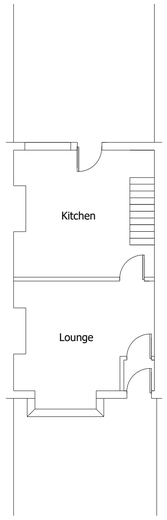
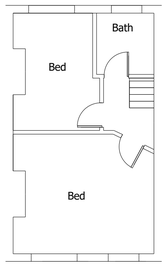
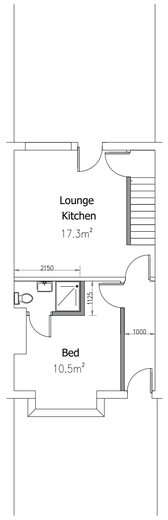


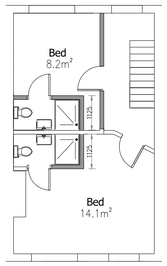
EXISTING GROUND FLOOR



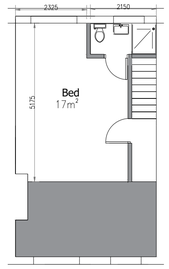
EXISTING FIRST FLOOR

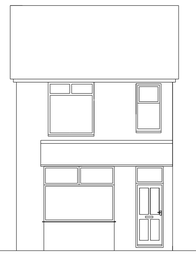


PROPOSED GROUND FLOOR

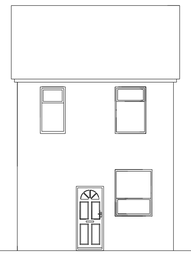


PROPOSED FIRST FLOOR

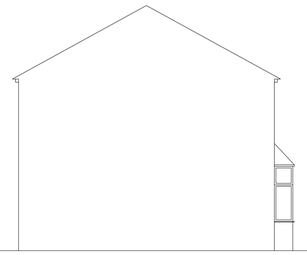




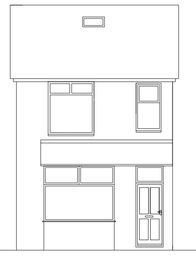
EXISTING FRONT ELEVATION



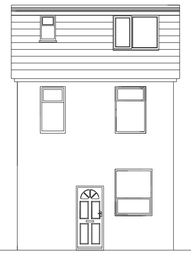
EXISTING REAR ELEVATION



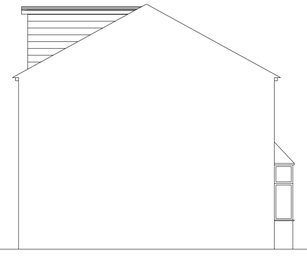
EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

SD mains-wired interconnected smoke detector with battery back-up, separately fused at consumer unit, all in accordance with BS 5446 : Part 1

Foundations to be taken below invert level of adjacent drains

Drains to be bridged with concrete lintols where passing under or through load-bearing walls

Soil pipes to have rodding access at each change of direction

Rainwater pipes to discharge into gullies

Separate system of drainage to be maintained if established on site

DRAFT DRAWING

DORMER Dormer roof to be flat roof with GRP roof or proprietary rubberized roofing product on 25mm exterior grade ply on firring pieces to fall 1:80 on 200 x 50mm rafters at 400 ctrs. Rafters tripled-up below dormer cheeks. Tiles/slates to be fixed to suitable treated timber battens on breathable membrane on 25mm thick exterior grade plywood (on 9mm supalux board where cheeks are less than 1m from boundary) fixed to 100 x 50mm treated studs at 400 ctrs (with thermal insulation between studs) and plasterboard & skim internally or fireline board and skim where cheeks are less than 1m from boundary). 9mm Supalux to dormer cheeks. Code 4 lead apron to be fit at junction with main roof. Insulation to be 150mm deep celotex insulation or other equal and approved and continue in eaves void as shown. 15mm Celotex and 12mm plasterboard and skim to underside of ceiling joists. Roofspace ventilation to be via proprietary eaves ventilation system (min 25mm gap). Insulation to dormer cheeks to be 0.18w/m2k. Ridge vents to be fitted to main roof spex void and min 25mm vents required to flat roof.

