

EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING FRONT ELEVATION

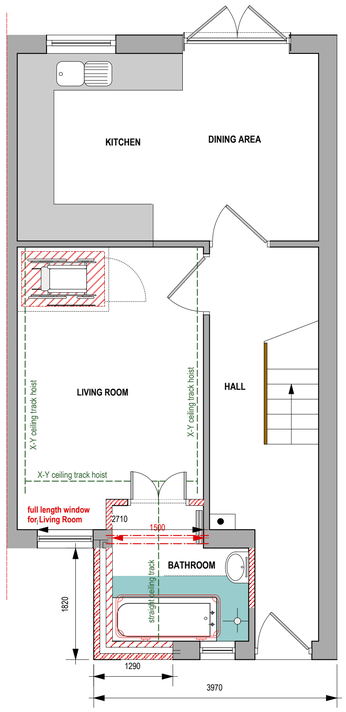


PROPOSED FRONT ELEVATION

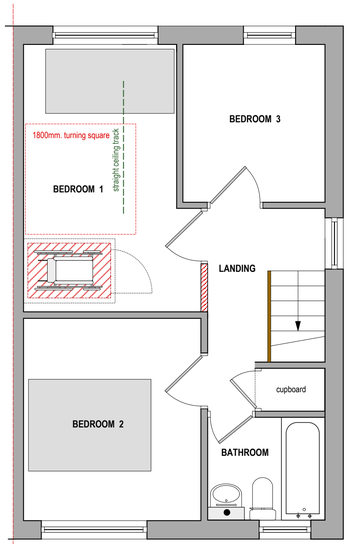


LOCATION PLAN SCALE 1 : 1250

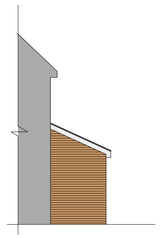
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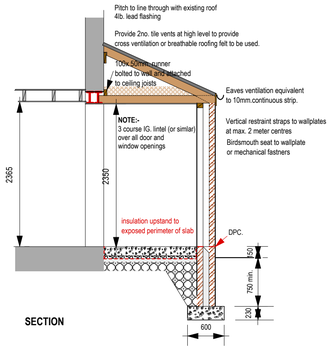
PROPOSED GROUND FLOOR PLAN



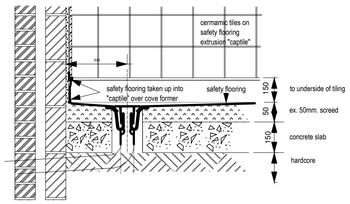
PROPOSED FIRST FLOOR PLAN



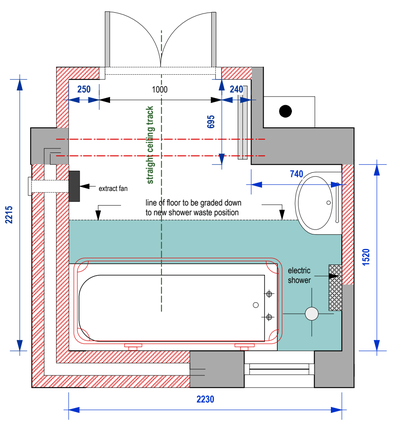
PROPOSED SIDE ELEVATION



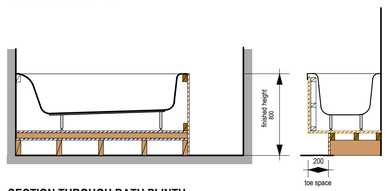
SECTION



LEVEL ACCESS - SOLID GROUND SCALE 1:5



PLAN OF PROPOSED BATHGROOM



SECTION THROUGH BATH PLINTH

Contact the necessary services to arrange for existing electric & gas meters to be moved and re-positioned side wall of extension.

EXTENSION - PITCHED ROOF
Roof tiles Marley Modern, (colour to match existing tiles) and fixed in accordance with manufacturers instructions on 50x25mm. softwood battens to bs 4471, part 2, fixed with copper nails.
roofing felt to bs 747 type if reinforced bitumen felt weighing 1.13kg./sq.m.metre.
150mm. laps and nailed to rafters at 150mm. centres. 4lb. lead flashing and cavity tray.
Roof trusses to specialist design and bracing to be in accordance with bs 1178. diagonal and longitudinal bracing required to trusses, all to BS 5268 part 3
NOTE: roof trusses to be designed to take track hoist in position shown on plan with a static point load of 230kg.
Pitch approx. 25°. (design calculations to be submitted by specialist / contractor).

