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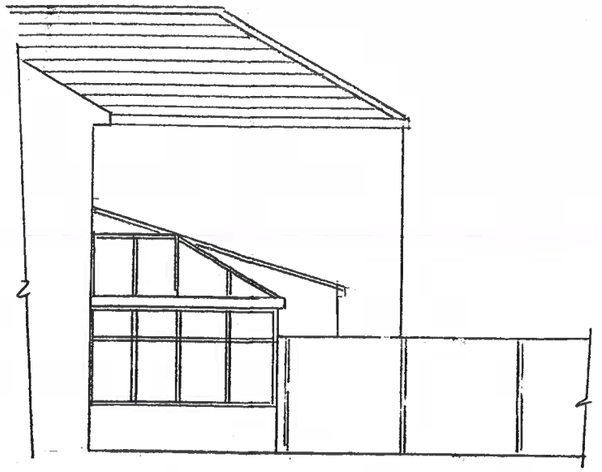
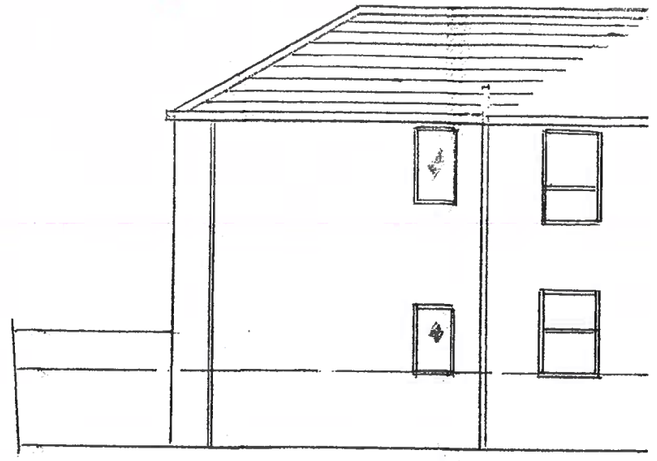
REAR ELEVATION



