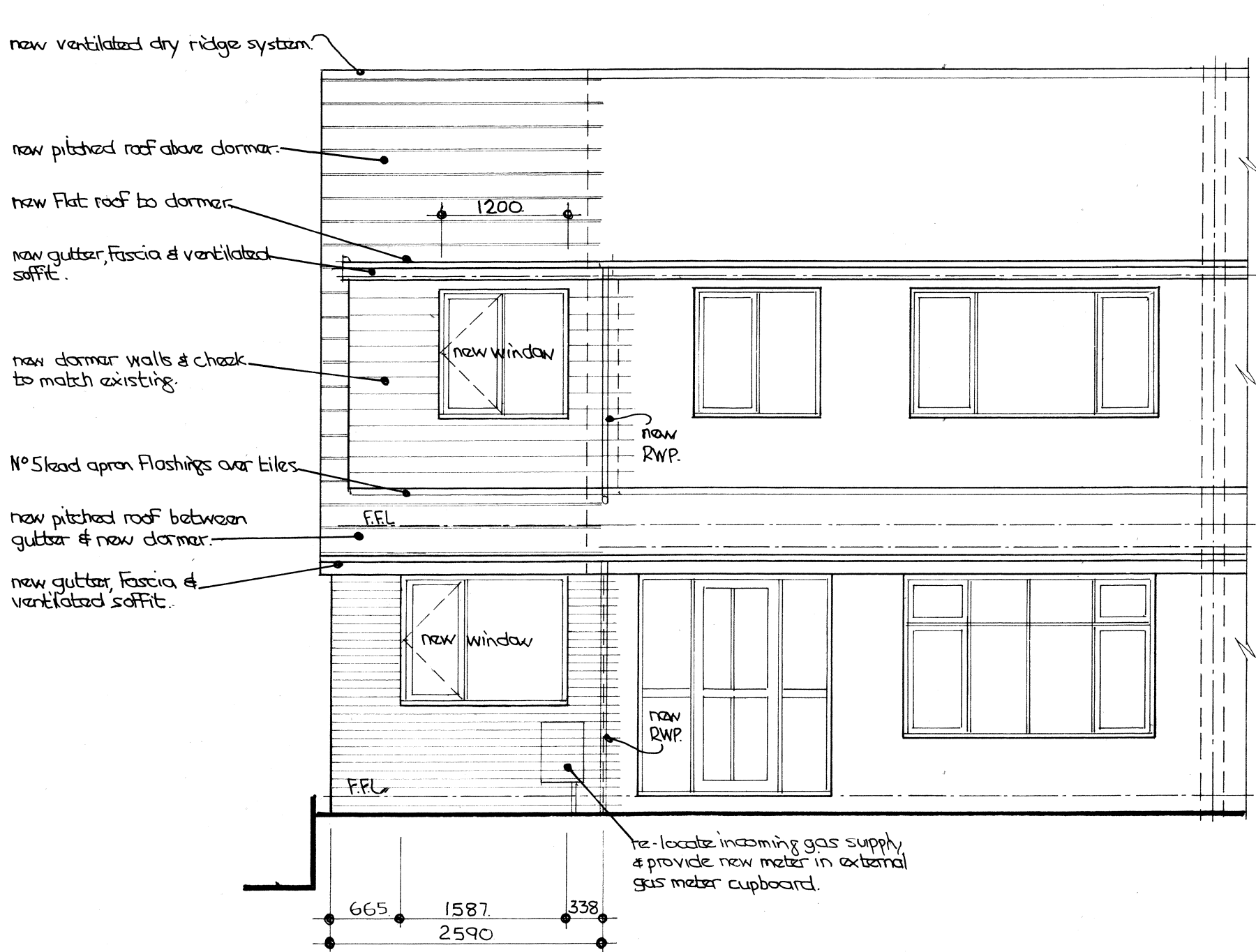
