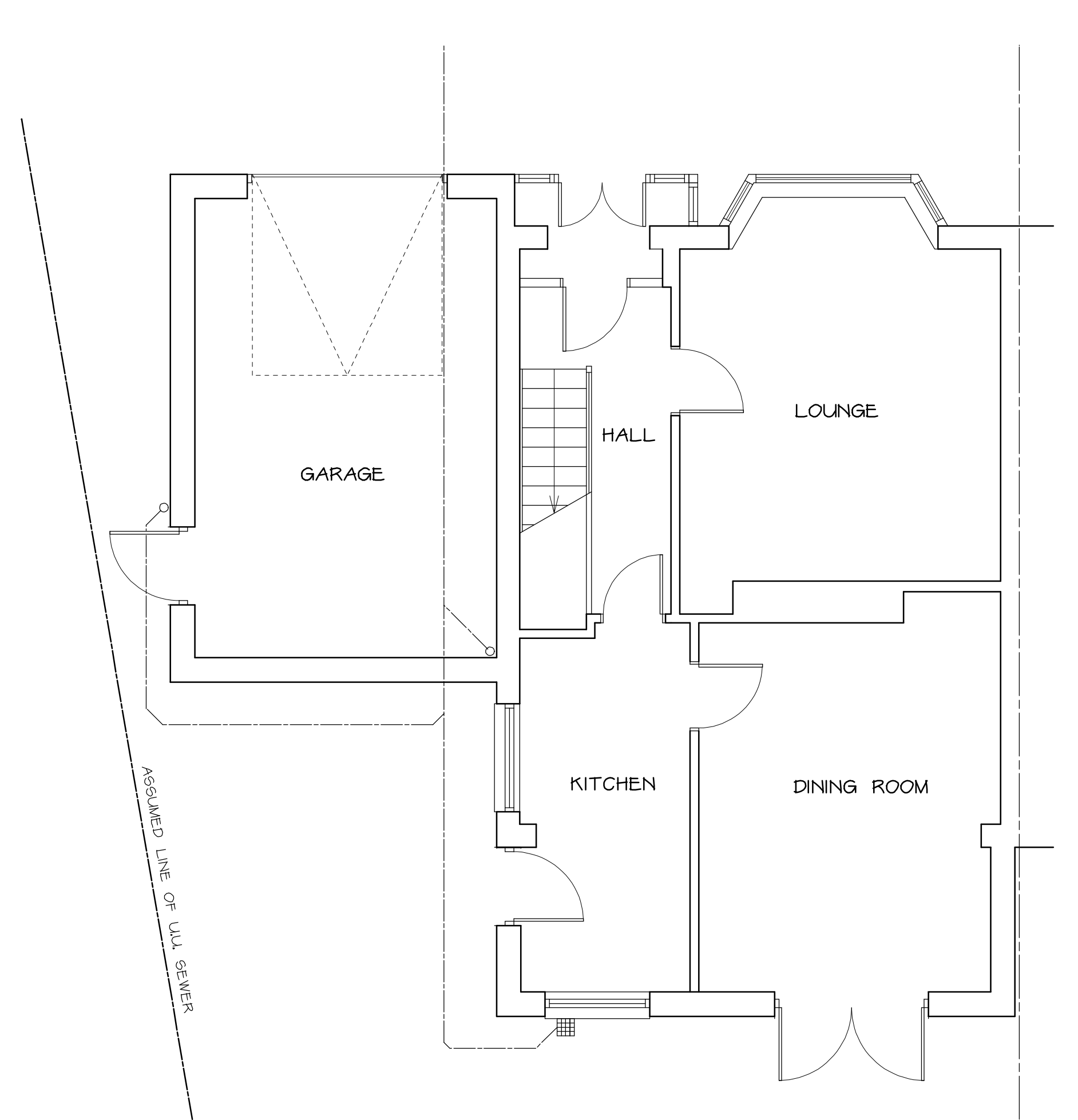
