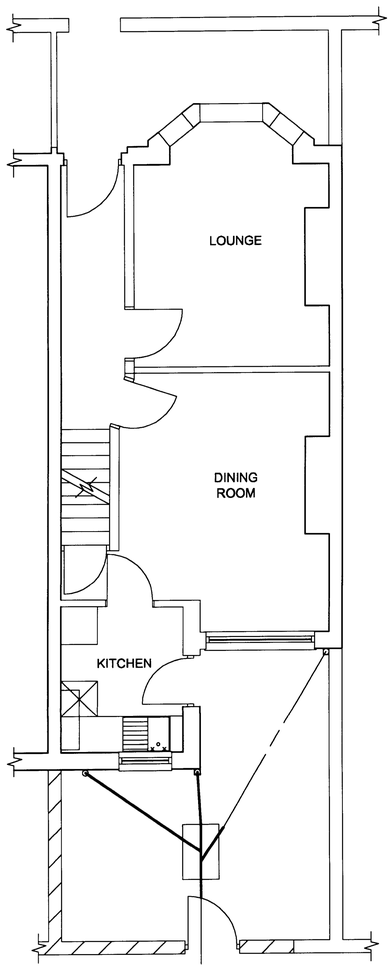
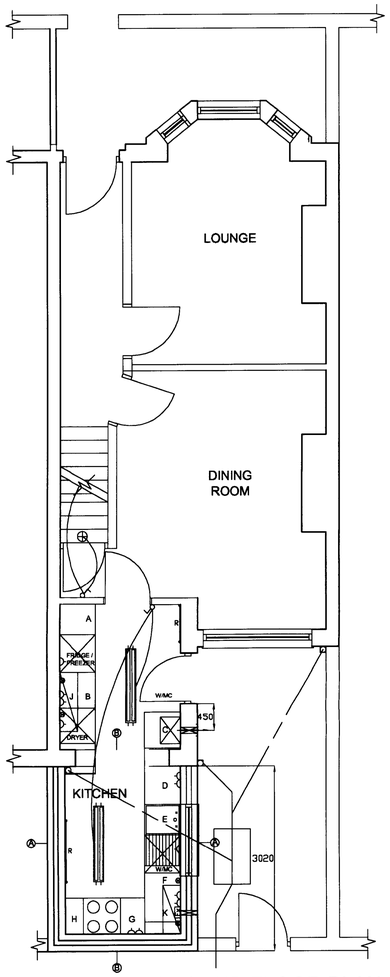
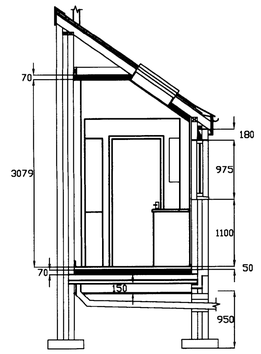


