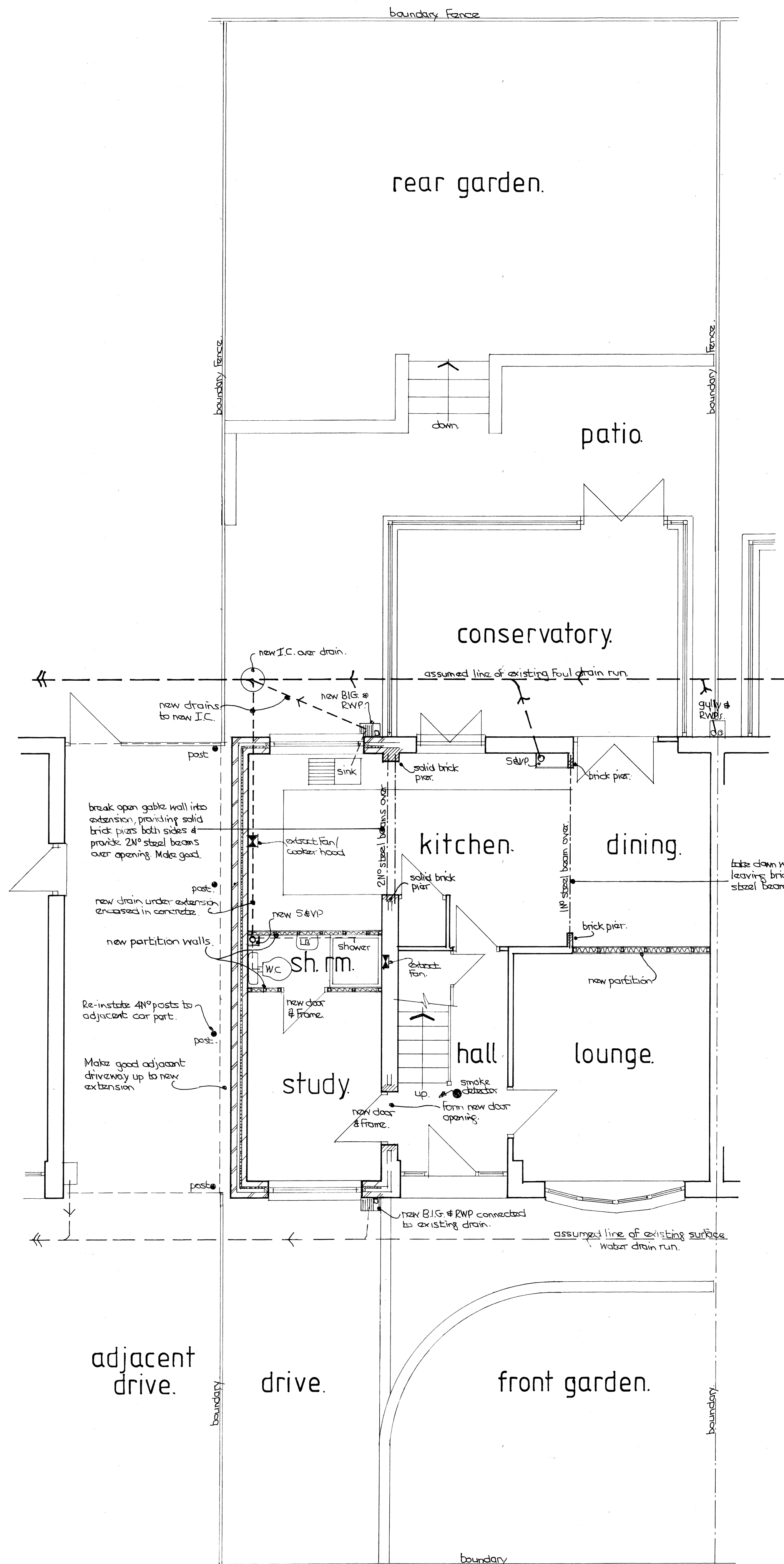