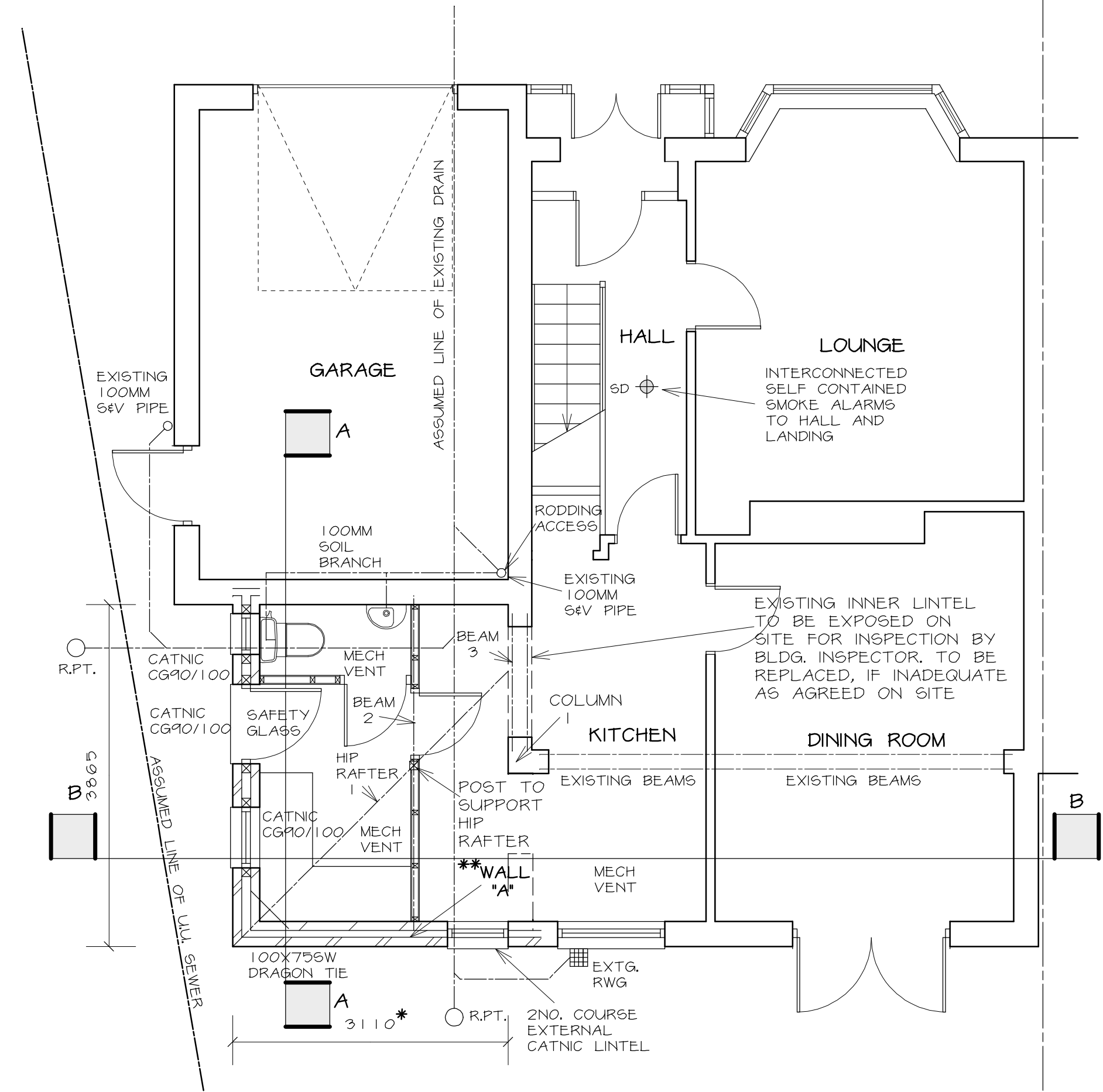




