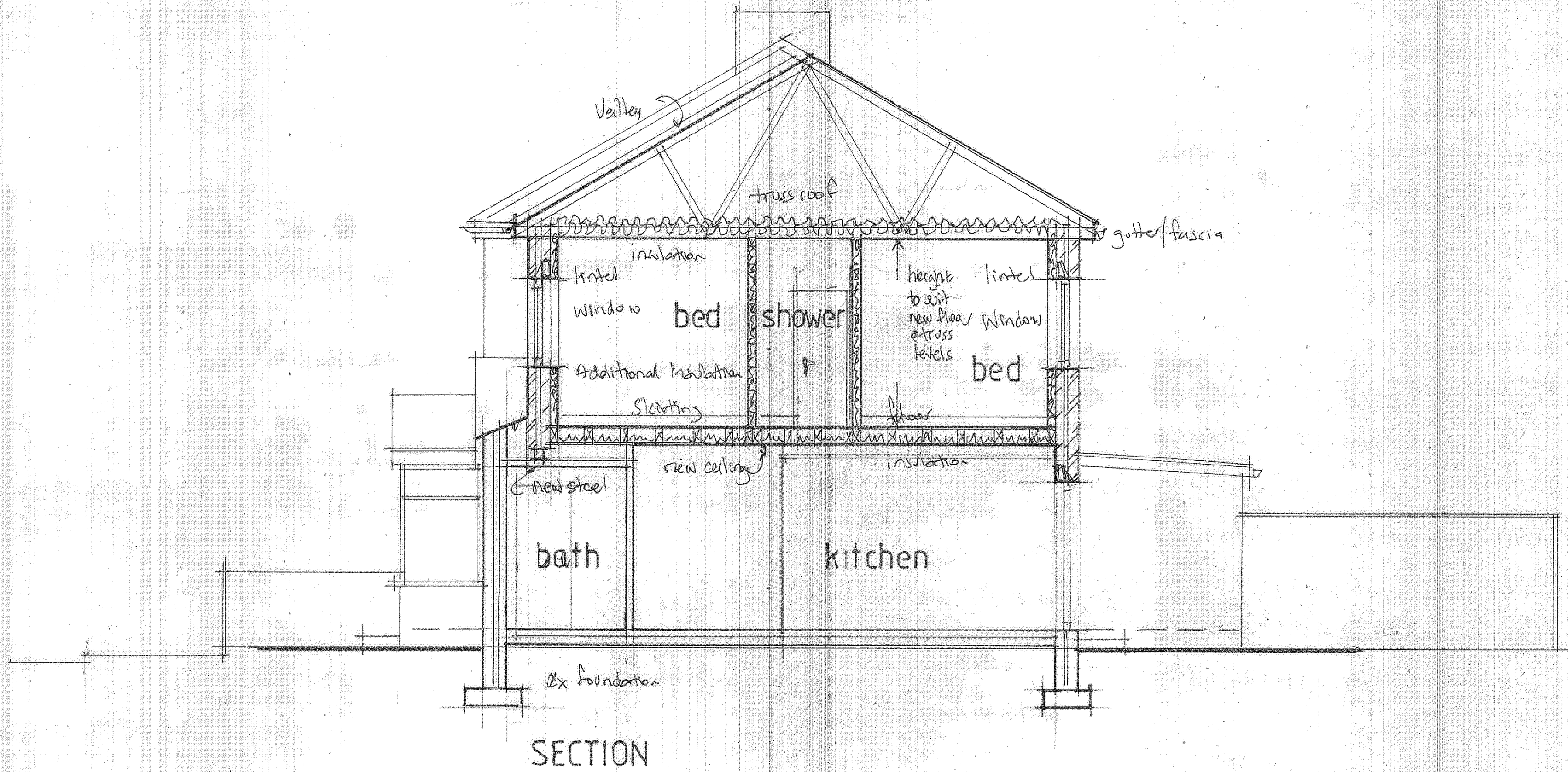




Demolish

Carefully take down existing pitched roof to single storey building and prepare site for new building works.

