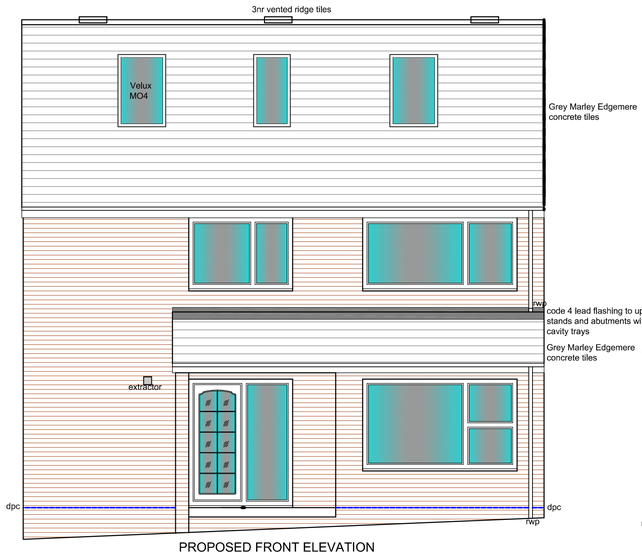
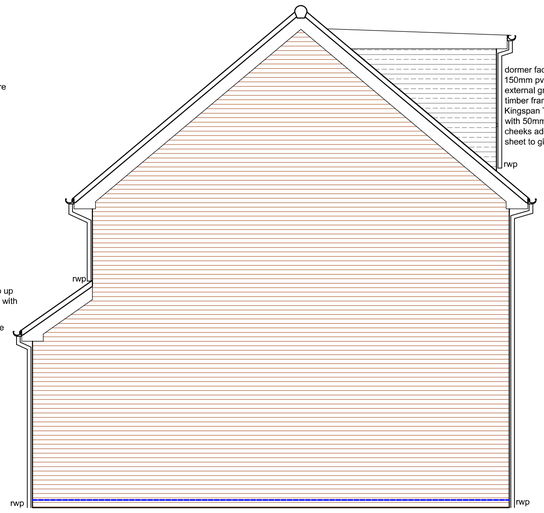
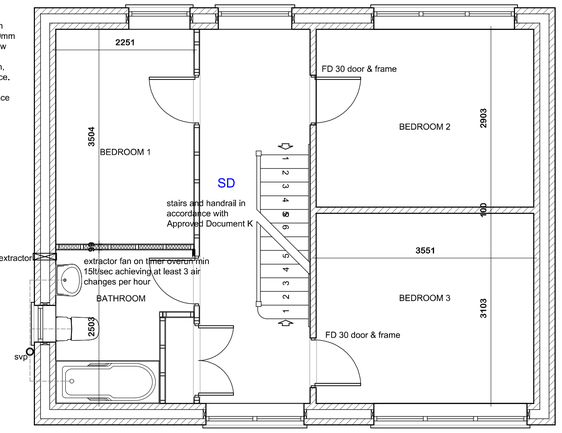


