Where pipework passes through walls drain to be, exposed and excavated around to allow either mass-fill concrete minimum 150mm depth and surround or 100 x 100mm precast concrete lintels shall be provided to all skins of masonry. A 50mm gap continuous around the circumference of the pipe is to be left and effectively sealed with a rigid non-corrosive sheet material to prevent the entry of gas, bedding material or rodents. Void to be packed with flexible sealant

completely demolish existing single storey rear conservatory, including breaking-out all existing floor slab and sub-structure masonry and foundations

the existing surface water and foul are separate systems – on commencement of works, the builder will be required to excavate and locate the existing drainage and allow for suitable connections to be fully inspected by the enforcing building inspector prior to back filling of trenches

temporarily support existing structure, break-out existing cavity masonry and insert structural steelwork sections. Steelwork to be built into existing and new masonry and set on new precast concrete padstones – Steelwork to be encased where exposed with 2 layers of 12.5mm thick Gyproc Wallboard and skim to provide half hour fire resistance – builder to allow installation to be fully inspected and approved by enforcing building inspector.
Builder to allow for 'Slate wedge gap between new beams and masonry at 450mm intervals and pack any remaining gaps with non shrink grout. Allow grout to go off before carefully removing temporary supports' – refer to separate structural engineer details

universal beam/RHS with 8t plate welded to bottom flange to support timber carcasing all to be galvanised, with 200mm end bearing to have precast concrete padstones built into inner leaf blockwork and bedded on sand cement mortar – see separate detail and refer to separate structural engineer details

insulated PL4040 plasterboard to be carried through from extension to allow plastered surface to be continuous

completely remove existing upvc window frame, break-out plasterwork to exposed cavity masonry. Form new structural window opening in cavity construction to comprise; new Birtley CB70 (to suite cavity width) lintel complete with cavity tray and weep holes; insulated cavity closers and upvc casement window complete with 20mm thick MDF internal window board.
builder to allow for sufficient replastering to provide a smooth and even surface ready to receive decoration
brick-on-edge below cill to duplicate existing detailing

existing 100mm dia. foul drain

kitchen mechanical extract fan to give 60 litres per second extraction or 30 litres per second if installed adjacent to the hob, both of which may be operated intermittently. All mechanical extract fans to meet the standards of BS EN 13141-4 clause 4 performance test methods

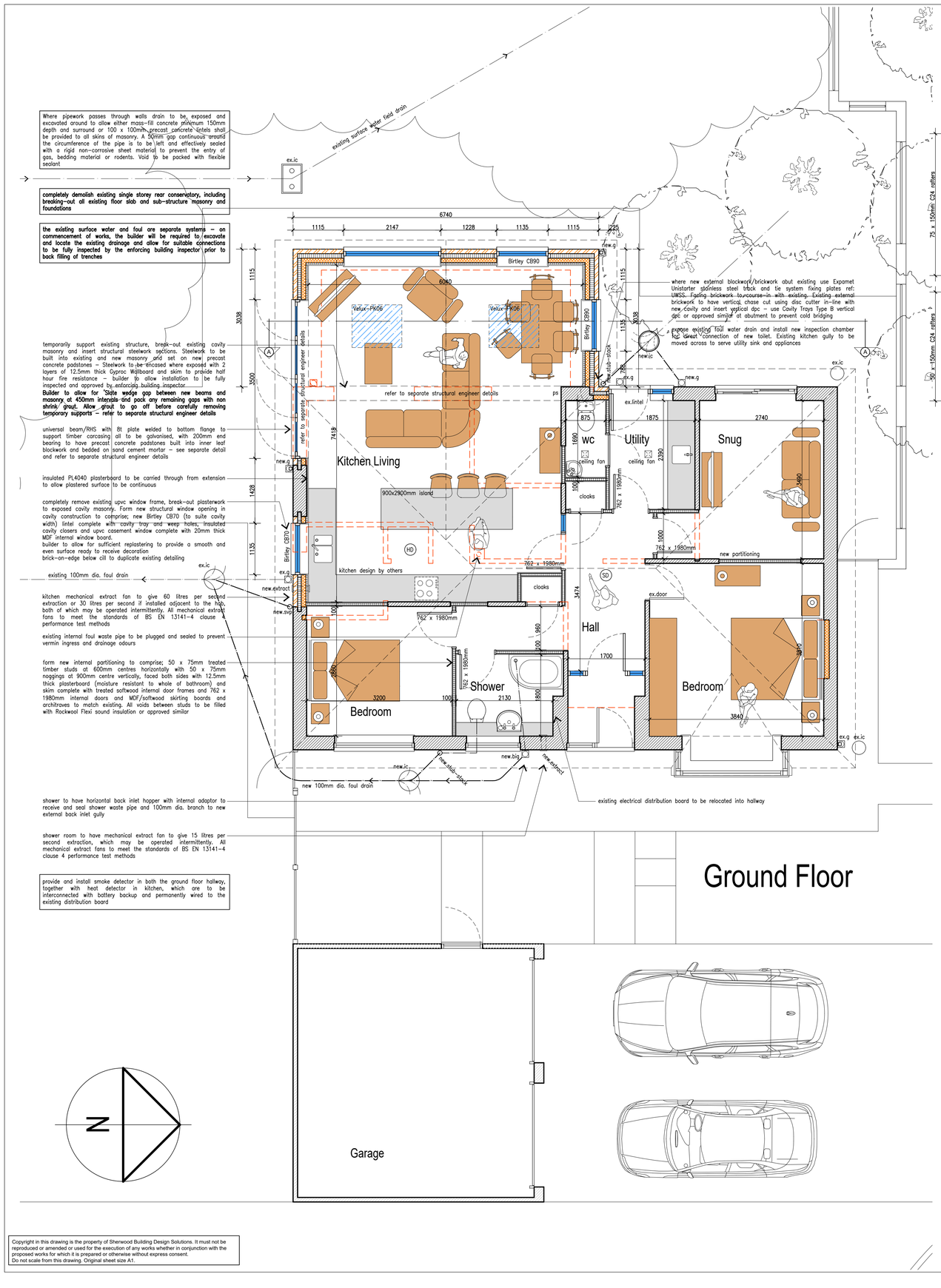
existing internal foul waste pipe to be plugged and sealed to prevent vermin ingress and drainage odours