Existing Foundations

All existing foundations and structure that is to take new structural loading to be exposed for Building Control to determine its suitability. Strengthen and underpin existing as necessary to carry new loads. Where new foundations arise in vicinity of old foundations, existing should be fully grubbed up and new foundations laid at least the same depth.

Super Structure 150 cavity full fill (U value 0.18W/m²K)

New external walls - Facing brickwork/stonework to extend above existing walls. New facing brickwork to match existing with 150mm cavity, fully filled with 150mm Dritherm 32 Ultimate. Installed in strict accordance with the manufacturers instructions. Inner blockwork to be - 0.15W/mK (4N/mm²) 100x75 mm full fill studded walls to inner lead to achieve U value plasterboard and skim finish.

Brickwork good building practice

All new brickwork to be bonded to existing and cavities to be maintained - alternatively use proprietary bolted starter anchor system together with inserted insulation V.d.p.c. (installed in accordance with manufacturers recommendations). All return corners to be min 665mm unless otherwise indicated. Proprietary stainless steel wall ties to be provided to cavity walls at maximum 450mm vertical centres and 750mm horizontal centres - staggered across wall elevation. 225mm max vertical centres at reveals. Ties to be long enough to have 50mm minimum embedment into wall. Proprietary insulation clips to be provided to suit cavity insulation system. Wall ties to comply with BS1234:1978 All lintels to have 150mm end bearing.

Steelwork

Steelwork as noted on plan to comply with BS449, BS5950. Steel beams to bear onto concrete pad stones min 300mm x 250mm x 150 mm deep. Where only 100mm seating is possible (i.e. no pier provided) steel to sit at minimum, 450mm long x 100mm wide x 150mm deep concrete spreader padstones. Piers and walls under steel to be made good and rebuilt if formation of openings has weakened structure or structural engineer has specified a rebuild. Steel beams e.g. r.s.j.s, u.b.s etc to be coated in zinc primer prior to building in and to be spaced and bolted together via M12 bolts and spacers of 100mm c/s (unless specified by structural engineer). Fully encased in 2 layers of 12.5mm plasterboard and skim support on 50x50mm cradle to give half hour fire resistance (web flanges packed with mineral wool reduce cold bridging). Lintels over openings to be proprietary insulated. Steel lintels e.g. Catnic or I.G. etc - lintel type to be suitable for loading configuration and spans. Install d.p.c. cavity tray over with stop ends and weep holes at 900mm c/s - min 2 per cavity tray. Where 100mm cavity is specified ensure correct lintel is used to deal with wider cavity. All lintels to be encased in plasterboard to give half hour fire resistance. Check with the manufacturer regarding the chosen insulation's suitability for building exposure.

Chases

Vertical chases should not be deeper than 1/3 of the wall thickness or, cavity walls, 1/3 of the thickness of the leaf. Horizontal chases should not be deeper than 1/6 of the thickness of the leaf of the wall. Chases should not be so positioned as to impair the stability of the wall, particular where hollow blocks are used. New Internal Blockwork Walls (if applicable) to provide Butterssing to gable walls and to be fully bonded at junction to inner leaf of external wall and to be taken down to a suitable bearing stratum on concrete foundation to be agreed with Building Control. Contractor to check indicated walls are non load-bearing prior to removal. If found to be load-bearing seek structural engineer's advice as to additional support required.

Existing Structure

The existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy to support new imposed 'dead' and 'live' loading conditions prior to commencement of work and as required by the Local Authority Building Control Officer.