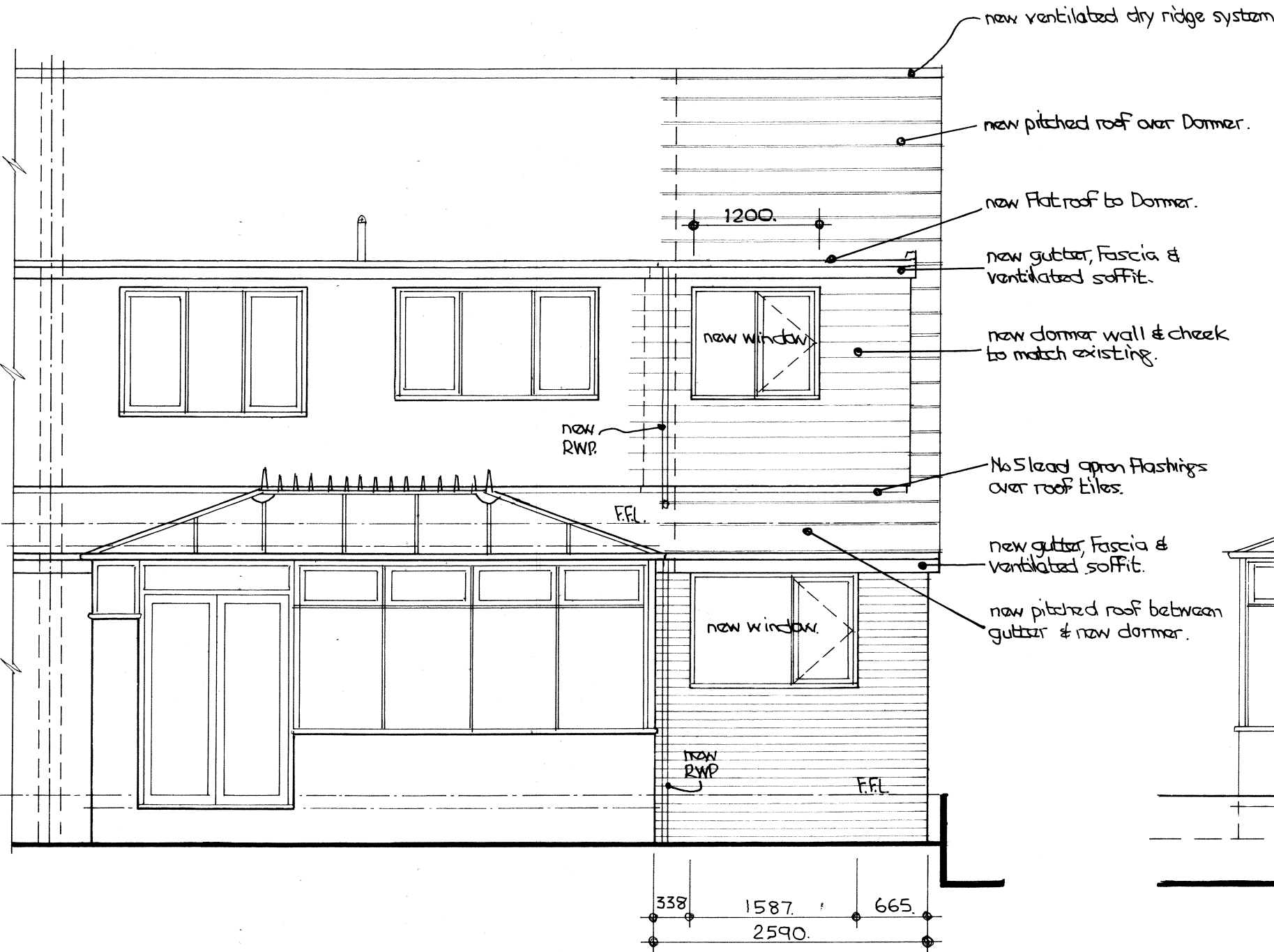
