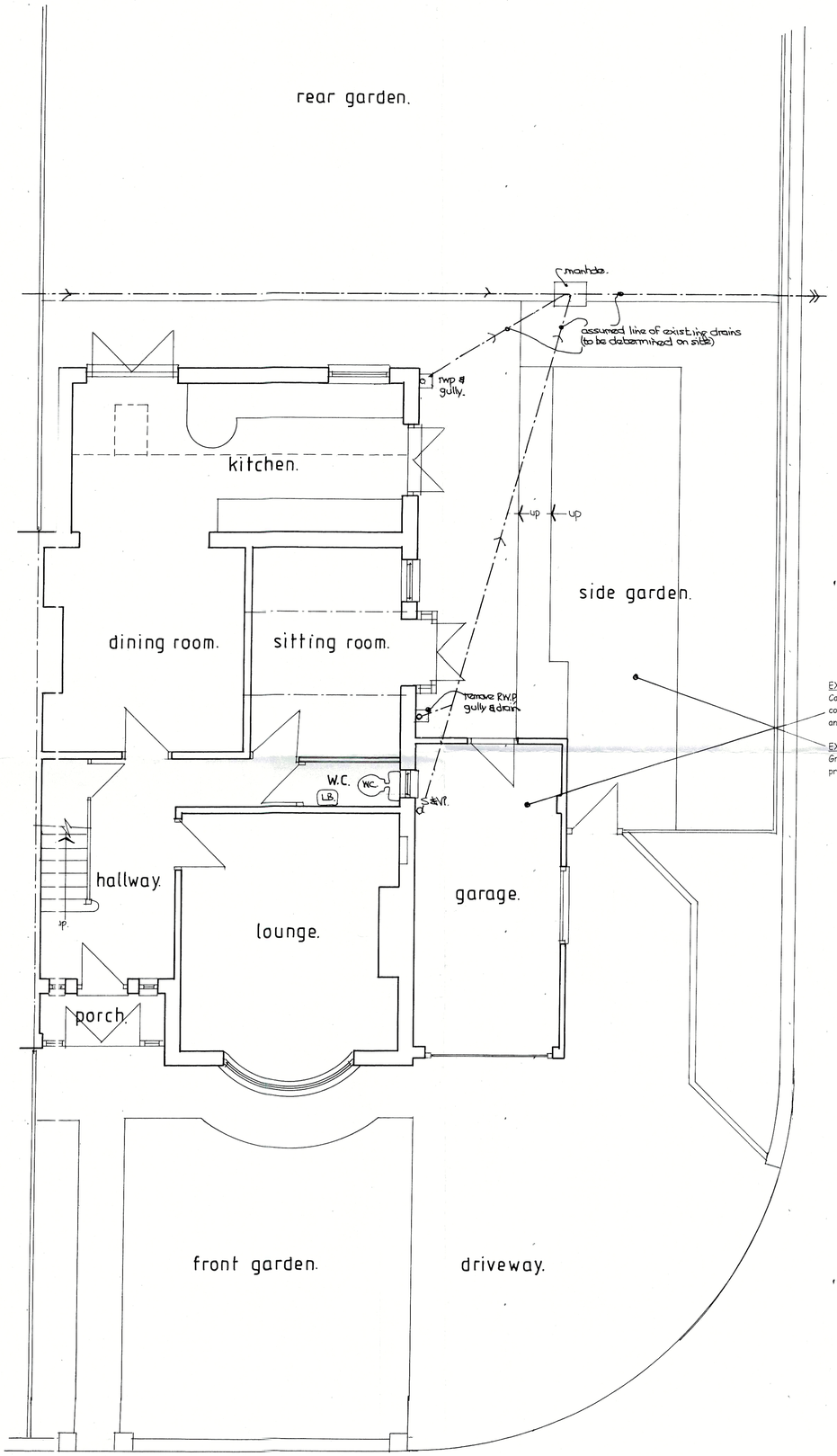


GROUND FLOOR PLAN.



