

AS PROPOSED

WINDOWS: DOUBLE GLAZED WINDOWS WITH $\frac{1}{20}$ " F.A.O.L. WITH TRICKLE VENTS CLASS 'C' SAFETY GLASS - K GLASS WITH 16 CAVITY WINDOWS SET BACK 80 FROM FACE OF WALLS ALL GLAZING TO DOORS & WINDOWS WITHIN 800 OF FLOOR TO BE SAFETY GLASS.
E.E. WINDOWS USED AS EMERGENCY EXITS TO HAVE CLEAR OPENINGS OF 750 x 450 WITH MINIMUM HEIGHT OF WINDOW CASEMENT 1100 FROM FLOOR LEVEL.

ROBUST CONSTRUCTION: LIMITED THERMAL BRIDGING & AIR LEAKAGE DETAILS TO BE BUILT ON SITE IN ACCORDANCE WITH DEFRA ROBUST CONSTRUCTION DETAILS

UNLESS OTHERWISE STATED ROOM VENTILATION WILL BE PROVIDED BY NATURAL MEANS. WINDOWS TO INCORPORATE OPENING LIGHTS AT $\frac{1}{20}$ " FLOOR AREA, ALONG WITH CONTROLABLE TRICKLE VENTS WITH AN EQUIVALENT AREA OF 5000mm² WHERE OPENING RESTRICTORS ARE TO BE PROVIDED THE OPENING LIGHTS TO BE INCREASED IN SIZE TO $\frac{1}{10}$ " OF THE ROOM FLOOR AREA
WET ROOM AREAS TO BE AFFORDED MECHANICAL EXTRACT VENTILATION USING THE FOLLOWING EXTRACT RATES:-
KITCHEN: 30 L/SEC
UTILITY ROOM: 30 L/SEC
BATHROOM: 15 L/SEC
SANITARY ACCOMMODATION: 6 L/SEC
IN ADDITION, CONTROLABLE TRICKLE VENTS WITH AN EQUIVALENT AREA OF 2500mm².

ROOF: SLATES ON 50x25 TREATED LATHS ON BREATHABLE FELT ON 100x50 TREATED TIMBER SPARS AT 400 CTS. BIRDS MOUTHED OVER PURLINS & WALL PLATES. 100x75 TREATED WALL PLATES. ROOF ANCHORED TO WALLS AT 2M CENTRES WITH GALVANISED STEEL STRAPS.
25 CONTINUOUS EAVES VENTS

ROOF SLOPES: 50 THICK KINGSPAN IN BETWEEN ROOF SPARS WITH 50 AIR GAP OVER WITH 75 KINGSPAN BELOW WITH 12.5 THICK FOIL BACKED PIBD & SKIM.

WALLS: 100 BRICK ON BED WITH 100 CAVITY WITH 50 KINGSPAN TO 100 CONCRETE BLOCK INNER LEAF. K18 INSULATED PIBD DOT & DAB TO INNER SIDE OF BLOCK.
STRUCTURAL ENGINEER TO SPECIFY LINTOLS OVER OPENINGS VERTICAL & HORIZONTAL D.P.C.'S TO OPENINGS WITH CAVITY TRAYS OVER.
WALL D.P.C.'S 150 ABOVE GROUND LEVEL.
S.S. WALL TIES AT 900 HORIZONTAL & 450 VERTICAL.
CLOSE TOP OF CAVITIES WITH SUPERLUX.
INSULATED RETURN CLOSURES TO WINDOW & DOOR FRAMES
ALL LINTOLS INSULATION TO BE LINKED TO WALL INSULATION

AIR VENTS TO ROOF VOID

SIDE ELEVATION

REAR ELEVATION

FRONT ELEVATION

BOUNDARIES: ANY WORK THAT EFFECTS BOUNDARY OR ADJOINING PROPERTY AS DEFINED IN THE PARTY WALL ACT 1996. APPLICANT TO SERVE NOTICE UPON ADJOINING OWNERS.