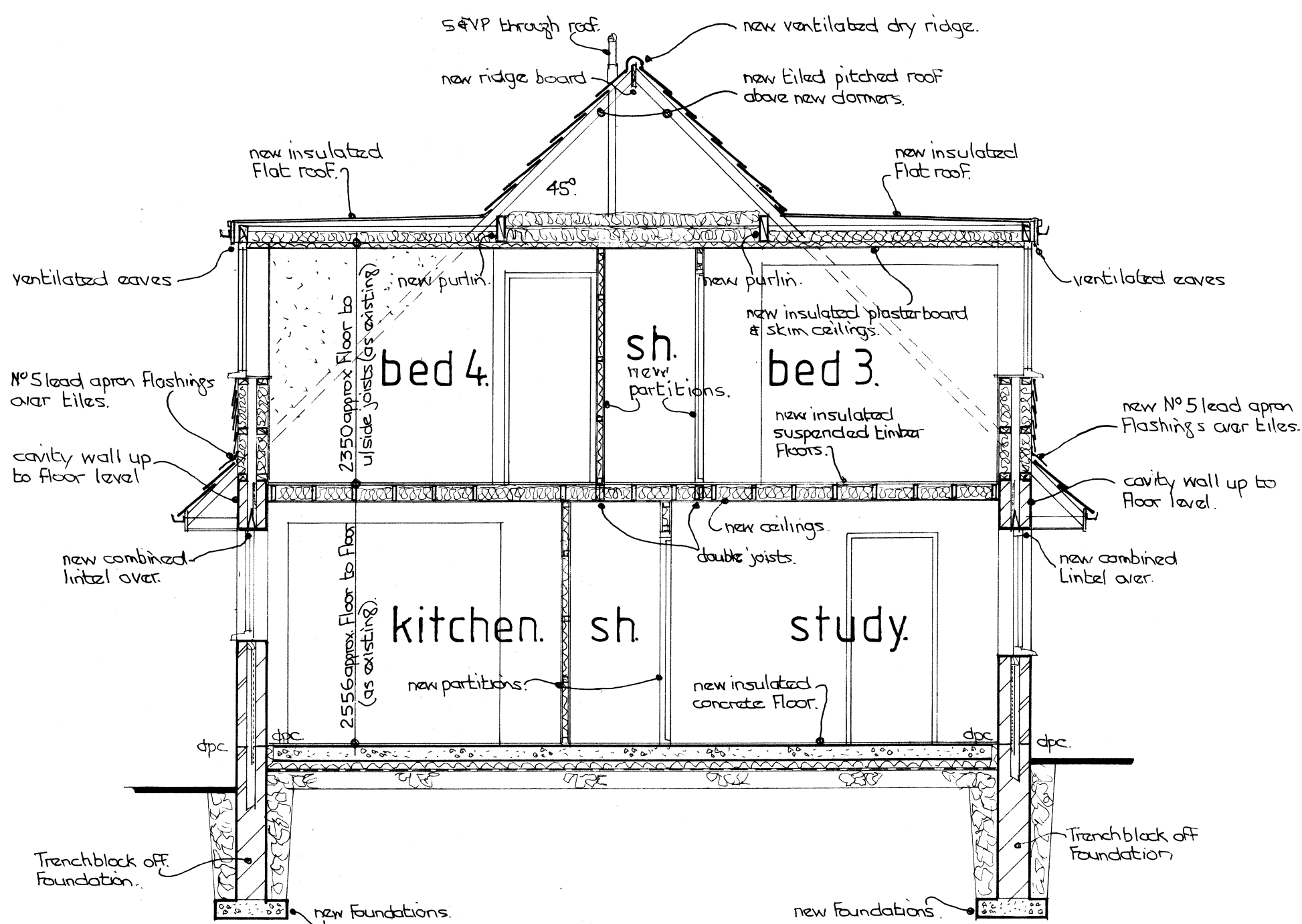