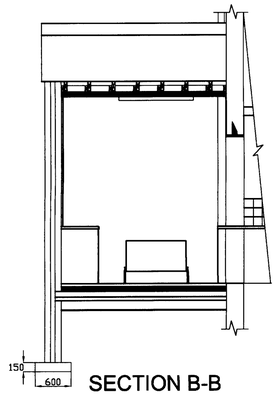
EXISTING GROUND FLOOR PLAN



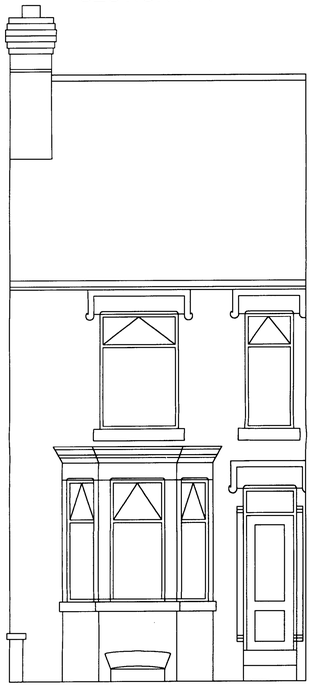
PROPOSED GROUND FLOOR PLAN



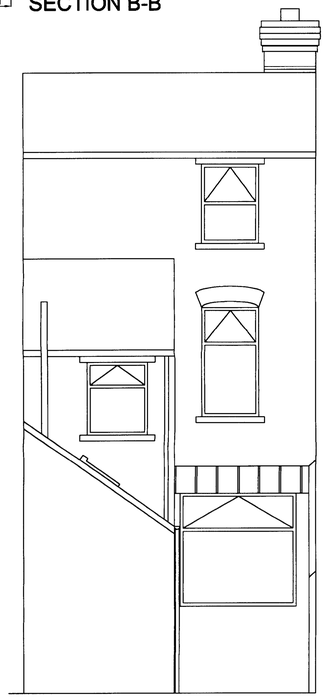
SECTION A-A



SECTION B-B



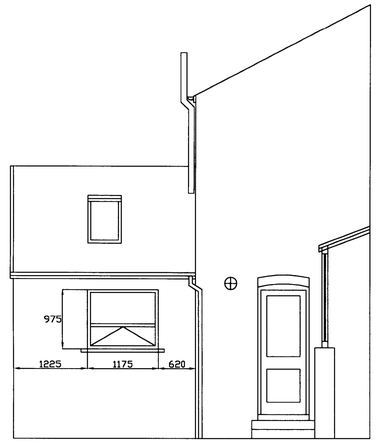
EXISTING FRONT ELEVATION



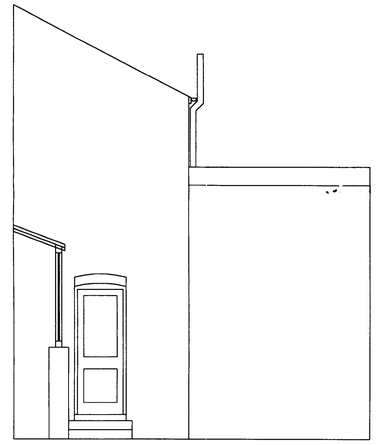
PROPOSED REAR ELEVATION

Summary of Kitchen Units
A: 500 LARDER TOWER UNIT
B: 600 BU
C: 600 BU
D: 600 BU
E: 500 SBU
F: 800 DBU 400 DOOR
G: 300 BU
H: 300 BU
J: 1000 WU
K: 1000 WU

Electrics key	
	light fitting
	single power socket
	double power socket
	light switch
	two way light switch
FS	fused spur
SD	smoke detector
HD	heat detector



PROPOSED REAR SIDE ELEVATION



PROPOSED REAR SIDE ELEVATION

DEMOLITION / STRIP OUT WORKS:

CAREFULLY DEMOLISH MASONRY WALLS COMPLETE TO HATCHED AREAS IDENTIFIED TO ENABLE PROPOSED EXTENSION TO BE CONSTRUCTED.

CAREFULLY DEMOLISH EXISTING MANHOLE AND REMOVE EXISTING IDENTIFIED PIPEWORK.

CAREFULLY REMOVE EXISTING SVP AND REMOVE FROM SITE.

CAREFULLY REMOVE EXISTING WINDOW, REAR DOOR AND FRAME AND REMOVE FROM SITE.

CAREFULLY STRIP OUT / REMOVE ALL EXISTING KITCHEN CUPBOARDS WORKTOPS AND TILING TO ENABLE PROPOSED LAYOUT. ALLOW FOR REMOVING ALL PIPEWORK AND SERVICES BACK TO SOURCE. CONTRACTOR TO ENSURE NO DEAD LEGS REMAIN.

CAREFULLY DEMOLISH BOUNDARY WALLS TO REAR YARD TO ENABLE PROPOSED EXTENSION. SET ASIDE FACING BRICKS FOR REUSE. CAREFULLY REMOVE EXISTING REAR YARD GATE AND FRAME. SET ASIDE GATE FOR REHANGING.

CAREFULLY DEMOLISH EXISTING REAR WALL TO KITCHEN TO ALLOW OPENING TO BE FORMED INTO PROPOSED KITCHEN.

ALLOW FOR MAKING GOOD TO ALL WALL AND CEILING FINISHES. ALLOW FOR CARTING ALL DEBRIS OFF SITE.

