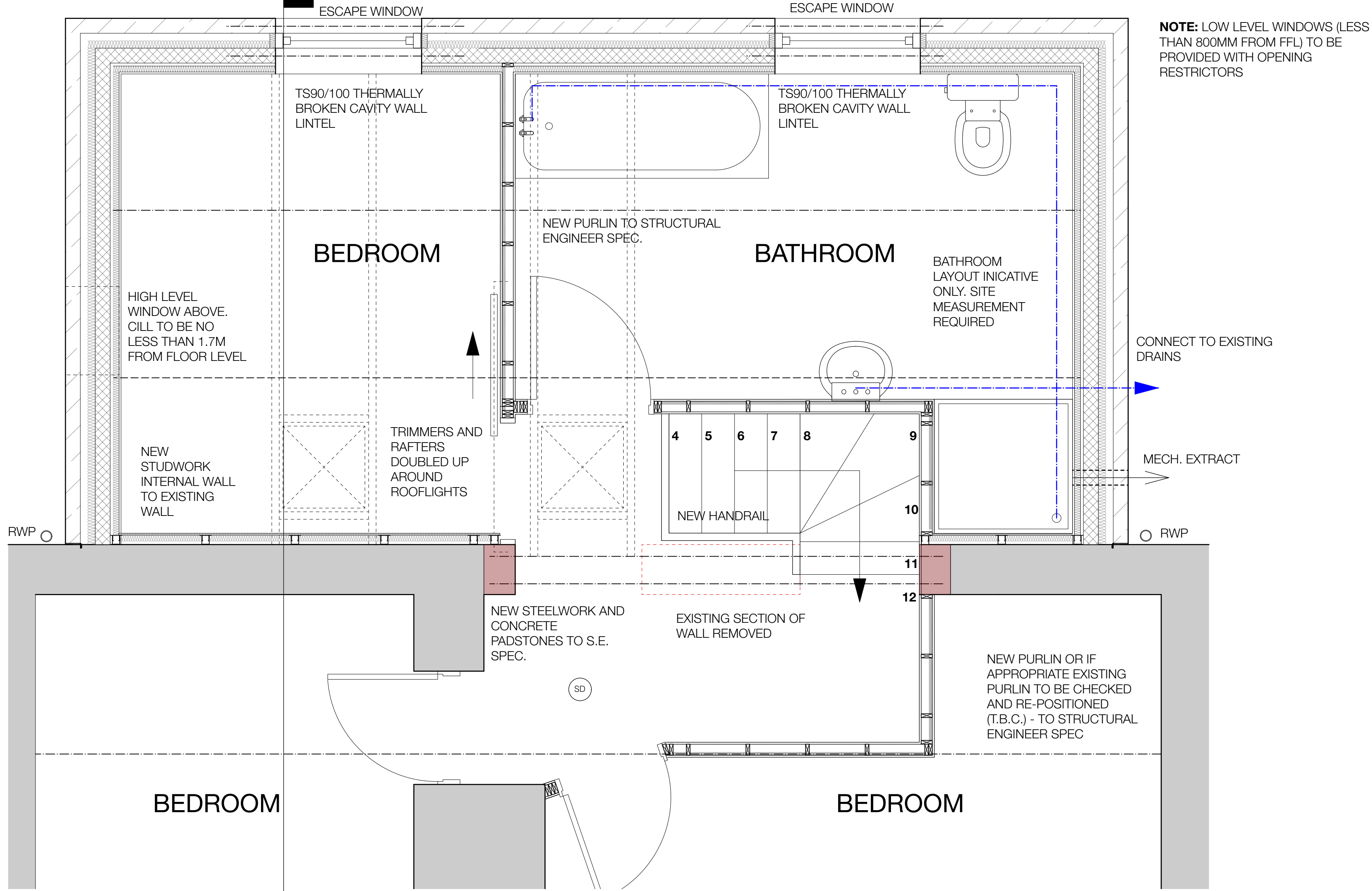
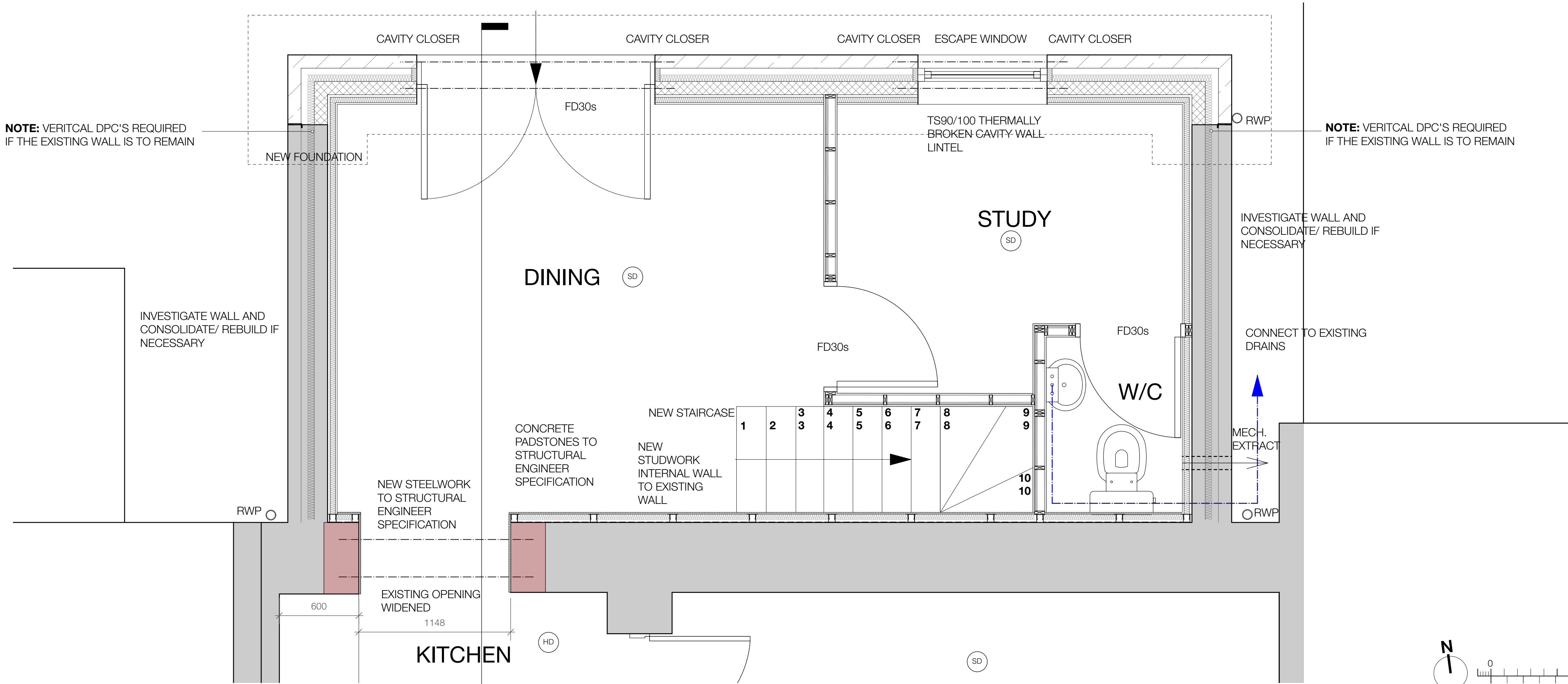