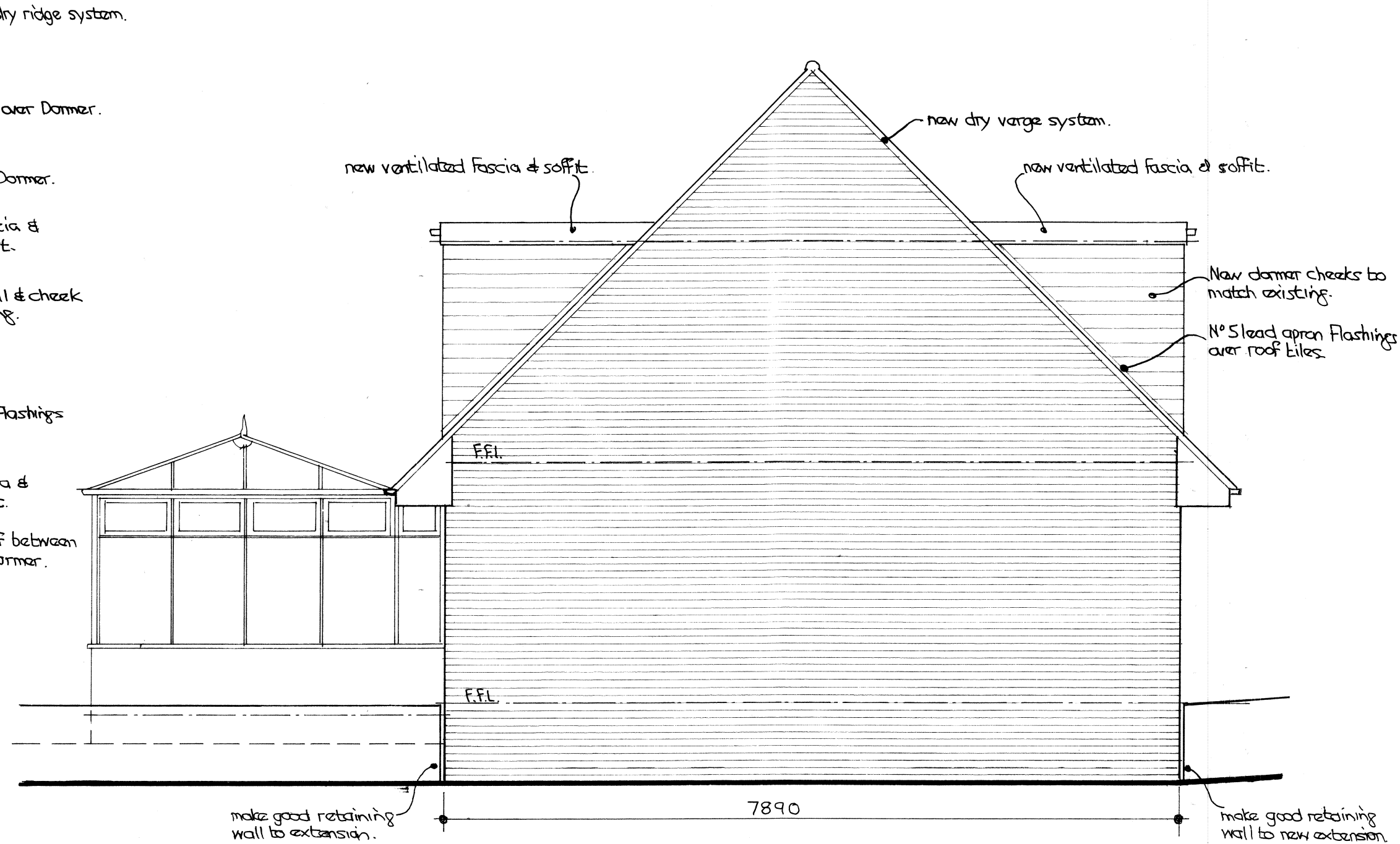




