



Google Earth Screenshot of the Rear of 32 Sadler Street

No 30 Sadler Street has a single storey extension built to the rear essentially identical to that my client wishes to construct.

Kitchen window NOT habitable window.

My client has spoken to the owner of 34 Sadler Street who fully supports the construction of the new extension to the rear and has raised no objections.

100. GENERAL ITEMS:
1.01 Every endeavor has been taken to provide the Contractor with sufficient information to adequately price the proposed Works.
It is recommended, however, that the Contractor visits the premises prior to submitting his Tender.
It will be deemed that any Tender submitted will include for all work required, both explicit and implicit, for the successful completion of the Works. Claims by the Contractor on the grounds of confusion or lack of knowledge will, therefore, not be entertained.
1.02 The Works are indicated upon the following drawings: 330/001/2, 3, 4, 5, 6.
1.03 The Contractor shall adequately cover and protect the existing structure, fittings and fixtures to prevent damage to the Client's home and possessions.
1.04 Any damage caused by the Contractor or his Sub Contractors shall be made good at his own cost, and to the full satisfaction of the Client.
1.05 The Contractor shall give prior notice to the Client of any interruption in the supply of normal services caused during the Contract.
1.06 No work shall be left partially completed overnight, at weekends or during holidays unless measures have been taken to complete the Works without further disturbance to the Client. Any work left partially completed shall be left in a safe condition.
1.07 All proprietary items and materials are to be installed strictly in accordance with the Manufacturer's written instructions and recommendations.
1.08 All work is to comply with relevant Codes of Practice, British Standards and the like, and be in accordance with good building practice.
1.09 The Contractor is to cart away all debris and surplus material on Completion, and shall make good to all surfaces disturbed by the Works.
1.10 The Contractor is to carry out all work in a diligent and workmanlike manner, and shall leave the site in a clean and tidy condition.
1.11 On Completion of the Works, the Contractor shall demonstrate the correct operation of all installations to the satisfaction of the Client, and shall hand over a copy of all relevant installation and operating instructions.
1.12 The Works will proceed with the Clients in occupation. The Contractor must programme and execute the Works in such a manner as to minimise any disruption to the use of the premises by the residents. In particular, temporary arrangements must be made by the Contractor to ensure that adequate and suitable washing, toilet and cooking facilities are maintained throughout the duration of the Works for use by the Client, and the Contractor must include within his Tender for any temporary works and reinstatement necessary to ensure compliance with this requirement.
1.13 Any costs incurred in satisfying these General Items, unless specifically included elsewhere, are deemed to be included within the relevant work items.
1.14 Where products are specified (eg flooring and sanitaryware), these are for pricing purposes. Prior to ordering, check with Client if the product as specified is acceptable.

- GENERAL NOTES:
Steelwork to comply with BS449 & S5950.
Windows to C of P 153, doorframes to C of P151.
Plastering to BS 5492:1977.
Roof & surface water drainage to BS 6367:1983.
Sanitary Pipework to BS 5572.
Thermal insulation to roof to BS 5803.
Roof slates to BS 473 S50 1971.
Sanitary fittings to BS 6465 pt. 1.
Structural timber to BS 5268.
Timber & workmanship to BS 186 pt. 1 & 2.
Glass to BS 952 & BS 6262:1982.
Brickwork to be in accordance with BS 1257.
Softwoods to BS C of P 860. All timber (non-structural) to be vac-vacreated.
Decoration, apply 2 coats emulsion paint to walls & ceiling to BS C of P 231.
Internal s.w. Primed & painted 2 coats gloss.
All services shall be connected in compliance with the statutory authority requirements.

- BUILDING PRECAUTIONS:
The temporary support of the existing building whilst building work is under progress is to be carried out in a diligent, professional, careful and safe manner by the builder. It is the sole responsibility of the builder to ensure that the existing property is safely and securely supported at all times whilst building work is being undertaken and to obtain all professional advice/guidance as required to ensure this.
The builder and owner are to employ a cdm specialist to oversee the health and safety requirements for the overall project if the building work is deemed to be 'NOTIFIABLE' under the CDM Regulations.
The owner is to satisfy all party wall issues with the neighbor/s prior to allowing the builder to commence any work on site.

Ref No: 6331/001

CLIENT: Mr P Klinicki
32 Sadler Street
Middleton, Manchester,
M24 5UJ.
THE CONSTRUCTION OF A
SINGLE STOREY AT THE
REAR OF THE EXISTING
DWELLING HOUSE +
INTERNAL & EXTERNAL
ALTERATIONS.