DRAINAGE:

FORM NEW 750 x 675 MAN HOLE FROM PRECAST CONCRETE TO BS 5911 WITH A PRESSED STEEL REMOVABLE NON-VENTILATING COVER TO NEW POSITION WITH HALF ROUND CHANNELS BENCHED UP TO THE TOP OF THE OUTGOING PIPE AT A SLOPE OF 1 IN 12. BENCHING TO BE ROUNDED TO THE CHANNEL WITH A RADIUS OF 25MM MIN. CONNECT TO THE EXISTING DRAINAGE USING AN APPROPRIATE COUPLING AND PACKED CORRECTLY TO ENSURE SETTLEMENT DOES NOT OCCUR. SUPPLY AND FIT 100MM PVC BACK INLET GULLEY TO BS 1401. SUPPLY AND LAY 100MM PVC PIPEWORK TO BS 1401 LAID TO 1:40 FALL ON 100MM BED OF 10MM GRANULAR STONE TO PROPOSED GULLEY AND NEW SVP POSITION, CONNECTED TO PROPOSED MANHOLE. CONNECT EXISTING GULLEY DRAINAGE TO THE PROPOSED USING AN APPROPRIATE COUPLING TO ENSURE SETTLEMENT DOES NOT OCCUR. BACKFILL PROPOSED PIPEWORK WITH 10MM GRANULAR STONE. DRAINS ARE TO BE COVERED WHEN WORK IS NOT IN PROGRESS DURING CONSTRUCTION. WHERE PROPOSED DRAINAGE TO BE TAKEN THROUGH THE EXTERNAL WALLS, SUPPLY AND FIT CONCRETE LINTELS TO CARRY THE INNER AND OUTER LEAFS AND FORM AN OPENING TO ALLOW 50mm CLEARANCE AROUND THE PIPES. MASK THE OPENING WITH RIGID SHEET TO PREVENT THE INGRESS OF FILL AND VERMIN. NEW DRAINAGE SHOULD BE TESTED FOR WATER TIGHTNESS IN ACCORDANCE WITH BS EN 1610. ALL DRAINAGE TO BE UNDERTAKEN IN ACCORDANCE WITH APPROVED DOCUMENT H. REMOVE ALL DEBRIS FROM SITE ON COMPLETION.

FOUNDATIONS:

EXCAVATE TO A DEPTH OF 950mm BELOW GROUND LEVEL TO ALLOW A 600 x 150 DEEP FOUNDATION TO BE POURED FROM ST2 CONCRETE IN ACCORDANCE WITH APPROVED DOCUMENT A. REMOVE ALL SPOIL / DEBRIS FROM SITE ON COMPLETION.NEW FOUNDATION TO BE CUT UNDER EXISTING 150mm.

MASONRY WORKS:

EXTENSION: TO BE FORMED FROM CAVITY WALL CONSTRUCTION LAID IN STRETCHER BOND WITH A 80mm CAVITY. SUPPLY AND FIT 40mm TW50 KINGSPAN CAVITY INSULATION TO GIVE A U VALUE OF 0.3 W/m²K IN ACCORDANCE WITH APPROVED DOCUMENT L1B. OUTER LEAF BRICKWORK TO BE PHYSICALLY BONDED INTO THE EXISTING AND INNER LEAF BLOCKWORK TO BE MECHANICALLY TIED INTO EXISTING WITH GALVANISED STEEL ANCHOR BRACKETS. BRICKWORK TO BE MECHANICALLY TIED INTO BLOCKWORK WITH STAINLESS STEEL DOUBLE TRIANGLE TILES AT 900mm CENTRES HORIZONTALLY AND 450mm VERTICALLY. TIES TO BE SPACED NOT MORE THAN 300mm VERTICALLY WITHIN 225mm OF ALL OPENINGS IN ACCORDANCE WITH APPROVED DOCUMENT A.. WALL TIES TO COMPLY WITH BS EN 845-1 AND BE FITTED IN ACC. WITH BS 1243:1978.