FRONT ELEVATION.



REAR ELEVATION.



GABLE END ELEVATION.

EXTERNAL WALLS OF EXTENSION (U Value 0.28)

102mm buff sand faced facing brick external leaf to match existing, 100mm cavity and 100mm Thermalite Shield blockwork internal leaf.

Provide 50mm Kingspan 'Kooltherm' K108 partial fill cavity wall insulant retained against inner leaf with insulant retaining stainless steel wall ties at 750 horizontal and 450 vertical centres (225 vertical centres to jambs of all openings). Provide 'Thermabate 100' insulated cavity closers (green) to jambs and cills of all external openings.

Provide d.p.c.'s to jambs and cills of all openings.

Close cavities at eaves & verges 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 16 type L1/S 100 combined lintels over Study and Kitchen external window openings.

NOTE:- External leaf of front and rear walls to have 100mm Thermalite Shield blockwork external leaf from soffit level up to new first floor level.

Cavity walls to be finished internally with 12.5mm thick plasterboard dabbed to walls with 3mm plaster skim finish.

EXTERNAL WALLS BELOW GROUND LEVEL.

300mm 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 any existing and all new 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 adjacent ground level of No 3 all in accordance with Approved Document 'A'. Foundations to be laid below level of all the existing and new 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.

GROUND FLOOR CONSTRUCTION.

Proprietary levelling screed on 150mm concrete slab bed on a separating layer of building paper to BS 1521:1972 on 80mm thick Kingspan 'Kooltherm' K3 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.

FRONT DORMER WALL.

Brown pvcu horizontal boarding to match existing fixed to 38 x 25 treated timber vertical battens at max. 400mm centres on breathable sarking membrane on 12mm thick exterior grade plywood lining on 100 x 50 treated timber framing at 400mm centres with noggins at 400mm vertical centres built off external leaf of new front cavity wall.

Provide 150 deep x 100 wide treated timber lintels over the window openings and provide 100 x 100 corner posts each side of window openings and on external corners of dormer.

Provide 90mm thick Kingspan Kooltherm K12 insulated framing board within the framing (U Value of 0.28 W/m2K) retained against plywood sheathing board by timber battens fixed to sides of studs to provide a "stop" to prevent insulation moving.

At window reveals provide 38 x 19 treated s.w. counter battens with Na5 lead fixed to counter batten and dressed to window frame. Provide Na5 lead apron flashings to window cills.

Provide Na5 lead apron flashing to front of dormer, min. upstand 75mm, dressed down 200mm over tiles. Sarking felt to overlap apron flashings.

Form new internal leaf to front dormer wall in 100 x 50 treated s.w. framing at 400 centres with noggins at 400mm vertical centres, built off internal leaf of new cavity wall. Pin netting to outside face of framework and provide 100mm thick Rockwool quilt insulation between studding, retained by the netting.

Finish inside face of dormer walls with 12.5mm foil backed plasterboard with 3mm plaster skim finish.

RETURN CHEEK WALL TO REAR DORMER.

Marley plain vertical tile hanging, colour and texture to match existing, all twice nailed to 38 x 25 tanalised s.w. horizontal battens at 115mm gauge giving a lap of 37.5mm, on breathable sarking membrane on 12.5mm exterior grade plywood sheathing board on 100 x 50 treated s.w. framing at 400 centres with noggins at 400mm vertical centres, built off internal leaf of new cavity wall. Pin netting to outside face of framework and provide 100mm thick Rockwool quilt insulation between studding, retained by the netting.

Finish inside face of dormer walls with 12.5mm foil backed plasterboard with 3mm plaster skim finish.

RETURN CHEEK WALL TO FRONT DORMER.

Brown pvcu horizontal boarding to match existing fixed to 38 x 25 treated timber vertical battens at max. 400mm centres on breathable sarking membrane on 12mm thick exterior grade plywood lining on 100 x 50 treated timber framing at 400mm centres with noggins at 400mm vertical centres built off internal leaf of new gable end cavity wall.

Provide 90mm thick Kingspan Kooltherm K12 insulated framing board within the framing (U Value of 0.28 W/m2K) retained against plywood sheathing board by timber battens fixed to sides of studs to provide a "stop" to prevent insulation moving.

At window reveals provide 38 x 19 treated s.w. counter battens with Na5 lead apron flashing to cheek of dormer, min. upstand 75mm, dressed down 200mm over roof tiles. Sarking felt to overlap apron flashings.

Finish inside face of dormer cheek wall with 12.5mm foil backed plasterboard with 3mm plaster skim finish.

REAR DORMER WALL.

Marley plain vertical tile hanging, colour and texture to match existing, all twice nailed to 38 x 25 tanalised s.w. horizontal battens at 115mm gauge giving a lap of 37.5mm, on breathable sarking membrane on 12.5mm exterior grade plywood sheathing board on 100 x 50 treated s.w. framing at 400 centres with noggins at 400mm vertical centres, built off external leaf of new rear cavity wall.