PROPOSED FIRST FLOOR PLAN (PARTIAL)



PROPOSED GROUND FLOOR PLAN (PARTIAL)

NOTE: DRAWINGS PRODUCED BASED ON SURVEY BY OTHERS. PRIOR TO COMMENCEMENT OF WORK, INTERNAL HEIGHTS AND POSITION OF STRUCTURAL ELEMENTS TO BE CHECKED. DETAILS MAY BE SUBJECT TO CHANGE.

A 19/04/23 LA Amendments following Building Control Officer comments.

Revision
Project
Extension to the rear

Address
2 Ealees, Littleborough
OL15 0HJ

Client
Mr and Mrs Mathieson

Drawing
Proposed Plans

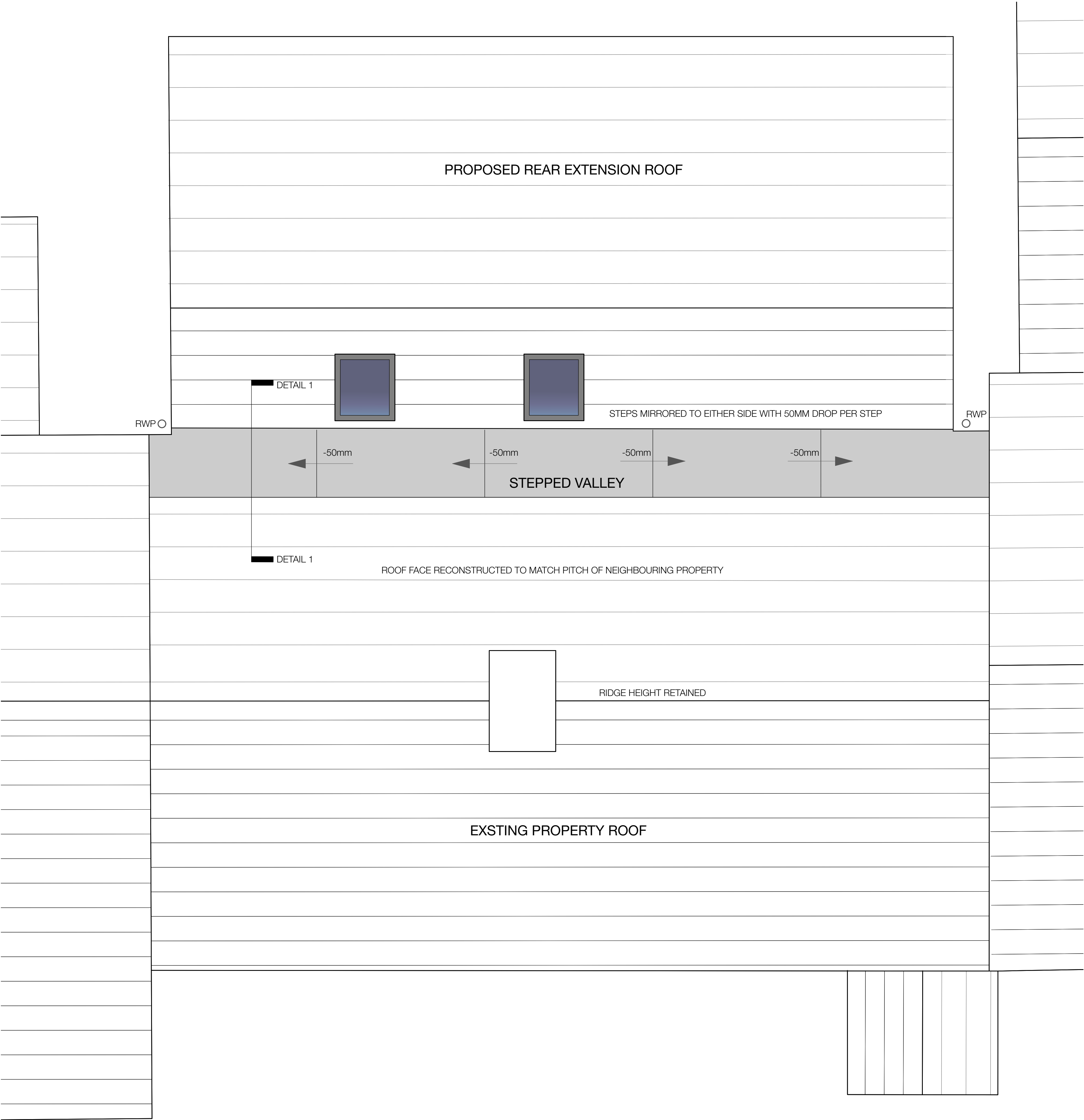
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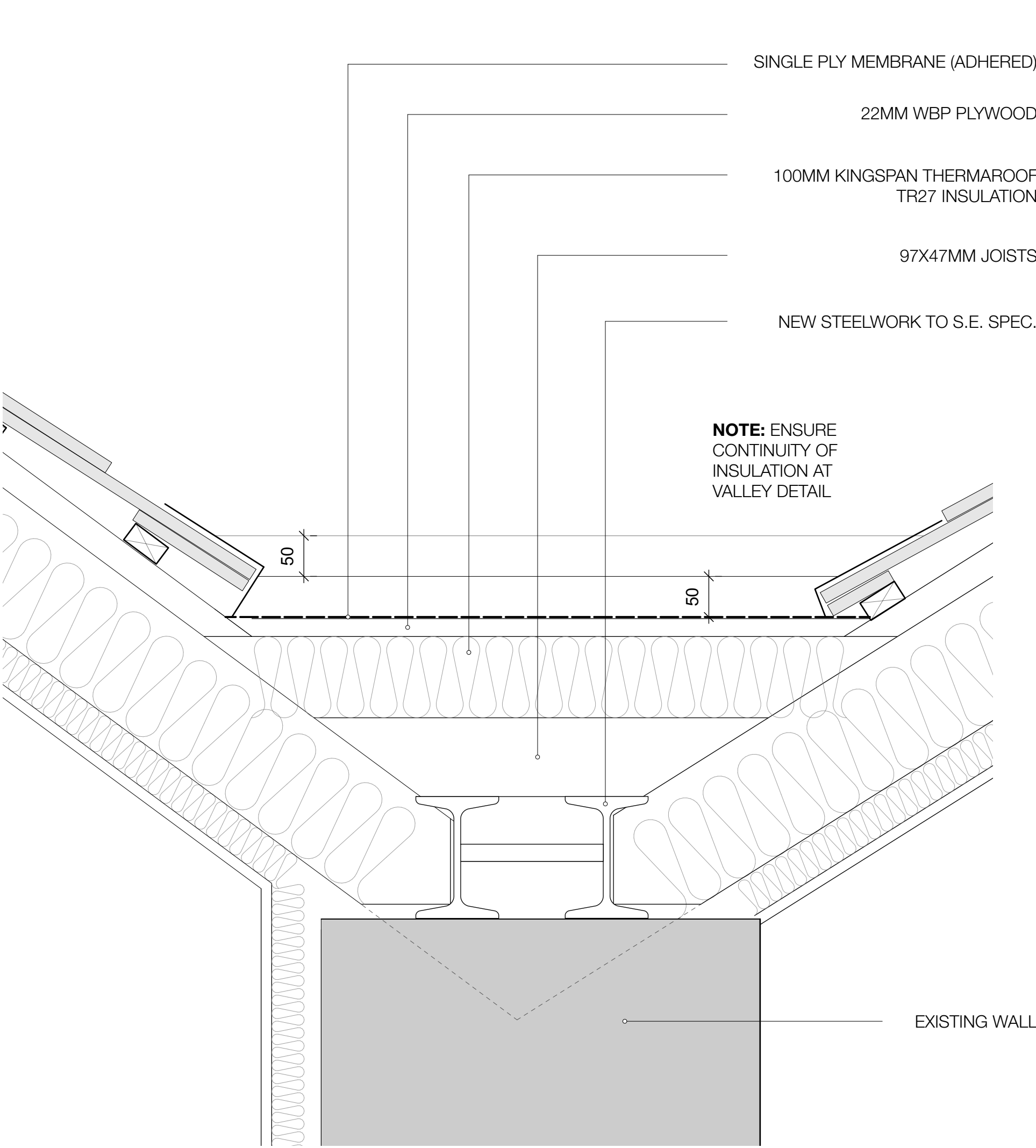
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PROPOSED ROOF PLAN 1:20



