

MAIN ROOF CONSTRUCTION
 Matching slate laid to match existing roof pitch on standard roof trusses at 600mm centres with nil vent felt laid over rafters. Trusses to be fixed to 100 x 75mm s/w wallplate and strapped to block work with Catic type L 30 x 5mm vertical m/s straps at least one meter in length at 2 meter centres. Roof trusses are to be provided with 100 x 25mm diagonal wind bracing at 45 degrees to the 100 x 25mm longitudinal wind bracing. Manufacturer's specification should be complied with at all times.

ESCAPE WINDOWS
 Escape windows where required are to be at least 850mm high and 500mm wide, the bottom of the window is to be not more than 1100mm and not less than 900mm from floor level.



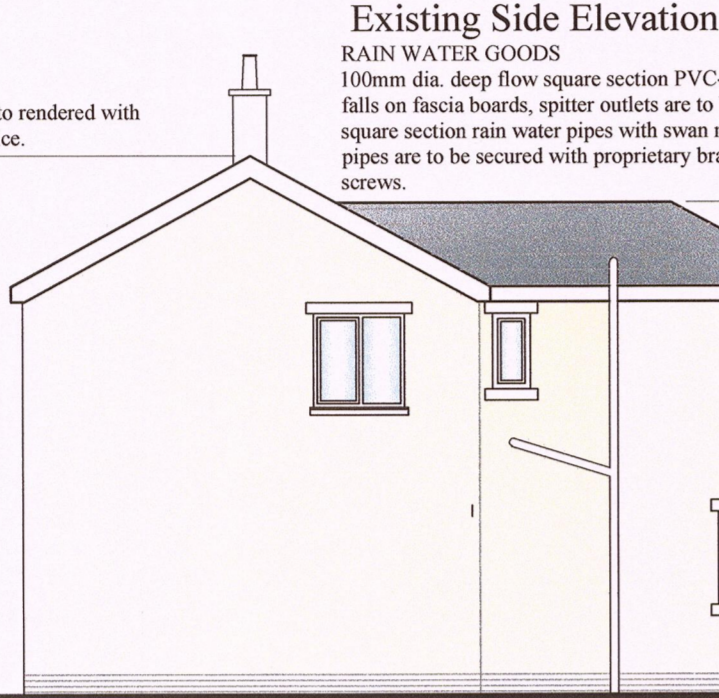
Existing Rear Elevation



Proposed Rear Elevation

EXTERNAL WALLS
 Rear and side elevations are to be rendered with K-rend to client's colour choice.

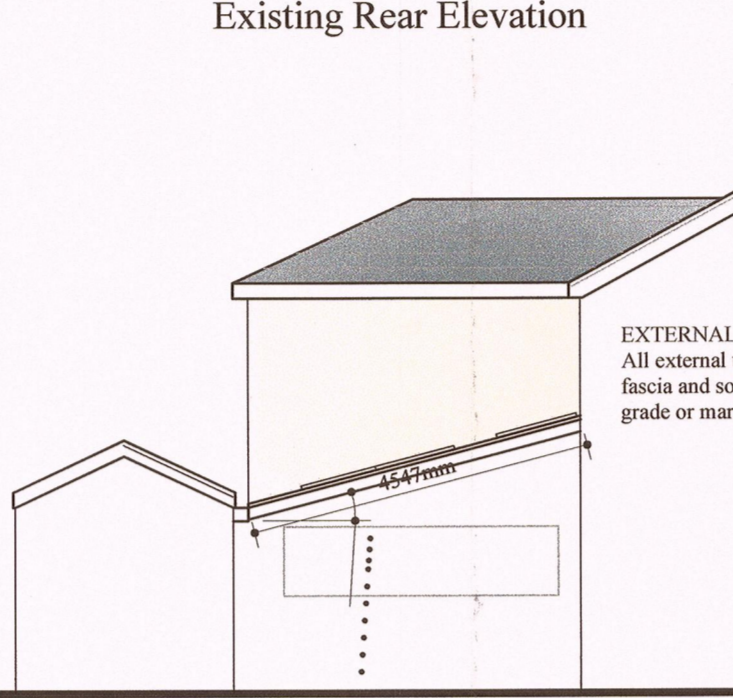
RAIN WATER GOODS
 100mm dia. deep flow square section PVC-U gutters are to be fixed to fascia boards, spitter outlets are to be 75mm dia., with 75mm square section rain water pipes with swan neck and anti-splash shoe. All pipes are to be secured with proprietary brackets and fixed with brass screws.