CEILING CONSTRUCTION
Provide lateral restraint straps to gable wall along verges and at ceiling level, built into blockwoprk at max. 2m. centres spanning 3no. joists / trusses
12mm. foil backed plasterboard and skim to bs 1230, part 2.
2no. layers of fibreglass insulation between joists and laid accross the joists to give **270mm.** toatal insulation.
Provide vapour barrier to warm side of insulation.

ROOF ACCESS.
Provide and fix roof trap space 610 x 610mm. fully insulated propietary hatch.
100 x 50mm. framing with 12mm. rebate to take hatch, with
125 x 62mm. trimmers around, fixed to ceiling joists with galvanised m/s. hangers.

INTERNAL WALLS
As dimensioned on plan - 75 x 50mm. studding at 450mm. centers, lined with 75mm. Rockwool insulation with 13mm. plasterboard and skim to bedroom side and'Gyproc' moisture resistant plasterboard to bathroom side.

CAVITY WALLS
facing brick to match existing with 100mm. "Drytherm" .32 cavity wall insulation or Thermalite Shield internal blockwork.
(or similar with a maximum 0.15K value) to achieve a maximum 0.28w/m2 K U-value)insulation
100mm. fairfaced medium density block . mortar - 1:3 mix , deep bucket handle pointing.
13mm. carlite plaster bs 1191, part 2, including angle beads. ties vertical twist type I to bs 1243, table min.
hold 5 per. sq. meter, 750m horizontally, 450mm. vertically all walls to have continuous cavity construction.
d.p.c.'s to be minimum 150mm. above ground level. hyload pitch polymer, minimum laps 100mm. bs.743.
cavity filled with weak concrete (1:10.) within 230mm. of d.p.c.
top of cavity to be sealed with 9.5mm. thick superlux sheet.,

WINDOWS (to front and rear elevations).
to bs. 644, part 1, to profile as indicated on drawing upvc double glazed window. **note:** obscure glazing tobathroom.
All to comply with current building regulations (including DDA requirements) A fensa certificate (screens and windows) confirming that all the new installations (as appropriate) have been carried out in accordance with the requirements of regulation of 16a and schedule 2a of the building regulations part L2b of April 2006 or as updated.
Windows to contain double glazed units with 20mm Argon filled cavity and low E glass with insulated plastic cavity closers around reveals.to achieve 1.6w/m2 k u-value. Vertical & horizontal dpc hyload. pointing around frame with monolastic meric mastic. internally beaded and fully welded window to have condensation gasket. to include casement catch and stay (aluminium) 25mm. softwood rebated window board, openable window areas to 1/20th. floor area.. All windows to be draught proofed..

FLOOR CONSTRUCTION.
150mm. concrete slab, (sealed) with A142 reinforcement, minimum cubic strength 25N / mm.sq. at 28 days
300kg. cubic mm. minimum cement content on 100mm. Kingspan or similar insulation on
Dampproof membrane, "Visqueen" 1200. All joints twice folded to form 100mm. welts and D.P.M. linked to all D.P.C. 's on 50mm sand blinding (to protect membrane) on 100mm. well consolidated hardcore.
NOTE :- ground level to be minimum 150mm. below site slab.

CONCRETE FOUNDATIONS
foundations to comply with building regulation a 1 to be taken down to invert of any adjacent drainage within
1meter of building to regulation a11, any drains passing beneath the proposed extension to be encased in
150mm. concrete. where pipes penetrate a wall, an opening to be formed to give 50mm. clearance all round,
or short length of pipe to be built in and a connected on side to rocker pipes with a length of at most 600mm,
and flexible joints. building reg.H1 a1. **r.c. lintels over drains passing through walls.**

GUTTERS
100 mm. diameter U.PVC. gutter, on
19mm. exterior plywood fascia on s/w battens with continuous 10mm. ventilation gap, including laying gutters to falls,
1: 360 and fixing RWP 's at maximum 1500mm.c/s. RWP 's to discharge into back inlet gullies.
Minimum size for RWP.. 's 60mm.

DRAINAGE
Falls 1 in 40. All traps to be 75mm. deep seal

INSPECTION CHAMBER
Provide new inspection chamber on line of existing drain in position as agreed with the District Surveyor.
Cover:- clear opening, 450 x 450mm. light duty, type C. BS.497. with bolt down double seal air tight cover.

