

PROPOSED - FRONT ELEVATION
SCALE - 1:50



PROPOSED - REAR ELEVATION
SCALE - 1:50



0 1.5 3 Meters

PROPOSED - SIDE ELEVATION
SCALE - 1:50

GENERAL

All construction to be carried out in accordance with manufacturer's and supplier's recommendations and to comply with current Building Regulations and British Standards.

Any queries with details or discrepancies to be checked with the client. Any proposed changes to specification to be approved by Building Control.

Any changes to insulation to still achieve maximum u value stated; thermal conductivity of any replacement to be equal to or better the specified insulation.

All dimensions to be checked on site prior to manufacture.

Studwork / rafters on drawings shown indicatively - contractor to set out.

Client and contractor to be aware of their responsibilities under CDM (2015) RegulaTIONS AND Building Safety Act 2022. All works to be carried out by those with the necessary skill, experience and knowledge. Contractor to be appointed as Principal Contractor and Principal Designer for the works on site.

NEW GROUND FLOOR

Floor finish (to client specification), on 75mm thick sand cement screed with underfloor heating pipes, on 500 gauge polythene separating layer, on 120mm Celotex XR4000 floor insulation (or similar approved), on 1200 gauge DPM, on 150mm suspended beam and block to manufacturer design. Suspended floor to have minimum 150mm clear ventilation space below. Floor void to be vented via periscope vents by Glydevale or similar with air bricks by Timlock or similar. Vents to provide minimum areas of 1500mm/m run of external wall or 500mm2/m2 of floor area, whichever is greater. Air bricks must have suitable grill to prevent the entry of vermin. Ensure any existing vents remain open.

Min 25mm perimeter insulation at edge of screed. All joints in DPM to be twice folded to give 100 well.

Extension floor level to line through with existing floor level.

Ground Floor to achieve minimum U-value of 0.15W/m^{2}K.

EXISTING EXTERNAL WALLS

Existing external wall (now internal) to have plasterboard and skim finish.

Existing external render and brick walls made good where necessary with rough cast render or red smooth facing brickwork respectively.

NEW EXTERNAL WALLS

100mm red smooth facing brickwork laid in stretcher bond with bucket handle pointing to match existing. 50mm cavity, 100mm thick Celotex CW4000 cavity insulation (or similar approved), 100mm thick medium density concrete blocks inner leaf (lambda 0.59) and 12.5 plasterboard and skim on dabs.
Insulated cavity closers (checked fit) to close cavities around window and door openings.

Engineering bricks or trench block to be use below ground. Wall ties to be BBA Approved double drip type with retaining clip, installed at 750mm horizontal spacing and 450mm vertical spacing, 300mm spacing around openings. Joints between insulation boards to be taped. Ensure at cavity trays, insulation cut carefully to avoid cold bridging. Install in accordance with manufacturer's requirements.

Samples of brickwork to match existing exactly in size, colour and texture, to be agreed with LPA before any work on site commences.

Walls to achieve maximum U-value of 0.17W/m^{2}K.

DPC AND WATERPROOFING

Insulated cavity closers around all openings; Thermabate or similar approved. DPC and insulation at junction of new cavity wall, glazing and existing. Cavity trays above all openings and abutments and weep holes above all cavity trays. Refurbishment cavity tray and weepholes above abutments with existing wall. DPC in external wall leaf 150mm above external ground level.

Roofing membrane to be lapped up min 150mm at abutments and at rooflight.

RADON - Basic radon protection. DPM to be sealed at joints. Lapped and taped with low level cavity tray in new external walls and with existing DPM where possible. Penetrations through the floor to be avoided where possible - or effectively sealed.

ROOF

Kitchen Extension: Roof pitch nominally 19 degrees.

Slate to match existing main house, fixed to 38 x 25mm treated timber battens, on breathable untearable roofing felt, on 150 x 50 C16 timber rafters. Fit 120mm thick Celotex XR4000 insulation (or equal approved) between rafters and 62.5mm thick Celotex PL4050 insulated plasterboard (or similar) below rafters.

Plasterboard to receive skim and paint finish. Fit 100 x 75mm treated timber wallplate strapped down at min 1 m centres with 30 x 5 m.s strapping down 900mm.

Roof to achieve maximum U-Value of 0.15 W/m2K

ROOF LIGHTS

4no. Type 1 - double glazed Velux Heritage Conservation roof windows with recessed flashings. 780x1180mm centre pivot

1no. Type 2 - double glazed Velux Heritage Conservation roof windows. 550x980mm centre pivot

1no. Type 3 - double glazed Velux Heritage Conservation roof windows. 550x980mm fixed

3no. Type 4 - doble glazed Velux Studio roof windows in Kitchen extension. 660x980mm fixed

Rooflights to achieve a maximum U-Value of 1.4 w/m2k.

Client to confirm internal finish, any enhancements to glazing and if electric operation is required.

ROOFLIGHTS TO BE FITTED STRICTLY IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS.