Cavities

To be continuous with existing closed at eaves with Superlux

Cavity closer

Insert Isofoam XCC insulated cavity closer to all new openings all as document I 2013. Width and fixing to suit opening

New opening

Break open existing gable end wall at first floor level from floor to ceiling to form new opening as shown and provide and insert 2 no. New 152 x 89 mm R.S.J.'s over supported both ends on 270 x 150 x 150 mm deep concrete pad-stones. Make good brickwork, plaster, floor and ceiling. Include for all necessary temporary support during execution of the works. See structural engineer's details and calculations

Steel Beams and Brick Piers

The design has required the use of a number of steel beams and brick piers as designed by a Structural Engineer. The method of carrying out the safe and secure temporary support, reedding and propping of the existing building structure whilst this building work is being undertaken is the sole responsibility of the builder who is to ensure that NO settlement or disturbance/cracking of the fabric of the building takes place during the construction process.

First Floor

22 mm moisture resistant tongue and groove chipboard flooring (minimum mass per unit area 15kg/m²), on 72 x 225 mm C24 tanalized softwood joists at 400 mm centres, to first floor levels of house. Joists doubled up and spiked together beneath all first floor partitions. Joists built into external walls and packed as necessary. Lateral restraint provided by 30 mm x 5 mm galvanized mild steel straps at maximum 2000 mm centres, in accordance with Building Regulations, Catnic Herringbone joist struts at mid span between 2.5 m and 4.5 m and one third span greater than 4.5 m. Floor void between joists to incorporate minimum 100 mm of Rockwool Flexi quilt (minimum density 10kg/m³). Joists to be underlined with 12.1 mm Gyproc Wallboard TEN complete with skim finish to form ceiling.

Lead flashing

Provide no. 5 lead apron flashing from directly under cavity trays (min 50 mm) dressed down min 200 mm over slates min up-stand from roof 150 mm. Provide weep holes every 9th pepend

Roof Access Hatches

To be insulated and draught sealed to same standard as roof. Water pipes and tanks in lofts to be fully insulated to prevent freezing. Where roof structures abut external walls - ensure all residual gaps/edges are insulated

Ceiling to truss roof

To be under drawn with 12.7 mm foil-backed plasterboard and skim finish.

Roof void Insulation (U value 0.15W/m²K)

To be 2 layers, 150mm thick Rockwool laid between joists and cross-laid with 150mm Rockwool to give total thickness of 300 mm and a U value of 0.15W/m²K

Truss roof

Conditional approval to be obtained prior to commencement of work. Truss calls to be submitted to LA. On initial visit to site. Trusses to be wind braced in accordance with BS 5268 part 3 1985. Blue slates on 19 x 38 mm ss battens on untearable roofing felt on new trusses at 600 centres Wind loading shall comply with BS CP3, Ch V Part 2 (1972), provide continuous ridge vents.

Fixings

Strap down new roof and ceiling with 1000 x 5 x 38 mm mild steel straps at 2 centres fixed across two rafters/joists with 3.35x50 wire nails at rafter and ceiling tie level

Valley roof

19 mm exterior grade plywood 300 mm either side. Insert no.4 lead in valley over felt 300 mm either side. Form saddle in lead.

Ventilation

To be achieved at eaves with continuous 25 mm gap with fly mesh inserted to give through ventilation passage to BS 5250

Continuous Ventilated Ridge

Provide new continuous ventilated ridge to be mechanically fixed and bedded in sand/cement mortar, or dry fixed system in accordance with BS 5534:2014

Hip tiles

New hip tiles to be bedded in sand/cement mortar. Provide new as necessary to match existing. Provide hip irons at base of hips bedded in sand/cement mortar and nailed to hips

Soil and vent pipe

100 mm diameter upvc with airtight ridding access above floor level and sealed into Hepworth 'Hepseal' drain connector at floor level. Stack taken up and terminated 450 mm above springing level with PVC bird cage (900 mm above any opening lights)

