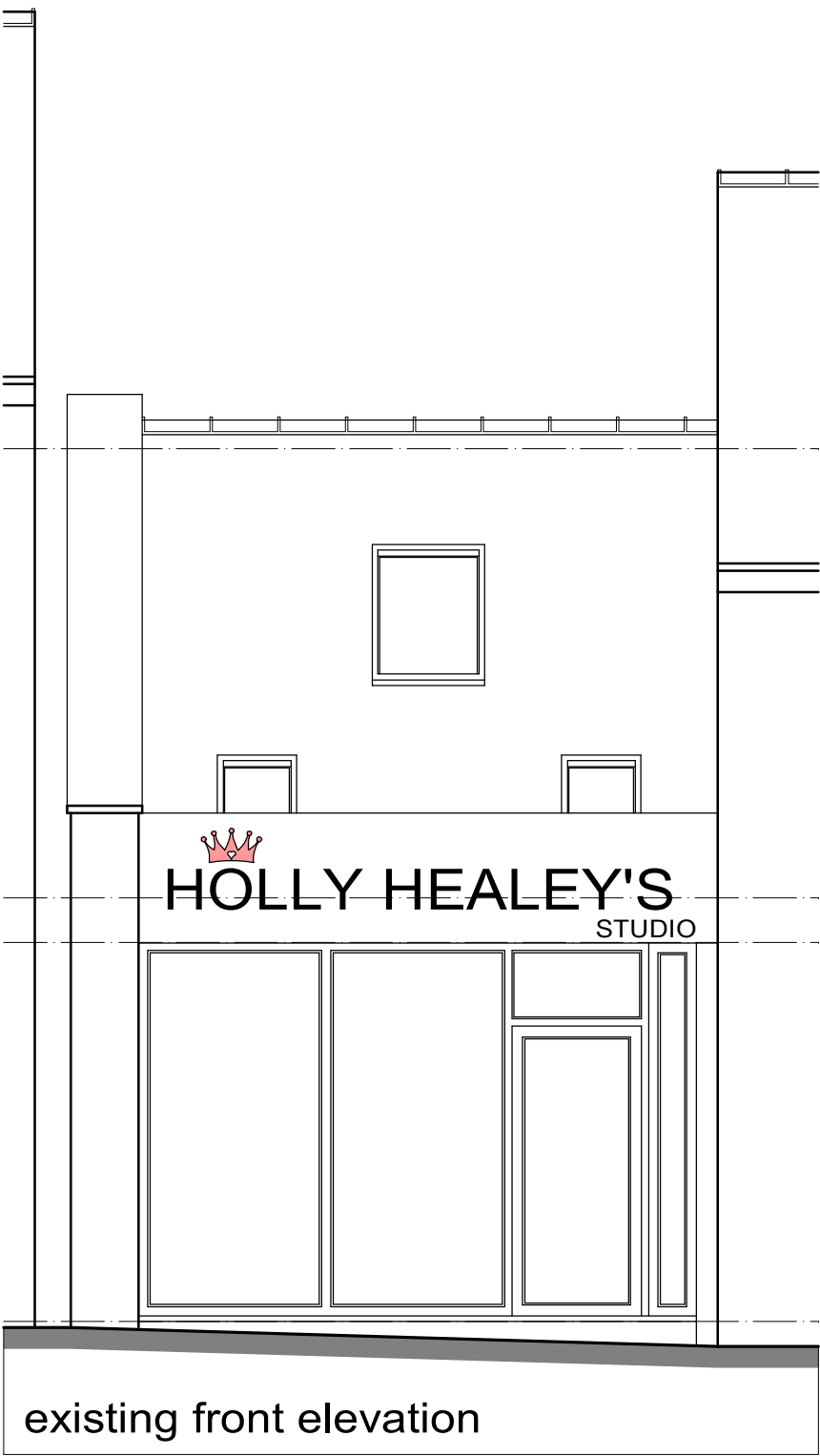