form new internal partitioning to comprise; 50 x 75mm treated timber studs at 600mm centres horizontally with 50 x 75mm noggings at 900mm centre vertically, faced both sides with 12.5mm thick plasterboard (moisture resistant to whole of bathroom) and skim complete with treated softwood internal door frames and 762 x 1980mm internal doors and MDF/softwood skirting boards and architraves to match existing. All voids between studs to be filled with Rockwool Flexi sound insulation or approved similar

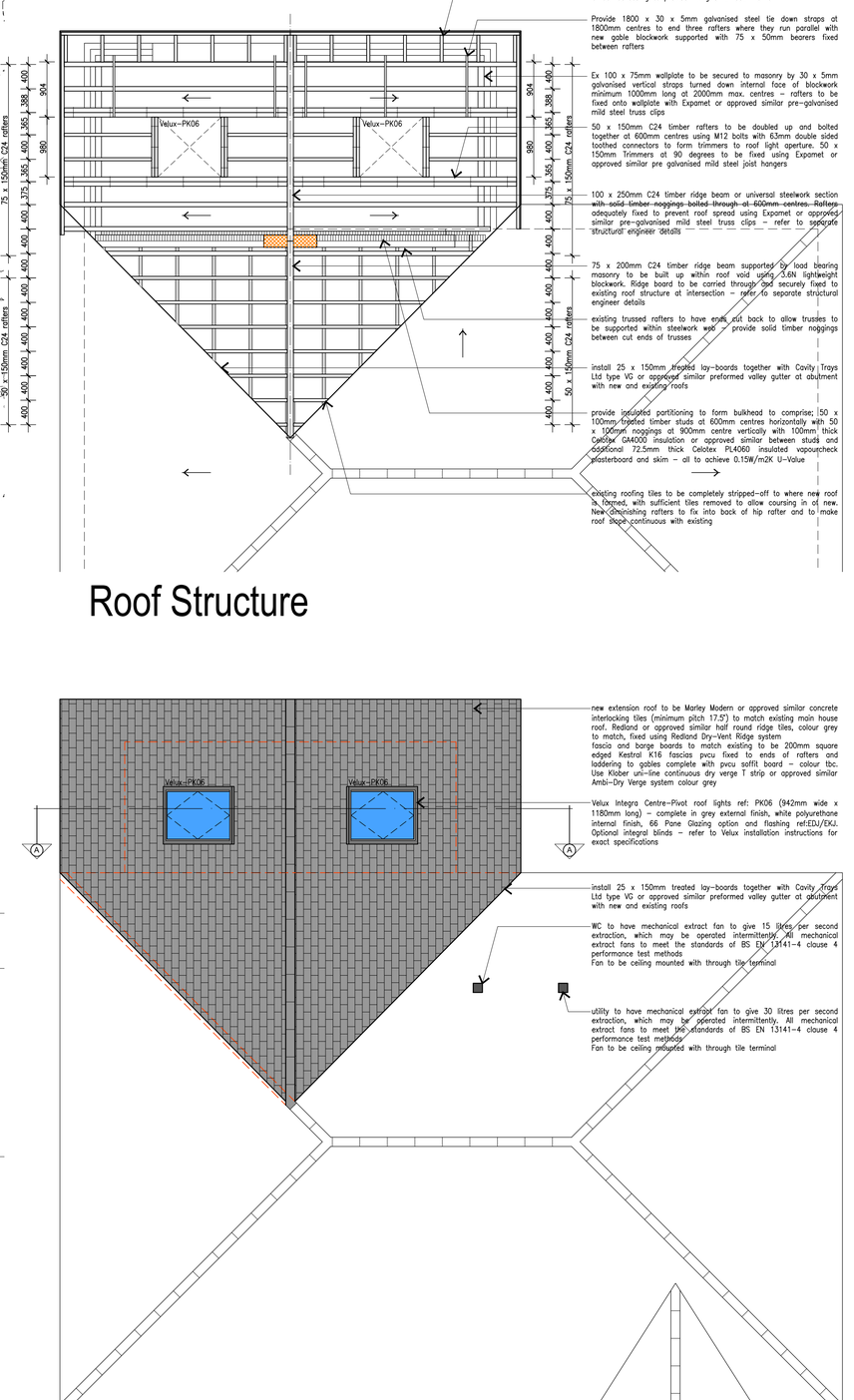
shower to have horizontal back inlet hopper with internal adaptor to receive and seal shower waste pipe and 100mm dia. branch to new external back inlet gully

shower room to have mechanical extract fan to give 15 litres per second extraction, which may be operated intermittently. All mechanical extract fans to meet the standards of BS EN 13141-4 clause 4 performance test methods

provide and install smoke detector in both the ground floor hallway, together with heat detector in kitchen, which are to be interconnected with battery backup and permanently wired to the existing distribution board



Ground Floor



Roof Structure

Roof Plan

Scale Bar 1:50
0 1m 2m 3m 4m 5m 10m

General:
All work is to be carried out in accordance with local authority requirements, British Standards, Codes of Practice and manufacturers recommendations.
All dimensions and levels to be checked on site prior to the commencement of work or the ordering of any materials or component parts.
