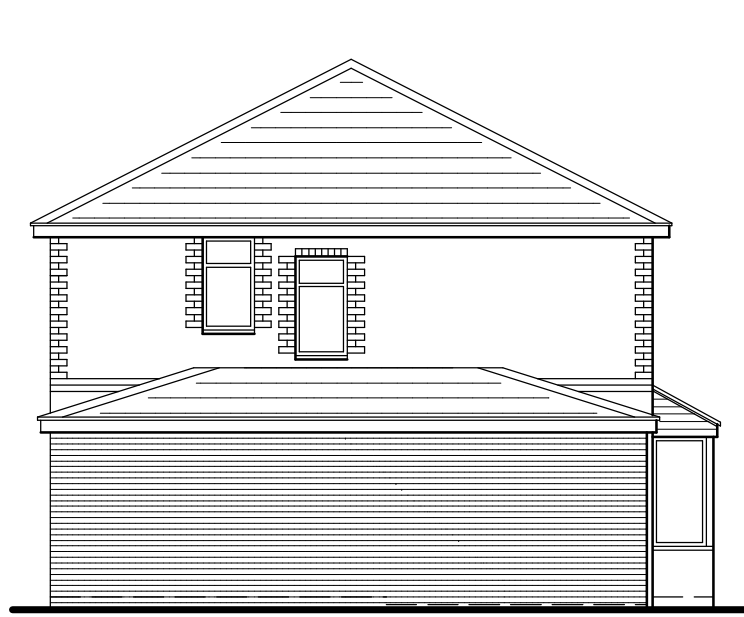
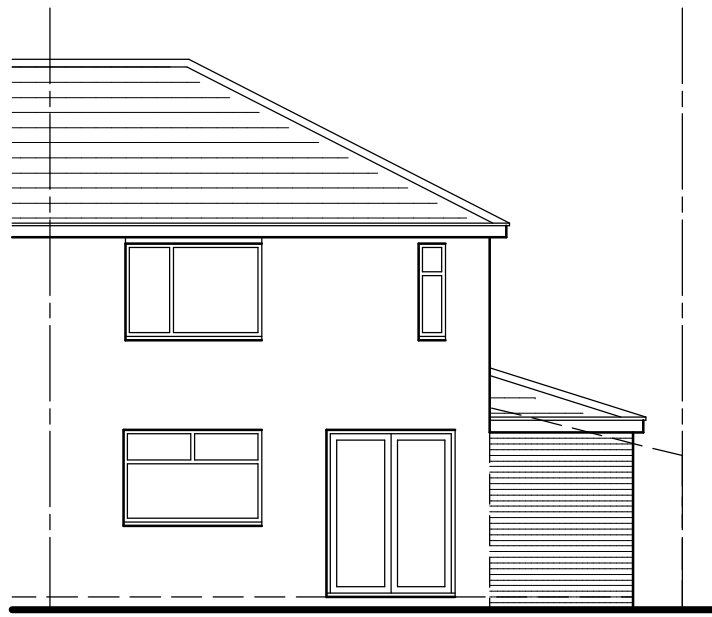
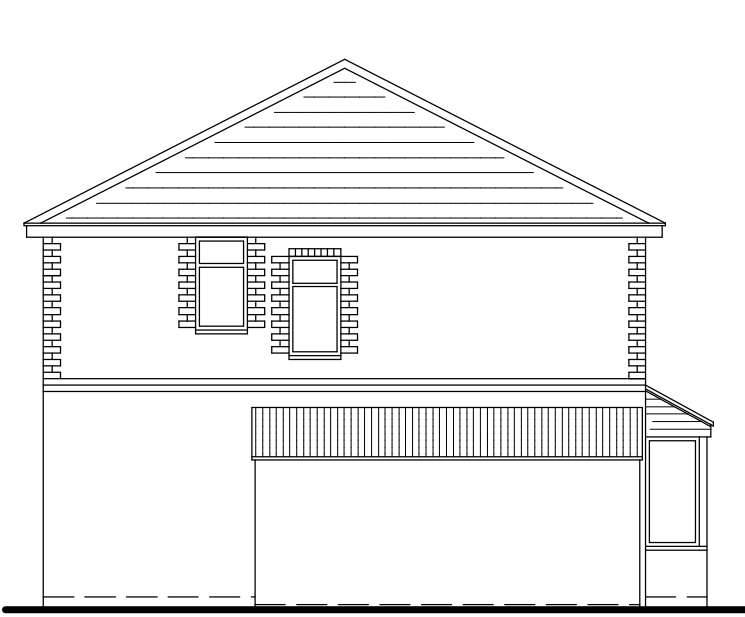
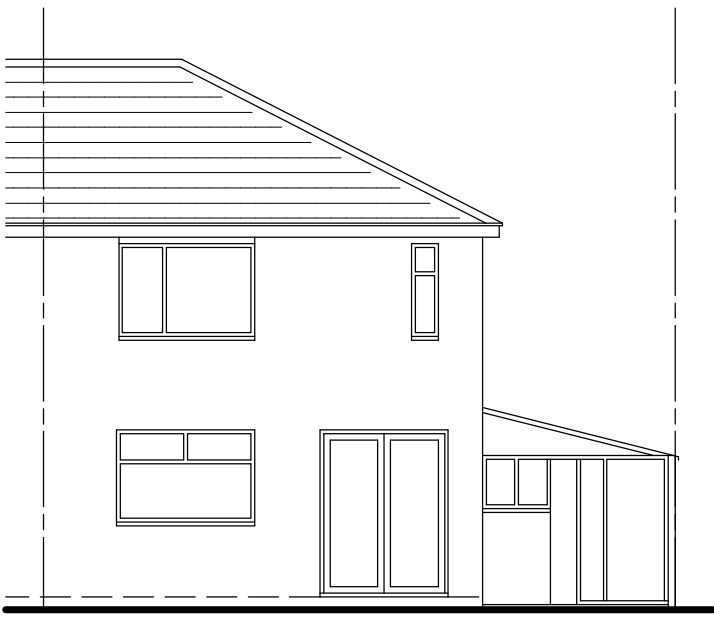