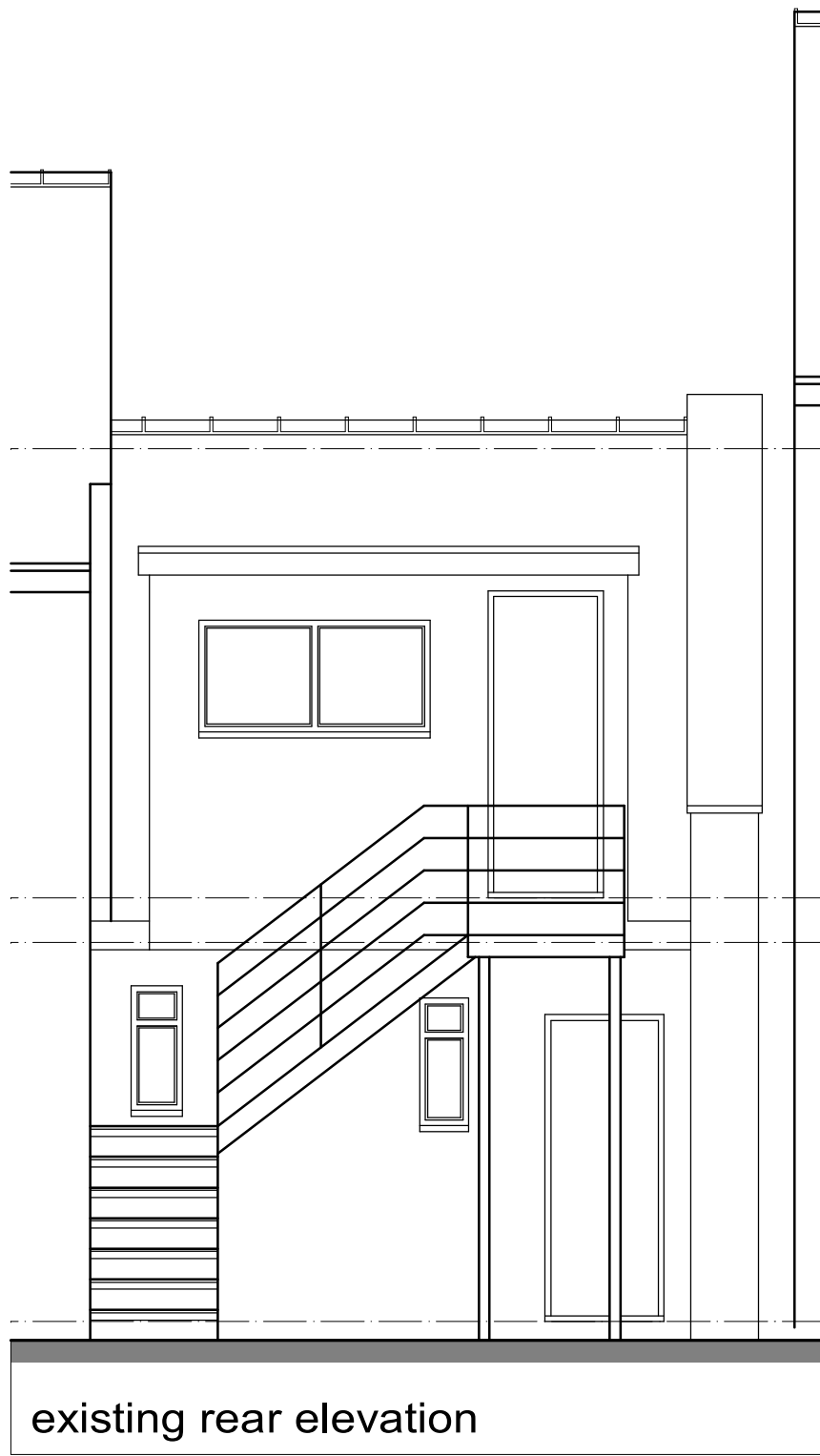