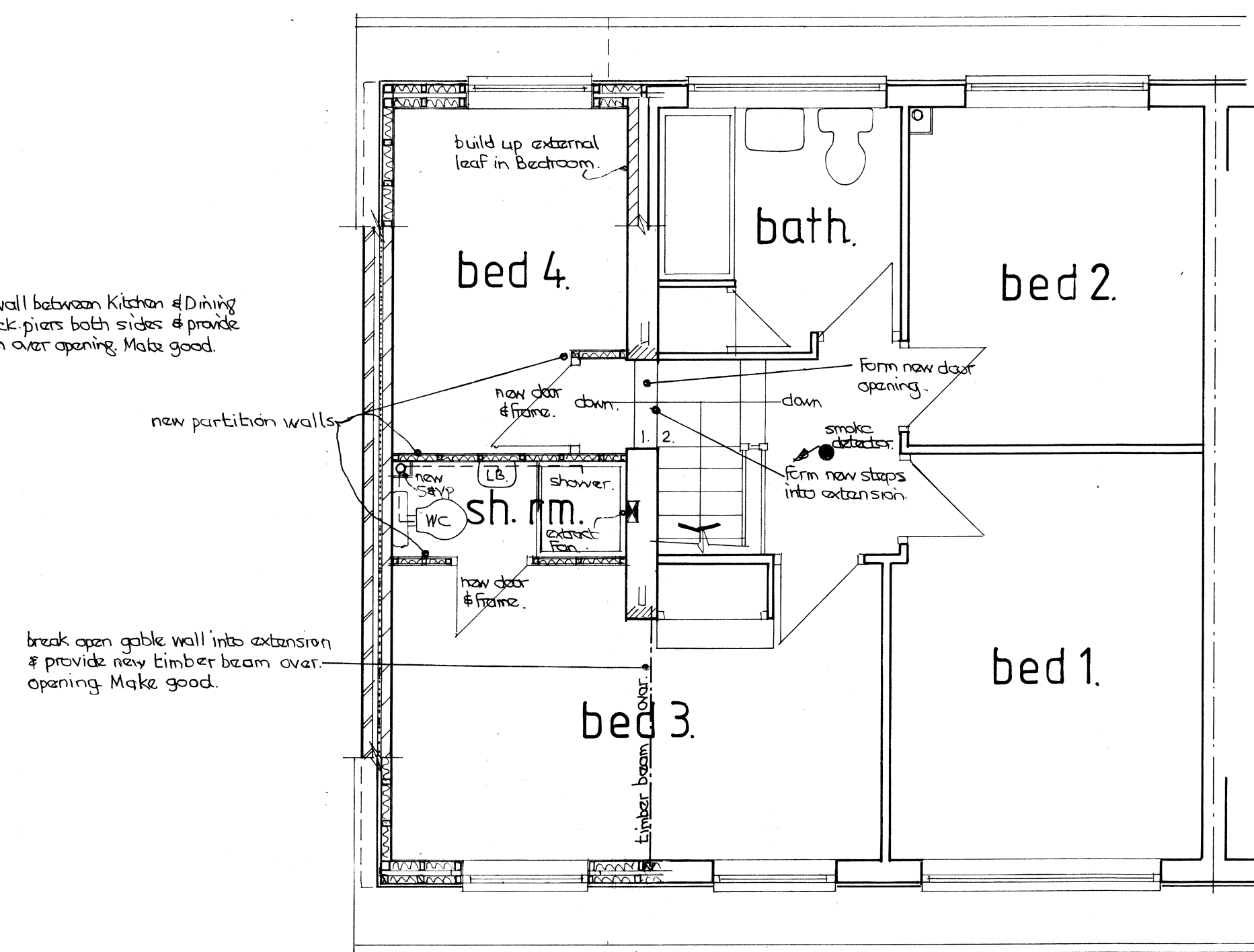




