

**Proposed single storey  
extension to side of  
property for  
Mr Stuart McIntosh at  
2 Sandown Road, Bury.  
BL9 8HN**

Prepared by David E Slater  
C. Build E MCABE  
July 2025

Client – Mr Stuart McIntosh  
Address – 2 Sandown Rd. BL9 8HN  
Scheme – Extension and alterations  
Title – Location Plan  
Drawing Number – 2025-07-01-01  
Revision  
Scale – 1:1250 at A3

**2 Sandown Road, Bury, BL9 8HN**



**LOCATION PLAN  
SCALE 1:1250**

SCALE 1:500

2 Sandown Road, Bury, BL9 8HN



# EXISTING SITE PLAN

Existing opening in front/side wall to be infilled with 1M high timber fence and garden gate to prevent vehicle access across corner of pavement.

2 Sandown Road, Bury, BL9 8HN



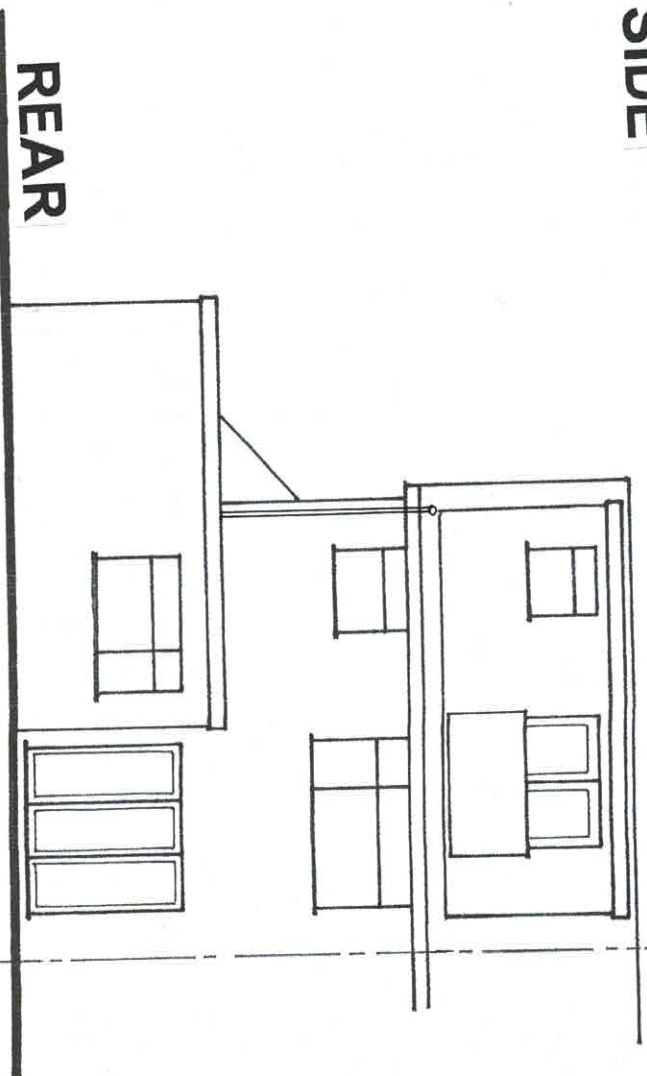
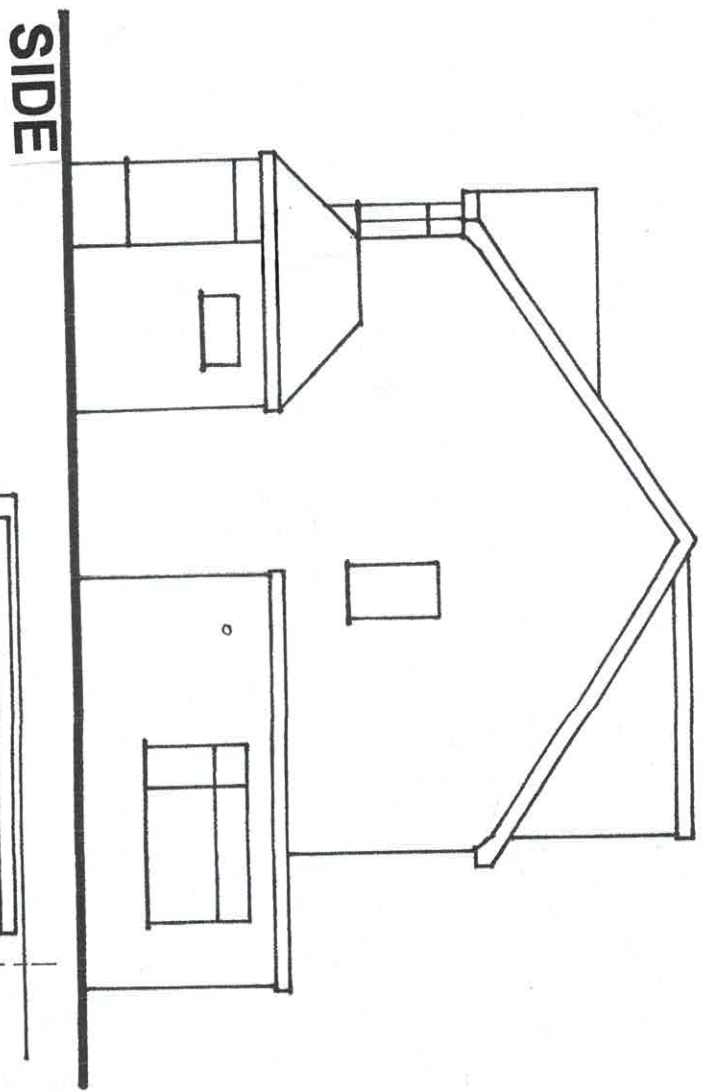
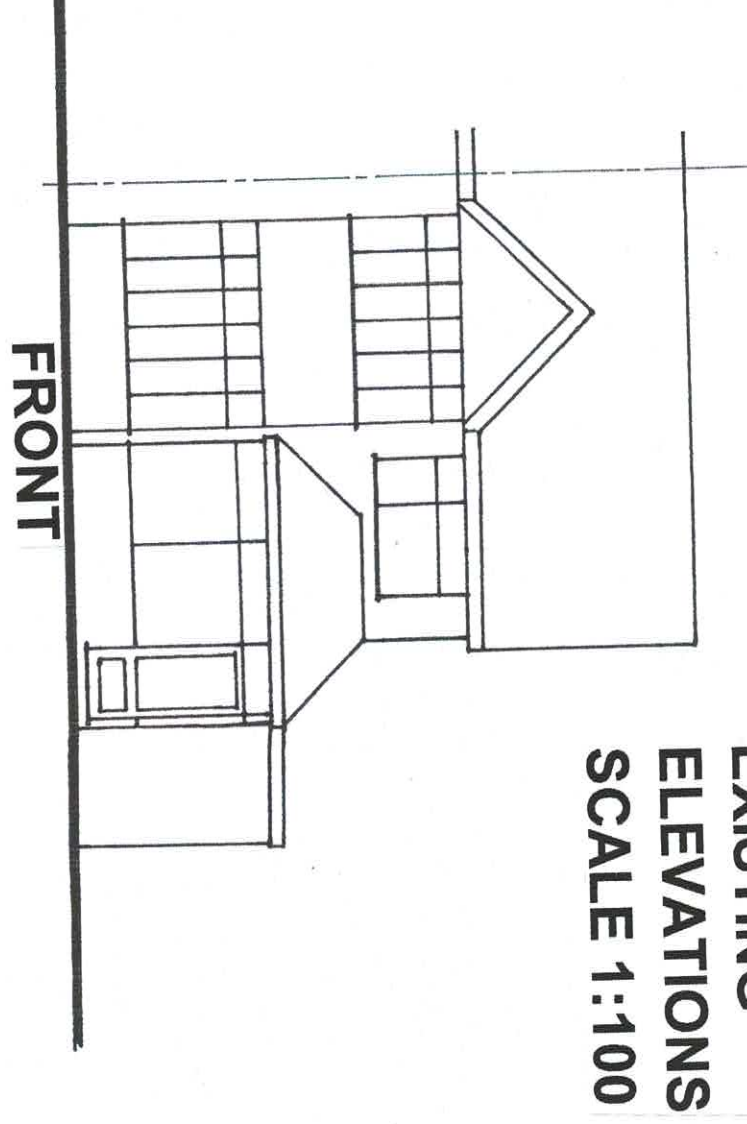
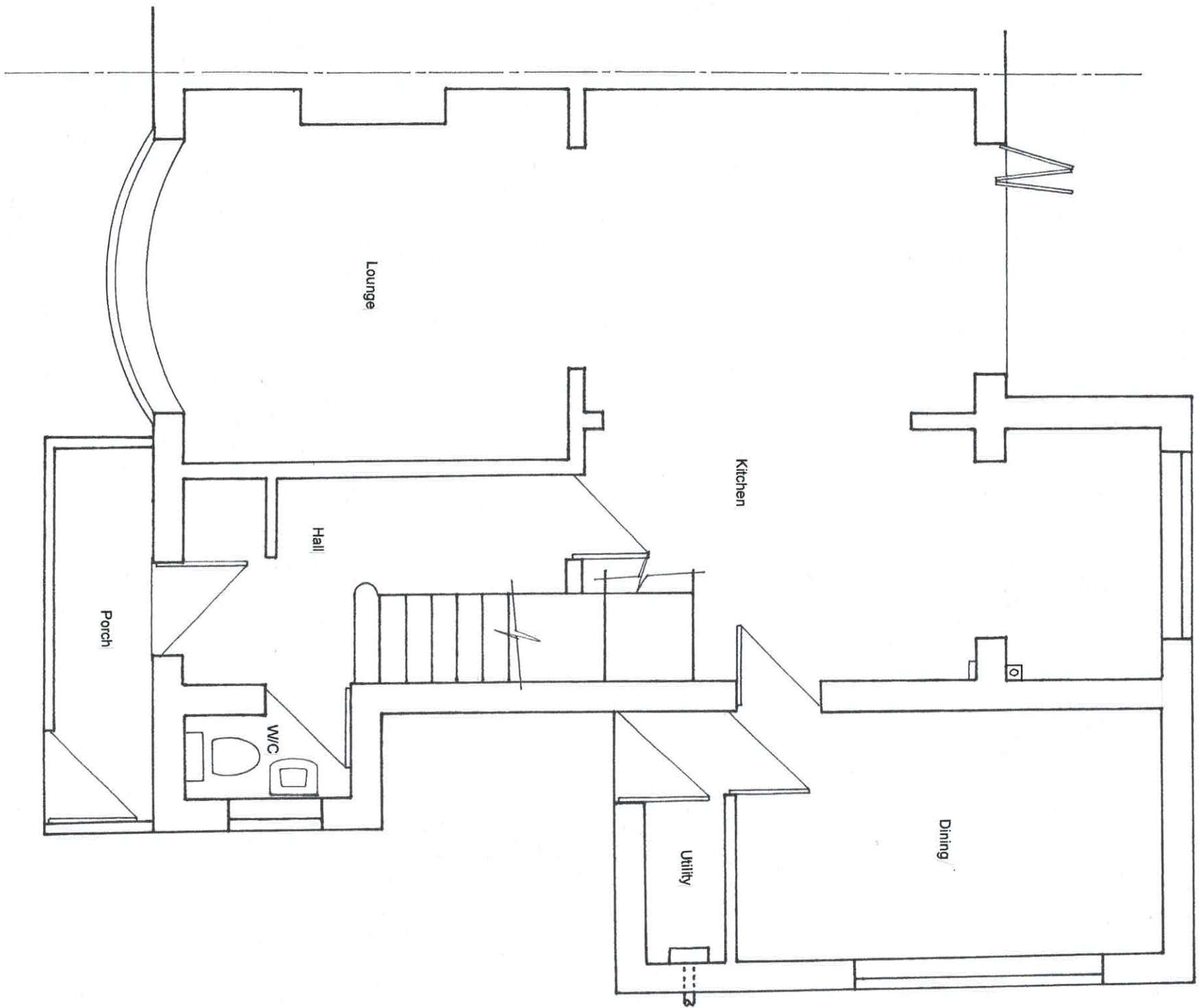
# PROPOSED SITE PLAN