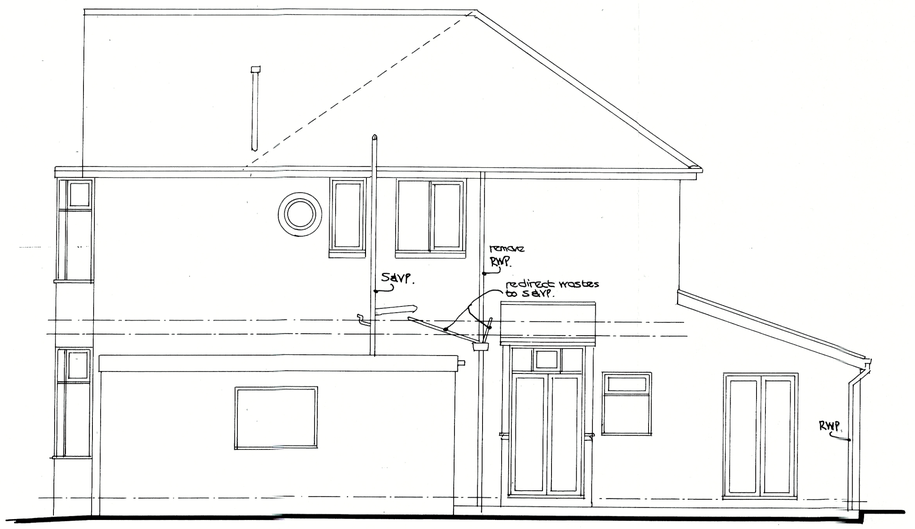
FRONT ELEVATION.

EXISTING GARAGE STRUCTURE.
Carefully take down and remove existing garage structure completely and grub up and remove existing concrete floor slab and existing foundations. Make good to any disturbed surfaces.

EXISTING SURFACES.
Grub up and remove all existing paving and surfacing to area of proposed extension and take down to reduced level.



REAR ELEVATION.



GABLE END ELEVATION.

REV	DETAILS	DATE
(A)	Existing drainage layout amended.	May 2019.

PROJECT
PROPOSED SINGLE STOREY SIDE EXTENSION.

LOCATION
6, OULDER HILL DRIVE, ROCHDALE, OL11 5LB.

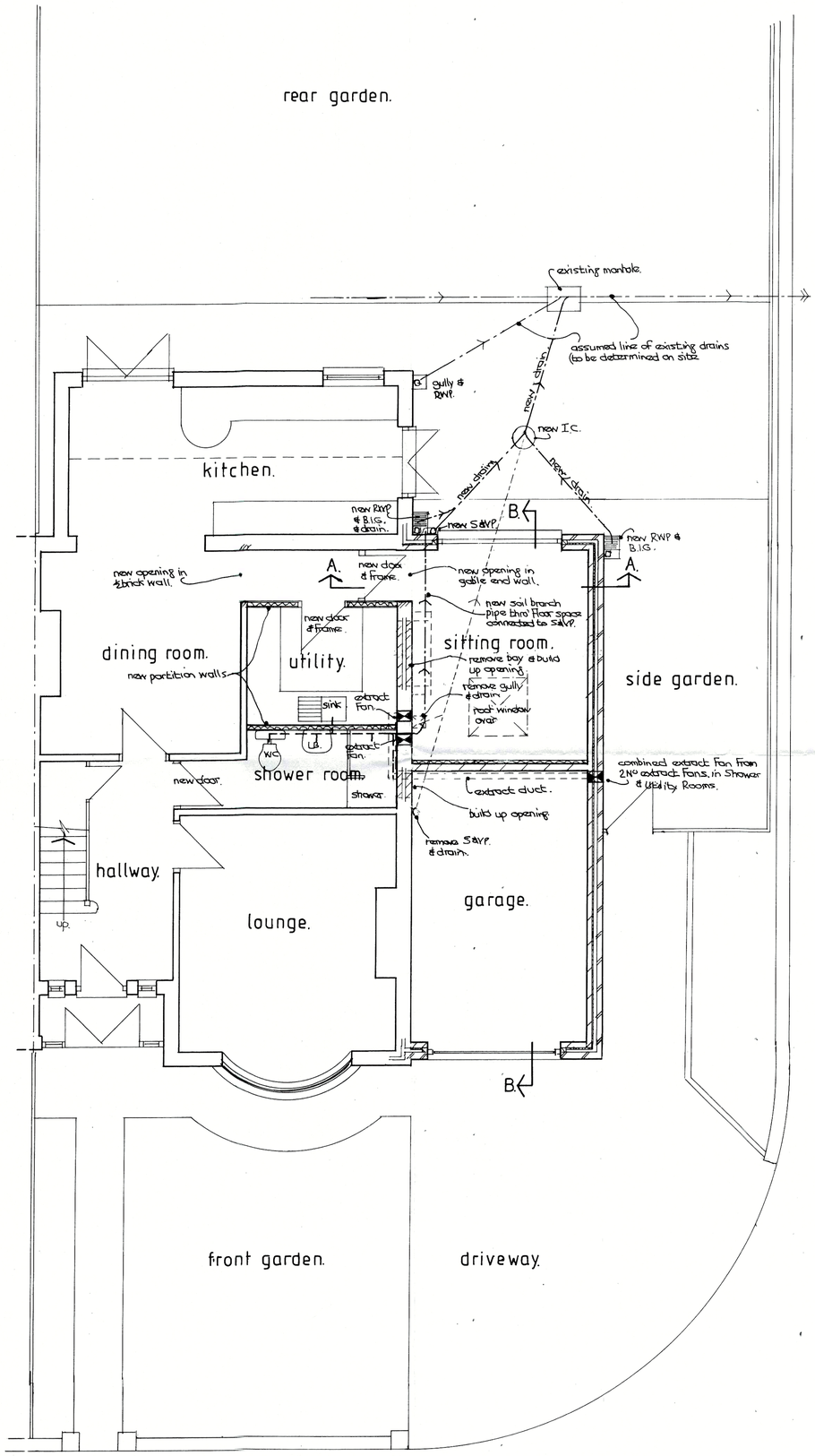
DRAWING TITLE
PLANS AND ELEVATIONS AS EXISTING.

