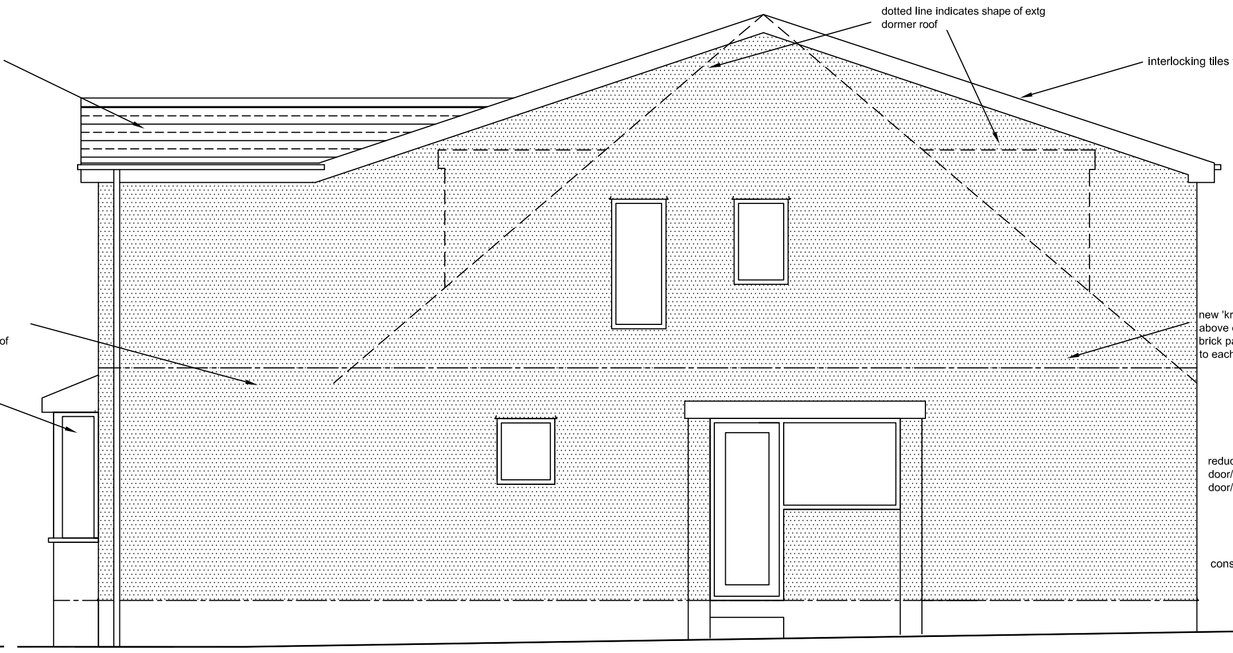
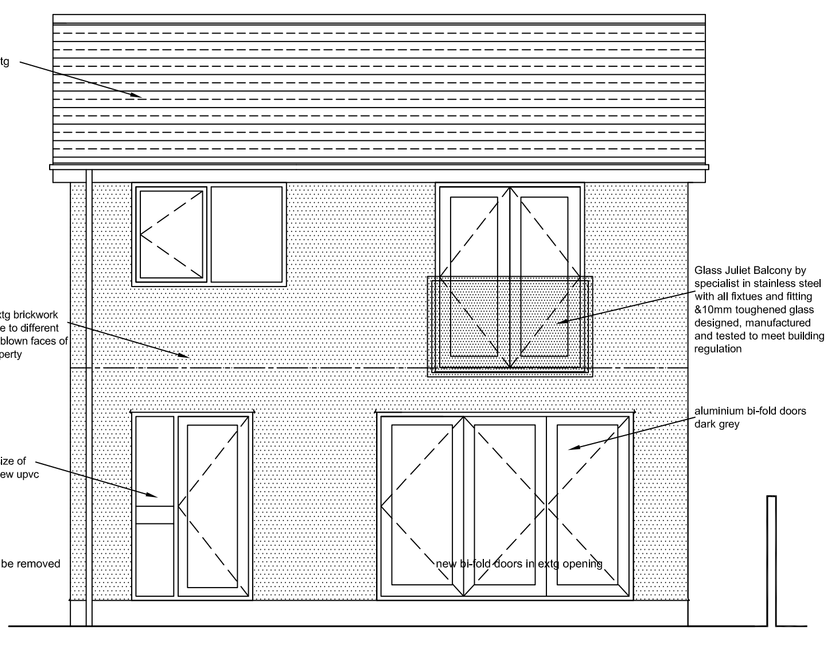
proposed front elevation



