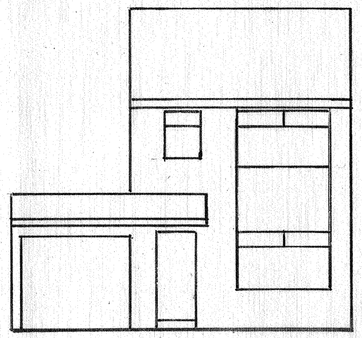
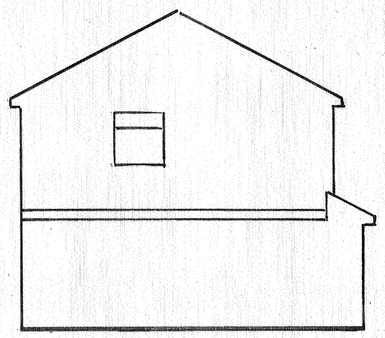
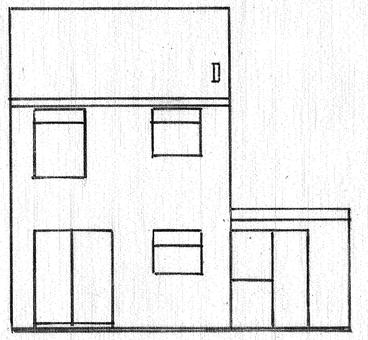


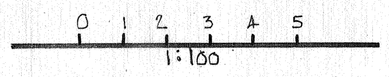
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