SIDE ELEVATION



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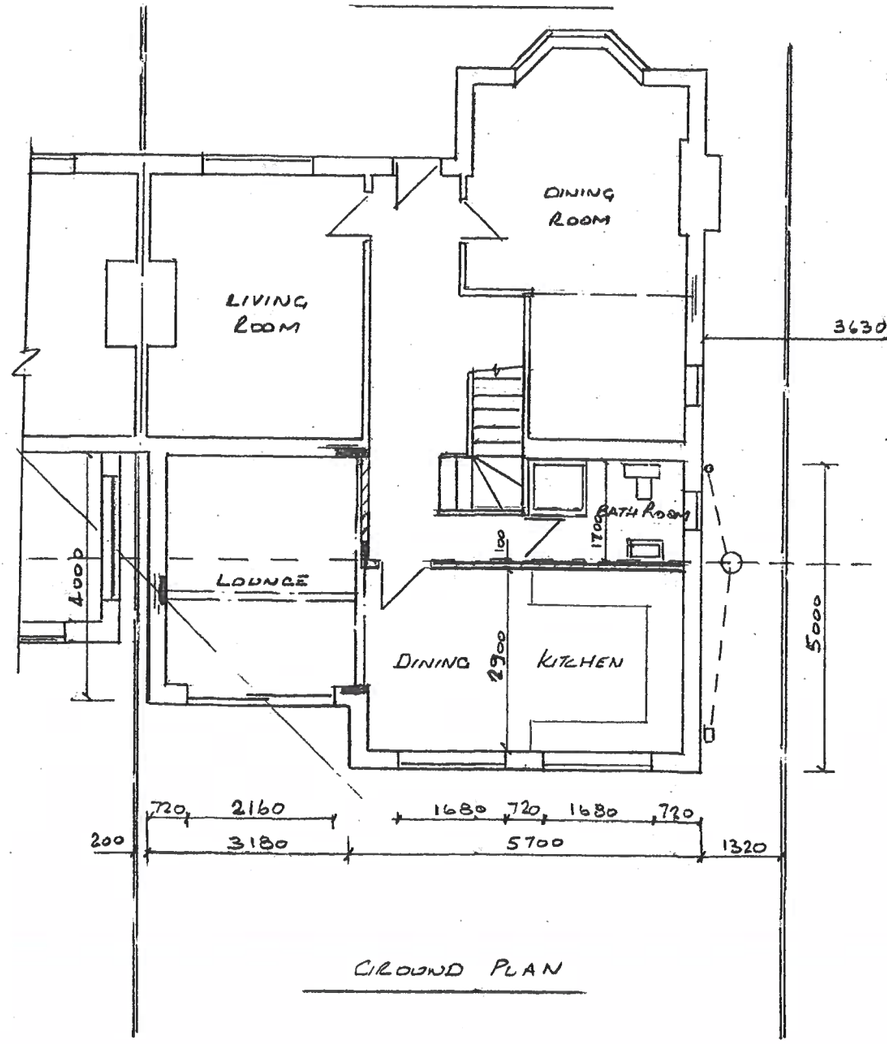
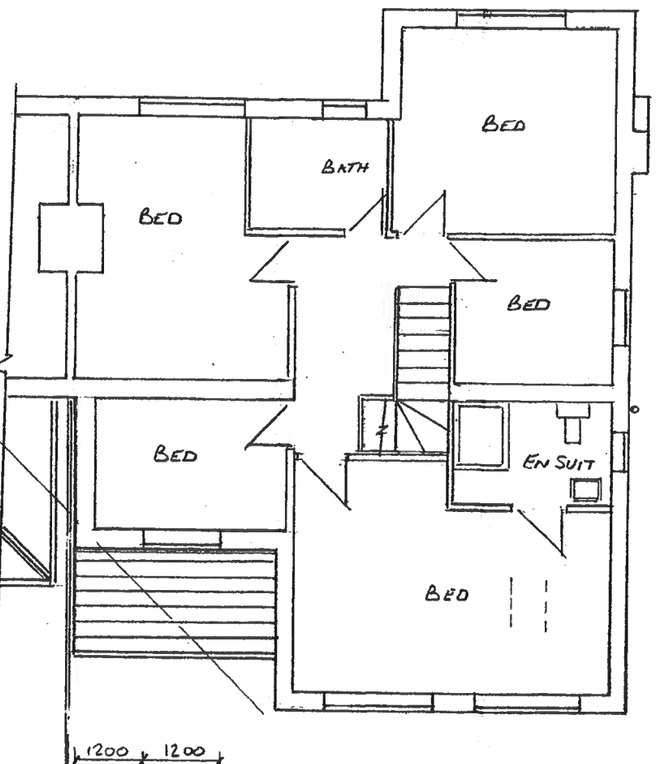
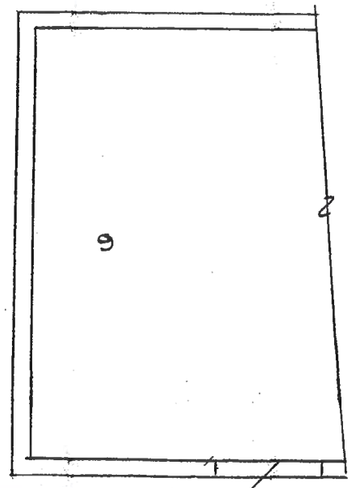


GROUND PLAN



FIRST FLOOR PLAN



REV I

Thompson Designs
Tel 0161 705 1458 Mob 07884 318634

Sheet 2
Proposed Plans and Elevations
7 Carnforth Avenue
Rochdale OL11 2YD
Scale 1 : 100 Date October 2019