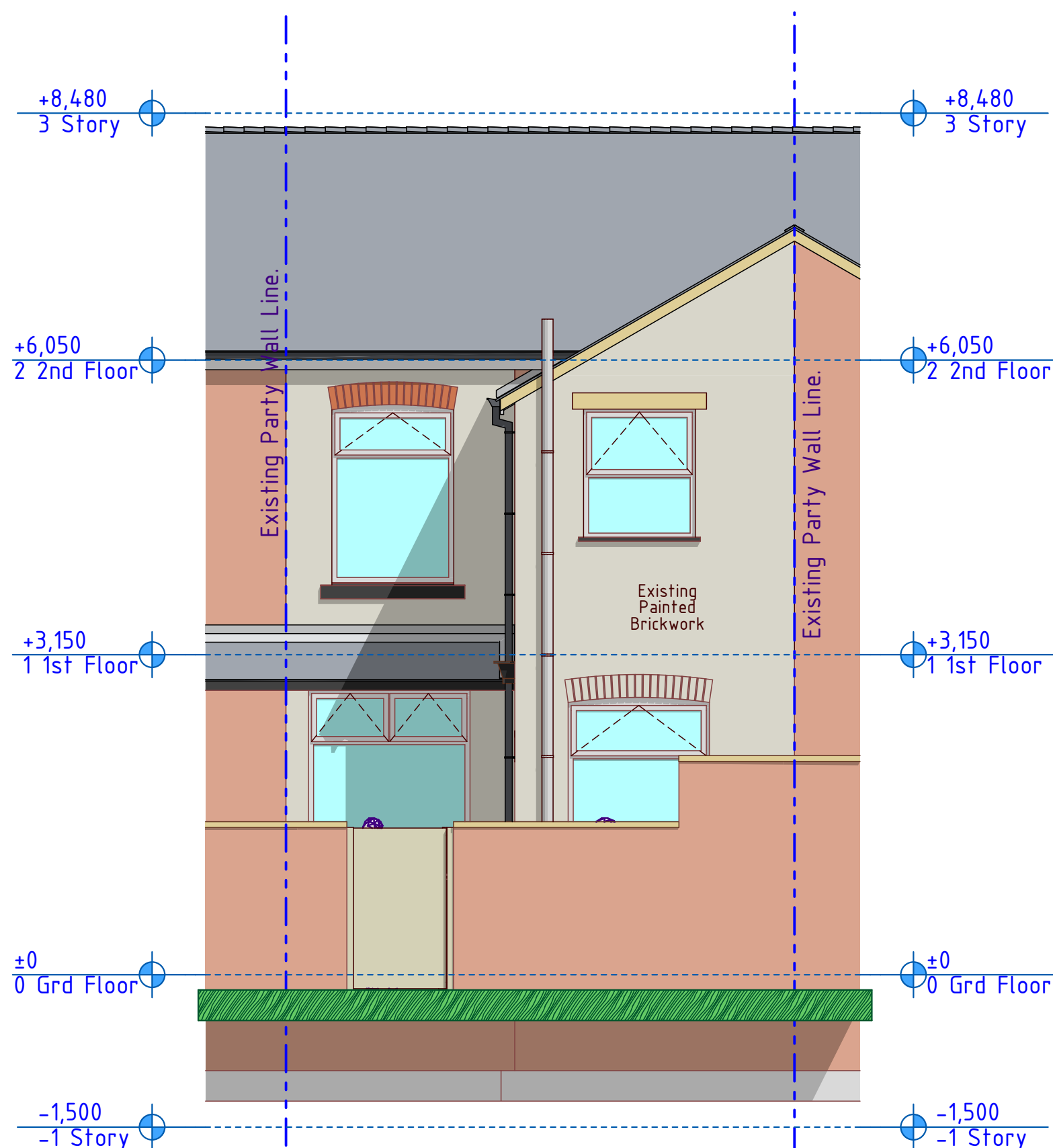
Existing 3D View to Rear

PITCHED ROOF VENTILATION
Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be 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 1.30 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