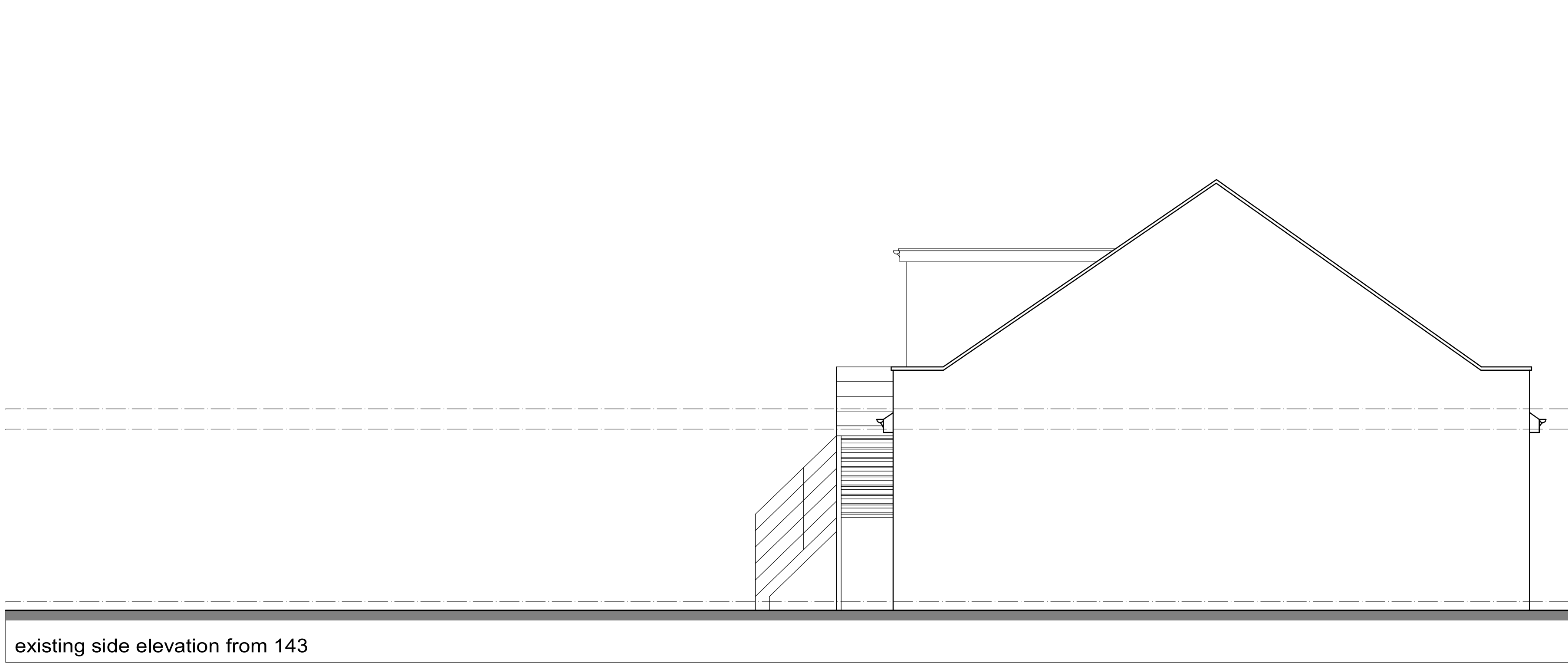




