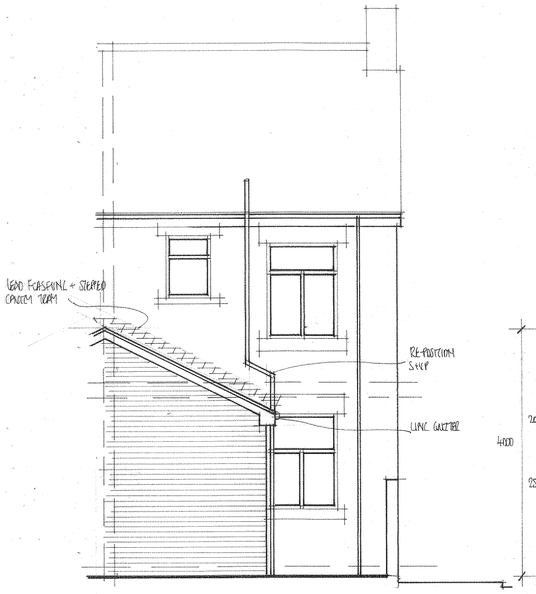
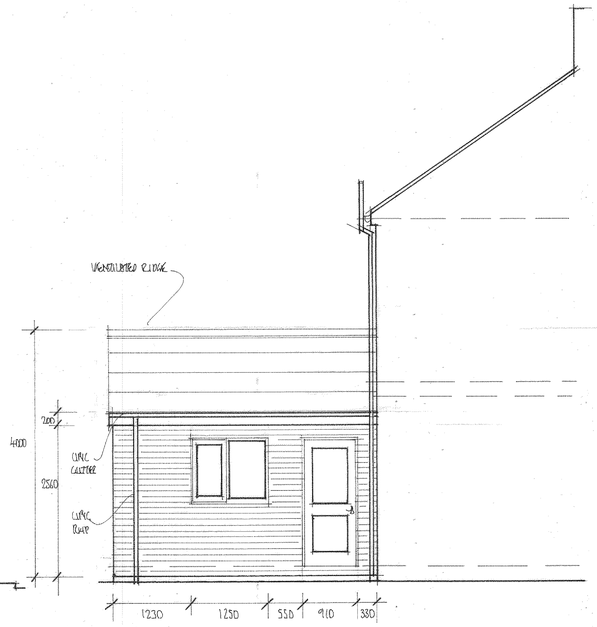
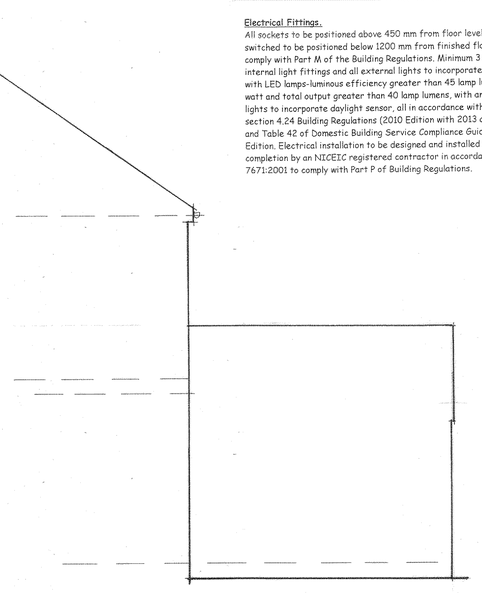


