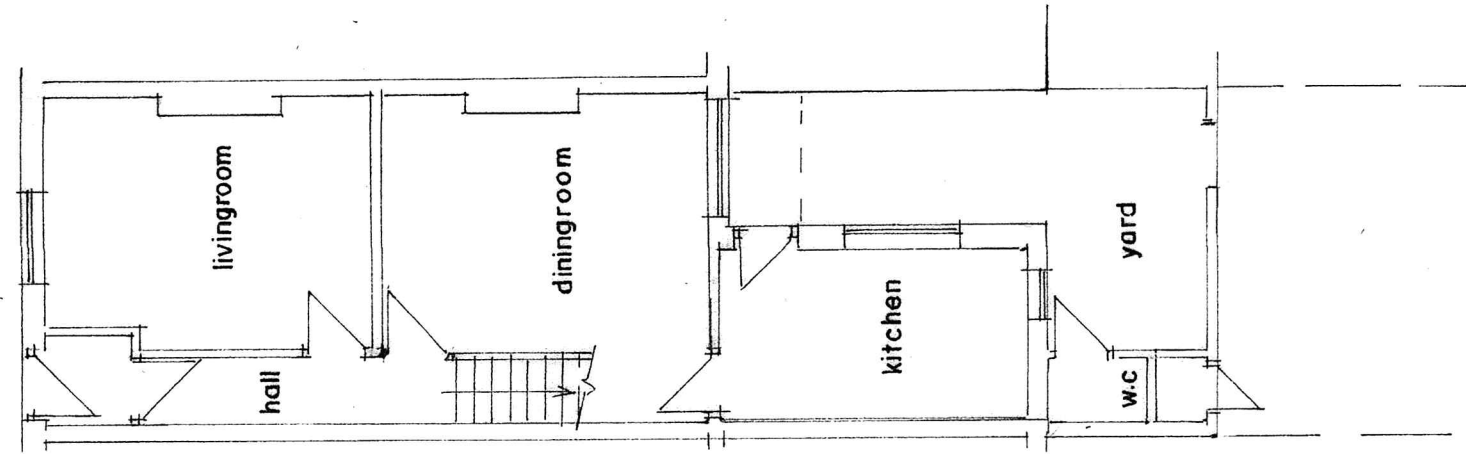
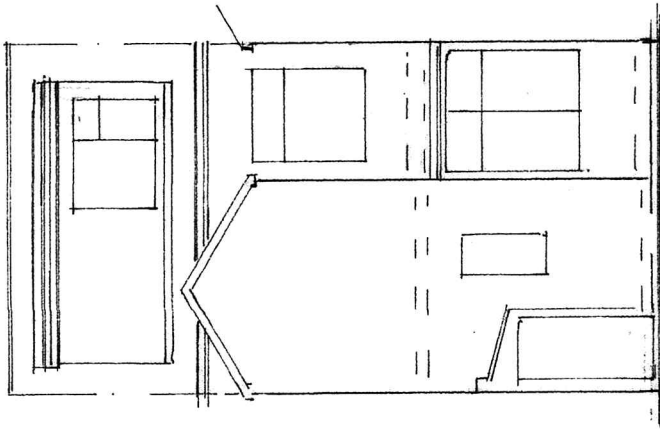
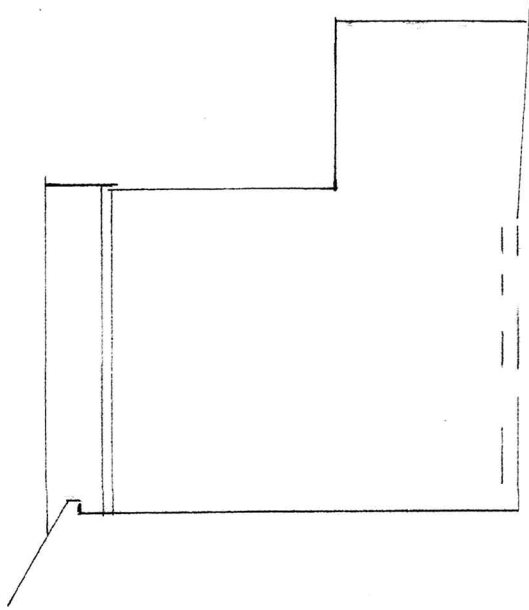




