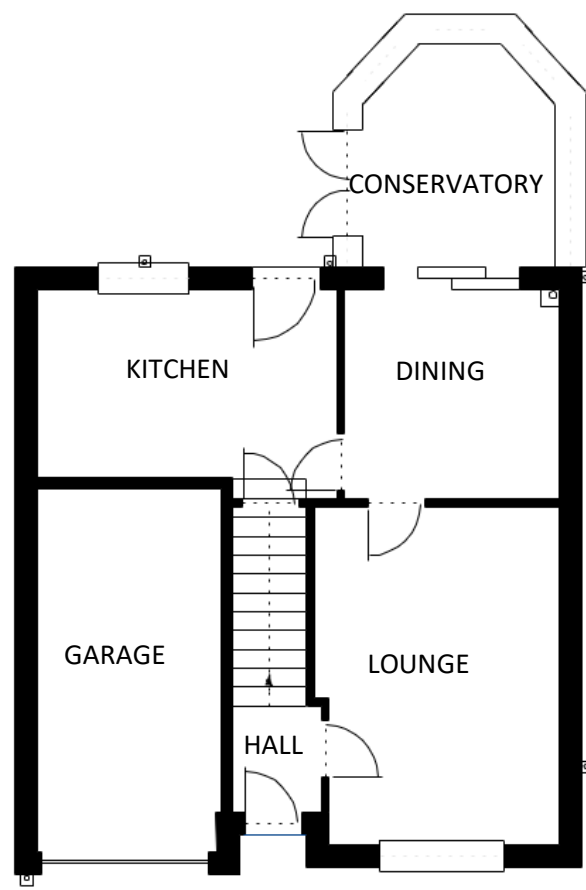
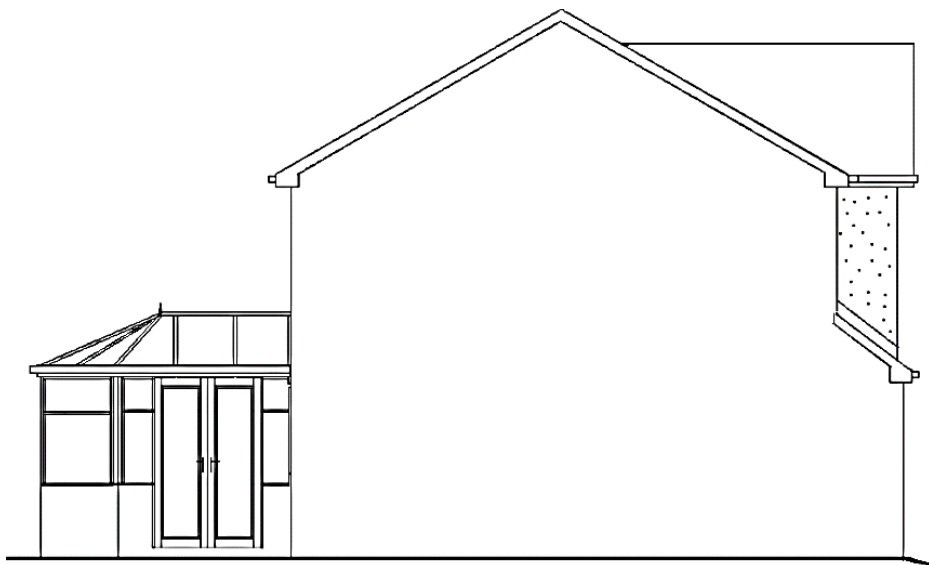