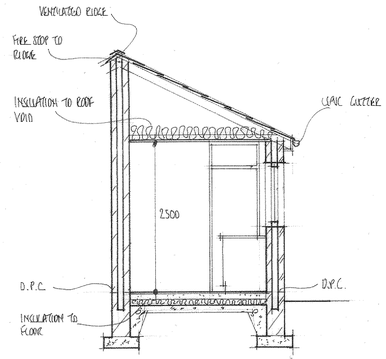
REAR ELEVATION



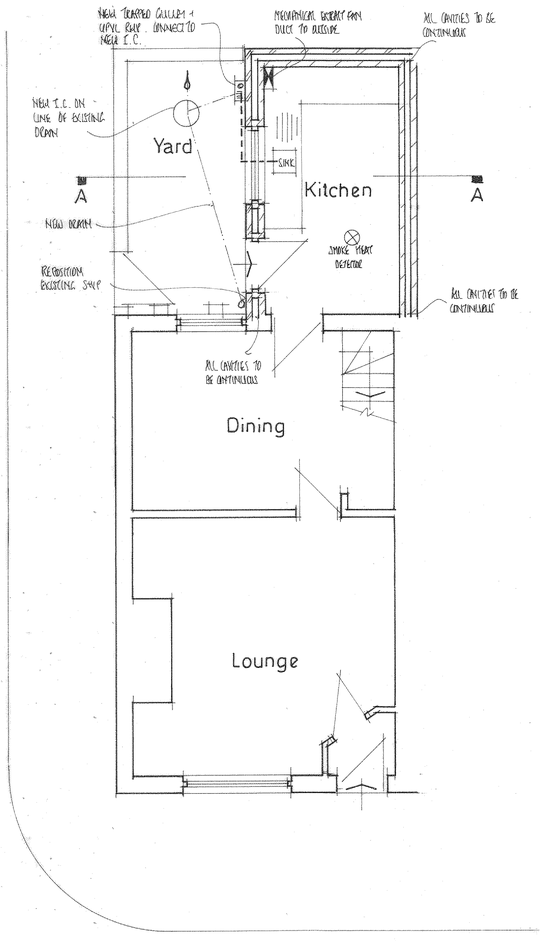
GABLE ELEVATION



RETURN ELEVATION



SECTION A-A



GROUND FLOOR PLAN

Demolish
Carefully take down existing out-building and prepare site for new building works.

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 Doc '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 the advice and calculations of a Structural Engineer if the Building Control Officer deems it necessary. Concrete mixes to be in accordance with BS 8000 - 2.1. All existing foundations and structure that is to take new structural loading to be exposed for Building Control to determine its suitability. Strengthen and underpin existing as necessary to carry new loads. Where new foundations arise in vicinity of old foundations, existing should be fully grubbed up and new foundations laid at least the same depth.
Foundations to be taken down to the invert level of any drain passing within 1 metre.
RC lintels to be provided over drains passing through walls
Walls below ground level to be filled with concrete cavity filling to 225mm below lowest dpc level. There should not be:
a. non-engineered fill (as described in BRE Digest 427) or wide variation in ground conditions within the loaded area, nor
b. weaker or more compressible ground of such a depth below the foundation as could impair the stability of the structure

Lintels
Lintels over openings to be proprietary insulated. Steel lintels e.g. Catnic or I.G. etc - lintel type to be suitable for loading configuration and spans. Install d.p.c. cavity tray over with stop ends and weep holes at 900mm c/s - min 2 per cavity tray. Where 100mm cavity is specified ensure correct lintel is used to deal with wider cavity. All lintels to be encased in plasterboard to give half hour fire resistance

Cavity walls (Kingspan K108)
Cavity walls to be 300 mm overall construction to comprise of 102 mm outer skin of facing brickwork with inner skin of 100 mm Thermolite Shield blockwork. Both skins laid on 1:6 mortar mix with plasticizer and bonded together with Ancon Staifix RT2 cavity wall ties, suitable for cavities up to 100 mm wide, staggered in alternate rows and spaced 750 mm horizontally and 450 mm vertically. All cavities closed at eaves, door and windows openings with Thermabate or similar insulated cavity closer. 100 mm cavity partially infilled with 60 mm Kingspan Kooltherm K108 Cavity Board with blockwork lined internally with 12.5 mm plasterboard on dabs to provide a maximum "U" value of0.22W/m2K. Plasterboard returned into all window and door openings and with continuous band of adhesive around all openings at base and heads of wall and at external corners, in accordance with Accredited Construction Details with details checked on site to maintain quality assurance. All new internal solid walls to comprise of 100 mm skins of dense concrete blockwork (7KN) with 12.5 mm Gyproc Wallboard on dabs with skim finish. Note shared wall with adjoining property.

Damp Proofing
Horizontal dpcs to be provided to wall min 150mm above finished ground level (stepped where necessary). A minimum of 4 courses of engineering brick is to be provided below dpc level to prevent spalling damage

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.

