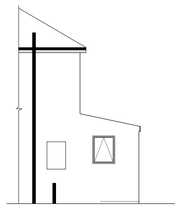
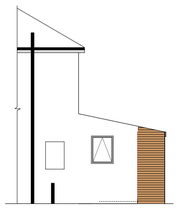


LOCATION PLAN SCALE 1 : 1250



EXISTING REAR ELEVATION



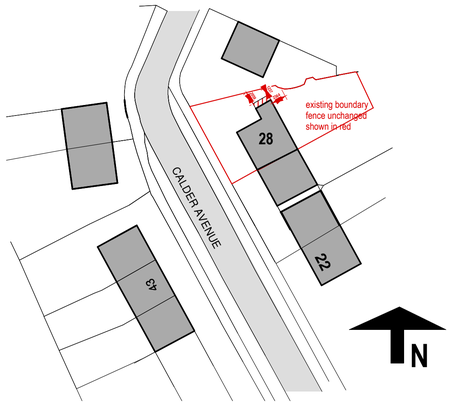
PROPOSED REAR ELEVATION



EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION



SITE PLAN SCALE 1: 500

MONO PITCH ROOF
* TILEFORM steel roofing system (or similar) 0.9mm. thick - colour and profile to be confirmed on site, 50x25mm. softwood battens on Klober Tyvek or similar breather membrane as recommended by Tileform on, rafters, fixed at centres to suit roofing sheets. To include for all trims and flashings.
Teleform roofing product and installation will be in accordance with manufacturers recommendations and suitable for the low roof pitch.
* 50x25mm. softwood battens to BS 4471, part 2, fixed with copper nails.
Roofing felt to BS 747 type IF reinforced bitumen felt weighing 1.13kg./sq.m.metre.150mm. laps and nailed to rafters
* 147 x 45mm s/wood rafters,SC3 grade at 450mm. centres.

CEILING CONSTRUCTION
See roof construction detail

CAVITY WALLS
facing brick to match existing with 100mm. "Drytherm" .32 cavity wall insulation or Thermalite Shield internal blockwork. (or similar with a maximum 0.15K value) to achieve a maximum 0.28w/m2 K U-value)insulation
100mm. fairfaced medium density block . mortar - 1:3 mix , deep bucket handle pointing.
13mm. carlite plaster bs 1191, part 2, including angle beads. stainless ties,- 750m horizontally, 450mm. vertically.
All walls to have continuous cavity construction.
d.p.c.'s to be minimum 150mm. above ground level. hyload pitch polymer, minimum laps 100mm. bs.743.
cavity filled with weak concrete (1:10.) within 230mm. of d.p.c.
top of cavity to be sealed with 9.5mm. thick superlux sheet.,

FLOOR CONSTRUCTION.
150mm. concrete slab, (sealed) with A142 reinforcement, minimum cubic strength 25N / mm.sq. at 28 days
300kg. cubic mm. minimum cement content (visqueen separating layer to be provided above kingspan insulation to protect from the wet concrete) on 100mm. Kingspan or similar insulation on
Dampproof membrane, "Visqueen" 1200. All joints twice folded to form 100mm. welts and D.P.M. linked to all D.P.C. 's on 50mm sand blinding (to protect membrane) on 100mm. well consolidated hardcore.
NOTE :- ground level to be minimum 150mm. below site slab.

CONCRETE FOUNDATIONS
foundations to comply with building regulation a 1 to be taken down to invert of any adjacent drainage within 1meter of building to regulation a11, any drains passing beneath the proposed extension to be encased in 150mm. concrete. where pipes penetrate a wall, an opening to be formed to give 50mm. clearance all round, or short length of pipe to be built in and a connected on side to rocker pipes with a length of at most 600mm, and flexible joints. building reg.H1 a1. **r.c. lintels over drains passing through walls.**

GUTTERS
100 mm. diameter U.PVC. gutter, on
19mm. exterior plywood fascia on s/w battens with continuous 10mm. ventilation gap, including laying gutters to falls, 1: 360 and fixing RWP 's at maximum 1500mm.c/s. RWP 's to discharge into back inlet gullies.
Minimum size for RWP. 's 60mm.