EXISTING ELEVATIONS 1 : 100

PROPOSED ELEVATIONS 1 : 100

VENTILATION - MECHANICAL VENT TO WC (3NO. AIR CHANGES/HR, OPERATED BY LIGHT SWITCH, 15 MINUTE OVER RUN AND DUCTED TO DISCHARGE TO OUTSIDE AIR).

HEATING AND HOT WATER INSTALLATION - ANY NEW/REPLACEMENT NATURAL GAS AND LPG BOILERS TO HAVE MINIMUM 90% SEDBUCK RATING. OIL FIRED BOILERS TO HAVE MINIMUM 90% SEDBUCK RATING. EXCEPTIONAL CIRCUMSTANCES PERMITTING THE INSTALLATION OF A NON-CONDENSING BOILER - THE INSTALLER TO COMPLETE AN 'ASSESSMENT FORM' USING THE PROCEDURE DESCRIBED IN THE DOCUMENT 'GUIDE TO THE CONDENSING BOILER INSTALLATION PROCEDURE FOR DWELLINGS' (ODPM 2005). THE DECLARATION TO BE RETAINED BY THE OWNER AS IT MAY BE NEEDED WHEN THE PROPERTY IS OFFERED FOR SALE. CONDENSING TYPE BOILERS TO HAVE ALL SAFETY PIPES AND CONDENSATE DRAINS DRAINING TO GULLEYS. BOILER FLUE OUTLETS TO EXTEND MINIMUM 200MM BEYOND THE EAVES. THERMOSTATIC AND ZONE CONTROLS TO EXTENDED HEATING INSTALLATION. OPERATING AND MAINTENANCE MANUALS FOR SERVICES TO BE PROVIDED TO THE HOME OWNER.