01346

Foundation
Min 600 x 150 min concrete strip depth as agreed on site with building inspector. 300 mm foundation cavity brickwork in commons with weak mix concrete cavity fill to be min 225 below lowest dpc or trench block or mass concrete 600 wide. Either to be agreed on site with building inspector.
Foundations adjacent to any existing drainage runs to be below invert level of drain. **Note** Foundations subject to change to suit ground conditions and existing foundation depth.
Boundary Foundation
Eccentric boundary foundation min 600 wide x 600 deep linked to strip foundation with 1 layer of A193 mesh in bottom of concrete min 50 cover
Ground Floor with gas barrier
150mm min concrete (25N) on min 500 gauge Visqueen on 145mm Jablite or 100mm Kingspan insulation board or similar with 25mm edge insulation on visqueen low permeability gas membrane turned up at perimeter to lap horizontal dpc and extend across cavity on min 50mm sand blinding on min 150mm well consolidated hardcore.
Install full length cavity tray above gas barrier where it bridges external wall cavity with weep holes to allow excess water within the cavity to drain way
Existing house under floor ventilation to be maintained via ducting through extension backfill, using Cavity Tray Crank Sleeved Ventilators with built in cavity tray over or similar approved ventilators to be positioned at all elevations at 2m centres.
DPC's
Horizontal dpc's min 150mm above finished external ground level.
All joints to have min 150mm overlap. Vertical dpc's & cavity trays to all new openings. New walls bonded to existing & cavity continuous.
External walls (0.25W/m2k)
103mm facing brickwork outerleaf to match existing, 100 mm o.a clear cavity. Insulation either 50mm Kingspan Kooltherm K8 cavity insulation board or similar or 100mm Drytherm 32 full cavity insulation. 100mm inner leaf Hemelite block with 6 No catnic B83 stainless steel ties (or similar) per square metre spaced 750mm horizontal & 450mm vertical & every course to reveals. 12.5mm plasterboard fixed with adhesive dabs & skim.
All block work below dpc to be 7N solid.
Brick/ Block below dpc to be laid using 1:3 mortar with plasticiser unless stated.
All cavities closed at roof level with block work returns with Damcor insulating d.p.c at the junction.
Cavity wall & roof insulation to meet at top of wall. Cavity wall insulation to be carried to roof level on any gable wall.
All cavities at junctions between old & new external walls to be made continuous.
All junctions either bonded or formed using catnic stronghold wall connectors installed as manufacturer's details & instructions.
Any existing airbricks to be maintained via ducting through extension backfill, using Cavity Tray Crank Sleeved Ventilators with built in cavity tray over or similar approved ventilators to be positioned at all elevations at 2m centres.
All brickwork returns to be a minimum of 665 mm. See drawings for actual dimensions.
Joists built into external walls must have plastic wall caps fitted to reduce air leakage.
If joist hangers used, full height wall must be built prior to any loading on floor
Stone cills
Stone window cills as existing
Lead Flashings
Flash roofs to walls with Code 4 lead min 150 above roof.
Form stepped cavity tray above flashings where roofs abuts house walls
Facias & Soffits.
All new facias & soffits to be upvc. Replace existing as required.
External window & door openings
Catnic Cougar open back lintels above with min 150mm end bearing, cavity tray above.
Weep holes formed by the omission of mortar to perpends at 450mm max crs.
Horizontal & vertical insulating dpc's all round.
Living room window glazing to be 800mm or lower above f f l

Internal wall openings (load bearing)
Naylor R6 RC lintels min 100 x 150 with 150mm min end bearing onto full block as necessary, unless otherwise stated.
Internal ground floor walls (load bearing)
Internal load bearing walls to be constructed in 100mm block work with 12.5mm plasterboard fixed with adhesive dabs & skim.
Non- Load bearing partitions
Non-Load bearing partitions to be formed in 100 x 50mm sw studding @ 600 crs infill with 100mmmineral wool batts or quilt.on triple joists.
Finish both sides with 12.5mm plasterboard & skim.
Non-Load bearing walls
100 block work walls with 12.5mm, plasterboard fixed with adhesive dabs both sides & skim.
Drainage under extension
All Drainage under extension to be exposed for inspection by the Building Inspector
Plumbing & Drainage.
The builder on excavation MUST ensure connection to the correct drainage system if separate systems to the property and install manholes at each change of direction or as requested by the local authority building inspector.
Surface water drainage should be to a soakaway a min of 5m from any building subject to a perculation test, if not practicable then to the existing surface water drainage system.
All existing drainage under proposed extension to be exposed for inspection by the local authority building inspector.
The contractor to obtain all necessary information & carry out all necessary investigations regarding positions of underground services in the vicinity of works prior to excavations.
Due care to be taken to avoid damage to existing manholes during formation of new connections & construction of footings for new external walls
For general layout refer to ground floor plan.
Note. Drainage shown is provisional & subject to agreement on site with the building inspector once existing drainage has been exposed.
Foundations to be taken down below invert of any drains passing under the extension & 150 x 100mm precast lintel to support foundation brickwork over drains.
All drainage runs to be formed Hepworth upvc 150 or 100 pipes laid to minimum 1 in 40 fall.
New Hepsleeve manholes with screw down covers position to suit as required.
Any drains passing under or within 1m of the structure to be encased in 150mm concrete. Any redundant services to be capped off.
Internal drainage
All internal sanitary fittings to be fitted with P traps. Wash hand basin – 32mm traps with 75mm seals. WC – 75mm traps with 50mm seals all dimensions are min requirements. Pipework to be 40 – 50mm dia upvc items as required. 100mm upvc soil & vent pipe with metal cage to upper terminal, minimum 900mm above any opening lights, slow radius rest bend below ground level.
Rodding eyes to be fitted on the base of any internal soil stacks.
1st Floor
22 mm T & G chipboard flooring (15 kg/sq.m) on 47 x 170 C16 Joists @ 400 crs or as drawing detail. Ends of every forth joist strapped to walls with 30 x 5 galvanised M.S straps. 38 x 125mm Herringbone strutting mid span.
12.5mm Plasterboard & skim ceiling. 150mm Rockwool insulation between joists on chicken wire stapled to joists. Joists built into external walls must have plastic wall caps fitted to reduce air leakage.
If joist hangers used, full height wall must be built prior to any loading on floor.
Rainwater goods
110mm Upvc RW gutters on upvc facias & soffits discharging into trapped gulleys.
External doors and windows
Doors and windows frames to be upvc.
Door fittings to achieve a whole unit U value of **1.6W/m**

