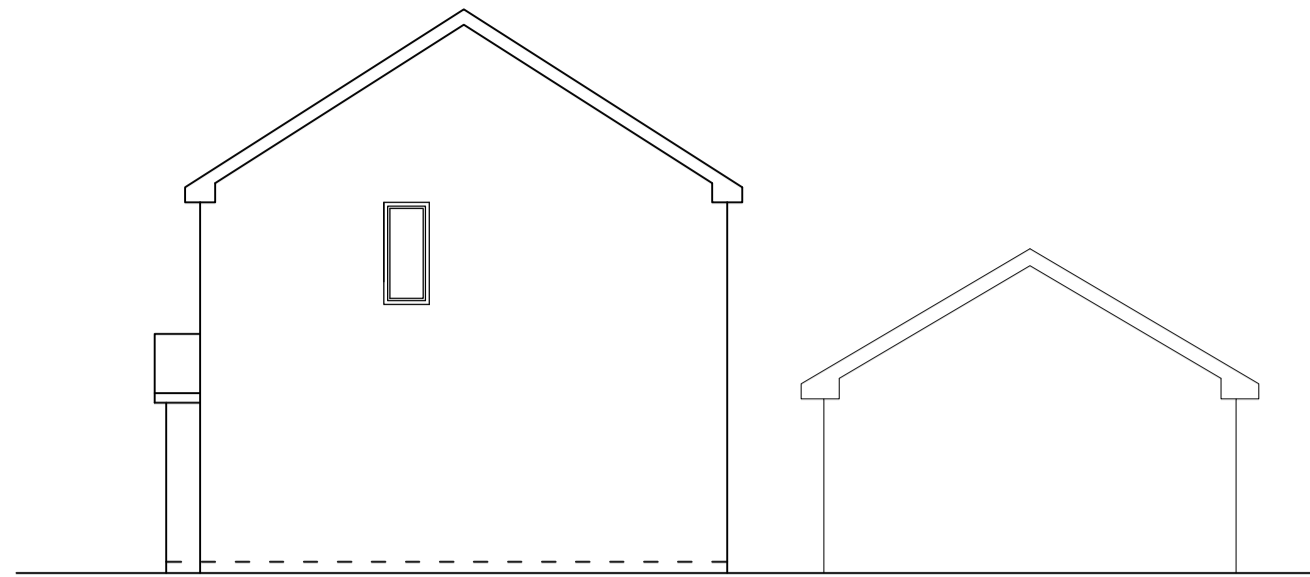
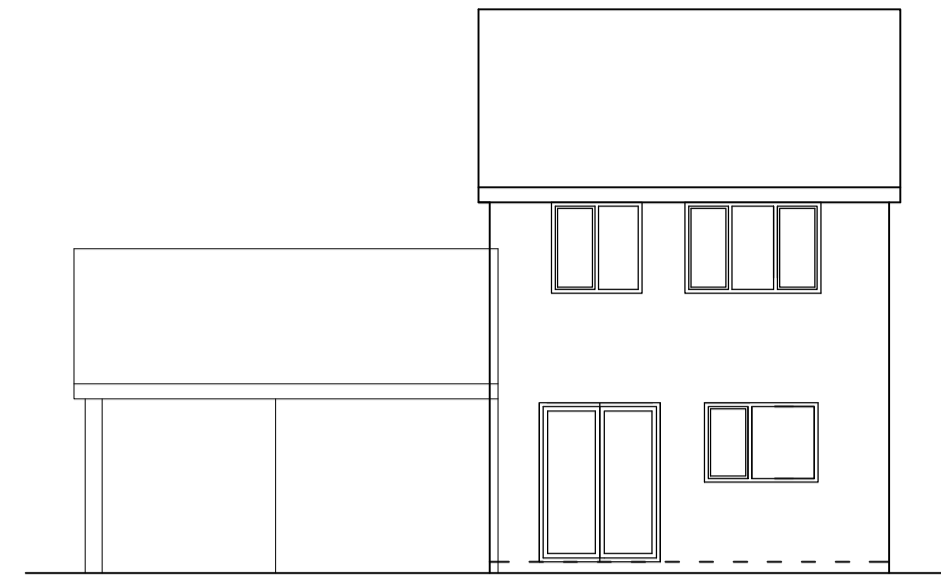