EXISTING GROUND FLOOR PLAN



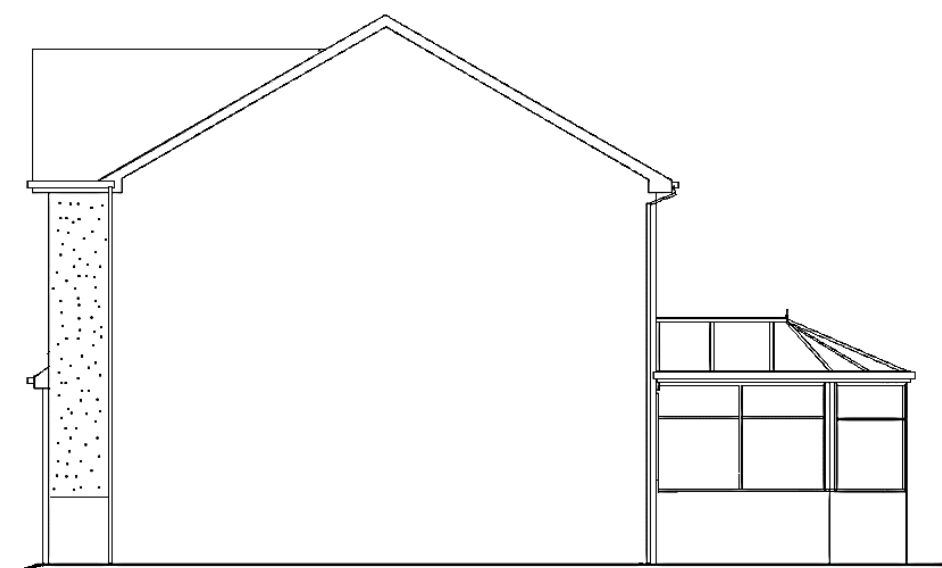
EXISTING FRONT ELEVATION



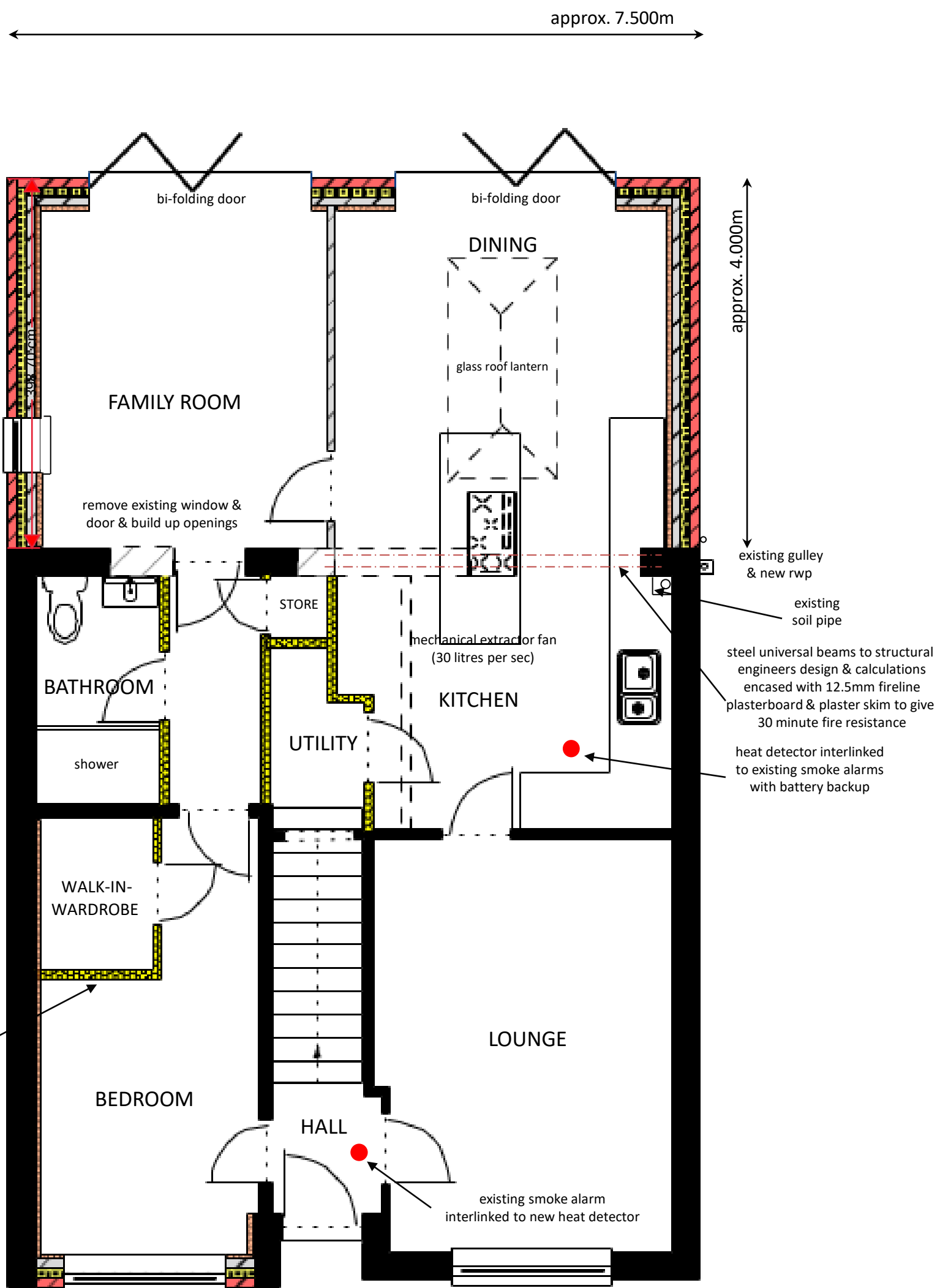
EXISTING SIDE ELEVATION (no.19)



