

This Plan is for Planning & Building Regulations Purposes Only
and is not a Working Drawing

NOTES

SITE PREPARATION

PREPARATION OF THE EXISTING GROUND & SUB-SOIL MUST COMPLY WITH PART C1 OF THE BUILDING REGULATIONS IN REGARD TO DELETERIOUS MATERIALS, ORGANIC WASTE AND UNWANTED DEBRIS WHICH MUST BE REMOVED FROM SITE. IF THE SITE IS WITHIN 200m OF AN EXISTING OR HISTORIC LAND FILL SITE THEN A GAS PROOF MEMBRANE SHOULD BE PLACED OVER THE WHOLE BUILD FOOTPRINT @ DAMP PROOF MEMBRANE LEVEL AND BE LAPPED UP TO D.P.C. LEVEL AND TERMINATE AT OUTSIDE FACE OF THE BRICKWORK. THE PROOF MEMBRANES SHOULD BE TO MAKERS DESIGN AND SPECIFICATION AND COMPLY TO B.S. EN 13967:2012. REMOVAL OF ALL WASTE MATERIAL TO BE IN ACCORD WITH APPROVED DOCUMENT C OF THE BUILDING REGULATIONS SECTION 2 TABLE 2.

FOUNDATIONS

FOUNDATIONS TO COMPLY TO APPROVED DOCUMENTS A1/A2 OF THE BUILDING REGULATIONS. LADING WHETHER IMPOSED OR DEAD LOADS SHOULD MEET WITH B.S.6399 PARTS 1 AND 5 AND WIND LOADS TO CP3 CHAPTER V PART 2. THE FOUNDATIONS ARE TO BE SET ON A SUITABLE LOAD BEARING STRATA (RESPECTIVE OF DIMENSIONS SHOWN). ALL FOUNDATIONS TO BE LAID TO THE SATISFACTION OF THE BUILDING INSPECTOR. ALL FOUNDATIONS TO BE LAID UNIFORM AND LEVEL THROUGHOUT WITH MINIMUM VARIATIONS.

BRICKWORK

BRICKWORK IS TO BE 350mm WIDE & OF CAVITY CONSTRUCTION WITH OUTER LEAF OF 100mm BRICKWORK WHICH SHOULD MATCH AND KEY INTO THE EXISTING HOUSE STRUCTURE. A 150mm WIDE CAVITY WITH STAINLESS STEEL CAVITY TIES SET IN A REGULAR DIAMOND PATTERN OF 600mm HORIZ. -DITAL AND 450mm VERTICAL VERT. -ICAL INTERVALS. TIES AT CORNERS & OPENINGS TO BE AT EVERY 2ND COURSE. INSULATION TO BE FULL FILL MINERAL BASED WOOL OR CELOTEX GW 4050 INSULATION IN BOARD FORM 125mm THICK OR FOL BACKED KINGSFAN IN BOARD 125mm THICK FIXED TO INNER LEAF WITH PLASTIC RING RETAINERS INNER LEAF TO BE 100mm CELCON SOLAR LOAD BEARING BLOCKS OR 4.5N STRALITE. WHERE STRUCTURAL STEEL WORK IS USED IT SHOULD SIT ON 150mm DEEP PADSTONES WITH A MINIMUM 100mm END BEARING. 100mm SOLID CONCRETE BLOCKS SHOULD BE PLACED UNDER THE STEELS WITHIN THE 45° ANGLE OF REPOSE. INSIDE FACE TO BE FINISHED IN 125mm PLASTERBOARD AND SKIM ON DABS TO GIVE 0.18 W/m² KELVIN "U" VALUE CAVITY BARRIERS OF BRICK ON EDGE OR SUPERLUX TO BE UTILISED UNLESS FULL FILL MINERAL WOOL INSULATION IS USED.