ALLOW FOR CAVITY TRAY AND PHYSICAL DPC 150mm ABOVE GROUND LEVEL IN ACCORDANCE WITH APPROVED DOCUMENT C.
ALL NEW BRICKWORK TO MATCH EXISTING. THE EXISTING BRICKS TO THE BOUNDARY WALL ARE TO BE REUSED WHERE POSSIBLE FOLLOWING DEMOLITION WORKS.

BUILD UP BACK BOILER AND FIRE OPENING USING BLOCKWORK WITH A PHYSICAL DPC.

MAKE GOOD REVEALS TO NEW POSITION OF GATE OPENING TO REAR YARD REUSING THE EXISTING FACING BRICKS WHERE POSSIBLE.

FLOOR CONSTRUCTION:

SUPPLY AND LAY 'BISON' SUSPENDED CONCRETE BEAM AND BLOCK FLOOR COMPRISING OF 155mm DEEP CONCRETE BEAM WITH 440 x 215 x 100 INFILL CONCRTE BLOCKS. ONTO THIS LAY 50mm SAND AND CEMENT SCREED ON 70mm KINGSPAN K3 INSULATION BOARD TO ACHIEVE A U VALUE OF 0.2 W/M²K IN ACCORDANCE WITH APPROVED DOCUMENT L1B. BEAMS TO SPAN THE SHORTER DISTANCE AND BEAR ON THE INNER LEAF. ENSURE AN AIR SPACE OF 150mm MIN BELOW FLOOR. PROVIDE 2No 50 x 215 x 100 THROUGH WALL VENTILATION OPENINGS TO THE REAR SIDE ELEVATION AND 1 No 50 x 215 x 100 TO THE REAR ELEVATION, SLEEVED AND DUCTED TO THE AIRSPACE. SUPPLY AND LAY A 1200 GAUGE VISQUEEN DAMP-PROOF MEMBRANE TO THE GROUND BELOW THE FLOOR IN ACCORDANCE WITH APPROVED DOCUMENT C. INNER LEAF MASONRY TO BE CONSTRUCTED ONTO THE BEAM AND BLOCK FLOOR.

ROOF:

ROOF TO PROPOSED EXTENSION TO BE CONSTRUCTED USING 150 x 50 C16 SW BIRDSMOUTH RAFTERS FIXED TO 100 x 50 C16 SW WALL PLATE TO THE TOP AND BOTTOM AT 400mm C/C. WALL PLATES AND ROOF TO THE GABLE WALL TO BE STRAPPED TO INNER LEAF USING GALVANISED STEEL TENSION STRAPS AT NO MORE THAN 2m CENTRES IN ACCORDANCE WITH APPROVED DOCUMENT A. 150 x 50 C16 SW NOGGINS TO BE PROVIDED BETWEEN THE FIRST FOUR RAFTERS NEAREST THE GABLE WALL FIXED TO TENSION STRAPS. RAFTERS TO BE DOUBLED UP EITHER SIDE OF THE VELUX OPENING AND TRIMMED TOP AND BOTTOM USING 150 X 50 C16 SW. SUPPLY AND FIX BLUE SLATES CAPABLE OF WITHSTANDING IMPOSED LOADS IN ACCORDANCE WITH APPROVED DOCUMENT A ON 50 X 25 SW TILING BATTENS FIXED TO HEAD NAILED GAUGE ON SW COUNTER BATTENS ON BREATHABLE MEMBRANE LAPPED 150MM. SUPPLY AND FIX 12.5mm FOIL BACKED PLASTERBOARD AND SKIM ON 70mm KINGSPAN K3 RIGID BOARD ON THINSURFLEX RAFTERFIT BETWEEN RAFTERS TO GIVE A U VALUE OF 0.16 W/m²K IN ACCORDANCE WITH APPROVED DOCUMENT L1B. SUPPLY AND FIT MARLEY MONO VENTILATED DRY RIDGE SYSTEM. TO ABUTMENT WITH EXISTING BUILDING SUPPLY AND FIX CODE 4 STEPPED LEAD FLASHING COMPLETE WITH LEAD SOAKERS WEDGED INTO THE BRICKWORK AND POINTED IN SAND / CEMENT MORTAR.