Provide double course at eaves level with 193mm plain under tiles. Provide 'tile and a half' tiles' alternative courses to external corners and window reveals.

Provide purpose made tiles at eaves level.

Provide 150 deep x 100 wide treated timber lintels over the window opening and provide 100 x 100 corner posts each side of window openings and on external corners of dormer.

Provide 90mm thick Kingspan Kooltherm K12 insulated framing board within the framing (U Value of 0.28 W/m2K) retained against plywood sheathing board by timber battens fixed to sides of studs to provide a "stop" to prevent insulation moving.

At window reveals provide 38 x 19 treated s.w. counter battens with Na5 lead fixed to counter batten and dressed to window frame. Provide Na5 lead apron flashings to window cills.

Provide Na5 lead apron flashing to front of dormer, min. upstand 75mm, dressed down 200mm over tiles. Sarking felt to overlap apron flashings.

Form new internal leaf to rear dormer wall in 100 x 50 treated s.w. framing at 400 centres with noggins at 400mm vertical centres, built off internal leaf of new cavity wall. Pin netting to outside face of framework and provide 100mm thick Rockwool quilt insulation between studding, retained by the netting.

Finish inside face of dormer walls with 12.5mm foil backed plasterboard with 3mm plaster skim finish.

RETURN CHEEK WALL TO REAR DORMER.

Marley plain vertical tile hanging, colour and texture to match existing, all twice nailed to 38 x 25 tanalised s.w. horizontal battens at 115mm gauge giving a lap of 37.5mm, on breathable sarking membrane on 12.5mm exterior grade plywood sheathing board on 100 x 50 treated s.w. framing at 400 centres with noggins at 400mm vertical centres, built off internal leaf of new gable end cavity wall.

Provide double course at eaves level with 193mm plain under tiles. Provide 'tile and a half' tiles' alternative courses to external corners and window reveals.

Provide purpose made tiles at eaves level.

Provide 90mm thick Kingspan Kooltherm K12 insulated framing board within the framing (U Value of 0.28 W/m2K) retained against plywood sheathing board by timber battens fixed to sides of studs to provide a "stop" to prevent insulation moving.

At window reveals provide 38 x 19 treated s.w. counter battens with Na5 lead apron flashing to cheek of dormer, min. upstand 75mm, dressed down 200mm over roof tiles. Sarking felt to overlap apron flashings.

Finish inside face of dormer cheek wall with 12.5mm foil backed plasterboard with 3mm plaster skim finish.

PITCHED ROOF ABOVE DORMER ROOFS.

(pitch 45 degrees as existing)

Marley 'Double Roman' type smooth grey interlocking roof tiles to match existing at max. 345mm gauge, min. 75mm headlap, on 50 x 25 tanalised s.w. battens on Marley universal vapour permeable underlay (LR) on 100 x 50 treated s.w. rafters at max. 400mm centres.

Rafters to be supported on new 150 x 25 treated s.w. ridge board and on 2No new 225 x 75 treated s.w. purlins at intersection with new dormer flat roofs.

Clip all tiles using proprietary aluminium clips.

Fix all rafters to purlins with galvanised mild steel straps.

Provide cross flow eaves ventilators fixed between the rafters to allow the ventilation of the flat roof to continue into the pitched roof space to give through ventilation to BS 5250.

RIDGE. Ridge to be covered with Marley Segmental ridge tiles, colour smooth grey, fixed using the Ventilated Dry Ridge System all in accordance with manufacturer's instructions to give through ventilation of roof space to BS 5250.

VERGES. To be formed with interlocking dry verge system fixed in accordance with Manufacturer's Instructions.

PITCHED ROOF BELOW DORMERS.

(pitch 45 degrees as existing)

Marley 'Double Roman' type smooth grey interlocking roof tiles to match existing at max. 345mm gauge, min. 75mm headlap, on 50 x 25 tanalised s.w. battens on Marley universal vapour permeable underlay (LR) on 100 x 50 treated s.w. rafters at max. 400mm centres.

Rafters are to be supported on 100 x 75 treated s.w. wallplates at eaves level. Frame out the soffits in 100 x 50 treated s.w. framing to support bottom end of new rafters and to support soffit boards and fascias.

