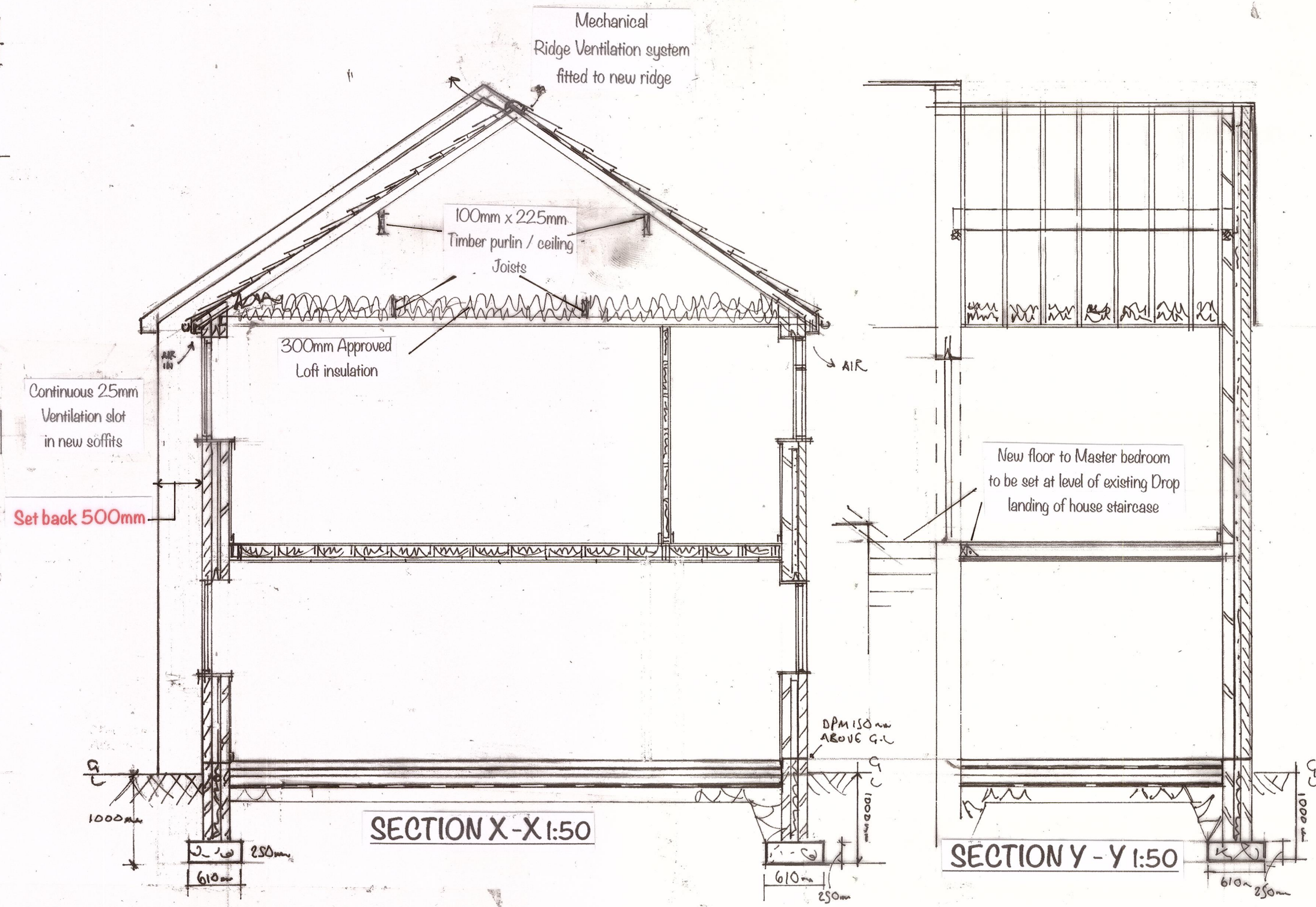
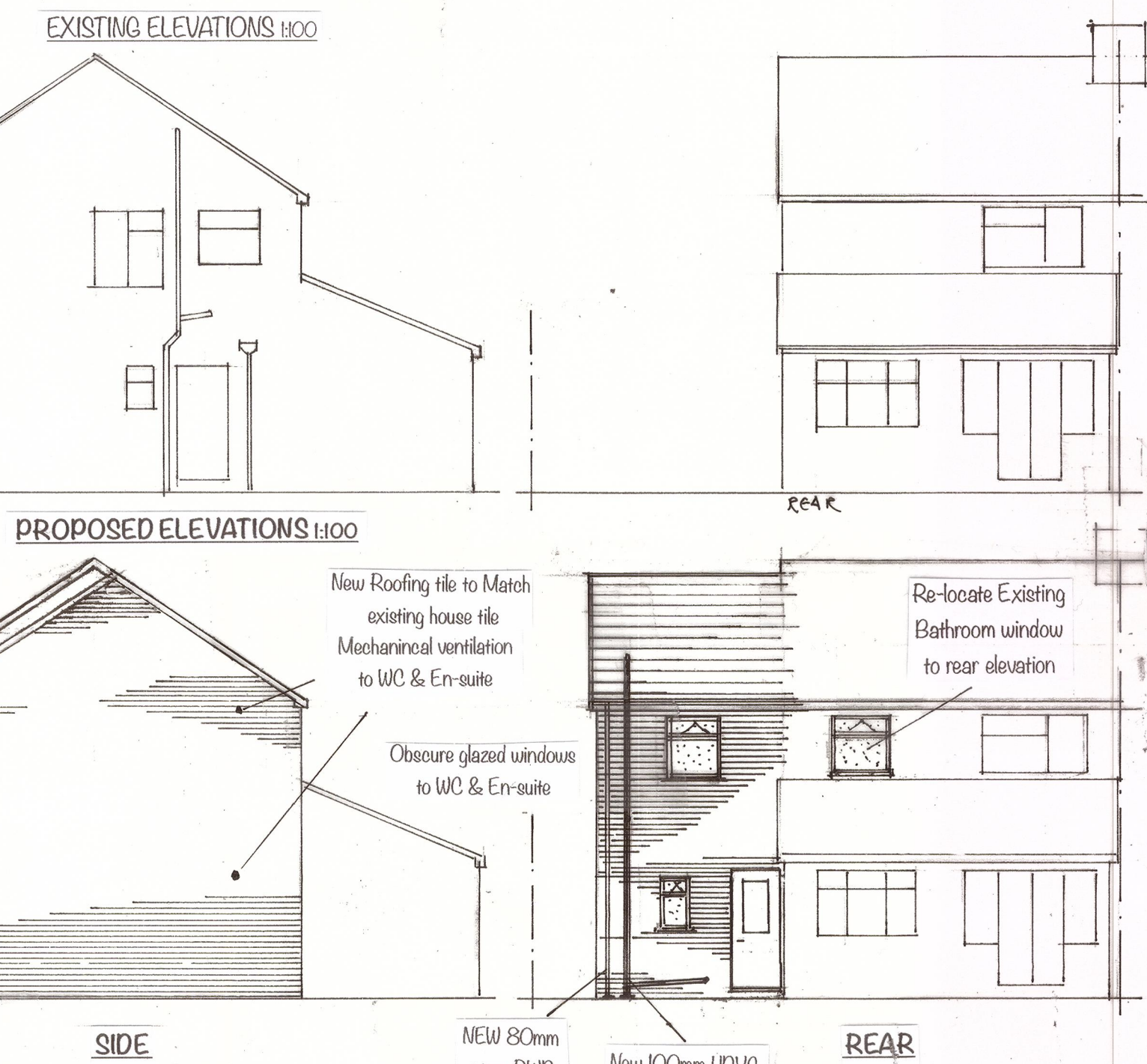