ELECTRICAL - ALL WIRING AND ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671, THE IEE 17TH EDITION WIRING GUIDANCE AND BUILDING REGULATION PART P (ELECTRICAL SAFETY) BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION BODY AUTHORISED BY THE SECRETARY OF STATE. THE COMPETENT PERSON IS TO SEND TO THE LOCAL AUTHORITY A 'SELF CERTIFICATION CERTIFICATE' WITHIN 30 DAYS OF THE COMPLETION OF THE ELECTRICAL WORKS. THE CLIENT TO BE PROVIDED WITH A COPY OF THE 'SELF CERTIFICATION CERTIFICATE' AND A BS7671 ELECTRICAL INSTALLATION TEST CERTIFICATE. 3 IN 4 LIGHT FITTINGS IN DIFFERENT LOCATIONS TO ONLY ACCEPT LAMPS WITH LUMINOUS EFFICIACY GREATER THAN 45 LUMENS/CIRCUIT WATT.

ROOF - NOTE - MAIN ROOF TO BE RE-ROOFED WITH CONCRETE TILES. SMOOTH CONCRETE TILES TO MATCH NEW MAIN ROOF TILES - SUITABLE FOR MINIMUM 15° PITCH WITH 100MM HEADLAP - ON 50X255W BATTENS ON TYXEN SUPRO BREATHABLE MEMBRANE AS AGREEMENT CERTIFICATE ON 25X475W RAFTERS AT 400MM CENTRES (MAX 2.40M SPAN). 120X475W JOISTS AT 400MM CENTRES (MAX 2.31M SPAN). ENDS OF JOISTS BOLTED TO RAFTERS. RAFTERS NOT TRIANGULATED BY JOISTS TO BE STRAPPED BACK ACROSS JOISTS WITH 30X5X1200MM GALVANISED MSTEEL STRAPS INCLUDING SW NOGGING BETWEEN JOISTS. 225X305W HIP RAFTERS WITH 100X755W DRAGON TIES. 100X305W WALL PLATES STRAPPED TO WALLS WITH 30X5MM GALVANISED MSTEEL STRAPS AT MAXIMUM 2M CENTRES. BELLCASTS AND STEPPED BELLCASTS, CAVITY TRAYS AND FLASHINGS AT ABUTMENTS WITH EXTERNAL WALLS. DINING AND WC - 125MM FOIL BACKED PLASTERBOARD AND 6KM CEILING. 270MM FIBREGLASS INSULATION IN TWO LAYERS IN OPPOSING DIRECTIONS.

EXTERNAL WALLS - A) 103MM OUTER LEAF OF BRICKWORK TO MATCH EXISTING - 100MM CAVITY WITH 6NO. STAINLESS STEEL TIES/MP. 100MM DRITHERM CAVITY SLAB PLUS INSULATION AS AGREEMENT CERTIFICATE TAKEN DOWN 225MM BELOW HORIZONTAL DPC - 100MM INNER LEAF THERMALITE BLOCK (3.6N) WITH 12.5MM PLASTERBOARD AND 6KM LINING ON PLASTER DABS. HORIZONTAL DPCS - MINIMUM 150MM ABOVE GROUND LEVEL. VERTICAL DPCS AND CAVITY TRAYS TO ANY NEW OPENINGS. NEW WALLS BONDED TO EXISTING AND CAVITIES TO BE CONTINUOUS. INSULATION TO ANY NEW STEEL LINTELS IN EXTERNAL WALLS AND THERMABATE CAVITY CLOSERS. B) 103MM AND 215MM EXTERNAL STORE WALLS IN BRICKWORK TO MATCH EXISTING. ALL WALLS FULLY BONDED AND CAVITIES UNINTERRUPTED. HORIZONTAL DPCS - MINIMUM 150MM ABOVE GROUND LEVEL.