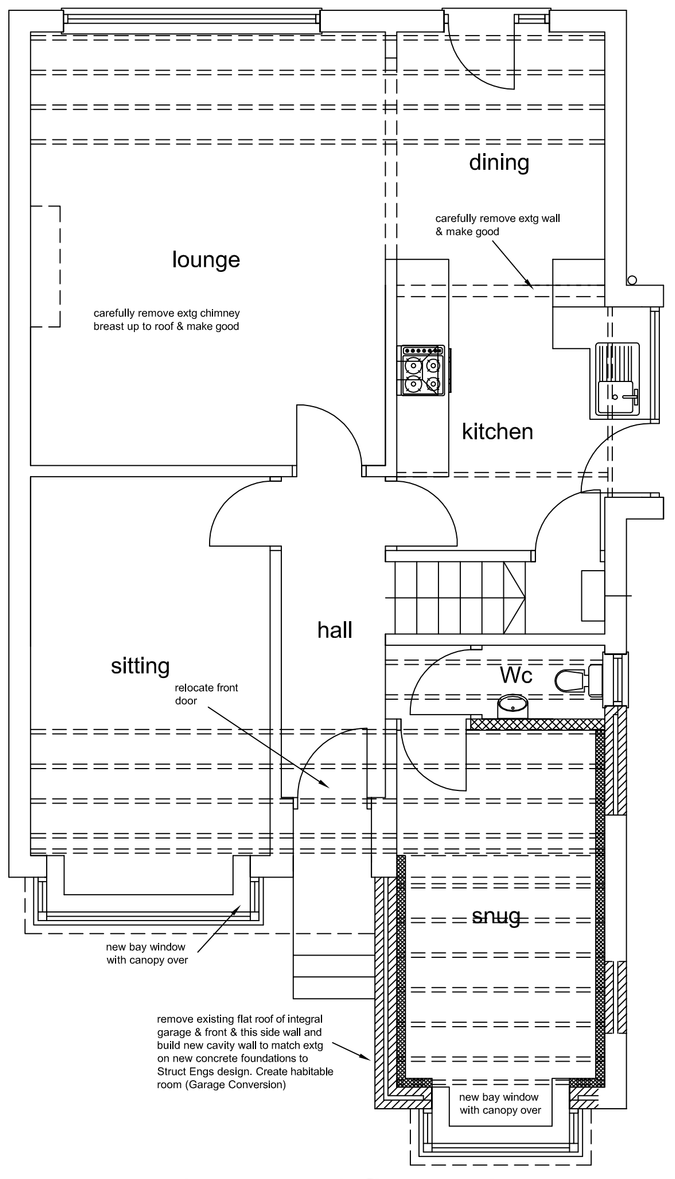

proposed side elevation



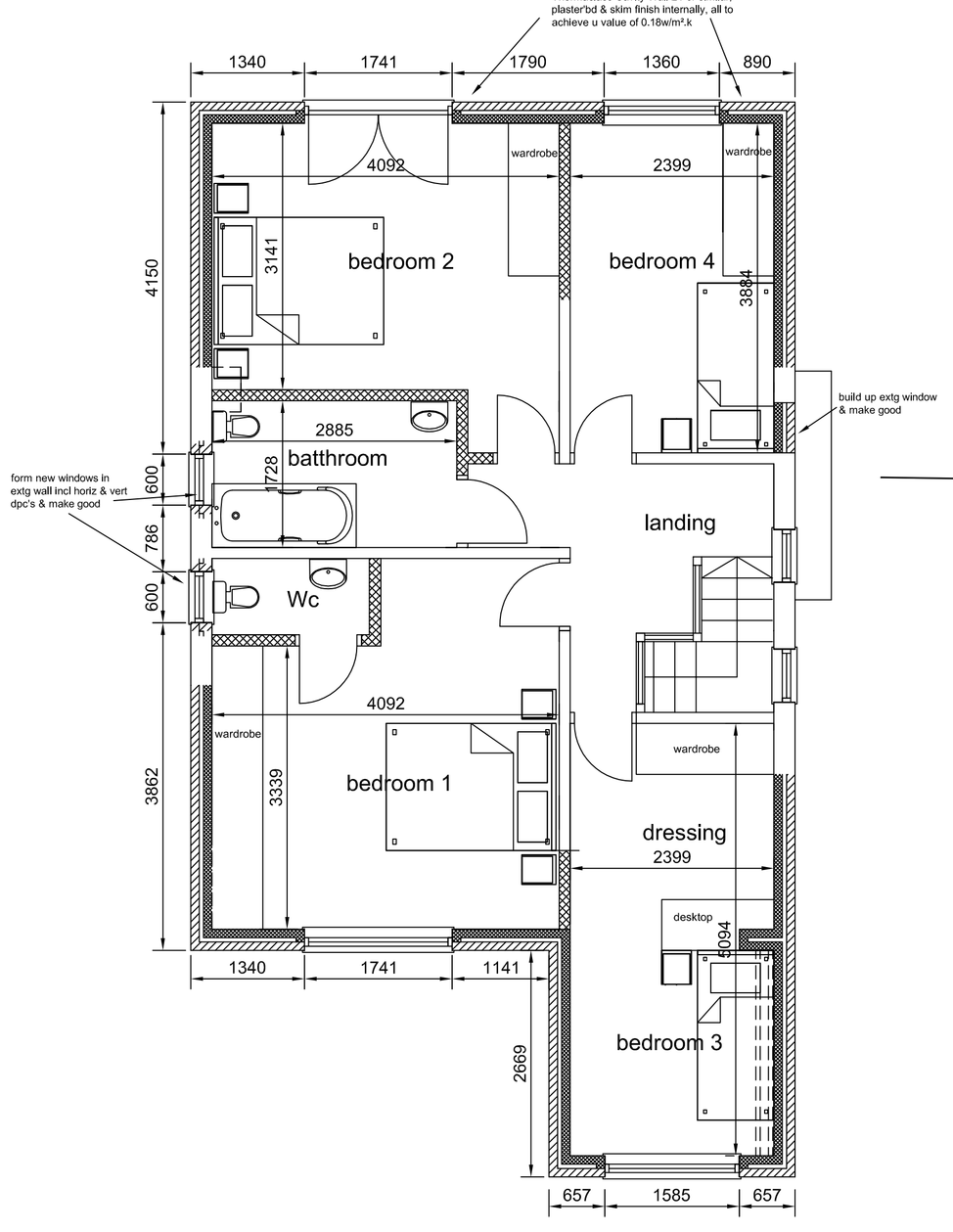

proposed rear elevation

Proposed Finishes
Walls below DPC - Extg Brickwork
Upper Storey - 'krend' externally on masonry with insulated timber frame internally
Roofs - Interlocking concrete tiles and PVCu fascias and rainwater goods all to match extg
Windows & Doors - Double glazed PVCu to be dark grey in colour