EXISTING FRONT ELEVATION



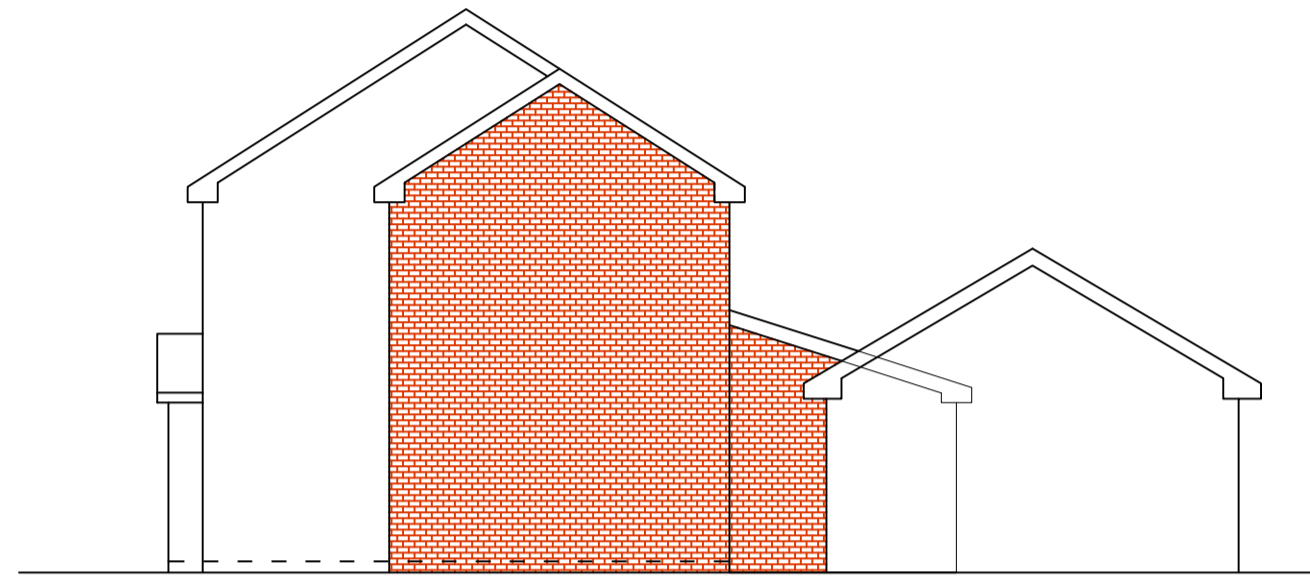
EXISTING SIDE ELEVATION



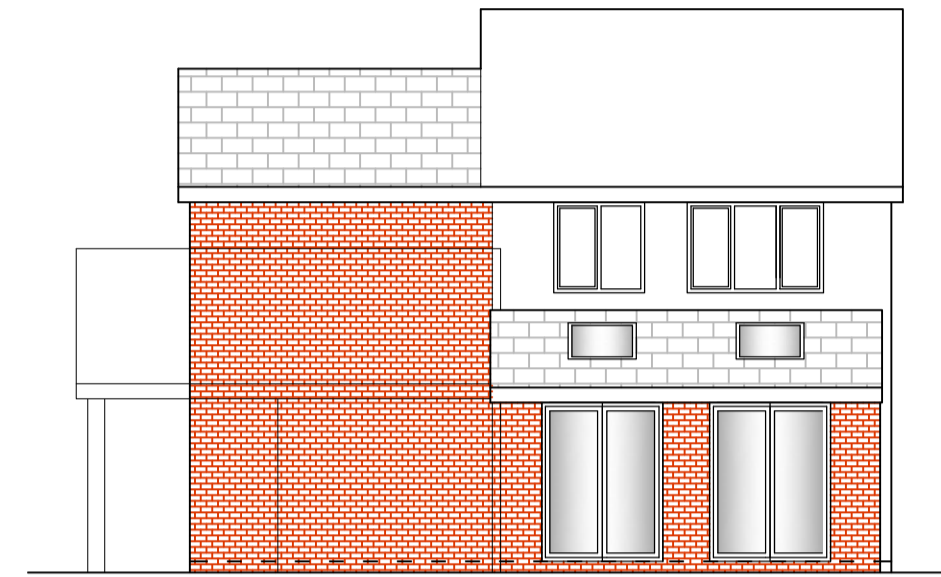
EXISTING REAR ELEVATION



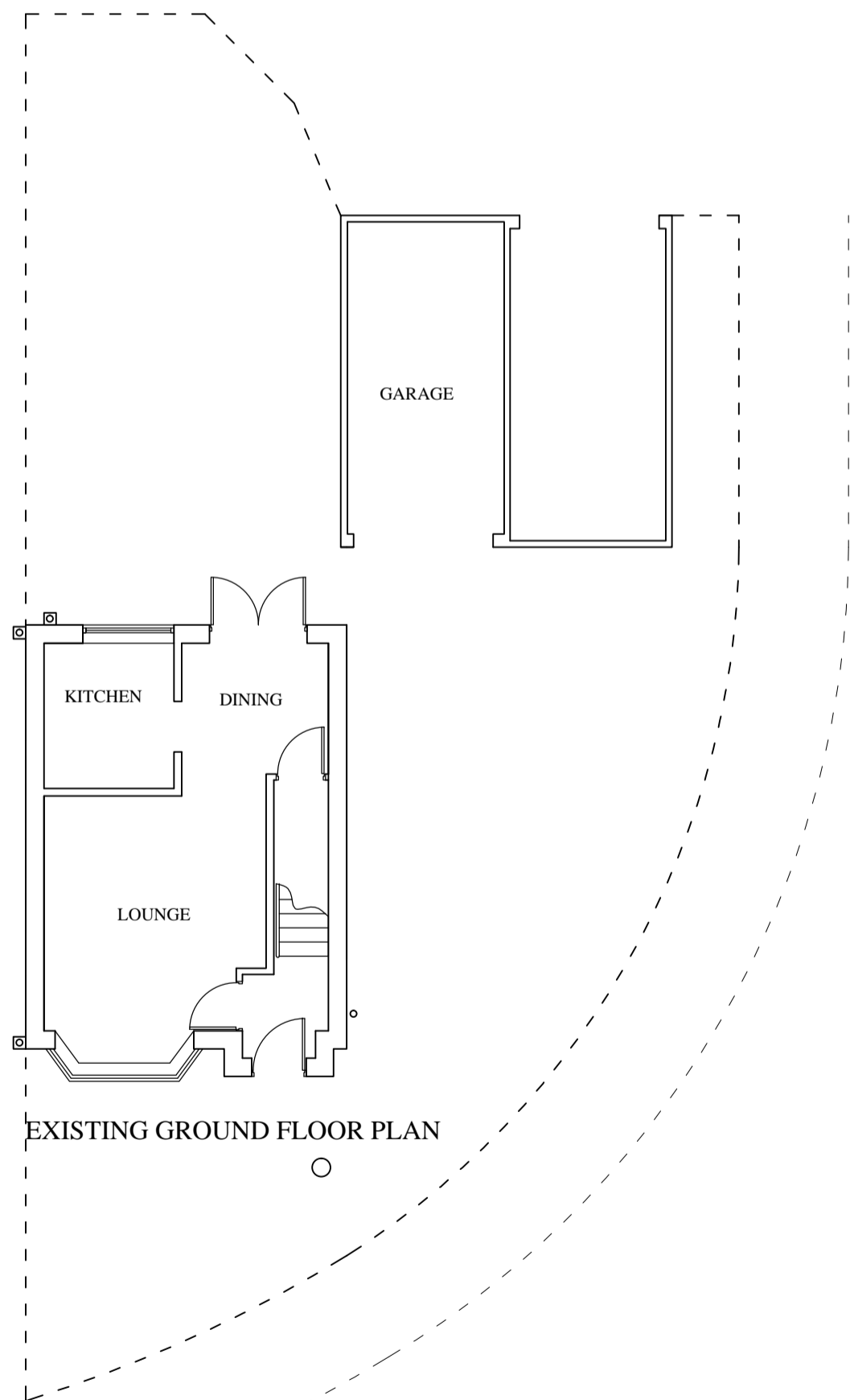
PROPOSED FRONT ELEVATION



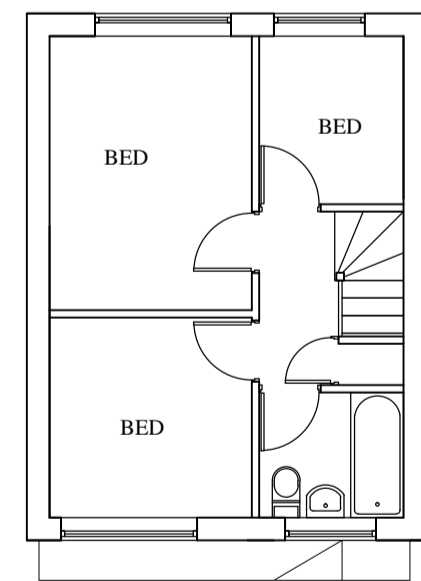
PROPOSED SIDE ELEVATION



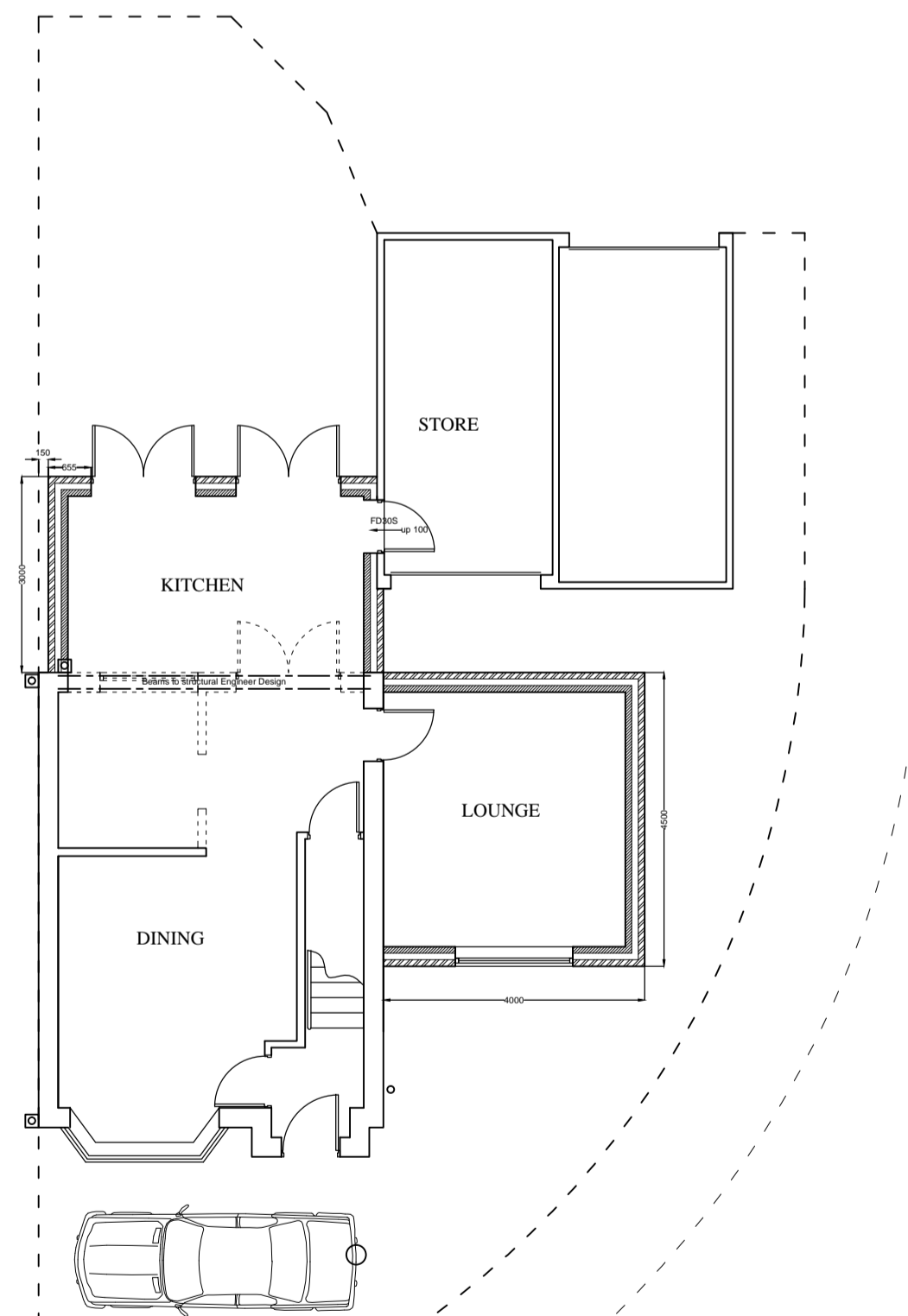
PROPOSED REAR ELEVATION



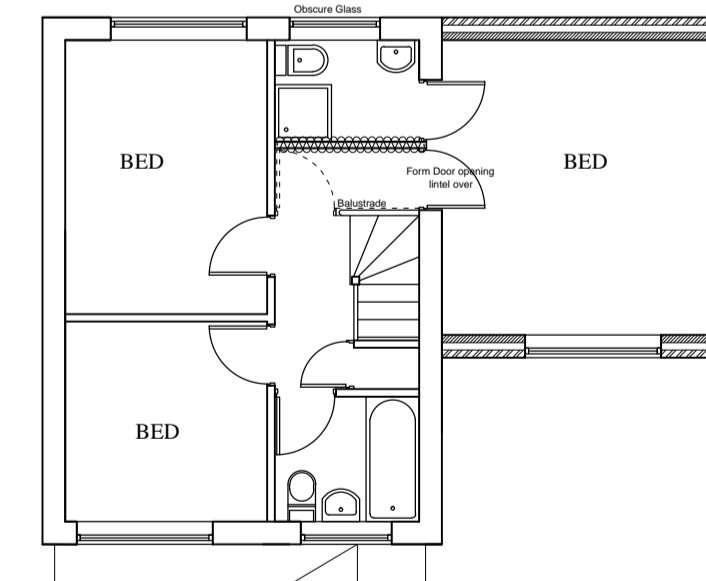
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

RAIN WATER GOODS