GROUND FLOOR - DINING AND WC - 70MM SCREED WITH 25MM CELOTEX AROUND PERIMETER - ON 505G VISQUEEN ON CELOTEX GA4080 AS AGREEMENT CERTIFICATE ON 505G VISQUEEN. 150MM CONCRETE (C30) SLAB WITH 1NO. LAYER A142 MESH - 50MM COVER FROM BOTTOM OF SLAB - ON 1200G VISQUEEN DPM - TURNED UP AT PERIMETER TO LAP HORIZONTAL DPCS - ON MINIMUM 150MM STONE HARDCORE - MECHANICALLY CONSOLIDATED IN MAXIMUM 225MM LAYERS - AND BLINDED WITH SAND. 100MM PIPE DUCTS TO VENT ANY EXISTING SUBFLOORS THROUGH TO NEW EXTERNAL WALLS. NOTE - GROUND FLOOR SPECIFICATION IS PROVISIONAL AND SUBJECT TO ADEQUATE GROUND BEARING.

FOUNDATIONS - MINIMUM 600X200MM CONCRETE (C30) STRIP FOUNDATIONS - DEPTH AS REG. A1/2 - MINIMUM 900MM BELOW GROUND LEVEL. 215MM SOLID AND 303MM FOUNDATION CAVITY BRICKWORK IN COMMONS WITH CAVITY FILL TO GROUND LEVEL. NOTE - FOUNDATION SPECIFICATION IS PROVISIONAL AND SUBJECT TO ADEQUATE GROUND BEARING. IT IS RECOMMENDED THAT A TRIAL HOLE INVESTIGATION IS CARRIED OUT PRIOR TO COMMENCEMENT OF WORK ON SITE TO ESTABLISH THE EXISTING FOUNDATION TYPE AND THE GROUND BEARING CONDITIONS.

PLUMBING AND DRAINAGE - 110MM UPVC RW GUTTERS ON 15MM SW FASCIAS DISCHARGING INTO RW GULLEYS VIA 75MM UPVC RW PIPES. 75MM UPVC TRAPS AND 50MM UPVC WASTES TO WASTE APPLIANCES. 100MM UPVC SOIL BRANCH PIPE CONNECTED TO EXISTING (OR REPLACED) SOIL AND VENT PIPE. RODDING ACCESS AT BASE OF SEV PIPE. 100MM HEPSLEVE DRAINS - MINIMUM 1 IN 40 FALL. NEW HEPSSEAL MANHOLES. THE DRAINAGE SHOWN IS PROVISIONAL AND SUBJECT TO AGREEMENT ON SITE WITH THE BUILDING INSPECTOR ONCE THE EXISTING DRAINAGE HAS BEEN EXPOSED. DRAINS UNDER EXTENSION TO BE ENCASED IN CONCRETE (C20) OR SURROUNDED IN GRANULAR MATERIAL IF FLEXIBLE JOINTED PIPES. FOUNDATIONS TO BE BELOW INVERT. PRECAST CONCRETE LINTELS TO SUPPORT FOUNDATION BRICKWORK OVER DRAINS. RODDING ACCESS TO BE PROVIDED. IT IS RECOMMENDED THAT A DRAINAGE SURVEY IS CARRIED OUT PRIOR TO COMMENCEMENT OF WORK ON SITE.

GENERAL - STRUCTURAL TIMBER (C16 GRADE UNLESS SPECIFIED OTHERWISE) AND EXTERNAL TIMBER TREATED WITH PRESERVATIVE. STEEL TO BEAR 150MM AND CLAD WITH 19MM PLASTERBOARD AND 6KM (1/2HR FR5). FD305 DOORSET TO GARAGE/WC DOOR WITH SELF CLOSING DEVICE. MINIMUM 100MM STEP DOWN TO GARAGE OR 100MM CONCRETE PLINTH AT DOOR WAY. INTERCONNECTED SELF CONTAINED SMOKE ALARMS (WITH BATTERY BACK UP) TO HALL AND LANDING AS BS5839 - 6:2004. ROBUST CONSTRUCTION DETAILS TO BE INCORPORATED. DIMENSIONS FOR ORDERING MATERIALS OR FOR MANUFACTURING COMPONENTS TO BE OBTAINED BY MEASUREMENT ON SITE BY THE CONTRACTOR.