DETAIL 1: PROPOSED STEPPED VALLEY DETAIL 1:5

NOTE: VALLEY WIDTH T.B.C-
STRUCTURAL ENGINEER SPECIFICATION
TO BE CONSULTED

NOTE: DRAWINGS PRODUCED BASED
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Extension to the rear

Address
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Drawing
Proposed Roof Plan

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Drawing Number Revision

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General Notes

- NOTE: The drawings are for Building Regulations application only. Refer to specification for detailed construction information.
- Timber treatment: All structural timber to be preservative treated to the Current British Standard.
- The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works. - Where an item is covered by drawings to different scales the larger scale is to be worked to.
- Do not scale drawing. Figured dimensions to be worked to in all cases.
- The drawing information must be read in conjunction with all relevant scheme drawings, technical notes drawings, specification and/or schedules referred to or not. - True line of boundary and ownership to be established on site. Red line boundary extent to be confirmed by client.
- Most building work and material changes of use must be notified to a building control body. It is the contractors responsibility on starting the works to inform the relevant Local Authority Building Control Department (LABC) and arrange appropriate inspections. People who are responsible for building work must ensure that the work complies with all applicable requirements of the Building Regulations. The building owner may also be responsible for ensuring that work complies with the Building Regulations. If building work does not comply with the Building Regulations, the building owner may be served with an enforcement notice.
- The works are to be carried out in accordance with the recommendations of the Building Regulations and current British Standards. Workmanship and procedures are to be in accordance with the recommendations of the Building Regulations as set out in Approved Document Regulation 7.
- Isolate working areas from the remainder of the building where practicable to ensure dust and dirt are contained in the working area.
- Ensure building remains weathertight during the carrying out of the works.

- Demolitions
- Strip rear wall of existing rear extension and create new openings as necessary. Material to be taken away from site.
- Excavations
- Clear vegetable top soil from the area of the works and retain on site to spread on completion.
- Excavate for foundations, drainage, etc. as required by the works. and to the satisfaction of the Building Inspector.
- Note: The Contractor is responsible for the suitability of the support to the existing ground and structures, protection of persons and property during excavation work. If in doubt, the contractor is to seek advice from an appropriate professional.

- Foundations & Substructure
- Trial pits are to be dug to assess site conditions in appropriate positions to ground conditions. Foundations to be confirmed following trial holes and inspection by the Architect and LABC Building Inspector. Foundation depths and design shown are provisional. Dependent on ground conditions revisions to the design may be required.
- For extensions and alterations to existing buildings, concrete strip foundations to be cast from and set level with the existing foundation- to Structural Engineer specification.
- Walls below ground level and DPC to be Class B bricks or dense solid blocks. External face of walls from 150 below ground level upwards to match face of external walls (unless rendered).
- Reinforced foundations and retaining walls to be to engineer's details.
- Relieving lintels to be provided to span over drain runs to the satisfaction of the Water Authority.
- Ground Floors
- Finished floor level of ground floor to match floor level in existing building.
- Screed min. 75mm thick in 1:3 cement/sand fibre reinforced and finished smooth with a steel float trowel on 1000g. vapour barrier (lapped and folded min. 150mm at joints and taken up behind skirtings at edges on 100mm Kingspan Kooltherm K103 insulation. Insulation laid direct onto DPM on min. 150mm concrete slab on on min. 220mm thick hardcore (max. 600mm thick) well consolidated in 100mm layers on adequate load-bearing sub base.
- Use approved Radon Barrier/DPM in place of DPC's noted, installed in strict accordance with manufacturer's published details and recommendations.

- External Walls
- Mortar mixes: all bedding mortar used in natural stone walling to be 1: 1/2: 41/2 cement: lime: sand. Bed mortar in stone ridges and haunching mortar in chimney stacks to be cement/sand in the proportions 1:4.
- Mortar for pointing to be agreed with the Architect prior to the work commencing.
- Cavity construction as follows: Regular coursed sandstone outer leaf; 50mm cavity with 5no stainless steel ties/m2; 50mm Kingspan Kooltherm K108 insulation; 100mm medium density concrete block inner leaf. Windows and doors to have stone heads and cills to outer leaf, with proprietary insulated lintels (Catnic) to full width of wall internally, cavity gutters and insulated vertical DPC's. Min 150 end bearing to lintels.
- All insulation to be neatly fitted and tight packed (with any voids filled with expanding foam). Boards to be properly taped together with approved polypropylene insulation tape.
- Openings to have stone heads, mullions, cills, etc. as shown. Stone cills to be weathered with 'stooled' ends.
- DPC to be min.150mm above external ground level and linked to floor DPM cavity min.150mm below lowest DPC/cavity tray.
- Cavity tray DPC's over all openings or horizontal cavity closures, with weepholes at approx. 750mm centres. Insulated vertical DPC's at all vertical cavity closures.
- Composite stainless steel insulated wall ties to be at max. 900mm horizontal and 450mm vertical centres (50-75mm cavities) and max. 750mm horizontal and 450mm vertical centres (75-100mm cavities). Max. 300mm vertical spacing within 225mm of openings.

