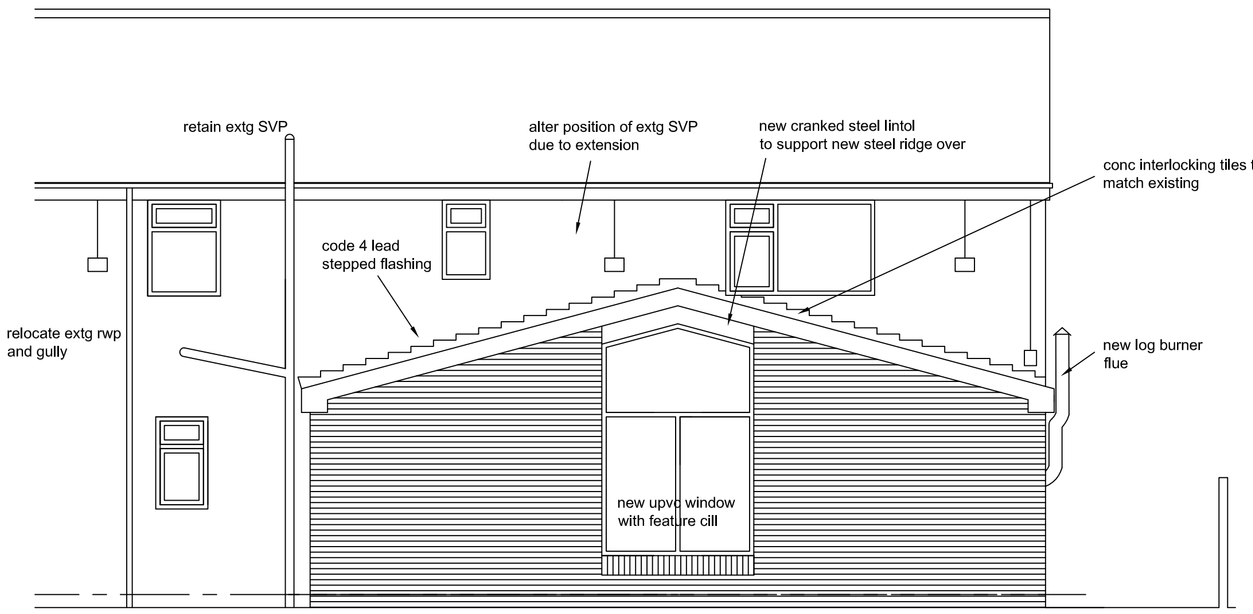
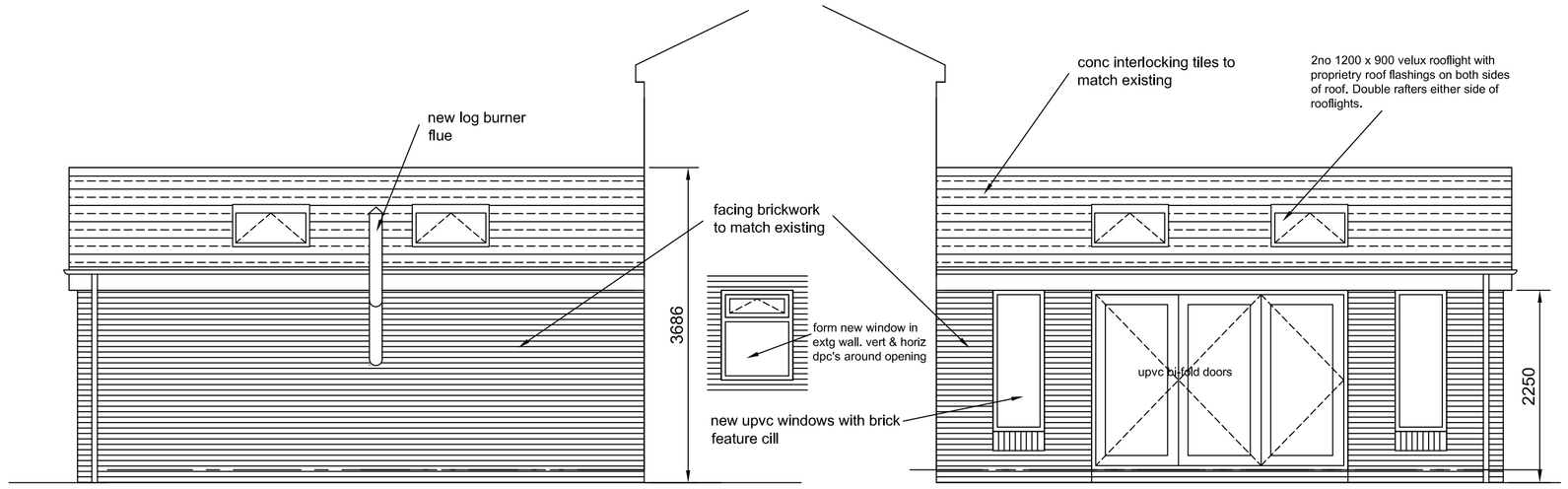
