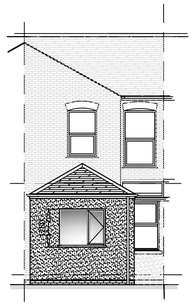
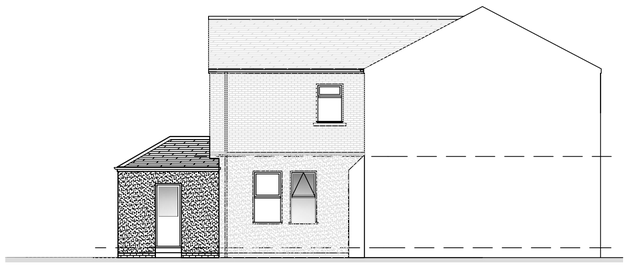


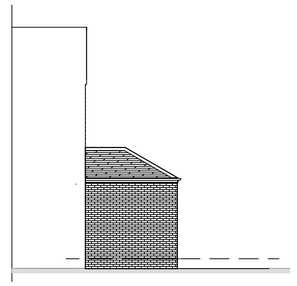
Existing Front Elevation



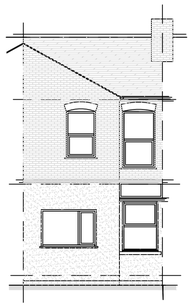
Proposed Rear Elevation



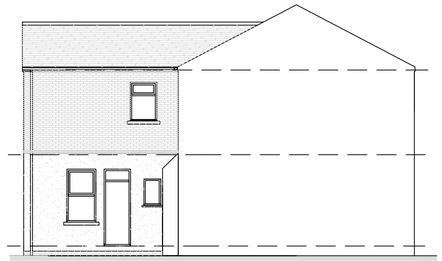
Proposed Side Elevation



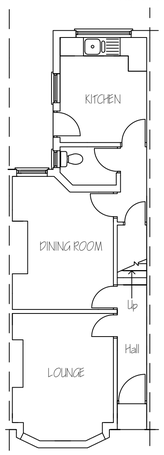
Proposed Side Elevation



Existing Rear Elevation

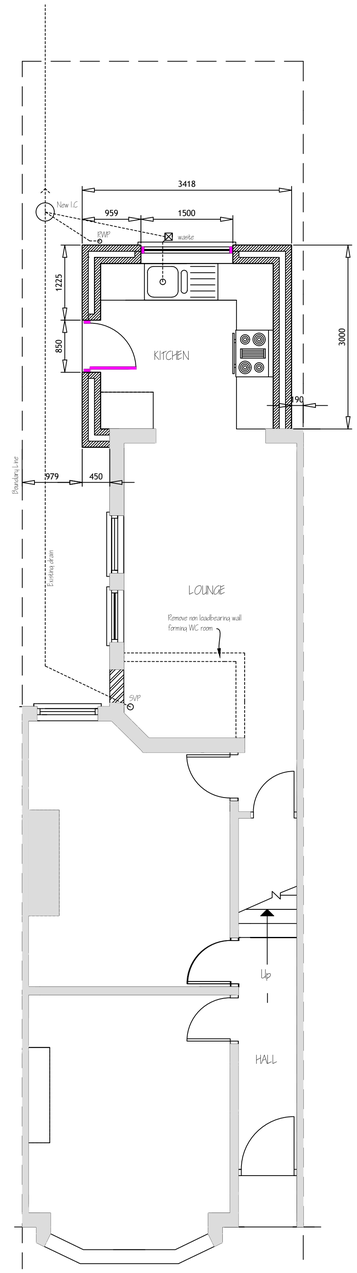


Existing Side Elevation



Existing Ground Floor Plan

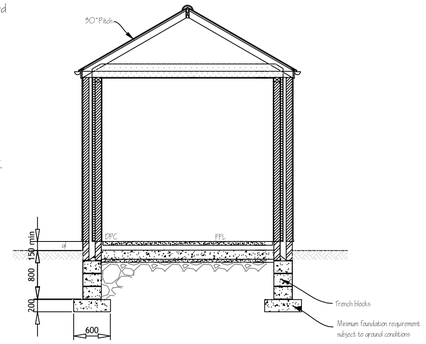
DRAINAGE
All new drainage to be be in a proprietary system Pipework to be 100mm dia set on a pea gravel bed at a fall of 1:40
Provide lintols above drains that pass under or through walls Encase drains in a min 150mm concrete that pass under floor slab and foundations.
All gullys are to be roddable back inlet type to Local Authority approval.
Rainwater goods to match the existing property.



