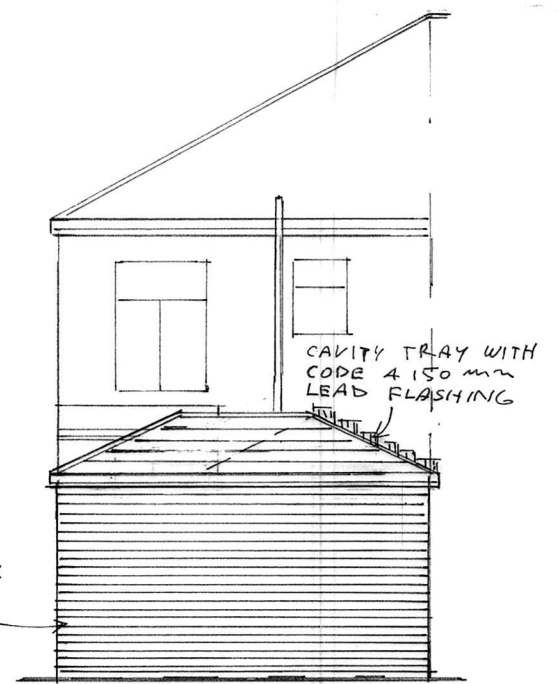


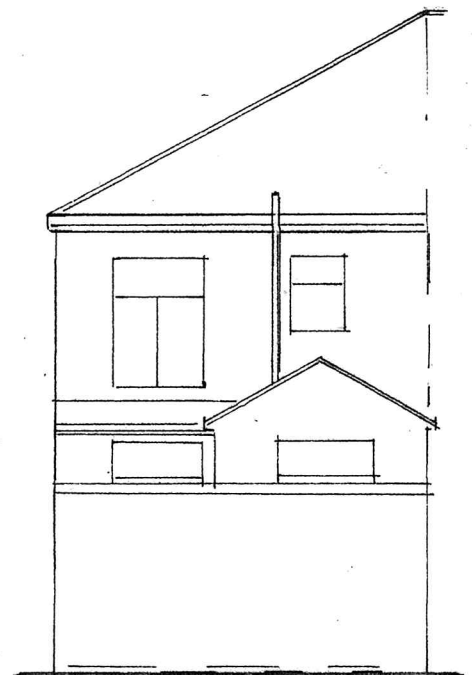
SIDE ELEVATION  
(PROPOSED)



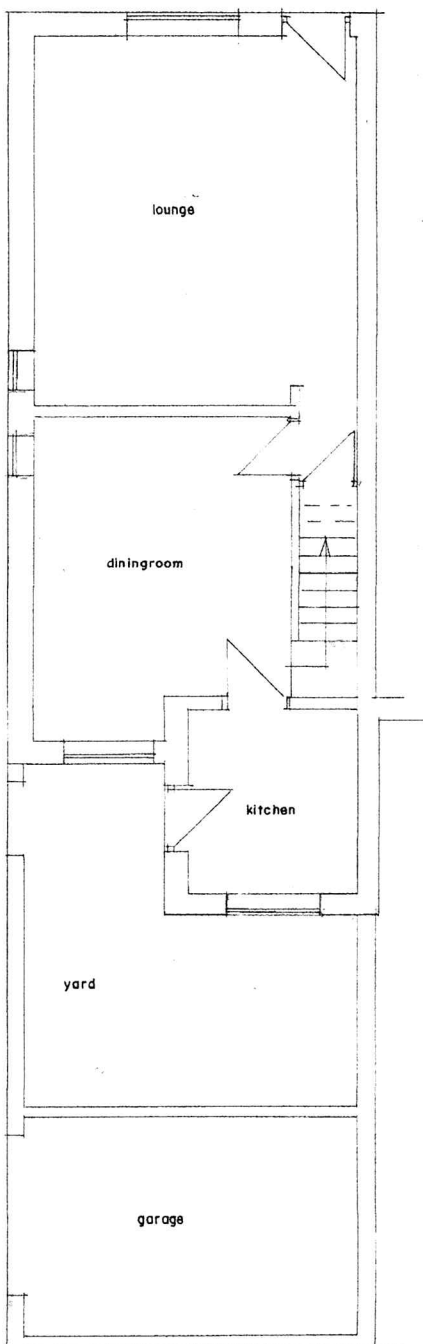
REAR ELEVATION  
(PROPOSED)



