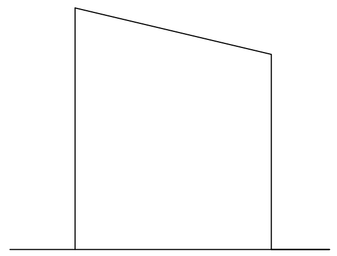
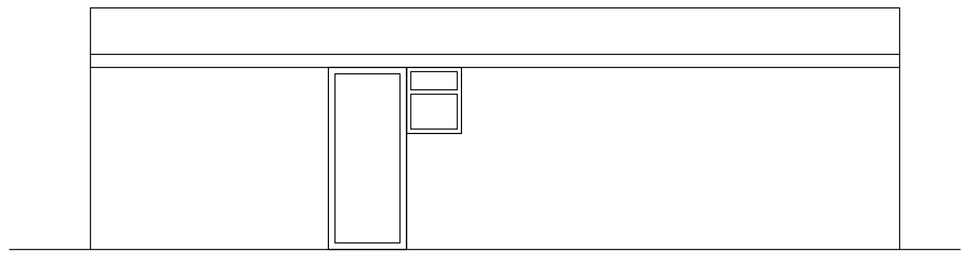
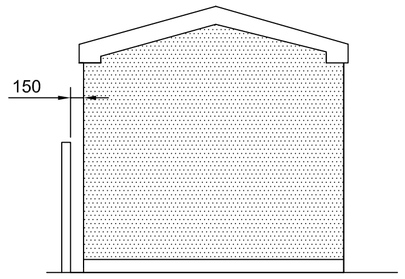
NOTES



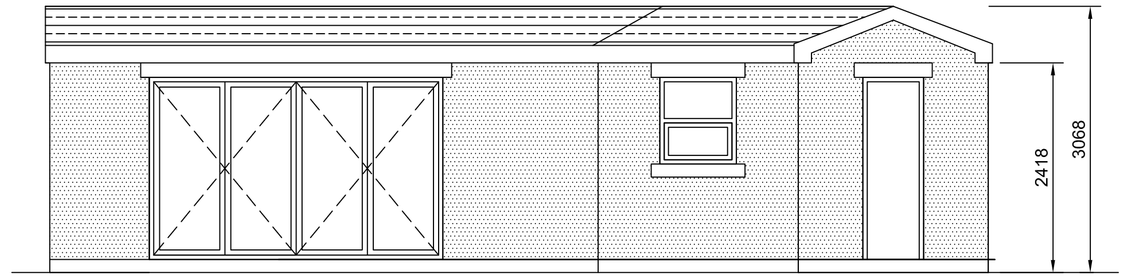
extg side elevation



extg front elevation



prop side elevation



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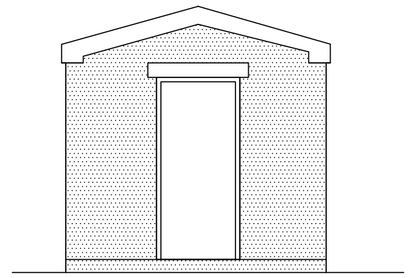

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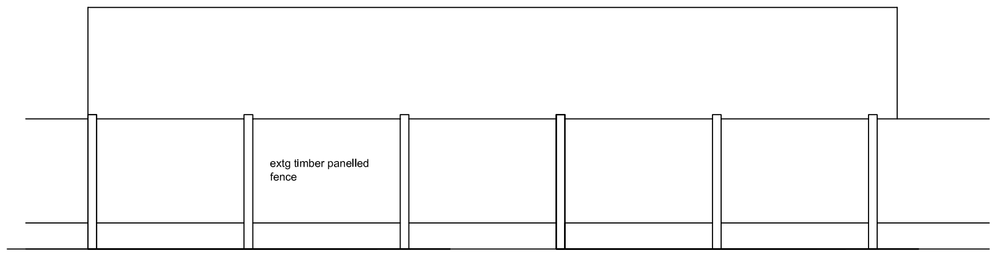
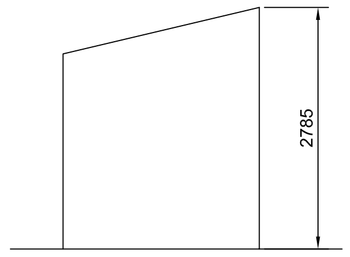