PROPOSED GROUND FLOOR PLAN

ROOF (30° pitch)
Low pitch Marley Modern roof tiles to LA approval on 50mm x 38mm sw treated battens on layer of breathable membrane eg.Tyvek Permo draped over prefabricated timber roof trusses.(calculations supplied by manufacturer)
270mm min fibreglass insulation above and between ceiling member of trusses
All to achieve a min U value 0.2 w/ m²K.
The base of the trusses will be fixed onto a 100 x 75mm sw wallplate and fixed with truss clips.Wall plates and truss ends to be strapped to walls using 30mm x 5mm galv mild steel straps @ 1200mm centres.
Maintain cross flow ventilation between eaves and roof.

WINDOWS & GLAZING
PVCU windows and doors.Window to be double glazed with Pilkingtons K-glass (low E) to provide a u value not exceeding 1.6 w/ m²k.Trickle ventilation required providing rlt 5000sq mm to habitable rooms based on part 'F' of the building regulations.Window to have opening lights equal to $\frac{1}{20}$th of floor area.
Glazing less than 800mm above floor level or 1500mm in a door must be toughened glass.Req N1.Min u value of 1.6 w/ m²k



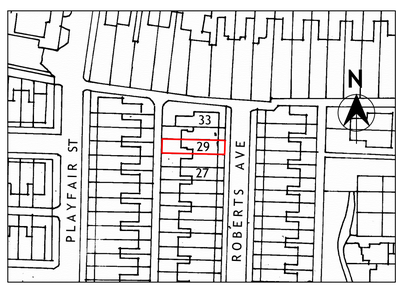
Cross Section Thro' Extension

WALLS
Walls to be 302mm total, consisting of 100mm rendered concrete block,100mm inner leaf of Celcon 'solar' block with 100mm partially filled cavity with 50mm Kingspan Kooltherm K8 insulation.
Walls to be finished internally with 12.5mm gyproc wall board on drywall dabs.All joints to be fully sealed.Cavity wall ties (stainless steel insulation retaining type) to be provided at 750mm max centres horizontally,450mm max centres at openings and wall ends.
Cavity to be closed at eaves and verge and all openings with 'Therma Bate' or similar to avoid thermal bridging.
All cavities to existing building to be opened up and maintained.
All to have a min U value of 0.28 w/ m²K
Flashings - All roof/ wall/ valley junctions to have lead flashings code 4 stepped as necessary with remedial cavity trays

LINTOLS
All lintols to be catnic or similar approved by Building Control.
External lintols to be insulated to 1.2w/ m²K.To be complete with stop ends and insulated bats.

VENTILATION
Mechanical ventilation from cooker hood to be a min 30l/ s extract to outside air.

FLOOR
60mm screed on waterproof building paper on 80mm Kingspan Kooltherm K3 floor insulation on 150mm concrete slab on 1200 guage visqueen dpc on 50mm min sand blinding on 150mm min well compacted quality hardcore.
Damp proof membrane to be lapped up edge of slab to external perimeter walls and linked with horizontal dpc.Isolate new floor edge with insulation min 25mm wide to perimeter
All to achieve a min u value of 0.2 w/ m²k.



SITE LOCATION PLAN SCALE 1 : 1250

DIMENSIONS
All dimensions shown are in mm.
All dimensions to be checked prior to commencing.
Window sizes to be checked against the existing before ordering.

WORKMANSHIP / MATERIALS
To comply with Building Regulations,British Standards,codes of practice etc.
All materials shall be in accordance with the manufacturers instructions and specification.
All materials shall be suitable for purpose.
The contractor shall take into account everything necessary for the proper execution of the works,whether or not indicated on the drawings or in the specification.

SERVICES
All work and installations to comply with the regulations and recommendations of the respective board or authority and to the satisfaction of the Building Control Inspector.
Extend existing heating system into new spaces.Ensure use of TRVs on new radiators (Thermostatic radiator valves) .Carry out checks on heating boiler output to ensure existing system can cope with the extra demand.

ELECTRICAL
All electrical installations to comply with IEE Regulations.All fittings to comply with the British Standards.Quantity,quality and position of fittings in accordance with NHBC requirements.
All electrical work required to meet the requirements of Part P (electrical safety) should either be
a) Installed by an electrician who is registered with a Part P certification Scheme; or
b) Installation supervised by an electrician qualified to at least City & Guilds 2391 (17th Edition)
In both cases a completion certificate to BS7671 must be forwarded to the Local Authority within 30 days of installation.

GENERAL
All elements of structure to have half hour fire resistance.
All structural timber used to be stamped KD or DRY

PROPOSED REAR EXTENSION AT :
29 ROBERTS AVE.
FALLOWFIELD M14 4DB

Drawing No :- 270/H/RUSHOLME

Scale :- 1:50,1:100 | Revision :-

Date: 5th November 2013

DP DESIGN SERVICES