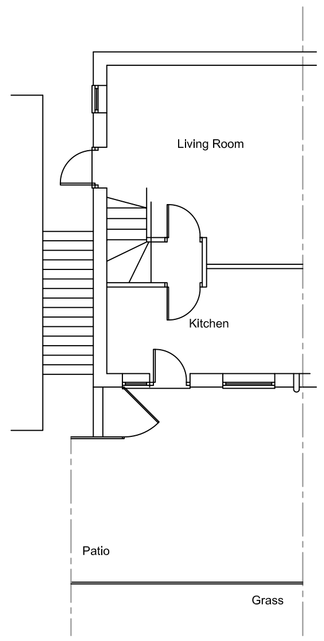
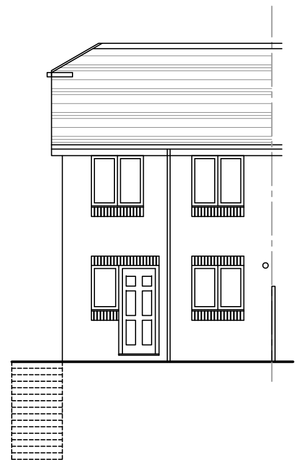
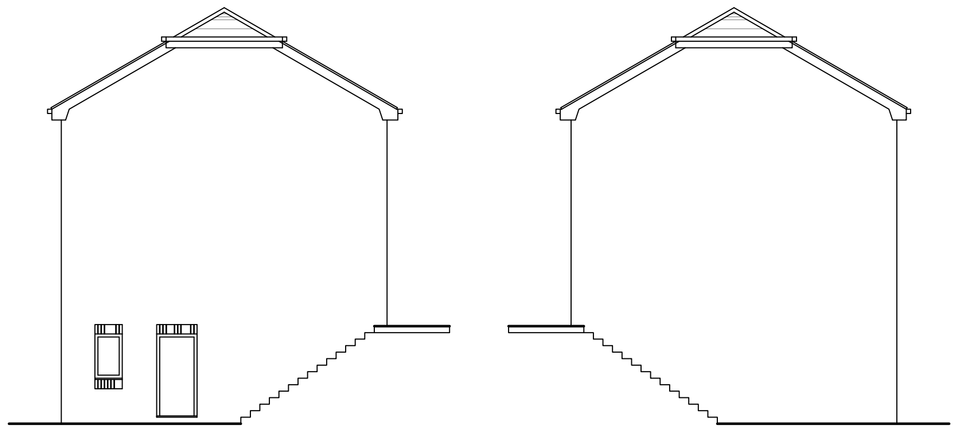
EXISTING PLANS



UPPER GROUND FLOOR PLAN 1:100



REAR ELEVATION 1:100



SIDE ELEVATION 1:100

SIDE ELEVATION 1:100

DRAINAGE: Rainwater to 100mm box gutter to 75mm rwp to trapped roddable gullies into the existing underground drainage, Any new below ground drainage to be 100mm diameter, bedded & surrounded with '3' gravel at a minimum fall of 1 in 40. Exact lines of underground drainage are to be determined on site. Any deviation / alteration should be agreed by local authority building control.

PROTECTION OF DRAINS: Any drain under new work to be excavated for local authority inspection (and encased in 200mm of concrete if deemed necessary). Any drain passing through the wall is to be bridged with a r.c lintel. Foundations down to the invert level of any drain within 1000mm. Any drain under new work is to be provided with rodding access.

HEATING: If by means of alteration, a new or replacement boiler is to be installed, the new boiler must have a SEDBUK efficiency rating of 90% to the local authority approval. All works to the heating system should be undertaken by a Gas Safe Registered Engineer. The new radiators will be fitted with thermostatic control valves. Assessment of the existing boiler should be undertaken to detemine suitability for increased output and an appropriate report prepared by Gas Safe Engineer. The proposed development does not affect the position of any existing flue.

ELECTRICAL: The installation will be designed, installed, inspected and tested to the standards required by Part P of the Building Regulations. A 'competent' electrician will undertake the work and an installation certificate will be provided. Prior to commissioning, the installation will be tested by an electrician competent in testing and holding a suitable qualification, Testing will be comprehensive with tests for continuity, and earth loop impedance. Any electrical installation undertaken by someone who is not registered with the NICEIC or ECA must provide an installation certificate together with a test certificate by a member of the NICEIC or ECA. The proposed domestic electrical installation will be installed in accordance with BS7671 and the current 17th Edition of the wiring regulations. The best practice endorsed within the IEE on site guide will be applied. Provide hardwired, interlinked smoke detection with battery backup to circulation spaces.

