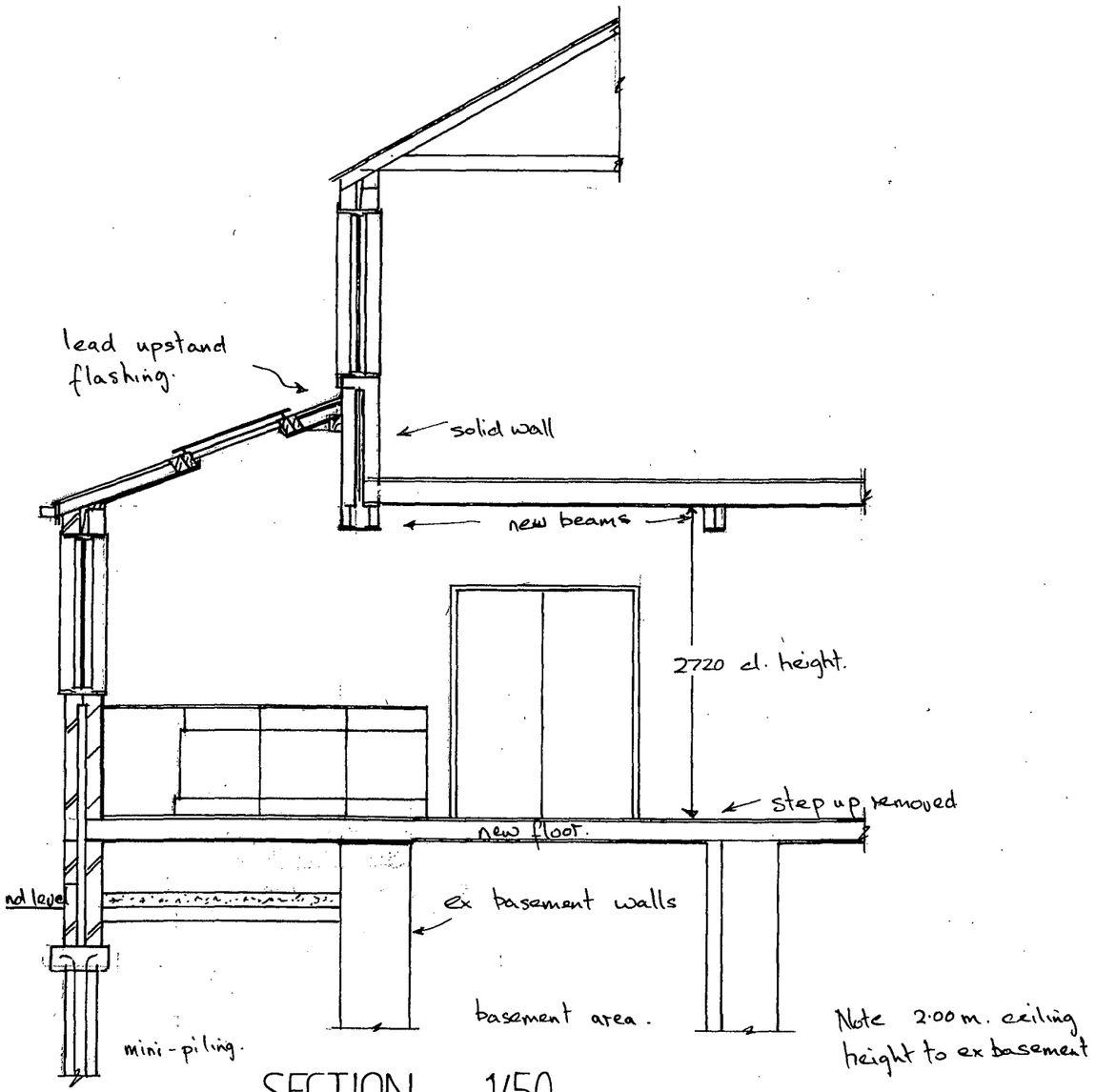
70, Brundretts Road, Chorlton.