extg rear elevation



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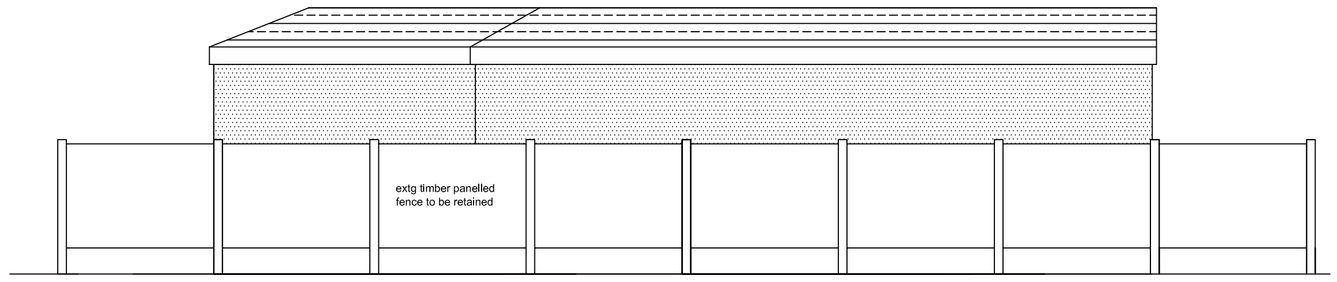