Proposed Side Elevation

DRAINAGE
 All existing drains under the proposed building are to be protected with 150mm of weak mix concrete, flexible jointed drains are to be surrounded with 150mm of pipe bedding with a concrete cover using 150mm thick concrete.

Existing Rear Elevation



Proposed Side Elevation

EXTERNAL TIMBER FINISHES
 All external timber is to be treated before fixing, fascia and soffit boards are to be external grade or marine ply.

CAVITY TRAYS
 A cavity tray must be provided above any lintel or ground floor roof, the tray must be fixed in to the wall, all cavity tray membranes must be installed directly above the lead flashings and also be provided with weep holes in at least two vertical joints.

EXTERNAL WALL CONSTRUCTION
 New external to be finished with K-rend render on a cavity wall constructed of 100mm concrete block 100mm cavity with full fill insulation within 100mm cavity (Drytherm) 100mm concrete block inner leaf with 40mm insulated plaster board dry lining on dabs with plaster skim finish. Catic BB2 stainless steel cavity wall ties to be spaced 900mm horizontally and 450mm vertically to comply with BS 1243 (1978). Cavity to be closed along eaves and around all openings with Catic CC50 insulated cavity closers positioned horizontally and vertically to all openings. All openings are to be provided with Catic lintels with a minimum end bearing of 150mm at both ends. Brickwork used below DPC to be constructed in Class B engineering or trench block may be used, the cavity is to be filled within 200mm of the DPC with weak mix concrete. All new cavity walls are to be cut through to existing cavities and be continuous.

INTERNAL PARTITIONING - SOLID FLOOR
 Partition walls constructed of concrete floor slab are to be 100mm thick lightweight blocks, any internal load bearing partition walls are to be constructed from 100mm solid concrete block and taken down to strip foundation or constructed on reinforced concrete slabs.

Partitions
 Double joists are to be provided under partition walls and baths.

Note
 The new roof to the existing covered area is to be constructed with 220mm timber joists with 100mm Kingspan between the joists and 40mm foil back-insulated plasterboard to the underside with plaster skim.

INTERNAL PARTITIONING
 All non-load bearing partitions are to be constructed of 100 x 50mm s/w studding at 450mm centres on 100 x 75mm sole plate fixed to the floor. Partition to be insulated with Rockwool bats for sound insulation and covered with 12.5mm thick plasterboard with a density of 10kg/m2 and skim to both sides.

Sound Insulation (Partitions)
 75mm glassfibre insulation to be placed into all partition walls, 100mm fibreglass insulation to be placed between ceiling and floor on all suspended floors to comply with part E

