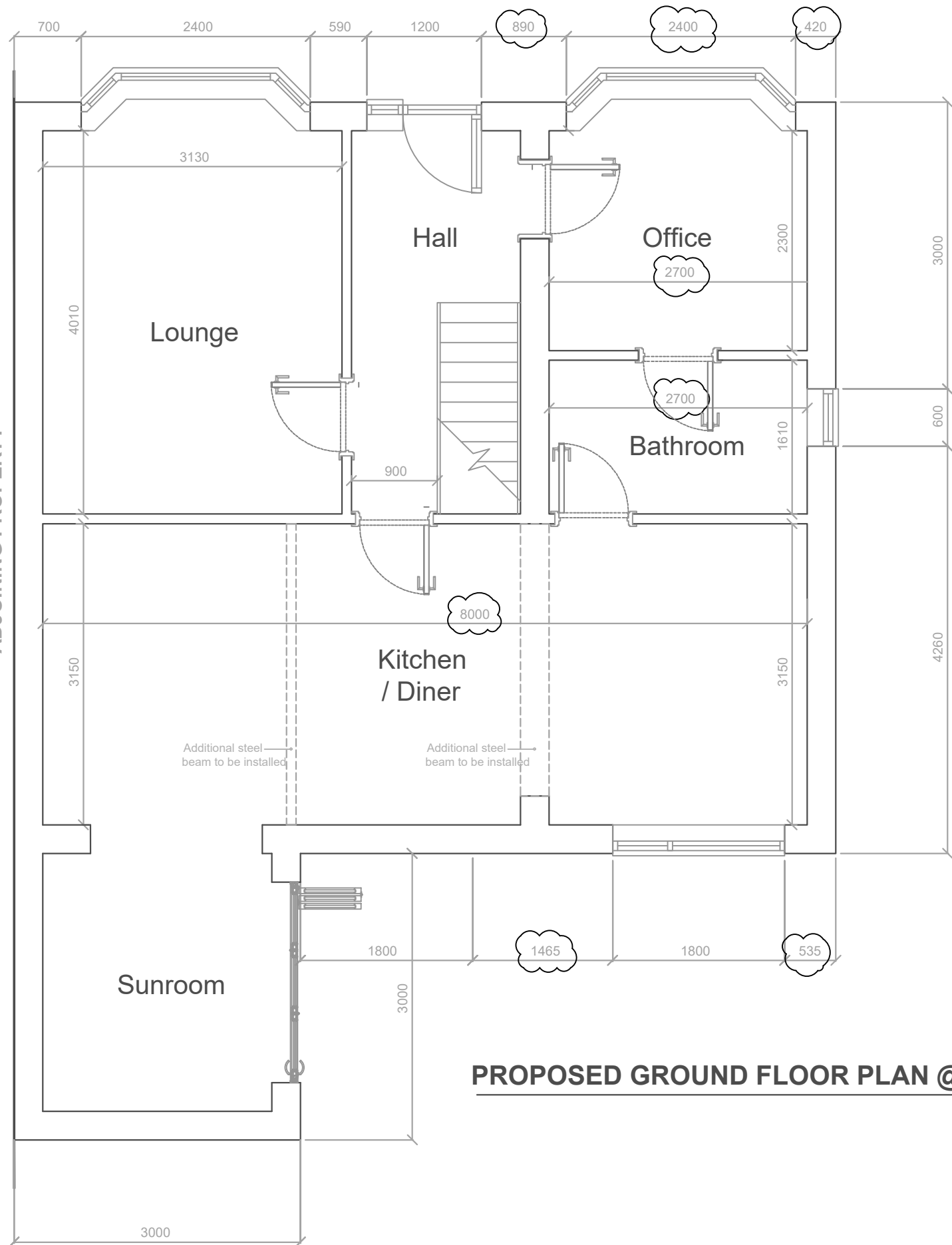


ADJOINING PROPERTY



**PROPOSED WORKS**

Proposed 2 storey extension to with internal alterations to create new open plan kitchen / diner with bathroom / utility and office to ground floor with new master bedroom with en-suite to first floor. Main entrance to dwelling also moved to the North (street facing) elevation to accomodate new office space.

Overall projection of extension reduced to 3000mm and current ridge height maintained on advise from planning office following first submission of proposal. All materials used to best match existing appearance of dwelling.

**GENERAL**

All works to comply with Building Regulations 2000 and associated legislation and to the satisfaction of the Local Authorities Building Control Officer. All building materials to comply with BSS and used in accordance with the relevant Codes of Practice. All structural timber to be C16 or C24 grade.

All openings to be fitted with vertical and horizontal DPM. All lintels to have 150mm end bearing and 1/2 hour fire resistance.