100mm gutters supported on brackets at 900mm centres with 63mm dia. RWP fixed with brackets at 1500mm centres to discharge to trapped gully.

ABOVE GROUND DRAINAGE
100mm dia. S & VP. connected to drainage by rest bend. 40mm dia. waste pipe to bath and shower with 75mm deep seal traps. Wash basin to have 32mm dia. waste with 75mm deep anti-vac trap. Common waste branch to be 50mm. waste branches to connect to S & VP not closer than 200mm below soil branch. Vent pipe to extend 900mm above opening window

HEATING AND PLUMBING
The contractor shall be responsible for checking the suitability of the existing boiler, and for fixing of new radiators in a position to be agreed with the client including thermostatic radiator valves, zone controls etc and all necessary pipework. If it is necessary to replace the existing boiler it shall be a condensing boiler having a SEDBUK not less than 86%. This work to be carried out by a GAS SAFE CERTIFIED competent contractor and a commissioning certificate provided. All exposed pipework shall be boxed in to the satisfaction of the client. The contractor shall include for plumbing of bathroom fittings to client requirements

MECHANICAL VENTILATION
Mechanical extract ventilation to be provided as follows
Kitchen 60litres/second or if incorporated into a cooker hood 30litres/second.
En-Suite 15litres/second
A flue spillage test is to be carried out by a responsible engineer to ensure that the extract does not affect the safe operation of any open flue the appliance.