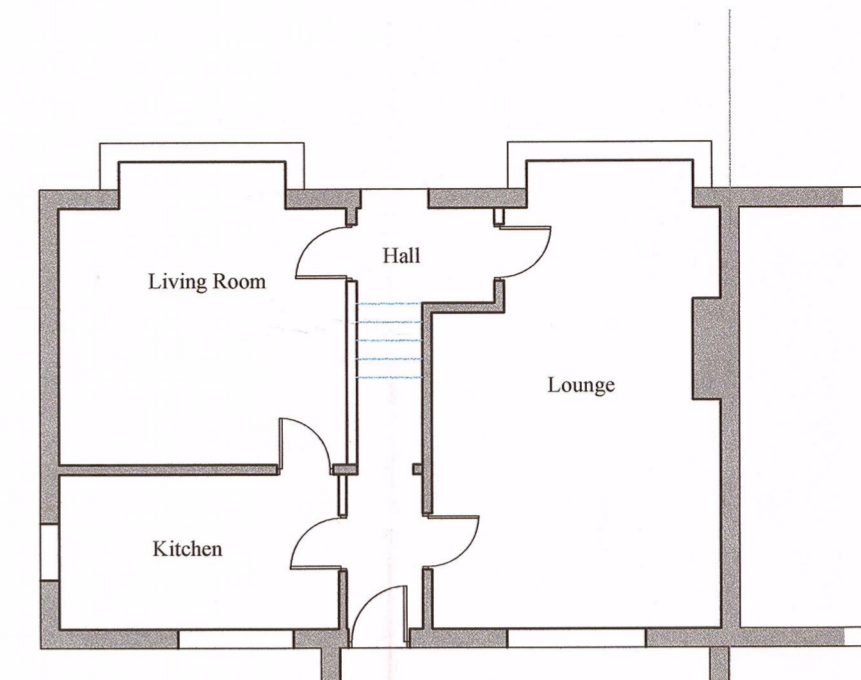
INTERNAL PARTITIONING - SOLID FLOOR
 Partition walls constructed of concrete floor slab are to be 100mm thick lightweight blocks, any internal load bearing partition walls are to be constructed from 100mm solid concrete block and taken down to strip foundation or constructed on reinforced concrete slabs.

WINDOWS
 PVC-U or hardwood window frame to be 1/10th of the floor are and have 1/20th opening lights and trickle vents to achieve 8000m3 free air flow, windows are to be fitted with double glazed units having a minimum 16mm air gap with K glass in one skin and a soffit low-E coating. All frames are to have vertical and horizontal DPC's to all openings. Seal-a-mastic seals are to be provided around all window and door frames to provide a water tight seal. All glazing must be carried out in accordance with BS 6262. See notes on glazing in critical locations i.e. safety glazing.

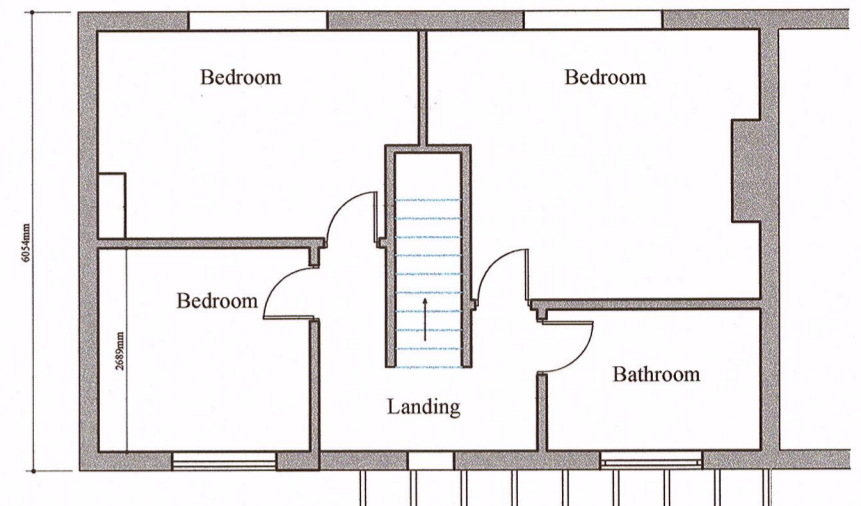
SAFETY GLAZING
 Glazing in doors and windows must comply with safety regulations applicable to their locations. Information is contained in the Approved Document Part N and the Workplace (Health, Safety and Welfare) Regulations 1992.

GROUND FLOOR CONSTRUCTION (SOLID)
 New ground floor to be construction, clean stone well compacted to form levels with sand blinding, 1200 gauge polythene DPM to be turned up at the edges and linked in to the DPC. Kingspan Kooltherm K3 board 100mm thick with a top layer of 1000 gauge DPM membrane, slab 200mm concrete C25 with one layer of A142 anti clacking steel reinforcement to be placed 50mm from the top of the slab. U value 0.22

DAMP PROOF COURSE
 Damp proof course is to be provided in both inner and outer leaf of Brick/blockwork the outer leaf DPC must be at least 150mm above the finished ground level, the inner DPC is to be linked with the floor damp proof membrane (solid floor construction) in the case of timber suspended floors directly under the joists.