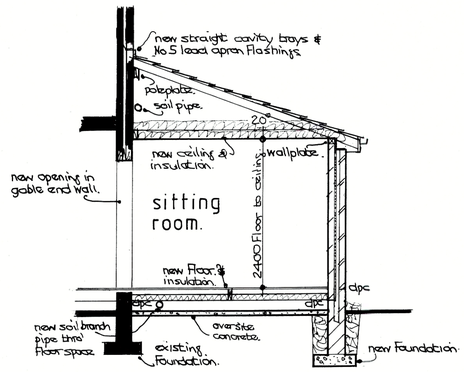
CLIENT
MR. G. SMITH.

SCALE
1:50 @ A1

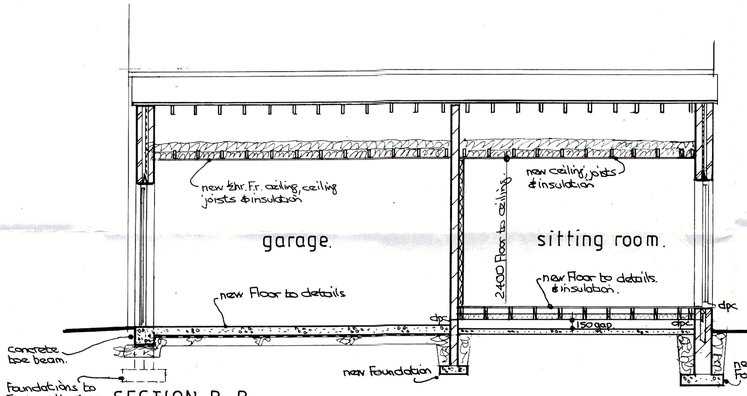
DATE
February 2019.

DRAWING No.
02195426/01.(A).





SECTION A-A.

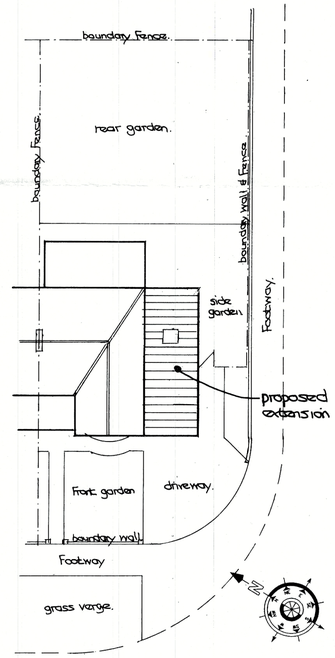


SECTION B-B.



LOCATION PLAN. SCALE 1:1250.

REV	DETAILS	DATE
(A)	Drainage amended and Sitting Room Floor construction amended.	May 2019.
(B)	Front of extension set back 110mm Hip end removed from new roof. Velux roof window increased in size. Drainage details amended.	May 2019



SITE/ROOF PLAN. SCALE 1:200.

PROJECT
PROPOSED SINGLE STOREY SIDE EXTENSION.

LOCATION
6, OULDER HILL DRIVE, ROCHDALE, OL11 5LB.