- Internal Walls
- Bond between existing internal and external walls to be checked. New openings pinned and propped as external walls with 100x150 RC lintels to full width of wall. Min 150 end bearing to lintels. Existing openings to be blocked in 100 dense solid concrete block, bonded to existing with Bluebird or equal remedial ties at 450mm intervals.
- New studwork internal wall to rear external wall of existing house with DPM fixed to surface of existing wall.
- New internal partitions formed in 75x50mm softwood studding at 400mm centres with 75x50mm top and base rails and nogginns at mid-height. Provide and fix 200mm Isowool sound reduction quilt between studs prior to plasterboard. Where thermal insulation is provided to roof voids etc. Fully fill between studs with 70mm Kingston Insulation.

- Upper Floors
- Floors to be finished in ex. 25mm T&G Boards (WBP T&G chipboard flooring to kitchen/bathrooms/utility)
- Floors formed in 170x47mm softwood joists at 400mm centres, with two rows nogginns at mid-span.
- Floors fixed to walls and blockwork partitions exceeding 3m in length with 30x5x1200mm galvanized anchor straps at max. 2000mm centres.

- Openings in intermediate floor structure for stairs chimney flues etc. to be formed and trimmed with doubled up joists.
- New Structural steel to be protected to give full half hour fire protection.
- Stairs
- Timber stairs: total rise of 2025mm, 12 risers of 180mm, 220mm goings, max. 25mm nosings. (2R+G) to equal between 550mm and 700mm.
- Construction rise and going as shown/described 800mm minimum unobstructed width with handrails at 900mm above pitch line of stairs and 1000 to 1100mm above floor level at landings; where rise greater than 600mm, guardings constructed so that a 100mm dia. sphere cannot pass through any openings.
- Landings to be provided at the top and bottom of each flight. Min. length and width to be the width of the flight. Landings to be level and free of permanent obstructions. Doors may open across landings providing swing is at least 400mm clear of bottom riser.

- Joinery, Windows & Glazing
- Door frames, skirtings and architrave to be painted softwood.
- Doors and frames to be fire rated where indicated on the drawings. Fire resisting doors to have self closers or drop hinges within domestic premises.
- All doors frames to be blocked off from masonry and stud walls to allow for the fitting of full architraves to jambs and heads, to both sides of frames.
- All windows to be glazed with hermetically sealed 'hard coat' 4:16:4 low-E factory double glazed units with 'Driglaze' tape and beads bedded into frames using polysulphide sealant: Min. design U value 1.2 W/m2K.
- Windows to bathrooms/shower rooms to have obscure glass.
- Glazing to windows below 800mm, and in doors and sidelights to be toughened glass with etched safety mark.
- New rooflights to be Velux Conservation rooflights as indicated, fitted flush in roof with all required flashings etc.
- Escape windows may be provided for floor levels of up to 4.5m above outside ground level. Escape windows/rooflights to have a minimum clear opening area of 0.33m2 with a minimum clear width of 450mm and a minimum clear height of 450mm. Note: 450x450mm will not achieve the minimum area required. Base of escape windows to be not more than 1100mm from floor level. Base of escape windows in dormers to be not more than 1100mm and not less than 600mm from floor level. Base of escape rooflights and escape dormer windows to be not more than 1700mm from eaves, measured along the roof plane.

- Pitched Roof
- Existing slating, flashings, RWP's, gutters and timbers to be checked and repaired as required.
- Roof covering to be slates as specified laid in accordance with recommendations of Current British Standards and fixed to on 38mm x 25mm treated sw laths with copper nails. Slate size style etc. to be agreed. Lap etc. to suit pitch as shown and moderate/severe exposure. Ridge to be covered with blue (to match) clay ridge tiles secured and bedded in cement/sand mortar in the proportions 1:4 including battens (preservative treated) and breathable roofing felt fixed to manufacturer's instructions.
- Battens to be laid over breathable roofing felt (Tyvek or similar approved) and should be suitable for an unventilated roof and fixed to manufacturer's instructions to
- 147x47mm softwood rafters at 400mm centres on 100mm x 75mm pres. treated sw wall plates (fixed with 30x5x1200mm galvanised m.s. restraint straps at max. 2m centres) and (if applicable) 100mm x 75mm pres. treated sw plates bolted to top of steel Universal Beam purlins or to pres. treated sw purlins sizes as shown. Provide 900mm long x 30mm x 5mm galv. mild steel gable verge restraint straps (where applicable) at max. 2m centres as shown.
- Openings for rooflights trimmed with doubled up rafters.
- Structural Steel. All steel purlins to be to Engineer's details (details and calculations to be submitted to local authority Building Control dept. for approval). Steel to be cleaned degreased and painted 2 coats high build zinc phosphate primer at works.
- Stepped Valley
- Stepped Valley to be Sarnafil S327-EL or similar approved adhered roof system, fixed in accordance with manufacturer's recommendations on 22mm WBP plywood on 100mm Kingspan Thermoarof TR27 insulation on Visqueen 1000g vapour check, over 97x47mm flat roof joists at 400mm centres. Valley steps to have 50mm rise.

