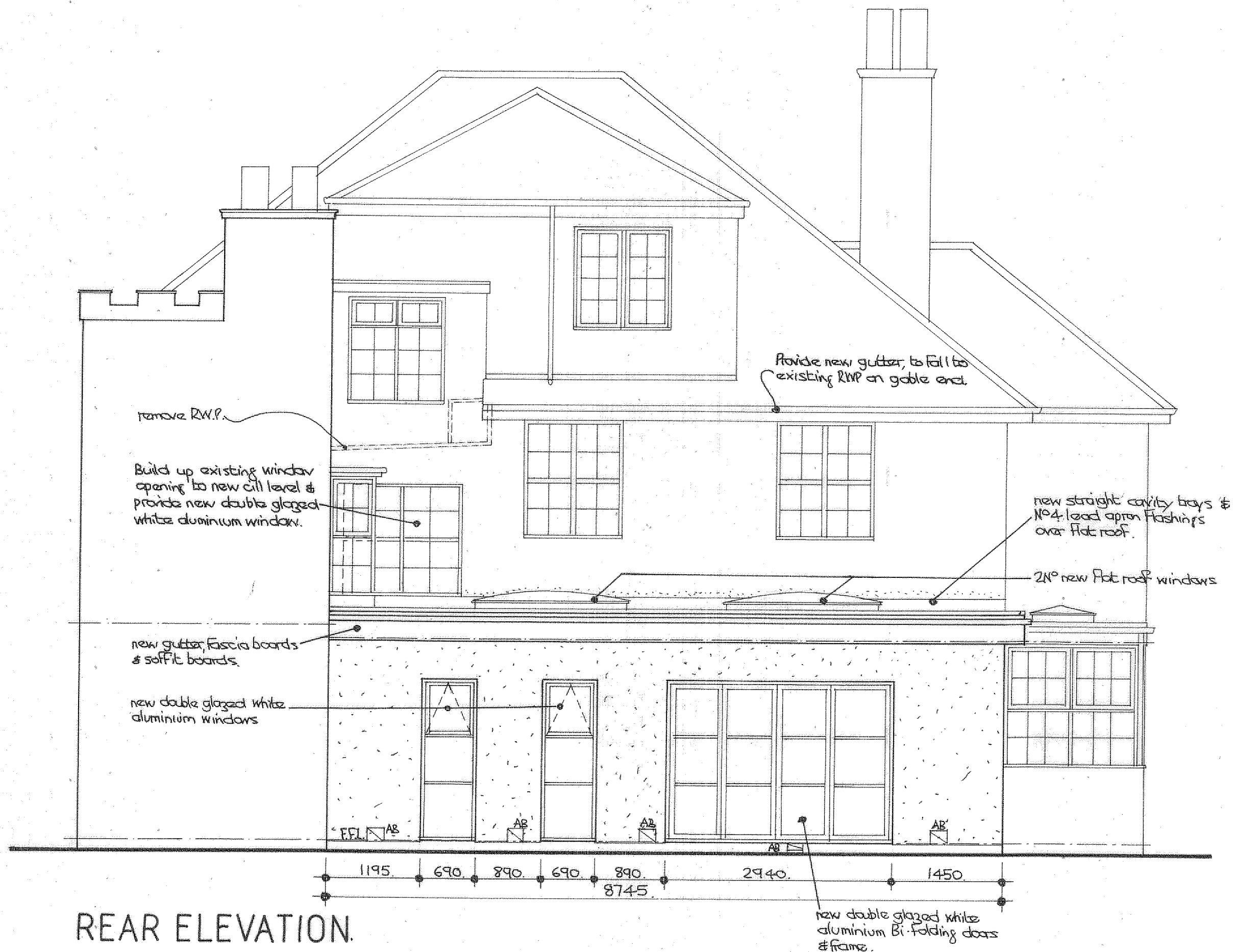




REAR ELEVATION.



GABLE END ELEVATION TO N° 542.

EXTERNAL WALL CONSTRUCTION (U Value 0.18)

100mm dense solid concrete blockwork external leaf, 125mm cavity and 100mm Plasmor Fibrolite blockwork internal leaf. External leaf to be in 102mm facing brickwork from 150mm below ground level up to horizontal d.p.c. level. Provide 75mm Kingspan 'Thermawall' TW50 partial fill cavity wall insulant, leaving 50mm clear cavity, retained against inner leaf with insulant retaining stainless steel wall ties at 750 horizontal and 450 vertical centres (225 vertical centres to jamb of all openings). Provide 'Thermabate' insulated cavity closers to jambs and cills of all external openings. Provide d.p.c.'s to jambs and cills of all openings. Close cavities at eaves level 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-110 combined lintels over all external openings with cavity tray directly above. Finish internally with 12.5mm plasterboard dabbed to walls with 3mm plaster skim finish. Provide 3 coat K Rend silicone render or similar approved render to external blockwork, the colour of the finish coat to match existing, all laid in accordance with manufacturer's instructions. Include for all render stops and bell stops etc.

EXTERNAL WALLS BELOW GROUND LEVEL

350mm 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.

LINTOLS OVER DRAINS

Provide r.c. lintels in external walls directly over all 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'. 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.

FLAT ROOF CONSTRUCTION

(Warm Roof with 'U' Value of 0.17W/m²K). Finestone rubber EPDM roofing (or similar) fully adhered with roller applied bonding adhesive in accordance with manufacturer's instructions on 20mm thick exterior grade plywood on 125mm thick Kingspan 'Thermafoof' TR27 insulation board (boards laid break bonded) all laid in accordance with manufacturer's instructions on one continuous vapour control layer of bitumen roofing felt Type 3B partially bonded to deck, all laps sealed with bitumen on 20mm thick exterior grade plywood decking on 50mm wide treated timber furring strips cut to min. 1:60 gradient laid with falls to new gutter supported on 175 x 50 treated s.w. flat roof joists at max. 400mm centres spanning off existing rear wall onto new rear wall. The joists are to be supported on new 100 x 75 treated s.w. wallplate and on 175 x 63 treated s.w. pole plate rawl bolted to existing rear external wall. Provide 2No 175 x 50 treated s.w. double joists bolted together at max 500mm centres to both sides of 2No new flat roof window openings. Trim out between double roof joists with 2No 175 x 50 treated s.w. trimmer joists bolted together at max. 500mm centres to form new openings in roof, for flat roof windows. Provide 150 x 25 thick Kingspan 'Thermafoof' TR27 insulation upstand against existing rear external wall, sat on decking. Roof felt to be dressed up insulation upstand with the new No 5 lead apron flashings dressed down over the top. Finish underside of new roof in the extension with 12.5mm plasterboard with 3mm skim finish.

2No. FLAT ROOF WINDOWS IN NEW ROOF

(Size 2000mm long x 1200mm wide). Trim out new flat roof to form 2No new opening for flat roof windows, details as described on flat roof construction above. Provide a 50mm wide treated timber kerb upstand around top of trimmed opening min. height of 150mm above roof surface to take new flat roof windows. Roof felt to be dressed up kerb upstands but not on top of kerbs. Ensure that the roof membrane application, size and number of overlaps and fixings are all in accordance with roofing manufacturer's recommendations. Provide 2No new 2000mm long x 1200mm wide flat roof windows with white powder coated finish and 25mm thick triple wall U/V protected clear polycarbonate glazing. NOTE: Exact size and all details of the rooflight to be agreed with Client.

Provide black out blinds or similar to flat roof windows if required. Details to be agreed with Client. Provide 32.5mm Kingspan Kooltherm K118 insulated plasterboard and skim finish to internal perimeter of openings.

HORIZONTAL CAVITY TRAYS & LEAD APRON FLASHINGS

Provide and insert Cavity Trays of Yeovil Type 'E' straight cavity trays with attached No 4 lead apron flashings over flat roof, min. upstand 75mm, dressed down min. 150mm over roof finish upstand. Make good brickwork. Provide 4No equally spaced weep holes. NOTE: Lead apron flashings to be taken directly under window cills and across cavity to bay window and landing window.

GUTTERS, FASCIAS & SOFFITS

Provide 100mm black pvcu gutters fixed to 19mm white cellular extrusion fascia boards. Provide 12mm white cellular extrusion soffit boards.

RAINWATER PIPES

Provide new 65 dia. pvcu rainwater pipe connected to new access gully to discharge below grating but above water line.