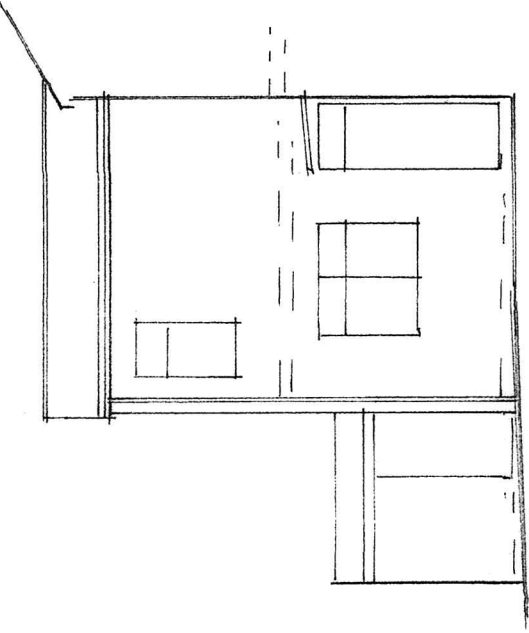
GROUND FLOOR PLAN
(EXISTING)



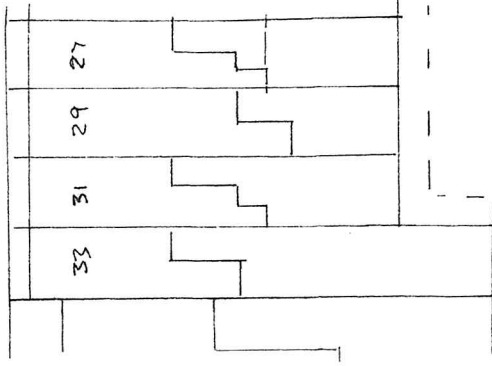
REAR ELEVATION
(EXISTING)



SIDE ELEVATION
(EXISTING)



SIDE ELEVATION
(EXISTING)



SITE PLAN
(EXISTING)
SCALE 1:500

- These drawings are the **designers copyright** and must not be altered, amended, or copied in part or whole without the designer's consent.
- PRIOR TO COMMENCEMENT** of any works the contractor is to check all dimensions on site and report any discrepancies to the designer and agree to the amendments. The contractor will be responsible for the setting out of works.
- WORK** shall comply with any current relevant BS/Codes of practices and confirm to the Building Regulations including the latest amendments
- NEW FOOTINGS** to be designed in accordance with site conditions and at least taken down to firm ground, (minimum depth 800mm). footing within one metre of drains to be taken down below drain level to A1/A2 Building Regulations.
- GROUND FLOOR** to be finished in power floated 150mm thick concrete slab with A193 anti-crack mesh on vapour control layer on 100mm jafloor 70 and 75mm jafloor 70 insulation on 1200g visqueen on sand blinding on clean well compacted hardcore to achieve 0.18 W/m2 k U value. 25mm PIR insulation to perimeter of slab to prevent thermal bridging.
- DRAINS** Existing drains to be exposed and checked. New drains to be laid to falls 1:40/1:60 100/150mm dia. "HepSleve" with flexible joints and connected to the existing or to the main sewer to the satisfactions of the Local Authority. PVC drains to be laid in gravel in accordance with manufacturer specifications. Drains under the building to be encased in concrete surround 150mm and protected where passing through the wall with 50mm gap filled with polythene insulation and concrete lintel over.
- DPC horizontal DPC to walls positioned 150mm minimum above finished ground level to be provided.
- BONDING** Block/Brickwork to be bonded into existing at alternative courses and cavities maintained throughout