All new light fittings within the proposed development must be of a type that will only receive lamps having a luminous efficiency greater than 40 lumens per circuit-watt (eg compact fluorescent lamps).

Contractor to include for the provision of 8No double sockets. Exact locations to be confirmed by client. 16No low wattage LED spot lights, with provision for 2No switches. Contractor to allow for all installation costs associated with electrical works

ROOF STRUCTURE

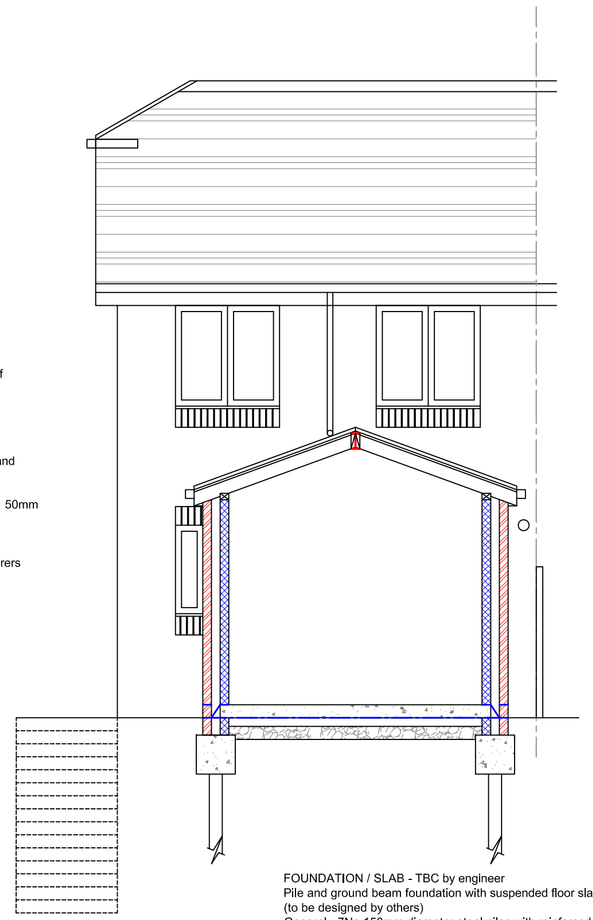
'Cut' timber roof is proposed :-
Roof tiles to be suitable for 20 degree pitch with 100mm headlap on battens on 1 layer of approved breathable felt.
Rafters - 150x50mm C24 at 400mm centres securely fixed to the wall plate to prevent roof spread using proprietary truss clips.
Ridge Beam - 178x102UB on concrete padstones TBC by structural engineer
Catnic CG90 lintels or similar over external openings
Wall Plate - 100x75 galvanised strapping at 1800mm centres.

Code 5 stepped lead flashing linked to a cavity tray at the junction between the new roof and existing wall.

Roof to be insulated uslng 120mm Celotex XR4000 between rafters and underdrawn with 50mm Celotex GA3000. Clad under with 12.5mm Gyproc wallboard. All to achieve a U Value exceeding 0,14W/m2K.

Velux - Ref U34 (1340mm wide x 954mm high) - to be fitted inaccordance with manufacturers details. Insulating glass (Glass 70) to achieve a U Value 1,1W/m2K

100mm pvc gutter to 75mm pvc rwp to trapped gully into existing drainage.



WALLS: Wall U Value to achieve 0,19W/m2K. 102mm facing brick and 100mm block of 0,150W/m2K, 100mm cavity, partial fill the cavity with 50mm Celotex CG5000 rigid board insulation. Care should be taken and mortar snots removed and cavities cleaned as work progresses. Line internally with 12,5mm plasterboard on dabs. Wall ties to be at 750mm horizontal ctrs and 450mm vertical. Ties to be spaced not more than 300mm vertically within 225mm of vertical edges of openings. Close wall at eaves with proprietary fire stop closer. Connection of the new extension, should be via crocodile wall starters incorporating a vertical damp proof course.

Beam / lintel over bi folding doors is 178x102 with 8mm welded plate to support external brickwork. TBC by structural engineer

DPC minimum 150mm above ground level., linked to cavity tray.
Weak mix concrete cavity fill, 225mm below dpc.

FOUNDATION / SLAB - TBC by engineer
Pile and ground beam foundation with suspended floor slab (to be designed by others)
General - 7No 150mm diameter steel piles with reinforced ground beam of 3No 16mm bars top and bottom with 10mm links at 200mm centres.
150mm reinforced concrete slab with A393 mesh on spacers sat on 100mm Celotex insulation to achieve 0,22W/m2K U value.
Insulation on gas membrane taken across cavity with all joints lapped and taped. Cavity tray over.
Compact sub-base below.