GROUND FLOOR PLAN.



CROSS SECTION.



FIRST FLOOR PLAN.

SMOKE DETECTORS (IF NOT ALREADY IN PLACE).
Provide and install 2No mains powered smoke detectors linked together, with battery back-up, wired back directly to separate consumer unit at mains (one in Hallway and one on first floor landing).

STEEL BEAMS AND BRICK PIERS.
The design has required the use of a number of steel beams and brick piers as designed by a Structural Engineer.
The method of carrying out the safe and secure temporary support, needling and propping of the existing building structure whilst this building work is being undertaken is the sole responsibility of the builder who is to ensure that NO settlement or disturbance/cracking of the fabric of the building takes place during the construction process.

NEW OPENING IN EXISTING GABLE END FROM KITCHEN.
Carefully break open existing gable end external wall from floor to ceiling between rear external wall and cupboard under stair landing (approx. 2300mm clear width) to form new opening into extension.
Build solid brick piers both ends and provide and insert 2No new steel beams over opening supported each end on concrete padstones on new brick piers.
See Structural Engineers details and calculations for brick piers, padstones and steel beams.
Include for all necessary temporary support, needling and propping during execution of the work. Make good b/work, plaster, floor and ceiling.

NEW OPENING IN EXISTING GABLE END FROM BEDROOM.
Carefully break open existing gable end external wall from floor to ceiling between front external wall of dormer and existing wardrobe over stairs (approx. 2400mm clear width) to form new opening into extension from front bedroom. Make good. Provide and insert new 225 x 100 timber beam over opening supported one end on gable wall and the other end on the structural framework of the front dormer wall.
The timber beam is required to support the existing and new timber purlins in roof space. See Structural Engineers details & calculations for timber beam.
Include for all necessary temporary support, needling and propping during execution of the work. Make good b/work, plaster, floor and ceiling.

NEW DOOR OPENING INTO STUDY.
Carefully break open existing gable end wall in Hallway to form new 900mm wide door opening into extension as shown. Provide 2No new 150 deep x 100 wide r.c. lintels over opening supporting existing internal and external leafs of wall. Make good b/work, plaster, floor and ceiling.
Provide new door and frame.

NEW OPENING INTO BEDROOM 4.
Carefully break open existing gable end wall adjacent to staircase landing to form new 900mm wide opening into extension as shown. Provide 2No new 150 deep x 100 wide r.c. lintels over opening supporting existing internal and external leafs of wall. Make good b/work, plaster, floor and ceiling.

BUILD UP EXISTING GABLE END WALL IN BEDROOM 4.
Build up external leaf of existing gable end wall in Bedroom 4 adjacent to existing dormer cheek wall in 100mm blockwork tied back to existing.

DRAINAGE DETAILS.
NOTE:- The line of the existing foul drain and surface water drain are the assumed line of the drains. The exact location of these drains is to be determined on site prior to commencing any work. The drainage details shown are to be amended if necessary once full details are determined.
1. Grub up and remove existing gully on front corner of existing gable end.
2. Provide new 450mm dia. polypropylene inspection chamber (I.C.) over existing main drain run. Connect existing main drain into new chamber.
Finish with cast iron cover and frame at ground level.
NOTE: Max. invert 900mm or use alternative manhole type.
3. Provide new 100 dia. pvcu drain at min fall of 1 in 40 from new S &VP rest bend connected to new I.C.
Encase new drain in 150mm concrete under the extension and provide r.c. lintels in external walls directly over where drain is passing through.
4. Provide new access gully at rear of extension with 100mm dia. pvcu drain at min fall of 1 in 40 connected to new I.C.
5. Provide new access gully at front of extension with 100mm dia. pvcu drain at min fall of 1 in 40 connected to existing main drain.
6. Encase any existing drains under proposed extension in 150mm concrete.

DRAIN TESTING.
The whole of the drainage system shall be tested when laid and again on completion to the satisfaction of the approved inspector.