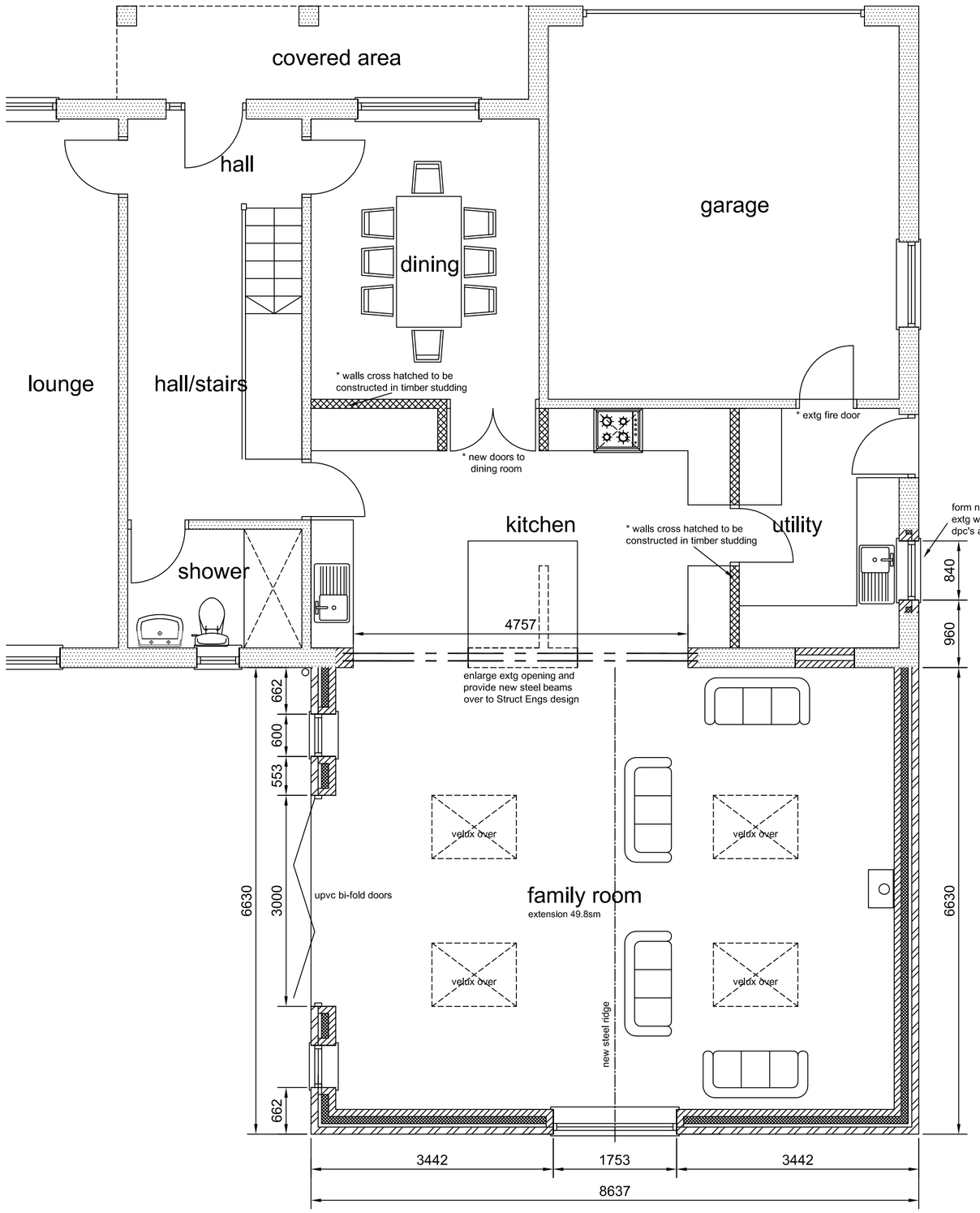


