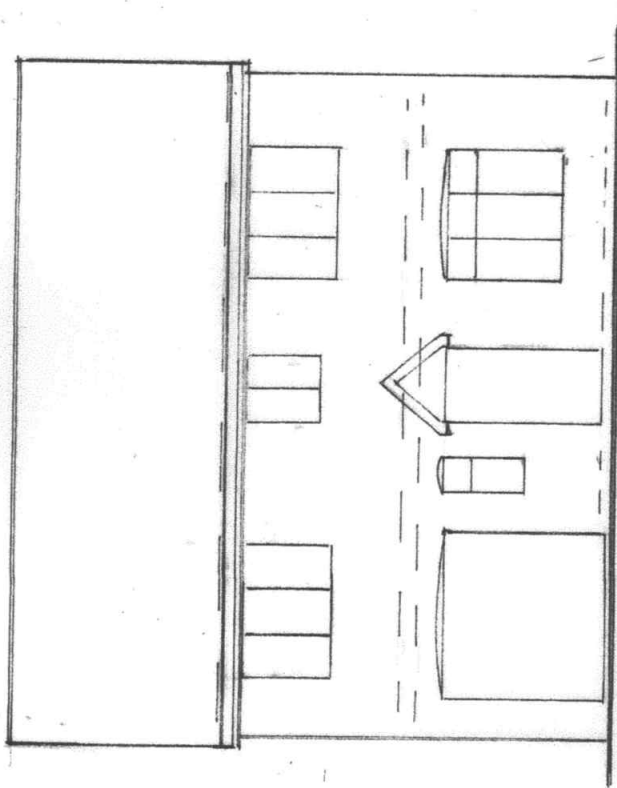
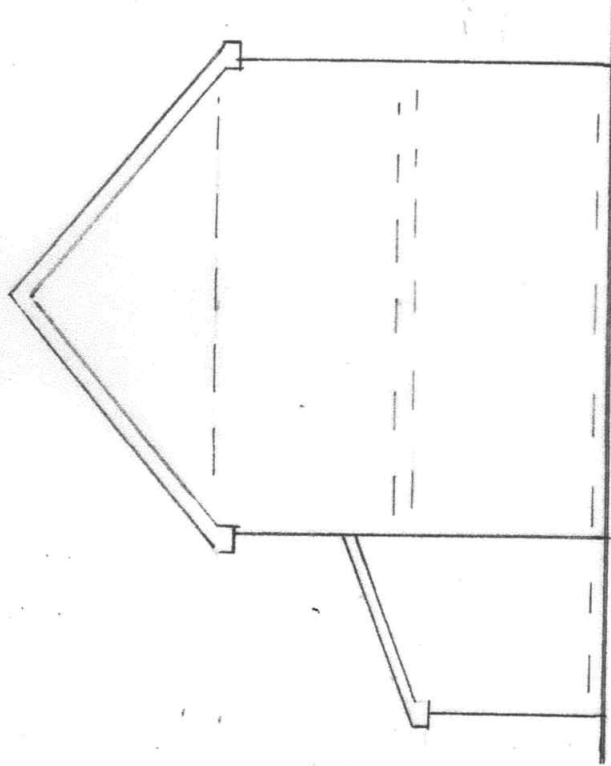
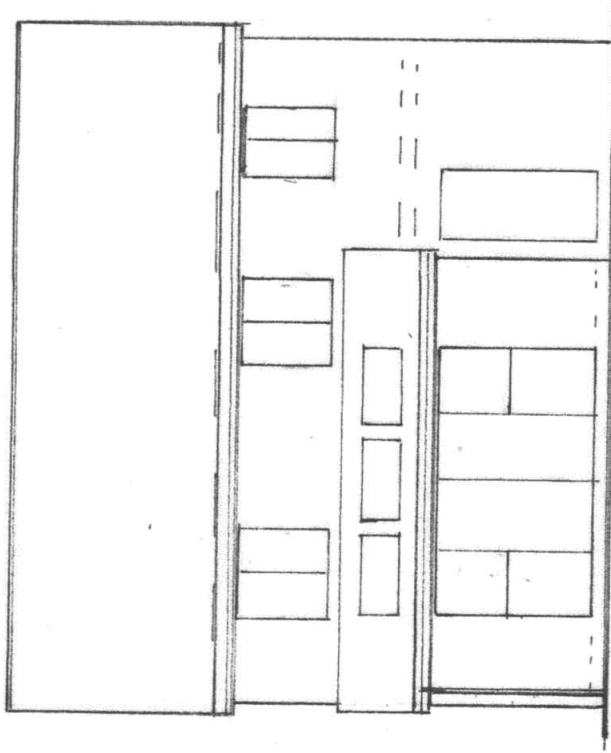




FRONT ELEVATION
(EXISTING)



