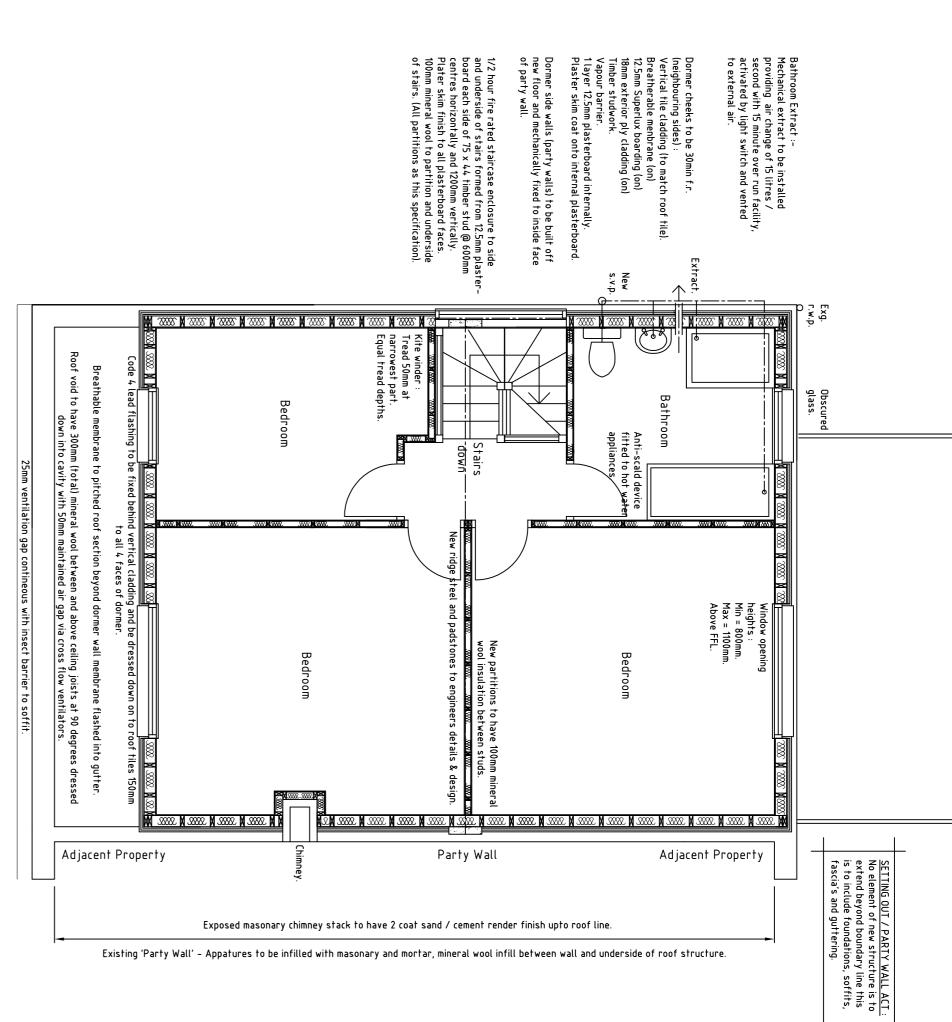
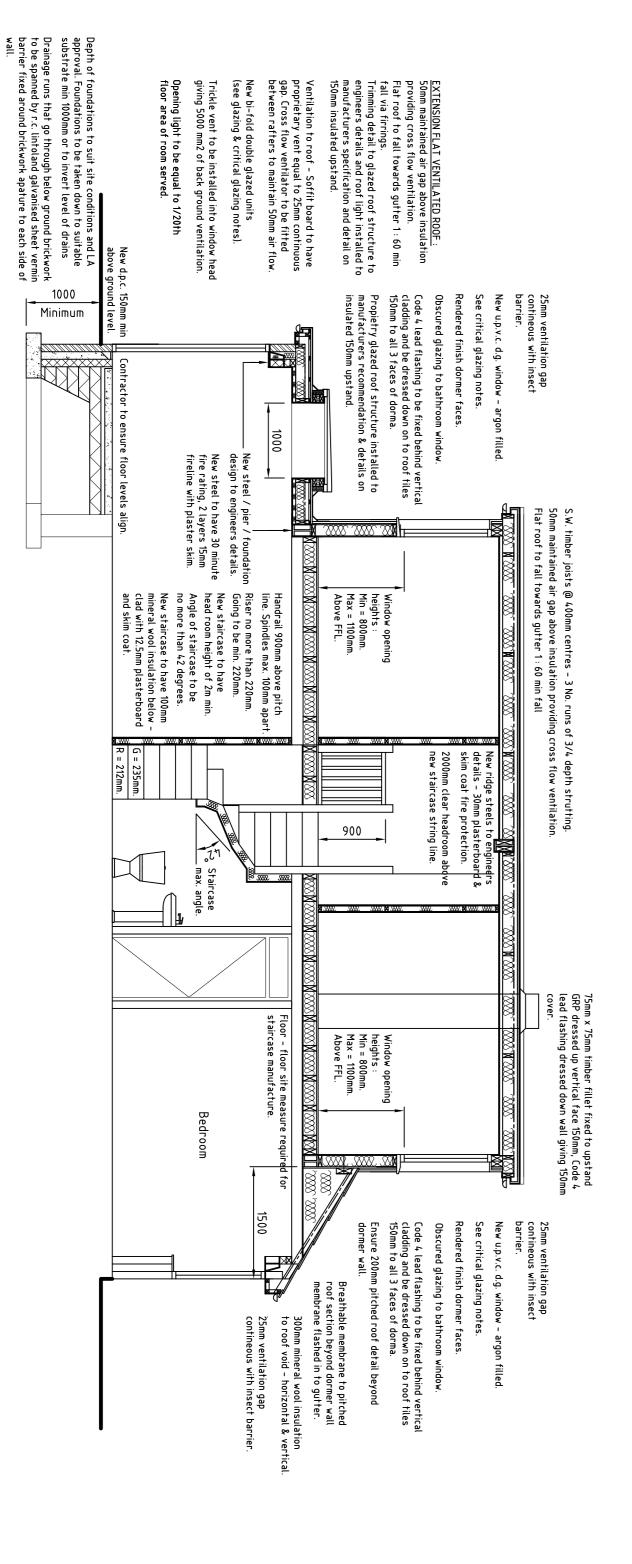