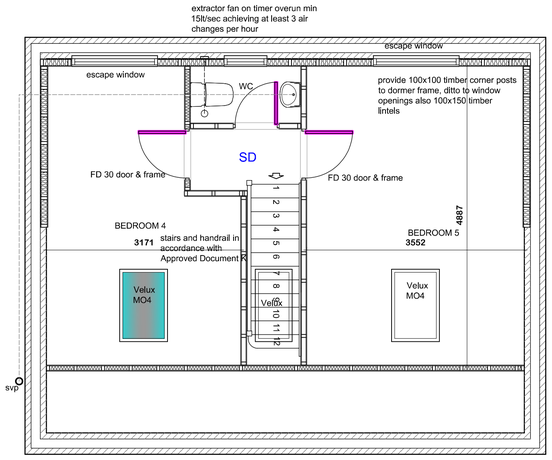

PROPOSED FRONT ELEVATION




PROPOSED SIDE ELEVATION 2



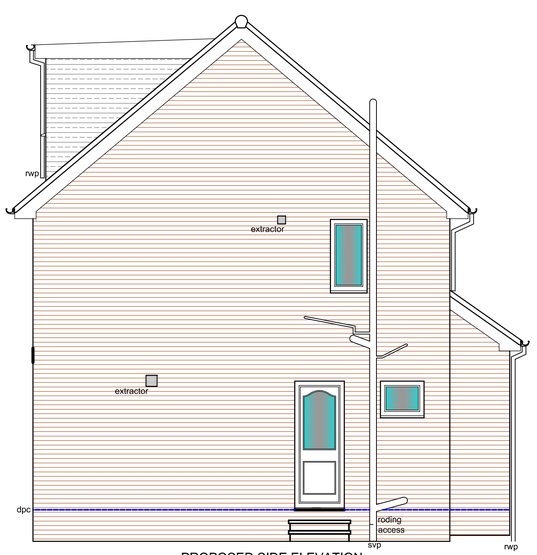

PROPOSED FIRST FLOOR PLAN



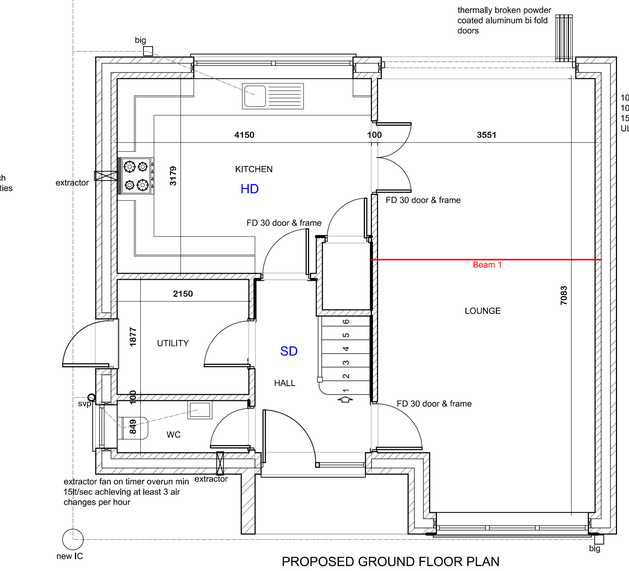

PROPOSED SECOND FLOOR PLAN



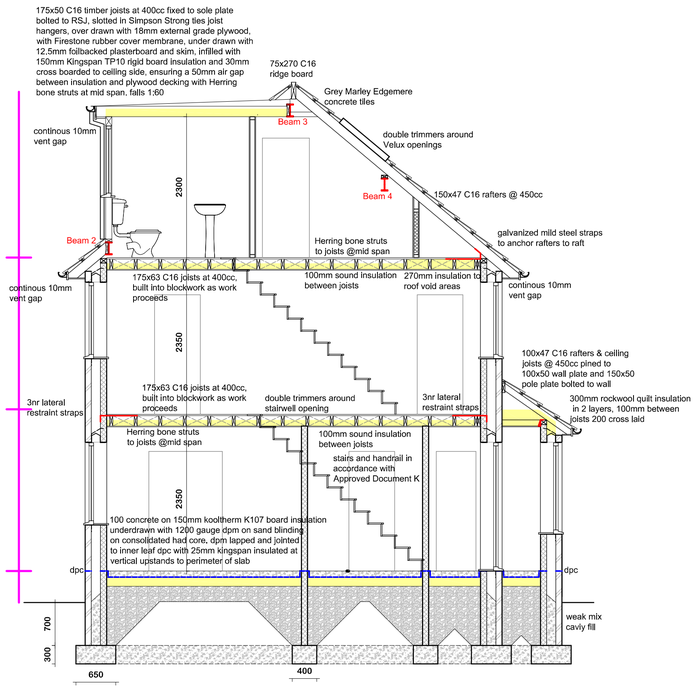

PROPOSED REAR ELEVATION




PROPOSED SIDE ELEVATION




PROPOSED GROUND FLOOR PLAN




foundations 650x300 C30 mix
1000mm from ground level,
final depth to be agreed on site
with BCO