All structural timber is to be vac vac treated. All timber is softwood and is to be tanalised or primed for paint before fixing.

Roof:
pitched roof to be Marley Modern or approved similar interlocking grey concrete tiles (minimum pitch 17.5 degree) on 25 x 50 battens, Tyvek Supro breathable membrane with minimum 200mm overlaps taped using Tyvek acrylic tape on 75 x 150mm rafters (strength grade C24) at 400mm centres.

Install 100mm thick Celotex GA4000 insulation or approved similar between rafters complete with additional 72.5mm thick Celotex PL4060 insulated plasterboard and skim to the underside – all to achieve 0.15W/m2K U-Value.

Level Ceilings – Install 100mm thick Rockwool Roll or approved similar insulation between ceiling joists and an additional minimum 200mm thickness laid at 90 degrees over – total minimum thickness 300mm to achieve 0.15W/m2K U-Value.

Recommended 50mm clear ventilation space to be maintained over insulation and provide Redland Redvent Eavesvent or Redvent Over fascia vent to roof eaves to provide 2500mm² per metre length clear ventilation.

See roof structure layout and sections A-A for further information.

Velux Integra Centre-Pivot roof lights ref: PK06 (942mm wide x 1180mm long) – complete in grey external finish, white polyurethane internal finish, 66 Pane Glazing option and flashing ref:EDJ/EKJ. Optional integral blinds – refer to Velux installation instructions for exact specifications

Fascia and barge boards to match existing to be square edged Kestral K16 fascias colour tbc pvcu fixed to ends of rafters and laddering to gables complete with pvcu soffit boards.

