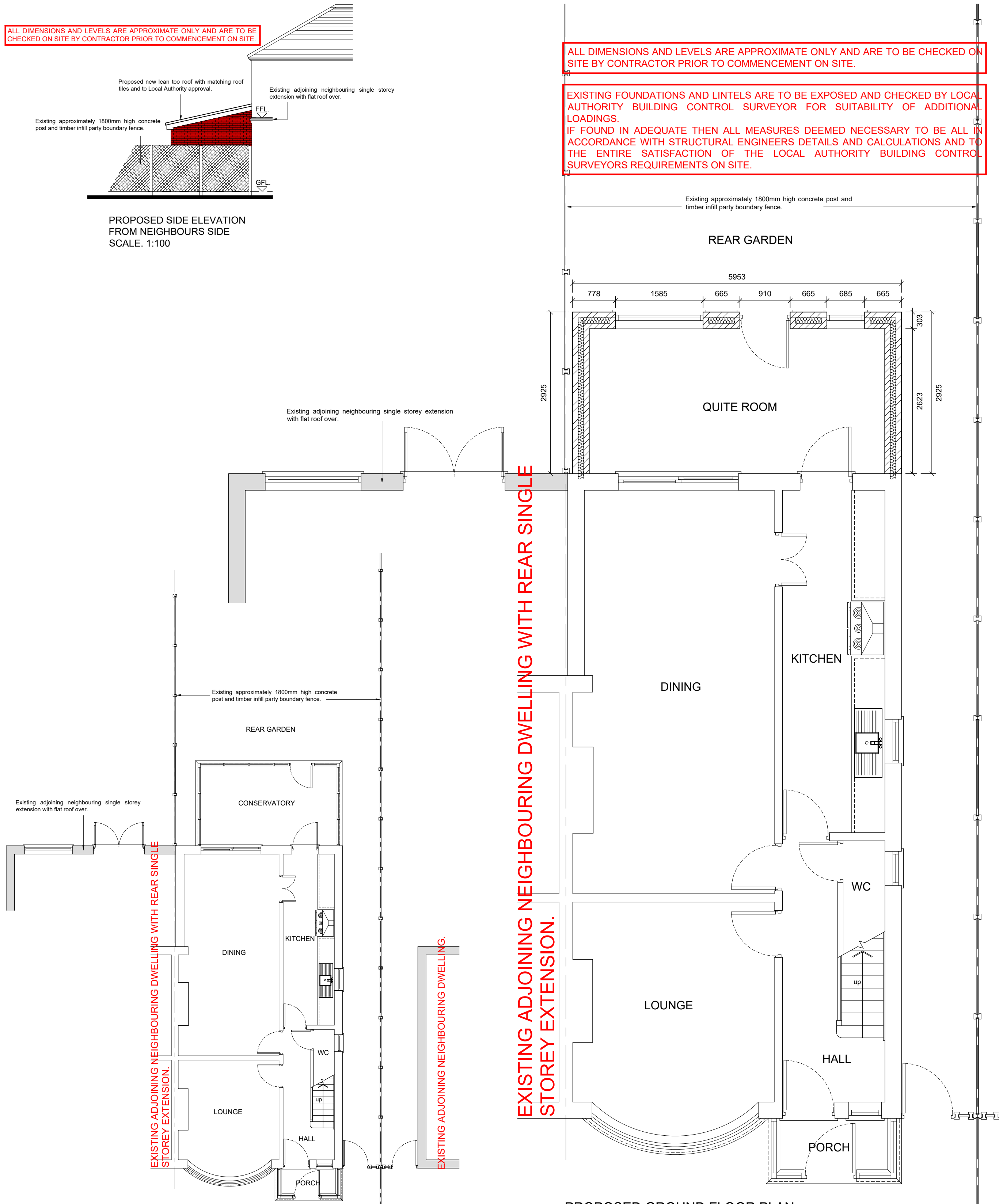
PROPOSED SIDE ELEVATION
SCALE. 1:100

ALL DIMENSIONS AND LEVELS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT ON SITE.