SIDE ELEVATION  
(EXISTING)



REAR ELEVATION  
(EXISTING)

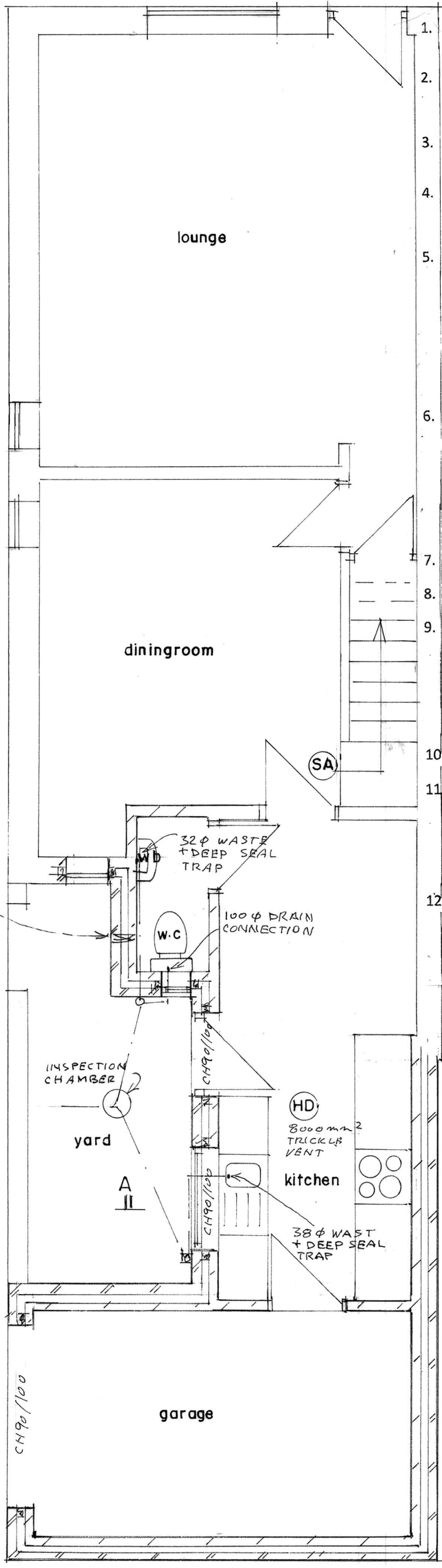


G.F PLAN  
(EXISTING)

BUILDING DESIGN SERVICES M. FAROOQ 6 Stock Close, Shawclough, Rochdale OL12 6BB Tel: 01706 712231 Mob: 07967605763		
<b>PROPOSED SINGLE STOREY REAR EXTENSION AT          110 BAMFORD STREET OLDHAM OL9 6RJ</b>		
<b>For: Mr M AFZAL</b>		
Plan	Scale 1:100	1679 /1
Elevation	Scale 1:100	

