PITCHED ROOF CONSTRUCTION (Dormer Window)

Roof tiles to match existng (or LA approval and to suit 22.5° pitch) on 38 x 25mm sw timber battens on breathable sarking membrane on 100 x 50mm timber rafters at 400mm ccs. 100 x 75mm wallplate and 175 x 25mm timber ridge. 75 x 50mm ceiling joists at 400mm ccs. Underdrawn in 9.5mm foil backed plasterboard and skim. 270mm quilt insulation comprising 100mm between and 170mm over ceiling joists

FLAT ROOF CONSTRUCTION (Dormer)

3 No. layers of torch on mineral roofing felt (finished with proprietary cap sheet) to BS. 747 Part 2 :1970 on 19mm exterior quality plywood decking firred to fall on 225 x 50mm timber joists at 450mm ccs. All roof joists to be pressure impregnated with preservative. 1000g polythene VCL to u/s of joists and u/d in 12.5mm Gyproc wallboard and skim (Recommend Gyproc Moisture Resistant to kitchens and wet rooms) . 175mm insulation between joists comprising 1 No. layer of Celotex GA4100 and 1 No. layer of GA4075.

FLAT ROOF CONSTRUCTION (Rear extension)

3 No. layers of torch on mineral roofing felt (finished with proprietary cap sheet) to BS. 747 Part 2 :1970 on 19mm exterior quality plywood decking firred to fall on on 50 x 50mm cross battens on 175 x 50mm timber joists at 400mm ccs. All roof joists to be pressure impregnated with preservative. 1000g polythene VCL to u/s of joists and u/d in 9.5mm Gyproc wallboard and skim (Recommend Gyproc Moisture Resistant to kitchens and wet rooms) . 175mm insulation between joists comprising 1 No. layer of Celotex GA4100 and 1 No. layer of GA4075.

DORMER WALL CONSTRUCTION

Brown upvc cladding on 50 x 38mm timber battens on Kingspan nilvent breathable membrane (or equal) on 13mm plywood on 100 x 50mm timber studding at 400mm ccs. 70mmm Celotex GA4070 between studs. Lined internally with 27.5 mm Celotex PL4015 laminate plasterboad (board joints sealed) and skim.

DWARF DORMER WALL CONSTRUCTION

100 x 50mm timber studding at 400mm ccs. 70mmm Celotex GA4070 between studs. Lined internally with 13mm plywood sheathing and 27.5 mm Celotex PL4015 laminate plasterboard (board joints sealed) and skim.

WALL CONSTRUCTION

Cavity wall comprising 102mm facing bricks to match existing, cavity width to match existing (50mm min assumed) and 100mm Thermalite Shield walling blocks (brickwork only below dpc). Stainless steel wallties to BS 1243:1978 placed at 750mm horizontally and 450mm vertically and every 300mm of height within 225mm of opening (with 50mm min embedment to both leaves). Appropriate thickness of Dritherm full fill cavity slab insulation to cavity and lined internally with 52.5mm Celotex PL4040 laminate (joints taped as VCL) on dabs and skim. Insulation installed to manufacturers specification.

DRAINAGE

United Utilities now have ownership maintenance of all shared drainage systems which connect to their sewerage systems. United Utilities will require drainage protection and access. A formal Building Over Sewers agreement may be required to allow any works to commence. This applies where works are to be undertaken over or within 3m of shared drainage. Drainage runs indicated on any drawings submitted are assumed based on what is visible at the time of survey and should NOT be relied upon as being a complete drainage survey. Prior to any excavation works the contractor MUST determine the exact positions of all drainage runs including pipe size, depths, rodding access points and inspection points. This applies where works are to be undertaken over or within 3m of shared drainage.
All drainage information must be provided to Building Control to determine the extent of a formal United Utilities consultation.
Depending upon this information delays may occur in the construction process due to the need to consult United Utilities. The contractor is advised of their responsibilities to maintain adequate temporary supports for all excavation works.

GROUND FLOOR CONSTRUCTION

65mm s&c screed with A252 anti crack mesh on 500g polythene VCL on 75mm Celotex GA4000 insulation (with 140mm high 20mm Celotex TB4000 edge insulation) on sanblinding on 1200g visqueen dpm (lapped onto dpc) on 100mm concrete on sandblinded well consolidated hardcore (min 150mm).

FIRST FLOOR CONSTRUCTION

150 x 19mm t & g or 19mm thick flooring grade chipboard on 150 x 50mm timber joists at 400mm ccs. Underdrawn in 12.5mm Gyproc Wallboard Ten (all joints taped and filled) and 2mm Thistle Board Finish skim. 100mm mineral wool insulation between joists. Herringbone joist struts incorporated at mid span.

