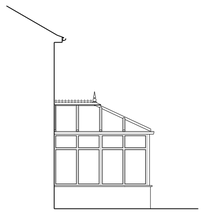


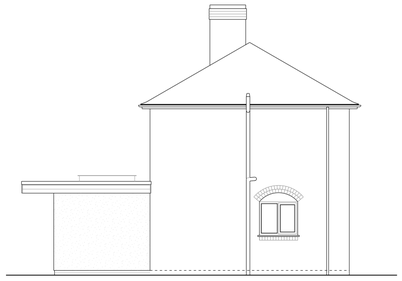
EXISTING SIDE (SOUTH) ELEVATION
(facing no. 10)



EXISTING REAR (EAST) ELEVATION



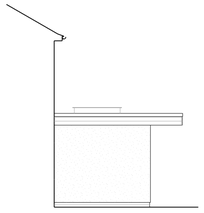
EXISTING SIDE (NORTH) ELEVATION
(facing no. 6)



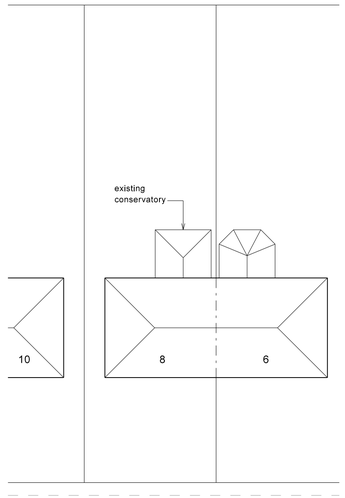
PROPOSED SIDE (SOUTH) ELEVATION
(facing no. 10)



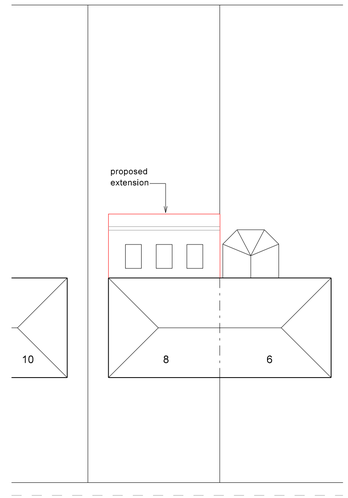
PROPOSED REAR (EAST) ELEVATION



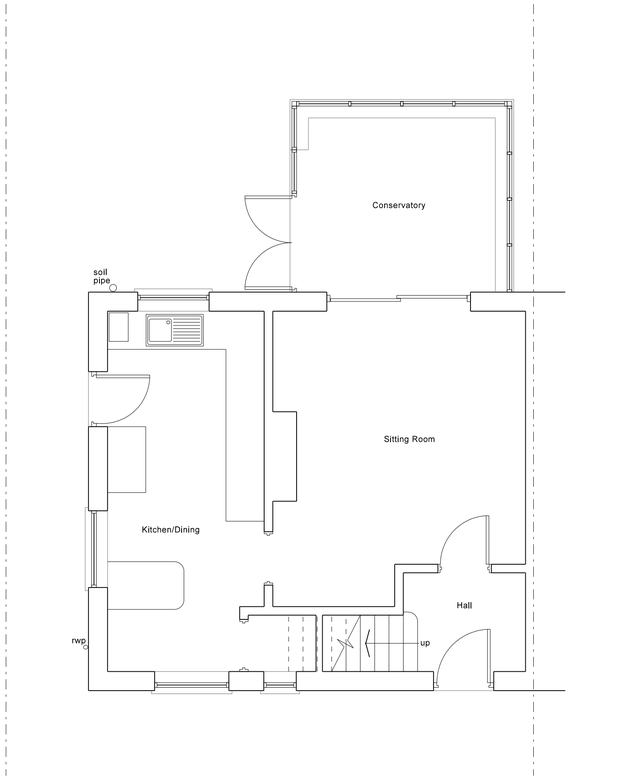
PROPOSED SIDE (NORTH) ELEVATION
(facing no. 6)



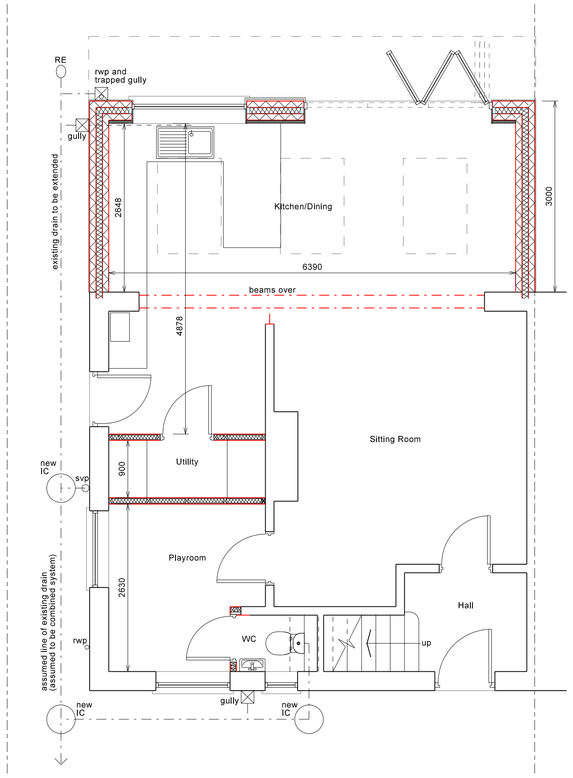
EXISTING BLOCK PLAN



PROPOSED BLOCK PLAN



EXISTING PLAN



PROPOSED PLAN

GENERAL:
- All Materials specified are to be fixed/installed in strict accordance with manufacturers instructions and recommendations.
- All levels and dimensions to be checked prior to commencement of works. This includes any items relating to the works that are likely to be manufactured off site.
- These drawings are to be read in conjunction with Structural Engineers drawings, calculations and details.

FOUNDATIONS:
Conc. strip foundations to lines of new external walls. Depth of foundations to be confirmed and agreed with Building Control Officer and to be in accordance with Building Regulations Approved Document A1/2 Section 2E.
Where drains pass through existing/new walls, pcc lintels to be built into walls to allow 50mm clear all around pipe; min. 150mm compacted granular fill beneath pipe and up to top of pipe; above pipe to be filled with uncompacted pea gravel. Openings on all sides to be masked with rigid sheet material to prevent entry by fill or vermin.

GROUND FLOOR CONSTRUCTION:
Screed - 65mm s.c. screed laid over underfloor heating pipes; 500g Visqueen separation layer laid over insulation.
Insulation - 100mm Kingspan K103 floor insulation; 25mm insulation to external perimeter of slab/screed. R-value of perimeter insulation min. 0.75sq.mK/W.
Slab - 100mm ground-bearing conc. slab with tamped finish,
DPM - 1200g Visqueen; all joints to be folded and taped.
Hardcore - 150mm compacted hardcore with sand blinding.

EXTERNAL CAVITY WALLS:
Below ground level - 100mm foundation blockwork to 225mm below ground level.
Outer leaf - Facing bricks to match house as closely as possible up to dpc level; above dpc to be K-rend or equivalent render finish to Thermalite Shield lightweight conc. blocks.
Inner leaf - 100mm Thermalite Shield lightweight conc. blocks - crushing strength 3.6N/mm2, thermal conductivity 0.15W/mK
Cavity - 100mm cavity; weak mix concrete cavity fill up to 225mm below dpc.
Wall ties - Ancon ST1 or equivalent s.s. wall ties 250mm long, at 600mm horizontal centres, 450mm vertical centres, reduced to 300mm vertical centres around openings, max 225mm from edge of opening.
Wall ties to party wall - new blockwork wall tied to existing wall with Helifix 'StarTie' s.s.wall ties 270mm long (tbcos) - fixing density 2.5 ties per m2.
Insulation - 100mm Rockwool full-fill cavity insulation; insulation continued down within cavity to 150mm below top of perimeter insulation, supported on row of wall ties.
Cavity closers - Cavity Trays Insulated Closers, to suit cavity width.
Dpc - Ruberoid Building Products Ltd. Permabit or equivalent High Performance Polymer dpc, 100mm wide to both leaves of new external walls, 150mm above finished ground level.
Cavity Trays - Horizontal cavity trays with integral lead flashings to be inserted into existing walls above roof abutment.
Internal finishes - 12.5mm plasterboard on dot and dab adhesive applied to internal face of blockwork with skim finish, with upvc angle and stop beads as necessary. Rear external wall only to be finished with 47.5mm Kingspan K118 insulated plasterboard on dot and dab adhesive, with skim finish.

JUNCTIONS BETWEEN EXISTING AND NEW WALLS:
Wall Starters - Expamet s.s. wall starters WS090 or equivalent to be inserted to form junction between new blockwork/existing walls.
Cavities - Existing cavities to be opened-up at junctions of new walls to create continuous cavities between old and new.

LINTELS/STRUCTURAL STEELWORK:
Cavity Wall Lintels - to be Catnic as specified on drawings, with min. 150mm bearing each end.
Lintels to be fitted with stop ends and minimum 2 no. cavity wall weep vents per opening.
Structural Steelwork - As Structural Engineer's calculations/details

ROOF:
Finishes - Polyroof 185 on 18mm Plywood (WISA / Finnforest II/III) decking or as recommended by roofing finish manufacturer.
Insulation - 125mm Kingspan TR26 laid over 18mm wbp plywood deck over tanalised s.w. firrings to form min 1 in 80 fall
Structure - 47 x 145mm C16 flat roof joists at 400mm centres. Joists to be tripled-up to form trimming to roof lanterns. Joists to be supported on joist hangers to existing wall, and cantilevered over on new external wall to form overhang.
Ceiling - 12.5mm plasterboard with skim finish to u/s joists.
Roof lights - proprietary aluminium framed with insulated kerbs, with trims and flashings to suit roof finishes Roof lights to be double-glazed with Low 'E' glass and argon filled cavity to achieve a minimum U-Value of 1.6W/m2K.