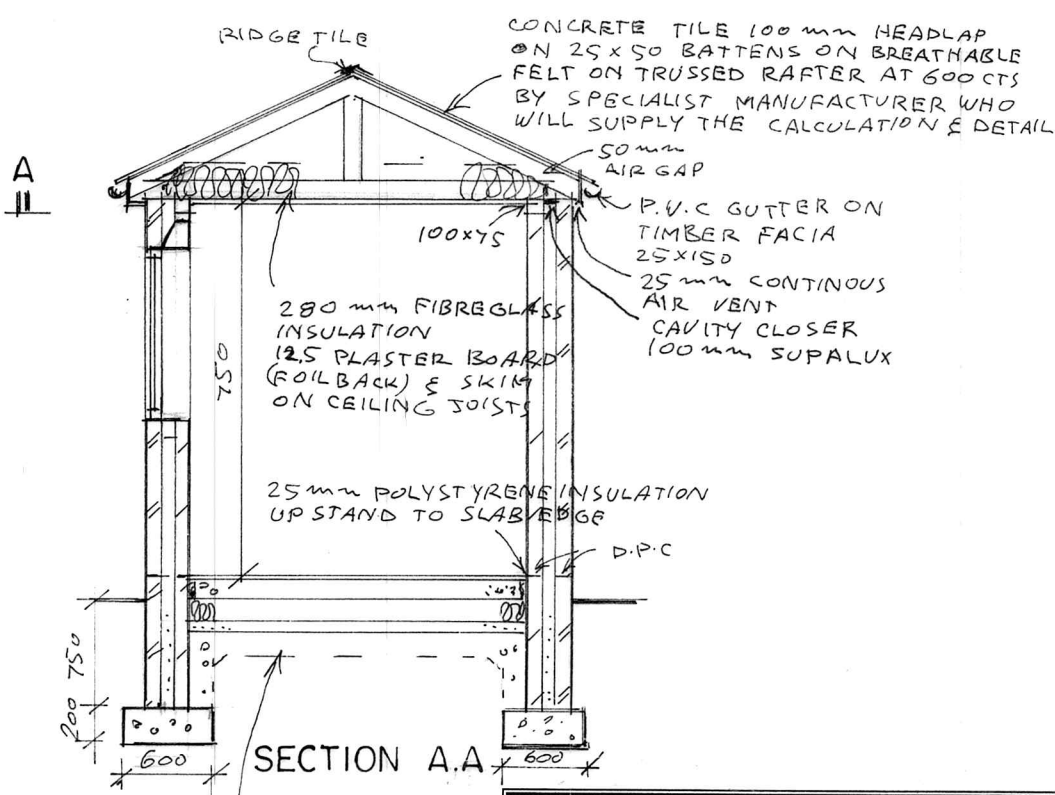
MECHANICAL EXTRACT FAN VENTILATION TO GIVE  
3 AIR CHANGES PER HOUR DUCTED TO EXTERNAL AIR  
EXTRACTING @ NOT LESS THAN 15 LETER / SECOND

MECHANICAL EXTRACT FAN VENTILATION TO GIVE  
3 AIR CHANGES PER HOUR DUCTED TO EXTERNAL AIR  
EXTRACTING @ NOT LESS THAN 60 LETER / SECOND



GROUND FLOOR PLAN  
(PROPOSED)