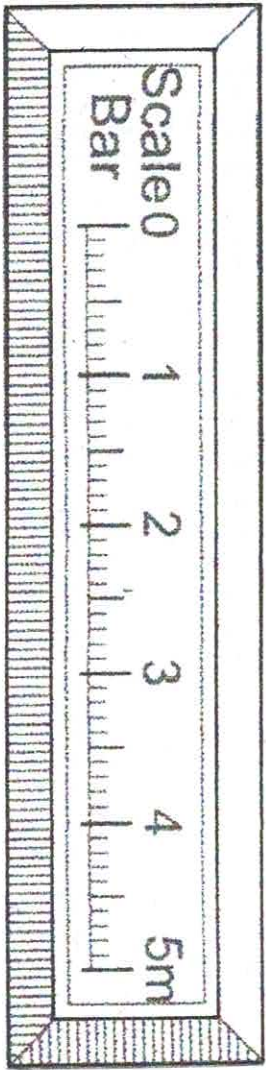
Revision A – pavement crossing removed at front corner of property and fence/gate installed

Client – Mr Stuart McIntosh  
Address – 2 Sandown Rd. BL9 8HN  
Scheme – Extension and alterations  
Title – Ext'g & prop. Site Plans  
Drawing Number – 2025-07-01-02  
Revision A – 14<sup>th</sup> October 2025  
Scale – 1:500 at A3

Client – Mr Stuart McIntosh  
Address – 2 Sandown Rd. BL9 8HN  
Scheme – Extension and alterations  
Title – Existing layout & elevations  
Drawing Number – 2025-07-01-03  
Revision  
Scale – 1:50/1:100 at A3