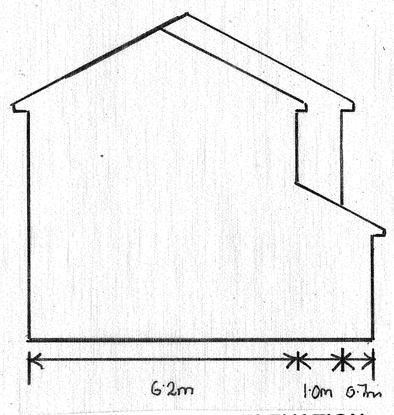


EXISTING REAR ELEVATION

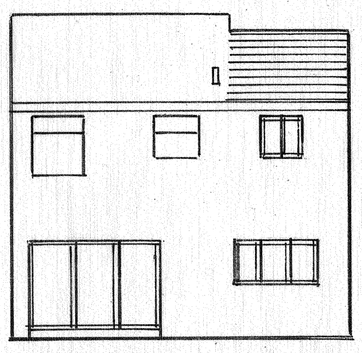




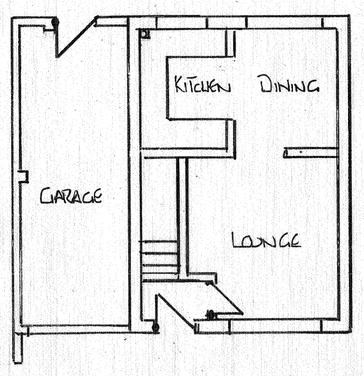
PROPOSED FRONT ELEVATION



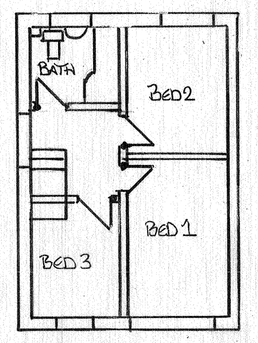
PROPOSED SIDE ELEVATION



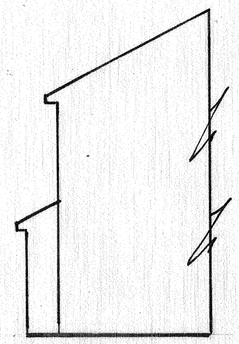
PROPOSED REAR ELEVATION



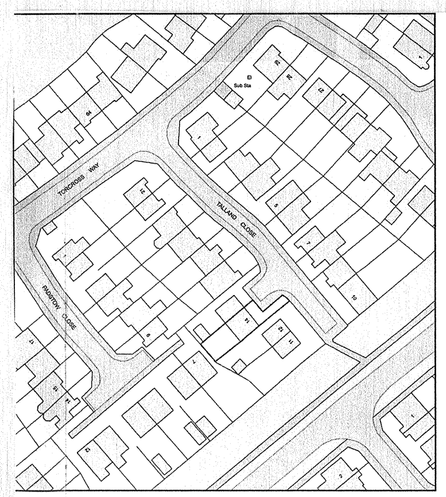
EXISTING GROUND FLOOR PLAN



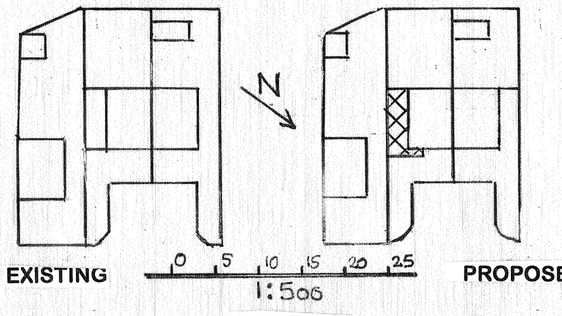
EXISTING FIRST FLOOR PLAN



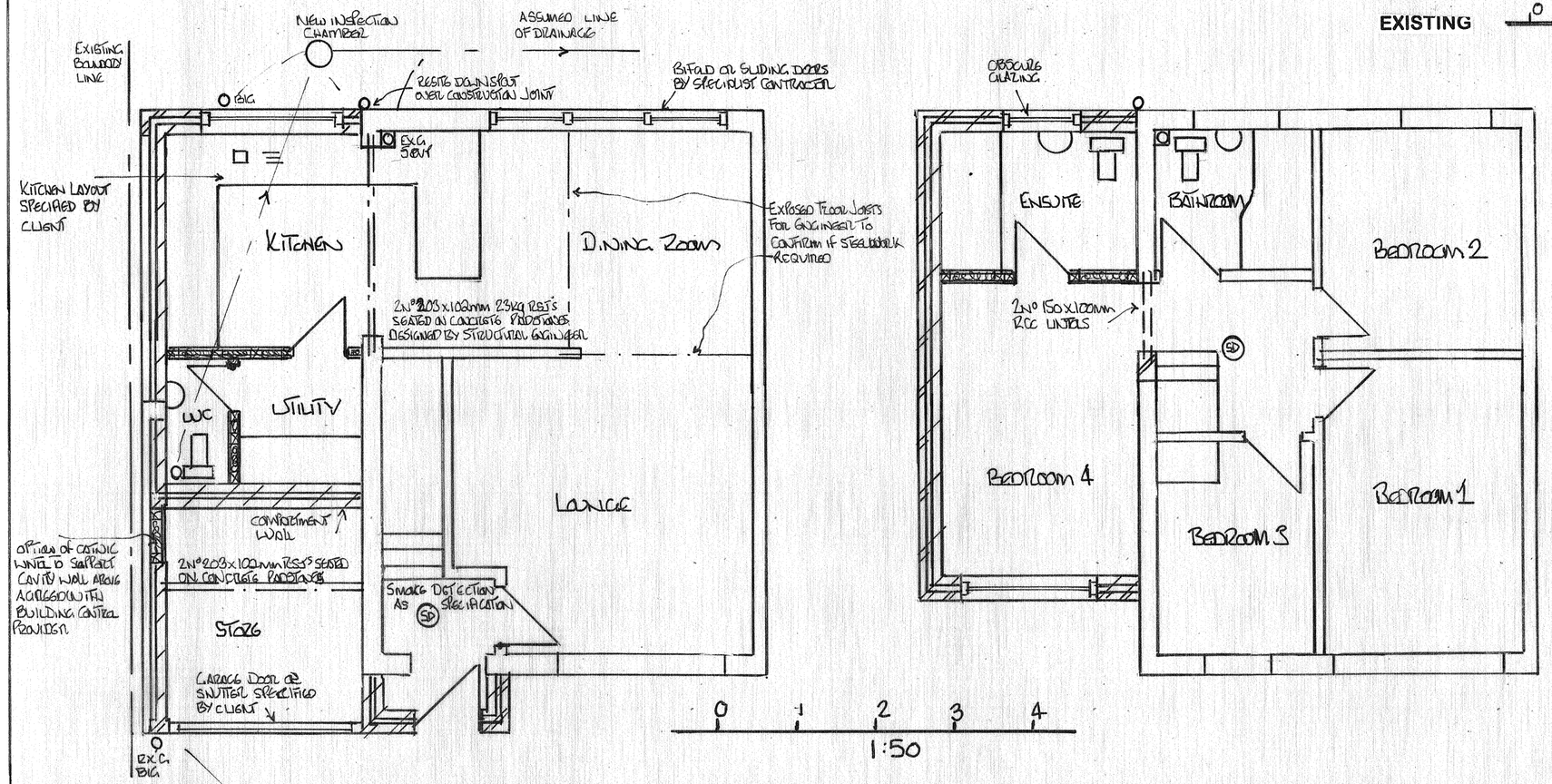
PROPOSED SIDE ELEVATION



LOCATION PLAN

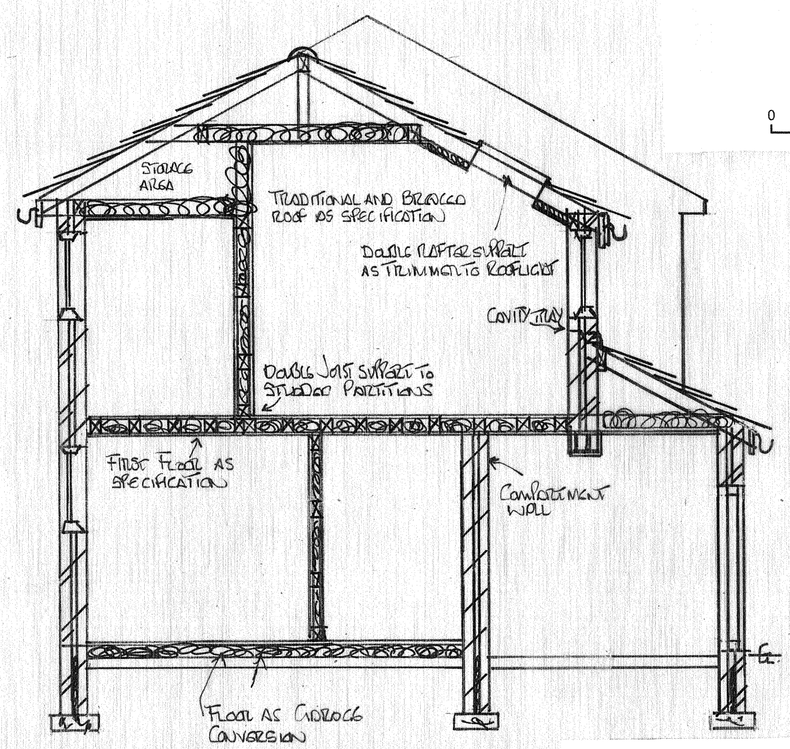


SITE PLAN



PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN



SECTION

0 50
Metres

N

Garage conversion: floors

Either 100mm Celotex FR500 finished in 65mm sand cement screed with Celotex TB4020 to edges or 125mm Celotex FR500 and 22mm Tongue and groove boarding with a 1000 gauge visqueen sheet above and below the insulation.

Garage conversion : walls

Fix 25x47mm timber battens lined with DPC strips fixed to walls 50mm Celotex GS5050 laminated to a 9.5mm plasterboard. Brick piers finished in 15mm Celotex PL4015 laminated to 9.5mm plasterboard. Fix GS5000 to masonry which has integral vapour barrier and Celotex FR5000 under chipboard.