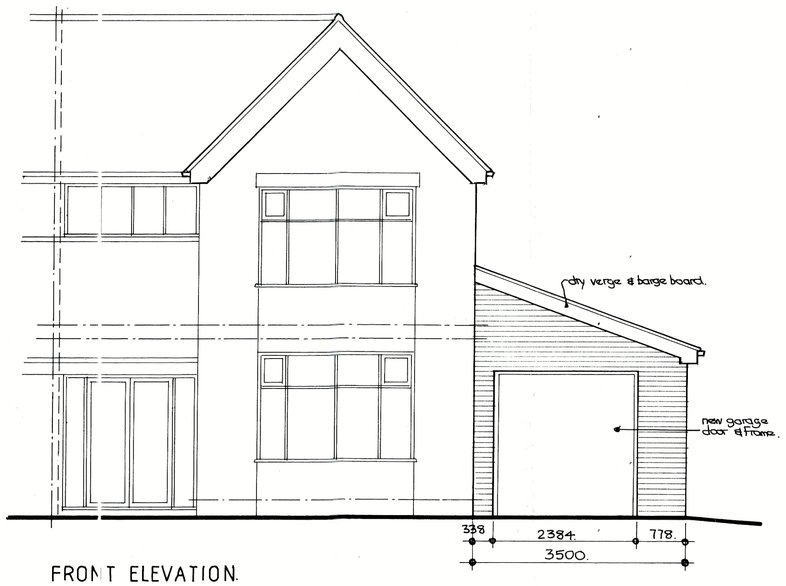
DRAWING TITLE
PLANS & SECTIONS AS PROPOSED.

CLIENT
MR. G. SMITH.

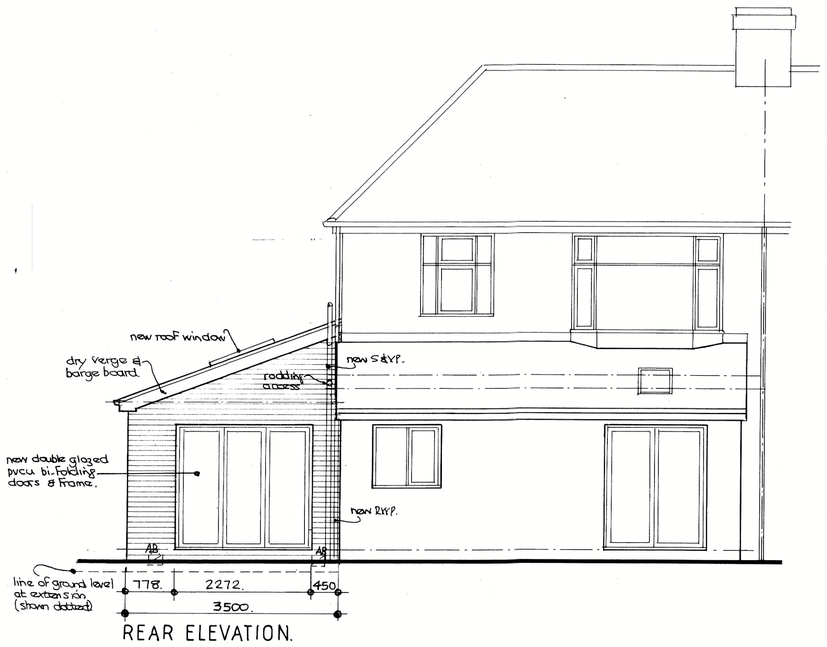
SCALE
1:50 @ A1 (Generally)
1:1250 & 1:200 @ A1 (as shown).

DATE
February 2019.

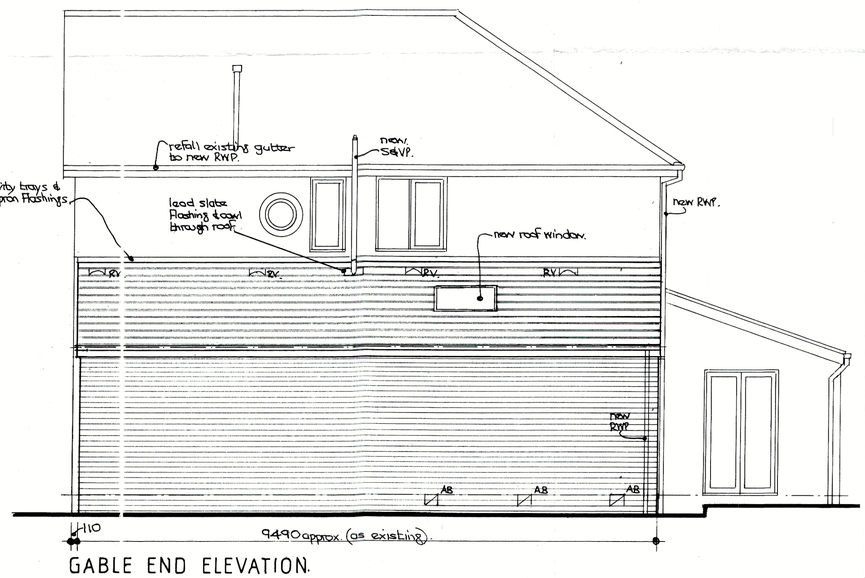
DRAWING No.
02195426/02.(B).