EXISTING REAR ELEVATION



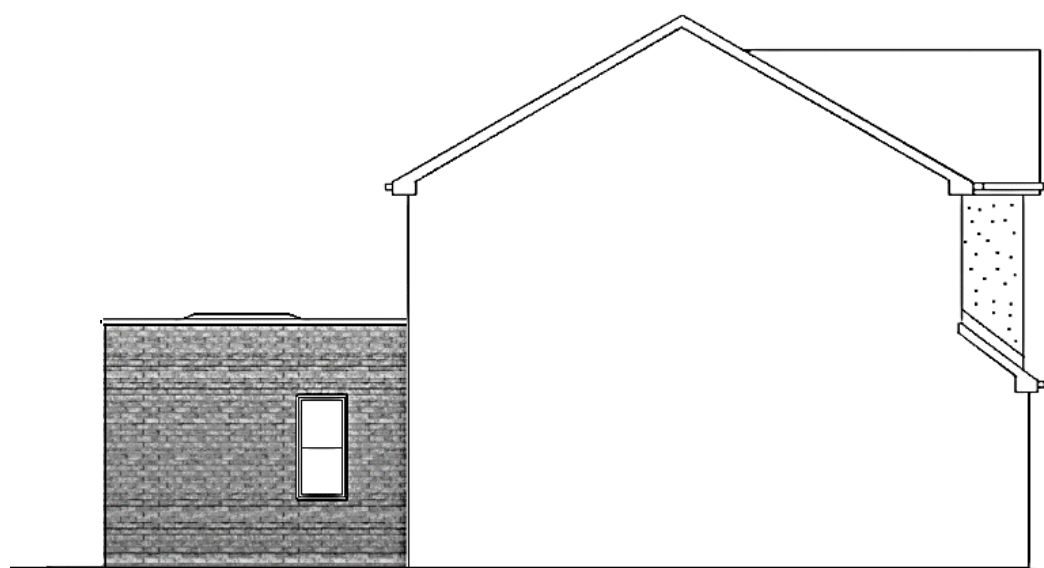
EXISTING SIDE ELEVATION (no.23)