Proposed Ground Floor Plan

<u>DRAINAGE</u>:
Contractor to excavate and expose existing drainage runs to establish combined or seperate drainage systems – proposed syetem to have inspection chambers and rodding eye access at sufficient locations to provide maintainance to new and existing drainage runs.



Proposed Attic Plan



Loft Conversion With Double Dormer:

AWINGS STAMPED APPROVED BY LOCAL AUTHORITY FOR DING REGULATIONS – CHECK REVISIONS AGAINST TO CONSTRUCTION.

To construction.

To construction to commencement of work.

To construction to comment of work.

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TRUCTION — (0.28 W/m2K) — (30 min f.r.).

"mer to be constructed from 150 x 50 s/w

ed into frame work with vertical timbers

nber frame to be independent of window

) lintol over window head. Timber framework clad

sly and in turn sheeted with waterproof membrane

ladding to match existing — Celotex insulation between

- internal face 1 layer 12.5 plasterboard

4 lead flashing dressed from 250mm behind

oof by 150mm — External render finish.

ned opening to side of dormansulation – Celotex GA3100.
Not Required.

Boiler to be installed in strict accordance with manufacturers instructions. Installer to concider siting of flue to avoid visible plume & wetting of surfaces. Liquid condensate to discharge to a suitable foul drain (not surface water). Condensate pipework to manufacturers instructions but generally max. 3m long, insulated where external, with 75mm deep condensate trap to prevent smells entering building.

Flues discharges in accordance with manufacturers instructions and to meet Building Regulation Approved Document J.

Completion certificate – copy of boilers Building Regulation Complience Certificate from the GAS SAFE or OFTEC registered installer to be provided to building control and householder as evidence of complience.