proposed rear elevation

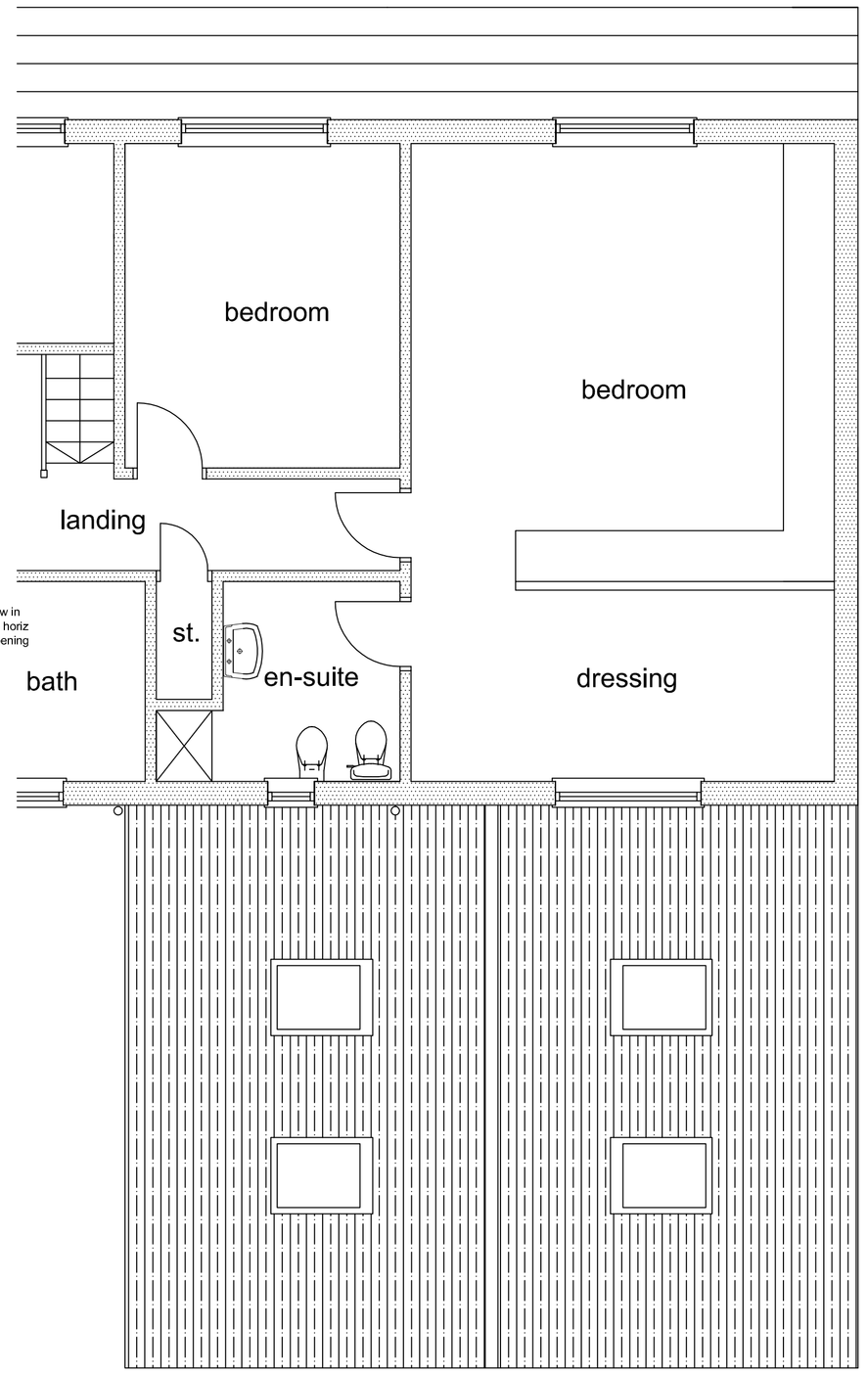


proposed elevation to side boundary

proposed garden elevation

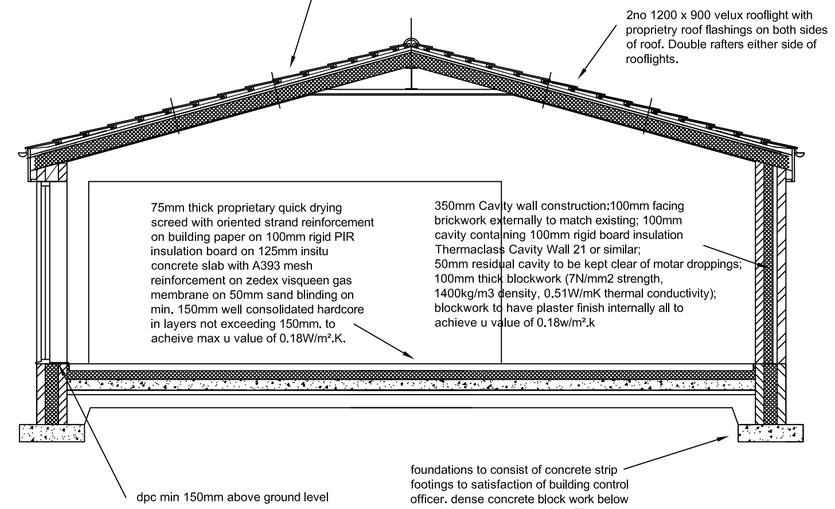


proposed part ground floor



proposed part first floor/roof

NEW REAR SINGLE STOREY ROOF:
new roof to comprise: concrete interlocking tiles to match existing suitable for min. pitch 15° laid to manufacturer's recommendations on 25x38mm tsw. battens on glidevale vp400 protect underlay on 50x38mm tan s/w. counter battens on 150mm thick Kingspan Kooltherm K7 rigid pitched roof board insulation laid between 175x50 C16 s/w rafters at 450mm ctrs with 12.5mm plasterboard fixed to u/s. to achieve u value of 0.15w/m²K.
Velux roof window min 1200x600 fixed to manufacturers instructions with proprietary roof flashing (to achieve a U Value of 1.4W/m2K OR a WER (Window Energy Rating) Band B)
Roof timbers to be supported on 100x50mm wall plates bedded on wall tops and strapped down to structure with 1200x6mm galvanised ms straps at 2m max. centres,provide eaves ventilation equivalent to a continuous 10mm gap by patent means incorporating insect screen and equivalent to 5mm vent gap to ridge.



proposed section

Note It is the responsibility of the contractor to determine the location and direction of the existing drainage through excavation and provide new pipework to connect new to existing. Full drainage system on site is to be identified at time of excavation. If combined or separate systems are found that system is to be maintained during and after construction. All re-routing and any new drainage laouts are to be approved by BCO prior to laying of any drains. RWP's into new trapped gullys and connected into extg drainage

Construction Details
Continuity of insulation and limiting air leakage to be in accordance with DEFRA Robust Building Details. All materials to be fitted in accordance with manufacturers instructions. Roof insulation to be laid over top course of blockwork and wall insulation continued up to top of wall to meet roof insulation. Wall insulation batts to be tightly butted up to each other and to cavity closer. Service penetrations to be cored drilled to minimise damage to insulation and hole oversize kept to a minimum to provide snug fit. All penetrations to be sealed all round with a mastic sealant to junctions of plaster finishes, windows boards and frames.

