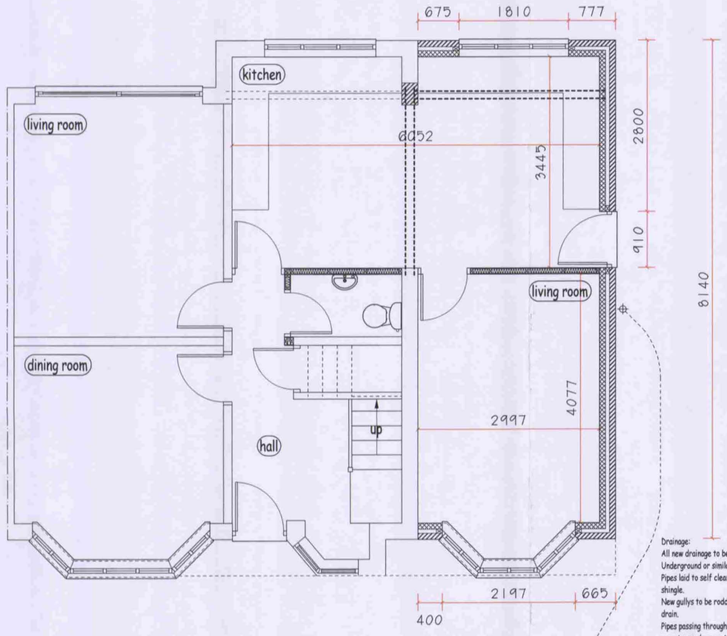
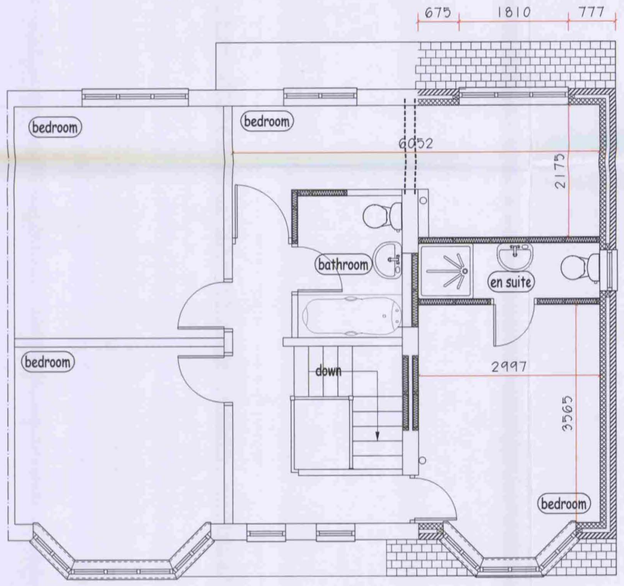


proposed ground floor plan

Soil Pipe:
New 100mm diameter soil and vent pipe with connection to new drain run. Terminate using sturdy wire cage min 900mm above any opening light.

Drainage:
All new drainage to be 100mm diameter Polypipe Underground or similar drainage system.
Pipes laid to self cleansing fall on 150 bed pea shingle.
New gullys to be roddable with connection to existing drain.
Pipes passing through footings to be bridged using pre-stressed concrete lintols.
All new drainage passing under new extension to be encased in minimum 150mm concrete.
Existing soil pipe to be removed ad drain connection sealed off.



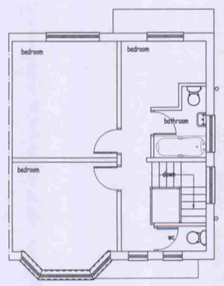
proposedfirst floor plan

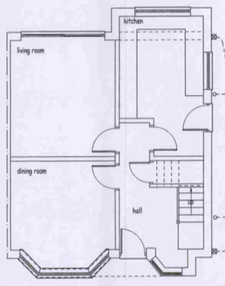
Lean to Roof Construction: Unvented Cold Roof
Tiles to match existing on 38 x 25mm tanalised battens on Du Pont Tyvek breathable roof membrane on 100 x 50 rafters @ 400 centres supported on 100 x 50 pole plate bolted to brickwork @ 600 centres. 100 x 50mm ceiling joists @ 400 centres spiked to 100 x 50 wall plates bedded on and strapped to blockwork @ 2000mm centres
200 x 25mm softwood fascias with 6mm ply soffits with 175 x 25mm softwood barge boards
300mm Rockwool insulation laid in 2no layers between and across ceiling joists - pack eaves with insulation.
Ceiling joists underdrawn 9.5mm plasterboard and skim.