Roof over rear single storey extension (0.18W/m2k)
Tiles or slates to match existing on 50 x 38 sw tanalised battens at centres to suit application on Tyvek Supro or similar breather roofing grade felt to be supported at eaves on tilting fillets, lapped min 600mm under adjoining roof coverings if required.
Membrane fitted in accordance with the manufacturer's instructions which may require the provision of ventilation above the membrane.
Rafters 47 x 145 C16 @ 400 crs. Rafter feet birdsmouth or mechanically fixed to wall plate with catnic truss clips to manufacturer's instructions.
Vertical wall, wall plate 47 x 145 C16 bolted to house wall with resin anchors at max 600 crs
Wall plates 100 x 50 C16 strapped to inner leaf with catnic 30 x 5mm Galvanised M S wall plate anchors @ max 900 mm crs. Rafters to have lateral restraints straps at roof level over first 3 rafters @ 1200mm crs. Straps to have 47 x 100 C16 noggins to underside.
Ceiling joists 47 x 170 C16 @ 400 crs. 12.5mm Plaster board & skim ceiling. 400mm Fibreglass insulation to roof void in two layers in opposing directions.
Main roof (trusses)
Tiles or slates to match existing on 50 x 38 sw tanalised battens at centres to suit application on Tyvek Supro or similar breather roofing grade felt to be supported at eaves on tilting fillets, lapped min 600mm under adjoining roof coverings if required. Membrane fitted in accordance with the manufacturer's instructions which may require the provision of ventilation above the membrane.
Tiles to be suitable for the pitch with proprietary ventilated ridge/hip system as required
Gangnail roof trusses @ 600mm crs strapped to walls with 30 x 5 MS straps 1metre long @ max 2 metre crs. Trusses & bracing to BS 5268 PT 3 1985.
Diminishing valley frames to be nailed direct onto existing main trussed rafters
Design calculations for trusses, bracing & cut sections to be prepared by manufacturer & submitted to building inspector prior to manufacture.
Valley to be finished with code 4 lead with 150mm min upstand supported off 12.5 x 200mm treated valley sw boards.
Wall plates 100 x 50 C16 strapped to inner leaf with catnic 30 x 5mm Galvanised M S wall plate anchors 1m long @ max 900 mm crs. Rafters to have lateral restraints straps at roof level over first 3 rafters @ 1200mm crs. 12.5mm foil backed Plaster board & skim ceiling. 400mm Fibreglass insulation to roof void in two layers in opposing directions
Stairs to 1st Floor
Form stair opening with double joists to trim.
Tread rise 200 mm max, Going 223 mm min, & Angle 42 deg max. Ensure 2000 mm head clearance above pitch line & min 2000 mm headroom to landing area.
Handrail min 900 mm above pitch line to stair & 1100 mm to landing area.
Space between balusters to be 100mm max
Contractor to check overall height for stairs after new floor is installed prior to manufacture.
Underside of stairs with 12.5mm Fireline board & skim.
Bathroom / Toilets /Kitchen etc Ventilation
Mechanical ventilation to bathroom & en-suit. Fan 15 litres/sec with 15min over run.
Bathroom suit to comprise of bath & or shower, basin & wc.
Kitchen to be fitted with extract ventilation unit to provide ventilation rate of 30 l/sec. through cooker hood or 60 l/sec extractor to outside.
Windowless Bathrooms and WC's to have extraction of 15 l/sec with 15minute over run on fan.Doors to windowless WC to have a minimum 10 mm air gap to the underside.