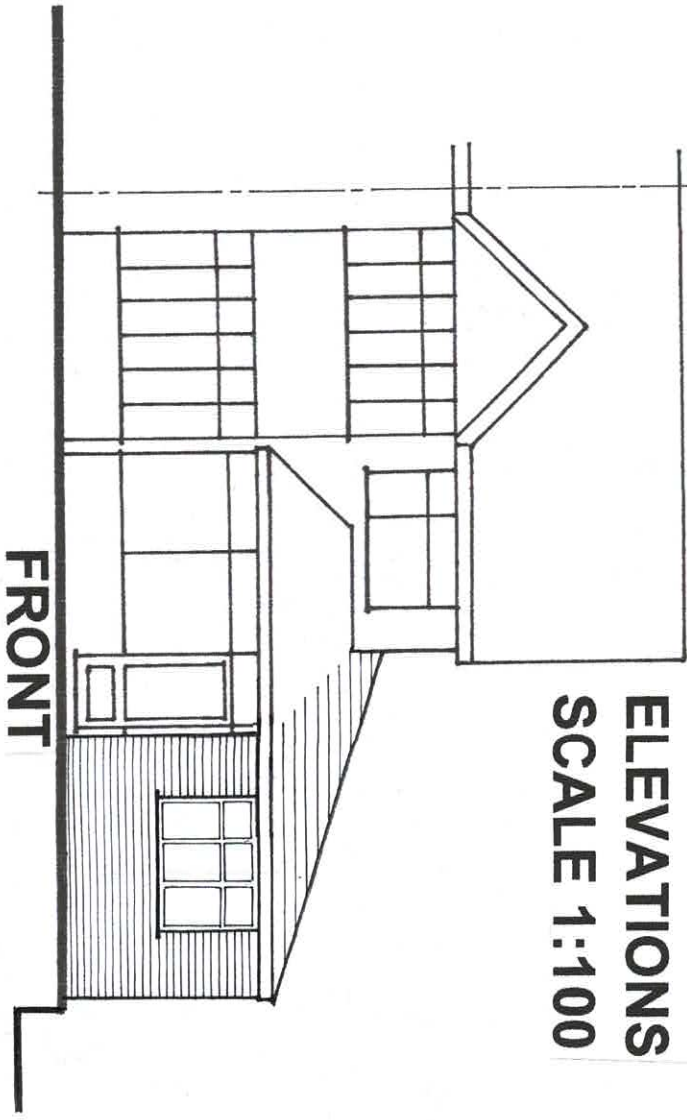
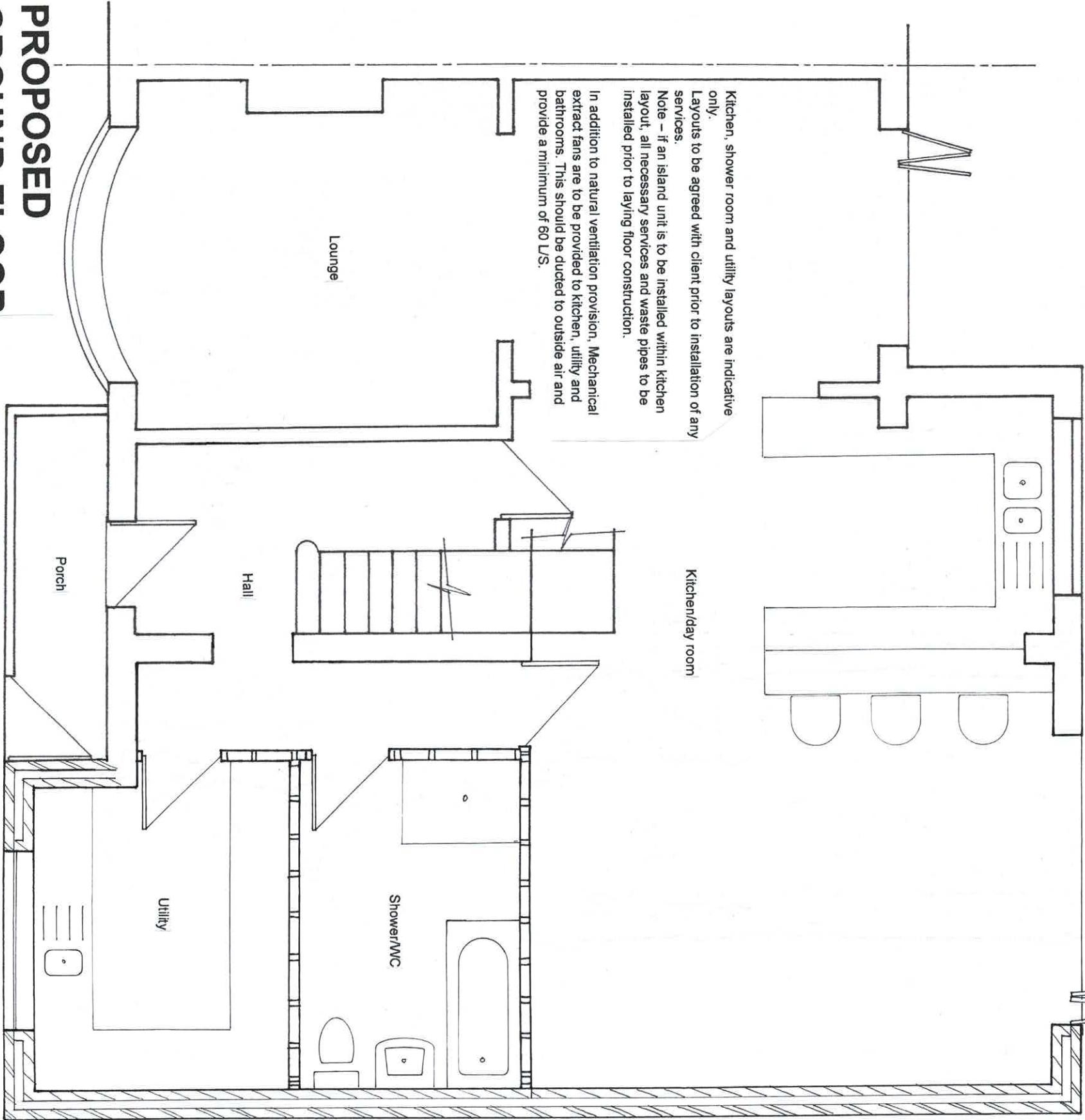
**EXISTING GROUND  
FLOOR LAYOUT**