- EXTERNAL WALLS** comprising facing brick to match existing outer leaf, 100mm cavity fully fitted with Dritherm 32 insulation 100mm Celcon standard blockwork to achieve 0.18 W/m2k u value. Stainless steel cavity ties at 750mm horizontal & 450mm vertical centres, staggered each line. Additional these tiles required at 300mm vertical centres within 225mm of openings and roof verges.
- CAVITIES:** to have proprietary insulated dpc cavity closers with cavities closed at eaves with suplax for 30 minutes fire resistance.
- LINTELS** over new windows and doors to be galvanised Catnic with cavity tray over and weep holes at maximum 450mm centres. Lintels over internal openings to have pre-cast concrete lintels over.
- PITCH ROOF:** to be concrete tiles on 38mm x 25mm battens on breathable felt to be provided and installed in line with the manufacturer's recommendations on trussed rafters at 600mm centres supported on load bearing walls and held down with galvanized metal straps at 1800mm centres secured to the wall.
- WALLPLATES** 100mm x 75mm wall plates to be bedded and secured to wall at max 1800mm CTS with 35mm x 5mm galvanised metal straps.
- LATERAL RESTRAINT** provide 35mm x 5mm galvanised straps between rafter/ ceiling joists and gable wall at max. Spacing of 1800mm centres including timber noggins.
- ROOF VENTILATION** provides 25mm wide ventilation along eaves soffit and roof tiles/air bricks in gable walls. Roof to be insulated with 300mm total depth of knarf insulation loft roll 44, with 100mm laid between ceiling joists and 200mm laid over to achieve 0.15 W/m2k u value. Insulation to walls, floor, and roof to be continuous to limit thermal bridging and air leakage.
- INSULATION** 100mm fibreglass between joists with a further 180mm fibreglass laid across to give 280mm total thickness 0.16w/m2k. the wall, floor and roof insulation is to be continuous and overlap with each other at the junction positions.
- CEILINGS** to be in 12.5mm Gyproc Board and skimmed. Including a suitable vapour barrier, (foil backed to roof)
- WINDOWS & DOORS** to be double glazed with gas fill and inner pane having low e coating to achieve U value of 1.4w/m2k (WER band B) Controllable trickle vents of 8,000mm2 to habitable rooms and kitchen with 4,000mm2 elsewhere.

- FIRE PROTECTION** all structural elements below roof to have minimum of 1hour fire protection.
 - EXISTING FOUNDATIONS** subject to additional leading to be exposed upon commencement and strengthen if sound necessary.
 - The lighting must be low energy light fittings with each lamp having a minimum luminous efficacy of 75 light source lumens per circuit-watt.
 - Any existing airbricks used to vent the house under floor area to be ducted beneath new slab to the outside air.
 - Provide mains operated smoke to hall and landing to BS 5446 part 1 and to be inter-connected with battery backup.
 - Observe terms of Party wall act 1996.
 - COMPLETION.** On completion clean all windows, any splashes, mortar or paint or marks on the walls, cart away rubble left over timber pieces and tins etc. on site and in garden area Leave site clean.
 - P1. All electrical works to meet the requirements of Part P (Electrical Safety) will be designed installed, inspected, and tested by a competent to do so.
- Prior to completion the Local Authority must be satisfied that either: -**
- An electrical installation certificate issued under a Competent and Person Scheme has been issued; or
 - Appropriate Certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a Competent Person. A Competent Person will have sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures continuing the regulations and employ adequate testing equipment.

BUILDING DESIGN SERVICES

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**PROPOSED SINGLE STOREY REAR EXTENSION AT
31 WILLIAM STREET ROCHDALE OL11 5HW**

For: Mr MOHAMMAD JAHANGHIR

Plan

Scale 1:100

Elevation

Scale 1:100

1869/1-A