Elements of structure bearing additional load having increased loads to be exposed/approved for suitability to satisfaction of building inspecto

FLOOR JOISTS To be 200 x 50mm C24 joists at 400 ctrs with struts at mid-span and underdrawn with 12mm firelineboard of min mass/unit area of 10kg/m3 and between layer of 100mm mineral wool of min density 10kg/m3.

DRAINS 100mm dia PVC drains to connect to existing and fall 1:40 to approval of Building Control Officer. PVC approved inspection chambers to be fitted at junction with main drain.

WASTES 38mm dia PVC waste with anti vac traps to shower/bath and sink and 32mm waste to WHB connected direct to new 100mm dia soil and vent pipe connected to new drain as above.

STUD PARTITIONS 75 x 50mm sw studs ay 400 c/c with noggins, soleplate and head. 75mm thick insulation quilt and 12mm plaster board (min mass/unit area of 10kg/m3) and skim both sides.

STAIR Minimum dimensions:
Clear width 800mm
Clear height above nosing line 2000mm
Clear landings 800 x 800mm wide
Risers 198
Goings 220
Handrail to be 900mm on flight and 1100mm on landings
Stair to be underdrawn with 12.5mm fireline board and skim

VENTILATION Opening lights to be not less than 1/20th of floor area of room served. Glazing to be SAFETY glazing to BS 6206, be FENSA approved and have WER of Band B or better, or U value of 1.4W/m²K for windows and doors. Any boiler vent to be ducted to external air 500mm clear of opening light. Windows to have trickle vent background ventilation and bathroom doors to have 10mm undercut gap above finished floor level. Mechanical fan to be ducted to external air and have extract rate of 60 litres per sec in kitchen and 15 litres per sec to bathroom with 15 min over run.

FIRE All elements of structure and new ceilings to have 12mm fireline board and skim.

GENERAL All electrical installations to comply to BS 7671, 17th Edition of IEE Regs and Part P of Building Regs by a NICEIC electrician with a test certificate forwarded to Building Control.
Energy efficient light fittings to be used.New radiators to have TRV's If a new boiler is installed, it should be of condensing type and have min SEDBUK rating of 92%. If not, adequacy of existing boiler should be checked to determine that it is capable of handling the proposed increased loads. Service pipes to be insulated and boiler control interlocks together with zone timing and temperature controls are required. In addition, the heating and hot water system should be commissioned so that at completion the system and their controls are left in working order and can operate efficiently. A copy of the Gas Safe Certificate is to be given to the Local Authority on completion

All dimensions to be checked by Contractor and discrepancies clarified with the Client prior to commencement.
The whole of the works to comply with current Building Regulations. No work to commence without Building Regulations approval.

Date	Rev.		Initials	

This drawing is subject to copyright and is not to be reproduced in part or whole without approval.
Figured dimensions take precedence over scaled measurements from the drawing. All dimensions and drawings to be checked by Client and Contractor and discrepancies clarified with the Client prior to commencement.
The whole of the works to comply with Planning Approval & Conditions and current Building Regulations. No work to commence without Planning & Building Regulations approval.
The client must ensure the project complies with the Construction Design and Management Regulations 2015
The Client should ensure consent from any landowner or interested party is obtained, as well as compliance with Party Wall Act 1996

Notes

RAD
The White House,
42-44 Chorley New Road,
Bolton
BL1 4AP

Tel : 01204 322196
Fax : 01204 214110
Mob: 07790 361104
Email: info@radesignprojects.co.uk

Project
47 HULTON LANE
BOLTON

Client

Drawn
RA

Date

Title
EXISTING & PROPOSED PLANS

Scale
1:100 @ A1 / 1:200 @ A3

Drawing Number