LINTELS / BEAMS:

PROVIDE AND FIT CG CATNIC 'COUGAR OPEN BACK' LINTEL INCORPORATING INSULATION WITH BUILT IN PLASTER KEY AND DPC TO NEW WINDOW OPENING, LINTEL TO REST ON 150mm BEARING CAPACITY TO EACH SIDE.PROVIDE AND FIT CG CATNIC 'COUGAR OPEN BACK' LINTEL INCORPORATING INSULATION TO SUPPORT EXISTING EXTERNAL WALL, RESTING ON MIN. 150mm BEARING TO EITHER SIDE. LINTEL TO BE COVERED USING 2 LAYERS OF 12.5mm WITH 5mm SKIM IN ACCORDANCE WITH AIPPROVED DOCUMENT B TO UNDERSIDE.

WINDOWS / DOORS:

WINDOW IRONMONGERY TO CONSIIST OF THROUGH FRAME TRICKLE VENTS, ESPAGNOLETTE LOCKING MECHANISM, WHITE CASEMENT FASTNER AND 1:30mm MAX OPENING SAFETY RESTRICTOR.
GLAZING TO BE 28mm INSULATING IGLASS TO BS 5713 AND KITEMARK CERTIFIED TO ACHIEVE 1.8w/M2K u VALUE INNER AND OUTER PANES TO BE 6mm CLEAR FLOAT GLASS WITH A 16mm DUAL SEALED SPACER. GLAZING TO BE MIN 800mm FFL.

SUPPLY AND FIT 550 x 780 PINE FINISH VELUX ROOFLIGHT COMPLETE WITH FLASHING AND WITH 6mm TOUGHENED OUTER PANE AND 6mm LAMINATED INNER PANE TO ACHIEVE A U VALUE OF 1.4 W/m²K IN ACCORDANCE WITH APPROVED DOCUMENT L1B.

SUPPLY AND FIT PDS GRP14 REAR: DOOR AND FRAME COMPLETE WITH 24mm DOUBLE GLAZED UNIT WITH TOUGHENED OUTER PANE AND MUILTI POINT LOCKING SYSTEM.

JOINERY WORKS:

FASCIA: SUPPLY AND FIX 300 x 19 SIWD PRESSURE TREATED FASCIA FIXED TO RAFTERS. FIX 30mm x 15mm ANGLE SOFFIT VENT TO FASCIA.

SKIRTING: PROVIDE AND FIT 100 x 119mm PRESSURE IMPREGNATED SWD PENCIL ROUND SKIRTING BOARDS, PLUGGED AND FIXED TO ALL WALLIS.

SUPPLY AND FIT NEW LOFT ACCESIS HATCH COMPLETE WITH SW ARCHITRAVES, ALLOW FOR TRIMMINGBACK JOISTS TO FORM OPENING TO ROOFSPACIE ABOVE BATHROOM. MAKE GOOD ALL DISTURBED CEILING PLASTER.

KITCHEN: SUPPLY AND FIT HOWDEINS BASE AND WALL UNITS AND 38mm HOWDENS WORKTOPS ALL PLUGGED AND FIXED TO WALLS.

SUPPLY AND FIT 'PDS' GRP14 DOOR AND FRAME COMPLETE WITH TOUGHENED OUTER PANE TO EXISTING KITCHEN OPENING.

SUPPLY AND FIT 75 X 50 SW GATE IPOSTS AND SW GATE STOP PLUGGED AND SCREWED TO THE BRICKWORK. REHANG EXISTING GATE.

PLASTERING / FINSHES:

WALLS: PREPARE BACKGROUND AIND APPLY 5mm GYPSUM SKIM COAT ON 8mm GYPSUM BONDING COAT.TO EXISTING EXTERNAL WALL APPLY 15mm SKIM COAT ON 12.5mm GYPROC WALL BOARD ON DRY WALL ADHESIVE DABS AT EQUAL SPACING.
CEILING: SUPPLY AND FIT GYPROC: FOIL BACKED CEILINGBOARD TO CEILING JOISTS / RAFTERS. ALL JOINTS TO BE TAPED AND FILLED, FINISH WITH 5mm GYPSUM PLASTER SKIM.