CDM REGULATIONS
The owner, should they need to do so, must abide by the Construction Design and Management Regulations 2015 which relate to any building works invdving more than 500 man hours or longer than 30 days duration. It is the client's responsibility to appoint a Planning Supervisor on all projects that require compliance with the CDM Regulations.

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

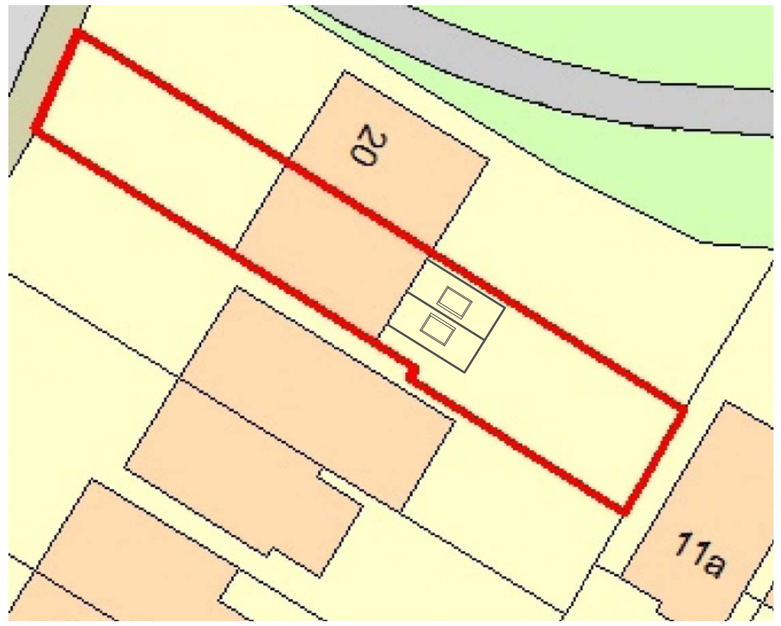
MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

N

SAFETY GLAZING - All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K of the current building regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

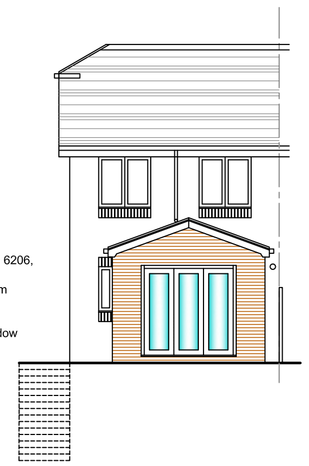
Doors - To Clients design, min double glazed with 16mm argon gap and soft coat low-E glass, Window Energy Rating to be Band C or better and to achieve U-value of 1, 2 W/m²K.

LINTELS - Catnic or IG proprietary lintels above all new openings, & structural steel beams where identified to engineers design.