PROPOSED GROUND FLOOR PLAN



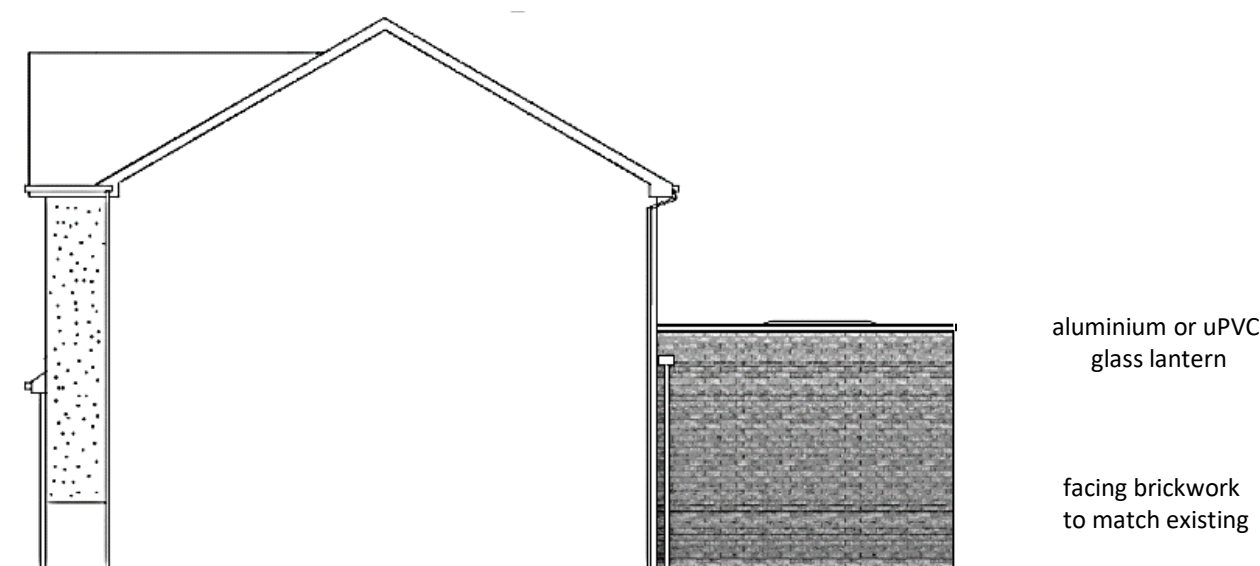
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION (no.19)



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION (no.23)

NOTES
Construction work to be carried out to satisfy the health & safety at work act 1974 & the CDM regulations 2015 where applicable.
No dimensions to be scaled.
Any discrepancies to be notified immediately.
ALL MEASUREMENTS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE & CONSTRUCTION OF COMPONENTS.

FOUNDATIONS
600mm / 700mm (depending on width of wall construction) x 200mm concrete (C30) strip foundation min. 750mm below finish ground level to regulation A1/J2 & to Building Control officer requirements.
Any drains passing within 1 metre of new foundation, then depth of foundation must be taken to invert level.
Reinforced concrete lintels over drains passing through walls & void filled with compressible sealant.

FLOOR CONSTRUCTION – Ground Floor
150mm thick concrete (C35) slab with A193 reinforced steel mesh on 500g Visqueen separation layer on 100mm thick Kingspan or similar underfloor insulation & 25mm insulation to the perimeter of the slab to prevent thermal bridging with min. 300mu Visqueen DPM under Kingspan & linked to DPC on 100mm sand blinded consolidated hardcore bed (minimum 'U' value = 0.18 w/m2k).
Any existing sub-floor void ventilation must be maintained.

EXTERNAL WALLS
Concrete blockwork or Celcon trench block in foundations to dpc on inner walls & to be 150mm below ground level on outer walls. Weak mix concrete (1:12) cavity fill if required to 225mm below ground level.
Hyload or similar damp proof course min. 150mm above finished ground level.
Superstructure comprising outer leaf of facing brickwork to match existing, 100mm cavity fully filled with 100mm Dritherm 32 & inner leaf of 100mm Celcon standard insulation block with 50mm Knauf PIR laminate fixed to the inner face of blockwork with plaster skim to provide min. 'U' value = 0.18 w/m2k.
Cavities to be continuous up to eaves level & closed at the top with fibreglass sock or supalux board or similar.
Insulated cavity closures to jambs & sill of openings.
Proprietary Cantic or similar approved steel lintels over openings with a min. 150mm end bearing with cavity tray over & weep holes at max. 450mm centres.
Inner & outer walls to be tied with stainless steel wall ties positioned at 750mm horizontal & 450mm vertical staggered each line (min. 5 ties per sq m). Openings to be tied at max. 225mm centres vertically.
Thermal bridging & air leakage to be limited by adopting details as shown in Robust Construction manual.

INTERNAL WALLS
100mm Celcon insulation block or similar with 12.5mm plasterboard dot & dabbed onto the new wall & plaster skim.
75mm x 50mm timber studs at 400mm centres with 100mm fibreglass quilt insulation between with 12.5mm plasterboard & plaster skim to both sides.