Cnservation of Fuel and Power

The work shall be constructed in a manner which reasonably avoids thermal bridges caused by gaps in the insulation layers and unwanted air leakage.
A report signed by a suitably qualified person is tobe provided confirming the work "as built" satisfiesthese requirements by adopting robust details.

At least one light fitting is to beprovided acepting only lamps having luminous efficiency greater than 40 lumens per circuit watt.

The extension or provision of hot water and heating systems to be installed in accordance with the Domestic Heating Compliance Guide.

PART P NOTE
All electrical work to meet the requirements of part 'P' (electrical safety) will be designed, installed, inspected and tested by a person competent to do so.

Appropriate certificates and forms defined in BS. 7671 (as ammended) have been submitted that confirm the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing proceedures contained in the regulations and employ adequate testing equipment.

GENERAL NOTES
1. All notes to comply with Building Regulations and to relevant British Standards and Codes of Practise.
2. Contractor is to use only the stamped approved Building Regulation drawing for site construction.
3. All structural timbers to be SC 3 grade and treated with preservative. Hicksons Vac vac double vacuum process with Vascot WR in prepared openings.
4. "U" value for walls 0.28 w/m2 K.
"U" value for roof 0.16
Ventilation to be 1/20th of room area for window opening lights.
5. Roof to be ventilated in accordance with BS 5250,
gaps at fascias, Glydvale or Redvent.
6. Contractor to remove all debris from site during progress of work and leave free from debris and tidy on completion.
7. Internal glazing and doors to be fitted with 'Stippolyte' safety glass to BS 6216 glass B obscure or Pilkingtons armour plate as required.
If toughened glass is used , then a certificate of proof is required.
8. A certificate of proof will be required from the contractor of compliance with relevant codes ofPractise.
9. **Safety glass** to BS 6206 to critical locations.
10. **Escape windows** , minimum clear opening dimensions of 450mmminimum opening area of 33mm.2
Height from floor to bottom of opener maximum 1100mm.
11. **Smoke alarms** (to be provided at each floor level.)

CDM. for level access showers.

The Site : Access to rooms adjacent to property must not be impededor obstructed and the safety of the occupants considered at all times.
Existing drainage: No drawings are available for existing drainage.
Where connections are to be made into existing foul drains care must be taken when excavating for drain connections.
Existing services : Prior to existing services being disconnected (eg WC.)
Social Services must be informed to enable them to provide a temporary alternative.
Gas checks : All works to gas appliances to be carried out by a gas safe registered plumber.
Electricity : All new wiring to be carried out by a NICEIC registered member in full compliance with the operational regulations.
Construction materials : The following materials have been specified on the scheme and all recommendations regarding health hazards associated with their use as provided by the manufacturers and current legislation must be adhered to.
Precautions are to be taken to minimise the potential hazards to the Contractors work force and the property.
a) Cement based products for concretes and mortars.
b) Sealers to concrete screeds.
c) Solvent based bonding agents and adhesives required for fixing Altro vinyl flooring.
d) Ardifax levelling compound for level access showers on timber floors.
Site storage : No hazardous or potentially explosive materials eg. gas cylinders are to be stored on the property.

LEVEL ACCESS SHOWER - solid floor ground floor

Re-lay screed to falls, - 1:40 towards new drain position.
Supply and fix Harmer shower / floor drain, (with clamping flange) vertical or side discharge with intregal deep seal trap to BS 3943.
Holdings, Burton Latimer, Station Rd., Kettering, Northants. Tel: 01536 383838 **(or similar)**

Form hole in screed and concrete floor to receive shower drain body, and connect shower drain body to waste taken toback inlet gully or to new/ existing 100mm. drain by using Harmer-Fast connector.
Grout shower drain into position so that top of drain flange is level with top of screed.

Provide Altro Aquarius abrasive non-slip flooring .
(Altro Floors, Works Rd., Letchworth, Herts. SG6 1NW Tel: 01462 480480.) **or**
Polysafe Ultima heavy duty safety flooring
(Polyfloor Ltd. P.O. Box 3, Radcliffe New Road Whitefield Manchester M45 7NR.
to entire bathroom floor.
Dress Altro flooring over rim of outlet and trim flooring to edge of clamping ring screw holes.
Screw clamping ringfirmly into position - to engage bell, push and twist until 'O 'ring is lodged beneath clamping ring screw heads.