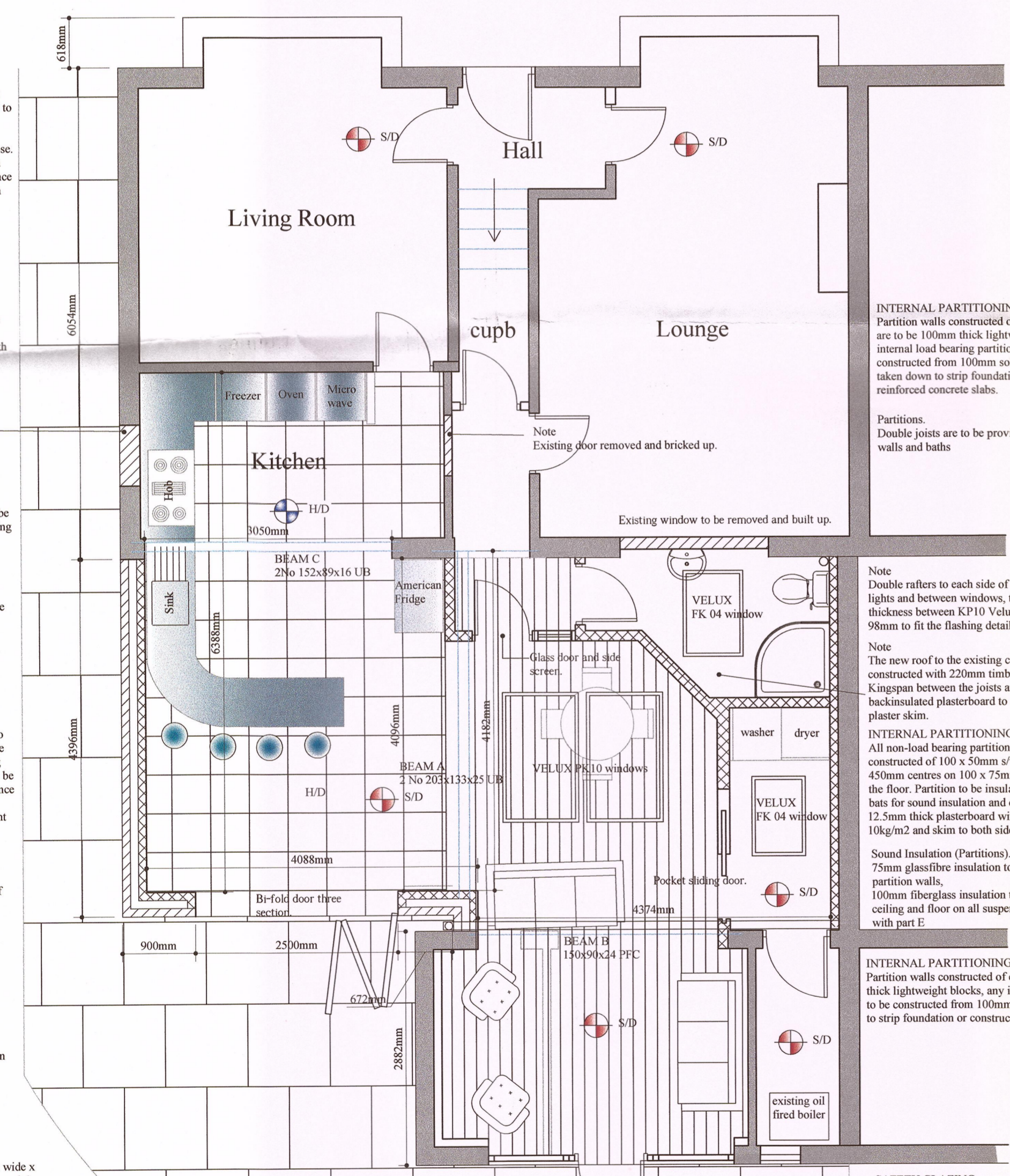
Existing Ground Floor Plan



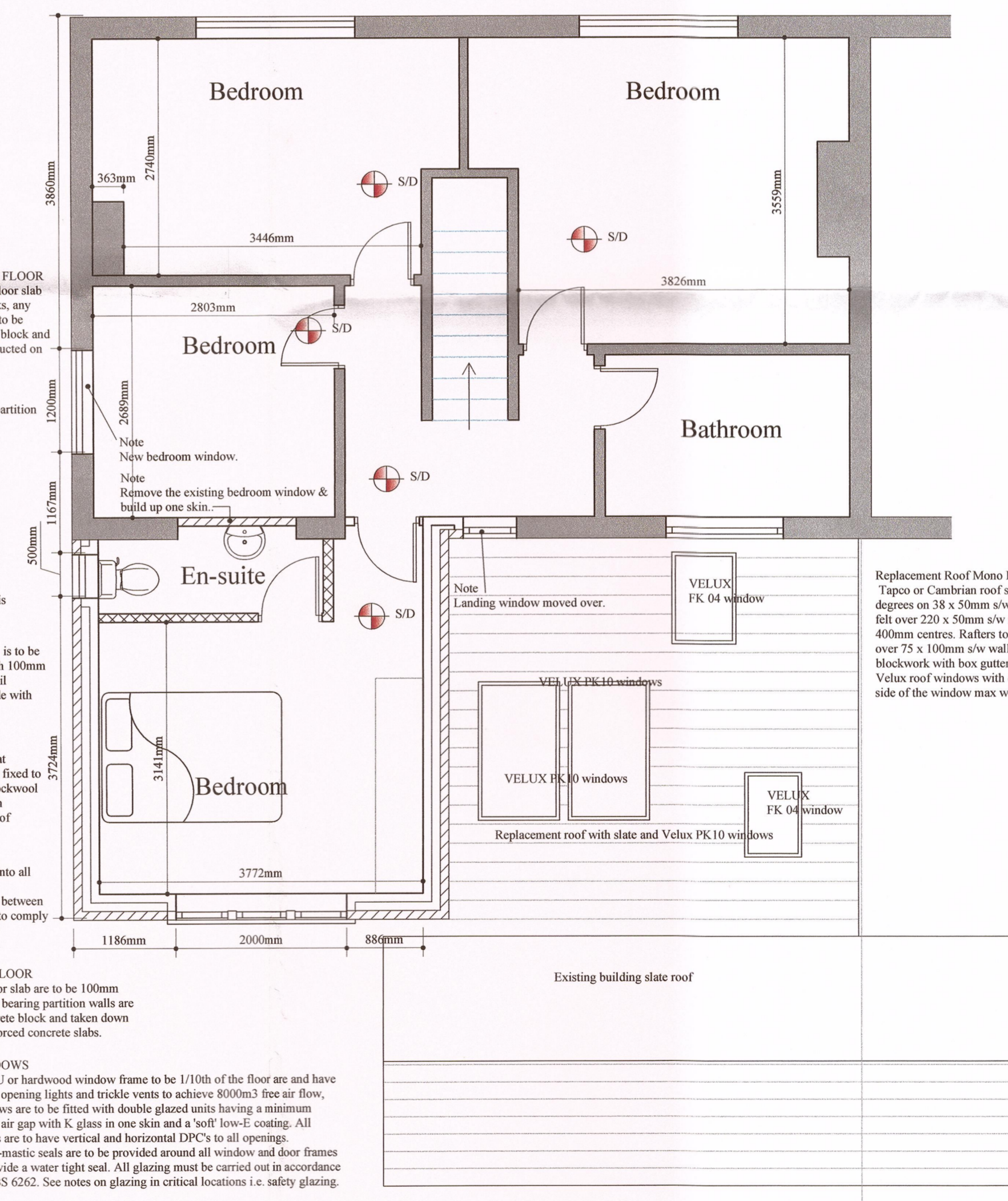
Existing First Floor Plan



Scale 1:200



Proposed Ground Floor Plan



Proposed First Floor Plan

SMOKE ALARMS
 Smoke alarms are required to be fixed at ground and first floor levels and interconnected. The alarm must be wired to the main supply and connected to its own fused spur, alternatively the alarm may be connected to an intruder alarm if the system is specifically designed for this purpose. A smoke detector will cover an area of 7.5m radius and a heat detector 5.3m radius, they should be fitted in accordance with BS 5839 using sensors within bedrooms, circulation area, head of stairways, lounge/dining rooms and roof voids. Alarms within roof voids should be fitted with a remote LED.

STEEL WORK
 Steelwork must comply with the relevant structural calculations and be supported on pad stones or spreader plates, sizes to be provided within the calculations. All steelwork must have a minimum of 30mins fire resistance provided by 12mm fireline plasterboard and skim. Steelwork used in external openings must be provided with a cavity tray.

Note
 Remove the existing Kitchen window & build up the opening.

INTERNAL PARTITIONING - SOLID FLOOR
 Partition walls constructed of concrete floor slab are to be 100mm thick lightweight blocks, any internal load bearing partition walls are to be constructed from 100mm solid concrete block and taken down to strip foundation or constructed on reinforced concrete slabs.