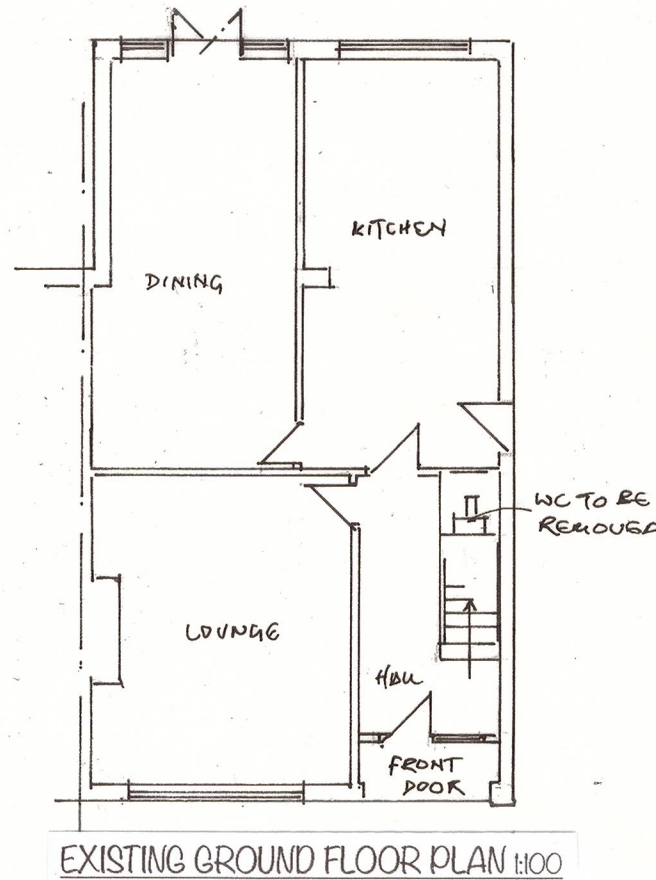