SUPPLY AND FIT 150 X 150mm PILKIINGTON CRESTA WHITE CERAMIC WALL TILES 3 COURSES ABOVE WORKTOP LEVEL AND DOWN TO SKIRTING LEVEL BEHIND THE COOKER OPENING.

HEATING INSTALLATION / GAS APPLIANCES:

SUPPLY AND INSTALL:

- FLUSHING OF THE EXISTING RADIATORS AND PIPE WORK.
- FERNOX BOILER BUDDY.

ALL WORKS TO BE CARRIED OUT BY CORGI REGISTERED PERSONS. THE DETAILS OF WHOM MUST BE PROVIDED TO THE CA PRIOR TO COMMENCEMENT.

ELECTRICAL INSTALLATION:

INSPECT AND TEST EXISTING ELECTRICAL INSTALLATION PRIOR, DURING AND AFTER INSTALLATION PRIOR TO BEING TAKEN INTO SERVICE TO VERIFY THEY ARE SAFE TO USE, MAINTAIN AND ALTER. ALL WORK TO COMPLY WITH APPROVED DOCUMENT P.

CARRY OUT ALL ELECTRICIALALTERATIONS / NEW INSTALLATIONS TO THE EXTENDED KITCHEN AREA.ALL ELECTRICAL WORKS TO BE CARRIED OUT BY A COMPETENT PERSON. SUPPLY AND FIT ENVIRONVENT FILTERLESS KITCHEN EXTRACT FAN TO ACHIEVE AN EXTRACT RATE OF 60l/s. SUPPLY AND FIT ENVIRONVENT FILTERLESS LOW VOLTAGE BATHROOM EXTRACT FAN TO GIVE AN EXTRACT RATE OF 30l/s IN ACCORDANCE WITH APPROVED DOCUMENT F.

ALL ELECTRICAL WORK TO BE CARRIED OUT BY AN APPROVED NIC EIC/ECA CONTRACTOR. CARRY OUT A FULL 10 YEAR PERIODIC INSPECTION OF THE INSTALLATION FOLLOWING COMPLETION OF ALL ALTERATIONS AND FORWARD REPORT TO CA ON COMPLETION.

SMOKE ALARM/HEATER DETECTOR:

PROVIDE AND INSTALL NEW CEILING MOUNTED SMOKE ALARM/HEATER DETECTOR TO GROUND FLOOR HALL, FIRST FLOOR LANDING AND SECOND FLOOR LANDING. ALL ALARMS/DETACTORS TO BE AT LEAST 300mm FROM WALLS AND LIGHT FITTINGS. ALL INTERLINKED AND HARD WIRED COMPLETE WITH A STANDBY POWER SUPPLY. ALL TO BE IN ACCORDANCE WITH APPROVED DOCUMENT B

DECORATION:

WALLS - SEAL ALL NEW PLASTER AND APPLY 2No. COATS OF VINYL MATT EMULSION.

COLOUR TO BE MAGNOLIA.

CEILINGS - SEAL ALL NEW PLASTER AND APPLY 2No. COATS OF VINYL MATT EMULSION. COLOUR TO BE WHITE.

WOODWORK - APPLY 2No. FULL COATS UNDERCOAT AND 1No. COAT GLOSS. KNOT, STOP AND PRIME ALL SURFACES PRIOR TO APPLICATION.

COLOUR TO BE WHITE.

Do not scale from this drawing
All dimensions to be checked on site

Notes:

Amendments

A ISSUED FOR PLANNING 10-03-08

PLANNING
ACK'D
REPLIED
RECD 12 MAR 2008
INIT | DATE
1:
2:
3:
PLANNING
BUILDING REGULATIONS

Drawing type: PLANNING

Client: ARCON HOUSING ASSOCIATION

Project: CHATSWORTH ROAD GORTON

Title: 12 CHATSWORTH ROAD KITCHEN EXTENSION

Scale: 1:50 @ A1 Date: MAR 08

Drawn: DB Checked: PC

Drg.no: 106048_DB_02 Rev: A

Watts.

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