DRAINAGE BEDDING & BACKFILLING
New drains to be bedded on min. 100mm deep granular bed. Provide granular sidefill 150mm wide to each side of drainage pipes up to crown of pipes and then provide min. 100mm deep granular fill over top of drains for at least 100mm over crown of pipes. Provide 'as dug' backfill from this level up to ground level, free of stones in excess of 40mm.
Granular material to be 10mm single size pea gravel to BS 882.
New drainage to comply with protection from settlement paragraphs 2.23 - 2.26 and bedding and backfilling paragraphs 2.41 - 2.45.

REMOVE WALL BETWEEN EXISTING KITCHEN & DINING.
Carefully take down and remove existing half brick load bearing wall between existing Kitchen and Dining from floor to ceiling (approx. 2800mm clear width), leaving brick piers to both sides of opening.
Provide and insert 1No new steel beam over opening supported each end on concrete padstones on brick piers.
See Structural Engineers details and calculations for brick piers, padstones and steel beam.
Include for all necessary temporary support, needling and propping during execution of the work. Make good b/work, plaster, floor and ceiling.

2No NEW SHOWER ROOMS.
Provide the following fittings to the new ground floor and new first floor Shower Rooms:-
Provide WC with dual flushing action to NWWA Regs. Provide 25mm overflow to external air.
WC to have 'P' trap and 100mm dia. pvcu soil branch pipe connected to new S &VP.
Provide Shower Tray with 75mm deep seal anti-vac trap and 42mm dia. pvcu waste connected to new S &VP.
Provide Shower unit to shower, details to be agreed with Client.
Provide lavatory basin with 75mm deep seal anti-vac trap and 38mm dia. pvcu waste connected to new S &VP.
Provide new 100mm dia. pvcu S &VP taking all new shower room wastes connected to new rest bend at base. S &VP to be taken up through pitched roof with No 5 lead sleeve and cowl, terminated with a bird proof cowl.
All new fittings to be connected to existing hot & cold plumbing systems. Positions and details of all sanitary fittings to be agreed with Client.

KITCHEN.
Provide sink unit with 75mm deep seal trap and 42mm dia. pvcu waste connected to new access gully.
Provide 75mm deep seal trap and 50mm dia. pvcu waste (to take washer/dish washer) connected to new access gully. All wastes to discharge below grating but above water line.

HEATING.
Extend all heating and hot water services from existing and provide new radiators with thermostatic valves to new rooms. Heating system is to be designed, installed, tested and fully certified by a GAS SAFE registered specialist.
All work to be in accordance with the Local Water Authority by laws, gas safety requirements and IEE Regulations.

AMENDMENTS TO EXISTING GAS INSTALLATION.
Re-locate existing incoming gas supply pipe to new gas meter cupboard housed in the front external wall of the extension. Connect all existing internal supply pipes back to new meter. Gas installation to be undertaken and commissioned by a contractor suitably qualified under GAS SAFE. Registered Commissioning Certificate to be provided on completion.

ELECTRICAL CONTRACTOR (Competent Person)
All the wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 18th edition wiring guidance and Building Regulations Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the Secretary of State, AND
The competent person is to send to the approved inspector a 'self certification certificate' within 30 days of the completion of the electrical works. The Client is to be provided with a copy of the 'self certification certificate' and a BS 7671 electrical installation test certificate.
INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all light fittings in the dwelling/extension spaces to comply with Part L of the current Building Regulations.

FOR ALL CONSTRUCTION NOTES SEE DRAWING NUMBERS 11215724/03 & 04

PROJECT.
PROPOSED TWO STOREY SIDE EXTENSION WITH FRONT & REAR DORMERS LINKED TO EXISTING.

LOCATION.
5, BRIDGE BANK ROAD, LITTLEBOROUGH, OL15 8QU.

DRAWING TITLE.
PLANS & SECTION AS PROPOSED.

CLIENT.
MRS. S. POWER.

SCALE.
1:50 @ A1

DATE.
November 2021

DRAWING No.
11215724/03.