ELECTRICAL
The contractor to include for electrical works required to meet the requirements of Part P (electrical safety) of the Building Regulations all to be wired in accordance with the IEE wiring regulations 17 edition BS 7671 : 2008+A3 2015 by a competent person approved by NICEIC and an installation certificate issued. The location of fittings to be agreed with client.
A Minimum of 75% of new light fittings shall be high efficacy having a luminous efficacy greater than 40 lumens per circuit watt. E.g. a compact fluorescent light fittings.

FIRE ALARM
Check existing smoke detection and alarm. If required replace with a mains alarm conforming to BS 5446 Pt 1 with smoke detection at each floor level and interlinked.

NOTES
The drawings are prepared for the purpose of obtaining Planning Consent and Building Regulation consent only. All drawings are to be read in conjunction with the specification.
The specification is not a complete specification for pricing purposes and it is the responsibility of the contractor to visit the site and include all works necessary for the completed job.
All dimensions to be checked on site by contractor and any discrepancies reported to the designer.
All work to be carried out to the satisfaction of the Building Control Officer.
All work to be in accordance with the Building Regulations and all relevant British Standards and Codes of Practice.
Any variation to the specification to be agreed with the client and Building Control Surveyor.
The contractor shall include for all necessary temporary weatherproofing during construction.
The contractor shall seek clarification from the designer of any areas of uncertainty in the specification.
The contractor shall liaise with statutory undertakers as necessary.
Any work carried out prior to the plans being approved is entirely at the clients own risk.
The owner is responsible for obtaining any consents under the Party Wall Act.

BUILDING REGULATION SPECIFICATION

SITE WORKS
All top soil and deleterious material to be stripped from beneath the extension.

FOUNDATIONS
The foundations assume normal soil conditions if it is necessary to provide specialist foundations following commencement of work a structural engineer shall be consulted. The contractor is responsible to avail himself with the ground conditions to determine depth of foundations, account shall be taken of the proximity of any existing trees. Foundations to be 600mm x 150mm thick concrete (grade C20) strip foundations at depth to suit site conditions (minimum 750mm) and to the invert of any drain within 1000mm. of the foundation.

DRAINAGE
Existing Drainage shown is assumed and must be checked on site by contractor and agreed with Building Control Surveyor. New drains to be 100mm dia. Superseve pipes laid to fall 1 : 40. Inspection chamber to be preformed polypropylene installed in accordance with manufacturers recommendations all to the satisfaction of the Building Control Surveyor. Any existing drains under the building to be exposed, replaced as necessary and protected to the satisfaction of the Building Control Surveyor. Obsolete drains to be grubbed up and sealed. If a separate system of drainage exists this must be maintained.

BRICKWORK BELOW DPC
To be 300mm thick comprising two leaves of common brick tied together with stainless steel wall ties 5 per square metre or trenchblock. Facing brick to extend a minimum of one course below external ground level. Cavity to be filled with weak mix concrete to 225mm below the lowest DPC.
Any drain passing through foundation brickwork to be protected with pre-cast concrete lintels over.

DPC
Horizontal Hy-load D.P.C. to all external walls 150mm above external ground level and to internal walls at floor level. Thermabate or similar insulated D.P.C. to reveals and all cavity closures. Cavity tray DPC and code 4 lead flashings to all roof and wall abutments.

GROUND FLOOR
floor finish to client requirements on 125mm. thick concrete (grade C20) on visqueen vapour barrier Insulation to be 75mm Kingspan K7 footboard equivalent to give a U value 0.22W/m2k. on 1200g visqueen damp proof membrane lapped on to D.P.C. on minimum of 150mm. of well consolidated stone hard-core blinded with 50mm sand. Provide 25mm thick edge insulation to prevent cold bridging. Any existing air bricks ventilating existing suspended floors to be ducted through using 100mm dia UPVC pipes to new air bricks in the new wall sleeved through the wall with a cavity tray DPC over.

