

EXISTING STRUCTURE:
The existing structure including foundations, beams, walls and inlets carrying new and old 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 Building Control Officer.

STEEL BEAMS:
The method of carrying out the safe and secure temporary support of the existing building structure whilst 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.
Builder to fit the top flange of new steel beams directly beneath the existing ceiling or as confirmed with the client prior to any beam installation. Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the building plans and calculations and all work is to be inspected by the Approved Inspector prior to any covering up. New steel beams to be encased in 150mm Gypoc fireline board with staggered joints nailed to timber cradles and finished with 5mm plaster skim to provide 1/2 hour fire resistance.

VENTILATED FLAT ROOF
(Live load max 0.75 kN/m² - dead load max 1.20 kN/m²)
To achieve U value of 0.18 W/m²K
Ventilated flat roof construction comprising: a single layer of 'Firestone' single ply roofing membrane applied/laid by approved installer in strict accordance with the manufacturers installation instructions with 25 year defect guarantee, laid on 22mm exterior grade plywood on firrings to give a 1:40 fall, on 50x50 c16 cross battens at right angles to the joists nailed to 75 x 150mm grade C24 timber joists at 400mm centres. Cross-ventilation to be provided on all sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation.
Insulation to be 100mm Celotex GA4000 between joists and 50mm Celotex PL4000 insulated plasterboard with 5mm skim plaster finish. Provide code 4 lead flashing and cavity tray where new roof meets existing wall.
Provide restraint to flat roof by fixing using of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall. Workmanship to comply to BS 8000:4.

INTERMEDIATE FLOORS
Intermediate floor to be 25mm t&g flooring GRADE chipboard or 125mm floorboards laid on 150x75 C24 joists at 400mm centres. Lay 100mm 'Rockwool Mineral Fibre Sound Slab' insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 fireline plasterboard with 5mm plaster skim finish. Joist spans over 2.5m to be strutted at mid span using 150x50mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be P5 moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls as App. Doc A1, floors are to be strapped to walls with 1200mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 50mm wide x ¾ depth solid noggin between joists at strap positions.
Note: New floor level to match existing floor level.

Provide double joist support under bath, stud partitions and around stairwell opening. Bolt double joists together at 600mm c/c's using 10mm diameter bolts with dog grip connectors.

RAINWATER DRAINAGE
New rainwater goods to be new 125mm UPVC half round gutters taken and connected into 75mm dia UPVC downpipes.

FLAT ROOF VENTILATION
Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation.

LEAD WORK AND FLASHINGS
All lead flashings, or soakers to be Code 4 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm³; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm³.
Purge ventilation - New Windows/rooftlights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°. Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision in accordance with the Domestic ventilation compliance guide.

All dims are to be checked on site by the builder.

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26/02/24

MEANS OF ESCAPE:
The existing stairs terminate at ground floor in the main hallway which leads directly to a final exit (front door). Provide self contained smoke detector/sounder in the ground, 1st and 2nd floor hallway permanently wired in to the existing wiring system and interconnected to the heat detector positioned in the existing kitchen.

INTERNAL STUD PARTITIONS
100/75mm x 50mm softwood treated timbers studs at 400mm c/s with 50 x 100mm head and sole plates and solid intermediate horizontal nogginns at 1/2 height or 450mm. Provide min 10kg/m³ debakarsity acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isovol mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide nogginns where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

BATHROOM WALL FINISHES:
All walls and ceilings in bathrooms and en-suite are to be lined with 12.5mm thick 'Knauf Aquapanel' or similar cement based particle board prior to finishing with tiling as agreed with the client or cement based skim finish.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations.

ESCAPE WINDOWS
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33sq/m, the bottom of the openable area should be not more than 100mm above the floor. The window should enable the person to reach a place free from danger from fire.

ROOF LIGHTS
Min U-value of 1.30 W/m²K.
Velux Roof-lights to be top hung, manually operated, with white polyurethane internal finish, required flashing unit & fitted with standard safety double glazed option achieving min U-value of 1.30 W/m²K. Roof lights to be fitted in strict accordance with 'Velux' installation instructions with rafters doubled up to either side and fitted with suitable flashings etc.