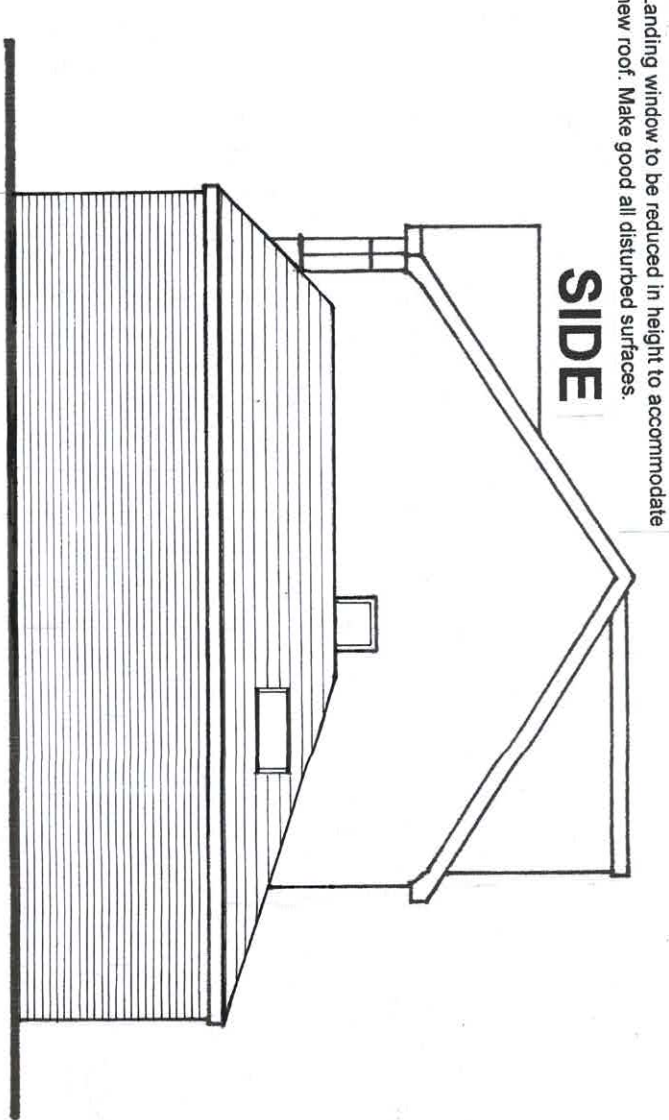


Client – Mr Stuart McIntosh  
Address – 2 Sandown Rd. BL9 8HN  
Scheme – Extension and alterations  
Title – Proposed layout & elevations  
Drawing Number – 2025-07-01-04  
Revision  
Scale – 1:50/1:100 at A3