FLOOR CONSTRUCTION

FLOOR TO BE 125mm THICK CONCRETE WITH A142 MESH TO PREVENT CRACKS TOPPED WITH 63mm SAND & CEMENT screed WITH FINISH TO CLIENTS SPEC. ALL THE ABOVE TO REST ON 125mm OF CELOTEX OR SIMILAR POLYURETHANE IN BOARD FORM ON A 1200 GAUGE VAPOUR BARRIER LAPPED UP TO THE D.P.C. ON 30-40mm OF SAND BUNDLING LEVELLED FLAT ON TWO LAYERS OF MOT STONE EACH ONE 100mm THICK CRUSHED AND CONSOLIDATED SEPARATELY BY THE USE OF A MEDIUM VIBRATING PLATE OR 'WHACKER' UNTIL LEVEL. THE WHOLE FLOOR TO BE PLACED ON A SOLID AND FIRM STRATA FREE FROM WASTE MATERIAL OR VEGETATION. THE FLOOR TO MEET A 'U' VALUE OF 0.18 W/m² KELVIN.

ROOF CONSTRUCTION

ROOF TO BE MONO PITCHED WITH A MINIMUM PITCH OF 17 1/2° AND TO HAVE ROOF SLATES MATCHING THE MAIN ROOF FIXED TO 50mm x 35mm TANGLED LATHS SET TO CORRECT GAUGE ON A LAYER OF TYVEK OR WEB 40 OR A SIMILAR BREATHER MEMBRANE ON 200mm x 50mm ROOF JOISTS AT 1000mm CENTRES WHICH ARE DOUBLED UP AT EACH SIDE OF THE ROOF LIGHTS. 100mm OF KINGSFAN KOOLITHERM KT PLACED BETWEEN THE JOISTS WITH 50mm PLACED UNDER. THE WHOLE TO BE UNDERDRAINED WITH 125mm PLASTER BOARD AND SKIM. THE WHOLE OF THE VAULTED ROOF TO BE VENTILATED ABOVE THE INSULATION IN ACCORDANCE WITH B.S. 5250 CLAUSE 9.1:1989 WITH VENTED ROOF TILES AT THE TOP OF THE SLOPE AND A 125mm GAP BEHIND THE THE FASCIA TO AID VENTING. THE ROOF BEAMS OR JOISTS TO REST AND BE FIXED TO A 100mm x 76mm WALL PLATE AT THE LOWER END AND FIXED TO A 225mm x 50mm WALL BATTEN AT THE TOP WHICH IS TO BE PLUGGED AND SCREWED INTO THE EXISTING BRICKWORK. A 'U' VALUE OF 0.18 W/m² KELVIN TO BE ATTAINED.

NOTES (continued)

WINDOWS AND DOORS

ALL NEW WINDOWS AND DOORS TO HAVE 'A' RATED DOUBLE GLAZING UNITS WITH A MINIMUM 28mm AIR GAP FILLED WITH AN INERT GAS SUCH AS ARGON IN THE CAVITY PLUS A LOW 'E' COATING ON THE INNER PANE (CAVITY SIDE). AN EXPANDING FOAM SEALANT TO BE USED AND PLACED AROUND THE HEADS, JAMBS AND BASE OF ALL FRAMES. GLAZED AREAS TO BE EQUAL OR GREATER THAN 1/20th OF THE FLOOR AREA WITH THE OPENING LIGHTS EQUAL TO OR GREATER THAN 1/20th OF THE FLOOR AREA. TOUGHEND OR LAMINATED GLASS TO ALL CRITICAL AREAS IN ACCORDANCE WITH APPROVED DOCUMENT K PART 4 OF THE BUILDING REGULATIONS. 800mm² AIR FILTERS TO ALL FRAMES WITH CLOSING PORTS. ALL DOORS & WINDOW FRAMES TO MAKERS DESIGN & SPECIFICATION TO EQUAL OR EXCEED B.S. EN 1200 SECTION 4 AND B.S. 6206 CLAUSE 5.3. GLAZING TO COMPLY WITH APPROVED DOCUMENT K4 (5.3 AND 5.4) OF THE BUILDING REGULATIONS.