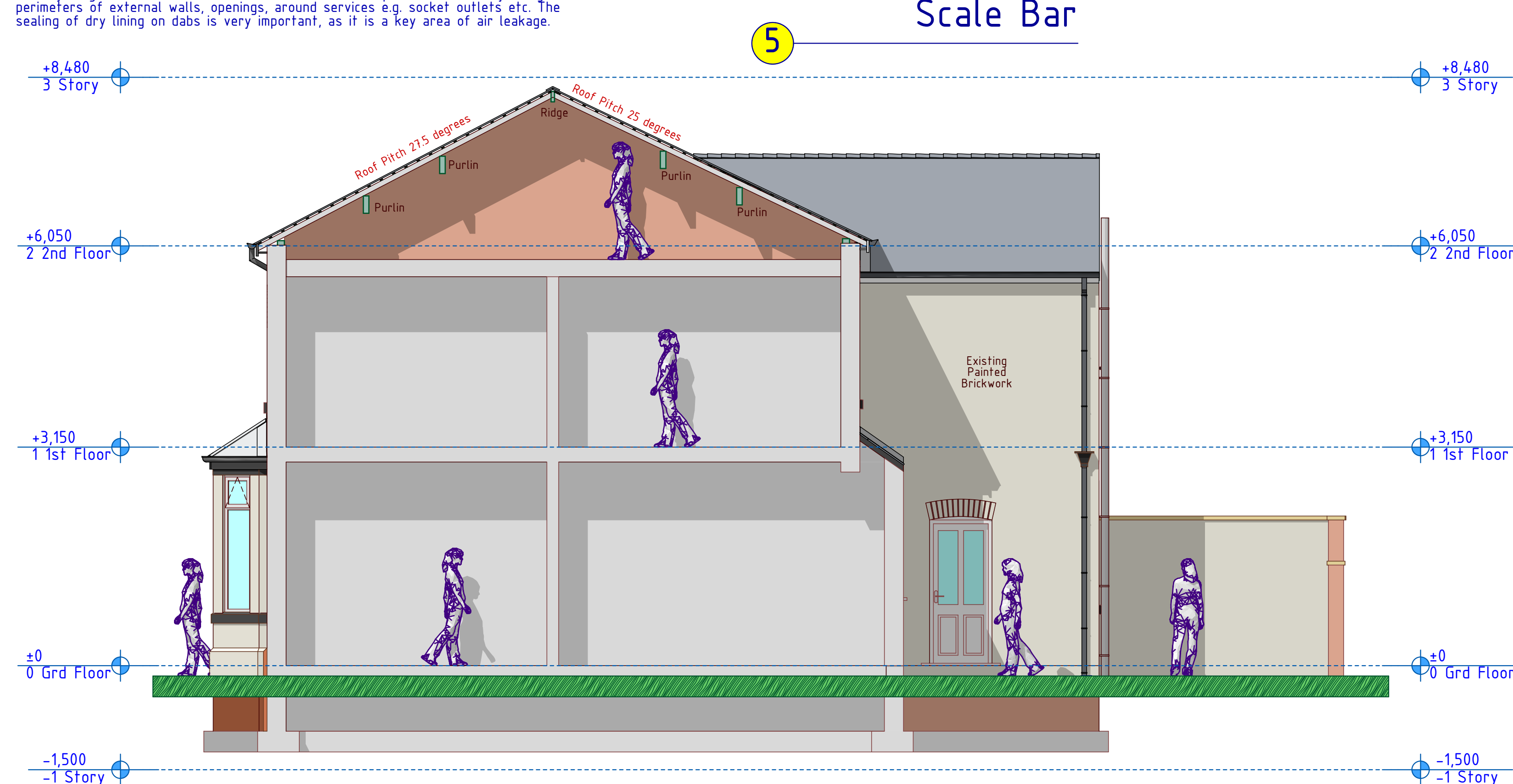
CONTINUITY OF INSULATION AND AIRTIGHTNESS.

- All gaps between elements must be sealed to reduce unwanted air leakage, e.g. follow robust detail sealing as described below:
- Provide vapour control barriers on the warm side of insulation - including insulated ground floor construction (follow appropriate manufacturer's detailing requirements).
- Use joist hangers to support timbers or seal all junctions of structural timbers/ steel etc where
- built into an external wall with mastic sealant.
- Mastic seal all junctions of doors / windows and walls and under the edges of skirting boards / architraves.
- Seal around all services penetrations through
- the external structure, seal all junctions of walls / ceilings with ducting and close off the tops of all vertical ducts e.g. s.v.p. boxings.
- For drying ensure continuous ribbons of adhesive are provided to fix dry lining at perimeters of external walls, openings, around services e.g. socket outlets etc. The sealing of dry lining on dabs is very important, as it is a key area of air leakage.



Existing Rear Elevation

1:50

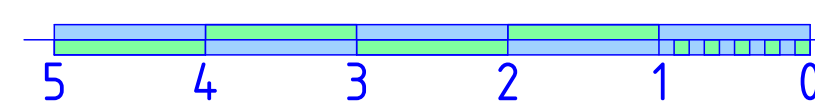


Existing Side Elevation

1:50

Existing Side Elevation

1:50



Scale Bar

All dims are to be checked on site by builder.