Thompson Designs
Tel 0161 705 1458 Mob 07884 318634
Sheet 3
General Notes
7 Carnforth Avenue
Rochdale OL11 2YD
Date October 2019

Glazing (1.4W/m2K)
The energy performance of new/replacement windows / rooflights and door fittings to an extension / existing dwelling should comply with the following requirements of L1B Table 1
Window / rooflight fittings should achieve either a whole unit U value of 1.4W/m2K OR a WER (window energy rating) Band C
4mm glass 20mm air gap argon filled, 4mm glass with low E coating to inner pain.
All windows to be fitted with trickle vents to provide minimum background ventilation of 8000mm2 (non habitable rooms 4000mm2) & opening lights equivalent to a minimum of 1/20th of room floor area of room served.
Safety glass fitted to external doors, attached windows & any window with cill heights less than 800mm above floor level to BS6206
All window to habitable rooms to have a minimum 550mm x 800mm clear opening light & cill height between 800mm & 1000mm above floor level to allow egress during the event of fire.
All glazing to doors & windows to 1500mm above f.f.l to be fitted with safety glass to BS 6206/6262 in accordance with Part K section 4 of the building regulations.
Total area of windows to each room must not to exceed 25% of room floor area plus the area of any existing glazed openings which will be covered up by the extension.
Heating & Hot Water Supply
All work to be carried out by a Safe Gas Registered plumber.
Existing boiler to be inspected by plumber for suitability for supplying to extended areas.
Radiators to be sized by plumber to ensure adequate for room size.
Boiler extract flue to be terminated in external wall & with suitable guarding min 600mm from any opening or fit manufacturers Flume kit through roof
New & replacement natural gas & LPG boilers to have a min 88% (sedbuk 2009) rating or 90% (Sedbuck 2005)
Thermostatic & zone control's to be fitted to extended heating system.
Water systems
Work relating to hot water systems must be designed, constructed and installed to satisfy the relevant requirements of Approved Document G as follows.
A hot water system, including any cistern or vessel that supplies or receives water from a hot water system must resist the effects of temperature and pressure that may occur either in normal use or in the event of such malfunction as may reasonably be anticipated and must be adequately supported.
It must prevent the temperature of any water within a storage vessel at any time exceed 100 deg C and ensuring any discharge from safety devices is safely conveyed to where it is visible but will not cause a danger to a person in or about a building.
Where a storage vessel temperature is capable of exceeding 80 deg C, measures are required to ensure domestic hot water distribution system does not exceed 60 deg C.
Hot water supplied to any fixed bath must be designed and installed to incorporate measures to ensure that the temperature of the water can be delivered to that bath does not exceed 48 deg C.
The work should be carried out by a person that is competent to do so and preferably someone that is registered with an approved Competent Persons Scheme.
Electrical
All wiring & electrical work to be designed, installed, inspected & tested in accordance with the requirements of BS7671: 1992 A2 97& with the IEE 17th edition wiring guidance & building regulations part P (Electrical safety) by a competent self certification body authorised by the secretary of state.
A self certification certificate must be to send to the local authority within 30 days of the completion of the works by the competent person.
The client to be provided with a copy of the self certification certificate & a BS7617 Electrical Installation Test Certificate.
All electrical switches & socket outlets for lighting & other electrical equipment to habitable rooms to be sited at appropriate heights between 450mm &1200mm above floor level.
Work in connection with the electrical installation shall only be undertaken by NICEIC approved specialist.
Spot/downlighters to have fire and acoustic protection (snaplite or Similar approved items)
Power
Additional sockets to be installed as agreed with the client.
Sockets to be between 450mm & 1000mm above ground.
Light switches to be 1200 above ground.
Lighting
Minimum 1 No light fitting per room. The actual number & type of lights for each room to be installed as agreed with the client
New wiring system or when re wiring an existing system- install energy efficient light fittings as follows (NOTE Flourescent or compact fluorescent light fittings meet this standard.
GLS tungsten lamps with bayonet caps or screw bases or tungsten halogen lamps are not acceptable)
Fixed internal lighting:
75% of new or replacement light fittings should be low energy light fittings having a luminous efficiency greater than 45 lamp lumens per circuit-watt and total output greater than 400 lamp lumens ie pin based fittingsonly to ensure only energy efficient fittings can be replaced
Fire detection power supplies
Smoke detectors to be mains powered to a single independent circuit on the dwelling mains consumer unit or a single regularly used lighting circuit.
Provide means of isolating power to the smoke alarms without isolating the lighting.
Electrical installation to comply with Approved Document P (electrical safety)
Fireproof wiring is not required- traditional power cabling can be used for powering and interlinking the alarm units (except large houses where BS5839-6: 2004 specifies fire resisting cable should be used for Grade A & B systems).
Smoke alarm
Install 1 No smoke alarm per level in circulation spaces & interlinked, mains wired with battery backup to BS5839-6 : 2004 to at least Grade D Category LD3 standard. If the existing smoke detection does not comply with this standard it should be upgraded.
Position on each landing and hall and to be agreed with building inspector on site.
Heat Detectors
Heat detectors/alarms are to be fitted in kitchen, & rooms with C H boilers
Fire Detection/Alarm system (domestic)
Provide an automatic fire detection system, tested & maintained which complies with either
Large dwellings of 2 storeys (excluding basement) to have a fire detection system to BS5839-6:2004 Grade B - Category LD3 standard.
Large dwellings of 3 or more storeys (excluding basement) to have a fire detection system to BS5839-6:2004 Grade A -Category LD2 standard.
The system to be mains operated in accordance with BS5446-1:2000 or BS5446-2:2003and must be battery backed up (either rechargeable or non-rechargeable)
Smoke detector heads to be located at the highest point on both staircase landings, both halls & dining room.
Smoke detectors should be positioned within 7.5m of every habitable room door and a minimum of one detector in every storey of the dwelling.
All detectors to be interlinked.
Smoke detectors **SHOULD NOT** be fixed directly above heaters, air conditioning units, ducted heat outlets or in bathrooms, showers, cooking areas or garages, where steam, condensation or fumes could cause false alarms to occur.
Smoke detectors should preferably be fitted to the ceiling in a central position & at least 300mm from any wall or light fitting.
Wall mounded detectors should generally be fixed between 150mm & 300 mm below the ceiling.
Always check manufacturer's instructions prior to installation.
Steelwork fire protection
All steelwork to be encased in 12.5mm Fireline board and skim