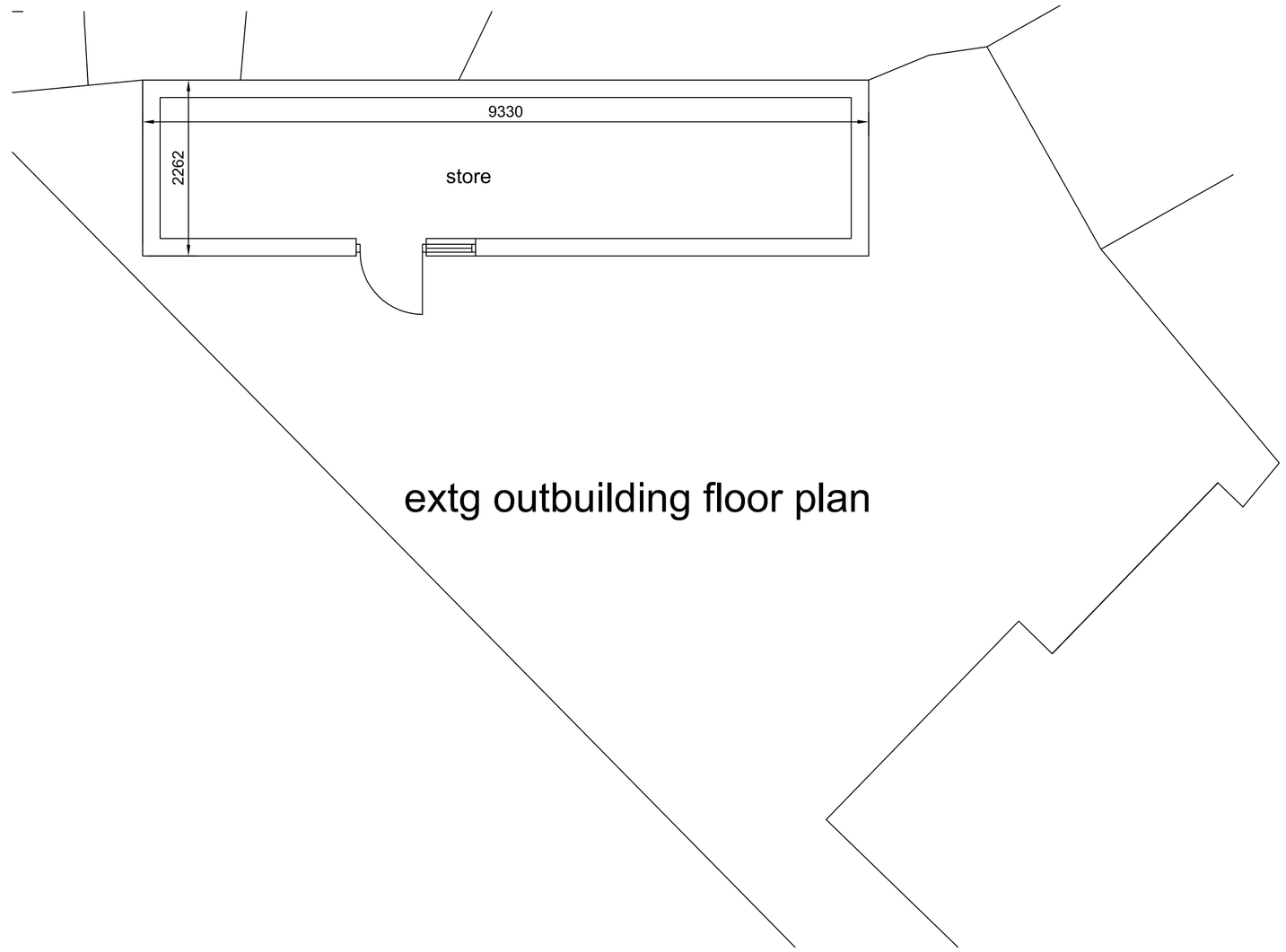
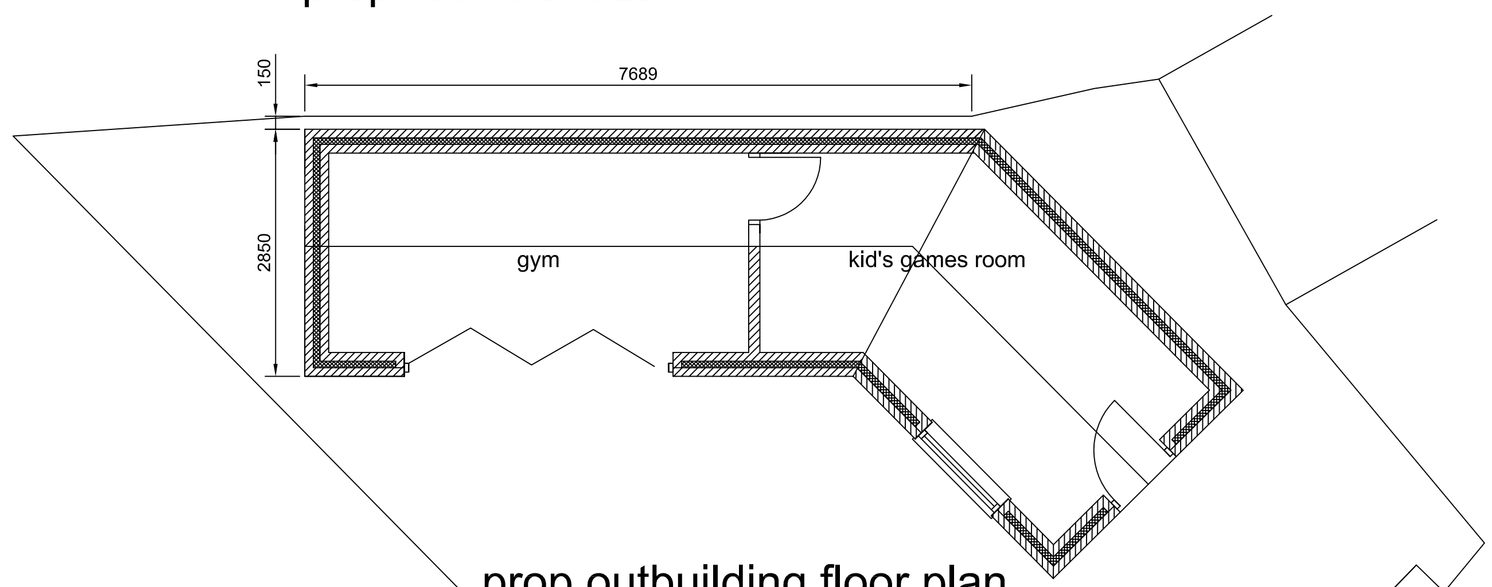