Light fittings in the bathroom must comply with the current I.P. ratings No. 65 , as referred to in BS 4533 Part 1.
6 : complete protection against contact with live or moving parts inside the enclosure. Protection against the ingress of dust.
5 : Protection against water jets. Water protected by a nozzle from any direction under stated conditions shall have no harmful effect.

Check on site, and if required and necessary submit quote for supplying / fitting 2 way consumer unit incorporating rcd's,
upgrade earth bonding to comply with current IEE regulations

Specified Showers Manufactures
AKW - 'Luda' (10kw.) **Triton** - 'Safeguard Care ' **Mira** - 'Advance' ATL Flex (9.8kw.) **Redring** - 'Seletronic' (10.8kw.)

INSTALLING ELECTRIC SHOWER.
Isolate water supply.
Fit shower to wall in accordance with manufacturers instructions.
All wiring circuits for electric showers from now on must be wired in 10mm cable.
NOTE: shower temperatures must be re-set to the lowest setting of 43 degrees C.
When installing the Redring "Selectronic" shower an extended hose and care package is required.
Resite cold water to shower unit. This process will be carried out in accordance with manufacturers instructions & BS 6700.

The electrical installation to the shower shall be carried out using PVC insulated and sheathed cable not less than 10 sq mm
concealed within the building fabric where possible or enclosed within plastic mini trunking installed neatly on the surface, complete with all necessary manufacturer's fittings. Site fabricated mitres etc. will not be accepted.
Local isolation shall be via a ceiling mounted 45 amp pull switch with neon, mounted in a suitable position.
The shower circuit shall be connected to the consumer unit and be protected by a 4 mA RCD

The whole of the electrical installation shall be carried out in accordance with BS7671 (IEE Regulations) & the Electricity at Work Regulations 1989.
The whole of the electrical installation within the property shall be earthed in accordance with BS7671 (IEE Regulations).
On completion of work an electrical test / completion certificate to the current edition of BS7671 (IEE Regulations) is required.

Supply manufacturer's information to user. To be carried out in accordance with the Construction, Design & Management Regulations. BS 6700 "Design, installation, testing and maintenance of service supplying water for domestic use within buildings and their curtilage

Light fittings in the bathroom must comply with the current I.P. ratings No. 65 , as referred to in BS 4533 Part 1.
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BATHROOM
* **Take down wall between living room and extension and form 1500m. wide opening.**
* Provide 2no. 178 x 102mm RSJ's encased in 2 layers plasterboard
and skim, min. bearing 150mm. at each end on 300 x 150 x 100mm. padstones .

* Build studded partition between living room and bathroom with 75 x 50mm. studding at 450mm. centers, lined with 75mm. Rockwool insulation with 13mm. plasterboard and skim to lobby side and 'Gyproc' moisture resistant plasterboard to bathroom side.
door size :- size - 1981 x 838mm. flush plywood doors with softwood edging.(paintgrade)
* Provide and fix all ironmongery. Architraves and skirtings to match existing house.
* Block up existing Bathroom door in studding, as above

* **Shower as specification :-**
Shower waste -"Kessel"Giro by Harmer Holdings - bathroom drain - waste taken to new stub stack..
NOTE: When installing the Mira "Advance" shower the temperature must be re-set to the lowest setting of 43°C.

* Provide full height tiling to all walls of the bathroom, (dimensioned - blue), stopping 150mm. from F.F. level on Modified extrusion"captile" C 8. fixed through to wall.
* Cover entire floor with Altro Aquarius safety flooring (coluor to be agreed on site.
(Altro Floors, Works Rd., Letchworth, Herts. SG6 1NW Tel: 01462 480480.)
All flooring to be hot welded and laid in according to the manufacturer's instructions and with their recommended adhesives and sealants. Provide thresher to underside of door.
Provide shower rail and curtain as indicated on drawing. Provide 1no. grab rail - position to be determined on site.

Check on site, and if required and necessary submit quote for supplying / fitting 2 way consumer unit incorporating rcd's, upgrade earth bonding to comply with current iee regulations

* **Specialist bath on raised plinth with changing table over :- see section and proposed Bathroom plan.**

* **Wash hand basin.**:- wall mounted basin, 32 dia. waste with anti vac trap taken into existing S&VP.
Provide 2 rows of tiling over wash hand basin. 2no. lever taps

* **WC. :-** Armitage Shanks - low level 100mm. waste taken into existing S&VP.