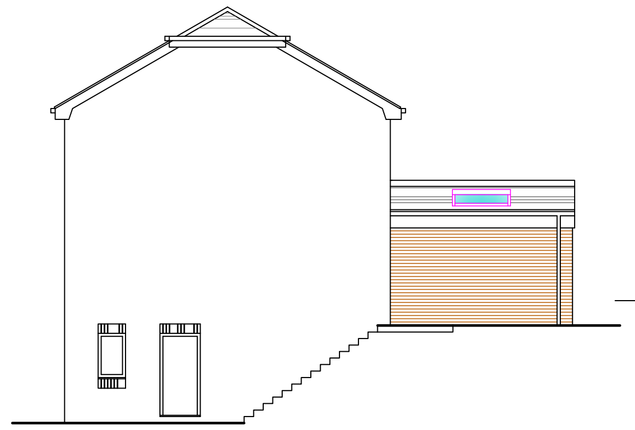


PROPOSED SITE PLAN 1:200

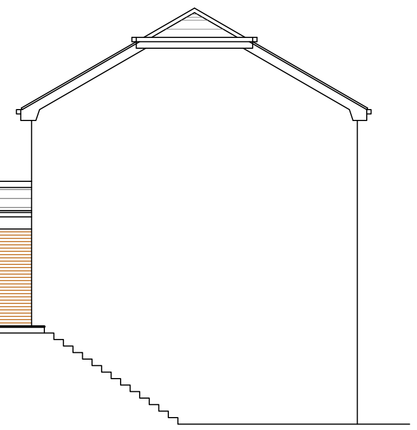
PROPOSED PLANS



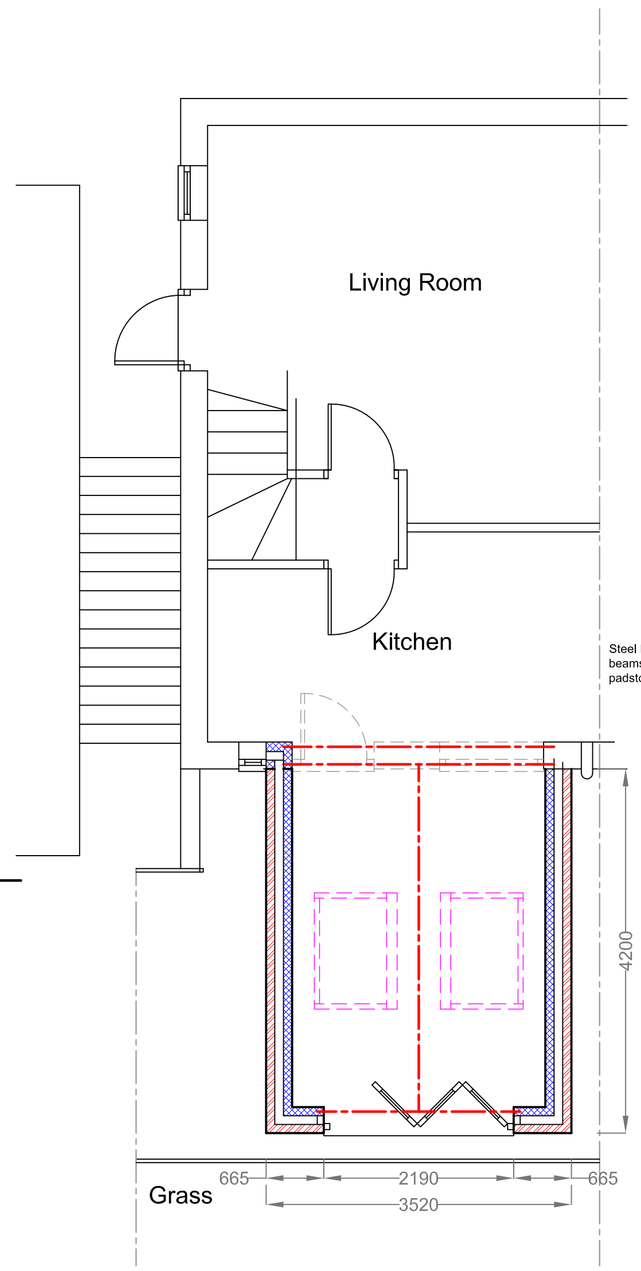
REAR ELEVATION 1:100



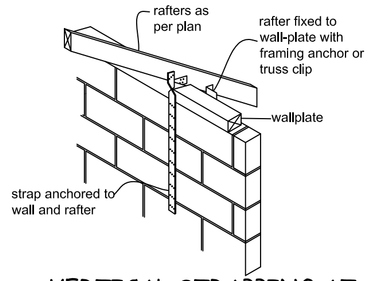
SIDE ELEVATION 1:100



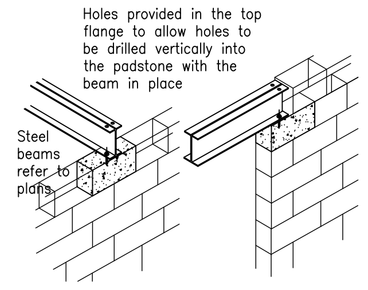
SIDE ELEVATION 1:100



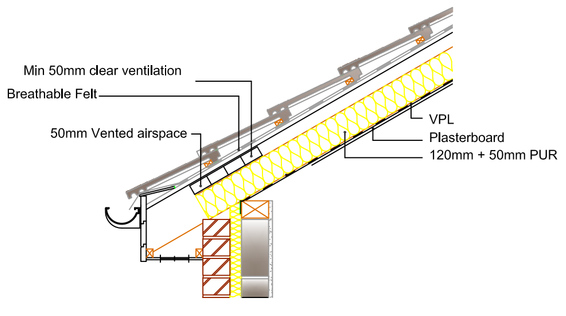
UPPER GROUND FLOOR PLAN 1:50



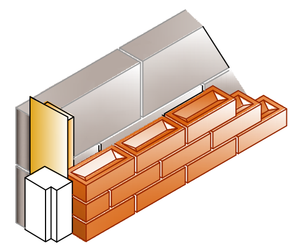
VERTICAL STRAPPING AT EAVES OF PITCHED ROFOS



TYPICAL DETAIL OF BEAM BEARINGS ON PADSTONES



INSULATION BETWEEN & UNDER RAFTERS



INSULATED CAVITY CLOSERS

Client
18 GILBROOK WAY
ROCHDALE, OL16 4RT

Project Title
Proposed Single Storey Rear Extension
PROPOSED PLANS

JUN 2020	Scale 1:100 / 50	01