FRONT ELEVATION.



REAR ELEVATION.



GABLE END ELEVATION.

CONDITION NOTES

1. The drawings relating to the proposed project are for the purpose of obtaining Planning and Building Regulations approval only.
All work thereafter is undertaken solely at the Clients/ Contractors discretion and liability is therefore transferred.
2. In order to prepare these drawings, certain assumptions have been made which have to be verified both before and during the course of the works. Should at any time the existing construction be exposed which does not agree with these drawings or dimensions vary, then the engineer should be informed immediately and suitable actions taken.
3. All work must be carried out in accordance with the relevant building regulations and codes of practice.
4. Do not scale from drawings. Work only from figured dimensions. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
5. The drawings relating to the proposed project must be read in conjunction with and checked against any structural engineer's or specialist drawings and details provided.
6. The Contractor is to notify Building Control at the appropriate stages of construction - necessary for them to determine the works statutory compliance.
7. Before work commences - ensure all Planning and/or Building Regulations Conditions have been resolved to the satisfaction of the Local Authority.

ELECTRICAL CONTRACTOR (Competent Person)

All the wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 18th edition wiring guidance and Building Regulations 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 is 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.

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 light fittings in the dwelling/extension spaces to comply with Part L of the current Building Regulations.

EXTERNAL WALL CONSTRUCTION (U Value 0.28)

102mm multi coloured red / brown sand faced facing brick external leaf to match existing, 100mm cavity and 100mm Thermalite Shield blockwork internal leaf.
Provide 50mm Kingspan 'Kooltherm K108 partial fill cavity wall insulant retained against inner leaf with insulant retaining stainless steel wall ties at 750 horizontal and 450 vertical centres (225 vertical centres to jambs of all openings).
Provide 'Thermabate 100' insulated cavity closers (green) to jambs and cills of all external openings.
Provide d.p.c's to jambs and cills of all openings.
Close cavities at eaves & verges with 9mm Superlux.
Provide horizontal d.p.c's at floor level to internal leaf and at min. 150 above ground level to external leaf, both linked to existing.
Provide IG type L1/S 100 combined lintels over external openings with cavity tray directly above.

EXTERNAL WALLS BELOW GROUND LEVEL.

300mm thick Celcon Trenchblock off foundations up to 150mm below ground level. Trenchblocks to comply with PD 6697:2010 "Recommendations for the design of masonry structures" to BS EN 1996-1-1 and BS EN 1996-2.

WALL BETWEEN GARAGE AND SITTING ROOM.

100mm Thermalite Sheild blockwork with 72.5mm thick Kingspan Kooltherm K118 insulated plasterboard with 3mm skim finish to Sitting Room side of wall.

LINTOLS OVER DRAINS.

Provide r.c. lintels in external walls directly over any drains passing through.

EXISTING TO NEW CAVITIES.

Break open between cavities in new walls and cavities in existing walls to form continuous cavities to ensure continuous weather break.

BONDING OF BRICKWORK

External leaf of cavity walls to be bonded in with existing brickwork course for course.

TRADITIONAL STRIP FOUNDATIONS

Provide 700 x 200 C35 grade r.c. strip foundations with 1 layer of A193 mesh in bottom laid min. 900 below ground level all in accordance with Approved Document 'A'.
(Provide 500 x 200 C35 grade r.c. strip foundation, as above, to rear internal Garage wall).
Foundations to be laid below level of all the drains under extension.
The foundation design is dependant upon the actual site conditions uncovered once foundation excavation works have commenced on site.
The foundation design is to be agreed with the Local Authority Building Control Officer or from calculations of a Structural Engineer if the Building Control Officer deems it necessary.

EXISTING STRUCTURE.

The existing structure including foundations, beams, walls and lintels carrying new and altered 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 Local Authority Building Control Officer.

ROOF CONSTRUCTION (pitch 20 degrees).

Marley 'Modern' type smooth brown interlocking roof tiles (to match existing Kitchen roof) at 313mm gauge, 100mm headlap, on 38 x 25 tanalised s.w. battens on breathable sarking felt on 150 x 50 treated s.w. rafters at max. 400mm centres. Rafters to be supported on new 100 x 75 treated s.w. wallplates at eaves level, on 200 x 50 treated s.w. hip rafter and on new 150 x 63 treated s.w. poleplate rawlbolted to existing wall.
Clip all perimeter tiles ie. eaves, verges, hips, top courses and every tile in every 4th course using proprietary aluminium clips.
Fix all rafters & ceiling joists to wallplates with galvanised steel straps and tie down wallplates to walls with galv. m.s. gangnail straps at 1500 centres.
EAVES VENTILATION
Provide cross flow eaves ventilators fixed between the rafters to vent roof space to BS 5250.
HIGH LEVEL VENTILATION
Provide 4No roof ventilation tiles at high level in roof to vent roof space to BS 5250.
HIP
Hip to be covered with Marley Segmental smooth brown ridge tiles using the Dry Ridge System all in accordance with manufacturer's instructions.
VERGES
To be formed with interlocking dry verge system fixed in accordance with Manufacturer's Instructions. Dry verge to overhang 19mm cellular extrusion barge boards. Provide 12mm cellular extrusion soffits.

VENTILATION TO UNDER FLOOR SPACE OF EXTENSION.

Provide 5No 215 x 150mm 'periscope' stepped air brick vents to two perimeter sides of extension, as shown, to vent new under floor space to BS 5250.

FLOOR CONSTRUCTION TO SITTING ROOM - OPTION 2. (If a min. of 350mm can be obtained between internal floor level and perimeter external ground level).

ex. 25mm thick s.w. t & g floor boards on 175 x 50 treated s.w. floor joists at max. 450mm centres (spanning off existing gable end wall onto new gable end wall), built into walls. Wrap ends of joists in d.p.c. where built into existing walls.
Provide 175 x 50 treated s.w. herringbone strutting between joists at mid span.
Provide 100mm thick Kingspan Kooltherm K103 floorboard laid between all floor joists supported on 25 x 25 treated timber battens fixed to floor joists, to give min. 'U' value of 0.22.
Provide 75mm oversite concrete (top of concrete to be above external ground level) leaving min. 150mm air gap to u/side of new floor joists.

FLOOR CONSTRUCTION TO GARAGE.

150mm concrete slab bed on Visqueen 1200 d.p.m. on 20mm sand blinding on min. 150mm well consolidated hardcore.
Provide 300 x 300 r.c. toe beam across entrance to Garage.
Visqueen d.p.m. is to extend through wall to Sitting Room and be linked to horizontal d.p.c. at Sitting Room floor level.

STEPPED CAVITY TRAYS & SOAKER UNITS.

Provide Cavity Trays of Yeovil Type 'S' preformed No 5 lead soaker units at junction of new roof with existing external wall, with min. upstand of 75mm. Soaker units to be secured around tiles. Provide and insert Cavity Trays of Yeovil Type 'X' stepped cavity trays with attached No 5 lead apron flashings dressed down over new soaker units. Cavity trays to suit pitch of roof and thickness of existing external leaf of wall.
Provide weep hole at bottom edge of roof. Make good to disturbed brickwork.

HORIZONTAL CAVITY TRAYS.

Provide and insert Cavity Trays of Yeovil Type 'E' straight cavity trays with attached No 5 lead apron flashings over lean-to roof, min. upstand 75mm, dressed down min. 200mm over roof tiles. Make good brickwork. Provide 2No weep holes. Cavity trays and flashings to link in with stepped cavity trays and flashings.

GUTTERS, FASCIAS & SOFFITS.

Provide 100mm brown pvcu gutters fixed to 19mm brown cellular extrusion fascia boards. Provide 12mm brown cellular extrusion soffits with continuous pvcu soffit ventilators to vent roof space to BS 5250.

RAINWATER PIPES.

Provide 2No new 65 dia. brown pvcu rainwater pipes connected to new access gullies to discharge below grating but above water line. Re-fall existing main gable end gutter to new RWP.

BI-FOLDING DOORS AND FRAME.

Bi-folding doors & frame to be brown pvcu double glazed (in safety glass) to match existing, with 16mm air gap (ARGON filled) and a 'soft' low-E coating with a maximum 'U' value of 1.6W/m2K. All safety glazing to conform with BS 6206:1981.
Bi-folding doors to have controllable trickle vent, min. 8000 sq. mm. Details to be agreed with Client.

GARAGE DOOR AND FRAME.

Provide new "up and over" garage door and frame or other garage door and frame as agreed with Client.

NEW VELUX ROOF WINDOW (U-Value 1.3 W/m2K).

Provide double rafters to each side of new Velux roof window. Trim out between new rafters with 150 x 50 treated s.w. trimmer joists to form new opening for Velux roof window.
Provide & insert Velux moulded white polyurethane (with timber core) centre pivot double glazed roof windows, size approx. 550 wide x 980 high.
Roof window is to come complete with appropriate flashings for roof tiles, vapour barrier and Energy Efficiency Package, all in accordance with Manufacturer's Instructions. Provide black out blinds or similar to roof window, all to be agreed with Client.

FRAMING AROUND VELUX ROOF WINDOW CHUTES (U-VALUE 0.18).

Frame out vertically around Velux roof window opening in 75 x 50 treated s.w. studding. Provide 75mm thick Kingspan Kooltherm K7 pitched roof board between framing, inside face to be flush and level with inside face of framing.
Provide 75mm thick Kingspan Kooltherm K18 insulated plasterboard finish (62.5mm insulation & 12.5mm plasterboard) around framed openings with 3mm plaster skim finish.

EXTRACT FANS

Provide extract fans in Utility Room and Shower Room with extract rate of 15 litres / second to work in conjunction with light switch with 15 minute timer delay.
Fans are to be connected to shared extract duct, to run through garage to external extract location.

SMOKE DETECTORS (IF NOT ALREADY INSTALLED).

Provide and install 2No mains powered smoke detectors linked together, with battery back-up, wired back directly to separate consumer unit at mains (one in Hallway and one at top of stairs).

NEW CEILING CONSTRUCTION TO SITTING ROOM.

12.5mm foil backed plasterboard with skim finish fixed to underside of new 150 x 50 treated s.w. ceiling joists at max. 400mm centres, supported on wallplate and on 150 x 63 treated s.w. poleplate rawlbolted to existing gable wall.
Provide 300mm glass fibre quilt insulation between all new ceiling joists (150mm laid between joists with 150mm laid across joists directly over).

NEW CEILING CONSTRUCTION TO GARAGE.

12.5mm Gyproc 'Fireline' board fixed to underside of new 150 x 50 treated s.w. ceiling joists at max. 400mm centres, to give min. half hour fire resistance.
Joists to be supported on wallplate and on 150 x 63 treated s.w. poleplate rawlbolted to existing gable wall.
Provide 300mm glass fibre quilt insulation between all new ceiling joists (150mm laid between joists with 150mm laid across joists directly over).

NEW PARTITION WALLS.

Form new partition walls to Utility Room and Shower Room in 75 x 50 s.w. studding at 400 mm centres with noggins at 600mm vertical centres faced both sides with 12.5mm plasterboard and skim. Provide 75mm thick Rockwool quilt between all studding.
Partitions to be supported on double floor joists bolted together where running parallel with joists.
Exact position of partitions and doors to be agreed with Client on completion of shell of extension.

NEW OPENINGS IN EXISTING WALLS.

The design has required the formation of two new door openings in existing walls.
The method of carrying out the safe and secure temporary support, needling and propping of the existing building structure whilst this 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.

OPENING IN EXISTING HALF BRICK LOAD BEARING WALL.

Carefully break open existing half brick load bearing wall to form new opening as shown, providing new I.G. type "Box 75" box lintel over opening. Make good b/work, plaster and floor.

OPENING IN EXISTING GABLE END EXTERNAL WALL.

Carefully break open existing gable end wall to form new opening as shown. Provide new IG type L1/S 75 combined lintel over opening. Make good b/work, plaster and floor.

EXISTING BAY WINDOW OPENING ON GABLE END.

Remove existing doors and frame and take down and remove existing bay structure. Build up opening with 2 leaves of 100mm blockwork tied back to existing. Make good plaster.

EXISTING W.C. & WINDOW OPENING ON GABLE END.

Remove existing partition wall forming W.C. including door and frame to existing Sitting Room.
Remove existing window and build up opening with 2 leaves of 100mm blockwork tied back to existing. Make good plaster.

INTERNAL DOORS & FRAMES.

Doors to habitable rooms to be 836mm wide.
Doors to non-habitable rooms to be 762mm wide.
All doors to be set in timber frames with 12mm rebates.

NEW SHOWER ROOM FITTINGS.

Provide WC with dual flushing action to NWWA Regs. Provide 25mm overflow to external air.
WC to have 'P' trap and 100mm dia. pvcu soil branch pipe taken through new suspended floor void hung from new joists on galv. m.s. straps and connected to new external S &VP. at rear.
Provide Shower Tray with 75mm deep seal anti-vac trap and 42mm dia. pvcu waste connected to new soil branch pipe.
Provide Shower unit to shower, details to be agreed.
Provide lavatory basin with 75mm deep seal anti-vac trap and 38mm dia. pvcu waste connected to new soil branch pipe.
Provide rodding access point to W.C. in Shower Room.
All new fittings to be connected to existing hot & cold plumbing systems. Positions and details of all sanitary fittings to be agreed with Client.

