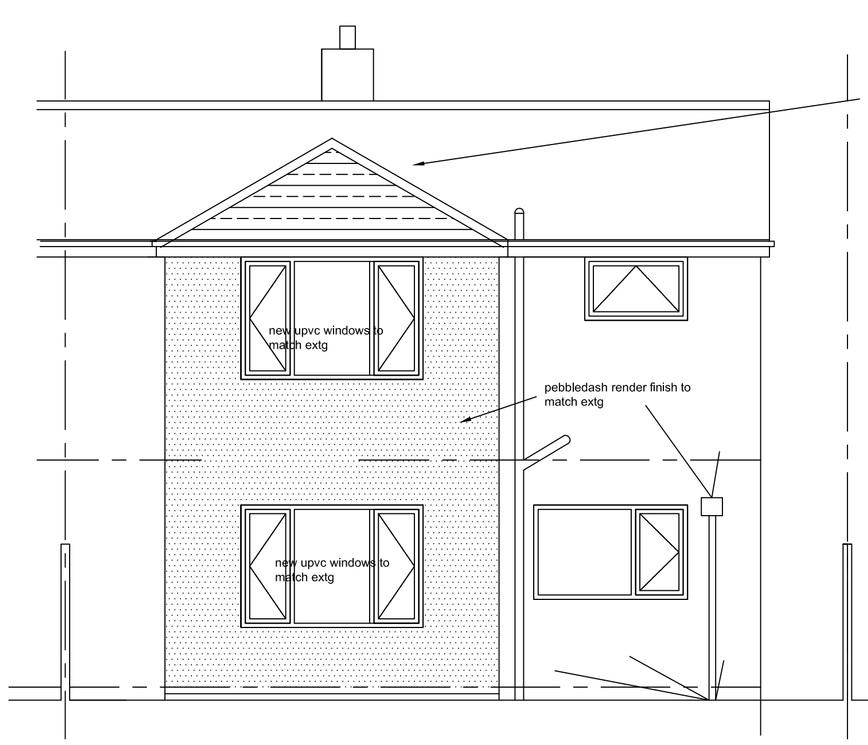
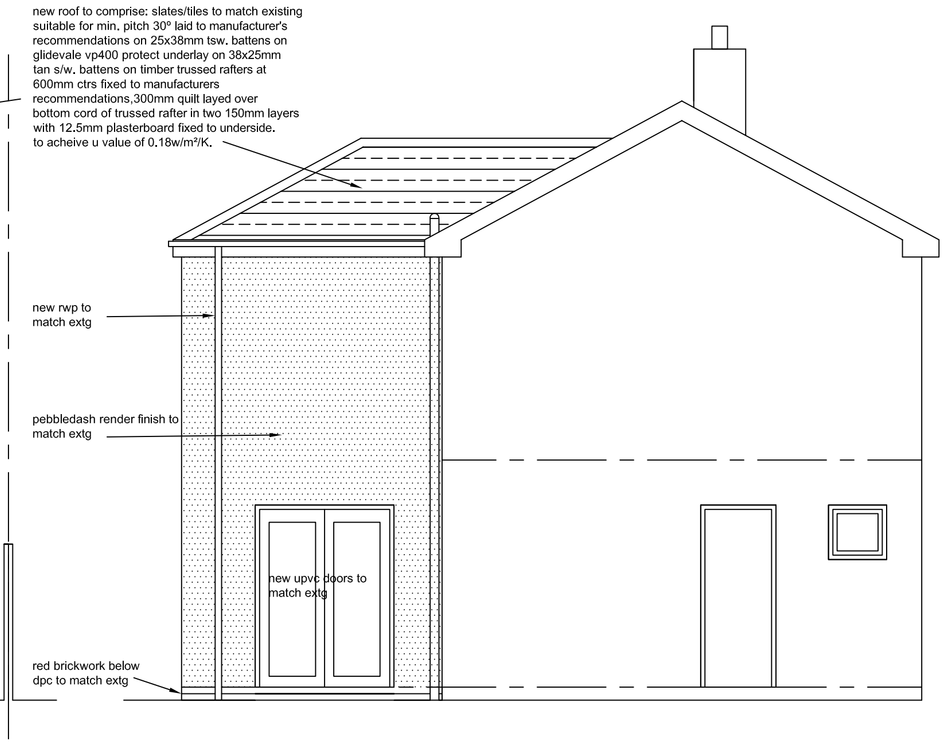
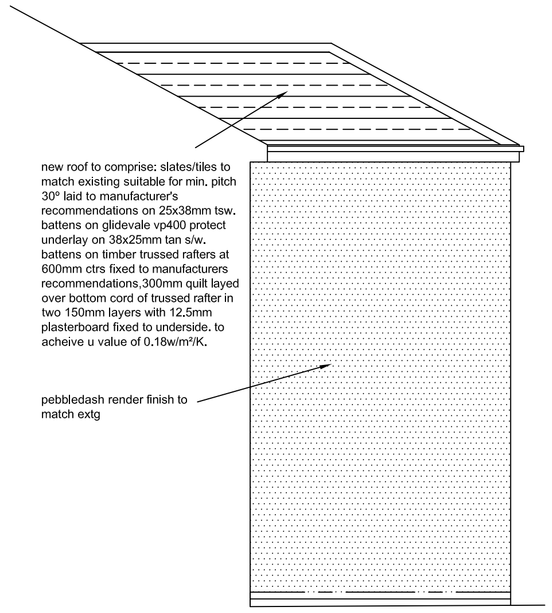