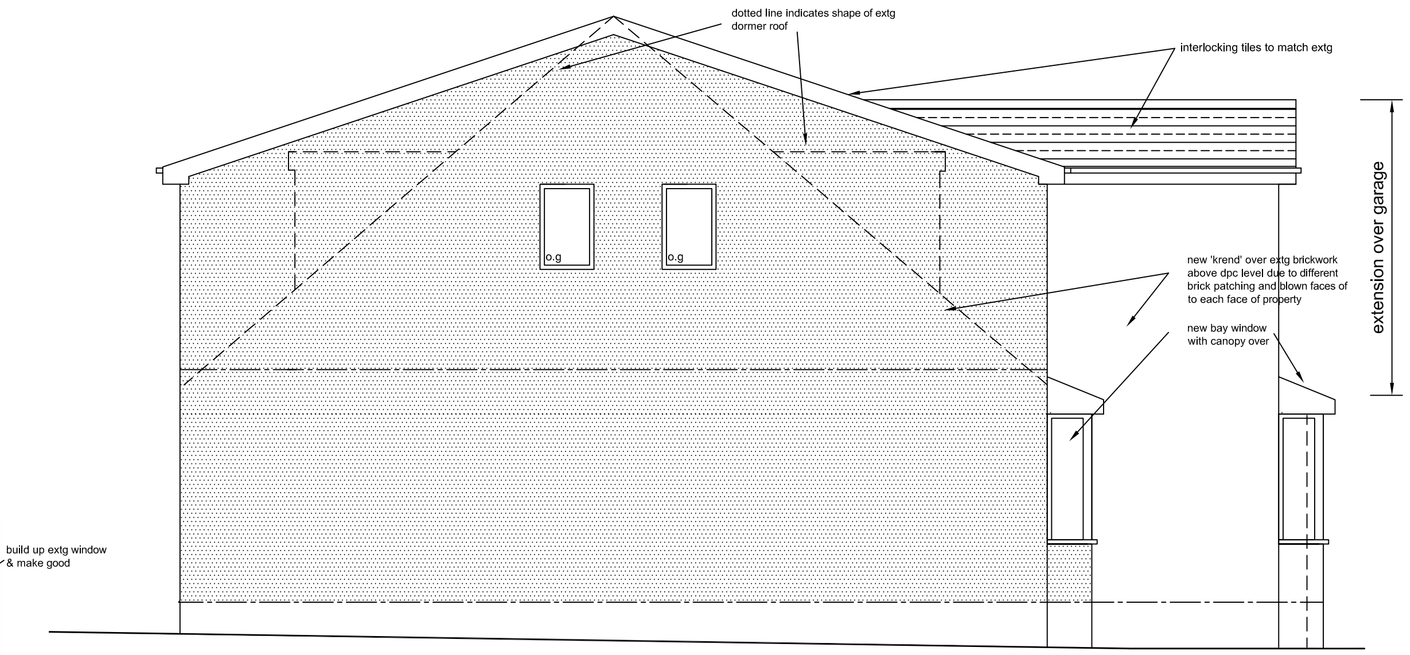
Structural calculations to be submitted and approved before commencement



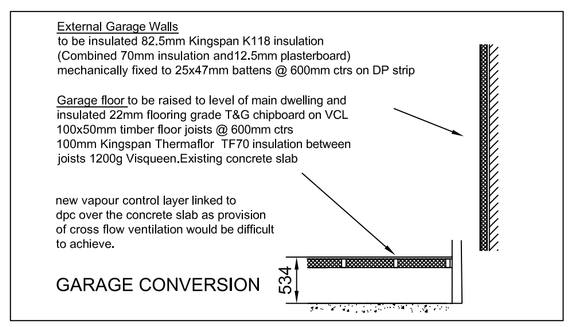

proposed ground floor plan




proposed first floor plan




proposed side elevation




Note It is the responsibility of the contractor to determine the location and direction of the existing drainage through excavation and provide new pipework to connect new to existing. Full drainage system on site is to be identified at time of excavation. If combined or separate systems are found that system is to be maintained during and after construction. All re-routing and any new drainage layouts are to be approved by BCO prior to laying of any drains.
RWP's into new trapped gullys and connected into extg drainage

Smoke/Fire Protection
Ceiling mounted self contained, interlinked smoke detectors to be fitted to Ground floor hallway and first floor landing and heat detector fitted within kitchen area. Detectors to be permanently hard wired to separate fused circuit on distribution board. Detectors to be fitted within 7 metres of doors to kitchen and lounge and within 3 metres of doors to bedrooms, and at least 300mm from any wall or light fitting. Detectors to have standby power and conform to BS 5466. Detection and alarm systems to be in accorance with BS 5839-6 2004 to Grade D Category LD3 Standard.

Construction Details
Continuity of insulation and limiting air leakage to be in accordance with DEFRA Robust Building Details. All materials to be fitted in accordance with manufacturers instrucctions. Roof insulation to be laid over top course of blockwork and wall insulation continued up to top of wall to meet roof insulation. Wall insulation batts to be tightly butted up to each other and to cavity closer. Service penetrations to be cored drilled to minimise damage to insulation and hole oversize kept to a minimum to provide snug fit. All penetrations to be sealed all round with a mastic sealant to junctions of plaster finishes, windows boards and frames.