New shower room

Provide mechanical extract ventilation to give min extract rate of not less than 15 litres per second which can be run intermittently but has a 15 minute over-run. Extract fan to be ducted to external air via 100mm dia flexible duct to terminate on outside wall at fitted grille. Extract fans to be positioned less than 400mm below ceiling. Ducts to be connected appropriate extract and discharge grilles (min 85% of the duct free area) with back draught device fitted to prevent draughts. New 50mm shower, 40mm sink and 100mm WC waste to be provided to new en-suite and bathroom and connected to new soil and vent pipe. Anti-vac deep seal traps to be fitted to internal pipes. No opposed waste connections to be made within 200mm of W.C. connection with SVP. Boarding used as a flooring, to be moisture resistant. Chipboard of the grades with improved moisture resistance specified in Bs 7331:199091 or Bs EN 312 Part 5:199792. It should be laid, fixed and jointed in the manner recommended by the manufacturer. To demonstrate compliance the identification marks should be facing upwards. Any softwood boarding should be at least 22mm thick and from a durable species 93 or treated with a suitable preserver

Partition

Non load bearing acoustic stud partitions to be 100 x 50 mm sw studing at 300 mm staggered centers onto 100 x 50 mm sole plates faced both sides with 12.5 plasterboard and skim. Acoustic quilt 50 mm Rocksl woven between studs. Where partitions are parallel to joists span, the joists shall be doubled up and spiked together directly under the line of the partition.

Double Floor Joists

Bolted together to be provided under stud walls and bath tubs. Timbers bolted together using 5mm diameter double sided rounded toothed plate connectors and M12 grade 4.6 bolts at 600mm centres

Gutters and fascia

100 mm upvc gutter connected to existing falls to outlet. Fixed to 19 mm exterior grade plywood fascia boards. Provide 12 mm exterior grade plywood soffits fixed directly to underside rafters with continuous upvc soffit ventilation to vent roof space to BS 5250.

Heating

To be supplied by balanced flue gas boiler condensing type, radiators and cylinder min Sedebuck efficiency rating of 88%

Heating

Extend all heating and hot water services from existing and provide new thermostatic valves to radiators. Heating system is to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authority by laws, gas safety requirements and IEE Regulations.

Radiators

Provide and fit thermostatic control valves to radiators.

Timber

All new timber to be tanalized and stress graded 4 BS 4471 Part 1 (1978) Dimensions for softwood BS 5268: Part 5 Preservatives Treatment for Structural Timber

Skirting

120 x 20 mm half round skirting primed and painted three coats (1 gloss) to new extension

Windows

To be brown upvc double glazed opening light to equal 1/20th of floor area of room affected double glazing Pilkington glass, K glass range with 16 mm Argon filled air gap optitherm 4mm Dryfloot, soft low e coating u value to be 1.4W/m²K. Built in trickle vents 4000mm² equivalent area to shower room and 8000 mm² to bedroom areas. Glazing will conform to BS 6206:1981 in respect of Kite marked safety glass.

Escape windows

Opening lights suitable for rescue / means of escape are required to be min 0.33 sq m with min dimension of 450 mm wide x 740 mm high max 1100 mm above floor level (clear opening when in the open position).

800 Internal doors

800 door set comprising 1981x726x44 solid core flush doors painted three coats, set in softwood frame 13 mm rebated and with ex. 50x25 sw architraves. Doors fitted with 1.5 pairs 100 mm bolts and 1 set lever handles. Style and type of paneled door to client's choice.

Lead work and flashings and any valleys.

Use Code 5 lead and laid according to lead development association. Flashing to be provided to all jombs and below window openings with welded up stands. Joints to be lapped min 150 mm and lead to be dressed 200 mm under tiles.