EXTERNAL WALLS
Facing brick to match existing, 100mm Dri-therm insulation, 100mm lightweight thermal block inner leaf, tied together with stainless steel wall ties at 750mm centres horizontally and 450mm, centres vertically (225mm to reveals). Dry line internally with plasterboard on dabs and skim. Minimum U value of wall 0.28 w/m2k.
Lateral restraint to be provided by 30mm x 5mm galvanised mild steel straps to roof level at 2000 centres.
Walls to be fully bonded to existing with continuous cavities.

LINTELS
CATNIC type CG 90/100 or equivalent with 150mm end bearing with cavity trays, stops and vertical joint weepholes at 900mm spacing and cased with 16mm plaster to give 30 minutes fire protection.

STRUCTURAL STEEL
All structural steel to be to structural design on padstones encased in 25mm plasterboard to provide 30 minutes fire resistance.

PITCHED ROOF (Vaulted)
Roof tiles to match existing on 50 x 25 laths on Kingspan 'nilvent' or equivalent breathable membrane 150 x 50 rafters at 400mm centres bair mounted over the wallplates and soleplate. 100 x 75 wall plate anchored at 2 metre intervals with 30mm x 5mm galvanised straps. Insulation to sloping soffit to be 100mm thick Kingspan Kooltherm K7 pitched roof board between rafters, ceiling to be 50mm Kingspan insulation plasterboard & skim or similar construction to give a U value 0.18 w/m2k. Void above insulation to be ventilated using Glidevale or similar over fascia ventilators and by high level roof vent tiles or ventilated flashing. Fascia and barge boards to be 22mm UPVC, soffit to be 12mm UPVC.

WINDOWS / GLAZED DOORS
Double glazed UPVC To have a Window Energy Rating Band C or better or U Value 1.6W/m2k, ventilation openings to be not less than 1/20th floor area fully draught sealed and incorporating controllable background ventilation of not less than 8000mm2 to habitable rooms and 4000mm2 to other rooms. Include UPVC window boards.
Doors, Windows adjacent to doors and any glazing below 800mm above floor to be glazed with safety glass to BS 6206: 1981.
Escape windows to have an unobstructed openable area at least 0.33m2 and at least 450mm in height and width, the bottom of the opening to be between 800mm and 1100mm above the finished floor (Note: a combination of the minimum dimension will not achieve the required area)
Velux roof windows to be installed in accordance with manufacturers instructions including all necessary flashings. Double rafter trimming to Velux windows.

FIRST FLOOR
22mm. T & G softwood boarding or flooring grade chipboard on minimum 50 x 200 softwood joists at 400mm. centres 12.5mm plasterboard and skim to ceiling, one row of herringbone strutting to be provided mid-span. Double joists to be provided to stud partitions. Install 100mm mineral wool insulation minimum density 10kg/m3 between joists.

INTERNAL DOORS
To match existing to client requirements. Glazed doors to be safety glazed to BS6206: 1981.

INTERNAL DOOR (Garage)
Door between garage and kitchen to be 30 minute fire resisting door & frame type FD30S including intumescent strips and smoke seals and fitted with 'perko' or similar self closing device.

PARTITIONS
Stud partitions to have 100mm. x 50mm. softwood studs at 400mm. centres with head and sole plates, infill between with minimum 25mm mineral wool insulation and face both sides with 12mm. plasterboard and skim.

ARCHITRAVES & SKIRTINGS
Softwood skirting and architrave to match existing primed and painted with two undercoats and one coat gloss

K B R Building Consultancy
2 Linwood Close, Hindley, Wigan, WN2 3JR
Tel: (01942) 254053
Mob: 07729891593
E-mail: kenrigby@btinternet.com

CLIENT		
K Hadfield		
Job Title/Scheme		
Two Storey Side Extension 191 Rostrevor Road Davenport		
Drawing Title		
General Arrangement		
Scale	Job/Scheme No.	Drawing No.
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		Acad Ref.
		3115/01