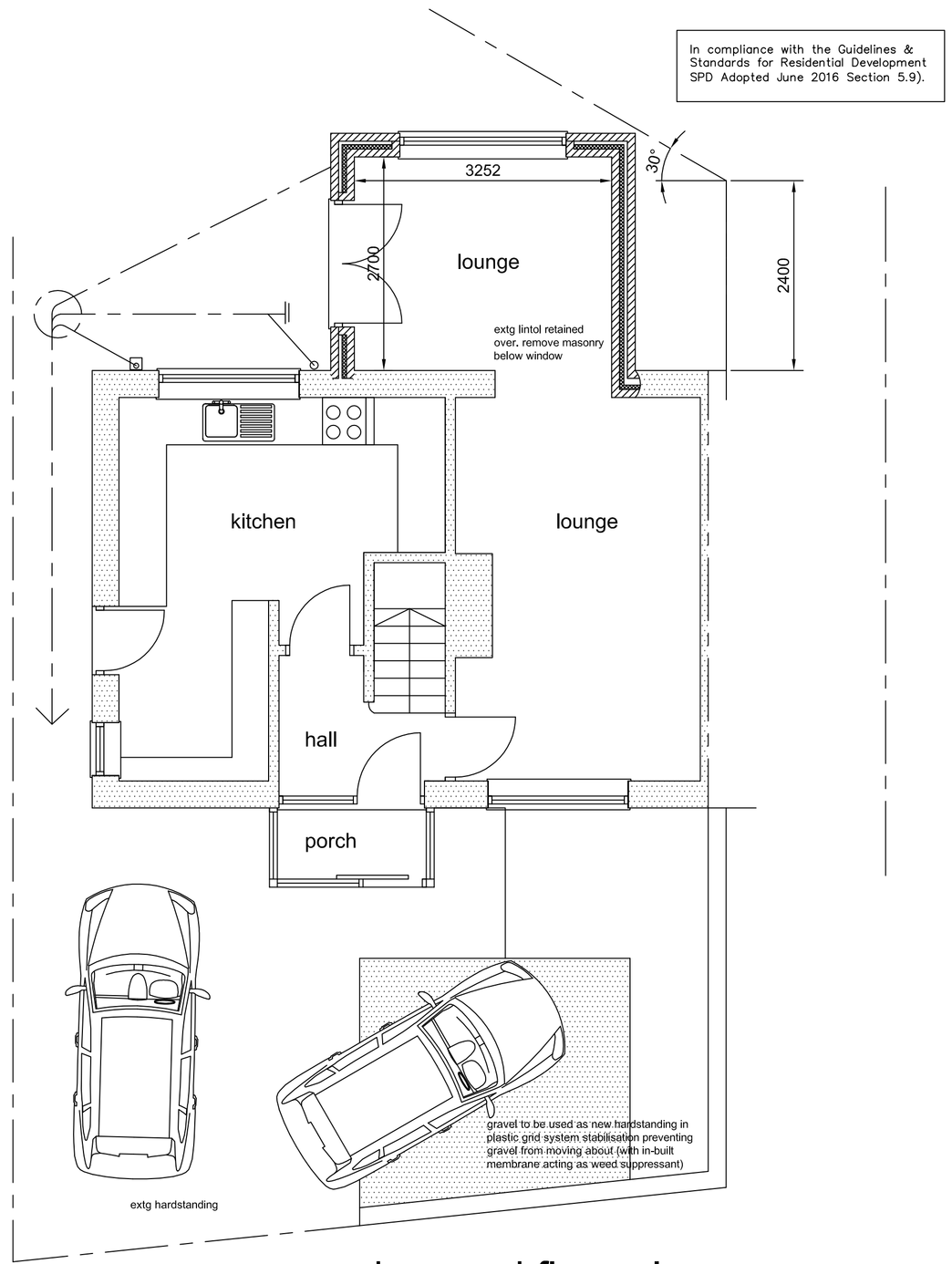
proposed rear elevation



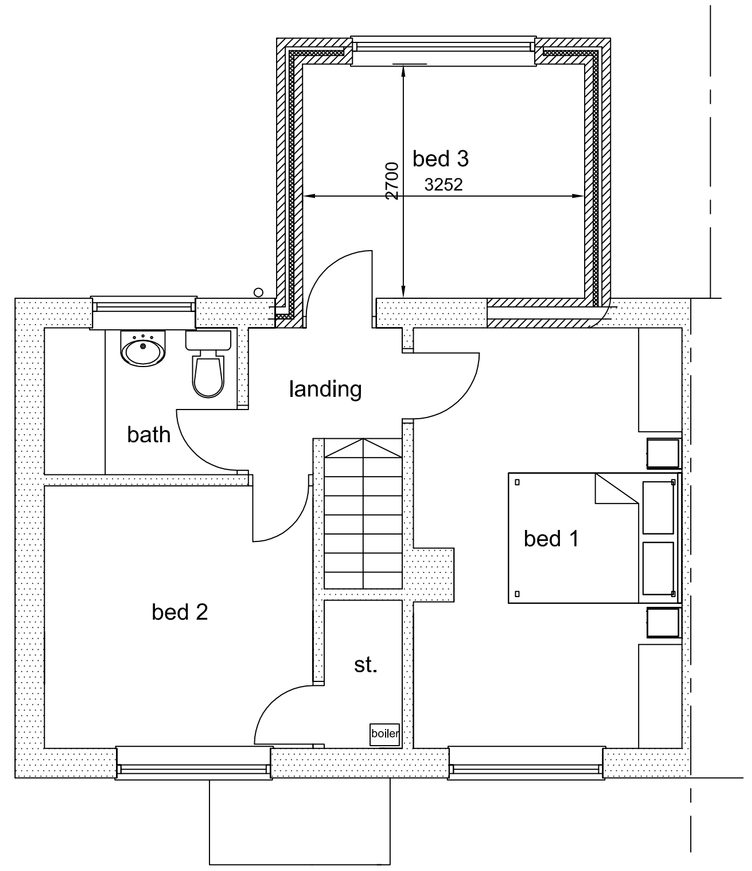
proposed side elevation



proposed side elevation



proposed ground floor plan



proposed first floor plan

Proposed Finishes
Walls - Pebbledash render to match extg with red facing brickwork below dpc
Roofs - Red/Brown conc tiles with white PVCu fascias, rainwater goods to match extg
Windows & Doors - rosewood PVCu to match extg