STEELWORK: ANY STEELWORK TO BE ENCASED WITH 2 LAYERS 12.5 PIBD & SKIM FOR FIRE PROTECTION

REMOVE EXT'G WALL & INSERT R.S.J.

R.L.

600 MINIMUM, 800 OPTIONAL

GROUND FLOOR PLAN

LEAD FLASHING AT ROOF/WALL JUNCTION WITH CAVITY TRAY OVER

100x50 POLE PLATE BOLTED TO WALL

STRUCTURAL ENGINEER TO SPECIFY BEAMS & LINTOLS & END BEARINGS. & CHECK TIMBER SIZES

GROUND FLOOR: T.G. CHIPBOARD ON 100x50 JOISTS AT 400 CTS WITH 100 KINGSPAN INFILL 100 MINIMUM AIR VOID OVER SITE CONCRETE

VENTED AIR VOID

100x50 CEILING JOISTS BOLTED TO SPARS

DOUBLE SPARS TO TRIM ROOF LIGHT

U.P.V.C. FASCIA & SOFFIT WITH 25 STRIP VENTS

CROSS SECTION

DRAINS: EXISTING DRAINS TO BE EXPOSED & LINE & DEPTH TO BE ESTABLISHED. NEW DRAINS 100 DIA & 1:40 FALL, BED & SUBROUND IN PEA GRAVEL. WALLS & FOUNDATIONS BRIDGED OVER DRAINS.

ROOF PLAN 1:200

hugh@sueclark@hotmail.com

CLIENT HUGH & SUE CLARK

PROJECT KITCHEN EXTENSION

LOCATION 1. SLADES VIEW CLOSE DIGGLE, OL3 5PE

S. INGRAM & ASSOCIATES
Building Surveyors & Design Consultants

CIVIC TRUST AWARD 2002 - COMMENDATION FOR GOOD DESIGN

DESIGN STUDIO
HEIGHTS LANE
HEIGHTS DELPH
OLDHAM OL3 5TU

Telephone: 0145 787 6500
Mobile: 01708 910347

SCALES: 1:50

DRAWN BY: S. INGRAM

DATE: APRIL 2022

DRAWING No. 20 '3'

APPOINTED CONTRACTOR TO PRODUCE METHOD STATEMENT AND HEALTH & SAFETY PLAN FOR APPROVAL BY APPLICANT'S HEALTH & SAFETY ADVISOR TO ENSURE COMPLIANCE WITH C.D.M. REGULATIONS PRIOR TO COMMENCING ANY WORK.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK ANY DISCREPANCIES TO BE DISCUSSED WITH STEVE INGRAM.

FOUNDATIONS: UNLESS OTHERWISE STATED: 600 WIDE x 200 THICK C35 CONCRETE STRIP FOUNDATION 800 MINIMUM DEEP TO GOOD GROUND & BELOW ANY DRAIN INVERT LEVEL.

ELECTRICAL INSPECTION NOTES: ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P. (ELECTRICAL SAFETY) WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETANT TO DO SO.
PRIOR TO COMPLETION THE LOCAL AUTHORITY MUST BE SATISFIED THAT EITHER: AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER A COMPETANT PERSON SCHEME HAS BEEN ISSUED; OR APPROPRIATE CERTIFICATES & FORMS DEFINED IN B.S. (AS AMENDED) HAVE BEEN SUBMITTED TO CONFIRM THAT THE WORK HAS BEEN INSPECTED & TESTED BY A COMPETANT PERSON. A COMPETANT WILL HAVE SOUND KNOWLEDGE AND EXPERIENCE RELEVANT TO THE NATURE OF THE WORK UNDERTAKEN & TO THE TECHNICAL STANDARDS SET DOWN IN B.S. 7671, BE FULLY VERSED IN THE INSPECTION & TESTING PROCEDURES CONTAIN IN THE REGULATIONS & EMPLOY ADEQUATE TESTING EQUIPMENT