Clip all tiles using proprietary aluminium clips.

Fix all rafters to wallplates with galv. m.s. straps and tie down wallplates to walls with galv. m.s. gangnail straps at max. 1800 centres.

VERGES. To be formed with interlocking dry verge system fixed in accordance with Manufacturer's Instructions.

MAIN ROOF UP SIDE OF DORMERS FORMING VERGES.

To be as described for pitched roofs above except roof is to be supported on 100 x 50 treated s.w. noggins at 400mm centres fixed to dormer framing and supported on gable end wall, ready to receive new dry verge system.

FLAT ROOFS TO NEW FRONT AND REAR DORMERS.

(Vented cold roof with 'U' Value of 0.18W/m2K). Firestone rubber EPDM roofing (or similar approved) fully adhered with roller applied bonding adhesive in accordance with manufacturer's instructions on 20mm thick exterior grade plywood decking on 50 x 50 treated timber counter-battens at 450mm centres to give cross ventilation on 75 to 10 x 50mm wide treated timber fining strips with falls to gutters, running along and supported on 150 x 50 treated s.w. flat roof joists at max. 400mm centres spanning front to rear.

The roof joists will be supported on the new purlins on galv. m.s. joist hangers and will be supported on and fixed down to dormer wall framing with 30 x 5 x 1000mm long galv. m.s. gangnail lateral restraint straps.

EPDM roofing to be taken up min. 200mm under roof tiles, dressed over a tilting fillet and tacked to fillet. Pitched roof felt to overlap flat roof felt onto flat roof.

Provide 150mm thick Kingspan Kooltherm K107 pitched roof insulation board between roof joists (the 50 x 50 counter battens will provide min. 50mm air gap between top of insulation and underside of decking board for through ventilation).

Provide 32.5mm Kingspan Kooltherm K18 insulated plasterboard ceilings to new dormers with 3mm plaster skim finish.

GUTTERS, FASCIAS & SOFFITS TO GROUND FLOOR ROOFS.

Provide 100mm black pvcu gutters fixed to 19mm black cellular extrusion fascia boards. Provide 12mm white cellular extrusion soffits fixed to 100 x 50 treated s.w. framing supporting the ends of the new rafters.

GUTTERS & FASCIAS TO NEW FLAT ROOFS.

Provide 100mm black pvcu gutters fixed to 19mm white cellular extrusion fascia boards. Provide a min. 25mm continuous air gap behind the new fascia board with insect screen, to vent flat roof space to BS 5250.

RAINWATER PIPES.

Provide new 65 dia. pvcu rainwater pipes to front and rear connected to new back inlet gullies (B.I.G.'s) to discharge below grating but above water line.

Provide new 65 dia. Pvcu rainwater pipes to front and rear dormers as shown.

NEW WINDOWS.

New windows to be brown pvcu double glazed with 16mm air gap (ARGON filled) and a soft low-E coating with a maximum 'U' value of 1.6W/m2K.

Windows to have opening lights equal to min. 1/20th floor area of room & are to have controllable trickle vents of 8000 sq mm. Details of windows to be agreed with Client.

ESCAPE WINDOWS.

Opening lights to be suitable for means of escape and are to be min. 0.33 sq m with min. dimensions of 450mm wide x 750mm high (clear opening). Max. cill height of opening light to be 1100mm.

SAFETY GLAZING.

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

FIRST FLOOR CONSTRUCTION.

ex. 25mm thick s.w. t & g floor boards on min. 150 x 50 treated s.w. floor joists at max. 400mm centres, as shown, built into existing and new gable end walls.

Provide 150 x 50 treated s.w. herringbone strutting between joists at mid span.

Provide double joists bolted together to support partition wall running parallel to floor joists.

Provide 150mm glass fibre quilt insulation between all floor joists. Finish u/side of joists at ground floor level with 1 layer of 12.5mm plasterboard with skim finish.

FIRST FLOOR CEILINGS UNDER DORMER ROOFS.

32.5mm Kingspan Kooltherm K18 insulated plasterboard ceilings fixed to u/side of new flat roof joists with 3mm plaster skim finish.