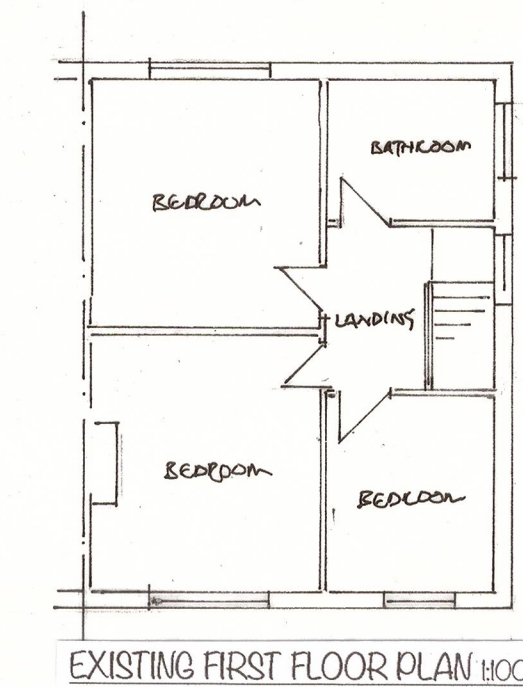
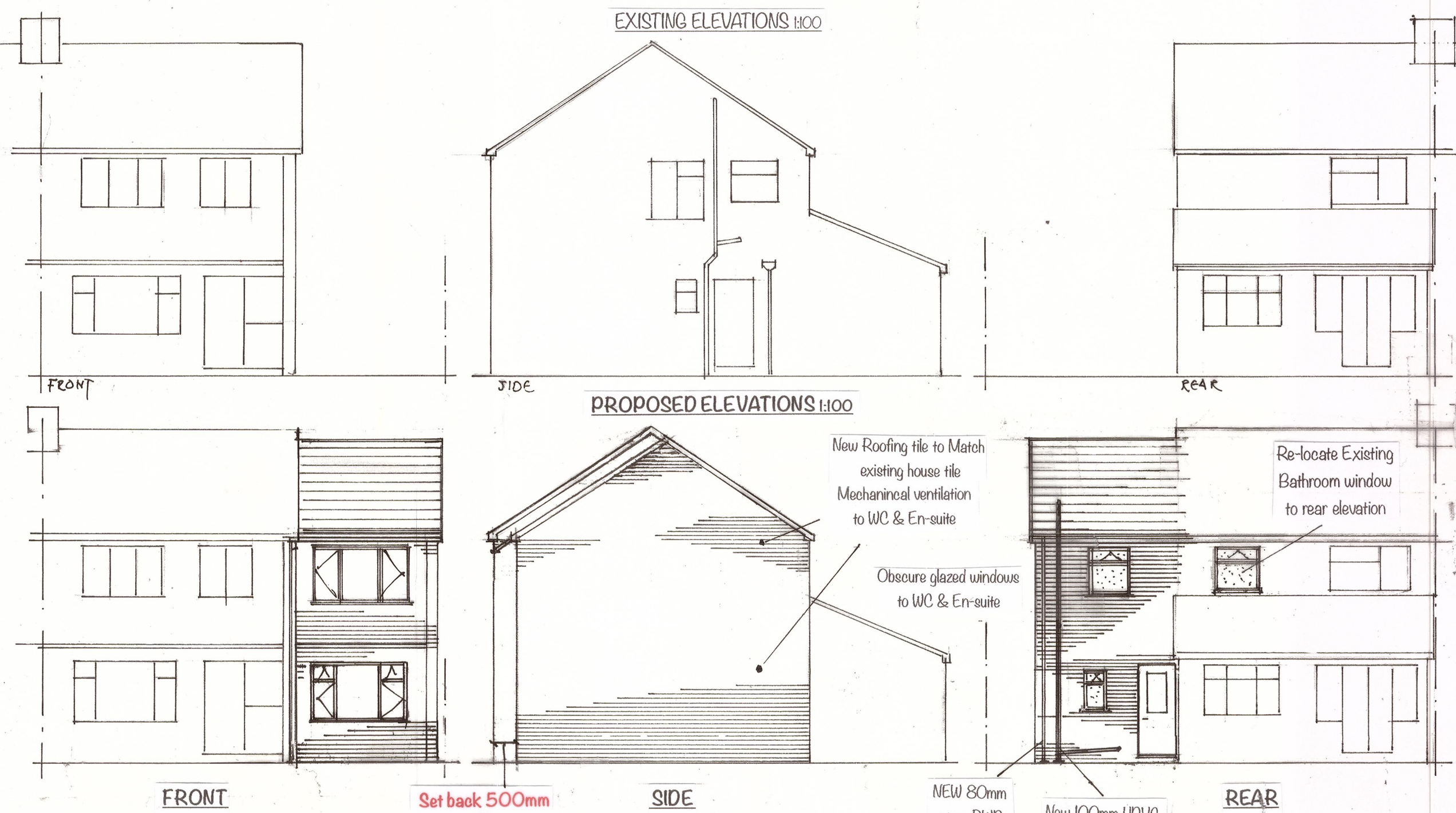