ELECTRICAL INSTALLATION

ALL WIRING AND ELECTRICAL WORKS ARE TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH B.S. 7531 AND THE INSTITUTE OF ELECTRICAL ENGINEERS 18TH EDITION WIRING GUIDANCE. ANY INSTALLATION MUST COMPLY WITH PART P OF THE BUILDING REQS. AND BE CHECKED FOR SAFETY BY A MEMBER OF THE O.D.P.M. (OFFICE OF DEPUTY PRIME MINISTER) COMPETENT PERSON SCHEME. ALL ELECTRICAL FITTINGS TO COMPLY TO THE LATEST BRITISH STANDARDS. SMOKE OR HEAT ALARMS TO BE HARD WIRED INTERLINKED AND TO HAVE A BATTERY BACK UP. THEY MUST COMPLY WITH B.S. 5466.1 (2000) SMOKE AND B.S. 5466.2 (2000) HEAT.

DRAINAGE

ALL DRAINAGE TO COMPLY WITH APPROVED DOCUMENT H1 OF THE BUILDING REQS. DRAINAGE PIPES TO B.S. 460 & 3461. INSPECTION CHAMBERS TO AGREE WITH CERTIFICATE B11871. NEW OR EXISTING DRAINS PASSING UNDER THE WORKS ARE TO BE EXPOSED AND SURROUNDED WITH 150mm OF PER GRAVEL. DRAINS WHICH PASS THROUGH THE MASONRY ARE TO HAVE 150mm