DRAINAGE
Falls 1 in 40. All traps to be 75mm. deep seal

Cnservation of Fuel and Power

The work shall be constructed in a manner which reasonably avoids thermal bridges caused by gaps in the insulation layers and unwanted air leakage.
A report signed by a suitably qualified person is tobe provided confirming the work "as built" satisfiesthese requirements by adopting robust details.

At least one light fitting is to beprovided accepting only lamps having luminous efficiency greater than 40 lumens per circuit watt.
* 75% of new light fittings to be energy efficient
The extension or provision of hot water and heating systems to be installed in accordance with the Domestic Heating Compliance Guide.

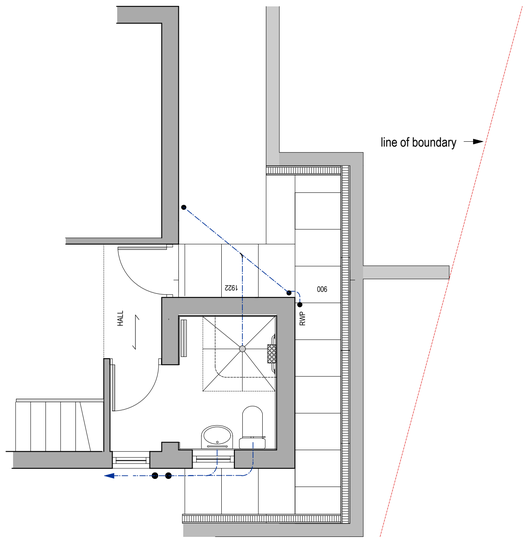
PART P NOTE
All electrical work to meet the requirements of part "P" (electrical safety) will be designed, installed, inspected and tested by a person competent to do so.

Appropriate certificates and forms defined in BS. 7671 (as ammended) have been submitted that confirm the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing proceedures contained in the regulations and employ adequate testing equipment.

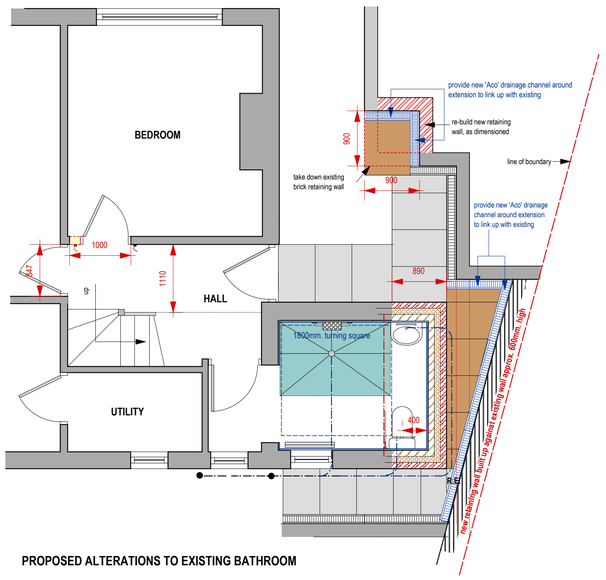
CDM. for level access showers.

The Site : Access to rooms adjacent to property must not be impededor obstructed and the safety of the occupants considered at all times.
Existing drainage: No drawings are available for existing drainage.
Where connections are to be made into existing foul drains care must be taken when excavating for drain connections.
Existing services : Prior to existing services being disconnected (eg WC.)
Social Services must be informed to enable them to provide a temporary alternative.
Gas checks : All works to gas appliances to be carried out by a gas safe registered plumber.
Electricity : All new wiring to be carried out by a NICEIC registered member in full compliance with the operational regulations.
Construction materials : The following materials have been specified on the scheme and all recommendations regarding health hazards associated with their use as provided by the manufacturers and current legislation must be adhered to.
Precautions are to be taken to minimise the potential hazards to the Contractors work force and the property.
a) Cement based products for concretes and mortars.
b) Sealers to concrete screeds.
c) Solvent based bonding agents and adhesives required for fixing Altro vinyl flooring.
d) Arditex levelling compound for level access showers on timber floors.
Site storage : No hazardous or potentially explosive materials eg. gas cylinders are to be stored on the property.