SPECIFICATION

New Extension Roof Specification - Roof pitch is to be identical to existing roof

New Marley modern roofing tiles to match existing property tiles with 100mm overlap set on 40mm x 25mm treated timber belfore,with Vapour permeable membrane on 125mm x 50mm Timber roof joists with 225mm x 100mm C16 Timber ridge and Purlin beams as shown with 300mm quilted roofing insulation laid 150mm between 150mm over 125mm x 50mm ceiling joists Underside to be 12.5mm Plasterboard & skim.

Internal Partition walls

80mm x 50mm timber studding at 400mm ctrs with 80mm quilt insulation between, Both sides to have 12.5mm plasterboard & skim

First floor specification

Inside surface down - 18mm Floor grade T&G Chipboard on 0.5 Polythene separation layer on 50mm x 150mm Grade C16 Construction quality Treated timber Floor joists at 400mm ctrs with 150mm Kingspan Quilt insulation Laid between joists using metal chicken wire to secure in place

New Extension Cavity walls Specification

U Value achieved 0.17W/m²K Calculated in accordance with BS EN ISO 6946:2017

300mm Cavity construction comprising 102.5mm facing Brick to match & key into existing, 100mm cavity with stainless steel wall ties to BS 1243 1978 with : Number of Anchors per m² 3, Diameter of Anchors (mm) 3.99mm Maximum spacing 750mm Horizontal 450mm Vertical and 300mm vertical near any openings.

The inner leaf to be 100mm Aerated Concrete Block (K - Value = 0.15W/mK) Cavity Insulation to be 90mm Kingspan K106 Insulation with a minimum of 10mm airspace. The cavity must be clear of mortar. Inside to plasterboard & skim

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 BS7578 and BS801, Builder is to liaise with the Building Inspector on any on site queries concerning the drainage for the extensions

New Side Extension Ground floor Specification (Floor to be level with existing house floor)

U Value achieved 0.18 W/m²K Calculated in accordance with BS EN ISO 6946:2017

Inside surface down - 65mm Sand cement screed with 0.5mm Polythene separation layer beneath then 80mm Kingspan K106therm K103 Insulation with 150mm Concrete 12.4 2000kg/m³ laid on 1200g DPM or Vaqueon Ultimate Geosol 0.9mm Gas protection to BS8102:2009 CIRIA C748 & BS 8485 2015 DPM if required, on 150mm sand blinded consolidated stone hardcore.

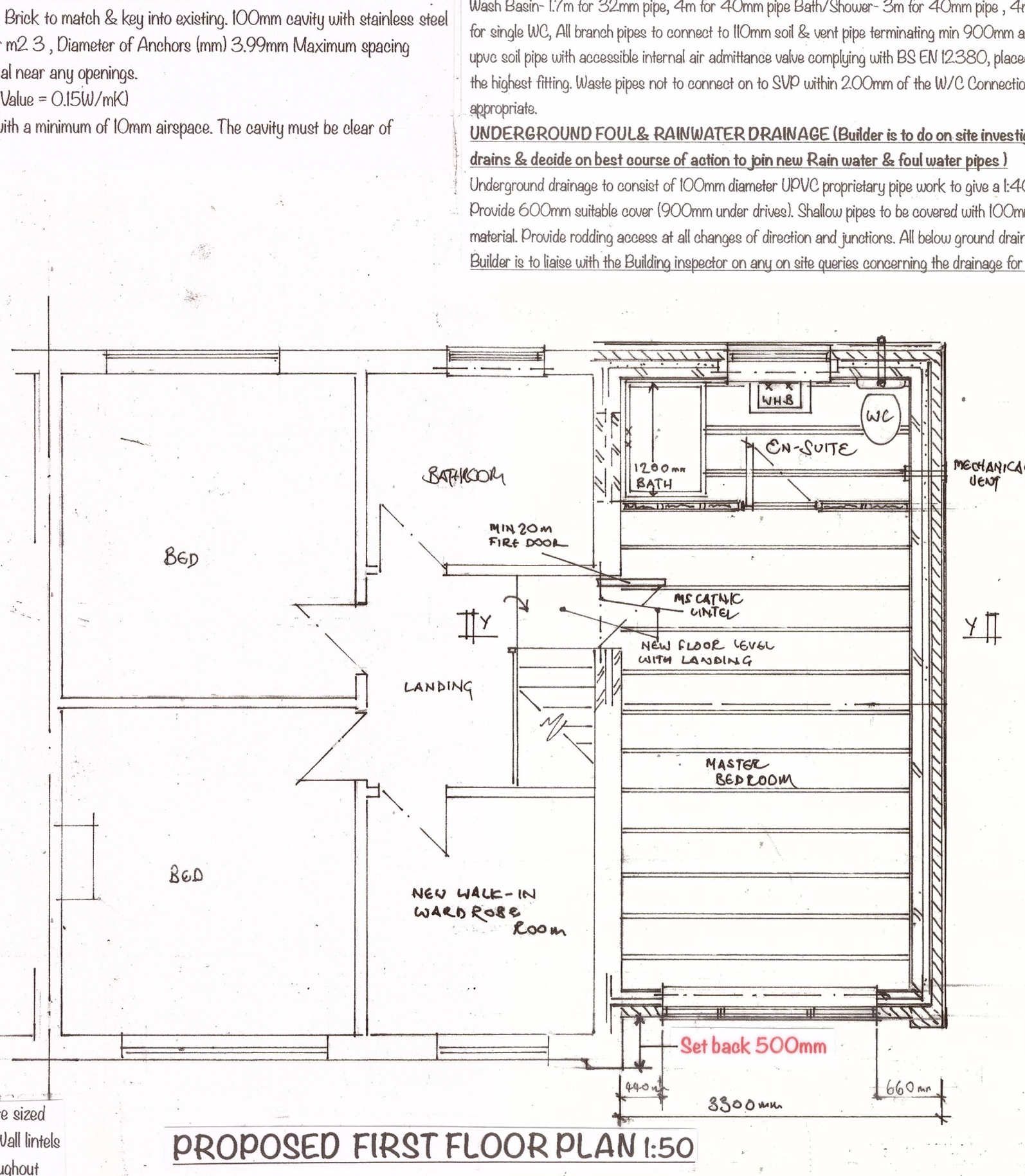
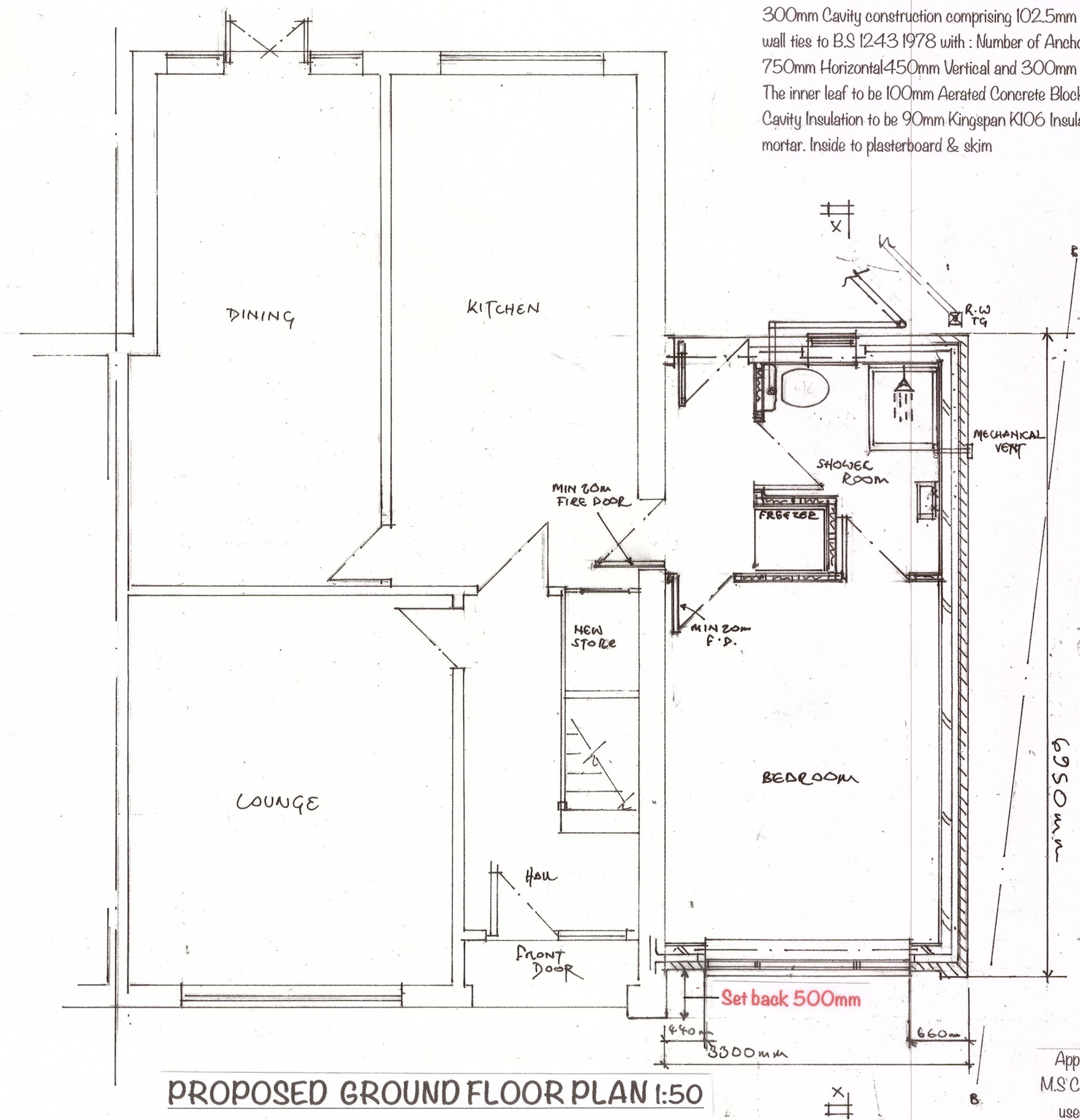
NOTE: Due to No prior Knowledge on ground soil conditions the foundations are shown at a minimum depth required, Builder to confirm exact depth on site with Building control. If Mini piles are a requirement to support below the concrete foundation beam the builder is to provide Piling design & details to the Building Inspector for prior approval before works commence. Builder is to liaise with Building control on any questions / queries on the required foundations

Drainage: New upvc SVP to be fitted for En-suite & WC and existing bathroom to be redirected to new stack

Wash Basin- 17mm for 32mm pipes, 4m for 40mm pipe Bath/Shower- 5m for 40mm pipes, 4m for 50mm vacuum pipes, W/C - 6m for 100mm pipe for single WC, All branch pipes to connect to 110mm soil & vent pipe terminating min 900mm above any openings within 3m Or to a 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that outlet is above the trap of the highest fitting. Waste pipes not to connect on to SVP within 2.00m of the W/C Connection, provide hot and cold water to all fittings as appropriate.

UNDERGROUND FOUL & RAINWATER DRAINAGE (Builder is to do on site investigation to locate existing property main drains & decide on best course of action to join new Rain water & foul water pipes)

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 BS7578 and BS801, Builder is to liaise with the Building Inspector on any on site queries concerning the drainage for the extensions



NOTES (WHERE APPLICABLE)

HOME OWNER/CLIENT & BUILDER MUST READ

ONLY THE PLAN APPROVED BY BUILDING CONTROL TO BE USED FOR CONSTRUCTION PURPOSES.

ALL DIMENSIONS ARE TO BE SITE CHECKED BY BUILDER

DO NOT SCALE DRAWING

ANY NEW DRAINWORK IS TO MATCH & KEY INTO EXISTING

WINDOWS & DOORS TO BE DOUBLE GLAZED WITH 20mm GAP BETWEEN FRAMES FILLED WITH ARGON GAS WITH INNER FRAME HAVING LOW E COATING TO ACHIEVE U VALUE OF 1.4 W/m²K

UNDER BAND 1) CONTROLLABLE TRICKLE VENTS OF 8.000mm² TO HABITABLE ROOMS AND KITCHEN WITH 4.000mm² ELSEWHERE VENTS SET 1700mm FROM FLOOR LEVEL AND 500mm FROM ANY EXTRACT FAN, NEW INTERNAL DOORS TO HABITABLE ROOMS TO BE MIN 20 MINUTE FIRE RESISTANT STANDARD.

ALL NEW BEAMS & LINTELS TO HAVE A MIN BEARING OF 150mm, TIMBER MEMBERS MUST HAVE A 100mm MIN BEARING.

ROOF & FIRST FLOOR MUST BE TIED DOWN TO WALLS WITH MS GALVANISED STRAPS OF 32mm x 5mm AT 1500mm CENTRES.

NEW ROOF SPACE TO BE VENTILATED TO BS 5262, BACKGROUND VENTILATION 8000cm² EQUIVALENT AREA TO BE PROVIDED TO HABITABLE ROOMS

NEW FOUNDATIONS/ WALLS ARE TO CONFORM TO BUILDING REGULATION 1 & 2 / APPROVED DOCUMENT A

THE FOUNDATION DIMENSIONS SHOWN ARE MINIMUM ONLY AND ARE GIVEN WITHOUT ANY ADVANCE KNOWLEDGE OF "ON SITE" SOIL CONDITIONS.

IF THE EXISTING FOUNDATIONS OF THE PROPERTY HAVE TO TAKE ANY ADDITIONAL LOADS THEY SHOULD BE EXPOSED AND PASSED BY THE LA OR PRIVATE BUILDING CONTROL INSPECTOR ON SITE. IF PILES ARE REQUIRED THE BUILDER IS TO PROVIDE PLAN/ DETAILED WORK OF EXACT DETAILS TO BUILDING CONTROL

OR RESLOP WILL NOT BE INVOLVED IN THE DESIGN OF THE PILES.

ANY UNDER-SITE DRAINAGE MUST BE EXPOSED & ENCASED IN 150mm CONCRETE.

NEW WALL CAVITIES MUST BE INSULATED AS PER SPECIFICATION OR WITH B.C APPROVED INSULATION TO ACHIEVE THE MIN "U" VALUE FOR WALLS.

NEW STEELWORK MUST HAVE A MINIMUM FIRE RESISTANCE OF 30 MINUTES.

ALL WALL CAVITIES ARE TO BE CONTINUOUS.

ALL CAVITY BARRIERS TO EX/3/4 APPENDIX D2

RO LINTELS BUILT INTO WALLS OVER DRAINS

FOUNDATIONS WITHIN 1000mm OF DRAINS TO BE TAKEN DOWN TO TO DRAIN INVERT LEVEL

CAVITY CLOSURES TO HAVE VERTICAL & HORIZONTAL DIPS INSULATED TYPE.

ALL NEW PLUMBING IS TO COMPLY WITH BS 5572.

ALL MATERIALS USED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

NEW DRAINAGE LAID TO SELF CLEANSING FALLS WITH RODDING ACCESS.

NEW INSULATION TO BE INSTALLED AS PER "ROBUST DETAILS" ISSUED BY DEFRA.

20. LIGHTING MUST BE LOW ENERGY LIGHT FITTINGS WITH A MINIMUM LUMINOUS EFFICIENCY OF 75 LIGHT SOURCE LUMENS PER OUTPUT WATT

21. MAINS OPERATED INTERLINKED SMOKE DETECTORS TO BS 5446-2 DOMESTIC Or BS 5446-1:2000 or BS 5446-2:2003/COMMERCIAL DETECTORS INTERLINKED WITH (BATTERY) SHOWN AS:

22. THE CLIENT / HOME OWNER MUST INFORM THEIR NEIGHBOURS OF WORK TO BE CARRIED OUT ON OR NEAR TO BOUNDARY AS REQUIRED BY THE PARTY WALL ACT IN WRITING 2 MONTHS BEFORE WORKS BEGIN.

THE CLIENT/HOMEOWNER IS RESPONSIBLE FOR CORRECT LOCATION / ACCURACY OF THE BOUNDARY SHOWN. THE BUILDER MUST BE AWARE OF THE REQUIREMENTS OF THE PARTY WALL ACT AND MUST STUDY THE BOOKLET AVAILABLE FROM THE LOCAL AUTHORITY BEFORE COMMENCING THE PROJECT.

23. ELECTRICAL WORKS BY "COMPETENT PERSON SCHEME" MEMBER.

THE CLIENT / HOMEOWNER MUST SATISFY THEMSELVES THAT THE ELECTRICIAN (WHETHER EMPLOYED VIA THEMSELVES OR BUILDING CONTRACTOR) IS QUALIFIED TO CARRY OUT ALL OF THE PARTS OF THE PROPOSED ELECTRICAL WORKS & TEST THE WORKS IN ACCORDANCE WITH BS 7671 THE IEE 18th EDITION WIRING GUIDANCE AND ARE FULLY AUTHORISED TO ISSUE RELEVANT CERTIFICATES AS REQUIRED BY PART D OF THE BUILDING REGULATIONS EFFECTIVE 1/10/15.

ALL ELECTRICAL WORKS MUST MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) AND WILL BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON COMPETENT & QUALIFIED TO DO SO AND A SELF CERTIFICATION CERTIFICATE BE SUBMITTED / ISSUED TO THE LOCAL AUTHORITY BY THE COMPETENT PERSON WITH 30 DAYS OF COMPLETION OF THE ELECTRICAL WORKS.

THE CLIENT / HOMEOWNER MUST ALSO RECEIVE A COPY OF THE SELF CERTIFIED CERTIFICATE & A BS 7671 ELECTRICAL INSTALLATION TEST CERTIFICATE.

ELECTRICAL WORKS BY "NON-COMPETENT PERSON SCHEME" MEMBER

ALL WIRING & ELECTRICAL WORKS MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7671 THE IEE 18th EDITION WIRING REGULATIONS & PART P ELECTRICAL SAFETY. ON COMPLETION OF THE WORKS A COPY OF THE INSTALLERS TEST CERTIFICATE COMPLIANT WITH BS 7671 IS TO BE PROVIDED TO THE CLIENT / HOMEOWNER & LOCAL AUTHORITY AND PRIOR TO ANY COVERING OF THE WIRING & CABLES OF THE INSTALLATION BE INSPECTED BY A "NON-COMPETENT PERSON" AND ON COMPLETION OF THE INSPECTION IN ADDITION TO THE ABOVE STATED CERTIFICATE A ADDITIONAL "NON-COMPETENT PERSONS" ELECTRICAL INSTALLATION CERTIFICATE COMPLIANT WITH BS 7671 TO BE PROVIDED TO THE HOMEOWNER/CLIENT & LOCAL AUTHORITY. COMPETENT PERSON MEANS A MEMBER OF CDDM ELECTRICAL COMPETENT PERSONS SCHEME.

MECHANICAL VENTILATION TO BE FITTED AS FOLLOWS: BATHROOMS TO HAVE 15L/SEC/2ND AIR CHANGE, KITCHENS AND OTHER AREAS TO HAVE A MIN OF 60L/SEC/2ND AIR CHANGE DUCTED TO EXTERIOR AIR. FANS TO HAVE A 15mm OVER RUN AND IN ADDITION THE WINDOWS TO THESE AREAS TO HAVE CONTROLLABLE VENTS OF MIN 2500cm².

25. ANY WORKS CARRIED OUT ON THE GAS APPLIANCES OR CENTRAL HEATING SYSTEM MUST ONLY BE DONE SO BY A GAS SAFE REGISTERED CONTRACTOR.

GAS FIRED HEATING SYSTEMS REQUIRE 92% MINIMUM EFFICIENCY

GAS BOILERS FITTED IN EXISTING DWELLINGS REQUIRE ONE OF THE FOLLOWING:

FULG GAS HEAT RECOVERY / WEATHER COMPENSATION / LOAD COMPENSATION

SMART THERMOSTAT WITH AUTOMATION & OPTIMISATION

IN ANY CASE THE REGISTERED INSTALLER MUST BE FAMILIAR WITH CURRENT APPROVED DOCUMENT L1

26. THERE MAY BE FEES DUE TO PAY TO THE LA OR PRIVATE BUILDING CONTROL BEFORE THE BUILDING INSPECTOR VISITS / SIGNS OFF THE PROJECT, THE HOMEOWNER/CLIENT SHOULD CHECK WITH THEIR BUILDING CONTRACTOR.

27. THE BUILDER MUST TAKE REASONABLE MEASURES TO PREVENT AIR LEAKAGE FROM THE PROPERTY & AIR GAPS AROUND DOOR & WINDOW FRAMES TO BE SEALED. FLOORS MUST BE AIRTIGHT AND ANY HOLES IN THE EXTERNAL WALLS FOR DRAINAGE ETC TO BE FULLY SEALED, ALL INSULATION TO BE CONTINUOUS WITHOUT AIR GAPS.

28. PLUMBINGS MUST MEET A MINIMUM STANDARD OF EN 13286 UNTIL THE TRADA TEST STANDARD HAS BEEN ESTABLISHED.

29. THE DESIGNER (RESLOP) IS NOT RESPONSIBLE FOR ANY VOIDS / DRAINS OR OTHER UNDERGROUND OBSTRUCTIONS FOUND NEAR OR UNDER THE BUILD SITE.

30. A PROPER SUPPLY OF AIR IS TO BE PROVIDED TO THE KITCHEN IN ORDER THAT THE COOKING APPLIANCES CAN FUNCTION EFFICIENTLY WITHOUT CAUSING DISCOMFORT

31. A CONTINUOUS SUPPLY OF HOT WATER TO BE PROVIDED TO THE KITCHEN THAT DOES NOT EXCEED THAT LAID DOWN.

32. ALL NEW STEELWORK IS TO BE 30 minute FIRE PROOF IE 2 x 10mm PLASTERBOARD LAYERS AND SKIM ON 50mm x 50mm TIMBER NOGINS @ 400mm CENTRES.

33. THE CLIENT MUST BE SURE THAT THE SIZES OF THE ROOMS SHOWN ARE SATISFACTORY

34. IF THE PROPOSED ROOF IS TO BE OF A GANG NAILED TRUSS SYSTEM THE BUILDER MUST OBTAIN APPROVAL FROM BUILDING CONTROL FOR THE DESIGN/ TRUSS CALCULATION BEFORE WORK COMMENCES

35. THIS PLAN IS PROVIDED FOR BUILDING REGULATION SUBMISSION / APPROVAL AND IF REQUIRED PLANNING PERMISSION AND DOES NOT TAKE INTO ACCOUNT ANY FAULTS IN THE EXISTING STRUCTURE OF THE PROPERTY.

36. AMENDMENTS TO THE PLAN AFTER PLANNING PERMISSION HAS BEEN ACHIEVED MAY REQUIRE A NEW APPLICATION. IF CLIENT HAS INSTRUCTED DESIGNER (OR RESLOP) THAT PLANNING IS NOT REQUIRED DUE TO ADVICE FROM A SRA PARTY OR RESLOP IS FREE FROM ANY OBLIGATIONS THAT MAY ARISE IF AN ISSUE FROM PLANNING DEPARTMENT HARBORS DURING CONSTRUCTION.

37. IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO OBTAIN A COMPLETION CERTIFICATE FROM THE PRIVATE OR LA BUILDING CONTROL DEPARTMENTS ONCE THE FINAL CHECK HAS BEEN COMPLETED AND THE PROJECT IS SIGNED OFF BY THE BUILDING INSPECTOR.

38. IF REQUIRED THE HOMEOWNER / CLIENT MUST INFORM THE LEASEHOLDER OF THE PROPOSED WORKS/PROJECT THAT IS TO BE CARRIED OUT ON THE PROPERTY BEFORE WORKS COMMENCE

39. IF THE HOME OWNER/CLIENT OR BUILDER COMMENCES ANY WORK WITHOUT FULL PLANS APPROVAL IN PLACE THEY DO SO AT THEIR OWN RISK AND THE DESIGNER (OR RESLOP) WILL NOT ACCEPT ANY LIABILITY FOR ANY PERSONAL INJURY SUFFERED, ALTERATIONS, COSTS, DELAYS OR LEGAL PROCEEDINGS RESULTING FROM THIS.

40. AS AGREED THE DESIGNER (RESLOP) WILL VISIT & MEASURE THE PROPERTY THEN DESIGN THE PROJECT TO THE CLIENTS WISHES, COMPLETE RELEVANT APPLICATION FORMS ADVISE AS BEST ON FEES AND PREPARE APPLICATION PACKS READY FOR SUBMISSION BUT WILL NOT TAKE PART IN ANY BUILDING WORKS

PROPOSED

Two Storey Side Extension

(Creating New Ground floor Bedroom with shower room & Master bedroom with En-suite)

for

Mr & Mrs Chan

No 51, Round Thorn Road

Middleton

Manchester

M24 1FT

jhslopdesign.wordpress.com

jhslopd@live.co.uk

Scale 1:50 & 1:100 @ A1 Paper size

AMENDED PLAN

REF: 24/00613/HOUS