ROOF CONSTRUCTION
All members to be stress graded.
Lateral restraint straps to roof & ceiling to be secured to walls & over 3no. joists / rafters at max. 1800mm centres
FLAT ROOF:
Fibreglass GRP warm roof system to manufacturers instructions on 18mm tongue & groove plywood boards on 500g vapour barrier on 150mm Kingspan or similar rigid insulation on 500g vapour barrier on 18mm plywood boards secured to timber joists achieving 1:40 fall on metal web floor joists at 400mm centres supported on new blockwork.
Floor joists to have 1200mm x 30mm x 5mm restraint straps secured to new gable blockwork at 1800mm centres.
150mm Kingspan or similar rigid insulation fitted between the roof joists maintaining 50mm air space & 30mm insulated plasterboard below with a plaster skim finish.
Roof joists doubled around roof window secured with joist hangers.
Code 4 lead flashings to the perimeter of the parapet walls & cavity trays above to abutment of roof to existing wall with weep vents at 1000mm centres.

WINDOWS & DOORS
Opening lights to be min. 1:20th floor area & controllable trickle vents equivalent 8000 sq mm per room to habitable rooms.
Proprietary insulated cavity closers to window & door reveals as required.
New windows & doors to be White or grey uPVC with Low E coating insulating double glazing (all glazed units to have min. 20mm air gap & achieve 'U' value = 1.4 w/m2k), argon gas filled including toughened units to BS 6206 where necessary.
Draught strips to all opening windows & doors.
Glazing in critical locations, i.e. below 800mm from floor level in windows & less than 1500mm above floor level in doors to be safety glass to conform to BS 6206
uPVC glass lantern with Low E coating insulating double glazing (all glazed units to have min. 20mm air gap & achieve 'U' value = 1.4 w/m2k), argon gas filled including toughened units to BS 6206 where necessary.

GENERAL
Steel universal beams / timber beams as shown to the design & detail of Structural Engineer & encased in 12.5mm fireline plasterboard to give 30 minutes fire resistance.
All electrical installations to comply with IEE & Part P regulations & switches & sockets should be positioned between 400mm & 1200mm from finished floor level.
Lighting must be low energy light fittings with each lamp having a min. luminous efficiency of 75 light source lumens per circuit-watt.
Mechanical extractor fan to the Kitchen cooker hood (30 litres per sec), Utility (15 litres per sec), En-Suite (15 litres per sec).
Smoke alarms to be fitted in the Hall & Landing & heat detector in the Kitchen (if not already fitted) to be interlinked & wired to the mains with battery back-up in accordance with current regulations.
100mm uPVC gutters, 65mm rainwater pipe & fittings to local authority approval discharging into existing gullies as shown.
100mm supersleeve or pvc drains installed to self cleansing falls on pea gravel & to the manufacturers recommendation & local authority approval.

PART L – Conservation of fuel & power
Insulation to walls, floor & roof to be continuous to limit thermal bridging & air leakage.
Pipework to be insulated where sited below the floor & in the roof void.
New radiators to be controlled individually by thermostatic radiator valves run off existing or new gas fired boiler.
If a new boiler is to be fitted it requires 92% minimum efficiency condensing boiler & require one of the following:
Flue gas heat recovery, weather compensation, load compensation or smart thermostat with automation & optimisation.

PART P - ELECTRICAL
All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected & tested by a person competent to do so.
Prior to completion the Local Authority must be satisfied that either:-
1) An electrical installation certificate issued under a competent person scheme has been issued, or
2) Appropriate certificates & forms defined in BS7671 (as amended) have been submitted that confirm that the work has been inspected & tested by a competent person. A competent person will have a sound knowledge & experience relevant to the nature of the work undertaken & to the technical standards set down in BS7671, be fully versed in the inspection & testing procedures contained in the regulations & employ adequate testing equipment.



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JOB TITLE:
PROPOSED SINGLE STOREY REAR LOUNGE & DINING EXTENSION,
GARAGE CONVERSION & ALTERATIONS AT
21, HURST MEADOW, ROCHDALE (OL16 4QP).
FOR MR. & MRS. A. MUZYKA.

DATE: March 2024 SCALES: 1:50, 1:100 @ A1 DRAWING No. 220/1/23rev DRAWN BY: M Ellidge

Existing & Proposed Plans & Elevations