SECTION. 1/50

General

The builder will be responsible for maintaining safety on site in accordance with legal requirements. Remove all deleterious material and accumulated debris from site strip. The builder should inspect the site and assertain all factors affecting the execution of the works including all dimensions and specifications and agree with the owner prior to contract. All services including gas & electric to be agreed separately &carried out in accordance with current IEE and Gas Safety Regulations (CORGI installer)
The builder should comply in all respects with CDM &Work Place Regulations.

Wiring

All electric work ,part P of the regulations to be designed ,installed, inspected & tested by a person competent to do so.
Appropriate certificates and forms defined in BS7671shall be submitted to confirm that the work has been inspected & tested by a "competent person" who will have a sound knowledge & suitable experience relevant to the nature of the work undertaken & to technical standards toBS7671,& be fully versed in the inspection & testing procedures contained in the regulations & employ adequate testing equipment

Lintels

Cantic CN7 galvanised steel lintels or other equal as indicated on drawing with min 150mm end bearing with stop ends and weep holes ..
All steelwork bolted together & to rest on 3 course deep concrete padstones and have min 100 mm bearing. Encase in 2 layers of pl. bd. & skim to give ½ hr fire resistance

Drainage (as applicable)

100mm dia hepworths supersleve on 100mm pipe bedding laid to self cleansing gradient and connected into the existing foul drainage system.with polypropolene inspection chamber at junction/drainage connection .
Check if separate system of drainage & if separate connect rainwater pipes to surface water drainage to Building Inspectors requirements.
Rodding eyes at head of drainage system brought up to ground level and fitted with metal plate Rodable gulleys & S&VP All wastes to have 75 mm deep seal traps .Sink wastes 38mm diameter.
125mm pvc gutters to discharge into new 65mm rainwater pipes..

Wall Construction

295mm cavity wall construction ,90mm cavity with 90 mm of crown drytherm insulation ,with stainless steel cavity ties at 450 vert & 750 horiz staggered ctrs 300mm vertical c/c's at window & door reveals 100 mm block type B , thermalite shield or similar inner skin with plaster finish to give U value of 0.28W/M2K.

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600x150 mm concrete foundations to site conditions and minimum depth 900 mm to Part A Building Regulations .

Ventilation (as applicable)

Opening lights to equal 1/20th floor area inc. 8000mm sq trickle vents to all windows, french & bi-fold doors, including dining room window/door .. Kitchen fan 60 ltrs/sec ,or hob to kitchen 30ltre /sec, utility to have fan ducted to external air min 30litres/ sec. air changes. Bathroom , En-suite and WC fans to have 15 ltrs/sec rating & have 20 min over-run, and ducted to external air.

Ground Floor. (timber)

22 mm t&g boarding on 125x50 SW joists at 400 mm cc to lounge area , joists kiln dried and vac vac treated , block strutting at mid span, 100 mm of kingspan insulation between joists supported on battens secured to joists. 100 mm air space under joists with 100 mm of site concrete Air bricks at max 2.40m cc. If timber floor is to be tiled then marine ply to be laid under tiles to supplier s spec.
Any air bricks in side wall of house to be ducted through floor to external air
Wall plate and gable at roof level strapped down to blockwork with galv mild steel straps 1200 mm long at 1.50 m cc

Any glazing below 800 mm height to be fitted with safety glazing

16 mm cavity k glass argon filled glass to give 1.60 W/m2 U value .to windows. (optitherm S3 glazing to inner leaf).

All new radiators fitted with thermostatic valves & fit energy efficient light bulbs

Mains wired smoke detection to BS 5839 , recommended with detector in hallway and fitted with battery back up.

100x50 SW pole plate bolted to wall at max 500 mm cc,s

Roof Construction.