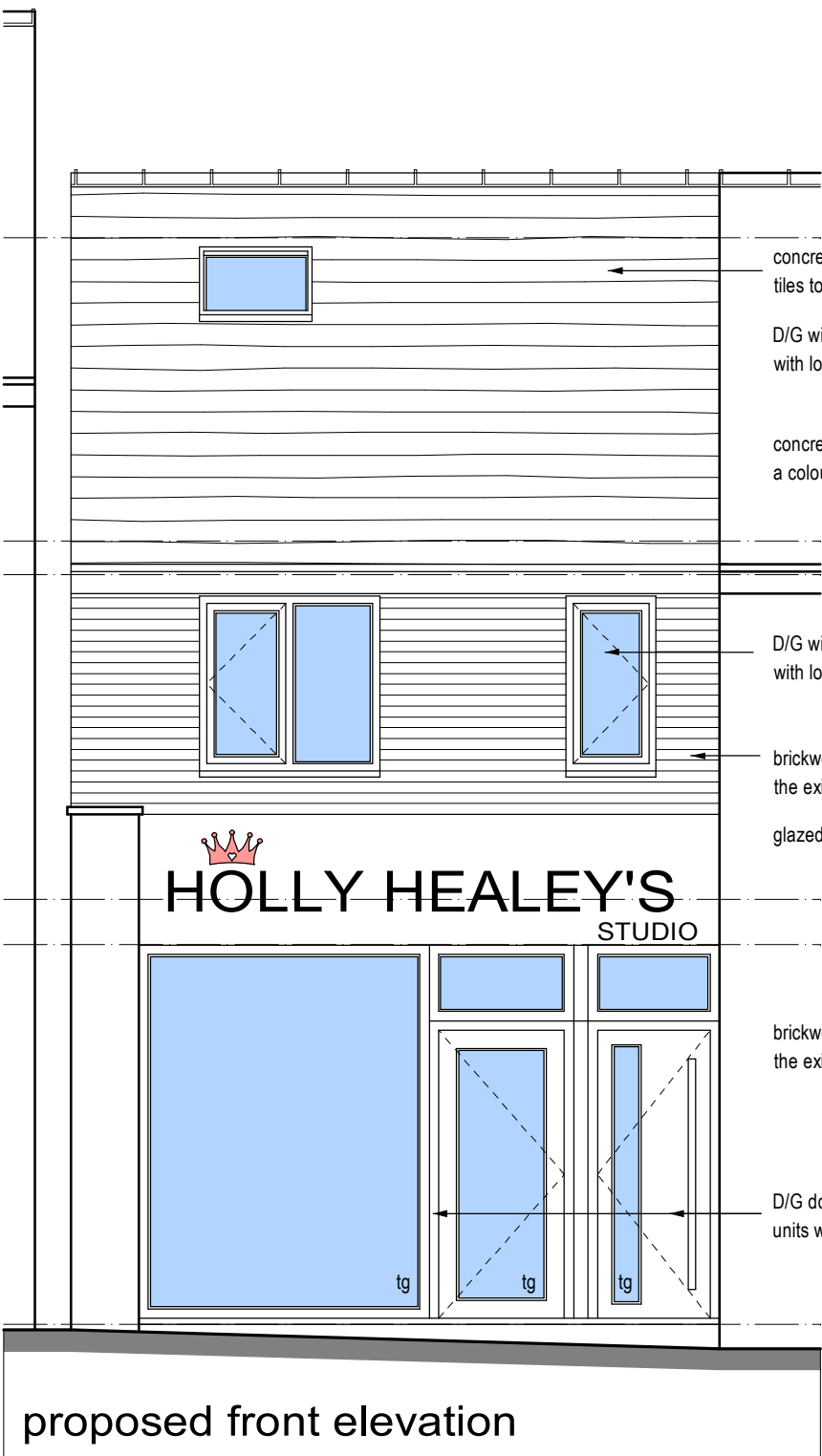
existing front elevation



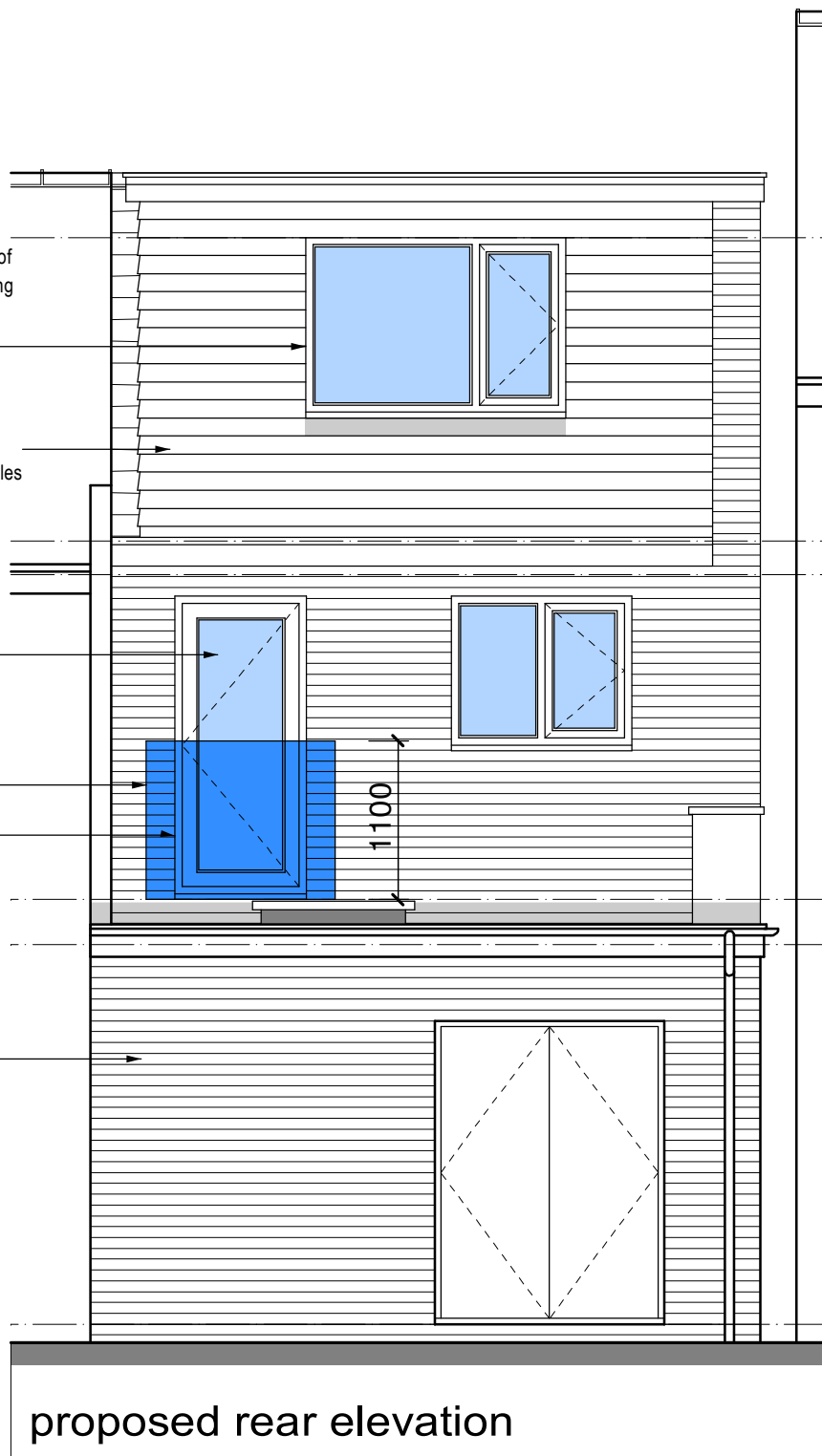
existing rear elevation



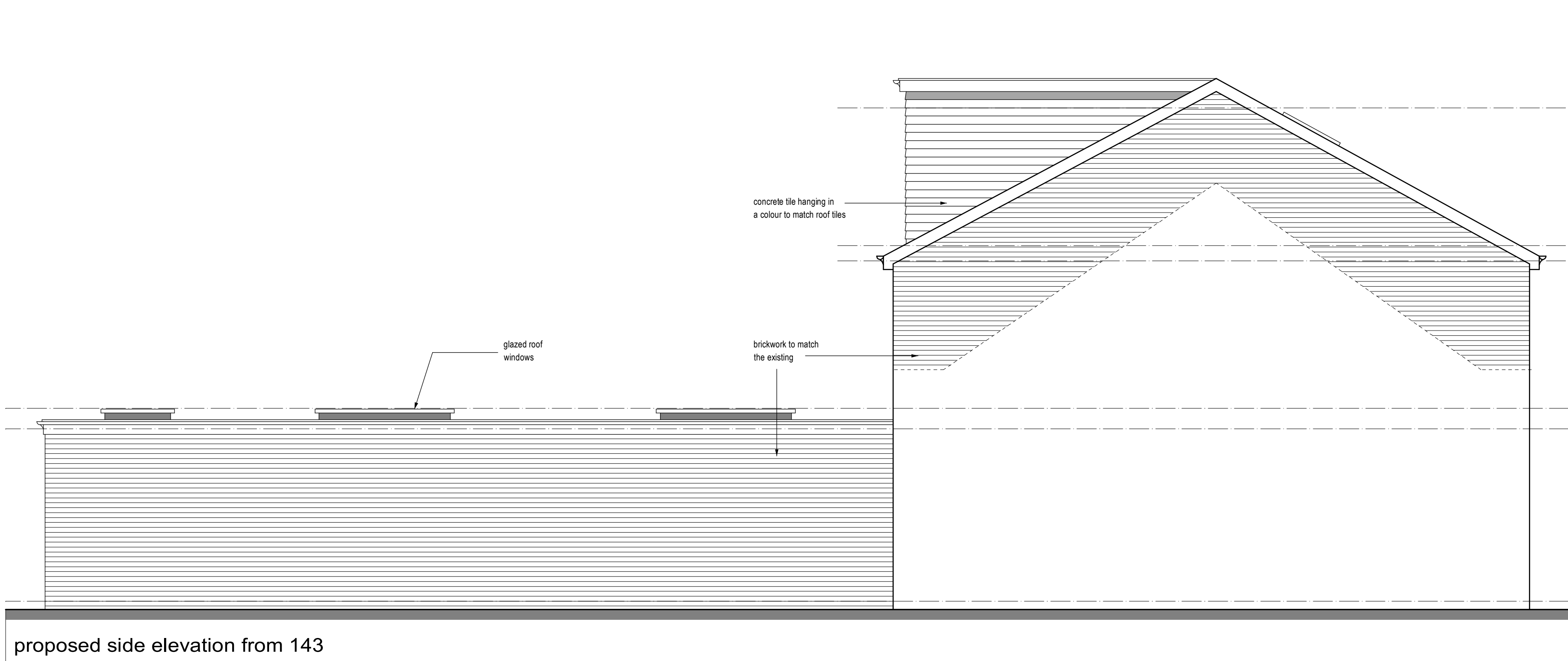
existing side elevation from 143



proposed front elevation



proposed rear elevation



proposed side elevation from 143

Second Floor Construction:
22mm tongue and groove moisture resistant flooring grade chipboard or softwood floorboards to clients discretion on s/w joists @ 400 centres 200mm quilt insulation between floor joists Provide 2No. Rows of herringbone strutting at third span of joists. Underdraw joists in freeline plasterboard and skim to give 60mins fire resistance. NB. Minimum board weight 10kg/m2. Provide lateral restraint straps at 2m centres with associated noggins. Provide 60mins fire resistance to ceiling.

Pitched Roof Construction rear extension:
Unvented Cold Roof Concrete roof tiles on 38 x 25mm tanalised battens on Du Pont Tyvek breathable roof membrane on sw rafters @ 400 centres. 100x50mm sw ceiling joists @ 400mm c/c. 12.5mm plasterboard and skim finish to underside. Provide 300mm quilt insulation between between and above ceiling joists. Vaulted section Fix 125mm Kingspan K7 insulation