1. These drawings are the designers copy right and must not be altered, amended or copied in in part or whole without this designer consent.
  2. Prior to commencement of any works the contractor is to check all dimensions on site and report any discrepancies to the designer and agree to the amendments. The contractor will be responsible for the setting out of works.
  3. Works shall comply with the current relevant BS/Codes of Practices and conform to the Building Regulations including the latest amendments.
  4. NEW FOOTINGS to be designed in accordance with site conditions and at least taken down to firm ground. (minimum depth 800mm). Footings within 1 meter of drains to be taken below drain level to A1/A2 Building Regulations.
  5. GROUND FLOOR to be finished in power floated concrete slab. 150mm thick laid on 1200mm gauge polythene sheets DPM throughout and turned up at the ends laid on 120mm polystyrene sheets DPM throughout and turning up at the ends laid on 120mm polystyrene insulation turned upward on the edges to give 0.22U value on 50mm. Sand blinding on wall compacted on 10mm thick clean hard-core over natural ground. Non- load bearing walls to be supported on thickened out slab 300mm x 450mm wide and reinforced with steel mesh A 142.
  6. DRAINS Existing drains to be exposed and checked. New drains to be laid to falls 1:40/1:60 100/150mm dia "Hepsleve" with flexible joints and connected to the existing or to the main sewer to the satisfaction of the Local Authority. PVC drains to be laid in gravel in accordance manufacturer specification. Drains under the building to be encased in concrete surround 150mm and protected where passing through the wall with 50mm gap filled with polythene insulation and concrete lintel over.
  7. DPC Horizontal DPC to wall positioned 150mm minimum above finish ground level to be provided.
  8. BONDING Block/brickwork to be bonded into existing at alternative courses and cavity maintained throughout.
  9. EXTERNAL WALLS to be constructed in 100mm outer skin in faced brickwork plus 100mm cavity filled with rockwool and batt insulation to give 0.28U value and 100mm inner skin in thermalite blocks (overall thickness 300mm, both leaves to be tied with stainless steel wire ties at 750mm centres horizontally and 450mm centres vertically staggered. Walls to be finished smooth internally. All openings to have metal ties at 300mm centres vertically.
  10. CAVITIES all cavities to be closed at the top with 100mm surplax or proprietary closer.
  11. LINTELS in external walls to be CATNIC CH90/100 Cx90 100 combined cavity tray steel lintels over windows and doors set in the cavity walls to suit spans, minimum end bearings to be 150mm. DPC top be provided to all doors and windows closures at the top of the walls, sill and jambs. Lintels spanning over doors in the external walls to have pre-cast concrete having 150mm-endbearing.
  12. PITCH ROOF: to be concrete tiles on 50mm x 25mm battens on untearable felts on trussed rafters at 600mm centres supported on load bearing walls and held down with galvanized metal straps at 1800mm centres secured to the wall.
  13. WALLPLATES 100mm x75mm wall plates to be bedded and secured to wall at Max 1800mm CTS with 35mm x 5mm galvanized metal straps.
  14. LATERAL RESTARINT provide 35mm x 5mm galvanised straps between rafter / ceiling joists/floor and gables wall at max spacing of 1800mm centres including timber noggins.
  15. ROOF VENTILATION provided 25mm wide ventilation along eaves soffit and roof tiles/ air bricks in gable walls.
  16. Insulation 100mm fibreglass between joists with a further 180mm fibreglass laid across to give 280mm total thickness 0.16wm2k. The wall, floor and roof insulation is to be continuous and overlap with each other at the junction positions.
  17. CEILING to be in 12.5mm Gyproc board and skimmed, including a vapour barrier, (foil backed to roof)
  18. WINDOWS to be double glazed with OPTITHERM glass and 20mm air gap soft/hardwood or UPVC. Opening section 1/20th floor area and must achieve 'U' value of 1.6 w/m2k.
  19. FIRE PROTECTION all structural elements below roof to have minimum 1-hour fire protection.
  20. EXISTING FOUNDATIONS subject to additional loading to exposed upon commencement and strengthened if found necessary.
  21. The lighting 75% extension to be of permanent energy efficient type in accordance with A.D L1 - Paragraph 1.54 to accept only energy efficient lamp exceeding 45 lumens per circuit watt efficiency.
  22. Any existing air bricks to be used to vent the house under floor area to be ducted beneath new slab to the outside air.
  23. Provide mains operated smoke alarm to hall and landing to BS 5446 part 1 and to be inter-connected with battery backup at each level.
  24. The provision or extension of heating/hot water shall be in accordance with the Domestic Building Services Compliance Guide.
  25. Observe terms of Party Wall Act 1996.
  26. COMPLETION: On completion clean all windows, any splashes, motor or paint or marks on the walls, cart away rubble left over timber pieces and tins etc, on site and in garden area to leave site clean.
- P1. All electrical works to meet the requirements of Part P (Electrical Safety) will be designed installed, inspected and tested by a competent person to do so.
  - Prior to completion the Local Authority must be satisfied that either: -
    - An electrical installation certificate issued under a competent and person Scheme has been issued; or
    - Appropriate Certificates and forms defined in BS 7671 (as amended) 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 nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the Inspection and testing procedures continuing the regulations and employ adequate testing equipment.



150mm CONCRETE ON D.P.M  
125mm POLYSTYRENE INSULATION  
ON 50mm SAND BLINDING ON  
150mm HARD CORE

BUILDING DESIGN SERVICES		
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<b>For: Mr M AFZAL</b>		
Section	Scale 1:50	1679 /2
Elevation	Scale 1:100	