Tiles, similar colour and design of roof tiles to match existing house , roof pitch approx 20 deg ,therefore use Marley Modern tiles or similar (min pitch 17.5 deg)
Tyvek Supro breathable roofing felt with 50x25 treated softwood battens on 125x50 rafters at 400 mm cc. with 100 mm of kingspan insulation between rafters and 25 mm of insulation across face of rafters with 9mm plasterboard & skim to under side.
U value of1.80 W/M2K

PLANNING AND BUILDING CONTROL
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Notes.

Dacatye or similar proprietory cavity closer to all jambs.
Draft proofing strips to all window opening lights.
Stud walls as detailed with 2 layers of 9mm pl.bd &skim to each side. Also provide 100 mm of sound deadening quilt to all stud walls separating rooms

Floor to new dining room to be lowered to be level with lounge area . New floor 22 mm t&g boarding on 125x75 mm joists at 400 mm cc. 100 mm of fiberglass sound insulation between joists and 12.5 mm pl. bd & skim to underside of joists.

Velux roof lights approx 790mm x 590 mm to be fitted in mono pitched ceiling , with manufacturers standard up stand and flashing kit. Double up rafters and bolt together to form opening for roof light.
Glazing,
Floor Area (3.80x2.00)+(1.30x0.95)
x 25% = 2.21 M2

Ex glass Rear 1.40x1.20 + 2 .10x1.40 +
Side 2x1.0 x 1.20 + 0.95x1.20
+ cellar 0.80x1.00
T otal = 10.76 M2
Allowance = 12.97 M2.
Proposed glass
Doors 2.80x2.0+1.55x2.00 = 8.70 M2.
Rooflights 2x0.79x0.59 = 0.93
Side W 1.10x1.35 + D 0.8x2.0 = 3.09
Total =12.72 M2.
Glazing okay.

New foundation to formed on ring beam designed by mini piling specialist and calculations and log provided for LA approval.

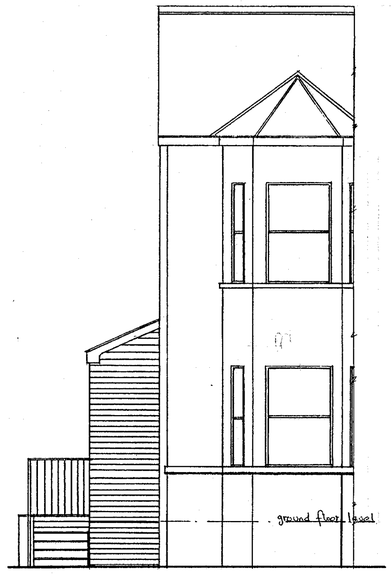
Str Eng'r to provide calculations for new beams and piers in kitchen and dining area

PROPOSED PLANS FOR KITCHEN EXTENSION AND ALTERATIONS AT, 70, BRUNDRETTS ROAD, CHORLTON.

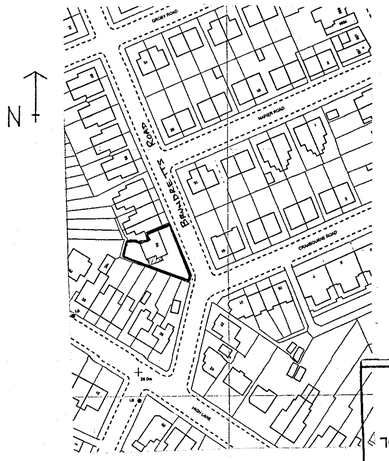
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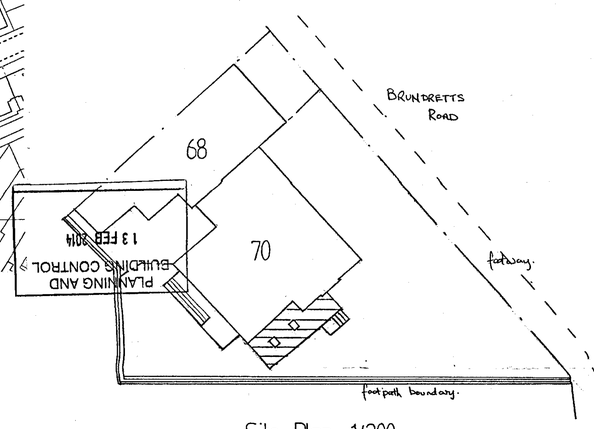
REAR ELEVATION