Proposed Finishes
Walls - Brown-Red Facing brickwork to match extg
Roofs - Brown interlocking conc tiles with PVCu fascias etc and rainwater goods to match extg
Windows & Doors - PVCu colour to match extg

All dimensions to be checked on site

Structural calculations to be submitted and approved before commencement

NOTES

SPECIFICATION NOTES
FOUNDATIONS:
foundations to consist of 750x200mm thick strip foundations with A393 mesh reinforcement to bottom to be provided to new external cavity walls as directed by Structural Engineer. Depth of foundations to be determined on site but minimum 750mm cover to ground to be provided, all to be in accordance with Structural Engineers details.
- Building Control Officer to inspect ground conditions prior to commencement of building works and confirm that the proposed foundations are satisfactory
FLOOR TO NEW EXTENSION:
to comprise 75mm thick proprietary quick drying screed with oriented strand reinforcement on building paper on 100mm PIR rigid insulation board on 125mm insitu concrete slab on visqueen zedex 1200 gauge damp proof /gas membrane on 50mm sand blinding on min. 150mm well consolidated hardcore. To acheive max u value of 0.18W/m².K.
EXTERNAL WALLS:
350mm Cavity wall construction:100mm facing brickwork externally to match existing; 100mm cavity containing 100mm rigid board insulation Thermaclass Cavity Wall 21 or similar; 50mm residual cavity to be kept clear of motar droppings; 100mm thick blockwork (7N/mm2 strength, 1400kg/m3 density, 0.51W/mK thermal conductivity); blockwork to have plaster finish internally all to achieve u value of 0.18w/m².k
All cavities to be closed at top of walls with rockwool rocklose and around openings with insulated thermabate cavity closers, stainless steel wall ties with insulation retaining clips at max. 750mm centres horiz and 450mm staggered centres vertically, hyload or similar dpc. cavity trays to all interruptions of cavity. New walls connected to existing walls with stainless steel movement connectors, bolted to existing and built into new walls.
ABUTMENT:
insert type X remedial cavity trays where new roofs abut existing walls and allow for weepholes at approx 900mm centres.
DPCs
Hyload or similar approved to new masonry walls at floor level and 150mm min. above ground level.
NEW BI-FOLD DOORS/ NEW ROOFLIGHTS:
New bi-fold double glazed UPVC doors (glazing to be min WER Band B). Doors to comply with requirements of Parts K and L1B of the Building Regs with safety glazing to be used in critical locations to comply with Approved Doc and BS 6206.The energy performance of new/replacement rooflight and door fittings to an extension/existing dwelling should comply with the following requirements of L1b Table1: Rooflight fittings should achieve either a whole unit U-value (not a centre pane U-value) of 1.4W/m2K OR a WER (Window Energy Rating) Band B.
ABOVE GROUND DRAINAGE :
Sinks to have 38mmØ trap with 38mmØ waste pipe up to 1.7m long, and 40mmØ up to 3m long. All traps to have minimum 76mm deep seal.
Waste to discharge into gully.
SPACE AND WATER HEATING:
Existing radiator system to be adapted as necessary to provide heating to new extension from within the existing house. All pipework to be insulated, heating to be thermostatically controlled. Heating system to comply with Part L1b of the building regulations.
ELECTRICAL WORK:
Modify extg electrical installation into new extension including new low wattage light fittings, power sockets, and where specifically requested television outlets, telephone outlets, and security system as required.All switches and sockets to be installed in habitable rooms are to be between 450mm and 1200mm above floor level.All electrical work must be carried out to meet the requirements of Building Regulations Part P by a person competent to do so. Prior to completion either an electrical installation certificate issued under an Approved Competent Person Scheme, or an electrical installation certificate signed by a person competent to do so, should be provided to Building Control.
VENTILATION:
Windows are min size of 1/10th floor area of room with opening lights to equal min 1/20th floor area. Mechanical ventilation system to be of an energy efficient type in compliance with Table 3.
* rooms with no windows or opening lights - fans to have 15min overun fitted/ Windowless rooms - fans to operate off main light switch.
* Replacement air to be provided to rooms with fans by 10mm undercut under door.Extract fans giving air flow of 6L/S to WC & 15Lt/S to bathroom.
CONSERVATION OF FUEL AND POWER:
Alterations to be designed in accordance with the 2022 edition of building regulations approved document L1B
ABOVE GROUND DRAINAGE:
- All traps to have min. 75mm deep seal. All wastes to connect to either Soil and Vent Pipe or Stub Stack, or discharge into trapped gully.
- Provide new uPVC gutters (to match extg), mounted level and discharging to new square rainwater pipe's, connected directly into surface water trapped gullies.
BELOW GROUND DRAINAGE:
- Start of new drains to be either a gully or rest bend (from SVP). New drains to be clay pipes with flexible joints, and be nominally 100mmØ. Pipes to be bedded and backfilled with granular material to BS882, and generally laid to falls of 1:80. Drains passing under building to be encased all around with 100mm concrete if within 300mm of u/s of slab. For drains that pass through walls provide openings in wall with r.c. lintels to all leaves, to give 50mm clear space around pipe, to be filled with compressible fill to prevent gas entry.
NEW REAR SINGLE STOREY ROOF:
new roof to comprise: interlocking concrete tiles to match existing suitable for min. pitch 15° laid to manufacturer's recommendations on 25x38mm tsw. battens on glidevale vp400 protect underlay on 50x38mm tan s/w. counter battens on 100mm thick rigid PIR insulation laid between 150x50 C16 s/w rafters at 450mm ctrs with 50mm thick rigid PIR insulation to u/s with12.5mm plasterboard fixed to underside. to achieve u value of 0.15w/m²K.
4no Velux roof windows min 1200x900 fixed to manufacturers instructions with proprietary roof flashing.(to achieve a U Value of 1.4W/m2K OR a WER (Window Energy Rating) Band B. Double joists around opening.
Roof timbers to be supported on 100x50mm wall plates bedded on wall tops and strapped down to structure with 1200x6mm galvanised ms straps at 2m max. centres.provide eaves ventilation equivalent to a continuous 10mm gap by patent means incorporating insect screen and equivalent to 5mm vent gap to ridge.