RUCTION AND BUILD UP — (0.18 W/m2K). pplimented to form 150mm rafter depth. s to match existing rafter centres. To have 50mm maintained air gap above ins mm insulation — Celotex GA3100. on — 35mm Celotex GA3035. raped with adhesive foil tape. required to be maintained eaves soffit ventilation contineous gap. e maintained above insulation

Areas with differing heating needs e.g. sleeping / living areas to have individual temperature control by the use of room thermostats or individual radiator valves. Seperate timing controls to be provided for space heating and hot water (except for combination boilers and solid fuel appliences. The system design must allow the provision of only space heating, only water heatinf, or both when required. Boiler controls to prevent the boiler operating when neither the space heating system nor the hot water system requires heat. Hot water system vessels insulated with a minimum 35mm factory applied coating of PU-foam or the equivalent.

Pipes and ducts insulated where in unheated areas or outside.

Popes and connecting to boilers and hot water storage vessels (including vent pipe) should be insulated for at least 1m from where they connect.

FLAT ROOF CONSTRUCTION Flat roof - Ceiling joists Flat roof - Ceiling joists 18mm exterior ply, Liquic to manufacturers detail to manufacturers detail Roof members to engine braced with solid nogginair flow f roof to be no less than 1: 60 via additional firrings. tion to be Trisofoil 10 installed to manufacturers "ication and details. CTION AND BUILD UP _ (0.18 W/m2K). ists laid to fall clad with quid GRP membrane installed tails and recommendations. incers details and spacification gings allowing 50mm clear ventilation

Heating and domestic hot water provided by wall mounted balanced flue gas fired boiler to have its balanced flue positioned a minimum of 300mm from any opening and 600mm from the corner and have a terminal guard if within 2000mm of adjacent ground level.

isting ceiling height to be lowered to suit required loft are height of 2000mm.

We joists and steels to engineers details and specification we joists to have strutting at mid-span positions, rutting to be no less than 38mm wide and 3/4 depth new joists. rided by 30 x 5 m.st. galvanised rork and spanning 3 joists with p including between gable wall to engineers details and specification utting at mid-span positions, than 38mm wide and 3/4 depth

VENTILATION

Mechanical extraction to be provided to kitchen, bathroom, w.c., en-suit, utility rooms:

Kitchen ventilation to be capable of providing 30 lit/sec or 60 lit/sec extraction if further than 300mm from centre line of hob.

Utility room extract to have 30 lit/sec with 15 minute over run connected to light switch.

Bathroom / en-suit / w.c. extract to provide 15 lit/sec extraction.

Internal bathrooms to be provided with extract equal to 3 air changes per hour and have 15 minuite over run ducting to outside air.

ndows to have an opening light equal to 1/20th of floor

DETECTION SYSTEM indows or windows above one storey to have escape windows indows or windows above one storey to have escape windows sequal to min. 0.33 sq. mts in area and a minimum width of mum height of 4.50mm (equates to 750 x 4.50 clear opening). All elate to clear unobstructed sizes.

To have trickle vents equal to 2500 /5000sq.mm fitted heads muse (see drawing and ventilation notes for details). The proofed and double glazed in opti-white outer panelair space with space bar within inner pane of low emissity u-value of 1.6 'U Value' - Window energy rating band Copliance to be provided to building control.

The installed to critical locations:—

and side screens within 1500mm of floor.

Is within 800mm of floor level.

Existing air bricks to be exter existing air bricks.

rea.
All new windows to have contable rooms 5000mm2.
Habitable rooms 5000mm2.
Hithen 2500mm2.
Jtility room 2500mm2.
Bathroom 2500mm2.
Sanitary 2500mm2.

Systems to be installed, inspected and co Ventilation Compliance Guide'.

with the 'Domestic

imoke alarm locations ires are likely to start very habitable room. wer supply to be con distribution board. es (RCD) should not ideally apply to smoke alarm circuits, electrical safety RCD's be required then:erve the circuit supplying the smoke alarm (or)
the fire alarm circuit should operate independently of
circuits supplying socket outlets or portable equipment. to be in circulation areas between sleeping places where t (kitchen / living rooms) and within 7.5m of the door of nected to smoke alarms via a separately fused circuit

WALL CONSTRUCTION - GABLE END CONVERSION
102mm outer leaf of 100mm Celcon Solar block cavity full fill insulated cavity
and 100mm Celcon Solar block inner leaf. Cavity to have mortar fill up to ground

Type deep seal trap to all fittings.

Types above last connection to be fitted with air admittance valve or to be alven up to the external air, Soil and vent pipe to terminate min 900mm above and opening light and be capped with perforated cover.