Electrical :-
* Provide low voltage mechanical extract fan in wall capable of extracting at minimum 15 litres per second.

* Provide rocker switch (1040mm high) on Bedroom side, to central flush mounted pendant in Bathroom.
Light fittings in the bathroom must comply with the current I.P. ratings No. 65 , as referred to in BS 4533 Part 1.
6 : complete protection against contact with live or moving parts inside the enclosure. Protection against the ingress of dust.
5 : Protection against water jets. Water protected by a nozzle from any direction under stated conditions shall have no harmful effect.

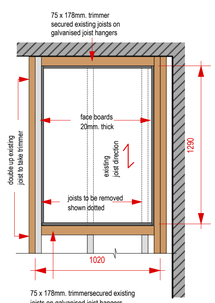
Mechanical :- Supply and fix radiator in position shown on plan.
Check boiler output for suitability for new radiators to bedroom and bathroom .
Heating general :- Connection to the existing system to be made to suitably sized pipe work to carry the additional load.
All pipe work to be in copper to BS 2871 Table X, and British "T" marked. Drain cocks to be filled at all low points.
On the completion the existing and new system is to be fully balanced and left in full working order.
All work is to be of a good standard and undertaken in accordance with Engineering Specification (M&E) No. 4 and all relevant Bye-laws and British Standards etc.

BEDROOM
* Provide new FD20 fire door with intumescent strips. Door size 1981 x 914mm. Architraves to match existing.

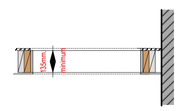
Electrical :-
* Supply and fix mains wired interlinked smoke alarms with battery back-up to bedroom and landing, to conform with BS. 5446 .
* Supply and fix 5no. double sockets :- positions to be agreed on site.
* Supply and fix light switch: 1no. rocker switch adjacent to door through to Kitchen

* **Mechanical** :- Supply and fix radiators in position shown on plan.

Lift to be fitted by specialists.



PLAN OF TYPICAL APERTURE FOR WHEELCHAIR LIFT



SECTION THROUGH APERTURE

For general guidance only, refer to lift manufacturers instructions for detailed specification.

SPECIFICATION FOR THE INSTALLATION OF A THROUGH FLOOR LIFT.

1. Carry out basis assessment of fire risk.
2. Carry out soundness test on the gas installation on all appliances to be undertaken by a CORGI registered contractor and provide a gas safety certificate on its finding.
3. Install 1 no. 2 way lighting circuits between the lounge and bedroom; also between the bedroom and the lounge.
4. Install 3no. AICO mains operated smoke detectors 1no. in ground floor room that the lift is in, 1no. to the upper landing. 1no. to the bedroom.
5. Drawing for lift aperature to be suject to Building Notice Submission (notice)
6. Supply and fit fire door to clients bedroom complete with 1no. Dorma door closer.
7. Provide overboarding of 6mm. hardboard to bedroom floor.
8. Lifts situated in Kitchen to be sitedwithin a protected lift shaft. (drawing and specification enclosed)
9. Supply and fit escape window to upper level area room with side hung escape casement - specified glass to be Pilkington 'K' glass.

Check on site, and if required and necessary submit quote for supplying / fitting 2 way consumer unit incorporating rcd's, upgrade earth bonding to comply with current iee regulations

IMPORTANT
DIMENSIONS MUST BE OBTAINED FROM OR CHECKED ON SITE.
FIGURED DIMENSIONS TO BE USED. DO NOT SCALE FROM DRAWING.
THE CONTRACTOR IS RESPONSIBLE FOR THE SETTING OUT THE WORKS. ALL

Rev.	Revision details	By	Chk.	App.	Date

Rochdale Borough Council

PROPERTY SERVICES
DESIGN & CONSTRUCTION
No. 1 Riverside, Rochdale, OL16 1UZ
Tel :- (01706) 926629

Client
Adult Care

Project
31 West Malling Close
Heywood

Title
Bathroom extension & vertical lift for registered disabled person

Drawn by	Date	Purpose of issue	Scale
CBE	Nov. 2018		1 : 50 1 : 100
Checked by	Date	Drawing No.	Rev.
Approved by	Date	G 9528 : 995	