DEEP x 100mm WIDE R-CONC UNITS OVER EACH LEAF OF BRICKWORKS NEW OR EXISTING DRAINS MUST BE OUTSIDE THE ZONE OF INFLUENCE OF ANY NEW OR EXISTING FOUNDATION. ALL RAINWATER APES AND WASTE PIPES ARE TO ENTER SEPARATE TRAPPED BACK INLET GULLIES BELOW GATE LEVEL AND ABOVE WATER LEVEL.

GENERAL NOTES

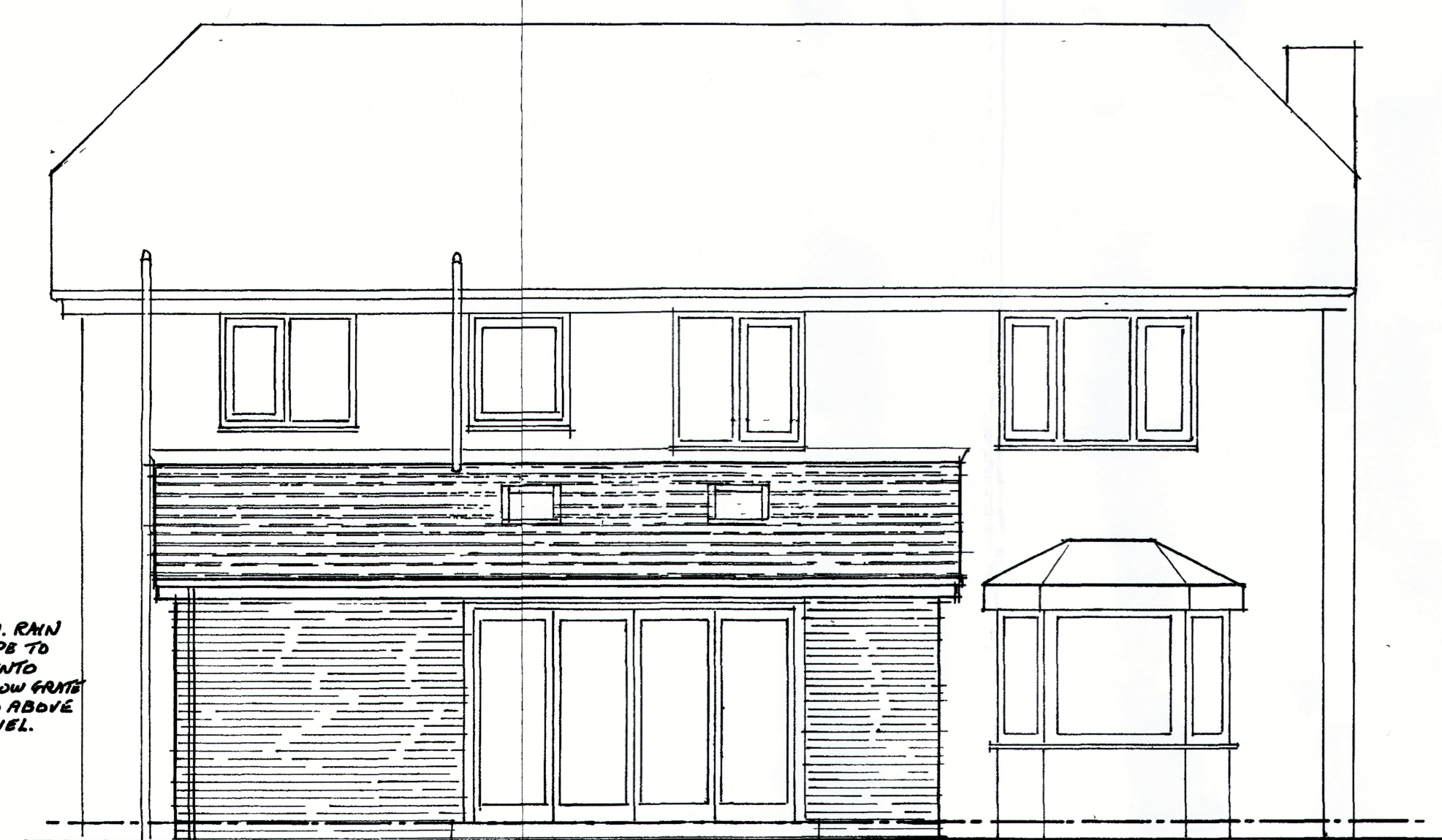
VERTICAL & HORIZONTAL DAMP PROOF COURSES TO ALL CAVITY CLOSERS. CAVITY BARRIERS FROM SUPERLUX OR BRICK ON EDGE, UNLESS FULL FILL CAVITY MINERAL WOOL INSULATION IS USED. ALL LOAD BEARING TIMBERS TO BE STRESS GRADED. EXPOSED TIMBERS TO BE TREATED OR VAC-VAC TREATED. NEW OR EXISTING AIR BRICKS TO BE DUCTED THROUGH THE CAVITY. BRICKWORK IN ALL BETWEEN ROOF JOISTS TO ALLOW 50mm AIR GAP OVER TO ALLOW AIR FLOW WITH 125mm AIR GAP TO THE REAR OF THE FASCIA TO FACILITATE THIS CODE 4 LEAD FLASHING AT ROOF AND HOUSE JUNCTION TO BE SET & CHALKED INTO A BRICKWORK JOINT A MINIMUM 150mm ABOVE THE ROOF LINE.