Cavities
To be continuous with existing closed at eaves with Superlux

Cavity fill
Weak concrete mix. Fill in cavity to be 225 mm below DPC level

Cavity closer
Insert Isofoam XCC insulated cavity closer to all new openings all as document l 2013. Width and fixing to suit opening

Ground Floor Construction
Levelling screed finish on 150mm concrete slab bed on a separating layer of building paper to BS 1521:1972 on 110mm 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.

Roof Access Hatches
To be insulated and draught sealed to same standard as roof. Water pipes and tanks in lofts to be fully insulated to prevent freezing. Where roof structures abut external walls - ensure all residual gaps/edges are insulated

Ceilings
To be 125×50 mm sw ceiling joists at 450 mm centres under drawn with 12.7 mm foil-backed plasterboard and skim finish

New Roof Construction
Pitched roof with interlocking tiles Marley smooth grey with min headlap of 75mm on 50×38mm sw battens on 1 layers Tyvek Supro felt on 125×50mm C16 sw rafters @ 450mm cts. Rafters fixed to wall-plate with framing anchor or truss clip. Fix 12.5mm foil backed plasterboard and skim to underside of 125×50mm C16 sw ceiling joists @ 400mm cts

Roof void Insulation
To be 2 layers 200 mm thick rock wool laid between joists and cross-laid with 200 mm Rock wool to give total thickness of 400 mm and a U value of 0.11W/m2K

Fixings
Strap down new roof and ceiling with 1000 x 5 x 38 mm mild steel straps at 2 centres fixed across two rafters/joists with 3.35x50 wire nails at rafter and ceiling tie level

Continuous Ventilated Ridge
Provide new continuous ventilated ridge to be mechanically fixed and bedded in sand/cement mortar, or dry fixed system in accordance with BS 5534 2014

Reposition existing Soil and vent pipe
100 mm diameter upvc with airtight rodding access above floor level and sealed into Hepworth 'Hepseal' drain connector at floor level. Stack taken up and terminated 450 mm above springing level with pvc bird cage (900 mm above any opening lights)

Kitchen sink
To have 75 mm deep seal trap into 42 mm diameter upvc waste into back inlet gully

Gutters and fascia
100 mm upvc gutter connected to existing falls to outlet. Fixed to 19 mm exterior grade plywood fascia boards. Provide 12 mm exterior grade plywood soffits fixed directly to underside rafters with continuous upvc soffit ventilators to vent roof space to BS 5250.

Heating
To be supplied by balanced flue gas boiler condensing type, radiators and cylinder min Sedbuck efficiency rating of 88%

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

Radiators
Provide and fit thermostatic control valves to radiators.

Timber
All new timber to be tanalized and stress graded 4
BS:4471 Part 1 (1978) Dimensions for softwood
BS-5268: Part 5 Preservatives Treatment for Structural Timber

Skirting
120 x20 mm half round skirting primed and painted three coats (1 gloss) to new extension

Drainage
Any drains new or existing that pass through external walls, insert concrete lintels over (allow 50mm clearance between drain and underside of lintels)
Drains that run under a building to have min 100mm of granular or other flexible filling provided round the pipe if depth of drain below the surface exceeds 600mm. Where pipes have less than 600mm cover the pipes should, where necessary, be protected from damage by a reinforced concrete cover slab with a flexible filler and min 75mm granular material between the top of the pipe and the underside of the flexible filler below the slab. On sites where excessive subsidence is present additional flexible joints to be provided or other solutions such as suspended drainage where the pipe is adjacent to structures or where soil conditions change in the course of the pipe run. Where the crown of the pipe is within 300mm of the underside of the slab, special protection is to be provided in accordance with Part H of Building Regulations
Below ground drainage to be approved 100mm plastic or clay drainage system laid at minimum 1 in 40 falls - bedded and installed in accordance with manufacturer's recommendations
Proprietary inspection chambers to be provided as indicated and as necessary to provide rodding access to drainage runs. Sizes to suit depth - as recommended by manufacturer
All gullies to be back inlet and roddable - wastes to discharge below grating but above water line

Existing manhole
Connect new drainage system into existing manhole. Bench up in concrete to form channel

Obsolete drainage
Take up obsolete drains from kitchen seal off all junctions and corresponding connections

Inspection chamber
Provide 600 mm diameter polypropylene inspection chamber positioned over new drain at change in direction. Cut down height of chamber to suit ground level and finish with cast iron cover

Windows (New or replacement)
To be white upvc double glazed opening light to equal 1/20th of floor area of room affected double glazing with 16 mm Argon filled air gap optitherm glass and soft low e coating u value to be 1.6W/m2K Built in trickle vents 2500 mm2 equivalent area to shower room and kitchen areas and 5000 mm2 to bedroom areas. Glazing will conform to BS 6206:1981 in respect of Kite marked safety glass.