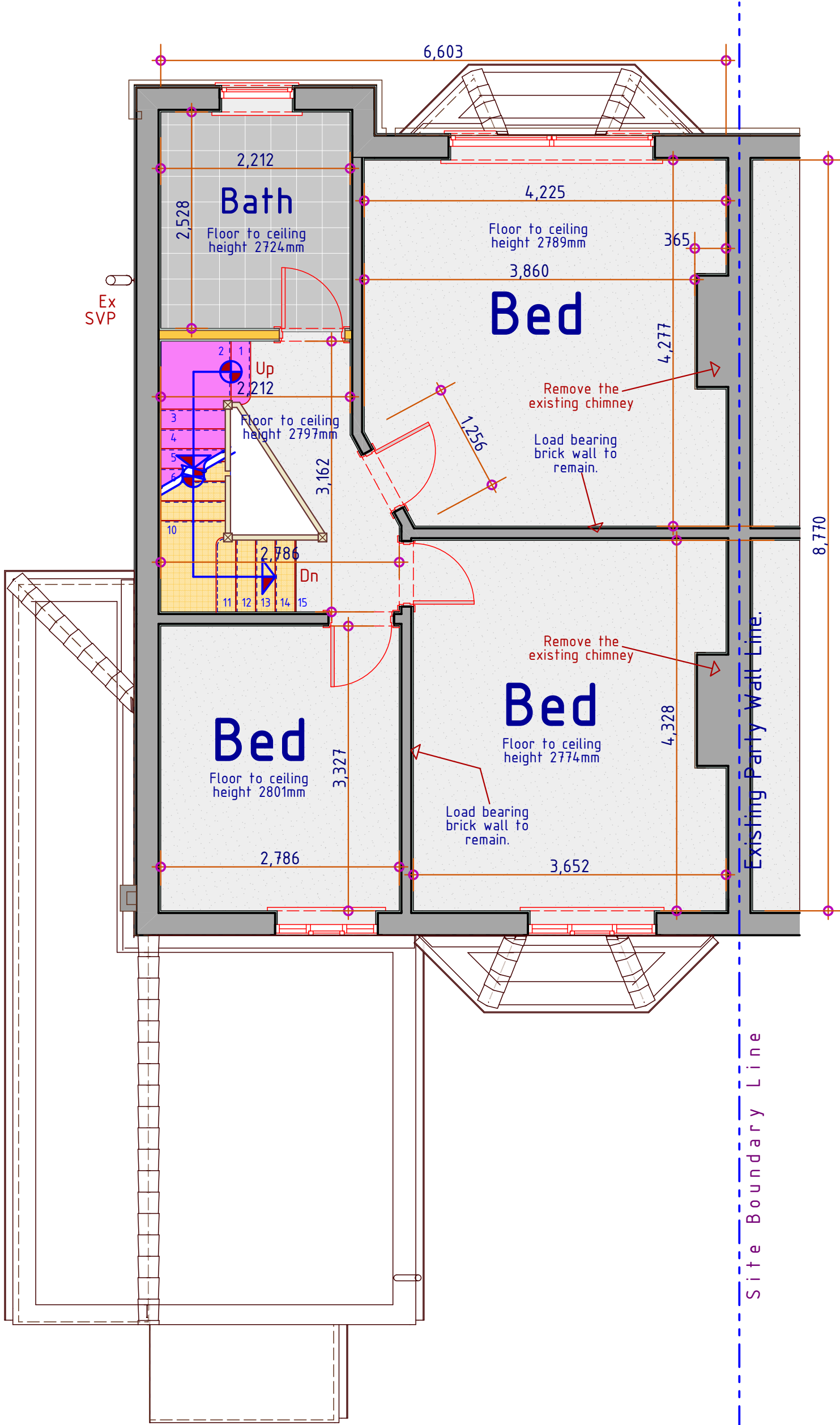
NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.30 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.30W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206 and Part N of the current Building Regulations.