Construction Notes

All work to be in accordance with Building Regulations 2001 and amendments. All work to comply with the town &country planning act 1990.Neighbouring consent to be sought for all work on or within 3m of the party wall or fence under The Party Wall Act1996 (2 months' notice required) .ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE CLIENT AND AGENT PRIOR TO WORK COMMENCING. ALL NEW STEELWORK TO BE DESIGNED BY STRUCTURAL ENGINEER PRIOR TO WORK COMMENCING ON SITE. The contractor to check all sizes and availability of all building materials used in construction. If building on the boundary the adjoining owner's consent should be sought in writing prior to work commencing. New brickwork to be bonded into existing brickwork all to the satisfaction of the D.B.S.D.PC. to BS747 and a min of 150mm above ground level. D.P.C. to all cavity closures. All elements of structure to be half hour fire resistant. All roofs to be class AA rated, Class 0 to circulation areas and class1 generally to internal surfaces. All roof lights to be AA rated. Stud walls to be constructed of 100x50mm timber with 12.5mm plasterboard and skim both sides. Refuge to be made available on days of collection. Flashings to have min. upstand of 150mm. All timber to be impregnated with suitable approved preservative. If render finish insures bell casts over windows and doors and at D.P.C. level. All structural timber is to be strength graded and stamped DRY or KD(Kiln Dry)

Foundations

Both size and depth of foundations to suit ground conditions and to the satisfaction of the D.B.S. walls below D.P.C. to be in common brickwork filled with weak mix concrete up to ground level. Minimum depth 900mm below finished ground level. Any existing foundations to be exposed and to the satisfaction of Local Authority Building Control.

External Walls

Brickwork above D.P.C. to be 102mm, colour and texture to the satisfaction of the Planning Department. 85mm cavity filled with 85mm Drytherm 32 and 100mm Top block Top lite Standard or similar approved to achieve 0.28 W/M K All buttressing walls to have min of 665mm returns on brickwork. Cavity wall to be tied with stainless steel wall ties at spacings of 750mm horizontally and 450mm vertically and increased around openings. Internal wall drylined with 12.5mm plasterboard & skim.

Compartment Walls & Floors

All compartment walls to be built up to the underside of the roof covering and fire stopped. Garage floor to be minimum 100mm lower than house if Connected directly by door.(or by sloping floor) Compartment door to be FD30 mechanically self-closing. Pipework to be fire stopped through compartment floors. Compartment floor to be plated with 12.5mm plasterboard and skim for half hour fire resistance. All steelwork and Garage ceiling to be double plated with 12.5mm Fireline board and 12.5mm plasterboard & skim.

Lintels

lintel's to be by Catnic or similar approved to suit openings and to have a minimum end bearing of 150mm. Provide cavity trays above all openings and where internal wall becomes external wall above first floor level to BS747.

First Floor

19mm chipboard of T&G boarding on 150X50mm Joists SC3 @ 400mm C/C underside to be plated with 12.5mm plasterboard and skim. Joists to be strapped as a max of 2m C/C with galv straps with a min cross section of 30x5mm. First floor partitions to be double joist supported. If floor is above a garage it should be insulated with 150mm to achieve 035 W/M K.All new first floors to have 100mm sound reducing rockwool quilt laid between joists. Floor level to be the same as the original dwelling.

Ventilation

Windows to have an opening of a t least 1/20 of the floor area. All habitable rooms to have trickle ventilation of 8000mm sq. . Non habitable rooms 4000mm sp trickle ventilation. Bathroom to have extract fan to give 60L/S or 30L/S cooker hood. Internal WC's or shower rooms to have mechanical ventilation equal to 3 air changes per hour with a 15-minute overrun. Door to have 10mm air gap to allow flow of air. Utility Room to have mechanical ventilation equal to 60 litres/second with 15-minute overrun.

Windows

All new windows should be double glazed with minimum 25mm seal and coated with low emissivity coated or to be triple glazed,(fensa approved) fitted with trickle ventilators. Windows and glazed doors to achieve u value of 1.8w/m2/window openings no greater than 25% of wall area. New windows to have A class energy rating and to be fitted with locks complying with Part P. Window sill and head heights to match existing house unless otherwise stated.