Trickle Ventilation
Replacement windows - background ventilators to be provided as follows:
Habitable rooms - 5000mm2 equivalent area
Kitchen, Utility and Bathroom - 2500mm2 equivalent area

Doors (New or replacements)
External door to be composite black with u value of door to be 1.8w/m2K

Lead work and flashings and any valleys.
Use Code 5 lead and laid according to lead development association. Flashing to be provided to all jambs and below window openings with welded up stands. Joints to be lapped min 150 mm and lead to be dressed 200 mm under tiles.

Condition Notes
1. 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.

Kitchen Ventaxia
Mechanical ventilation to Kitchen to give 3 air changes per hour connected to light switch into 150 mm upvc pipe to outside with cowl fixed all to regulation F1 2010 60 litres/second

Background ventilation
All new habitable rooms to have background ventilation not less than 8000 sq mm kitchen and en-suites to have 4000 sq mm. Insert permanent trickle vents to heads of all windows to rooms affected. Al to regulation F1 2010

Lighting
Provide 75% of new primary light fitting units to new extension to be of type, which will only take high efficiency lamps Provide min one third of primary lights to have a luminous efficiency greater than 40 lumes per circuit watt. The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site.

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.

Electrical Fittings.
All sockets to be positioned above 450 mm from floor level, and all switched to be positioned below 1200 mm from finished floor level to comply with Part M of the Building Regulations. Minimum 3 out of every 4 internal light fittings and all external lights to incorporate only fittings with LED lamps-luminous efficiency greater than 45 lamp lumens/circuit-watt and total output greater than 40 lamp lumens, with and external lights to incorporate daylight sensor, all in accordance with Part L1B section 4.24 Building Regulations (2010 Edition with 2013 amendments) and Table 42 of Domestic Building Service Compliance Guide 2013 Edition. Electrical installation to be designed and installed and tested on completion by an NICEIC registered contractor in accordance with BS 7671:2001 to comply with Part P of Building Regulations.

Smoke alarms and heat detectors.
Fire Safety Approved Doc B
Where new habitable rooms are provided above ground level, a fire detection system shall be installed. Provide a mains linked smoke alarm in the circulation space on all levels in accordance with Paragraph 1.10 to 1.18. Also provide 1 no smoke detector to ground floor.
There will be a compatible interlinked heat detector or heat alarm in the kitchen, in addition to whatever smoke alarms are needed in the circulation space.

Notes
These drawings are for the purpose of obtaining Building Regulations and Planning permission only.
All work thereafter is undertaken solely at the clients/contractors discretion and liability is therefore transferred. With regards to any matters relating to Planning or Building Regulation, they are solely at the discretion of the client, no information or advice given prior to or after the drawings are completed are for information only and not binding.
All work must be carried out in accordance with the relevant building regulations and codes of practice. Do not scale from drawing. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
Services i.e. Electric, heating, plumbing etc. Are not included in these drawings.

PROPOSED JOINT SINGLE STOREY REAR KITCHEN EXTENSIONS.

35-37, ASHFIELD ROAD, MILKSTONE, ROCHDALE. OL11 5QW.



LOCATION PLAN
SCALE 1:1250

PROJECT
PROPOSED JOINT SINGLE STOREY REAR KITCHEN EXTENSIONS.
DRAWING TITLE
PROPOSED LAYOUT, ELEVATION AND SECTION. FOR 35, ASHFIELD ROAD.
CLIENT
MR. JAVID AHMED.
ADDRESS
35-37, ASHFIELD ROAD, MILKSTONE, ROCHDALE. OL11 1PX.
SCALE
SCALE 1:50@A1
DATE
APR 2022.
DRAWING No
FO 04225769/21.

1:100
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0 0.5m² 1m² 1.5m² 2m² 2.5m² 3m²
1:50
Scale Bar