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Steelwork
All new steelwork to be grade as structural engineers details
All steel fabrication dimensions must be checked by the contractor on site.
All holes must be drilled. Site drilling will be permitted only if it can be demonstrated to beof the necessary quality.
All site welding to be 6mm continuous fillet weld.
The contractor MUST have fire extinguishers present during welding on site & shall take appropriate fire prevention measures as per HMSO booklet Standard fire precautions"
All steelwork to be shot blasted & primed prior to site delivery.
Steel to bear 150mm on concrete padstones (30N) min 100 wide x 150 deep, length as drawing detail and encased two layers of Fireline board with staggered joints and plaster skim.
Pack up to brickwork with steel packs + 1 : 3 mortar well rammed.
For details of steelwork see drawings & Foxx Ltd structural calculations
Ref F Sheets 1 to
Thermal Insulation
Install 400mm Fibreglass insulation to roof void in two layers in opposing directions.
External works
Contractor to ensure site is cleared of all waste materials prior to any construction work.
Contractor to allow for any demolition work carried out to be removed from site
Contractor to allow for making good all retained pathways.
All paving to be laid on 50mm min well compacted sharp sand.
Any fencing disturbed by construction work to be replaced

The builder will be totally responsible for all work carried out on the site and which must be carried out in accordance with current statutory Health & Safety & CDM Regulations.