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EXISTING FOUNDATIONS AND LINTELS ARE TO BE EXPOSED AND CHECKED BY LOCAL AUTHORITY BUILDING CONTROL SURVEYOR FOR SUITABILITY OF ADDITIONAL LOADINGS.
IF FOUND IN ADEQUATE THEN ALL MEASURES DEEMED NECESSARY TO BE ALL IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS AND TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS ON SITE.

PROPOSED SIDE ELEVATION
FROM NEIGHBOURS SIDE
SCALE. 1:100



PROPOSED GROUND FLOOR PLAN
SCALE : 1:50

ROOF CONSTRUCTION

Provide Redland Regent or similar approved interlocking roof tiles to Local Authority approval, on 25x50mm galvanised battens, on breathable roofing felt, Tyvek or similar approved with minimum 200mm laps on soft wood 50x150mm C16 rafters at maximum 400mm centres, with 2No layers of 75mm thick Kingspan Kooltherm K7 of similar approved fixed in-between rafters with a further 32.5mm Kingspan K18 insulated board fixed to the underside of the rafters and skim finish to give a U Value of 0.16W/m²K.

Rafter to be designed and braced all in accordance with BS 5268 Part 1 1998 and to specialist details and calculations.

A 50mm minimum air gap is to be maintained between the insulation and breathable roofing felt with low level and ridge level vent tiles.

Gradient of rafters to be minimum 1:25, and roof tiles to be installed all in accordance with manufacturers requirements and recommendations.

Roof to be ventilated at ridge level with ridge tiles, fixed all in accordance with manufacturers requirements and recommendations and to Part F of the current Building Regulations and subsequent revisions.

GUTTER.

120x55mm deep Terrain system 2200 square section gutter or similar approved, colour black with 2252 support brackets; outlet into 62mm square down pipe.

FASCIA BOARD.

200x25mm treated finished sive fascia board with one coat stain all round before fixing and one coat after fixing.

GROUND FLOOR EXTENSION ROOF CONSTRUCTION DETAIL
SCALE. 1:20

ALL DIMENSIONS AND LEVELS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED ON SITE BY CONTRACTOR.

APPLICANT TO TAKE ALL MEASURES DEEMED NECESSARY TO PREPARE AGREEMENT WITH ADJOINING NEIGHBOUR FOR USAGE OF PARTY WALL. ALL IN ACCORDANCE WITH THE PARTY WALL ACT OF 1996.

ALL WORK TO BE IN COMPLIANCE WITH ROBUST CONSTRUCTION DETAILS TO LIMIT THERMAL BRIDGING AND AIR LEAKAGE.

IF BOILER IS TO BE REPLACED, THIS SHALL COMPLY TO SEDBUCK RATING OF 86% MINIMUM, WITH DETAILS AND COMMISSIONING CERTIFICATES TO BE SUBMITTED BY SPECIALIST ON COMPLETION.

HEATING AND HOT WATER SYSTEM TO BE COMMISSIONED SO THAT AT COMPLETION THE SYSTEM AND THEIR CONTROLS ARE LEFT IN WORKING ORDER, WITH COMMISSIONING CERTIFICATES TO BE GIVEN TO LOCAL AUTHORITY BUILDING CONTROL ON COMPLETION.

ALL NEW RADITORS ARE TO BE PROVIDED WITH THERMOSTATIC VALVES.

ALL CAVITIES AT THE TOP ARE TO BE CLOSED WITH NON-COMBUSTIBLE MATERIAL, AND ALL NEW WINDOW AND DOOR REVEALS ARE TO BE CLOSED WITH THERMABATE CAVITY CLOSURES OR SIMILAR APPROVED, INSTALLED ALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

DRAINAGE LAYOUT INDICATIVELY SHOWN, AND ASSUMED TO BE A COMBINED SYSTEM, AND THIS IS TO BE MAINTAINED. ACTUAL LAYOUT TO BE CHECKED AND AGREED ON SITE WITH LOCAL AUTHORITY BUILDING SURVEYOR.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) OF THE CURRENT BUILDING REGULATIONS, AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

PRIOR TO COMPLETION THE LOCAL AUTHORITY BUILDING CONTROL MUST BE SATISFIED THAT EITHER:

A: AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER THE COMPETENT PERSON SELF CERTIFICATION SCHEME HAS BEEN ISSUED, OR

B: APPROPRIATE CERTIFICATES AND FORMS DEFINED IN BS 7671 HAVE BEEN SUBMITTED THAT CONFIRM THAT THE WORK HAS BEEN INSPECTED AND TESTED BY A COMPETENT PERSON.