tight between rafters ensuring 25mm air space is maintained over insulation. Fix 42.5mm Kingspan K118 insulation across rafters to eliminate cold bridging - 500 gauge visqueen vapour barrier over insulation - 50x50mm sw counter battens with 12.5mm plasterboard with 3mm plaster skim. Double up rafters to the side of velux windows.

Sound Insulation
First Floor:
27mm Noisecheck 27 laid over existing or new t & g boarding on existing floor joists with void under. New suspended ceiling with 100mm mineral fibre/rockwool (min density 10kg/m3) between suspended joists. 2 Layers of 15mm SOUND BLOC (min 22kg) supported on resilient bars (no overlapping seams) with a skim finish.
Internal timber stud walls:
12.5mm plasterboard and skim both sides with 25mm thick mineral wool within the cavity. All doors to common areas of the development are to be a min mass per unit area of 25kg/m2 or provide a min sound insulation performance of 29dB Rw with good perimeter sealing.
Pipework:
Pipes and ducts that penetrate a floor separating habitable rooms in different flats should be enclosed for their full height in each flat. The enclosure should be constructed of material having a mass per unit area of at least 15kg/m2. Either line the enclosure, or wrap the duct or pipe within the enclosure, with 25mm unfaced mineral wool.
Party wall.
Provide 28mm NSSW2 soundproofing wall board to existing wall with plasterboard adhesive.

Self-contained mains powered smoke detectors (rechargeable battery backed up) in accordance with BS 5839 Part 1 - Grade D - category LD3 standard to be provided to each level as indicated by 'SD' on floor plans. All alarms to be interlinked and wired to separate sub circuit on mains distribution board. Smoke alarms to be situated within 3.0m of bedroom doors and 7.5m of all other habitable rooms. NOTE - all smoke detectors are to be positioned so that they can be reached for maintenance and testing i.e. not over stairs etc.
Any new gas boiler to be min 90% SEDBUK condensing wall mounted with balanced flue/stainless steel guard to outlet. Flues discharge in accordance with manufacturers instructions & to Building Regulations ADJ. Copy of the Building Regulations Compliance Certificate from your GAS SAFE installer to be provided. All new radiators to be provided with thermostatic valves.
Flashings:
Code 4 lead stepped and straight flashings with DPC cavity trays over at all abutments.