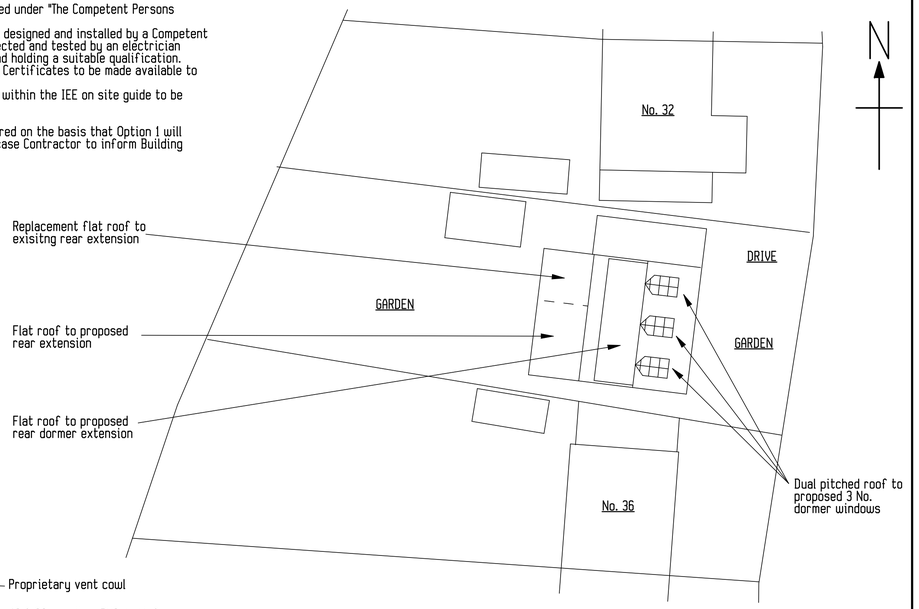
STAIRCASE CONSTRUCTION

New timber staircase to comply with Building Regs 1991. 800mm wide, equal risers of 216.2mm and going 240.2mm and 42° pitch. Risers solid (25mm sw rebated into treads with 16mm min overlap). 2m min headroom and fixed continuous handrail (to one side) 900mm above pitch with vertical rails with 100mm max spacing. Posts at top and bottom to protrude 50mm above handrail.

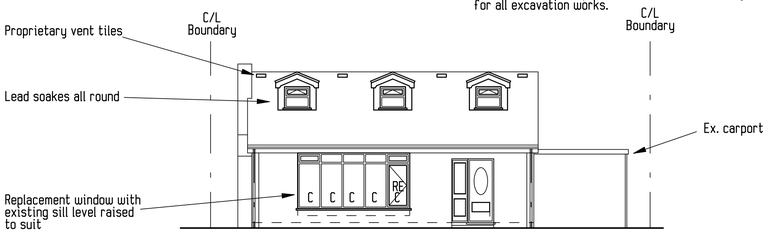
ELECTRICIAL SPECIFICATION

All electrical works to comply with Part P and BS7671 and the current 17th Edition of the wiring regulations.
All electrical work which is notifiable under Part P to be carried out by either;
1) An electrician qualified under "The Competent Persons Scheme" or
2) The installation to be designed and installed by a Competent electrician and be inspected and tested by an electrician competent in testing and holding a suitable qualification.
Installation and Testing Certificates to be made available to Building Control.
Best Practice endorsed within the IEE on site guide to be applied.

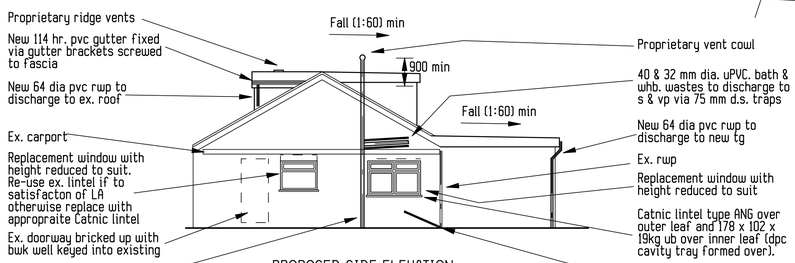
NOTE: Application prepared on the basis that Option 1 will be adopted. If not the case Contractor to inform Building Control immediately.