Dimension's for ordering materials or for manufacture by measurement or exact opening positions to be carried out on site by the contractor.
Contractor to check all dimensions on site prior to commencement of work.
Contractor to confirm direction of first floor joists on site prior to commencement of work
Drawings to be read in conjunction with all relevant consultants and/or specialist's drawings/documents & any discrepancies or variations are to be notified to the designer before affected work commences
All work to be to the satisfaction of the local authority & in accordance with the building regulations.
Structural timber (C16 grade unless otherwise stated) & external timber treated with preservative.
Note
Existing structural foundations to be exposed as required by building inspector to ensure suitable for new loadings prior to commencement of work on site.
These drawings are prepared specifically for Planning & Building Regulations approval.

Thompson Designs
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Sheet 4
General Notes
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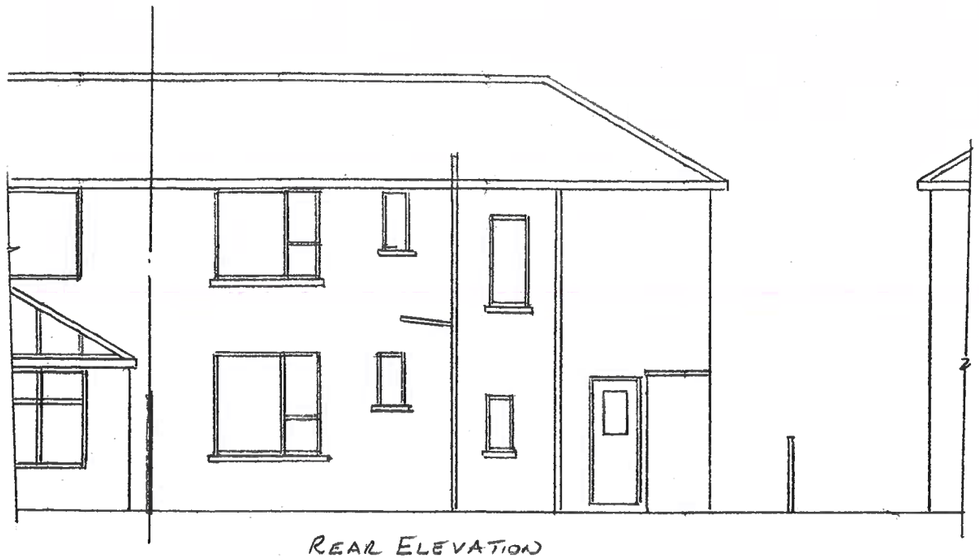
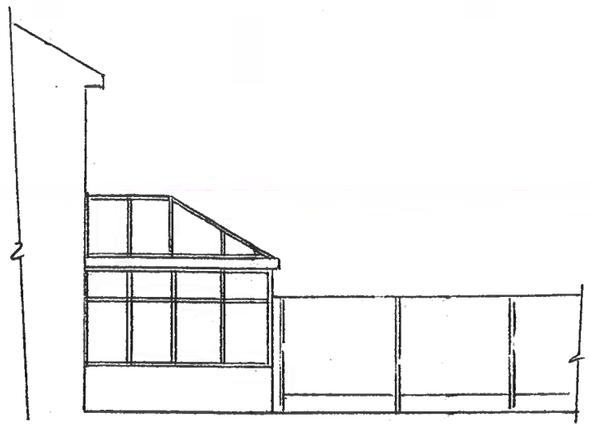
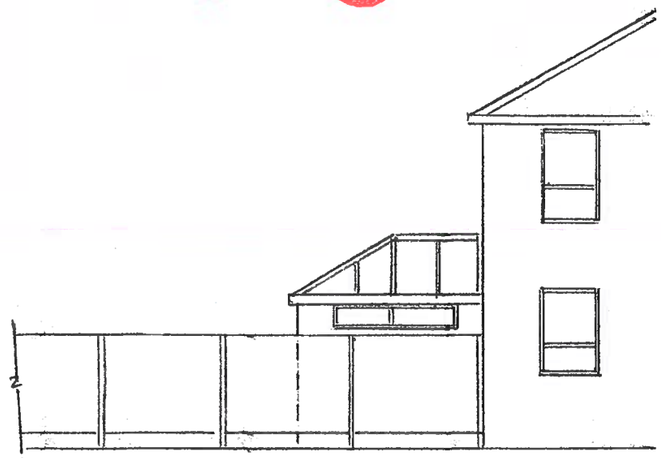