Proposed Single Storey
Extension to the rear of
1 Broadstone Close
Rochdale OL12 7PH

clients
ABID & FARHANA HAKIM

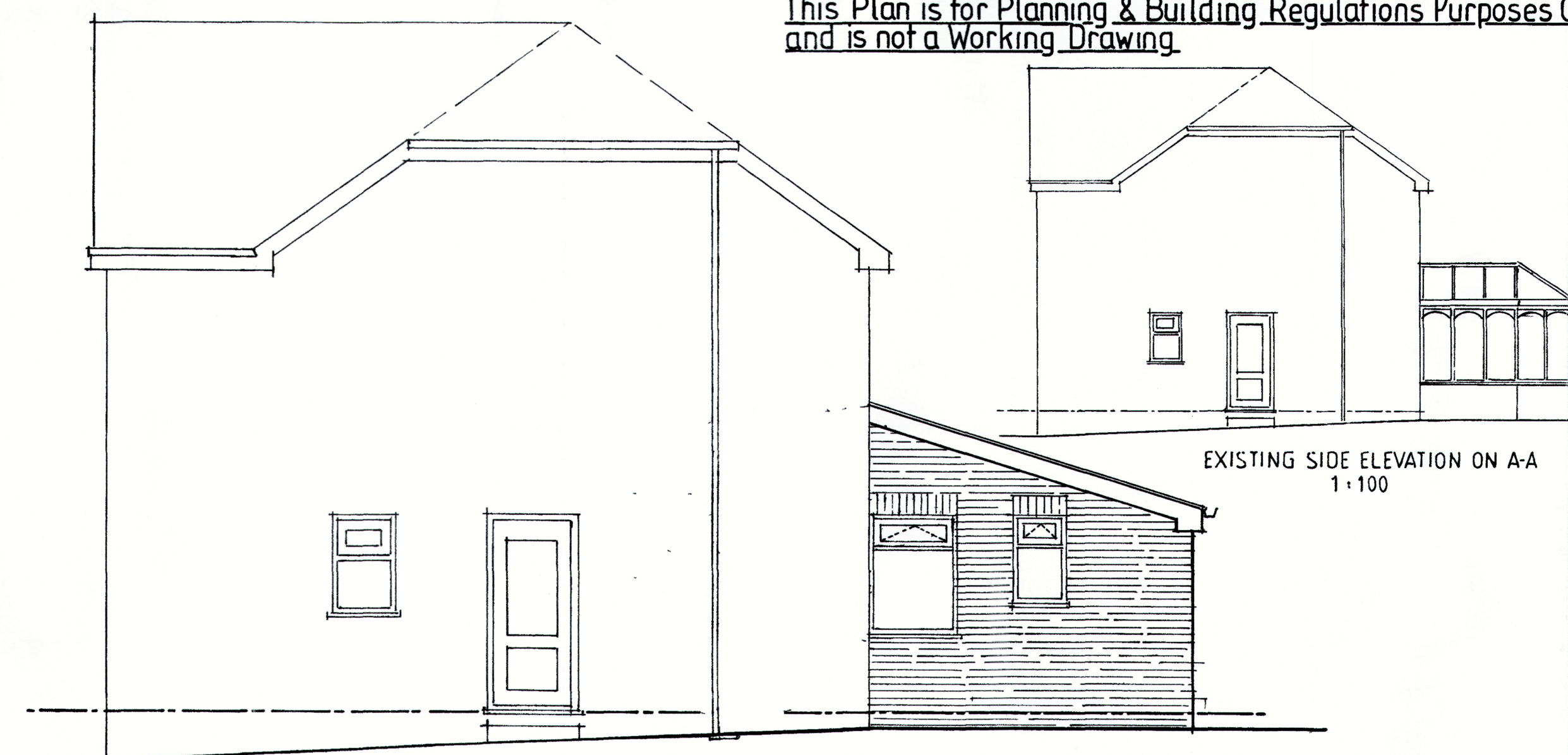
L.H.Ardron
Building Design
1 Ashlands Drive
Audenshaw
Manchester M34 5EL
tel. 01613207563
m. 07950829709