- HD Wired Heat detector
- SD Wired Smoke detector
- Light switch as agreed with the client.
- Fused Socket
- Double Socket as agreed with the client.
- Light fitting as agreed with the client.
- Light fitting as agreed with the client.
- External Light fitting as agreed with the client.
- New Radiator, fitting as agreed with the client.
- Rad
- Extract fan ducted through external wall.

Legend

5



Existing 1st Floor Layout

1:50

NOTE:
OWNER TO CONFIRM THE DISTANCE TO THEIR SITE BOUNDARY BEFORE COMMENCING ANY WORK ON SITE. CONFIRM WITH NEIGHBOUR. THERE IS TO BE NO TRSPASS OVER ANY SITE BOUNDARY LINE.

NOTE:
DRAINAGE LAYOUT PROVISIONAL AND IS SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE. COMBINED SYSTEM ASSUMED. CONFIRM WITH APPROVED INSPECTOR PRIOR TO COMMENCING ANY WORKS ON THE DRAINAGE.

Make good all disturbed surfaces to match existing, including skirting boards and architraves around door.

ALL WIRING FITTINGS ARE TO BE FROM THE 'MK LOGIC PLUS' RANGE OR AS AGREED WITH CLIENT. ALL IN WHITE OR AS AGREED WITH THE CLIENT.

ALL INTERNAL DIMENSIONS ARE TO THE INTERNAL FINISHED PLASTER DIMENSIONS. BUILDER TO CONFIRM ON SITE.

ALL WATER CONNECTIONS ARE TO BE FITTED WITH ISOLATION VALVES.

The amount/type of light fittings/sockets/switched etc. is to be agreed between the client and the builder before work commences on site and be included in the quotation.

'SD' Indicates self contained smoke detector/alarm unit permanently wired to the existing electrical system with battery back up. All smoke detectors are to be interlinked.

'PLASHOR PLASCON' 100mm WIDE SOLID CONCRETE BLOCK INNER LEAF. NO LIGHTWEIGHT BLOCKS TO BE USED ON SITE.

Cavity wall constructed as specification.

Fully bond in at every course the new brickwork to the existing maintaining min 100mm cavity.

