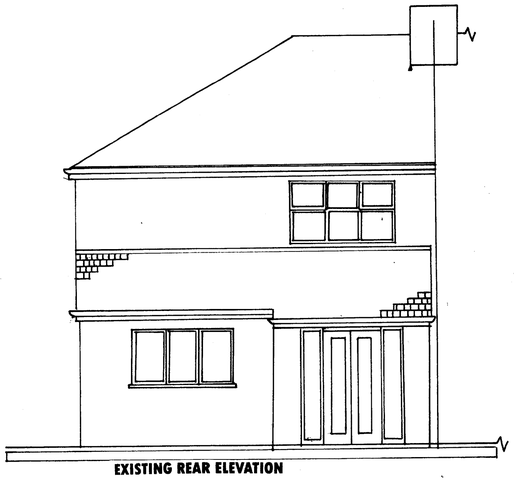
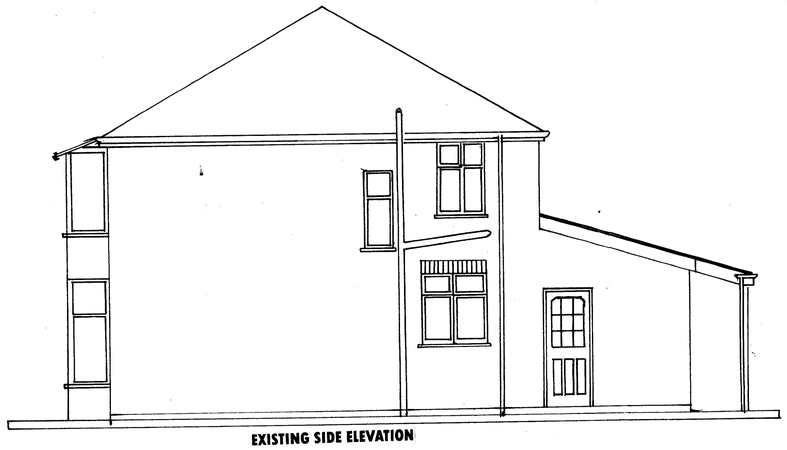
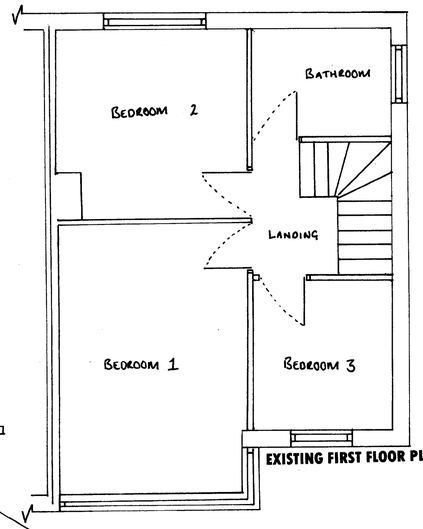


EXISTING REAR ELEVATION



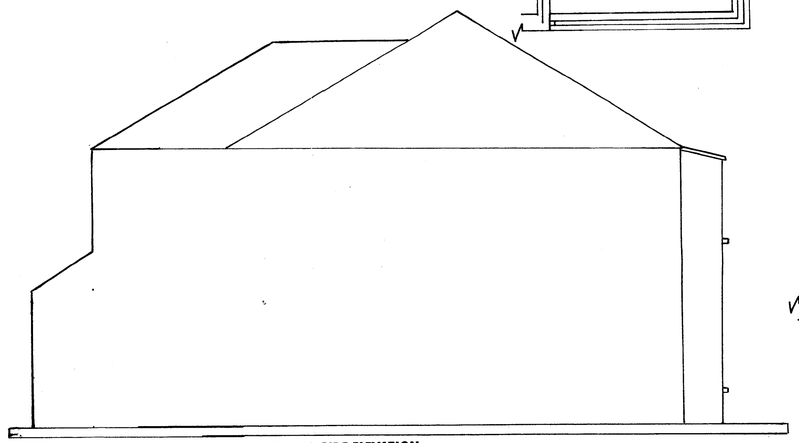
EXISTING SIDE ELEVATION



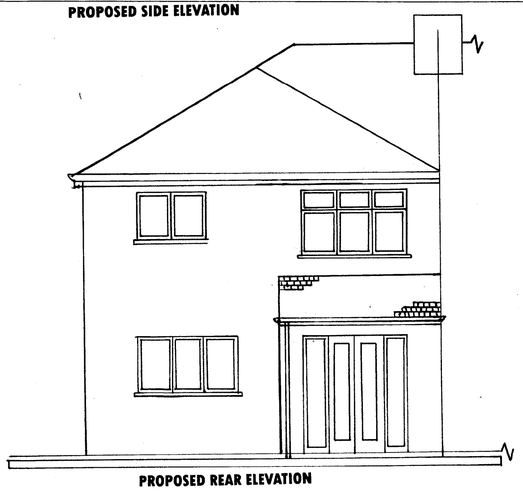
EXISTING FIRST FLOOR PLAN



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

Proposed New External Walls.
Outer leaf of brickwork & mortar to match existing. Cavity to be insulated with 85mm dritherm insulation to achieve U value of 0.3 W/m²K. Due to existing cavity size, if this is not possible then isolative plasterboard to be used to make up insulation. Ancon s/s 225mm block work wall ties @ 450mm vertical & horizontal spacings staggered. All opening to have wall ties @ 225 spacings, vertically & horizontally. Inner leaf 100mm light aggregate concrete blocks. Dry line internal walls with 12.5mm plasterboard and 3-5mm carlite skim finish. Allow for thermabate cavity closers at all cavity openings, including head of cavity. Cavity head to be fire protected with slate piece laid over cavity closer to stop ingress of fire to cavity. Cavities to be continuous.