scale 1:50 date 10-2-23



TRAPPED BACK INLET
GULLY

Proposed Rear Elevation

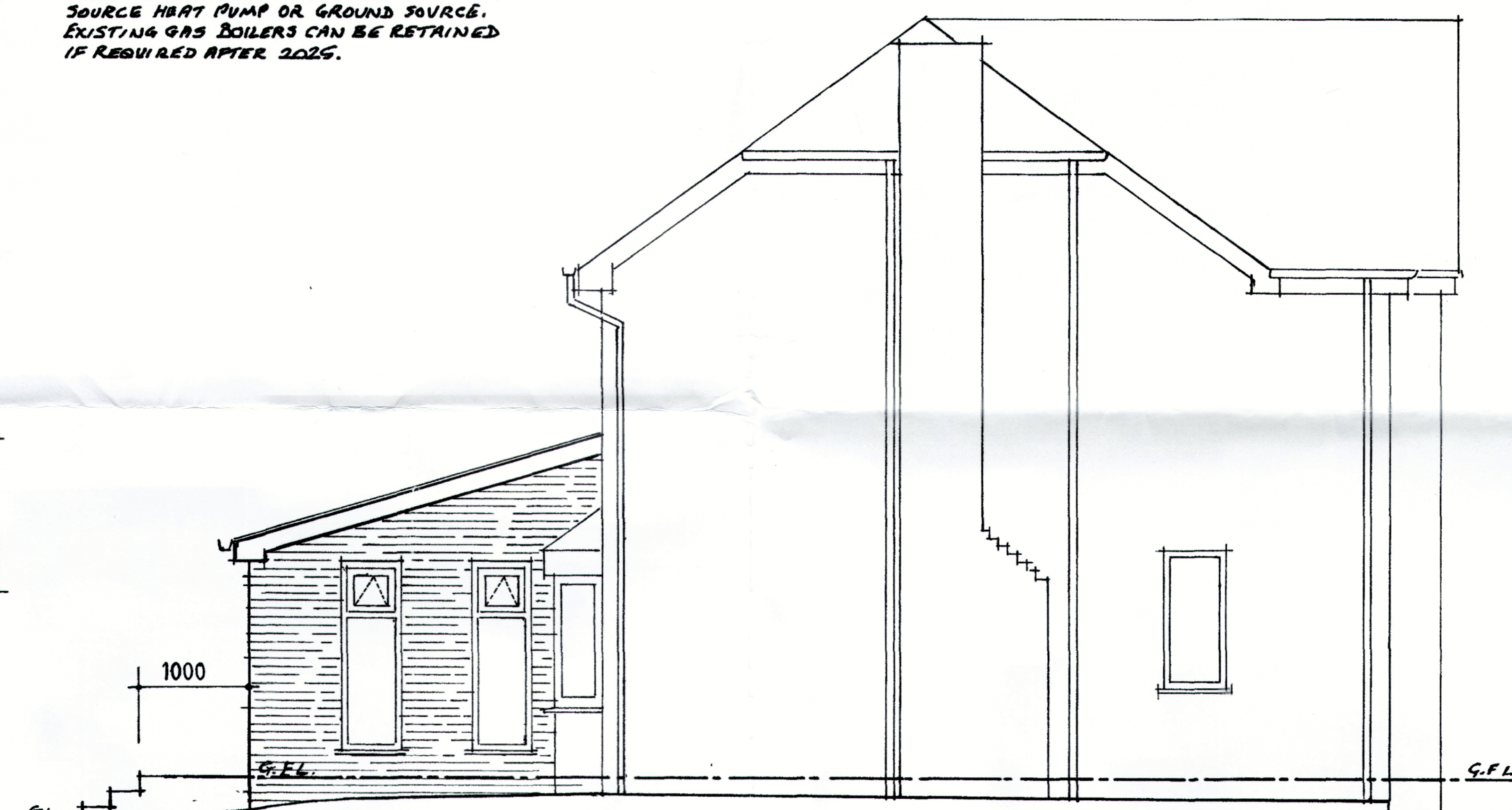


EXISTING SIDE ELEVATION ON A-A
1:100

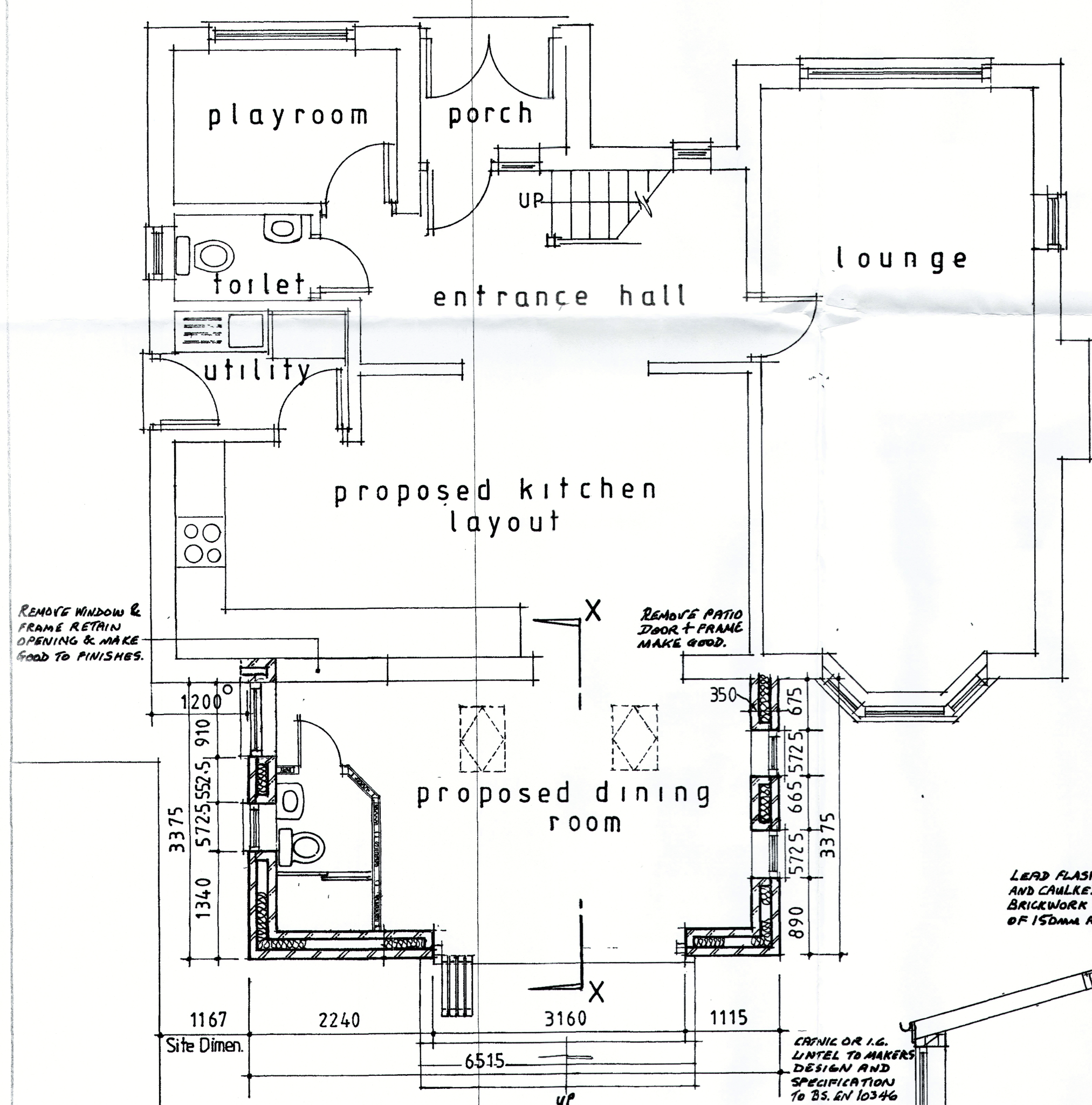
Proposed Side Elevation on A-A

BOILER

IF A NEW BOILER IS REQUIRED AFTER 2025
IT SHOULD BE A HERT PUMP-IT CAN BE AN AIR
SOURCE HART PUMP OR GROUND SOURCE.
EXISTING GAS BOILERS CAN BE RETAINED
IF REQUIRED AFTER 2025.