GENERAL BUILDING REGULATION NOTES

1. All work to be carried out to the satisfaction of the Local Authority.
2. 32x6mm M.S. straps to be fixed as lateral restraint to roof joist / wall/wall intersections (ie) where rafters run parrallel to walls to comply with Schedule 7.
3. Roof void to be vented to CP144 Part 3 1970.
4. Cavity barriers required to comply with Reg E.14.
5. Where new cavity walls meet existing, cavities are to be connected.
6. All cavities closed to comply with Bldg Regs.
7. All external door & window openings to have horiz & vertical dpc's.
8. Window sizes to give min 1/20th floor area of room for natural ventilation and 1/10th floor area of room for natural light.
9. Lintols to window & door openings to be patent metal combined lintols (Catnic CN12(b) or similar 3crs lintol.)
10. New rainwater goods to match existing (ie): hr gutters & rwp's into trapped gullies.
11. Existing heating system extended into new area.
12. All foundations to comply with Bldg Regs.
13. All foundations within 1m of drain to be taken down to invert of drain.
14. Roof ventilators to be provided at the abutment with any extg wall Reg F2
15. Coursing to match existing.
16. Concrete lintols to be provided in walls where drains pass through.
17. New drainage under building to be encased in 150mm min concrete.
18. New drainage to be 'Hepsleve' or similar using flexible joints.
19. All dimensions to be checked on site.

SPECIFICATION NOTES

FOUNDATIONS:
New strip foundations to be min 600x150mm thick taken down min 750mm below ground level

FLOOR TO NEW EXTENSION:
to comprise 75mm thick proprietary quick drying screed with oriented strand reinforcement on building paper on 75mm kingspan 'thermafloor TF70' insulation board on 125mm insitu RC concrete slab on visqueen zedex 2000 gauge gas membrane on 50mm sand blinding on min. 150mm well consolidated hardcore in layers not exceeding150mm. To acheive max u value of 0.22W/m².K.

EXTERNAL WALLS:
Cavity wall construction: pebbledash render on 100mm block externally (to match adjacent); 100mm cavity containing 55mm 'Kingspan Thermawall TW50 zero ODP' partial fill insulation; 100mm thick blockwork (4.2N/mm2 strength, 1400kg/m3 density, 0.51W/mK thermal conductivity); blockwork to have Carlite plaster finish internally or dot and dab 12.5mm plasterb'd.
All cavities to be closed at top of walls with rockwool rockclose and around openings with insulated thermabate cavity closers or blockwork turned across. stainless steel wall ties with insulation retaining clips at max. 750mm centres horiz and 450mm staggered centres vertically. hyload or similar dpc. cavity trays to all interruptions of cavity. to achieve u value of 0.28w/m².k. New walls connected to existing walls with stainless steel movement connectors, bolted to existing and built into new walls.

DPCs
Hyload or similar approved to new masonry walls at floor level and 150mm min. above ground level.

WINDOWS/DOORS:
New external PVCu doors to be double glazed.(colour to be rosewood to match extg).
New window/doors to comply with requirements of Parts K & N and L1b of the Building Regs with safety glazing to be used in critical locations to comply with Approved Doc and BS 6206.
New external doors to have level thresholds where shown.Emergency egress windows to be provided as required, windows should have a minimum openable area equal to 0.33m² with a minimum dimension of 450mm (eg 735 x 450mm). The bottom of the openable window area should not be more than 1100mm above the finished floor level.

SPACE AND WATER HEATING:
Existing radiator system to be adapted as necessary to provide heating to new extension from the extg house.
All pipework to be insulated. heating to be thermostatically controlled. Heating system to comply with part L1b of the building regulations.

ELECTRICAL WORK:
Modify extg electrical installation into new extension including new low wattage light fittings, power sockets, and where specifically requested television outlets, telephone outlets, and security system as required. All switches and sockets to be installed in habitable rooms are to be between 450mm and 1200mm above floor level.All electrical work must be carried out to meet the requirements of Building Regulations Part P by a person competent to do so. Prior to completion either an electrical installation certificate issued under an Approved Competent Person Scheme, or an electrical installation certificate signed by a person competent to do so, should be provided to Building Control.

HEATING APPLIANCES:
Any work to heating appliances to be carried out by a registered Gas Safe engineer.