Telephone 0161 643 2422

## Northside Plans Ltd

Planning and Building Design

116 Simister Lane Prestwich Manchester M25 2SB

Project

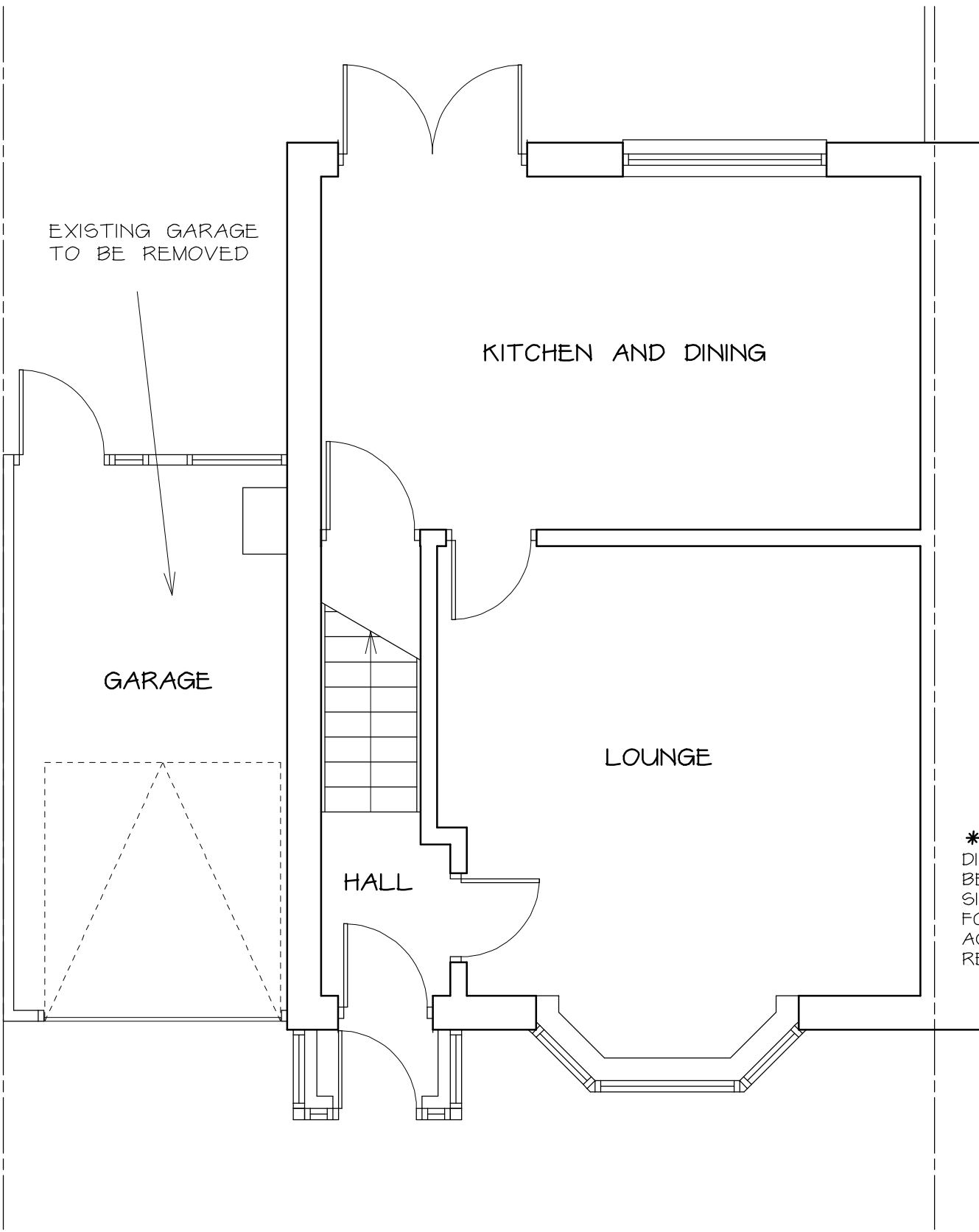
SINGLE STOREY SIDE EXTENSION

3 DROUGHTS LANE PRESTWICH

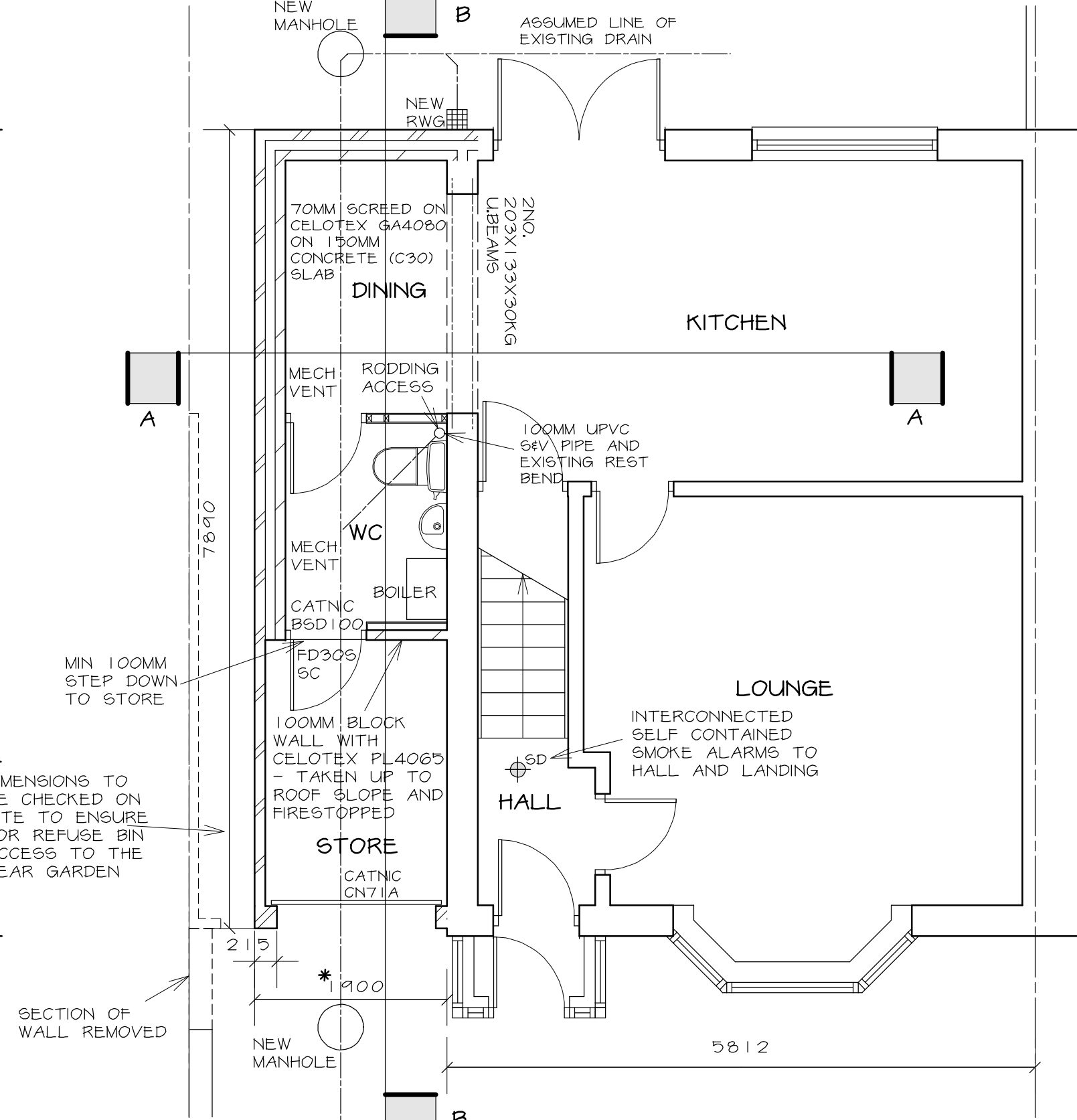
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PROPOSED PLANS