Proposed Side Elevation on B-B



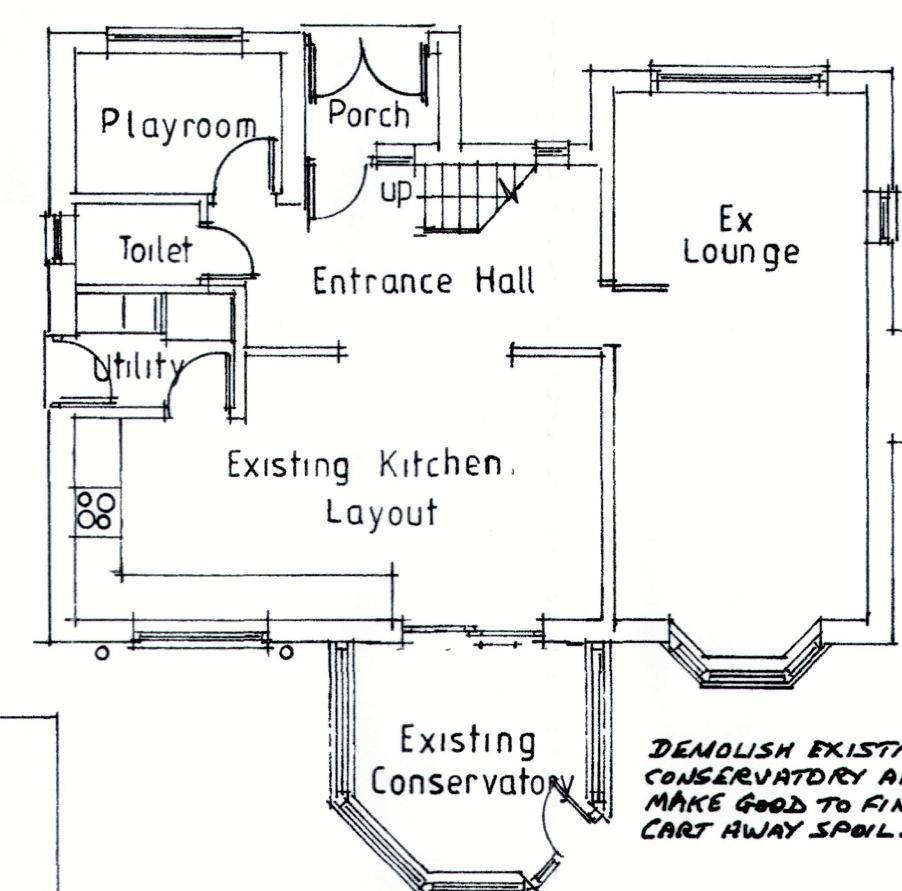
Proposed Plan

LEAD FLASHING SET
AND CAULKED INTO
BRICKWORK A MINIMUM
OF 150mm ABOVE ROOF

FLOOR CONSTRUCTION
SEE NOTES IN R.H. COLUMNS

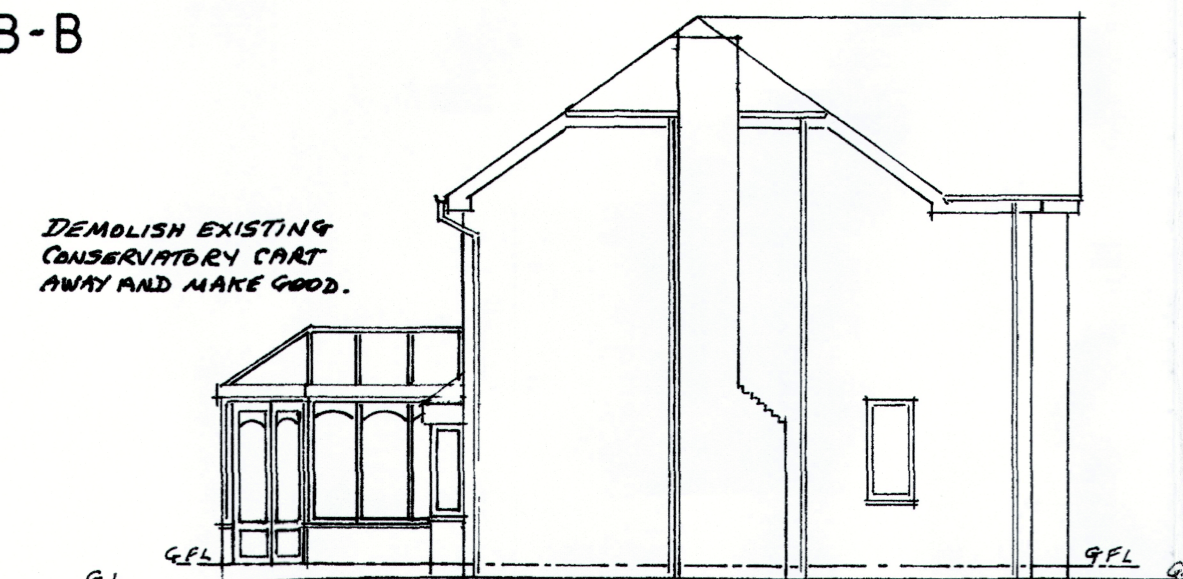
BRICKWORK ONLY
BELOW FLOOR LEVEL
AND TRENCH BLOCK
BELOW GROUND LEVEL

Cross Section on X-X



EXISTING GROUND FLOOR PLAN 1:100

DEMOLISH EXISTING
CONSERVATORY CART
AWAY AND MAKE GOOD.



EXISTING SIDE ELEVATION ON B-B 1:100



EXISTING REAR ELEVATION 1:100

Do not scale from this Plan