EXTERNAL WINDOWS AND DOORS

Kitchen extension: Origin OS44 (or similar approved), aluminium framed, double glazed sliding doors.

Aluminium framed, double glazed windows. Colour to match sliding doors.

All cavities around window and door frames are to be filled with high density filler, not foam. Windows to be set make 75mm or to match existing. Ensure window frame overlaps insulated cavity closer by a minimum of 30mm.

All new windows, doors and ironmongery to comply with Part Q Building Regulations for security.

External Windows and Doors to achieve minimum U-Value of 1.4 W/m2 K.

SAFETY GLAZING

Provide safety glazing to all windows below 800mm and all doors with adjacent windows below 1500mm above finished floor level.

LINTELS AND BEAMS

Refer to Structural engineer drawings for all Sizes and calcs for all steel beams/ lintels and structure. Min 150mm bearings. To standard openings in external cavity walls, use Catnic thermally broken lintel (with cavity tray above) or similar approved sized to suit opening. SE lintel design for large sliding door and picture window openings. Naylor concrete lintels to any internal openings within masonry walls.

Any structural steelwork is to be boarded to give min 1/2 hr fire resistance.

INTERNAL WALLS

Existing openings to be blocked up with blockwork.

Plasterboard to receive skim and paint finish.

FINISHES AND FITTINGS

All finishes and fittings including joinery (doors, skirtings, architraves etc), floor finishes, kitchen layout, decoration etc to client specification.

Doors - 926mm leaf door between utility and garage - external quality with min u value 1.4 w/m2k. 838mm leaf (to match existing at ground floor level) between kitchen and utility room.

HEATING AND HOT WATER

Heating via water based underfloor heating system within the screed by nu-heat or similar in both extensions. Underfloor heating to existing kitchen floor - either within screen as proposed for extensions, or within an floating floor (Nu Heat Low Pro or similar). Location of accessible manifold to be agreed with client.

Existing boiler in the garage is to be retained for heating and hot water. Dual heat towel rail in Boot Room.

VENTILATION

Habitable rooms to have minimum 1/20 floor area opening windows and 8000mm2 background ventilation - trickle vents (to Part F1 Section 1. Table 1.7 Building Regulations). Kitchen to have 30 litres/second extract adjacent to the cooker, 60 seconds/litre elsewhere. Utility room to have 30 litres/second extract ventilation.

Background ventilation to kitchen and utility to be 2500mm2

DRAINAGE

External:

a) Underground.

'Supersleve' system or similar; bridged when passing through external walls. FWS to fall 1000@ 1 :40 - 1 :60.

Direction of existing drains to be investigated. Existing drainage route may be under extension - allow for concrete lintels over where the drainage goes under a wall or divert. Drainage routes and access for rodding to be agreed with Building Control.

b) Above Ground.

Black plastic gutters and downpipes, RWP's to discharge into 150 x 300, roddable back inlet gullies.

Rainwater system to be Marley Deepflow or similar approved to match existing.

Rainwater and foul waste to be connected to existing separate drainage systems.

Internal drainage:

50dia pvc common waste pipes, 75mm deep seal traps to all fittings. Drainage from new kitchen fittings to connect to existing drainage system.

All internal drainage to be boxed in or under the floor with access as necessary. Existing external SVP to be enclosed within the utility room. Min 25mm mineral wool insulation around waste pipework and 2 layers of plasterboard to provide sound insulation.

Route of all internal and external drainage to be agreed with Building Control.

ELECTRICAL INSTALLATION

All electrical design, installation, inspection and testing will be carried out by will be carried out by a competent electrician in accordance with Approved Document P and BS 7671 2001. The contractor will provide Building Control with a copy of the Electrical Installation Certificate and the IEE Model forms on completion.

LIGHTING

Provide 100% energy 'efficient' lighting. In accordance with Approved Document L.

APPROVED DOCUMENT M

Switches and sockets between 450mm and 1200mm from finished floor level (in accordance with Section 8, Diagram 29 Approved Document M) .

(h) Mains operated heat detector, with battery standby supply, installed to BS 5446-2:2003.

(s) Smoke detector installed to AD B1 and to be min grade D2, Category LD3 standard in accordance with B.S. 5839 Part 6. interlinked and wired to mains electricity with battery backup and network socket RJ45.

FOR TENDER

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. THE BACKGROUND IMAGERY CONTAINED IN THIS DRAWING IS FROM GEO-RECTIFIED AERIAL PHOTOGRAPHS. IT MAY CONTAIN OPTICAL, ELEVATION AND TERRAIN DISTORTION.

rev no	revision note	date	checked	approved

drawn	PS
checked	MS
approved	MS
date	09/12/25
scale	AS SHOWN
original size	A1

client: E BARRETT & B SWEENEY

project: 7 HOLMOOD ROAD, MANCHESTER

title: PROPOSED ELEVATIONS

project no: 1000AA | dwg no: DR_A_0005 | rev:

E-file Ref : C:\Users\edward.barrett\Documents\My Docs\Personal\Housing\2000AA_DR_.dwg