Wallplate to be fixed to internal blockwork with 900 x 30 x 2.5mm galvanised steel straps at 1800mm centres max. Provide 1800 x 30 x 5mm galvanised steel tie down straps at 1800mm centres to end three rafters where they run parallel with new gable blockwork supported with 75 x 50mm bearers fixed between rafters.

Masonry:
100mm wide metric sized rustic multi facing brickwork of colour and texture to match existing house, laid in stretcher bond in 10mm sand/cement mortar of colour to match, 100mm cavity partially filled with 50mm thick Celotex CG5050 cavity wall insulation or approved similar rigid insulation with stainless steel cavity wall ties complete with insulation retainers at 900mm centres horizontally and 450mm centres vertically with additional ties around openings, 100mm thick Thermalite Aircrete Shield or approved similar 3.6N aerated lightweight blockwork (K-Value = 0.15 W/mK) laid in stretcher bond with 10mm thick sand/cement mortar. Over board internally with Celotex PL4040 (40mm + 12.5mm thick plasterboard) on adhesive dabs and Carlite board-finish plaster skim internally – all to achieve (≤) 0.18W/m2K U-Value.

Alternative construction: as above with 100mm cavity fully filled with either 100mm thick Earthwool Dritherm Cavity Slab 34 Super (0.034 W/mK) or 32 Ultimate (0.032 W/mK).

New brick and blockwork to be toothed into existing where they abut. Alternatively provide and fix Expamet Unistarter stainless steel track and tie system fixing plates ref: UWSS or approved similar. Use Cavity Trays Type B vertical dpc or approved similar at abutment to prevent cold bridging

All cavities are to be continuous and closed at door and window openings with 'Cavity Trays' type H2 Cavicloser or approved similar. Cavities to be closed at eaves using fibrous board bedded in cement mortar.

Provide and install steelwork as detailed on ground floor plan – Steelwork to be encased where exposed with 2 layers of 12.5mm thick Gyproc Wallboard and skim to provide half hour fire resistance.

Builder to allow for 'Slate wedge gap between new beams and masonry at 450mm intervals and pack any remaining gaps with non shrink grout. Allow grout to go off before carefully removing props'.

Provide preformed Catnic/Birtley steel lintels over all new openings, reference numbers shown on plan with minimum 150mm end bearing. Provide cavity trays Ltd preformed type C cavity trays complete with stop ends and perp weep/vents dressed over lintels to new external brick openings. All voids in lintel profile to be packed with flexible insulation material.

Provide and install to both skins 100mm wide Cavity Trays Ltd Caviroll premium dpc or approved similar pitch polymer d.p.c at 150mm above finished ground level.

Sub-structure brickwork to comprise; two skins of concrete common bricks with 100mm cavity with ties as above filled to within 225mm of d.p.c with lean mix concrete chamfered to external leaf. Or 300mm wide Thermalite Aircrete Trenchblock or approved similar trench concrete blockwork.

Ground Floor:
Floor to basement to comprise; 150mm thick grade C20P concrete floor slab with trowelled finish with A252 steel mesh reinforcement (50mm min top cover) on 1000 gauge polythene separation layer on 100mm thick Celotex GA4000 insulation slabs on 1200 gauge visqueen d.p.m with all joints taped and dressed up blockwork. 150mm thick hardcore compacted in layers and blinded with sand – All to achieve minimum 0.16W/m2K U-Value.

Provide Celetex (minimum 0.8Wm2K/W thermal resistance) or approved similar perimeter insulation where floor slab abuts new and existing masonry.

Existing air-bricks fitted below dpc as the existing floors are suspended – Where new solid floor abuts existing suspended floor, install 100mm dia. pipes within hardcore depth to provide ducted ventilation from sub floor void to new external wall – use Cavity Trays Ltd type TAV telescopic adjustable ventilator complete with 225 x 150mm air bricks

Drawing to be read in conjunction with separate structural engineer details and calculations

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Status: Planning & Building Regulations

Client: Mr & Mrs P Quinlan

Project: 44 Kensington Drive, Horwich, BB6 6AE

Title: Proposed Single Storey Extension and Alterations - Proposed Floor and Roof Plans

Scale: 1/50 @ A1	Date: March 2024	Drawn: Rob Sherwood

Drawing Number: 2024-08-02.1

Revision: