



New external wall comprising of facing brick to match existing outer leaf, 100mm cavity fully filled with Dritherm 57 insulation, 100mm Celcon standard blockwork (K=0.16) with 12mm plaster finish to achieve 0.28 w/m2k U value
 Stainless steel cavity ties at 750mm horizontal and 450mm vertical ctrs staggered each line, cts reduced to 300mm around openings
 New doors and windows to be double glazed with 20mm gap between panes filled with Argon gas with inner pane having to E coating to achieve 1.6w/m2k (WER band c)
 Glazing below 800mm from floor level in windows and less than 1500mm above floor level in doors and side panels to be safety glass to conform to BS 6206 (BS EN 12600)
 Insulation to walls, floor and roof is to be continuous to limit thermal bridging and air leaks
 All work to comply with Domestic Building Services compliance guides
 All electrical work to meet the requirements of Part P (electrical safety) and will be designed, installed inspected and tested by a person registered with a competent persons scheme

demolish existing non load bearing stud wall, make good as required
 Construct new stud wall consisting of 89mm stud frame faced both sides with 9mm ply and 12mm plaster board and skim finish
 Break out existing non load bearing wall at first floor level
 Form new stair balustrade as per spec notes min 900mm high above landing level
 Make good to floor walls and ceiling
 Extend existing SWP / RMP as indicated
 Existing foundations to be exposed and checked for stability
 Allow for underpinning as required by LA inspector

Window fenestration to match existing
 Glazed area 1/10th floor area opening left / 20th floor area
 Escape window as per spec notes
 Frames set back from wall face and sealed with mastic sealant flush pointed
 Close cavity at reveals with insulated cavity closer, set frames back from wall face, seal frames with mastic sealant flush pointed
 Block bond new walls to existing maintain cavity
 1000x50x6mm ms straps built into wall and screwed to 5 No joists
 Floor joists at max 450mm ctrs ends built into wall / joists hangers provide lateral restraints between timbers joists and floor boarding to line with existing floor level
 Double joists below stud walls, bolted together at 300mm ctrs 175x75 bearer bolted to wall face at 300mm ctrs
 New floor levels to line with existing NO steps floor finish to client requirements
 Insulated stud frames to first floor area complete with door / frames and all necessary hardware fixtures and fittings, maintain 25mm air gap below doors
 Install bathroom and ensuite fittings to clients requirements colour and tape to be confirmed
 Close cavity at reveals with insulated cavity closer, set frames back from wall face, seal frames with mastic sealant flush pointed
 Open up glass to WC / Bathroom windows
 Ejector or similar fans wired to mains supply as per open spec notes

Block bond new walls to existing maintain cavity
 1000x50x6mm ms straps built into wall and screwed to 5 No joists
 Slip resistant floor finish to all wet areas colour and tape to be confirmed with client

JRENDAL
 9 SOUTH SQUARE
 THORNTON-CLEVELEYS
 F15 LP
 Tel No. 0225 897962
 Mob No. 07703 240557
 Email jrendal@jrendal.com

PROPOSED BED ROOM EXTN

CLIENT:
 Mr and Mrs J. HAMER
 7 ELY CRESC, FALSWORTH
 OLDHAM, M35 0GR

REV.	DATE	DRGNO.	APP / 2048_005
	MAR 2021		
		SCALE	1:50 @ A5

FIRST FLOOR PLAN

PROPOSED LAYOUTS

GROUND FLOOR PLAN