Scale 1:50 1:100 1:200 (A1) Date 11/2021  
Drawn by NIGEL TAM6 Dwg.no. 3DL/1



EXISTING GROUND FLOOR PLAN 1 : 50



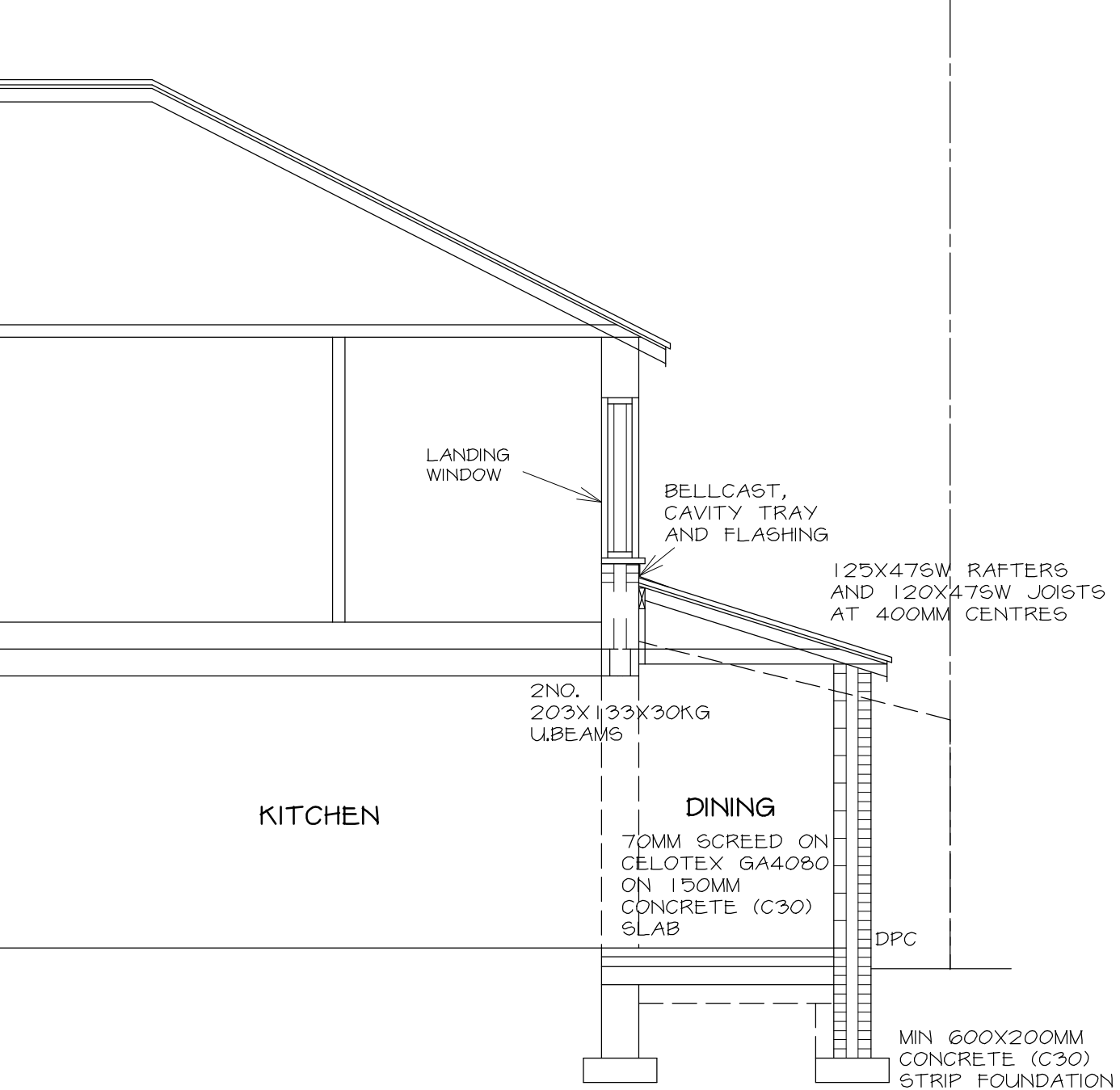