GENERAL BUILDING REGULATION NOTES
1. All work to be carried out to the satisfaction of the Local Authority.
2. 32x6mm M.S. straps to be fixed as lateral restraint to roof joist / wall/wall intersections (ie) where rafters run parrallel to walls to comply with Schedule 7.
3. Roof void to be vented to CP144 Part 3 1970.
4. Cavity barriers required to comply with Reg E.14.
5. Where new cavity walls meet existing, cavities are to be connected.
6. All cavities closed to comply with Bldg Regs.
7. All external door & window openings to have horiz & vertical dpc's.
8. Window sizes to give min 1/20th floor area of room or natural ventilation and 1/10th floor area of room for natural light.
9. Lintols to window & door openings to be patent metal combined lintol (Catnic CN12(b) or similar 3crs lintol.)
10. New rainwater goods to match existing (ie); hr gutters & rwp's into trapped gullies.
11. Existing heating system extended into new area.
12. All foundations to comply with Bldg Regs.
13. All foundations within 1m of drain to be taken down to invert of drain.
14. Roof ventilators to be provided at the abutment with any extg wall Reg F2
15. Coursing to match existing.
16. Concrete lintols to be provided in walls where drains pass through.
17. New drainage under building to be encased in 150mm min concrete.
18. New drainage to be 'Hepsleve' or similar using flexible joints.
19. All dimensions to be checked on site.

REV	DESCRIPTION	CHECK	DATE

CLIENT
Mr MS Akhtar
10, Bittern Close, Rochdale. OL11 5QX

PROJECT
Proposed single storey rear extension to form family room including internal alterations

DRAWING
Proposed Plans Elevations & Section

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	Feb 2024	rb	

DRAWING NO.	CAD REFERENCE NO.	REVISION
2403/MSA/02		