prop rear elevation



extg outbuilding floor plan



prop outbuilding floor plan

SPECIFICATION NOTES

INTERNAL WALLS FINISHES:
Walls to have 9.5mm plasterboard on dabs and skim finish.
DPCs
150mm min. above ground level.
FLOOR SLAB TO OUTBUILDING :
to comprise 75mm thick proprietary quick drying screed with oriented strand reinforcement on building paper on 75mm kingspan 'thermafloor TF70' insulation board on 125mm insitu concrete slab on visqueen zedex 2000 gauge gas membrane on 50mm sand blinding on min. 150mm well consolidated hardcore in layers not exceeding 150mm. To achieve max u value of 0.22W/m².K.
PROPOSED EXTERNAL WALLS:
300mm thick cavity wall construction comprising Cream Krend on 100mm blockwork;100mm cavity containing 55mm kingspan 'thermawall TW50' insulation board; 100mm topcrete standard cellular 7n blocks or similar internally. 9.5mm plasterb'd on dabs finish internally.
NEW ROOF TO GAMES ROOM/GYM:
roof comprising; Dark grey Marley Mendip tiles on 25x38mm tsw, battens on 150x 50 C24 rafters at 600mm ctrs with new 12.5mm plasterboard fixed to underside. Kingspan PIR insulation 100mm between rafters and 30mm to underside to achieve u value of 0.18w/m²K.
WINDOWS & DOORS:
all external doors are double glazed (band B or better). all windows, doors to comply with requirements of Parts N and L1b of the Building Regulations with safety glazing to be used in critical locations to comply with Approved Document N and BS 6206. External doors to have level thresholds where shown.
SPACE HEATING:
Electric heating to new area.
Heating system to comply with part L1b of the building regulations.
ELECTRICAL WORK: (All wirings from extg house)
New electrical installation into all areas;including new light fittings, power sockets, and where specifically requested 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.
CONSERVATION OF FUEL AND POWER:
All work to be designed in accordance with the 2010 edition of building regulations approved document L1B

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. All cavities closed to comply with Bldg Regs.
6. All external door openings to have horiz & vertical dpc's.
7. Lintols to door openings to be patent metal combined lintols (Catnic CN12(b) or similar 3crs lintol.)
8. New rainwater goods to match existing (ie): hr gutters & rwp's into trapped gullies.
9. All foundations to comply with Bldg Regs.
10. All foundations within 1m of drain to be taken down to invert of drain.
11. Concrete lintols to be provided in walls where drains pass through.
12. New drainage under building to be encased in 150mm min concrete.
13. New drainage to be 'Hepsleve' or similar using flexible joints.
14. All dimensions to be checked on site.

Proposed Finishes
Walls - KRend through coloured render on blockwork.
Roofs - Dark grey Marley Mendip interlocking tiles with PVCu fascias and rainwater goods all to match existing house.
Doors - PVCu to match existing house

REV	DESCRIPTION	CHECK	DATE
B	Covered way omitted		25-02-2025
A	Amended to show outbuilding 150mm inside rear boundary		21-02-2025

CLIENT
Mrs PF Faiz
350, Albert Royds Street, Rochdale. OL16 5AD

PROJECT
Construct new porch/extension and erect a single/ two storey rear extension & demolish extg outbldg and erect new outbuilding for gym / games room

DRAWING
Extg & Proposed Outbuilding in rear garden

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	Sept 2024	rb	

DRAWING NO.	CAD REFERENCE NO.	REVISION
2427/PFF/03		B