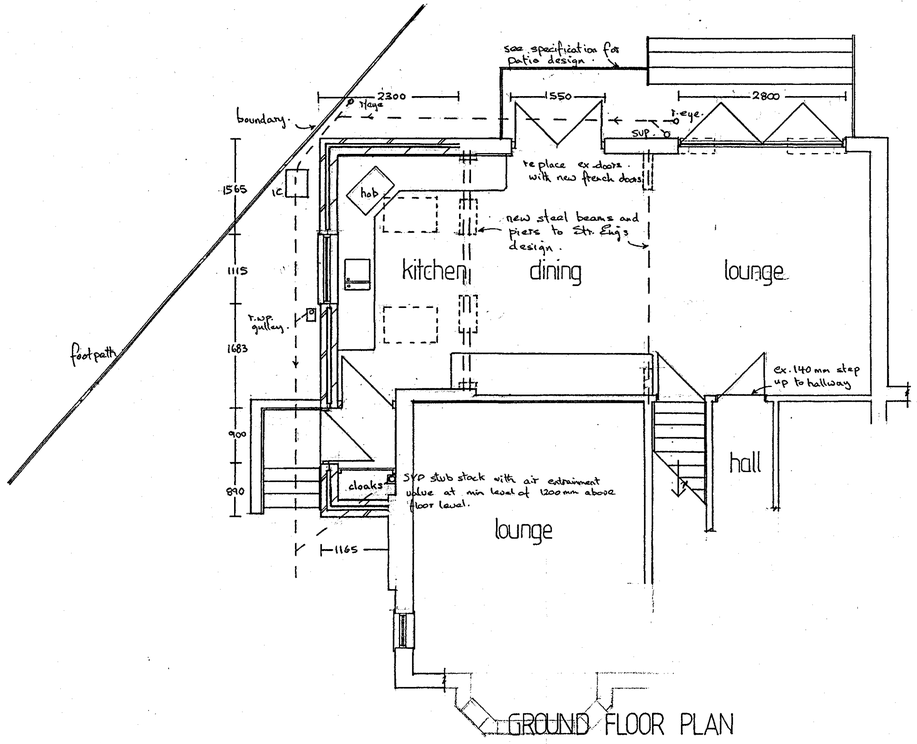
FRONT ELEVATION



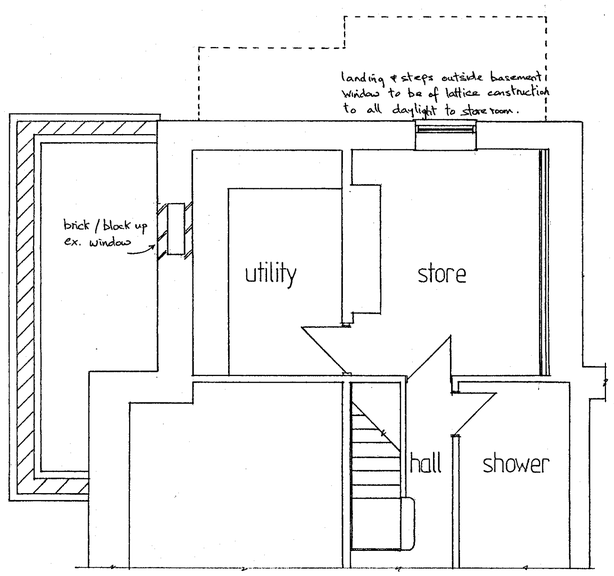
location plan. 1/1250.



Site Plan. 1/200.



GROUND FLOOR PLAN



Existing Basement and Foundations.



SIDE ELEVATION