DRAINAGE
 All existing drains under the proposed building are to be protected with 150mm of weak mix concrete, flexible jointed drains are to be surrounded with 150mm of pipe bedding with a concrete cover using 150mm thick concrete.

WASTE PIPES
 All waste pipes are to be a minimum of 38mm dia. to wash hand basins and sinks, pipes are to be fitted with 75mm deep seal traps or anti-vac traps if connected directly to a soil and vent pipe. 40mm waste pipes are to be provided to bath and showers. Soil and vent pipes are to be 100mm dia and terminated 1m above any opening windows adjacent to the stack, a suitable bird cage is to be fitted to the top of the stack. Alternatively an air admittance valve may be used above the last stack connection. All installations are to comply with the Approved Document Part H and BS 5572 (1978).

Part P
 All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the L.A. must be satisfied that either: An electrical installation certificate issued under a Competent Person Scheme has been issued, or Appropriate certificate and forms defined in BS 7671 (as amended) have been submitted that confirms that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

FOUNDATIONS
 Foundations are to be concrete strip minimum 600mm wide x 150mm thick C25 concrete mix, foundations are to be a minimum depth of 1m in clay sub-soil provide adequate frost protection in accordance with the British Standards. All foundations are to comply with the Approved Document A1 and A2 of the Building Regulations.

