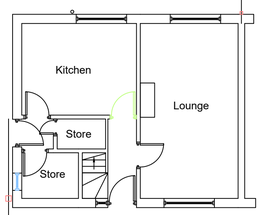
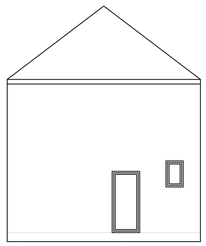


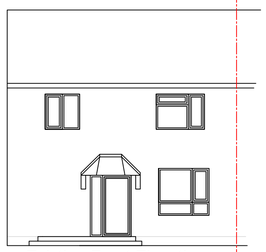
Existing Roof View



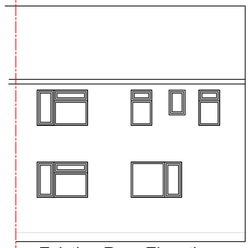
Existing Ground Floor



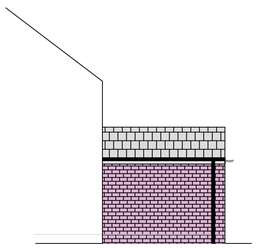
Existing Side Elevation



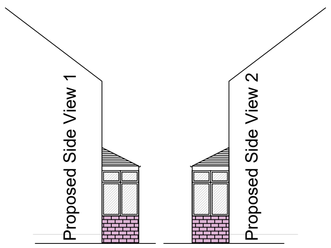
Existing Front Elevation

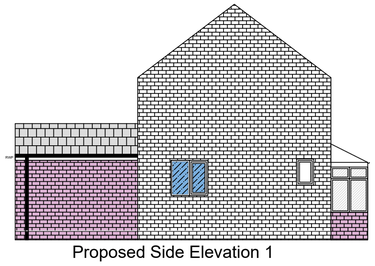


Existing Rear Elevation

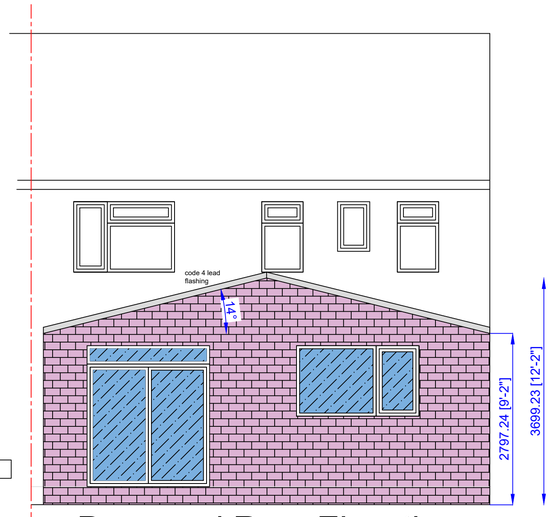


Proposed Side Elevation 2

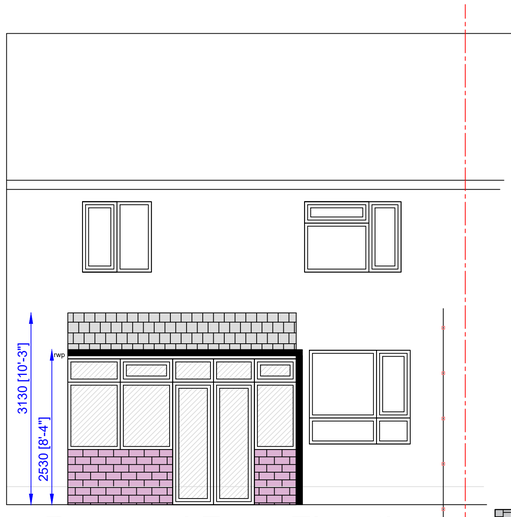




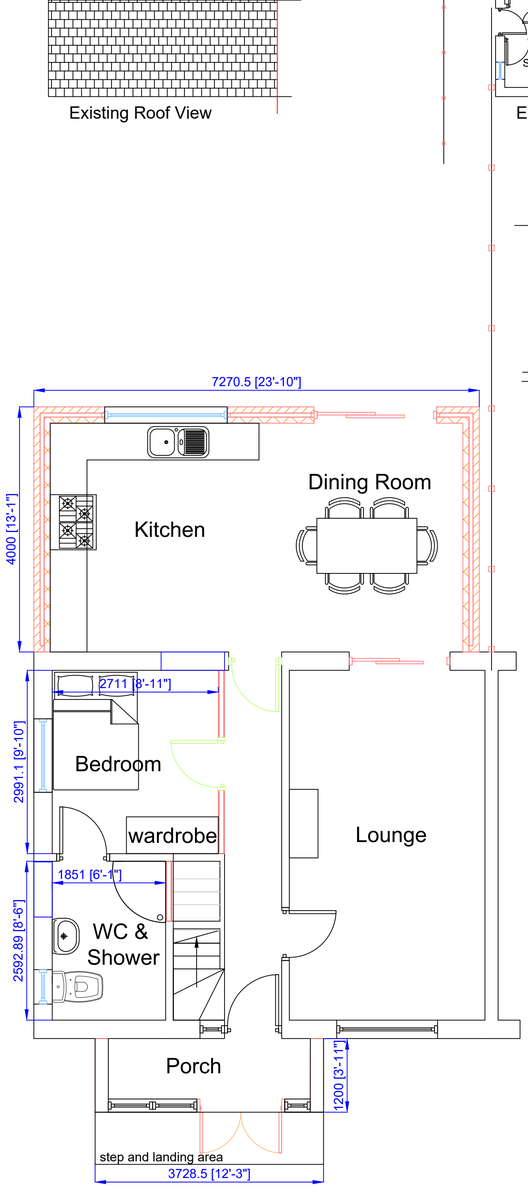
Proposed Side Elevation 1



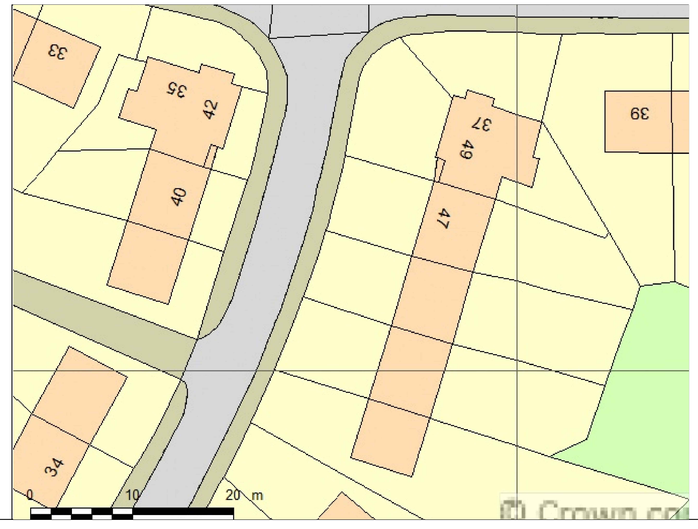
Proposed Rear Elevation



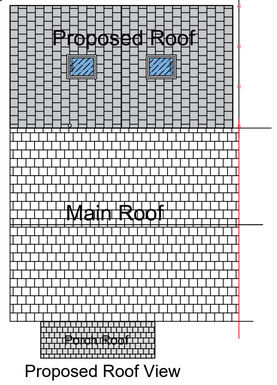
Proposed Front Elevation



Proposed Ground Floor
scale 1:50



Location Map.
scale 1:1250



Proposed Roof View

NOTE
All dimensions are to be checked on site prior to the commencement of works. Any modifications considered an improvement by the builder are to be submitted to the Local Authority and comply with any approval necessary. All work to comply with current Building Regulations and good building practice.
The builder may use alternative materials to the ones specified above but these must be to the satisfaction of the Building Control Officer and comply fully with the current Building Regulations.

Specification.
All materials and workmanship to comply with the recommendations and requirements of the current British Standards Codes of Practice, Building Regulations. Health & Safety must be adhered to in accordance with CDM Regulation. All proprietary products to be used in accordance to manufacturers instructions. All structural timber to be SC3 Grade and preservative treated. Site to be left clean and tidy on completion of works and all deleterious materials to be removed of site.