WINDOWS/DOORS
Frames - UPVC.
Glazing - Double-glazed units with Low 'E' glass and argon filled cavity to achieve a minimum U-Value of 1.6W/m2K (overall glazing and frame) for windows, 1.8W/m2K for doors.
All glazing in critical areas to be safety glass (toughened or laminated as window/door manufacturers recommended spec), all to comply with Building Regs Part N.
Purge ventilation - Opening windows to provide min 1/20 floor area ventilation.
Background ventilation - Trickle ventilation to heads of windows in habitable rooms to provide 5000sq.mm/m ventilation, 2500sq.mm/m elsewhere.

INTERNAL STUD WALLS:
Walls - 50 x 75mm CLS studs at 600mm horizontal centres.
Acoustic insulation - 75mm (100mm to WC) Rockwool Flexi, installed to a tight fit between studs and cut to close fit above and below noggings as necessary.
Finishes - walls finished both sides with 12.5mm plasterboard (mass >10kg/m2 per unit area).

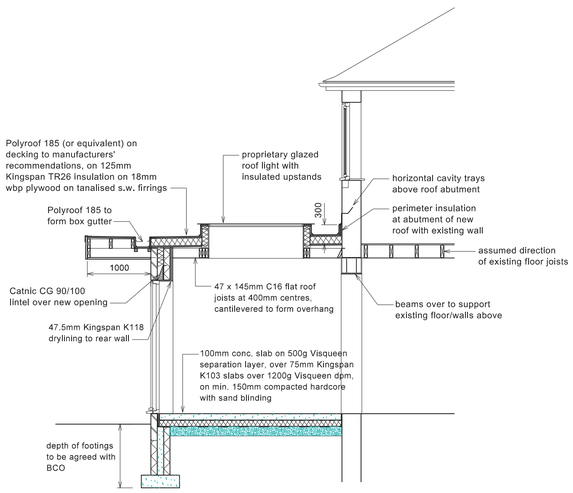
FIRE RESISTANCE:
All elements of structure to have min.1/2 hour fire resistance.

ELECTRICAL:
All electrical work to meet the requirements of Building Regulations Part P and to be designed, installed, inspected and tested by a person qualified to do so. An appropriate electrical installation certificate is to be issued to the Building Control body upon completion.
Lighting - All installed light fittings to be low energy type.
Switches/sockets - all switches and sockets to be mounted between 450mm and 1200mm, to comply with requirements of Building Regulations Approved Document M.

HEATING:
Existing heating system to be extended. All new radiators to be sized in accordance with room volumes and to be fitted with thermostatic valves.

MECHANICAL VENTILATION
Kitchen - cooker hood extract fan adjacent to hob, to extract min. 30 litres/sec during intermittent operation.
WC - extract fan to extract min. 15 litres/sec during intermittent operation, operated by light switch with 15 min over-run. Lower edge of door to have min. 10mm airgap.

DRAINAGE:
All drainage work, bedding and backfill to be carried out to satisfaction of Building Control Officer and in accordance with Building Regulations Approved Document H.
Inspection chambers - to be provided at each change of direction and at junctions with branches. Size/type of chambers to be as appropriate for depth.
SURFACE WATER DRAINAGE:
Rainwater Pipes - 63mm round uPVC downpipe discharging into roddable trapped gully and into 100mm dia. SuperSleve pipe laid at min 1 in 80 fall to existing combined outfall.
FOUL WATER DRAINAGE:
Wastes - sink to be fitted with 40mm dia. waste, washbasin with 32mm dia. waste, all fitted with min. 75mm deep sealed traps. To discharge into back inlet gullies and into 100mm dia. SuperSleve pipe laid at min 1 in 40 fall to existing combined outfall.



PROPOSED SECTION

SCALES

0 5 m
1:50

0 5 m
1:100

0 5 m
1:200

REV	DATE	DETAILS
A	11.05.20	Size of extension revised

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Written dimensions to be taken in preference to scaled; all dimensions to be checked on site.
Report suspected discrepancies or omissions.

PROJECT
PROPOSED EXTENSION
8 Stretton Avenue
Didsbury
Manchester
M20 6HE

CLIENT
Mr & Mrs G Akehurst

DRAWING TITLE
Existing and proposed plans, block plans, elevations and section

DATE
01 April 2020

SCALE @ A1
1:50, 1:100, 1:200

DRAWING REF
1471/02

REV
A

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