PROPOSED GROUND FLOOR PLAN 1 : 50



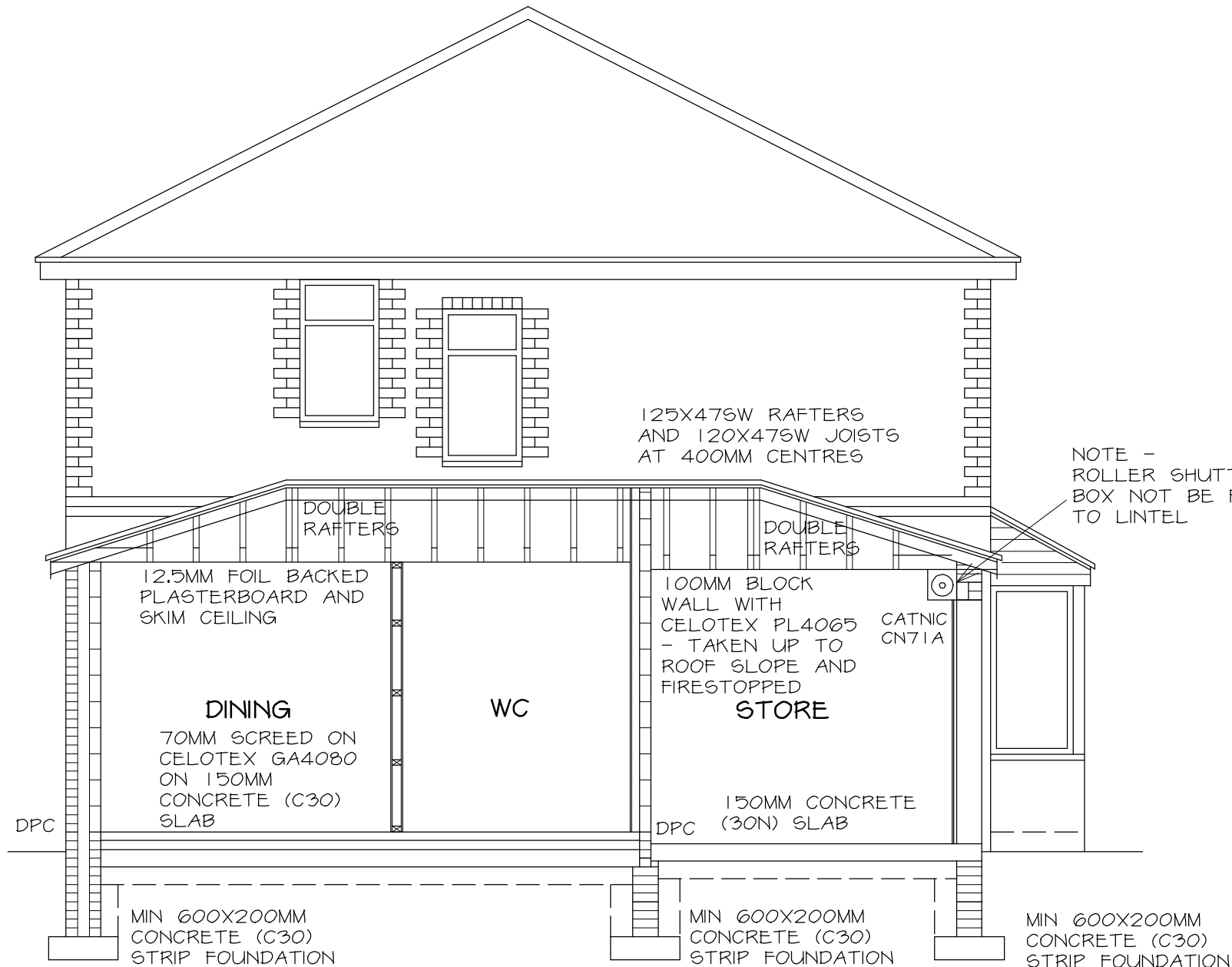
LOCATION PLAN 1 : 1250



SITE PLAN 1 : 200



SECTION A - A 1 : 50



SECTION B - B 1 : 50