

PROPOSED FRONT ELEVATION

Spalled brickwork to be cleaned off and prepared for new render finish. Install 18mm two coat K-REND render as shown to manufacturers specification.



PROPOSED SIDE ELEVATION

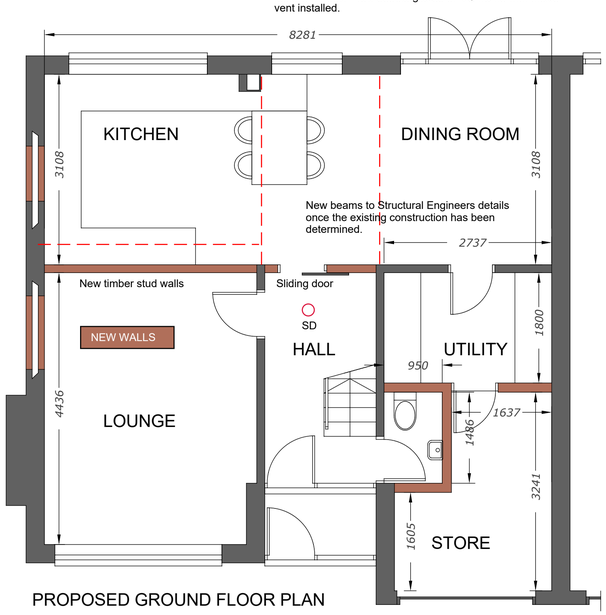


PROPOSED REAR ELEVATION

Ex bathroom window opened up to floor level to create a feature window. New double glazed uPVC frame with trickle vent installed.

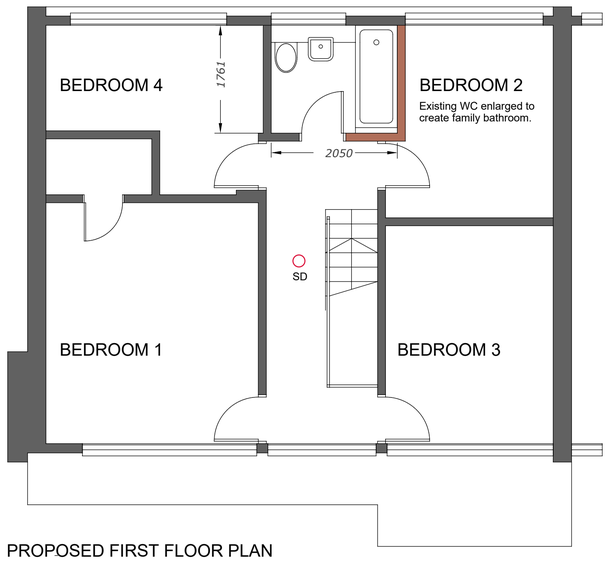
Demolish existing lean-to.

Brick up back door and high level window to Lounge. Cavity wall made continuous and Celotex cavity wall insulation to new areas.



PROPOSED GROUND FLOOR PLAN

MECHANICAL EXTRACTION
Kitchen to have mechanical ventilation to external air with an extract rating of 60l/sec or a min 30l/sec cooker hood. Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch. Internal W.C. and Utility to have mechanical ventilation linked to light switch with 15 minute over run. doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.



PROPOSED FIRST FLOOR PLAN



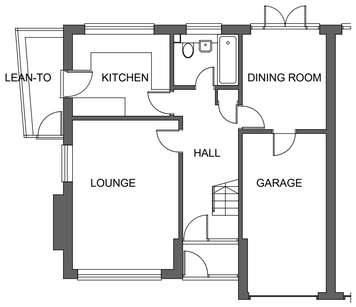
EXISTING FRONT ELEVATION



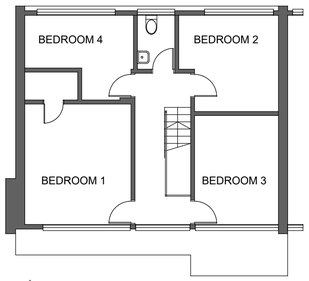
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

EXISTING LAYOUT



PROPOSED REAR CGI

GENERAL NOTES
Proposed internal alterations to create a combined kitchen dining area, sub-divide the garage to create a new ground floor W.C., Utility Room and Storeroom with a larger bathroom at first floor level. Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer. Beams and connections to be designed by a Structural Engineer once the existing construction details have been exposed. all work to comply with the Approved Documents and to the satisfaction of the BCO.

PARTITIONS
Generally new stud walls to be100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim finish, taped and jointed complete with beads and stops.

Garage partitions to achieve minimum U Value of 0.28W/m²K. Construct stud wall using 100mm x 50mm timbers as above with 100mm Celotex FR4000 insulation between studs and 12.5mm Knauf wallboard over with VCL fixed to internal face of insulation and finished with 3mm skim coat of finishing plaster. Fix 12.5mm Gyproc FireLine plasterboard to the outer garage face of the stud wall. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Note: These walls need to go full height and be fire stopped against the roof and floor.

Door between garage and house to be FD30 self closing with a 100mm step down into garage, fitted with 3 steel hinges, intumescent strips and smoke seals. Construction between house and garage to be 30 minutes fire resisting.

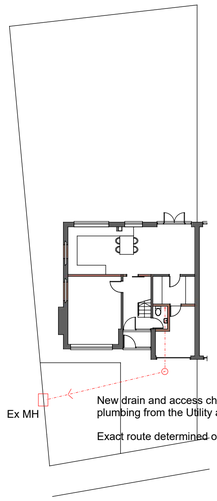
GARAGE FLOOR
Raise the existing garage floor to the new Utility and WC areas to meet min U value required of 0.25 W/m²K. Provide 1200 gauge polythene DPM or 3 coats RIW over existing concrete slab (if required). DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 75mm thick Celotex GA4000, 25mm Celotex insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme and an Installation Certificate is to be issued for the work with a copy of a certificate given to Building Control on completion.

Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING
Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist.

SMOKE DETECTORS
Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings.



New drain and access chamber to discharge new soil stack and waste water plumbing from the Utility and WC. Fit air admittance valve to stub stack.

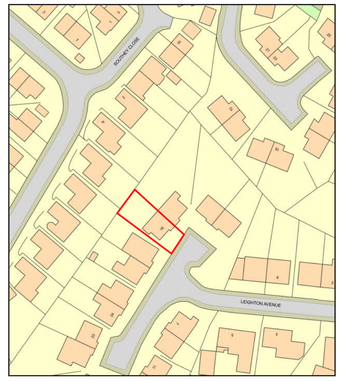
Exact route determined on site.

BLOCK PLAN 1:200

PLUMBING
All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

DRAINAGE
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1.

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.



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Metres
1:1250 @ A1 Paper Size

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Date Produced: 08 Oct 2020
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PROPOSED EXTENSION & ALTERATIONS
16 LEIGHTON AVENUE, SMITHY BRIDGE, ROCHDALE, OL15 0BW

CLIENT MR & MRS RUSSLE
PROJECT EXTENSION AND ALTERATIONS
DRAWING SCHEME DRAWING
DATE SEPTEMBER 2018 SCALE 1:50 & 1:100 @ A1 DWG. NO: 6383_OL15 0BW_1

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