VENTILATION TO EXISTING U/FLOOR SPACE

Provide 5No 215 x 150mm 'periscope' stepped air brick vents at average 2000mm centres, to be sleeved through cavity walls. Provide 75mm dia. pvcu vent ducts connected to air brick vents to run under new floor slab and through existing external walls to vent existing under floor space to BS 5250.

GROUND FLOOR CONSTRUCTION ('U' Value of 0.18W/m²K)

Provide a levelling screed on 150mm concrete slab bed on a separating layer of building paper to BS 1521:1972 on 80mm thick Kingspan Kooltherm K103 floorboard insulation on Visqueen 1200 d.p.m. on 20mm sand blinding on min. 150mm well consolidated hardcore. Provide 25mm 'Kooltherm' insulation to external perimeter edges of slab. Visqueen d.p.m. to be turned up around perimeter edges of slab and tucked in under horizontal dpc of inner leaf.

WINDOWS & DOORS AND FRAME ('U' Value 1.4W/m²K)

New windows and bi-folding doors & frame to be polyester powder coated white thermal break aluminium double glazed, with 16mm air gap (ARGON filled). The glass is to be Pilkington K Glass Range with 4mm Optifloat outer pane and K Glass 5 inner pane. Windows to have opening lights equal to min. 1/20th floor area of room. Windows and bi-folding doors to have controllable trickle vents, min. 8000 sq. mm. Provide safety glass to windows and bi-folding doors. Details of windows & bi-folding doors to be agreed with Client.

SAFETY GLAZING

All safety glazing to conform with BS 6206:1981. Safety glass to be fitted in windows between finished floor level and 800mm vertical height and in bi-folding doors.

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 at top & one at bottom of staircase.

BUILD UP EXISTING WINDOW OPENING

Remove existing W.C. / Cloaks window and build up opening with 2 leaves of 100mm blockwork tied back to existing. Make good plaster.

EXISTING LANDING WINDOW

Remove existing window and build up to new cill level with 2 leaves of 100mm blockwork tied back to existing. Provide and install new window, details as before described. Make good plaster.

EXISTING BATHROOM WASTE

Remove existing 100mm dia soil branch pipe taking existing bathroom wastes and remove existing vertical S &VP. Seal off existing drain. Provide new 100mm dia. pvcu soil branch pipe from existing Bathroom, with min fall of 1 in 40, to run at high level through new extension, connected to new vertical S &VP on gable end of extension. All existing fittings to be connected to new soil pipe. Insulate the soil pipe and box -in.

EXISTING MAIN GUTTER

Remove existing gutter to rear elevation. Provide new 100mm black pvcu gutter, to fall the opposite way to the existing gable end, to discharge into existing RWP.

HEATING

Extend all heating and hot water services from existing and provide new radiators with thermostatic valves. 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

NOTE: The line of the existing drain runs are assumed and are to be determined on site. The new drainage is to be determined accordingly.

1. Grub up and remove existing gully and existing S &VP and seal off existing drains.
2. Provide new 450mm dia. polypropylene inspection chamber (I.C.) over existing main drain run, as shown, to take new drains. Connect existing drain into new chamber. Finish with cast iron cover and frame at ground level.
3. Provide new access gully with 100mm dia. pvcu drain at min fall of 1 in 40 connected to new I.C. as shown.
4. Provide new 100 dia. pvcu S &VP connected to new rest bend with new pvcu drain at min fall of 1 in 40 connected to new I.C. Provide bird proof cowl to top of S &VP.
5. 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 near to an existing Party Wall. A Party Wall Agreement is to be in place prior to start of works on site, if required. Further information about the Party Wall Act can be found in the explanatory booklet available to download from: <https://www.gov.uk/party-wall-etc-act-1996-guidance>

CONDITION NOTES

1. The drawings relating to the proposed project are for the purpose of obtaining Lawfull Development Certificate and Building Regulations approvals 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.

GENERAL NOTES

1. Provide 12.5mm plasterboard, plaster dabbed to all walls with 3mm plaster 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

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.

PROJECT

PROPOSED SINGLE STOREY
REAR EXTENSION.

LOCATION

540, BURY ROAD,
ROCHDALE, OL11 4DQ.

DRAWING TITLE

ELEVATIONS AS PROPOSED.

CLIENT

MRS. K. DORRINGTON.

SCALE

1:50 @ A1.

DRAWING No.

01235808/03.

DATE

January 2023.