Install stainless steel wall ties at 750mm horizontal centres and 450mm vertical centres becoming 225mm vertical centres around openings in walls. Provide 1200g DPC minimum of 150mm from external finished floor level to both wall leafs. All wall openings to have Rockwool insulated cavity closers. All cavities are to remain continuous throughout. All openings to have lintel supports with min. 150mm end bearing:-

alarm to be from mains supply with battery back up.

<u>PLUMBING</u>
100mm Dia. u.p.v.c. soil and vent pipe in accessible ply ducts where within the property – ducts within property to be insulated with 100mm compacted mineral woul to reduce noise transfer.
32mm dia. waste pipes to hand wash basins unless waste run exceeds 1700mm then 40mm dia. to be used.
40mm dia waste pipe to be provided for bath / shower / sinks, 32 dia. waste to bidets

moke alarms to be sited so that the sensor, for ceiling mounted devises, is etween 25mm and 600mm (between 25mm and 150mm for heat detectors) ssuming the ceiling is predominantly flat and level. noke alarms to be fixed to the ceiling and at least 300mm from any wall or ht fittings, wall mounted fittings to be above the level of the doorways into e space.

e alarms to be fixe

ELECTRICAL - GENERAL 1/3rd of all primary light fittings within the proposed development to have a fitting type that will only recieve lamps having a luminous efficiency greater than 45 lumens per circuit-watt (eg compact flourescent lamps). oke detection to be powered via 240V mains supply with battery back up pe interlinked with each other. recessed light fittings installed into new ceilings to have non-combustible ight housing around rear of fitting within (floor or ceiling build up) to form r void away from insulation to allow safe dissipation of heat, clearnece to a line with lighting manufacturers recommendations but be no less than m vertically and 100mm horizontally – all sizes from top and side of housed

ELECTRICAL- CERTIFICATION electrical works by a competent person scho to be positioned 450mm & 1200mm above finished floor

wiring and electrical works to be designed, installed, inspected and tested in ordance with the requirements of BS 7671, the IEE 17th edition wiring dance and building regulation part P (electrical safety) by a member of the G. competent persons scheme.

The competent person is cirtificate within 30 days both a copy of self-cert test certificate. is to send to the local authority a self-certification ys of the electrical works completion. Client must recieve rtification certificate and a BS 7671 electrical installation

6 vices are to be provided or extended it must be ensure he 'Domestic Building Services Compliance Guide'. The notice confirming that the fixed building services have cordance with the 'DHCG' on works completed. 1000m

cale

50 @ A1

Proposed Section Through

ARCHITECTURAL DEREK BUCKLEY SERVICES

20, Ch 07525 143 171 derek.buckley@yn ster, M34 5HZ.

Mark Bell.

ONLY BUILD OFF DRAWINGS APPROVED BY LOCAL AUTHORITY FOR PLANNING & BUILDING REGULATIONS. REVISIONS TO BE CHECKED PRIOR TO CONSTRUCTION. Proposed Details (Sheet 1 of 2).

YOU ARE ADVISED THAT THE 'PARTY WALL ACT'
MAY APPLY TO THIS PROJECT - YOU ARE ADVISED TO
SHOW A COPY OF THIS DRAWING TO NEIGHBOURING
PROPERTIES.

PROJECT No.: 1000 | DRWG No.: 23 10 22 100 / 2022. 22/DB/002

PROJECT:
Proposed Double Dormer & Rear Single
Storey Rear Extension & Render External
Fascade.

LOCATION:
5, Arley Drive, Shaw, Oldham, OL2 8DY.

1:50 @ (A1)

D.Buckley

joists to be posit

PARTITIONS - TIMBER STUDWORK

New timber studwork partitions formed in 75 x 50 s.w. @ 600mm centres clad each side with 12.5mm plasterboard with plaster skim finish.

All new partitions to be insulated with 100mm mineral wool insulation.

HEATING AND HOT WATER SYSTEMS

Any new or domestic boiler installation or replace nn of exg. heating system be carried out by GAS SAFE approved contractor.

Mains natural gas and LPG boilers to have a min. SEDBUK rating of 90%. Oil fired boilers from 1st April 2007 to have a min. SEDBUK rating of 90%.