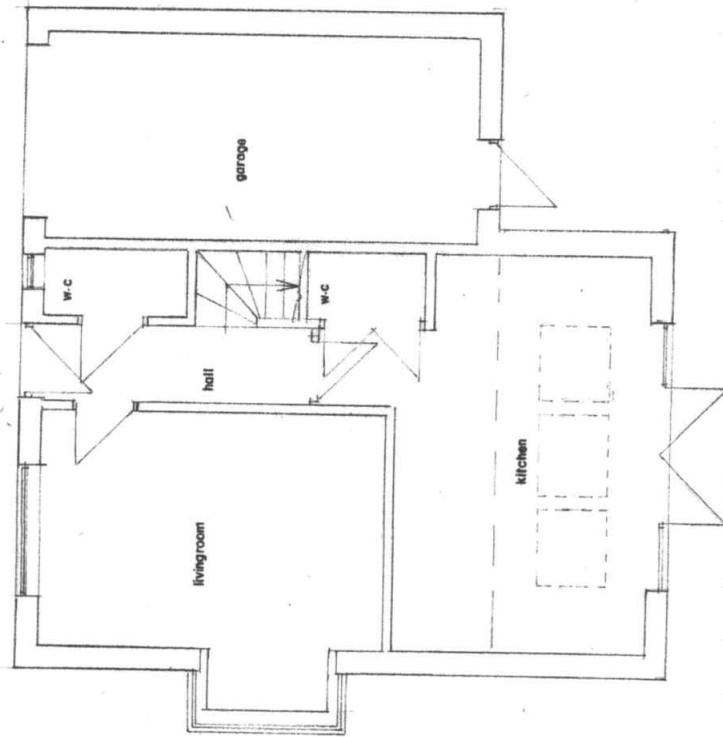
SIDE ELEVATION
(EXISTING)



REAR ELEVATION
(EXISTING)

Habitable room notes

- PRIOR TO COMENCEMENT** of any works the contractor is to check all dimensions on site and report any discrepancies to the designer and agree to the amendments.
- WORKS** shall comply with any current relevant BS/codes of practices & confirm to the Building Regulations including the latest amendments. The contractor is responsible for the setting out of the works.
- NEW FOOTINGS** to be designed in accordance with site conditions and at least taken down to firm ground (minimum depth 800mm. Footings within 1 metre of drains to be taken down below drain level to A1/A2 Building Regulations.
- EXISTING FOUNDATIONS** subject to additional loading to be exposed upon commencement and strengthened if found necessary.
- The lighting in the kitchen is to be of permanent energy efficient type, in accordance with A.D. L1 Para 1.54.
- DPC:** horizontal DPC to BS743 to all walls positioned 150mm minimum above finished ground level to be provided.
- BONDING** block and brickwork top be bonded into existing at alternative courses and cavities maintained.
- EXTERNAL WALLS** to be constructed in 100mm cavity filled with rock wool bat insulation to give 0.30 U value and 100mm inner skin in thermalite blocks (overall thickness 300mm, both leaves to be tied with galvanized double triangle metal wire ties at 900mm centres horizontally and 450mm centres vertically staggered. Wall to be finished in two



G.F PLAN
(EXISTING)

- coats plasterboard and finished smooth internally. All openings to have metal ties at 300mm centres vertically.
- EXISTING BRICK WALL** 50mm clear cavity with breather membrane studs 75x50 at 400 c/s. 70mm kingspan insulation between, 20mm kingspan insulation on top and 12.5mm foil back plasterboard and skim over.
- INSULATION** to the wall, floor and roof is to be continuous and lap with each other at junction position and to continue to limit thermal bridging and air leakage.
- CEILINGS** to be in 12.5mm foiled backed plasterboard and skimmed.
- WINDOWS** to be double glazed with K glass and 20mm air gap, soft/hardwood or UPVC Opening section 1/20th floor area and must achieve 'U' value of 1.6w/m2K.
- Existing heating system extended to cover living room and the radiators to have thermostating valves.
- Low energy lighting to be provided.
- FIRE PROTECTION** all structural elements below roof level to have minimum of half hour fire protection.
- Any existing air brick used to vent the house under floor area to be ducted beneath the new slab to the outside air.
- Provide mains operated smoke alarm to hall and landing to BS 5446 part 1 and to be interconnected.
- Observe terms of Party Wall Act 1996
- COMPLETION:** upon completion clean all windows any splashes, motor or paint marks on walls. Cart away any rubble, left over timber pieces and tins etc, on site and in garden area, leave site clean.

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PROPOSED SINGLE STOREY REAR EXTENSION
AND CONVERSION OF GARAGE INTO HABITABLE
ROOM AT 39 ROYLE ROAD ROCHDALE OL11 3ET

For: Mr. BASIT ALI KHAN

Plan
Elevation

Scale 1:100
Scale 1:100

2170/1