GENERAL BUILDING REGULATION NOTES

1. All work to be carried out to the satisfaction of the Local Authority.
2. 32x6mm M.S. straps to be fixed as lateral restraint to roof joist / wall/wall intersections (ie) where rafters run parrallel to walls to comply with Schedule 7.
3. Roof void to be vented to CP144 Part 3 1970.
4. Cavity barriers required to comply with Reg E.14.
5. Where new cavity walls meet existing, cavities are to be connected.
6. All cavities closed to comply with Bldg Regs.
7. All external door & window openings to have horiz & vertical dpc's.
8. Window sizes to give min 1/20th floor area of room for natural ventilation and 1/10th floor area of room for natural light.
9. Lintols to window & door openings to be patent metal combined lintols (Catnic CN12(b) or similar 3crs lintol.)
10. New rainwater goods to match existing (ie): hr gutters & rwp's into trapped gullies.
11. Existing heating system extended into new area.
12. All foundations to comply with Bldg Regs.
13. All foundations within 1m of drain to be taken down to invert of drain.
14. Roof ventilators to be provided at the abutment with any extg wall Reg F2
15. Coursing to match existing.
16. Concrete lintols to be provided in walls where drains pass through.
17. New drainage under building to be encased in 150mm min concrete.
18. New drainage to be 'Hepsleve' or similar using flexible joints.
19. All dimensions to be checked on site.