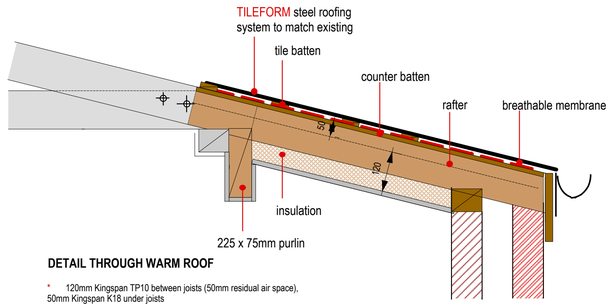
GENERAL NOTES
1. All notes to comply with Building Regulations and to relevant British Standards and Codes of Practise.
2. Contractor is to use only the stamped approved Building Regulation drawing for site construction.
3. All structural timbers to be SC 3 grade and treated with preservative. Hicksons Vac vac double vacuum process with Vascot WR in prepared openings.
4. 'U' value for walls 0.28 w/m2 K.
'U' value for roof 0.16
Ventilation to be 1/20th of room area for window opening lights.
5. Roof to be ventilated in accordance with BS 5250,
gaps at fascias, Glydvale or Redvent.
6. Contractor to remove all debris from site during progress of work and leave free from debris and tidy on completion.
7. Internal glazing and doors to be fitted with 'Stippolyte' safety glass to BS 6216 glass B obscure or Pilkingtons armour plate as required. If toughened glass is used , then a certificate of proof is required.
8. A certificate of proof will be required from the contractor of compliance with relevant codes of Practise.
9. **Safety glass** to BS 6206 to critical locations.
10. **Escape windows**, minimum clear opening dimensions of 450mmminimum opening area of 33mm.2
Height from floor to bottom of opener maximum 1100mm.
11. **Smoke alarms** (to be provided at each floor level.)



EXISTING EXTENSION PLAN

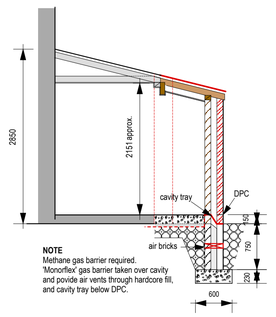


PROPOSED ALTERATIONS TO EXISTING BATHROOM



DETAIL THROUGH WARM ROOF

* 120mm Kingspan TP10 between joists (50mm residual air space), 50mm Kingspan K18 under joists



NOTE
Methane gas barrier required.
'Monorflex' gas barrier taken over cavity and povide air vents through hardcore fill, and cavity tray below DPC.

SECTION THRO' EXTENSION

Check on site, and if required and necessary submit quote for supplying / fitting 2 way consumer unit incorporating rcd's, upgrade earth bonding to comply with current iee regulations

IMPORTANT
DIMENSIONS MUST BE OBTAINED FROM OR CHECKED ON SITE.
FIGURED DIMENSIONS TO BE USED. DO NOT SCALE FROM DRAWING.
THE CONTRACTOR IS RESPONSIBLE FOR THE SETTING OUT THE WORKS. ALL

Rev.	Revision details	By	Chk.	App.	Date

Rochdale Borough Council

PROPERTY SERVICES
DESIGN & CONSTRUCTION
No. 1 Riverside, Rochdale, OL16 1UZ
Tel : (01706) 926629

Client
Adult Care

Project
28 Calder Avenue
Littleborough

Title
Enlarging existing Bathroom extension for registered disabled person

Drawn by	Date	Purpose of issue	Scale
CBE	April 2018		1 : 50 1 : 100
Checked by	Date	Drawing No.	Rev.
Approved by	Date	G 9528 : 871	