UTILITY ROOM FITTINGS.

Provide sink unit with 75mm deep seal anti-vac trap and 42mm dia. pvcu waste.
Provide 75mm deep seal anti-vac trap and 42mm dia. pvcu waste (to take washer/dish washer).
All wastes are to be connected to new 50mm dia. combined pvcu waste, connected to new soil branch pipe from W.C.

HEATING.

Extend all heating and hot water services from existing and provide new thermostatic valves to radiators.
Heating system is to be designed, installed, tested and fully certified by a GAS SAFE registered specialist.
All work to be in accordance with the Local Water Authority by laws, gas safety requirements and IEE Regulations.

DRAINAGE DETAILS.

1. Grub up and remove existing gully and drain and grub up and remove existing S &VP and drain and make good.
2. Provide new 450mm dia. polypropylene inspection chamber (I.C.) as shown, to take new drains. Finish with cast iron cover and frame at ground level. NOTE: Max. invert to be 900mm or use alternative manhole type.
3. Provide 2No new access gullies with 100mm dia. pvcu drains at min fall of 1 in 40, one connected to new I.C. and one to drain from new S &VP.
4. Provide new 100 dia pvcu drain at min. fall of 1 in 40 between new I.C. and existing manhole. Make good.
5. Provide new 100 dia. pvcu drain at min fall of 1 in 40 from new S &VP rest bend connected to new I.C.
6. Encase all new and existing drains under proposed extension in 150mm concrete.

DRAIN TESTING.

The whole of the drainage system shall be tested when laid and again on completion to the satisfaction of the approved inspector.

DRAINAGE BEDDING & BACKFILLING

New drains to be bedded on min. 100mm deep granular bed.
Provide granular sidefill 150mm wide to each side of drainage pipes up to crown of pipes and then provide min. 100mm deep granular fill over top of drains for at least 100mm over crown of pipes. Provide 'as dug' backfill from this level up to ground level, free of stones in excess of 40mm.
Granular material to be 10mm single size pea gravel to BS 882.
New drainage to comply with protection from settlement paragraphs 2.23 - 2.26 and bedding and backfilling paragraphs 2.41 - 2.45.

PARTY WALL ACT 1996.

Any work falling within the Party Wall Act 1996:
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or adjacent to an existing Party Wall.
A Party Wall Agreement is to be in place prior to start of works on site.

CONSTRUCTION DETAILS

The fabric insulation standards and allowance for windows are based on the Elemental Method assuming a S.A.P. Energy Rating of over 60.
The details of continuity of insulation to be built on site in accordance with Robust Construction Details.
The details for limiting air leakage to be built on site in accordance with Robust Construction Details.

GENERAL NOTES.

1. Provide 12.5mm plasterboard dabbed to all walls of Sitting Room with 3mm skim finish.
2. Provide timber skirting boards to match existing.
3. Details of all electrical, heating and plumbing works etc.; to be agreed with Client. This is not shown on these drawings
4. Details of all Utility Room and Shower Room fixtures and fittings including plumbing, wastes and tiling etc.; to be agreed with Client (not detailed on these drawings).

EXISTING FIRST FLOOR BATHROOM FITTINGS.

Provide new 100mm dia. pvcu soil branch pipe from existing W.C. taken through new roof space to rear of extension, connected to new S &VP. Provide rodding access point on branch pipe.
S &VP to be taken through new roof with No 5 lead sleeve and cowl and terminated above main roof level with bird proof cowl.
Provide new 100mm dia. pvcu S &VP to rear elevation connected to new rest bend at base. Terminate above new roof with bird proof cowl.
Re-connect existing bath and lavatory basin wastes to new soil branch pipe. Make good.

REV	DETAILS	DATE
(A)	Drainage, RWP's, air brick ventilation and ground levels amended.	May 2019
(B)	Front of extension set back 110mm Hip end removed from new roof. Velux roof window increased in size. Drainage details amended.	May 2019

PROJECT

PROPOSED SINGLE STOREY SIDE EXTENSION.

LOCATION

6, OULDER HILL DRIVE, ROCHDALE, OL11 5LB.

DRAWING TITLE

ELEVATIONS AS PROPOSED.

CLIENT

MR. G. SMITH.

SCALE

1:50 @ A1

DATE

February 2019.

DRAWING No.

02195426/03.(B)