Electrical wiring: When using competent person

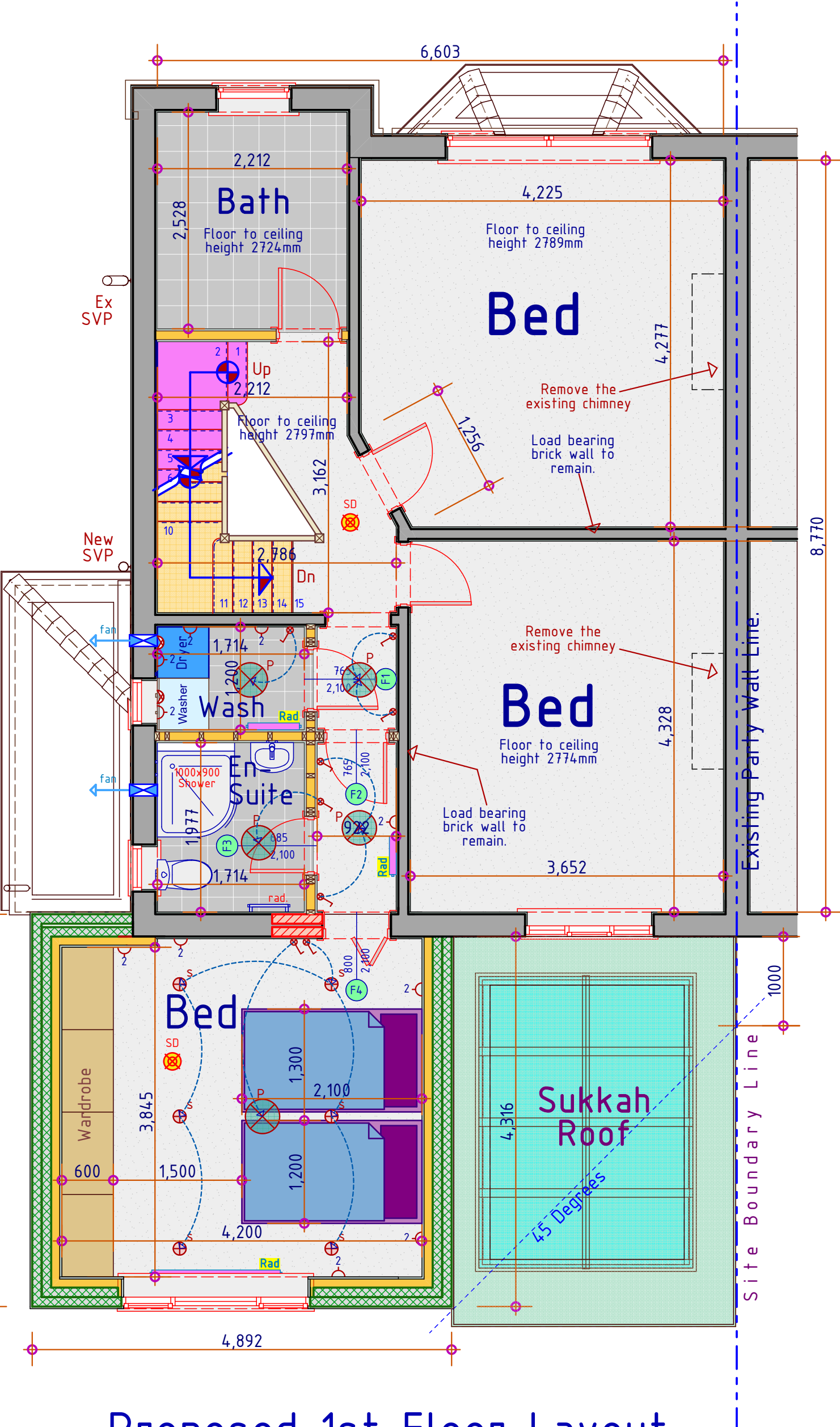
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the 18th edition wiring guidance and building regulation Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the secretary of state, And,

The competent person 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.

Typical Kitchen Fan

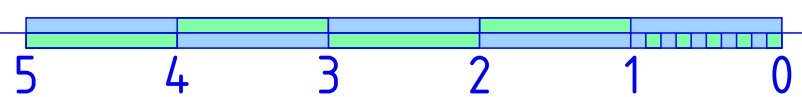


Very Powerful - 24lm3/hr
Low Wattage
Extracts steam & odours
Slim, discreet profile
Wall or ceiling mounted
2 year guarantee



Proposed 1st Floor Layout

1:50



Scale Bar

1:50

Typical Bathroom Fan



Achieved Extractor Fan World Five Star Rating
Most powerful 4 inch axial fan available - 97m3/hr
Quietest bathroom fan on the market - 25db(A)
IPX5 waterproof rated
Install in any bathroom zone 7.5w - Less energy than any equivalent axial fan
Integral back draught shutters

Typical Internal Door Detail

Internal White Moulded Unfinished Smooth 4P Ladder Door



All new doors in the dwelling are to be min 35mm thick solid timber doors as agreed with the client. Builder to allow for £150 for unit cost of door before cost of hanging and furniture etc..., CONFIRM ALL DOOR DETAILS WITH CLIENT PRIOR TO ORDERING.

Each door to be hung with 30x100mm ball bearing brushed steel hinges

'Carlisle Brass Moreno- Serozzetta 2 Lever on Round Rose' through Union Mortice Latch 2677 Case Sizes : 76mm.

Followed : 8mm (One Way Action).