Partitions:
Partitions to first floor level formed in 100 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides - minimum board weight 10kg/m2.
Double joists under all partitions running in direction of joists. Studs infilled with sound deadening quilt.

Plumbing to new shower room:
WC to have 100mm connection to existing soil pipes.
bath, shower to have 75mm deep seal anti vac traps with 38mm diameter wastes
basin to have 75mm deep seal anti vac trap with 32mm diameter waste.
All wastes bossed on to new soil and vent pipe.

External Walls:
102mm facing brick outer leaf to match existing
85mm fully insulated cavity using Dritherm Plus Cavity Batts - 100mm thermalite block inner leaf dry lined in 9.5mm plasterboard and skim on Drywall dabs.
Stainless steel double triangle wall ties @ 750mm centres horizontally and 450mm vertically - staggered.
Doubled up at all window and door reveals.
Cavities to be closed at all reveals and at eaves - using Thermabate insulated cavity closers.
NB all masonry below ground level to be in concrete common brick.
DPC to be fixed at min 150mm above ground level
NB All cavities below ground level to be filled with lean mix concrete to 225mm below DPC level





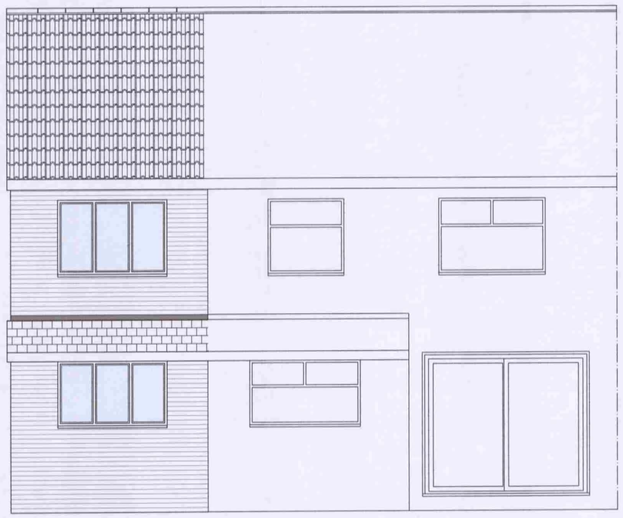
existing ground and first floor plan 1:100



proposed gable elevation



proposed front elevation

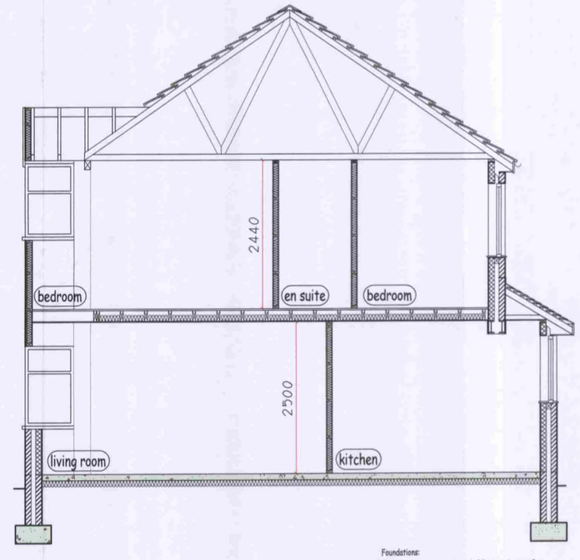


proposed rear elevation

Roof Construction: Unvented Cold Roof
Tiles to match existing on 38 x 25mm tanalised battens on Du Pont Tyvek breathable roof membrane on pre formed standard fink roof trusses @ 600mm centres, braced using treated 100 x 25 timber all in accordance with current British Standards. Gable wall strapped across min 3no trusses at ceiling tie and rafter level using 1200 x 100 x 30mm galvanised straps @ 1200 centres
100 x 75 wall plates bedded on and strapped to blockwork @ 2000mm centres
200 x 25mm softwood fascias with 6mm ply soffits all round.
270mm Rockwool insulation laid in 2no layers between and across ceiling joists - pack eaves with insulation.
Ceiling joists underdrawn 12.5mm plasterboard and skim.