SECTION THROUGH OF PROPOSAL

SPECIFICATION GENERAL

All materials and workmanship to comply with the recommendations and requirements of all current and relevant British Standards and Codes of Practice and Building Regulations.
CONTRACTOR & CLIENT TO ENSURE ALL WORSK, SITE SAFETY, SECURITY & WELFARE CARRIED IN ACCORDANCE WITH HSE STANDARDS AS SET OUT IN CIS80, INDG411 AND CDM REGULATION 2015.
All proprietary products to be used fully in accordance with manufacturers instructions. All structural timbers C16 grade and preservative treated. These must be read in conjunction with any Structural Engineers details and calculations by others. showing fabrication details etc.. from which the builder must work to.

FOUNDATIONS
To building Regulations A1/2 Part E. depth to be decided on site according to ground conditions. foundation size 650x300 C30 mix.

EXTERNAL WALLS 'U' Value 0.18w/m2k
102mm facing brick to match existing. 150mm cavity with 150mm Full fill ULTIMATE Drytherm 32 insulation batts fixed to inner leaf lightweight blockwork 'K' value not less than 0.11w/mk and a desnity not less than 450Kg/m3. 13mm lightweight plaster. stainless steel Wall ties at 900mm horizontally, 450mm vertically, 300mm around openings. all cavities closed with damcor or similar approver insulated cavity closer. Dpc 150mm above finished ground level, cavity trays to lintels. weak mix concrete cavity fill to ground level.

GROUND FLOOR 'U' Value 0.18w/m2k
65mm screed on 150mm Kooltherm K107 insulation board on 100mm concrete floor slab on 1200guage Visquine dpm on 30mm blinding. with 25mm kingspan upstand insulation to perimeters.

LINTOLS
to have min end bearing of 150mm. and 2nr weep holes.

PARTITIONS
100mm lightweight blockwork, 13mm lightweight plaster, 75mm studs at 450cc 12.5mm plasterboard both sides, 3mm skim, in-filled with Rockwool sound insulation.

VENTILATION
Opening casements to be min 1/20th floor area. fit mechanical ventilation to shower room with timer overrun min 15lt/sec achieving 3 air changes per hour, 225x150 air bricks sleeved through to inner leaf. with plastic hit and miss vent internally to room housing washing machine. 150mm diam extractor to kitchen to achive 60 lt/sec as per regulation F1 1995

ROOF 'U' value 0.15w/m2k insulated at pitch line
Grey Marley Edgemere tiles on treated sw battens on sheathing untereable breathable roofing felt on 150x47 C16 rafters at 450cc notched over 100x75 Wall plate strapped to Wall at 900cc, infilled with 150mm Kooltherm K107board insulation.
Eaves vented by 10mm continous air gap with Trimlock eaves ventilator or similar.

PLUMBING & ABOVE GROUND DRAINAGE
whb 32mm trap, 75mm seal, 50mm waste, shower 40mm trap, 75mm seal, 50mm waste. wc 75mm trap, 50mm seal, 100mm waste. washing machine, 38mm pipe.
Sanitary pipe work in accordance with BS5572. provide 110mm dia. soil and vent pipe, terminating 900mm above any adjacent window opening via a suitable wire mesh bird guard and provide a roding access point at base. svp's to discharge into inspection chamber via a suitable rest bend connected to existing drainage

RAINWATER
100mm half round upvc gutters, 68mm diam water pipe to discharge into sealed back inlet gully.

DRAINAGE
100mm Hepworths or similar approved upvc pies with flexible joints bedded and surrounded in limestone chippings. drains under and within 1000mm of external walls to be encased in 150mm concrete and linted over through walls. foundations to be taken down below invert level of drainage.

MANHOLE
precast concrete or 230 class B engineering brick on 150 concrete base with sand cement haunching to channels. Grade B cover bedded in grease and frame set in 150mm concrete surround.