Lintols
New lintols over openings in wall to be 85mm insulated cavity tray and to have a minimum of 150mm end bearing laid on a mortar bed. All lintols acting as elements of structure to be provided with 12.5mm f'check board and 5mm carlite skim finish to provide ½ hour fire protection. Existing lintels to be exposed and replaced with cavity trays if necessary.

Glazing.
All new windows to be sealed double glazed units with a cavity of 28mm air gap between panes. Soft low e K glass to be used to achieve U value of 1.8 W/m². Any proposed new glazing to be safety glass to BS6206 to all critical locations as described using either toughened or laminated glass. New window materials & design to match existing.

Proposed Roof Construction.
Hipped roof, tie in 178×50 ridge board to existing rear elevation left side hip rafter. Fit 152×50 jack rafters @ 450mm centres breaking the rafter span at mid point with 75×50 truss spars nail plated to rafter at one and ceiling joists at the other end. Rafters to be birds mouthed over 100×50 wall plate strapped down to wall @ 750mm centres. 19mm stained exterior grade plywood fascia board nailed to rafter ends. Fit breathable under tile felt with 36×25 softwood tile batten. Match existing tile and lay in accordance with manufacturers instructions. First floor ceiling to be constructed of suspended 76×50 wall plates bolted to entire ceiling perimeter with 76×50 ceiling joists bolted into wall plates @ 400mm centres, and tied to rafter and hip rafetr by means of nail plated trusses. New Hip rafter to be constructed of 178x50 in accordance with TRADA guidelines. Plasterboard underside of false ceiling with 12.5mm plasterboard and finish with 3-5mm carlite skim. Cross lay 270mm rock wool insulation to roof void side of false ceiling. Air tightness & insulation continuity to be in accordance with TSO robust detail.

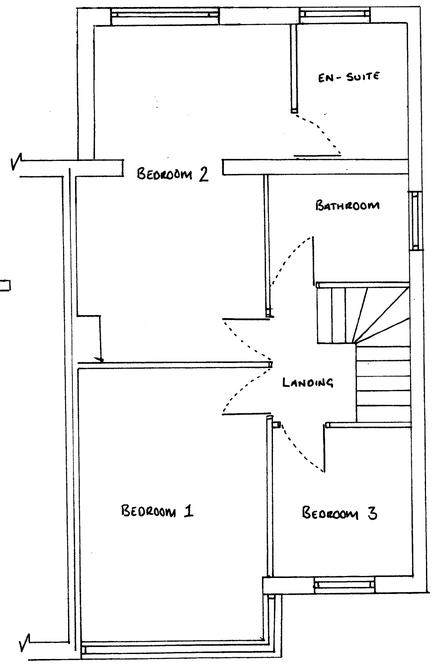
Proposed First Floor Construction
Fit 178×50 floor joists @ 400mm centres with 200mm rock wool between joists to achieve U value of 0.22W/m²k. Where floor joists change direction, double strap 178x50 joists with M18 nut & bolts @ 1000mm centres. Lay minimum 22mm moisture resistant chipboard flooring (15kg/m²) on joists. 12.5mm fire line plasterboard and 3-5mm carlite skim finish to underside of floor. All structural timber required to be used in floor and roof construction to be in compliance with regulations A1 & A2 of schedule 1 of the Building Regulations and BS 5268 : PT2 1991.

Proposed Internal Studwork walls
Comprising 100×50 s/w timber stud @450mm centres with horizontal noggins @ 450mm centres, securely fixed to s/w base plate & head. Each side faced with 12.5mm plasterboard screw fixed to studwork, all joints taped & staggered. Finish with 3-5 mm carlite skim finish.

Proposed Electrical Works.
All electrical works to comply with current I.E.E. Regulations and carried out by an N.I.C.E.I.C.' approved contractor. Details of the position of all electrical fittings to be specified by Mr M Ilyas (the client), then these details are to be approved by N.I.C.E.I.C.' contractor prior to any electrical installations being carried out. In addition high efficiency light fittings to be used.

Drainage & Sanitation
All foul & water waste from proposed en-suite to be drained via foul & water waste in existing bathroom. Guttering & RWP to match existing.

PROPOSED FIRST FLOOR PLAN





REVISED

AMENDED VERSION

PROJECT: PROPOSED FIRST FLOOR REAR EXTENSION.	
CLIENT:	Mr M. ILYAS
SITE:	28 St. WERBURGHS ROAD
	CHORLTON-cum-HARDY
	MANCHESTER M21
SCALE:	1:50
DRAWING DATE:	APRIL 2008

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