FIRST FLOOR CEILINGS BETWEEN NEW PURLINS.

12.5mm foil backed plasterboard with 3mm plaster skim finish fixed to underside of new 125 x 50 treated s.w. ceiling joists at max. 400mm centres. Ceiling joists to be supported on purlins on galv. m.s. joist hangers.

Ceiling to be flush and level with ceiling below flat roofs. Provide 300mm glass fibre quilt insulation between all new ceiling joists (150mm laid between joists with 150mm laid across joists directly over).

PARTITION WALLS.

Form new partition walls to ground and first floor Shower Rooms, to Bedroom 4 entrance lobby and between Lounge and Dining in 75 x 50 s.w. studding at 400 mm centres with noggins at 600mm vertical centres faced both sides with 12.5mm plasterboard and skim. Provide 75mm thick Rockwool quilt between all studding. Partitions to be supported on double floor joists bolted together where running parallel with joists.

Exact position of partitions and doors to be agreed with Client on completion of shell of extension.

NEW INTERNAL DOORS & FRAMES.

Doors to habitable rooms to be 836mm wide. Doors to non-habitable rooms to be 762mm wide. All doors to be set in timber frames with 12mm rebates.

NEW STEPS INTO NEW BEDROOM 4.

Provide new steps into Bedroom 4 off existing mid landing area as follows:-

2No risers at approx. 197mm each (to be determined on site) 1No going at 250mm.

Pitch of steps 38.2 degrees. Minimum clear headroom above pitch line of steps 2000mm.

HANDRAIL TO NEW STEPS INTO EXTENSION.

Provide new handrail at min. height of 900mm above pitch line of steps to one side. The guarding should be capable of resisting min. 0.36 kN/m horizontal force all in accordance with Approved Document 'K'.

EXTRACT FANS.

Provide extract fan in Kitchen extension with extract rate of 60 litres / second or alternatively provide extract cooker hood with extract rate of 30 litres / second.

Provide extract fans in both new Shower Rooms with extract rate of 30 litres / second to work in conjunction with light switch with 15 minute timer delay.

PARTY WALL ACT 1996.

Any work falling within the Party Wall Act 1996: The owner 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 including amongst other things:

- New foundations projecting beyond party wall boundary.

A Party Wall Agreement MUST be in place prior to start of works on site.

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>.

GENERAL NOTES.

- Provide 12.5mm plasterboard dabbed to all block walls of extension, with 3mm plaster skim finish.
- Provide timber skirting boards to match existing.
- Details of all electrical, heating and plumbing works etc.; to be agreed with Client. This is not shown on these drawings
- Details of all Kitchen and Shower Rooms fixtures and fittings, including plumbing, wastes and tiling etc.; to be agreed with Client (not detailed on these drawings).
- Encase all new steelwork with 2 layers of 12.5mm thick plasterboard with 3mm skim finish, joints staggered, to give min. half hour fire resistance.

CONDITION NOTES.

- The drawings relating to the proposed project are for the purpose of obtaining Planning and Building Regulations approval 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.

CONSTRUCTION DETAILS.

The fabric insulation standards and allowance for windows are based on the Elemental Method assuming a S.A.P. Energy Rating of over 60.

The details of continuity of insulation to be built on site in accordance with Robust Construction Details.

The details for limiting air leakage to be built on site in accordance with Robust Construction Details.

PROJECT.

PROPOSED TWO STOREY SIDE EXTENSION WITH FRONT & REAR DORMERS LINKED TO EXISTING.

LOCATION.

5, BRIDGE BANK ROAD, LITTLEBOROUGH, OL15 8QU.

DRAWING TITLE.

ELEVATIONS AS PROPOSED.

CLIENT.

MRS. S. POWER.

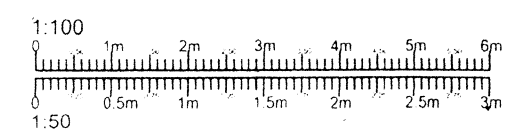
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11215724/04.

FOR ALL CONSTRUCTION NOTES SEE DRAWING NUMBERS 11215724/03 & 04



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DATE.

November 2021