- Leadwork, Flashings & Drainage
- Valley gutters, flashings to roof abutments, rooflights and service penetrations to be in accordance with Lead Development Association details. Soakers, etc. to be code 6 lead, flashings to be code 4 lead.
- Rainwater drainage to be sized in accordance with manufacturer's recommendations.
- Rainwater gutters and pipes to be uPVC.
- Rainwater pipes to discharge via back inlet gullies to drainage system.

- Plastering & Plasterboard
- Walls to be dry lined with 52.5mm Kingspan Kooltherm K118 insulated plasterboard fixed on dabs in accordance with manufacturer's recommendations, with all edges scrim taped and finished 2mm board finish plaster.
- Partitions to be faced in 12.5mm plasterboard fixed in accordance with manufacturer's recommendations, with all edges fully supported scrim taped and finished 2mm board finish plaster.
- Ceilings to be 12.5mm plasterboard fixed to underside of floor joists in accordance with manufacturer's recommendations, with all edges fully supported and all joints sealed, scrim taped and finished 2mm board finish plaster.
- Voids between rafters filled with min. 100mm Kingspan Kooltherm K107 insulation board, with 50 vent space maintained above. Underside of rafters to be lined with continuous vapour barrier lapped and sealed at all junctions and where services pass through. Sloping ceilings to be 57.5mm Kingspan Kooltherm K118 insulated plasterboard with all edges fully supported and all joints sealed, scrim taped and finished 2mm board finish plaster.

- Heating
- The existing system is to be checked by a competent person to ascertain condition and capability and extended into new accommodation to provide the following room temperatures:
 - Living rooms 21°c 1 air change/hour
 - Kitchens 21°c 1.5 air changes/hour
 - Bathrooms 22°c 2 air changes/hour
 - Bedrooms 19°c 0.5 air changes/hour
 - Entrance Hallways 20°c 1 air change/ hour
- Space heating to be radiator system with TRV's. Final detail, including boiler type and size, radiator positions and pipe runs to be confirmed by architect.
- Rooms to be heat lossed in accordance with the CIBSE method and radiators sized accordingly.

- Plumbing
- Internal pipework sized to suit demand.
- Provide isolating valves to all taps and fittings. Sinks to have hot, cold and 38Ø trapped wastes.

- Washing machines and dishwashers to have hot, cold and 38Ø trapped wastes. Thermostatic/Electric Showers to have hot, cold and tray with 38Ø low level trapped waste. Basins to have hot, cold and 32Ø trapped wastes. WC's to have cold supply and 100Ø soil branches.
- All wastes to have 75mm deep seal, anti-syphon traps, unless indicated. All wastes sized as connection from fitting.
 - Above ground drainage to be in UV stable, above ground uPVC pipes with manufactured sealed joints. Wastes to be laid to recommended falls.
 - Soil pipe at top of drainage system to terminate in balloon cage or cover and to vent 300mm above eaves level or 900mm above any opening into the building within 3m of the vent.
 - Other soil pipes to have air admittance valves above level any waste connections.

- Ventilation
- Dotted lines to windows indicate opening lights ('V' points to hinge).
- All habitable rooms to have background (trickle ventilation to windows) of not less than 8000mm2.
- Kitchen to have switch operated mechanical extract ventilation rated at 30 litres/second adjacent to a hob or 60 litres/second elsewhere.
- Bathrooms (with or without WC) to have switch operated low voltage mechanical extract ventilation rated at 15 litres/second with 15 minute overrun.
- WC's to have opening window equal to 1/20th of floor area or switch operated low voltage mechanical extract ventilation rated at 6 litres/second with 15 minute overrun.
- Electrical Systems
- All electrical works to contractor design compliant with current British Standards. Power and lighting layouts to be provided subject to detail/layout/specification and to current NIC IEC codes for prior approval of the architect.
- Positions of switches and socket outlets: all to be located within a zone between 450mm and 1200mm above finished floor level.
- Lighting to achieve energy efficiency greater than 45 lamps lumens per circuit watt. LED lamps to be used unless indicated.
- All Electrics to be carried out by IEE Certified Electrician & to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so. Existing Distribution board to be checked for capacity for new extension. All electrical switches to be located max. 1100 above floor level. Sockets 600 above floor level. Electrical layout yet to be confirmed subject to Client approval. Prior to completion the Local Authority must be satisfied that either:-
An electrician installation certificate issued under a Competent Person Scheme has been issued: or
Appropriate certificates and forms defined in current British Standards have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in current British Standards, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

- Fire Detection
- Mains operated interlinked smoke detectors to be installed in positions shown and at each floor level. Mains operated interlinked rate of rise heat detector to be installed in kitchen. Alarms to be interconnected to simultaneously activate sounders in the event of a fire.
- Battery operated CO detectors to be installed in all rooms with gas or solid fuel burning appliances or hearths.
- The Regulatory Reform (Fire Safety) Order 2005 applies to the building work. The Contractor is to provide the responsible person with Fire Safety Information at the earliest opportunity in accordance with Regulation 38.
- Drainage
- Land drain and watercourses to be diverted to the satisfaction of the local authority Building Inspector so as not to pass under proposed building.
- Underground drainage to be in underground plastics or clayware laid in accordance with manufacturer's written recommendations laid to fall min. 1:40 for mould drainage and 1 in 60 for surface water drains.(100mm dia.).
- Access points and inspection chambers to be provided as shown and to the satisfaction of LABC. Drain runs shown are diagrammatic only.