NOTES

SPECIFICATION NOTES
FOUNDATIONS:
New foundations to be 600x150mm min thick strip footings taken down min 750mm below ground level
Extg party wall to be underpinned to Strut Engs design. Party Wall Agreement is required
SUSP TIMBER FLOOR TO EXTG GARAGE:
to comprise Susp timber floor comprising 22mm floor decking on 100x50mm s/w joists @ 450mm ctrs with 100mm GA4000 Celotex (or similar) rigid insulation between joists, on 100x50 wallplate. Adequate brick vents to give cross ventilation.To achieve max u value of 0.18W/m².K.100mm site concrete on dpm on 50mm sand blinding on consolidated hardcore
EXTG/NEW FIRST FLOOR TO UPPER STOREY:
Make up remainder of footprint at the upper level using 22mm T&G chipboard on floor joists to match existing (or 200x50 C24 floor joists @ 400ctrs) with 12.5mm plaster'd and skim to underside and100mm glass quilt sound insulation between floor joists with a density of 10-11kg/m3 to give min 40dB rating to whole of floor plate of upper floor level.
EXTERNAL UPPER WALLS:
New upper cavity wall construction to match width of extg: Krend on100mm masonry blockwork externally; 50mm cavity and 100mm timber framing containing 90mm rigid board Insulation Thermaclass Cavity Wall 21 or similar ; plaster'bd & skim finish internally, all to achieve u value of 0.18w/m².k
All cavities to be closed at top of walls with rockwool rockdose and around openings with insulated thermabate cavity closers. stainless steel wall ties with insulation retaining clips at max. 750mm centres horiz and 450mm staggered centres vertically. hyload or similar dpc. cavity trays to all interruptions of cavity.
New walls connected to existing walls with stainless steel movement connectors, bolted to existing and built into new walls.
DPCs
Hyload or similar approved to new masonry wallls at floor level and 150mm min. above ground level.
WINDOWS/DOORS:
New external Dark grey Pvcu double glazed windows. Glazing to be min WER Band B). New window/doors to comply with requirements of Parts K and L1b of the Building Regs with safety glazing to be used in critical locations to comply with Approved Doc and BS 6206. Emergency egress windows to be provided as required, windows should have a minimum openable area equal to 0.33m² with a minimum dimension of 450mm (eg 735 x 450mm). The bottom of the openable window area should not be more than 1100mm above the finished floor level.
SPACE AND WATER HEATING:
Existing radiator system to be adapted as necessary to provide heating to newly formed rooms from the extg house. All pipework to be insulated. heating to be thermostatically controlled. Heating system to comply with part L1b of the building regulations.
ELECTRICAL WORK:
Modify extg electrical installation into new extension including new low wattage light fittings, power sockets, and where specifically requested televsion outlets, telephone outlets, and security system as required.
All switches and sockets to be installed in habitable rooms are to be between 450mm and 1200mm above floor level.All electrical work must be carried out to meet the requirements of Building Regulations Part P by a person competent to do so. Prior to completion either an electrical installation certificate issued under an Approved Competent Person Scheme, or an electrical installation certificate signed by a person competent to do so, should be provided to Building Control.
HEATING APPLIANCES:
Any work to heating appliances to be carried out by a registered Gas Safe engineer,
VENTILATION:
Windows to be min size of 1/10th floor area of room with opening lights to equal min 1/20th floor area.
VENTILATION: Mechanical ventilation system to be of an energy efficient type in compliance with Table 3.