ELECTRICAL
All electrical work required to meet the requirements of Part P (eleictrical safety) will be designed, submitted, inspected and tested by a competent person to do so. Prior to completion the Local Authority must be satisfied that either Electrical installation Certificate issued by competent person or appropriate certificate and for as defined in BS 7671 is to be submitted.

HEATING:- GAS
A System boiler with Gledhill stainless steel cylinder, ground floor to benefit from underfloor heating system plumbed to same system. pressed steel radiators to other rooms, power out put to suit room size. ensure existing boiler power output is adequate for additional radiator loads, from the new extension and 2nd floor.

DORMER CONSTRUCTION

FLOOR
Joist direction as per plan. 170x63 C16 @ 400cc built into blockwork as work proceeds.over drawn with 22mm t&g timber plank flooring, underdrawn with 12.5mm plasterboard and skimmed. Herring bone strutting at mid point, infilled with 100mm quilt sound insulation 300mm to areas under roof voids.

WALLS
100x50 timber sections at 450cc, corner posts 100x100 sections ditto to window posts, 150x100 timber lintels to window openings, 150mm pvcu ship lap cladding on 18mm external grade plywood sheets on 6mm superlux board to give min half hour fire resistance. frame infilled with 100mm Kooltherm K107 rigid board insulation or similar approved, with 50mm cross boarded to stud face. Overboard with 12.5mm foilbacked plasterboard & skim.

FLAT ROOF: 'U' value 0.15w/m2k
170x47 C16 timber joists @ 400cc to firings fall 1:60 slotted into Simpson Strong tie joist hangers fixed to sole plate bolted to RSJ with M10 bolts. overdrawn with 18mm external grade plywood sheeting , under Firestone rubber cover membrane, underdrawn with 12,5mm foilbacked plasterboard., joists infilled with 150mm Kooltherm K107 rigid board insulation with 30mm cross fixed to ceiling side to joists. Ensure 50mm ventilation gap to the upper side of ceiling joists, Herring bone strutting at mid span.

ROOF SLOPE
all ceiling members to be underdrawn with 12.5mm foil backed plasterboard and skimmed. 100mm Kooltherm K107 between rafters and 50mm across face of rafters, ensuring a min 50mm air gap between felt and insulation board within the roof structure. party walls with in the loft space up graded with 100mm sound insulation with in studs.

STRUCTURAL BRACING
strap down all roof timbers, rafters, wall plates, and floor joists using Catnic mild steel straps, or alternatively 50x100 timbers spiked to rafter and joists.

STAIRCASE:
standard softwood timber stairs pitch no more than 42 degrees max rise 220mm min going 200mm clear headroom not less than 2m. Handrail to staircase 900-1100 max, max space of spindles not to exceed 100mm diam.

EXTERNAL FOUL
110mm dia, vented soil stack to be taken up 900min above nearest opening window if within 3m of same, or to ridge if internally situated. stack to have a durable wire cage balloon cover. single stack plumbing to be in accordance with CP304 and BS 5572 - 1978

SMOKE ALARMS
SD: install 3nr smoke detectors 1 to each floor to landing and hallways. to be battery and mains operated and interlinked to each other. HD, heat detector to kitchen all interconnected.

GENERAL
All steel beams to have min 1 hour fire resistance protection, intumescent paint or fire line board covering min 12.5mm and skim.

INSULATION GENERAL

| | |
|---|---|
| Wall | 0. 18W/m2K |
| Roof | 0.15W/m2K insulated at ceiling level |
| Roof | 0.15W/m2K insulated at pitch level |
| Ground Floor | 0.18W/m2K |
| Windows | 1.4W/m2K |
| Doors | 1.4W/m2K |

All new window frames fitted with tricklevents
All light fittings to be of low energy type only

Project NEW BUILD DETACHED PROPERTY

Client MR MOHAMMED YOUSAF
CONISTON DRIVE
MIDDLETON
M24 5RH

Drawing ELEVATIONS & FLOOR PLANS

Scale 1:50 Revision Date 17.03.2025

Drawing No. MY230325 BREGS 23.03.2025

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