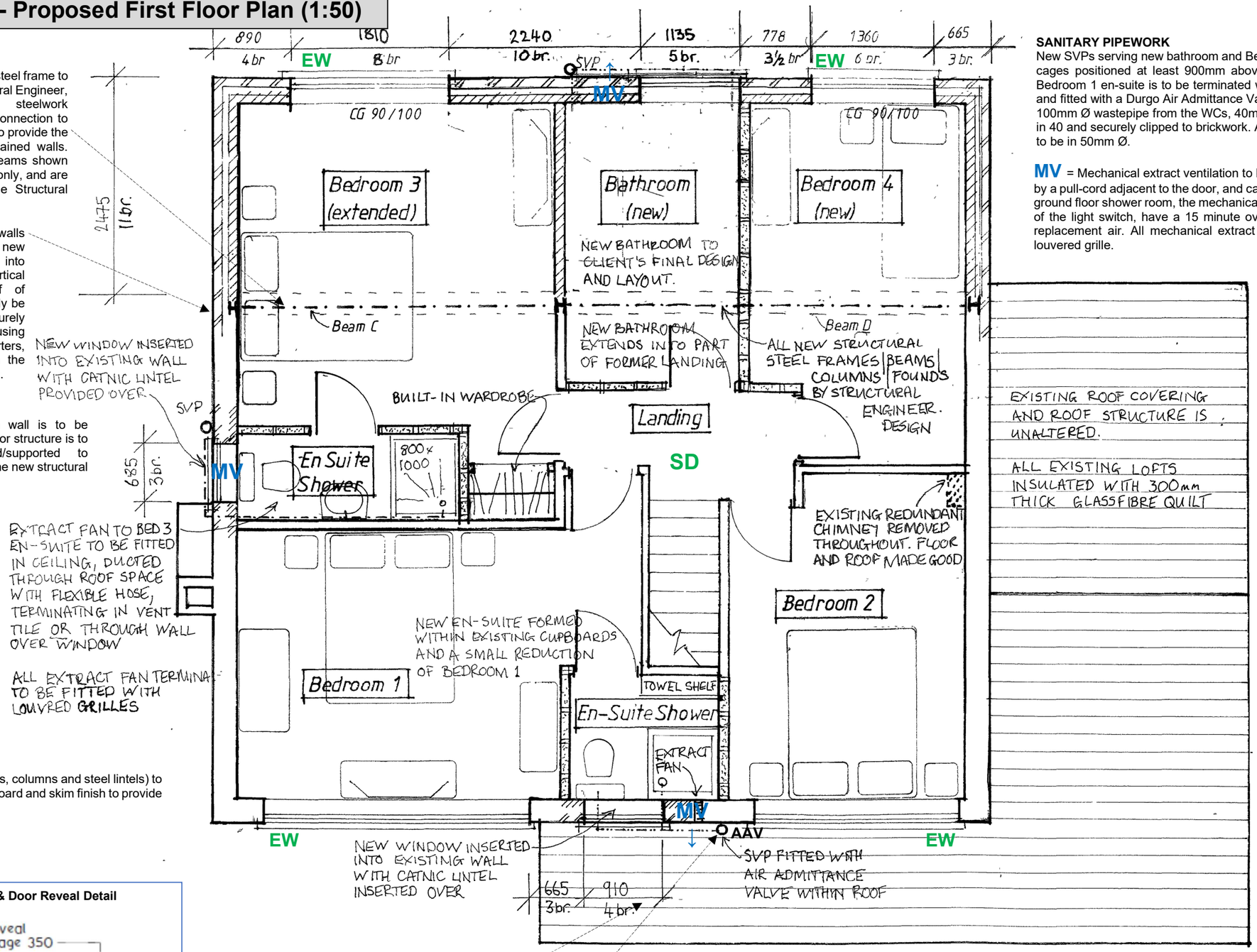
Drawing 07 – Proposed First Floor Plan (1:50)

New two storey structural steel frame to be designed by the Structural Engineer, including padstones, steelwork connection details, and connection to adjacent masonry panels to provide the lateral stability to the retained walls. The steel columns and beams shown on the plan are indicative only, and are subject to change by the Structural Engineer.

At the junction of the new walls with the existing, all new brickwork is to be toothed into the existing to avoid vertical jointing. The inner leaf of blockwork should preferably be toothed, but may be securely tied to the existing using proprietary metal wall starters, fixed in accordance with the manufacturer's instructions.

Where the rear elevation wall is to be removed, the existing 1st floor structure is to be adequately propped/supported to facilitate the fabrication of the new structural frame.

All structural steelwork (beams, columns and steel lintels) to be encased in 12mm plasterboard and skim finish to provide 30 minutes fire resistance.



Existing roofspace over the extended dining room to be insulated with 300mm fibreglass insulation quilt, laid in two perpendicular layers. The newly-insulated roofpace must be cross-ventilated with 25mm soffit vents and 2no. high-level tile vents to prevent condensation. The existing roof structure is to be underdrawn internally with 12.5mm plasterboard and skim finish to form the new ceiling

New SVP serving Bed 1 en-suite to be terminated with an air admittance (AAV) valve within the roofspace over the extended dining room. 100mm Ø wastepipe from the WC & 40mm Ø wastepipe from the shower laid to falls of 1 in 40 and securely clipped to brickwork.

SANITARY PIPEWORK
New SVPs serving new bathroom and Bedroom 3 en-suite appliances to be terminated with durable cages positioned at least 900mm above any window opening within 3m. The SVP serving the Bedroom 1 en-suite is to be terminated within the roof space over the front dining room extension, and fitted with a Durgo Air Admittance Valve.
100mm Ø wastepipe from the WCs, 40mm Ø wastepipes from the shower and bath laid to falls of 1 in 40 and securely clipped to brickwork. Any combined wastepipe, or wastepipes over 3m in length, to be in 50mm Ø.

MV = Mechanical extract ventilation to be provided to be provided to the new bathroom, operated by a pull-cord adjacent to the door, and capable of extracting 15 litres per second. To the windowless ground floor shower room, the mechanical extract ventilation is to operate automatically by operation of the light switch, have a 15 minute overrun, and have a 10mm gap under the door to provide replacement air. All mechanical extract fans to terminate through the walls and terminate in a louvered grille.

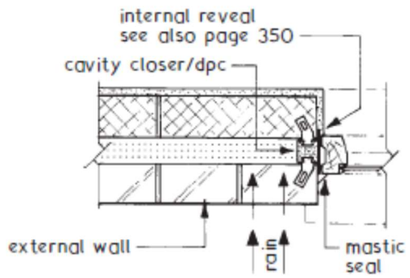
EW = Escape window, having a minimum unobstructed opening area of 0.33m² with no dimension less than 450mm, and the bottom of the opening located between 800 and 1100mm above internal floor level

SD / HD = Self-contained, mains operated, interconnected smoke detectors are to be installed within the ground floor hallway and the first floor landing. Interlinked Heat detector to be installed in the extended kitchen.

Integrated WC & Washbasin
Existing built-in cupboards to bedrooms 1 & 2 combined and extended 900mm into bedroom 1 to form en-suite shower room, enclosed in new stud partitions (as per specification). Install 800 x 800mm shower tray and cubicle to client's requirement. Install combined WC and washbasin and shelving above, as per client's requirements. See example of WC below:



Weatherproofing Window & Door Reveal Detail



Proposed extensions & alterations at 8 Thornbank Close, Heywood, OL10 2NH

Client: Natalie Wyatt