First Floor Construction:
18mm tongue and groove moisture resistant flooring grade chipboard or softwood floorboards to clients discretion on 175 x 50mm joists @ 400 centres
Underdrawn joists in 9.5mm plasterboard and skim.
100mm Rockwool sound deadening quilt laid between joists

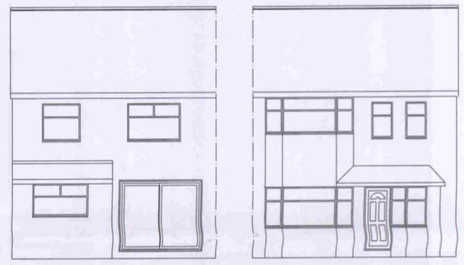
Ground Floor Construction:
18mm asphalt screed on 100mm concrete slab on 80mm Celltex RR or equivalent floor insulation on 1200 gauge DPM lapped into DPC on 25mm sand blinding on consolidated hardcore.
NB 25mm Insulation to edge of floor slab.
All existing sub floor ventilation to be maintained by ducting through new slab using 100mm diameter pipes to new cranked air vent at new external wall with DPC cavity trays over.



proposed section

Foundations:
600 x 600mm concrete trench fill taken down to firm bearing strata at min 900mm below ground level.
Foundations to be taken down to invert of any drain within 1000mm of excavation.

Bay Window - First Floor Walls:
Plain concrete tile hanging on 38 x 25mm treated tile battens over breather membrane on 11mm sterling board sheathing on 100 x 50mm treated studding @ 400mm centres - 100mm Celltex R insulation fixed tight between studs with 500g visqueen vapour check and 12.5mm plasterboard and skim finish internally.
Code 3 lead flashing under fascia, above and under windows.



Flashings:
Code 4 lead stepped and straight flashings with DPC cavity trays over at all abuttments.

Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm2
All glazing to doors,windows ajoining a door or less than 800mm above floor to be in toughened glass
Double glazing to be 4 - 20 - 4 with Pilkington 'K' glass to inner pane.



existing elevations 1:100

Ventilation:
Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate; opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5,000mm2. Where opening restrictors are to be provided the opening lights to be increased in size to 1/10th of the room floor area.
Wet room areas to be afforded mechanical extract ventilation using the following extract rates:
Kitchen 30 Litres/sec (adjacent to the hob) or 60 Litres/sec elsewhere
Utility Room 30 Litres/sec
Bathroom 15 Litres/sec
Sanitary accommodation 6 Litres/sec.
In addition, controllable trickle vents with equivalent area of area of 2,500mm2.

Contaminated Land:
Contractor to comply with any Local conditions regarding Landfill/Radon contaminated land.
Proprietary Radon/Methane barriers and vent systems installed where required by Local Authority Building Control.

Double Glazing:
All double glazed units to be Argon filled to achieve U value of1.6/M2k

Existing foundations to be exposed and inspected by Local Authority Building Control Officer for suitability to take additional loading prior to commencement.

APPROVED DOCUMENT L1 (2005)
From the 1st April 2005. All new and replacement natural gas and LPG boilers are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 86%

From the 1st April 2005 Oil fired boilers must have a minimum SEDBUK rating of 90%.

Exceptional Circumstances permitting the installation of a Non-Condensing boiler. The installer must complete an 'Assessment form' using the procedure described in the document 'Guide to the Condensing Boiler Installation Procedure for dwellings' (OFPM 2005)
The declaration should be retained by the householder as it may be needed when the property is offered for sale.

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 Local Authority must be satisfied by either:-

An electrical installation certificate issued under a Competent Person Scheme has been issued; or

Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm 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 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.

PLANNING AND BUILDING CONTROL
23 FEB 2012

Proposed
Rafters - 100 x 50mm @ 400c/cs - rear lean to roof
Ceiling Joists - 100 x 50mm @ 400c/cs
Flat Roof Joists
Hipped Rafters
Purlins
Hangers and Binders -
Ridge Size
Ground Floor Joists
First Floor Joists - 175 x 50mm @ 400c/cs
Internal Studs - 75 x 50mm @ 400c/cs
Fascias & Soffits - 200mm SW

THIS DRAWING HAS BEEN EXAMINED AND APPROVED AND WE ARE AWARE THAT ANY CHANGES WILL BE CHARGEABLE.
APPROVED BY CUSTOMER DATE

E			
D			
C			
B			
A			
DRAWN	BB	SCALE 1:50	DATE Jan 2012

CUSTOMER
Mr Robert Grainge

PROJECT
Extension

LOCATION
12 Morrell Road, Northenden

Home Design Solutions
Adamson House, Outram Road, Dukinfield, Cheshire SK16 4XE
Telephone 0161-214-2520 Fax 0161-214-2524

JOB No. D 1024 REV.