Dormer Walls: Plain concrete. tile hanging on 38 x 25mm treated battens over YBS insulation Breather Foil FR stapled to 11mm sterling board sheathing on 100 x 50mm treated studding @ 400mm centres - 100mm Celotex RXR insulation fixed tight between studs with 500g visqueen vapour check and 12.5mm plasterboard and skim finish internally. Front wall built off wall plate cheeks built up off dividing wall. 150 x 100mm lintels over window opening supported on cripple studs. Code 3 lead flashing under fascia, above and under windows. Code 4 lead soakers and flashings to front wall and cheeks. N.B. Dormer cheeks to have 2 layers of 9mm firmacel fire resistant board over 11mm sterling board sheathing and 2 layers of 12.5mm plasterboard and skim internally.

Low Walls: Low walls below purlin formed in 100 x 50mm studding at 400 centres - 65mm Celotex Tuff-R 6A3065 insulation between studs flush with back of studs, fix celotex T-break TB3012 over the inside face of studs. The joints of the insulation are then taped using a self adhesive aluminium foil tape and the perimeter sealed with mastic to provide a vapour control layer. Fix 12.5mm plasterboard and skim finish.

Flat Roof Dormer: New GRP finish to flat roof on 12mm external grade ply. 150mm Thermoarof TR26 kingspan insulation vapour control layer on 18mm sterling board over sw firrings. Main flat roof joists @ 400mm centres. Joists spanning between walls. Spanning across onto sw wall plate. 12.5mm plasterboard and skim finish to the underside.

External Walls traditional: First floor extension
Brickwork to match the existing
outer leaf 100mm cavity with cavity wall batts - 100mm thermite block inner leaf. Provide 50mm insulation to the inside of blockwork with 12.5mm plasterboard and skim on Drywall dabs. Stainless steel double triangle wall ties (min 59mm embedment) 750mm horizontal c/c & 450 vertical c/c staggered and doubled up at all window and door reveals. Cavities to be closed at all reveals and at eaves - using Thermablate insulated cavity closers. NB all masonry below ground level to be in concrete common brick. DPC to be fixed at min 150mm above ground level. Provide cavity fill to 225mm below damp proof course.

Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm2. All windows adjoining a door or a glazed door or less than 800mm above floor to be in toughened glass to BS6206 or EN12150. New and replacement windows and roof lights fully draught proofed & double glazed in Optiwhite (outer pane) 16mm argon filled air space with aluminium spacer bar with an inner pane of low emissivity 'k' glass to give a 'U' value of 1.6w/m2K or window energy rating band C certificates of compliance to be provided to building control on completion. New windows to habitable rooms without alternative at least 1no opening light with a clear opening of 450 x 750mm. Top hung Windows to have assist arms and stays to keep up.
All new external windows and doors within the dwelling should meet the PAS 24 Security Standard for controlled fittings.

Foundations:
650 x 300mm concrete trench fill taken down to firm bearing strata at min 900mm below ground level. Foundations to be taken down to invert of any drain within 1000mm of excavation.

Drainage:
New drains bridged where passing through footings. Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter Polypipe Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed pen shingle. New gullies to be roddable NB Drainage systems to be checked on site to determine - combined or separate systems - if separate ensure foul and surface water are connected to correct drainage system.

Ground Floor Construction rear extension:
150mm concrete slab with floated finish on visqueen on 150mm Celotex or equivalent floor insulation on 1200 gauge DPM lapped into DPC on 25mm sand blinding on consolidated hardcore. Provide 25mm ridged insulation to the edge of slab. Provide 100mm dia duct pipe through to air bricks with cavity trays over to vent any exg air bricks.

Structural Steel:
All structural steel to be encased in a minimum 18mm Gypsum plaster to give minimum half hour fire protection.

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulation Approval ONLY. All structural calculations and to be checked by a qualified engineer prior to construction.

All dimensions & details are to be checked on site prior to construction. Any discrepancies reported to ExtensionsNW prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval is at the builder's own risk. ExtensionsNW will not be held responsible for any on-site errors.

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DATE			

SCALE	1:50	DATE	Aug 21
DRAWN	JDJ	PP	B.R.
CUSTOMER	Miss Holly Healy		
PROJECT	First floor, dormer loft and single storey extension		
LOCATION	145 Jubilee Road, Rochdale, M24 2LY		
LOCAL AUTHORITY			

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JOB No.	2912 - 02	REV.	
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