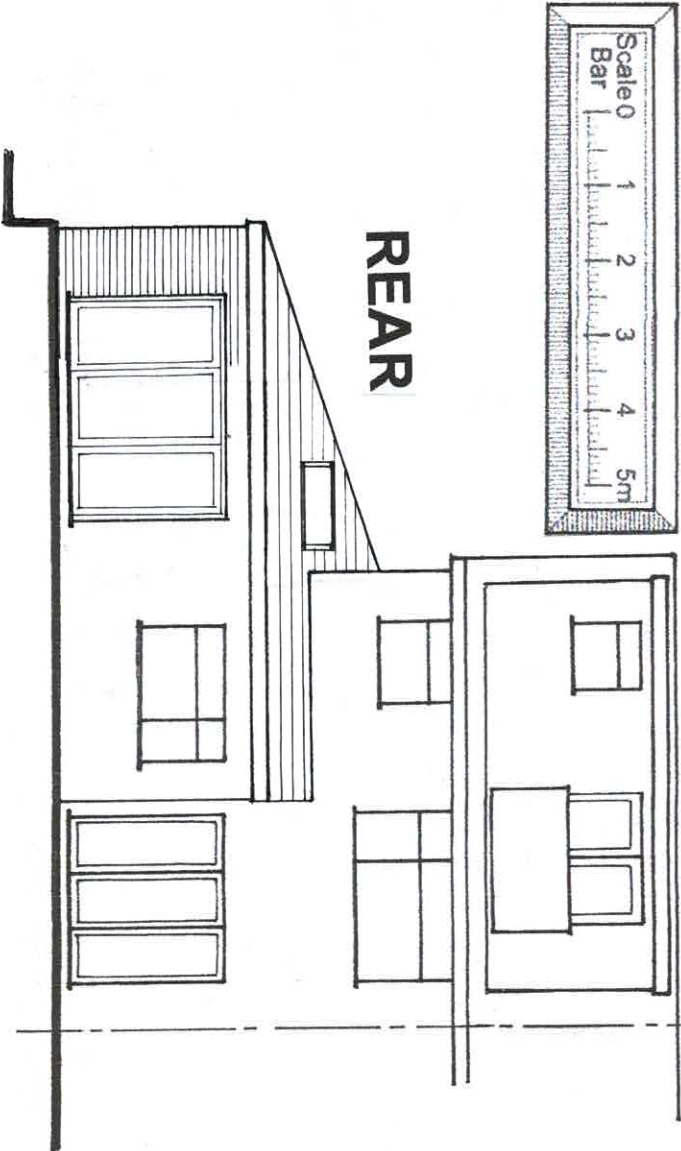
# PROPOSED GROUND FLOOR LAYOUT



## PROPOSED ELEVATIONS SCALE 1:100



Landing window to be reduced in height to accommodate new roof. Make good all disturbed surfaces.



**General Comments**

All new electrical installations to be installed in accordance with Approved Document 'P' and to be carried out or inspected by an approved contractor. Commissioning certificate to the Building Control body within 30 days of completion of work.

Energy efficient light fittings and bulbs to be used whenever possible.

All new radiators to be fitted with thermostatic valves. If it is found that the existing heating system is not sufficient to service the new radiators, a replacement boiler installation should be carried out by a registered 'Gas safe' engineer.

**Foundations**

To consist of concrete strip foundations (C24 grade) 600mm wide X 200mm thick and taken to a minimum depth of 1M from ground level in clay strata. In all cases to be taken below level of existing drainage, and where any drainage passes through foundation to be lintelled over within foundation brickwork.

Walls within foundation to be constructed of engineering brickwork or dense block work.

Cavity filled with concrete up to 1 course below ground level.

**Ground floor (ground bearing Slab)**

Float finished 100mm thick concrete slab over 1200 gauge 'visqueen' over 100mm 'Kingspan' or similar insulation on 1200 gauge 'visqueen' on 150mm thick sand blinded compacted hardcore. Additional 25mm insulation upstand to be positioned around perimeter to avoid cold bridging. Any existing air bricks to be ducted through new slab and vented through new brickwork with telescopic vents. Vent ducts to be formed with 2 no. square section down pipes laid side by side.

**Walls**

New cavity walls to consist of 100mm facing brickwork/rendered blockwork. 100mm cavity with 'full fill' cavity insulation 'celotex' or similar and include for fully taped joints. To be installed in accordance with manufacturers details. Inner leaf to consist of 100mm 'Thermalite' or similar blockwork. Cavity ties to be provided at 750mm cts horizontally and 450mm vertically. Ties to be staggered and doubled up at reveals.

New walls to be tied to existing brickwork and either cavities continued or vertical DPC cut in existing wall at intersection.

Walls to be drylined with plasterboard and skim fixed to blockwork with adhesive 'dabs'

**Lintels**

'Catic' or similar lintels to be used over all new openings unless specified otherwise. Model to be suitable for situation, span and loading conditions. To be installed as per manufacturer's instructions and to be plastered to give 30 minutes fire resistance.

**Windows/doors**

Provide new PVC'U' windows/doors unless specified otherwise.

Insulated cavity closures to be incorporated around all reveals. Any glazing within critical locations to be toughened or laminated. Windows to achieve a 'U' value no greater than 1.4.

Window designs to have purge ventilation openings for ventilation equivalent to 5% of the floor area of the room they serve.

In addition, Background trickle ventilation of 10,000mm Sq. is to be provided to all windows

See note regarding fire precautions and escape windows

**Fire Precautions**

As property is currently undergoing a rear dormer loft extension (on separate application) it is essential that fire

precautions are extended into this new extension. New doors and walls forming corridor to kitchen/utility room and bathroom to be 30 minute fire rated in addition to all other doors/walls forming protected enclosure to stairs.