Porch.
Design as per drawing.
Steelwork.
As per calculations.
ROLLED STEEL JOISTS.
Sizes to be checked with Structural Engineers Calculations and recommendations to sit on spreader padstones and bolted as recommended by structural engineer. Packed out boarded over and skim finished

Extension.

FOUNDATIONS
New foundations min 600 X 300 c30 mix to be taken down to min depth of 750mm or onto suitable ground bearing strata or underpinning if required to Structural Engineers design.
Foundation within 1.0m of drains to be taken below invert level.
As per B.Regs AD A1/2, final depth to be agreed onsite with BCO
foundations 600x300 C30 mix
EXTERNAL WALLS
Build new 100mm medium density Hi strength 7 blockwork inner leaf with 75mm "Crown Dritherm cavity plus slab" full fill cavity insulation and 100mm facing brick/block outer leaf off new foundation. Provide stainless steel cavity wall ties at 750mm horizontal and 450mm vertical centres, decreased to 225mm centres vertically around openings. Close cavities at openings including insulated vertical DPC. 9mm Supalux board as cavity closer.
Provide Catnic insulated steel lintels or similar over all new openings
All lintels to existing ground floor openings are to be exposed and inspected for suitability prior to works commencing.
INTERNAL WALLS
To consist of 75 x 50mm timber studs with 75mm glass fibre insulation between. 900mm horizontal noggins. 12.5mm Fireline board with plaster skim finish to both sides. Dwarf stud partitions at roof eaves to be lined with 12.5mm Fireline board to room side, 100mm Rockwool RW2 insulation (or similar approved) between studs (Studs to be 100x50mm) with chicken wire to rear of partition stapled to studs.
Plastering.
Ceilings throughout using 12.5mm plasterboard and 3mm skim finish.
All lintels and purlins to have min 1hr fire resistance.
Walls to be drylined and skim finish or direct plastering to walls as required to match existing finish.
Roof.
New pitched roof to be tiles as existing on 50mm x 38mm treated battens on sarking felt on roof joists / rafters at 400mm c/c, 12mm plasterboard and skim finish to inside.
Roof void to be cross vented via permanent vents to be equivalent to a 10mm continuous strip. Provide preformed rafter trays to preserve air space to roof adjacent to insulation.
Minimum U value 0.16 w/m2.
Form opening for Velux type roof lights as per BREGS & manufacturers instructions.
Distance of Roof lights from eaves to meet Building Regulation criteria.
All frames to include for trickle vents as per Building Regulation Requirements.
ANCHOR STRAPS
30 x 5mm galvanised anchor straps to be fixed at rafter, floor and ceiling joist levels where running parallel to any external or separating walls. All to be securely fixed at maximum 1800mm centres and tied down wall minimum 225mm.
30 x 5mm galvanised steel straps to be fixed at 1800mm centres along wall plate and tied down wall minimum 450mm.
ABOVE GROUND DRAINAGE
Wastes to whb to be 32mm diameter, showers, sinks and baths to be 38mm diameter. All to be fitted with 75mm deep seal traps.
Gutters - 100mm PVCu half round
Rainwater pipes - 65mm diameter PVCu
Soil and vent pipes - 100mm PVCu
VENTILATION
Windows and are to provide a minimum of 1/20th floor area natural ventilation. Background ventilation minimum 8000 sq mm to each room.
Provide mechanical extract ducted to the outside air to the following-
Bathrooms [with or without wc]- 15 litres/sec
Sanitary Accommodation- 6 litres/sec.
Any glazing under a height of 800mm to be safety glass.
All glazing to be double glazed units with a minimum 16mm air gap with low E coating to achieve a minimum U value of 2.0.
All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so in accordance with BS7671. A copy of the certificate should be forwarded to the Council immediately following the completion of the electrical installation.

Scale	1:100 & 1:50
Drawn	
Checked	
Date	15.01.2021
CAD File	OO/28SEARN/092020
Dwg No	001
Revision	001

Project
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Middleton, M24 4JQ.

Title
Proposed rear extension, internal remodelling and front porch.