

Existing roof structure to be assessed and any alterations to be carried out in strict accordance with structural engineer's details and calculations which must be approved by building control before works commence on site. The existing roof condition must be checked and be free from defects as required by the Building Control Officer any defective coverings or felt to be replaced in accordance with manufacturer's details

ABOVE GROUND DRAINAGE All new above ground drainage and plumbing to comply with BS. 5572.1978 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction. Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used) Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate

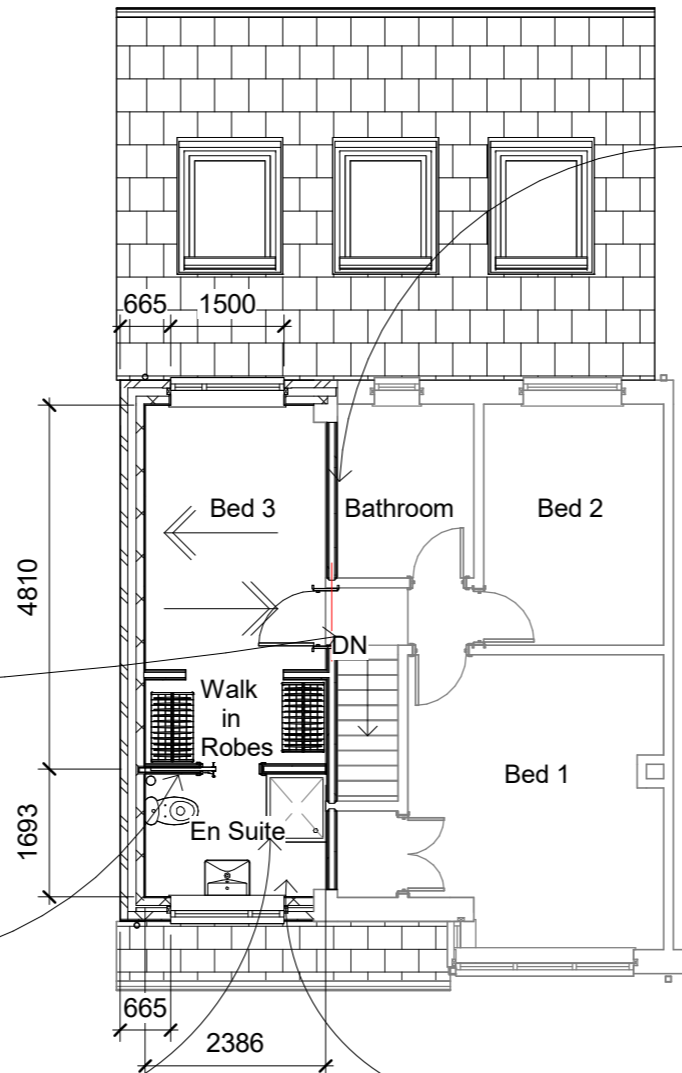
EXTRACT FOR EN SUITE /BATHROOM /UTILITY /WC
Provide mechanical extract ventilation ducted to external air capable of extracting at a rate of not less than 30 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body

Break out new opening in existing wall. Make good any disturbed surfaces to internal surfaces. Provide 150 Deep Catnic Box type lintel over, min 150 bearing

Partition walls to form En Suite (See engineers design)

Layout of en suite to be confirmed on site

All dimensions and levels on site to be checked before work commences



External skin of existing cavity wall to be removed see engineers design .

TRUSSED RAFTER ROOF - MAIN ROOF To achieve U-value 0.15 W/m²K Pitched roof approx 30 Deg to be formed using proprietary prefabricated manufactured trusses. Design of roof trusses to be produced by specialist truss manufacturer to BS EN 595:1995 and submitted to Building Control for approval prior to commencement of work. Roofing tiles to match existing on 25 x 50mm tanalised sw treated battens on breathable sarking felt to relevant BBA certificate. Supported on trusses .Trusses to be placed at max 600ctrs in accordance with BS 8103-3:2009 and BS EN 1995-1 on suitable wall plates fixed using proprietary galvanised steel truss clips. All strapping, fixing and bracing to be in accordance with manufacturer's instructions. Mechanically fix trusses to 100 x 50mm sw treated wall plates using galvanized steel truss clips. Form ceiling using 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Insulation at ceiling level to be two layers of Rockwool insulation to total 300mm laid between over joists (cross direction). Provide polythene vapour barrier between insulation and plasterboard. Ensure opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross-ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details. Loft hatches should be suitable designed and installed to ensure optimum air tightness

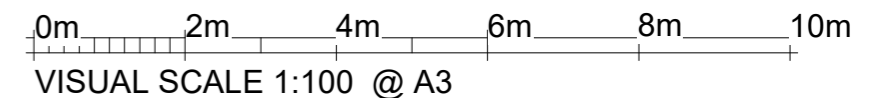
INTERMEDIATE FLOORS
Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on C24 195 X 47 joists max span 3.4 at 400mm ctrs Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 FireLine plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric

These plans details and drawings have been produced detailed and draughted for the sole purposed of applying to the local authority in order to obtain the relevant and necessary householder planning consent and building regulations full plans/plan check approvals only

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Planning
Building Control
Structural Calculations
Project Management

PROJECT	Proposed Extension To Side And Rear Of 16 Pocket Nook Road, Lostock, Bolton, BL6 4HN.		
SHEET	Proposed First Floor Layout		

CLIENT	Mr L McCluskey		
Date	11/12/2023	Project number	NDH/LM/12/23
Scale (@ A3)	1 : 100		
Drawn by	Neil	DRAWING NUMBER	3 OF 7
Checked by	Checker	REV	