A mains operated interlinked smoke detection and alarm system is currently being fitted throughout property with detectors positioned within hall and landings. An additional heat detector is to be positioned within kitchen

**Drainage and waste plumbing**

All roofs to discharge via 100mm half round guttering and 68mm dia. Down pipes to gullies. If drainage is on a combined system, gullies to be trapped. Gullies to discharge to existing drainage system or soakaway if possible. See proposed layout on drawings.

Above ground drainage to discharge to either SVP or discharge to foul gully. Waste pipes to be fixed at minimum 1:60 fall and all appliances to have deep seal traps.

Below ground drainage to be installed using 110mm PVC'U' pipework laid at minimum 1:60 fall and connected to existing system as shown on plans. Pipes to have pea gravel bed and surround. Rodding access to be provided as shown.

**Partitions**

To be constructed from 100 x 50 timber studs at 450mm cts clad both sides with 12mm 'fire line' board and skim. Acoustic quilt to be positioned within voids.

**Roof**

To be of traditional construction consisting of interlocking tiles, suitable for pitch and exposure. And to be in accordance with any planning conditions planning conditions. To be fixed in accordance with manufacturers specification over 50 x 25mm treated battens over breathable membrane, 'Tyvek' or similar.

Include for code 4 lead flashing and cavity tray at intersection of roof with existing wall.

200 x 50 C24 grade rafters to be provided at 400mm cts. To be fixed to 200 x 50 pole plate at head, bolted to brickwork at 450mm cts. Feet of rafters to be 'birds mouthed' over 100 x 50 wall plate at top of blockwork. Hip rafter to be laminated engineered beam sized in accordance with suppliers' calculations which is to be sat on dragon tie at base.

Double rafters to be provided either side of openings to form trimmers for roof windows. Size no. and style of roof windows to be to clients requirements but to be installed in accordance with manufacturers details including all necessary flashing kits.

Fascia's, soffits and rainwater goods to be PVC'U' unless stated otherwise.

Mild steel lateral restraint and holding down straps to be provided at 1.5M cts.

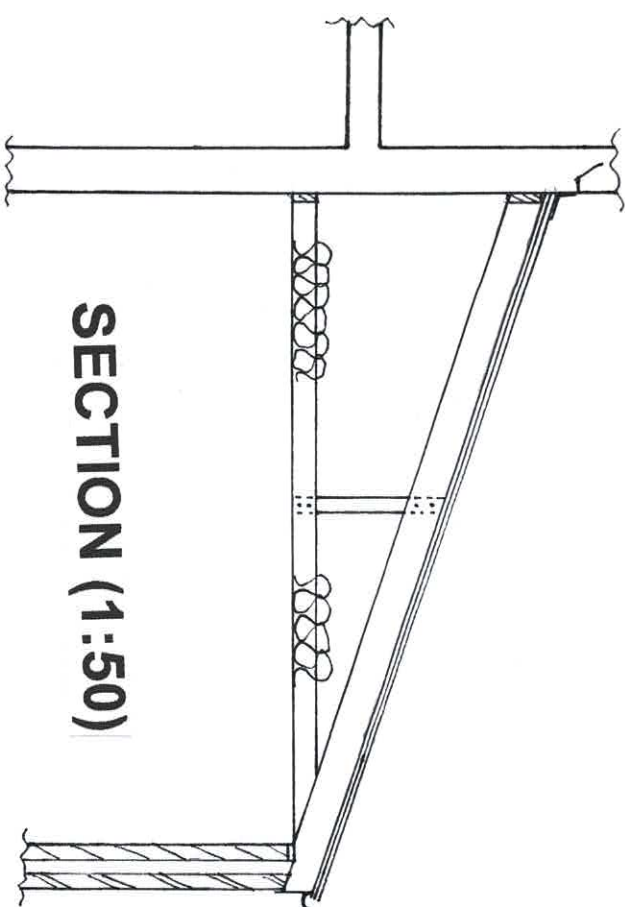
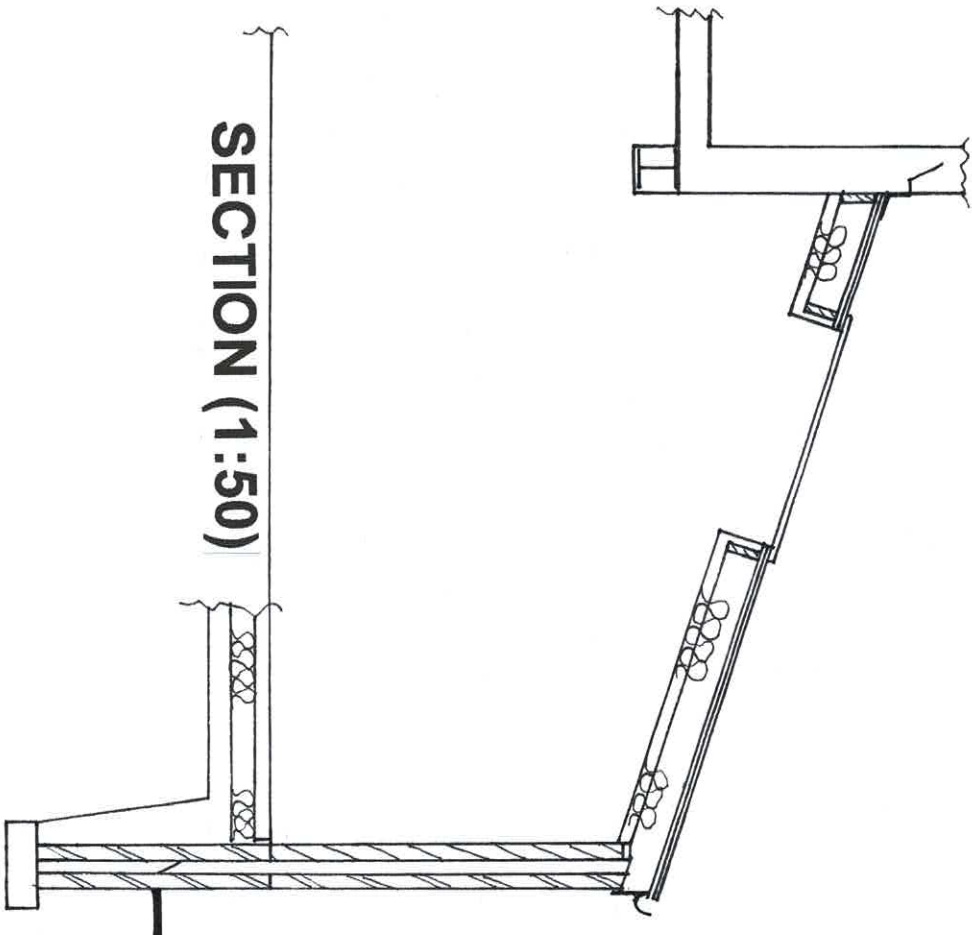
Roof over kitchen area is vaulted and to be insulated with 100mm 'Kingspan' or similar insulation fitted flush to bottom of joists maintaining ventilation gap over.