Pitched Roof

Roof tiles to match existing or to be Monier Redland Regent tiles for12.5° pitch. Rafters & Ceiling joists to be 200x50mm at 400mm c/c SC3.Where central span exceeds 3.19m double up joists and bolt together to prevent over span. Wall plate ridge to be 100x75 mm and strapped to brickwork at a max of 1m C/C. Ridge to be 150x50 mm. Hip Rafters to be 225 X 75 mm and strapped using dragon ties. Roof to be strapped at a max of 2m C/C with galv straps with a min cross section of 30x5mm. Roof to be braced to comply with BS 5268 part 3. Roof to be insulated with Rockwool roll 100mm between joists &170mm over(or earthwool) to achieve 0.16 W.M. K. Ceiling to be plated with 12.5mm plasterboard & skim. Roof to have at least 10mm gap at eaves and high-level roof vents required to achieve cross flow ventilation continuous roll eaves panel to add ventilation. Utilize spandex type breathable felt or other vapor permeable underlay. If braced roof install 145mm King span Thermo Pitch TP10 between lower level of rafters and increase depth with 50x50mm joists screwed to rafters. Ceiling joists bolted to rafters OR install Actis Super 10+ with 38mm batten and finished in 37.5mm insulate plasterboard.

Underground Drains

All drains to be to the satisfaction of the D.B.S. and to conform to BS 8301. The contractor is to identify existing drainage system and maintain separate system if applicable. All redundant existing drains to be removed or grubbed up were necessary. Drains within 1m or under the building to be encased in 150mm concrete. If ground floor w/c insure a max of 1.5m from the crown of the drain to invert level of the drain. Branch drains over 6m in length required to be vented, 75mm vent pipe to discharge a min of 900mm above highest openable window. Drains to be Hepworth Super sleeve, falls to be 100mm to 1;40 and 150mm to 1;60 Manholes to be constructed of 225mm class 'B' Engineering brick suitably benched on a 150mm concrete base. Inspection chambers to be by Hepworth an to be encased in a min of 150mm concrete New gully's to be back inlet type made roddable. All manholes or inspection chambers positioned inside the building to be fitted with a double seal, screw down cover. Surface water drains to discharge to a soak away subject to a satisfactory percolation test.

Drainage Above Ground

All above ground drainage to conform to BS 5572 and to be tested on site to the D.B.S. satisfaction. S.V.P. to be 100mm and to discharge 900mm above highest openable window and to be fitted with a cage.
All sanitary fittings to have separate connections to the S.V.P. All sinks, baths and showers to have 40mm Deep seal traps and if pipework exceeds 3m, anti-vac traps should be used, shower to be raised on plinth and trap to be accessible.
Basins to have 32mm Deep seal trap and if pipework exceeds 1.7m, anti vac traps to be used.
All pipework to be insulated
Min of 100mm H/R gutter with 63mm downspout to be clipped at 1m C/C and laid to a fall.
All basins to w/c must have a supply both hot and cold water.

Glazing

All glazing to break in a robust or safe manner and should comply with Part N of the Building Regulations 2001.Safety Glass to BS6206 in the following areas;
Glazing within 800mm of floor level.
Glazing in doors within 1500mm of floor level.
Glazing in door side panels within 1500mm of floor level.

Fire Safety

Provide interlinked smoke detection separately wired to its own distribution board. First floor windows to open as escape windows minimum size 850mmx550mm or minimum area of 0.33m sq.

Electrical

All new electrical work to be certified by a NICEIC electrician or by a competent person complying with Part P .Provide energy efficient lighting to all new fittings. 3 double sockets to ground floors habitable rooms. 2 double sockets to bedrooms. Kitchen to be specified by kitchen installer. Provide energy efficient lighting to all new fittings.

Central heating.

New or alterations to existing central heating system to be installed and certified on completion by Gas safe registered engineer. Size and location of radiators to be agreed with client prior to work commencing.

ADDRESS: 14 TALLAND CLOSE, L26 7YA

PROPOSAL: SECOND FLOOR EXTENSION AT SIDE AND GARAGE CONVERSION.

SCALE: 1:50, 1:100, 1:1250,1:500
DRAWING NO 1