* rooms with no windows or opening lights - fans to have 15min overun fitted/ Windowless rooms - fans to operate off main light switch.* Replacement air to be provided to rooms with fans by 10mm undercut under door.Extract fans giving air flow of 6L/S to WC & 15L/S to bathroom.
CONSERVATION OF FUEL AND POWER:
Alterations to be designed in accordance with the June 2022 edition of building regulations approved document L1B
ABOVE GROUND DRAINAGE:
- All traps to have min, 75mm deep seal. All wastes to connect to either Soil and Vent Pipe or Stub Stack, or discharge into trapped gully.- Provide new uPVC gutters (to match extg), mounted level and discharging to new rainwater pipe's, connected directly into surface water trapped gullies.
BELOW GROUND DRAINAGE:
- Start of new drains to be either a gully or rest bend (from SVP). New drains to be clay pipes with flexible joints, and be nominally 100mmØ. Pipes to be bedded and backfilled with granular material to BS882, and generally laid to falls of 1:80. Drains passing under building to be encased all around with 100mm concrete if within 300mm of u/s of slab. For drains that pass through walls provide openings in wall with r.c. lintels to all leaves, to give 50mm clear space around pipe, to be filled with compressible fill to prevent gas entry.
NEW ROOF: new roof to comprise: conc interlocking tiles to match existing suitable for min. pitch 18° laid to manufacturer's recommendations on 25x38mm tsw. battens on glidevale vp400 protect underlay on timber truss rafters at 400mm ctrs fixed manufacturers recommendations, 500mm quilt laid at right angles between and over bottom chord in layers with 12.5mm plasterboard fixed to underside, to achieve u value of 0.15w/m²/K.
ELECTRICAL WORK:
Modify extg electrical installation into new extension including new low wattage light fittings, power sockets, and where specifically requested television outlets, telephone outlets, and security system as required. All switches and sockets to be installed in habitable rooms are to be between 450mm and 1200mm above floor level.All electrical work must be carried out to meet the requirements of Building Regulations Part P by a person competent to do so. Prior to completion either an electrical installation certificate issued under an Approved Competent Person Scheme, or an electrical installation certificate signed by a person competent to do so, should be provided to Building Control.
HEATING APPLIANCES:
Any work to gas heating appliances to be carried out by a registered Gas Safe engineer.
VENTILATION:
Windows to be min size of 1/10th floor area of room with opening lights to equal min 1/20th floor area.
VENTILATION: Mechanical ventilation system to be of an energy efficient type in compliance with Table 3.* rooms with no windows or opening lights - fans to have 15min overun fitted/ Windowless rooms - fans to operate off main light switch.* Replacement air to be provided to rooms with fans by 10mm undercut under door.Extract fans giving air flow of 6L/S to WC & 15L/S to bathroom.
CONSERVATION OF FUEL AND POWER:
Alterations to be designed in accordance with the 2022 amendments of building regulations approved document L1B
ABOVE GROUND DRAINAGE:
- All traps to have min, 75mm deep seal. All wastes to connect to either Soil and Vent Pipe or Stub Stack, or discharge into trapped gully.- Provide new uPVC gutters (to match extg), mounted level and discharging to new rainwater pipe's, connected directly into surface water trapped gullies.

| REV | DESCRIPTION | CHECK | DATE |
|---|---|---|---|

CLIENT
Mr Irfan Mahmood
116, Bolton Rd, Rochdale. OL11 4QX

PROJECT
Alterations & Remodelling to upper storey including a new roof, garage conversion & new brick garage

DRAWING
Proposals

| SCALE | DATE | DRAWN | CHECKED |
|---|---|---|---|
| 1:50 @ A1 | Sept 2022 | rb | |

| DRAWING NO. | CAD REFERENCE NO. | REVISION |
|---|---|---|
| 2222/IIM/02 | | |