Additional 75mm insulation board to be fitted across face of joists prior to fixing 12mm plaster board and skim.

Roof over remaining extension to have 150 x 50 ceiling joists hung mid span off rafters. Insulation over this area to consist of 3 no. layers of 150mm mineral wool insulation laid at right angles to each other. Use rafter trays at soffit to maintain ventilation over.

12 mm plaster board and skim to soffit.

Wall between bathroom and kitchen to be built up to underside of roof and be insulated above ceiling level with 100mm 'Kingspan' between studs + additional 50mm layer across face.



Client – Mr Stuart McIntosh  
Address – 2 Sandown Rd. BL9 8HN  
Scheme – Extension and alterations  
Title – Structure/drainage  
Drawing Number – 2025-07-01-06  
Revision  
Scale – 1:50 at A3

Hatched blue lines indicate new steelwork – refer to structural calculations.  
Hatched red lines indicate proposed drainage assuming approximate position of existing drainage runs.

# Structure/ Drainage

REMOVED  
S.V.P. O  
NEW MANHOLE  
FOUNDED CUFF EXISTING  
DRAIN RUN

Beam over bi-fold – see calculation  
Column and pad foundation  
Existing SVP to be diverted alongside existing beam and boxed in. Waste pipes altered on site accordingly  
Assumed line of existing drainage.

**Steelwork**  
Any new steelwork to be sized as structural calculations and to sit on concrete padstones. Where double beams are designed, these are to be bolted together at 1.0M cts including necessary spacers.  
Beams to be clad in 'fireline' board to give 30 minutes fire resistance.

Existing landing to be hung from floor above with mild steel straps as required.

Stub  
STACK FOR  
NEW BATH  
WASTES

Workmanship and materials to be suitable for their purpose and should be in accordance with British Standards, Codes of practice or equivalent European Standards.  
All dimensions should be used in preference to scaling off drawings and should be site checked before that part of the work commences or materials ordered.  
Any alterations or deviations from the drawings should be agreed in advance with Client, Planning Authority if applicable and any other supervising body.  
Permission for development should also be sought off landowner before work commences if site is leasehold.  
If the work is subject to The Construction Design and Management (CDM) Regulations, the Health and Safety Executive should be notified before work commences.  
Where the development is within close proximity of a boundary, the P arty Wall Act may apply, and written intention should be given to the adjoining owners.  
This drawing has been prepared for the purpose of obtaining Planning and/or Building Regulation approval and is not intended as a full working document. All electrical, heating and plumbing requirements should be agreed with Client before work commences.