- CDM Regulations 2015
- The Contractor should have a full knowledge of standard and safe methods of construction and, irrespective of the content of the works described, shall be responsible for assessing and executing the appropriate method for carrying out these works, in particular the need to pin, prop, shore or otherwise ensure the structural stability of the building and surrounding areas, and in maintaining the site safe.

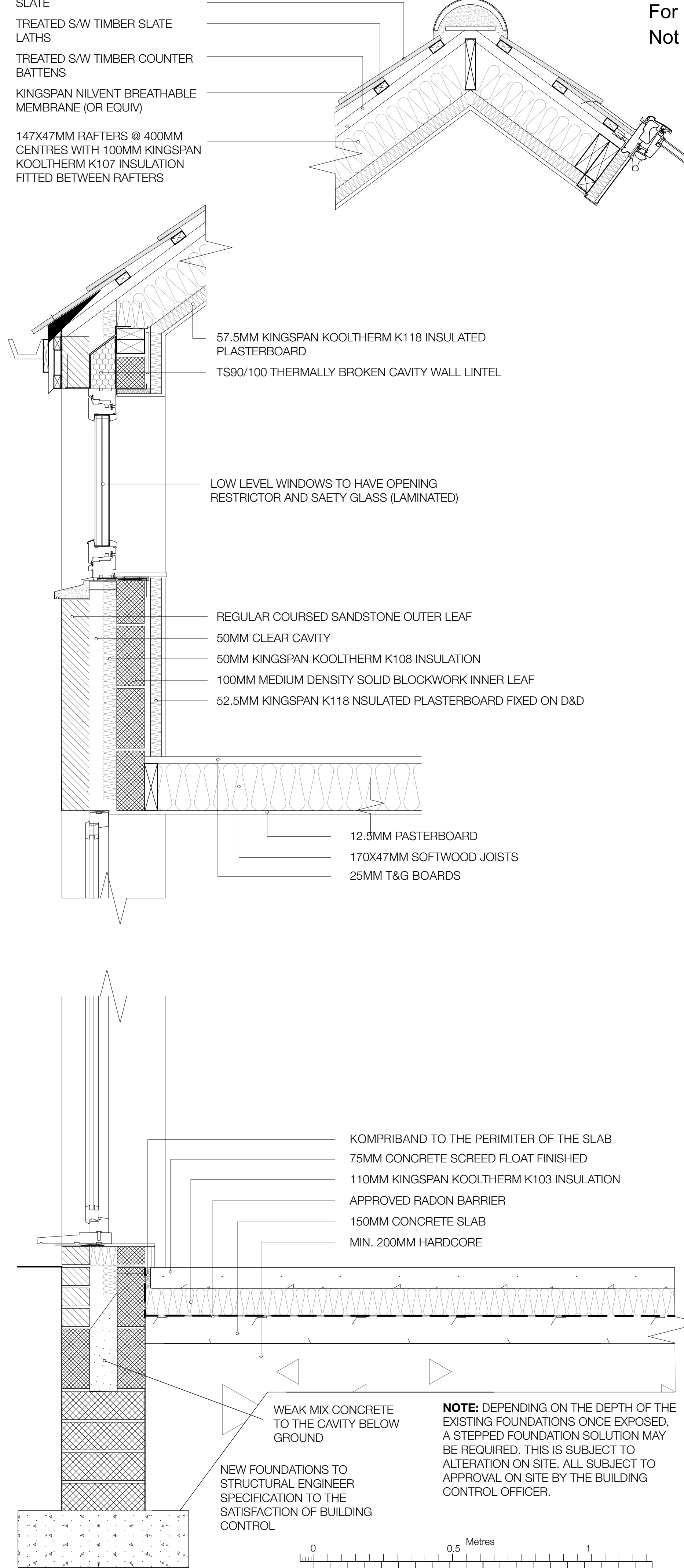
- Many materials used on site present inherent health and safety hazards and the Principle Contractor is expected to be able to control these risks during the construction phase. COSHH assessments where applicable under the Control of Substances Hazardous to Health Regulations, 1994 are required to be included in the Construction Phase Health and Safety Plan and supplied to the Principal Designer/Client for inclusion in the Health and Safety File.
- No previous H&S File for the site is available.
- Attention is drawn to the possible location of overhead or underground electricity distribution cables and Gas distribution and service pipes and other services which may pass overhead or with little cover across the site. Care should be taken to avoid any risk of damage or injury which may be caused by their disturbance, particularly during crantage or deliveries.

- The site or buildings may remain in use during the works. Avoid exposure of members of the public or any other users of the building to any risks which may occur during the carrying out of the works. Escape routes should remain serviceable or approved alternative provision should be made for times when these may be affected by the works.
- Construction presents inherent health and safety hazards, many of these are present in the construction, maintenance and use of buildings generally and the Principle Contractor and Employer are expected to be able to control these risks during the construction phase and after. Significant or unusual/ "not obvious" residual risks may exist. In relation to this project the following potential residual hazards have been identified:
- Overlap with visitors to the buildings, to paths and buildings alongside or the general public who may access the land and paths around the building (minimise risks by demarkation, fencing and hoardings etc).