A COMPETENT PERSON WILL HAVE 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.

IN THE CASE OPTION B ONLY, THE COMPETENT PERSON MUST BE A MEMBER OF NICEIC OR ECA, IN ADDITION, IN THE CASE OF MINOR WORKS (SEE PART P FOR DEFINITION) AN ELECTRICIAN QUALIFIED TO AT LEAST CITY AND GUILDS 2391 IS CONSIDERED TO BE A COMPETENT PERSON.

THE PERSON CARRYING OUT THE WORK MUST ARRANGE FOR A COMPETENT PERSON TO INSPECT THE ELECTRICAL INSTALLATION AT FIRST FIX STAGE AND INSPECT AND TEST PRIOR TO THE INSTALLATION BEING LIVE.

ENERGY EFFICIENT LIGHTING TO BE PROVIDED TO ALL ROOMS, ALL IN ACCORDANCE WITH APPROVED DOCUMENT L1A AND SUBSEQUENT REVISIONS.

CAVITY INSULATION.

Cavity fill insulation to be kept to a minimum of 225mm below DPC level, all in accordance with the current Building Regulations and subsequent revisions, and to Local Authority Building Control Surveyors requirements on site.

DAMP PROOF COURSE.

Provide a suitable horizontal DPC complying to BS 743 to external cavity wall and internal block walls positioned 150mm above external finished ground level, stepped where necessary and as shown on drawings.

Provide horizontal and vertical insulated DPC's to all openings in external walls, with Thermabate or similar approved cavity closer, or to Local Authority Building Control Surveyors requirements on site.

WALLS BELOW DPC.

Walls above concrete strip and two courses below external ground level to be constructed in 300mm Brick Dura Superstrength blocks, or similar approved, laid all in accordance with manufacturers requirements and recommendations, and Local Authority Building Control Surveyors requirements on site.

FOUNDATIONS.

Minimum 800mm wide x 300mm thick concrete strip footings to a minimum depth of 800mm below external ground level.

New concrete strip to be provided below existing footings, or to Local Authority Building Control Surveyors requirements on site.

Actual width and depth of foundations to be determined on site and agreed with Local Authority Building Control Surveyors.

If ground condition is found not to be suitable then new foundations are to be designed all in accordance with Structural Engineers details and calculations and to Local Authority Building Control Surveyors requirements on site.

Foundations to be taken down to below invert level of drains.

Foundations size to be adjusted on site as required to suit future additional storey extension, all to Local Authority Building Control Surveyors approval.

TYPICAL FOUNDATION DETAIL
SCALE. 1:20

ALL DIMENSIONS AND LEVELS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED ON SITE BY CONTRACTOR.

PLANNING ISSUE

AMENDMENTS	DATE
Y A Architectural Services Unitly House, Fletcher Street, Bolton, Lanc. BL3 6NE tel/fax: 01204 559988 Mobile: 07802 434415 e-mail: design@yaas.co.uk www.yaas.co.uk	
DRAWN: Y.AHMED.	DATE: 21.03.21
CHECKED:	SCALE: 1:100, 1:50, 1:20
PROJECT: PROPOSED DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF A SINGLE STOREY REAR EXTENSION AT 6 FAIRHOLME ROAD, WINTINGTON, MANCHESTER.	
CLIENT: MR. TASADAQ SHAH.	
JOB TITLE: EXISTING AND PROPOSED PLANS AND ELEVATIONS.	
JOB NO:	
1774-P01	