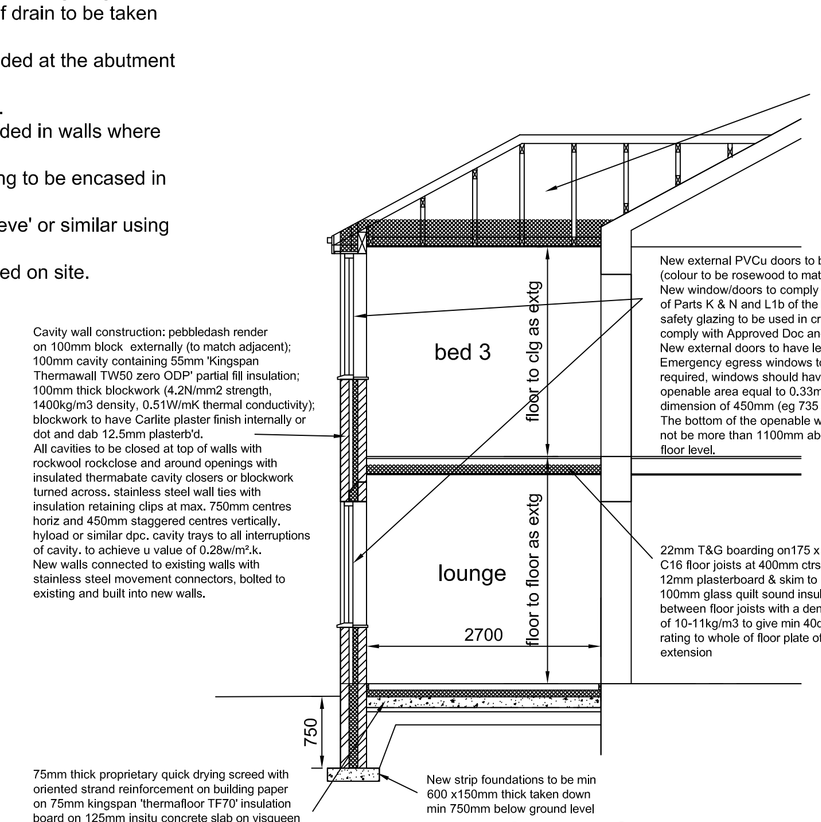
VENTILATION:
Windows to be min size of 1/10th floor area of room with opening lights to equal min 1/20th floor area.

CONSERVATION OF FUEL AND POWER:
Alterations to be designed in accordance with the 2010 edition of building regulations approved document L1B

ABOVE GROUND DRAINAGE:
- All traps to have min, 75mm deep seal. All wastes to connect to either Soil and Vent Pipe or Stub Stack, or discharge into trapped gully.
- Provide new uPVC gutters (to match extg), mounted level and discharging to new rainwater pipe's, connected directly into surface water trapped gullies.

BELOW GROUND DRAINAGE:
- Start of new drains to be either a gully or rest bend (from SVP). New drains to be clay pipes with flexible joints, and be nominally 100mmØ. Pipes to be bedded and backfilled with granular material to BS882, and generally laid to falls of 1:80. Drains passing under building to be encased all around with 100mm concrete if within 300mm of u/s of slab. For drains that pass through walls provide openings in wall with r.c. lintels to all leaves, to give 50mm clear space around pipe, to be filled with compressible fill to prevent gas entry.

NEW TWO STOREY ROOF:
new roof to comprise: slates/tiles to match existing suitable for min. pitch 30º laid to manufacturer's recommendations on 25x38mm tsw. battens on glidevale vp400 protect underlay on 38x25mm tan s/w. battens on timber trussed rafters at 600mm ctrs fixed to manufacturers recommendations,300mm quilt layed over bottom cord of trussed rafter in two 150mm layers with 12.5mm plasterboard fixed to underside. to acheive u value of 0.18w/m²/K.
Roof timbers to be supported on 100x50mm wall plates bedded on wall tops and strapped down to structure with 1200x6mm galvanised ms straps at 2m max. centres.provide eaves ventilation equivalent to a continuous 10mm gap by patent means incorporating insect screen and equivalent to 5mm vent gap to ridge.



proposed section

NOTES

REV	DESCRIPTION	CHECK	DATE

CLIENT
Mr Irshad Ali
41, Crescent Road, Rochdale. OL11 3LG

PROJECT
Proposed Two Storey Rear Extension

DRAWING
Proposals

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	Nov 2019	rb	

DRAWING NO.	CAD REFERENCE NO.	REVISION
1934/IA/02		