- The Party Wall Act 1996

The true line of boundary and ownership to be established on site. Red line boundary extent to be confirmed by client.

- The requirements of the The Party Wall Act 1996 are to be adhered to by the Client. In particular, if the following works are proposed, notice must be served on the affected adjoining owners two months prior to the works:
- Excavation within 3 or 6 metres of a neighbouring building(s) or structure(s), depending on the depth of the hole or proposed foundations (section 6 of the Act)
- Further guidance may be found by visiting the following website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>



For Building Regulations Application only
Not for Construction

ON-SITE MEASUREMENT TO DETERMINE ROOFLIGHT SIZE

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A	18/04/23	LA	Amendments following Building Control Officer comments.
Revision			
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Address	2 Ealees, Littleborough OL15 0HJ		
Client	Mr and Mrs Mathieson		
Drawing	Proposed Section		

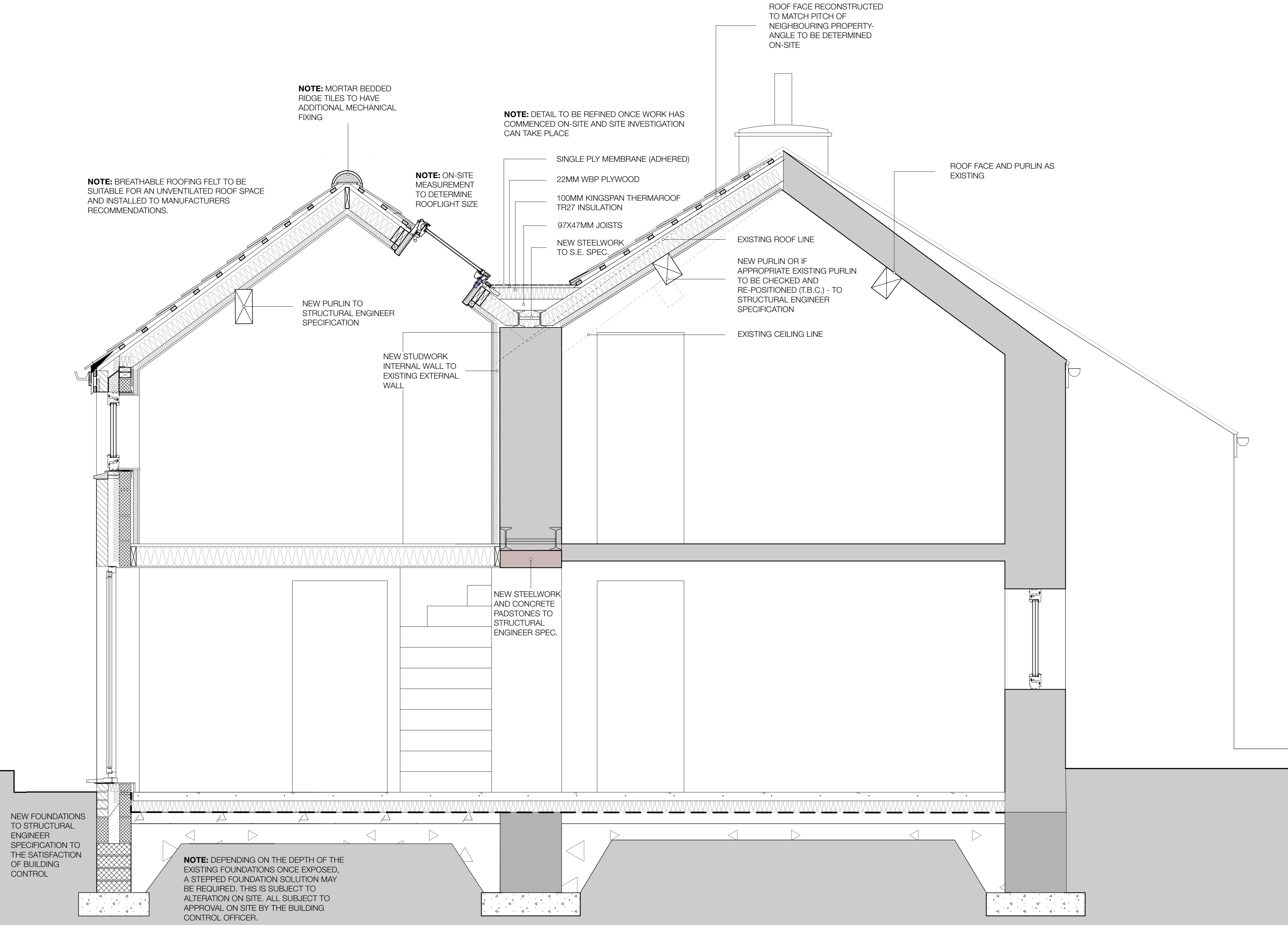


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PROPOSED CROSS SECTION

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A 19/04/23 LA Amendments following Building Control Officer comments.

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Client
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Drawing
Proposed Section

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