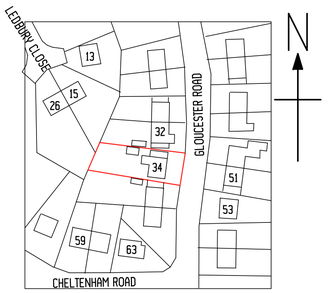
SITE / ROOF PLAN
(1:200)



PROPOSED FRONT ELEVATION
(1:100)

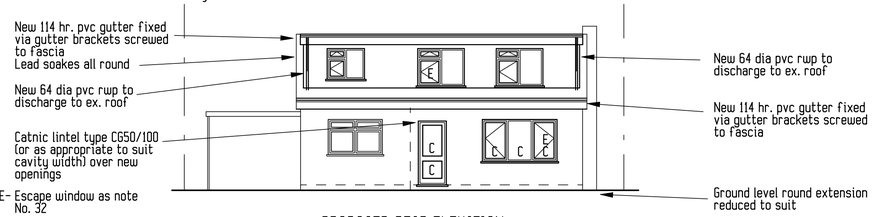


PROPOSED SIDE ELEVATION
(1:100)

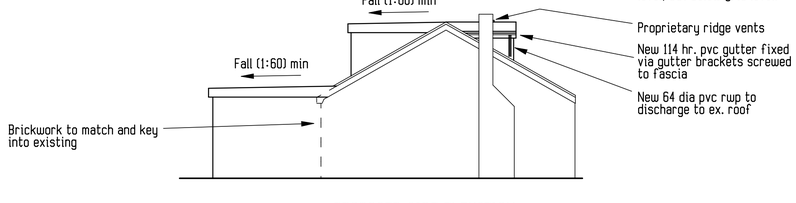


LOCATION PLAN
(1:1250)

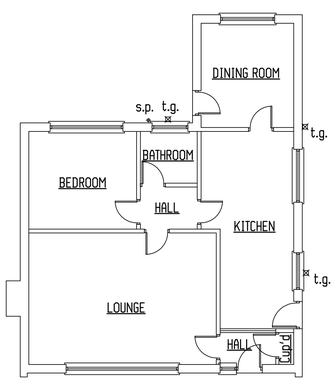
ALL DIMENSIONS IN MILLIMETERS UNLESS STATED



PROPOSED REAR ELEVATION
(1:100)



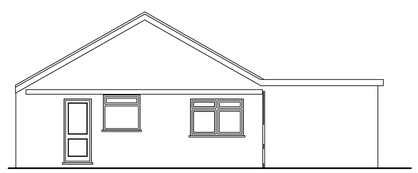
PROPOSED SIDE ELEVATION
(1:100)



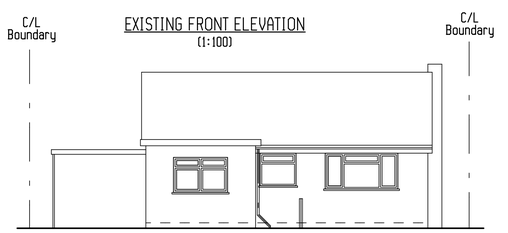
EXISTING GROUND FLOOR PLAN
(1:100)



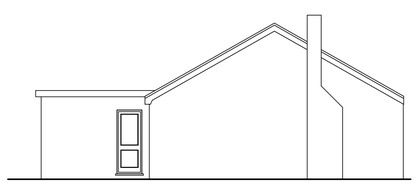
EXISTING FRONT ELEVATION
(1:100)



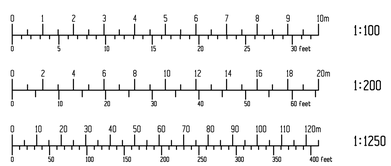
EXISTING SIDE ELEVATION
(1:100)



EXISTING REAR ELEVATION
(1:100)



EXISTING SIDE ELEVATION
(1:100)



REV	AMENDMENTS	INITIAL	DATE
A	Annotation revised	JWM	04/19

DRAWING NUMBER:- 19-008-1

PROPOSED FRONT DORMER WINDOWS, REAR DORMER EXTENSION AND SINGLE STOREY REAR EXTENSION AT
No. 34, GLOUCESTER ROAD, ALKRINGTON
MIDDLETON, MANCHESTER, M24 1HH
FOR Ms. C. FOLEY

SCALE:- AS NOTED @ A1 | DATE:- MAR 2019

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All dimensions to be verified on site prior to commencement of work. Any discrepancy in the drawing must be reported to R.I. McKAY & ASSOCIATES. Writtten dimensions to be taken in preference to scaled off dimensions.
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