Condition Notes

- The drawings relating to the proposed project are for the purpose of obtaining Planning and Building Regulations approval only. All work thereafter is undertaken solely at the Clients/ Contractors discretion and liability is therefore transferred.
- In order to prepare these drawings, certain assumptions have been made which have to be verified both before and during the course of the works. Should at any time the existing construction be exposed which does not agree with these drawings or dimensions vary, then the engineer should be informed immediately and suitable actions taken.
- All work must be carried out in accordance with the relevant building regulations and codes of practice.
- Do not scale from drawings. Work only from figured dimensions. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
- The drawings relating to the proposed project must be read in conjunction with and checked against any structural engineer's or specialist drawings and details provided.
- The Contractor is to notify Building Control at the appropriate stages of construction - necessary for them to determine the works statutory compliance.
- Before work commences - ensure all Planning and/or Building Regulations Conditions have been resolved to the satisfaction of the Local Authority.

Insulation Standards Details

Floor U value 0.18W/m²K
Wall U value 0.18W/m²K
Pitched roof insulation at ceiling level U value 0.15W/m²K
Window U value 0.14W/m²K
Doors U value 0.14W/m²K
All insulation specified is fully compliant with Building Regulations, any other insulation that may be used as an alternative must be fully approved by BUILDING CONTROL prior to installation on site.

R.S.J.s

Encase new RSJ with 2 layers of 12.5 mm plasterboard and skim with staggered joints to give 1-hour fire protection.

Carbon monoxide alarm.

Provide and install battery / mains powered carbon monoxide alarm adjacent gas boiler.

Background ventilation

All new habitable rooms to have background ventilation not less than 8000 sq mm kitchen and en-suites to have 4000 sq mm. Insert permanent trickle vents to heads of all windows to rooms affected. Al to regulation FI 2010

Lighting

Provide 100% of new primary light fitting units to new extension to be of type, which will only take high efficiency lamps Provide min one third of primary lights to have a luminous efficiency greater than 40 lumens per circuit watt. The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site.

Electrical Contractor (Competent Person)

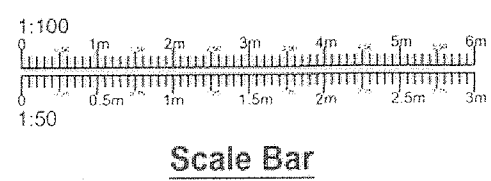
All the wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 18th edition wiring guidance and Building Regulations Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the Secretary of State, AND The competent person is to send to the approved inspector a 'self certification certificate' within 30 days of the completion of the electrical works. The Client is to be provided with a copy of the 'self certification certificate' and a BS 7671 electrical installation test certificate.

Electrical Fittings.

All sockets to be positioned above 450 mm from floor level, and all switched to be positioned between 1350mm and 1450mm from finished floor level to comply with Part M of the Building Regulations, 100% internal light fittings and all external lights to be LED lamps/luminous efficiency greater than 45 lamp lumens/circuit-watt and total output greater than 40 lamp lumens, with and external lights to incorporate daylight sensor, all in accordance with Part L1B section 4.24 Building Regulations (2010 Edition with 2013 amendments) and Table 42 of Domestic Building Service Compliance Guide 2013 Edition. Electrical installation to be designed and installed and tested on completion by an NICEIC registered contractor in accordance with BS 7671:2001 to comply with Part P of Building Regulations.

Notes

These drawings are for the purpose of obtaining Building Regulations and Planning permission only. All work thereafter is undertaken solely at the clients/contractors discretion and liability is therefore transferred. With regards to any matters relating to Planning or Building Regulation, they are solely at the discretion of the client, no information or advice given prior to or after the drawings are completed are for information only and not binding. All work must be carried out in accordance with the relevant building regulations and codes of practice. Do not scale from drawing. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately. Services i.e. Electric, heating, plumbing etc. Are not included in these drawings.



PROJECT

PROPOSED FIRST FLOOR
SIDE EXTENSION.

DRAWING TITLE

PROPOSED SECTION.

CLIENT

MS. P. ANWAR.

ADDRESS

71, GUILDFORD ROAD,
LEVENSHULME, MANCHESTER.
M19 3ER.

SCALE

SCALE 1:50@A1

DRAWING No

CL 09245911/5.

DATE

SEPT 2024.