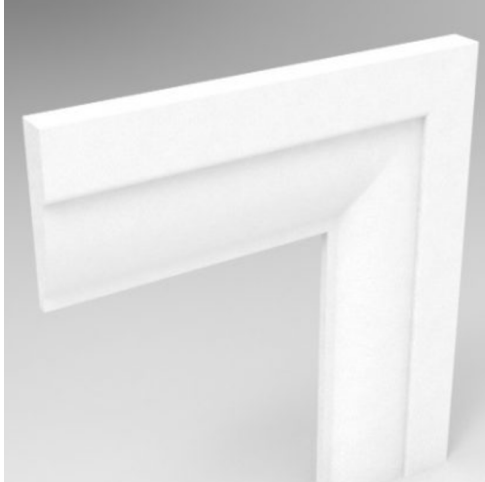
Forend Finish : Satin Chrome

OPERATION : Reversible latchbolt is withdrawn by lever handle from either side.

FEATURES : Pierced to accept bolt through furniture. Suitable for use with mortice knobs and unsprung lever handles.

All Skirting boards are to be softwood 175mm deep x 25mm wide. Confirm type with owner prior to final quotation.

Typical 69mm Wide Antique Architrave To All New Ground Floor Doors, (Or as agreed with client.)



Typical 150mm Deep Antique Skirting Board To All New Grd Floor Rooms, (Or as agreed with client.)



Please be advised that health and safety laws (CDM) changed in the year 2015. Prior to this change, homeowners (Domestic clients) requiring refurbishment/extension works were exempt from the majority of health and safety requirements.

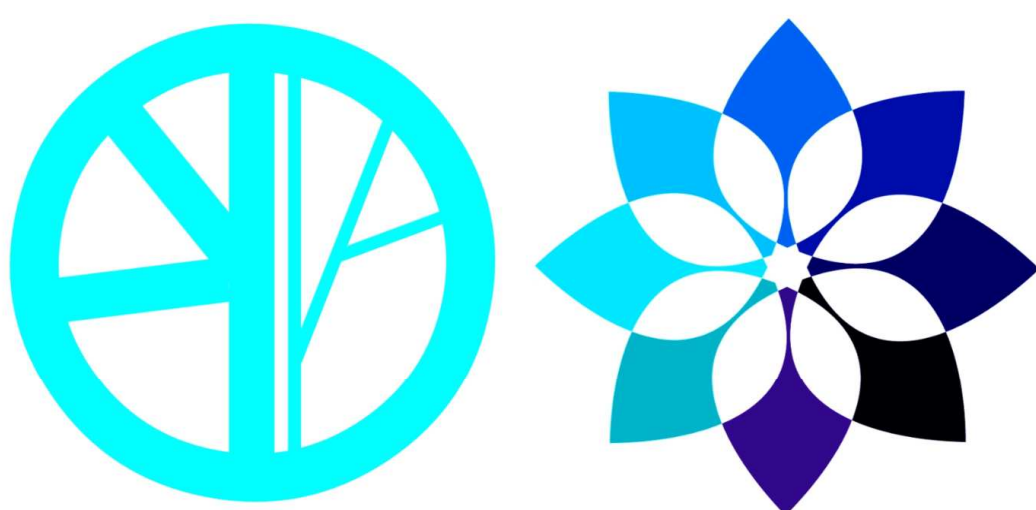
Following the implementation of CDM regulations 2015, this exemption has lifted meaning the domestic client is now responsible. Now you the homeowner (Domestic client) have a number of duties and responsibilities to enforce health, safety and welfare throughout your project.

As the majority of domestic clients are not familiar or understand these laws, the client has the option to transfer this role to the builder.

It is strongly recommended that the duties be transferred to an independent source to represent the domestic client. The main reason for this being the complexity and formality of construction administration, this will also minimise or prevent any bias decisions/actions being made in the interest of health and safety and in turn maintain a safe working environment.

SITE ADDRESS:
30 PARK ROAD,
CRUMPSALL,
MANCHESTER,
M8 4HU.

THE CONSTRUCTION OF A
PART SINGLE STOREY,
PART TWO STOREY
EXTENSION AT THE SIDE/
REAR AND REAR OF THE
EXISTING DWELLING HOUSE
+ EXTERNAL & INTERNAL
ALTERATIONS.



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