**EXTERNAL WALL**

300mm cavity walling shall comprise of an outer leaf of facing brickwork to match existing, an inner leaf of 100mm thick blockwork "Toplite" or similar , 50mm Kingspan Kooltherm K8 Cavity Board insulation taken 225mm below dpc providing minimum U-Value of 0.3W/m2K. Stainless steel vertical twist type wall ties to BS 1243:1978 every 750mm horizontally and 450mm vertically and ties within 150mm of openings to be at 225mm crs vertically. Lateral restraint provided by means of 30mm x 5mm galvanised steel holding down straps @ 2m centres maximum and carried across at least 3 timber members. Vertical strapping required to joists / wallplates by 30mm x 5mm galvanised steel holding down straps @ 2m centres maximum. All masonry below ground level externally and dpc level internally shall be either Class B engineering bricks or loadbearing solid type A blocks. Cavity fill below ground level shall be ordinary prescribed mix to BS 5328, grade C10P. All cavities to be continuous. Where pipes pass through wall PC Lintel to be provided and 50mm compressible material to surround pipework. Dpc's to all openings shall be a minimum width of 150mm Horizontal Dpc located 150 mm above ground level. Blockwork walls shall be finished internally with 62.5mm Kingspan Kooltherm K18 insulated plasterboard with 3mm skim. Insulated cavity closers to all openings.

**EFFICIENCY LIGHT FITTINGS**

Provide lighting fittings as tabled below to be fixed lighting that only accepts lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Such fittings would include fluorescent tubes and compact fluorescent lamps but not GLS tungsten lamps with bayonet cap or Edison screw bases.

Number not less than three per four of all the light fittings.

**ABOVE GROUND DRAINAGE**

All waste pipes and fittings from sanitary appliances are to be upvc to BS5255: 1076. Branch pipes and vent pipes to be UPVC to BS 4514 : 1983. All pipes to be fitted with rodding access to all changes of direction and at junctions. All wastes to be fitted with 75 mm deep seal traps.

**SMOKE DETECTORS**

Smoke detectors are to be installed in complete compliance with Approved Document B1, Section 1 of the Building Regulations. Multiple installations are to be wired together on a separate circuit in accordance with the current IEE regulations.

**PITCHED ROOF TO SINGLE STOREY EXTENSION**

Interlocking concrete tiles on 38 x 25 mm treated battens on Kingspan Nilvent breathable sarking membrane (sealed as necessary with 75mm wide double sided acrylic adhesive tape) on 18mm sarking on 150 x 50 C16 rafters @ 600 ctrs approx strapped to timber wallplates. 100mm Kingspan Kooltherm K7 Pitched Rafter Insulation board between rafters pushed up against 25 x 25 battens, with 62.5 Kingspan Kooltherm K18 insulated plasterboard with 3mm skim to u/side. Must achieve minimum U-value of 0.18 W/m2K.

**GROUND FLOOR CONSTRUCTION (Concrete Slab)**

65mm thick concrete sand cement screed on 75mm Kingspan Kooltherm K3 Floorboard Insulation on 100mm concrete slab over DPM on 200mm deep hardcore.

**RADIATORS**

All new radiators to be provided with Thermostatic valves. Client to agree locations with Builder prior to commencement of works.

**RAINWATER GOODS**

Gutters to be moulded upvc to match existing Rainwater pipe to connect to existing drains. All pipes to be fitted with rodding access to all changes of direction and at junctions. All new underground pipes to be 110mm UPVC laid 1:40 fall min. with granular encasement. Rainwater gully to be trapped.

**WINDOWS**

New windows to be double glazed in UPVC frame to match existing to pattern shown and are to be supplied pre-fitted with permanently fixed controllable trickle ventilators having an area not less than 8000 square millimetres.

All glazing below 800mm above floor level, and in doors or 300mm adjacent doors, to be either toughened or laminated safety glass in accordance with BS 6206:1981.

Soft coat Low E glass to inner skin.

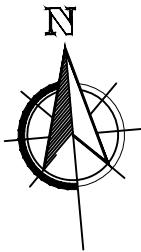
Certification to verify Part L1 compliance 1.8W/m2K) to be issued from suppliers.

**VENTILATION**

Mechanical extractor capable of 30 litres / second to be vented through external kitchen wall.

**ELECTRICS**

Electrics must be Part P compliant with full certification that all works are carried out in accordance with BS7671 to be provided, if not Part P credited then separate application to be made through Local Authority Building Control Dept.



|                                                                           |                               |                          |
|---------------------------------------------------------------------------|-------------------------------|--------------------------|
| Rev_B                                                                     | Amended & re-issued to Client | 12.06.22                 |
| Rev_A                                                                     | Issued to Client              | 28.07.20                 |
| PROPOSED ALTERATIONS TO<br>No. 49 TOTTENHAM DRIVE,<br>MANCHESTER, M23 9WH |                               | Scale<br>1:50            |
| Title<br>PROPOSED GROUND FLOOR PLAN                                       |                               | Drawn By<br>Andrew Crump |
|                                                                           |                               | Sheet No.<br>004         |