SUSPENDED TIMBER FLOOR CONSTRUCTION
 Floor to be constructed of 25mm thick T&G floor boards with a density of 15kg/m2 on 175 x 50mm gauged s/w floor joists (grade SC3) at 450mm centres. Joists spanning onto party wall are to be fixed with Catic joist hangers built into brickwork. Ceiling to be 12mm plasterboard nailed to underside of joists with plaster skim finish. Lateral support to be provided at 2m centres with galvanised m/s straps type L 30 x 5mm extended across 3 joists. Catic m/s herring bone strutting ref. HRB6, is to be provided along mid-span of floor joist, last joist to be packed off the brick/blockwork.

Client	Mr & Mrs Guiseif		
Location	4 Beacon View, Chipping Road, Longridge, Ribbles Valley. PR3 2NB		
Project	Proposed alterations and rear extension with replacement roof over the conservatory		
Drawing	Planning		
Agent	APB Consultant Building Surveyors 1 Maple Grove Ramsbottom BL0 0AN Telephone 01706 826300 Mobile 07976404449		
Scale	1:50 1:100 1:200 & 1:1250	Date	16th August 2016
Drawing No	DWG/06/001	Revision	
This drawing is provided for planning & Building Regulations consent only. The contractor must check all dimensions on site before works are commenced. The contractor must comply with all requirements of the Health & Safety Regulations. DO NOT SCALE THIS DRAWING			