REAR ELEVATION



SIDE ELEVATION



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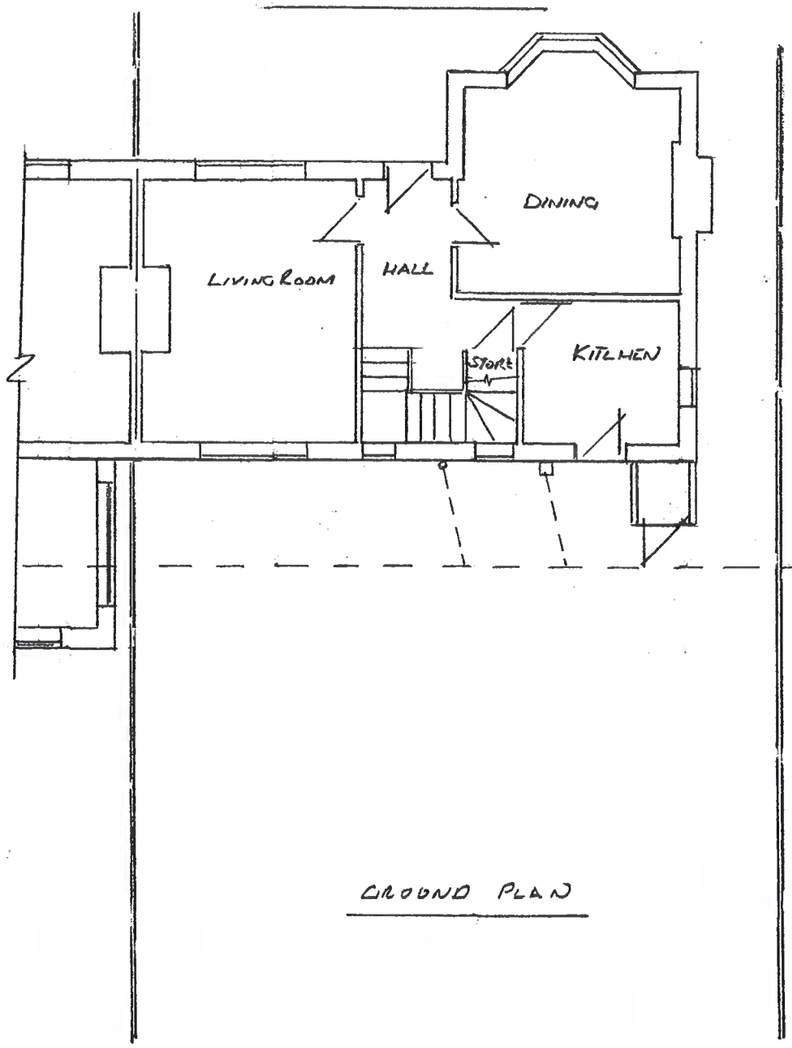
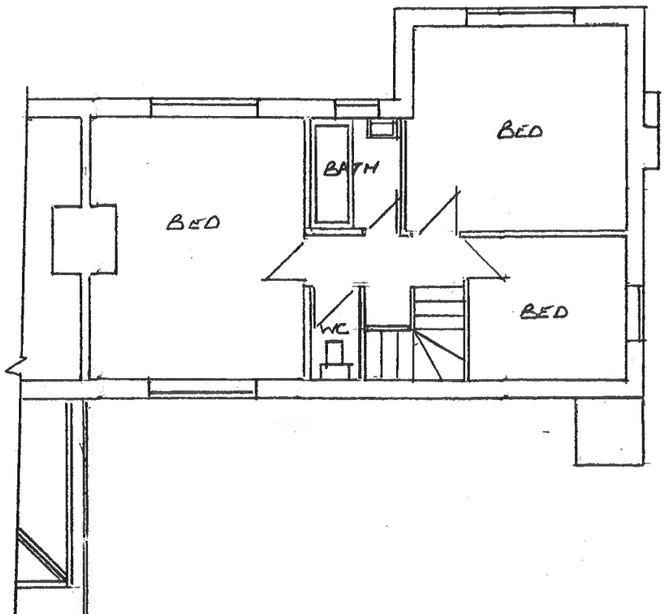


GROUND PLAN



FIRST FLOOR PLAN

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Sheet 1
Existing Plans and Elevation
7 Carnforth Avenue
Rochdale OL11 2YD
Scale 1 : 100 Date October 2019