EXISTING GROUND FLOOR PLAN 1 : 50



PROPOSED GROUND FLOOR PLAN 1 : 50

*WIDTH TO BE REDUCED, IF NECESSARY, TO AVOID ANY SURCHARGE OF LOAD ON U/L SEWER



EXISTING ELEVATIONS 1 : 100

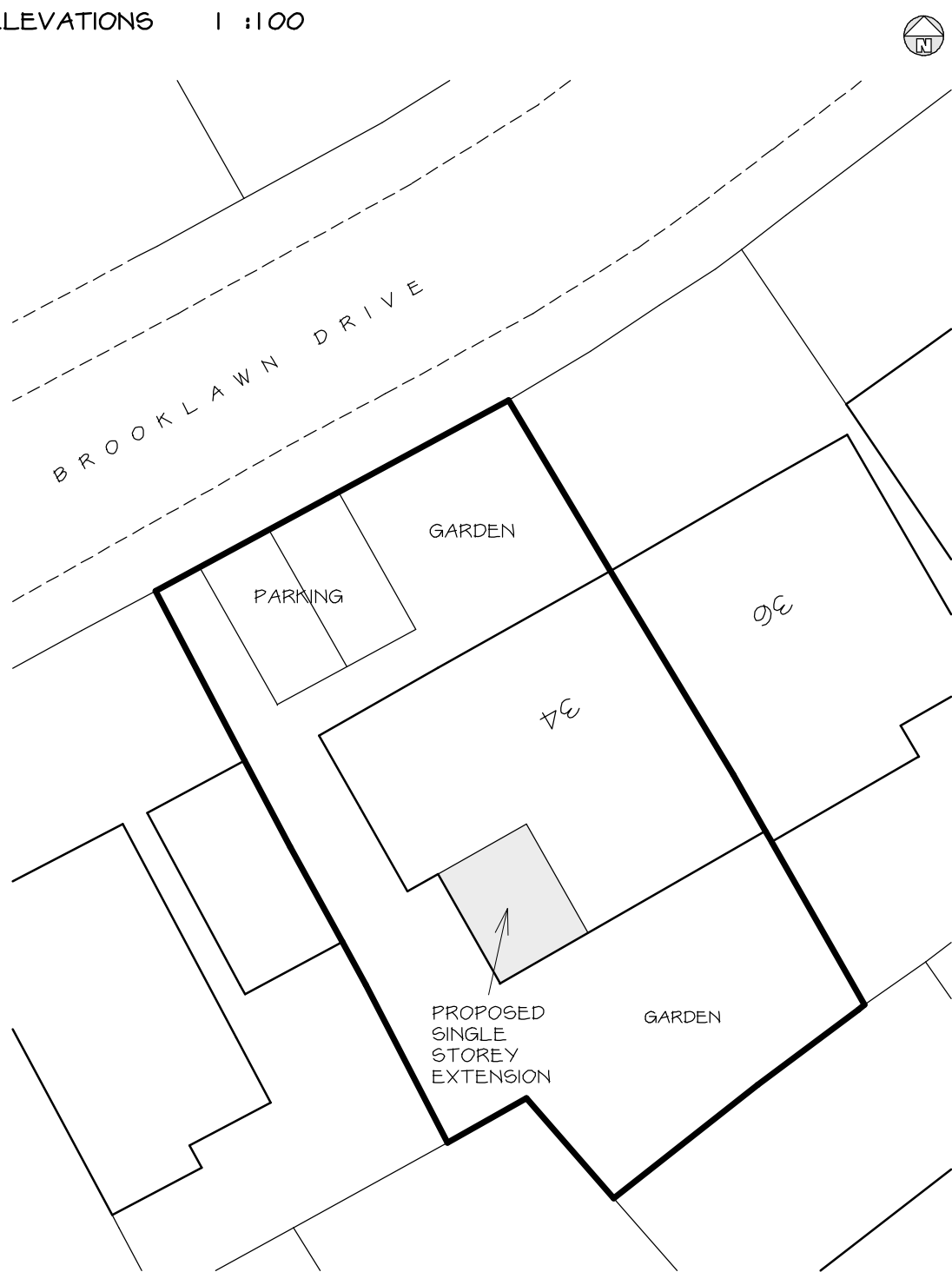


PROPOSED ELEVATIONS 1 : 100

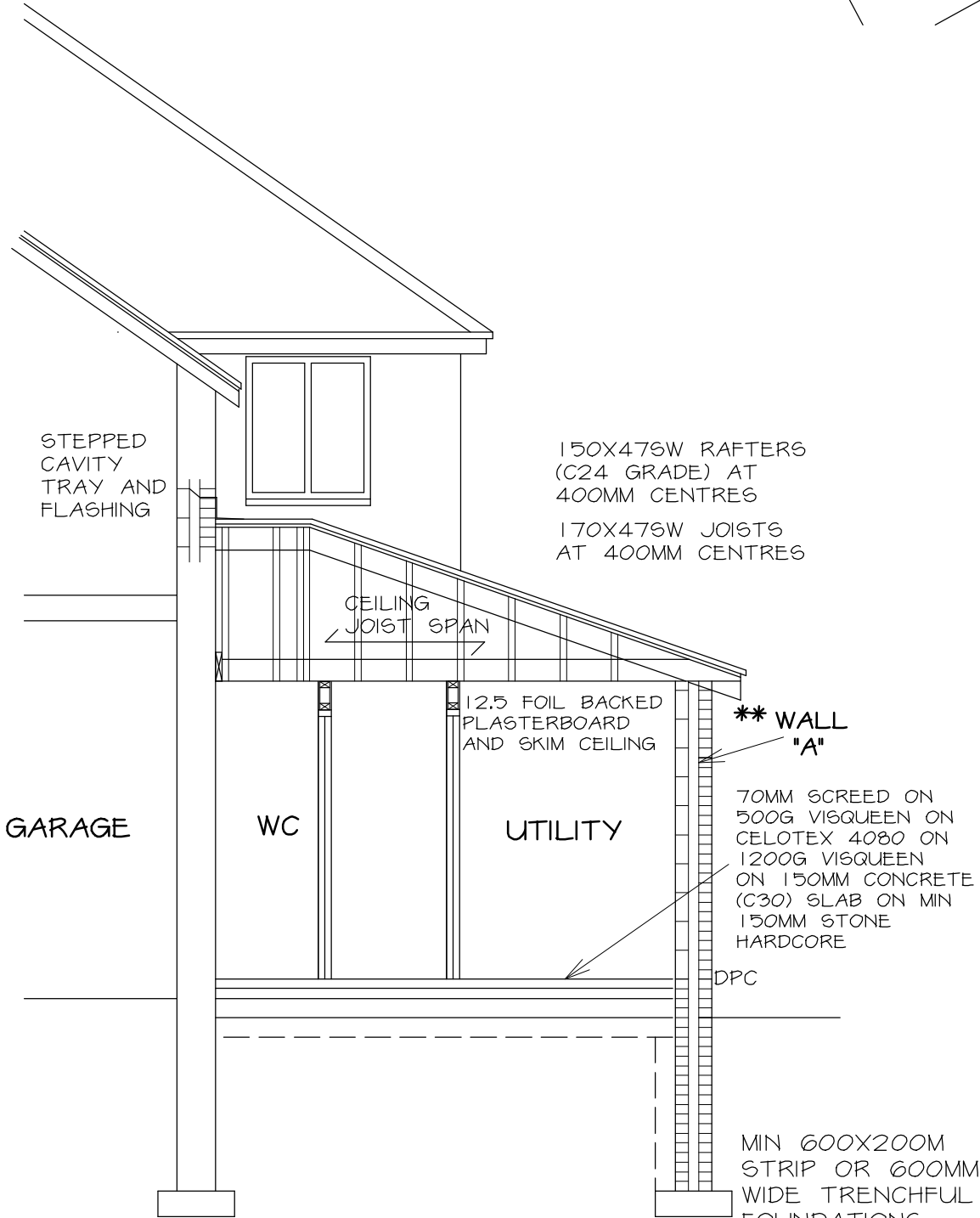
NOTE - EXISTING ROOF TILES TO BE REPLACED WITH MARLEY WEGSEX TILES



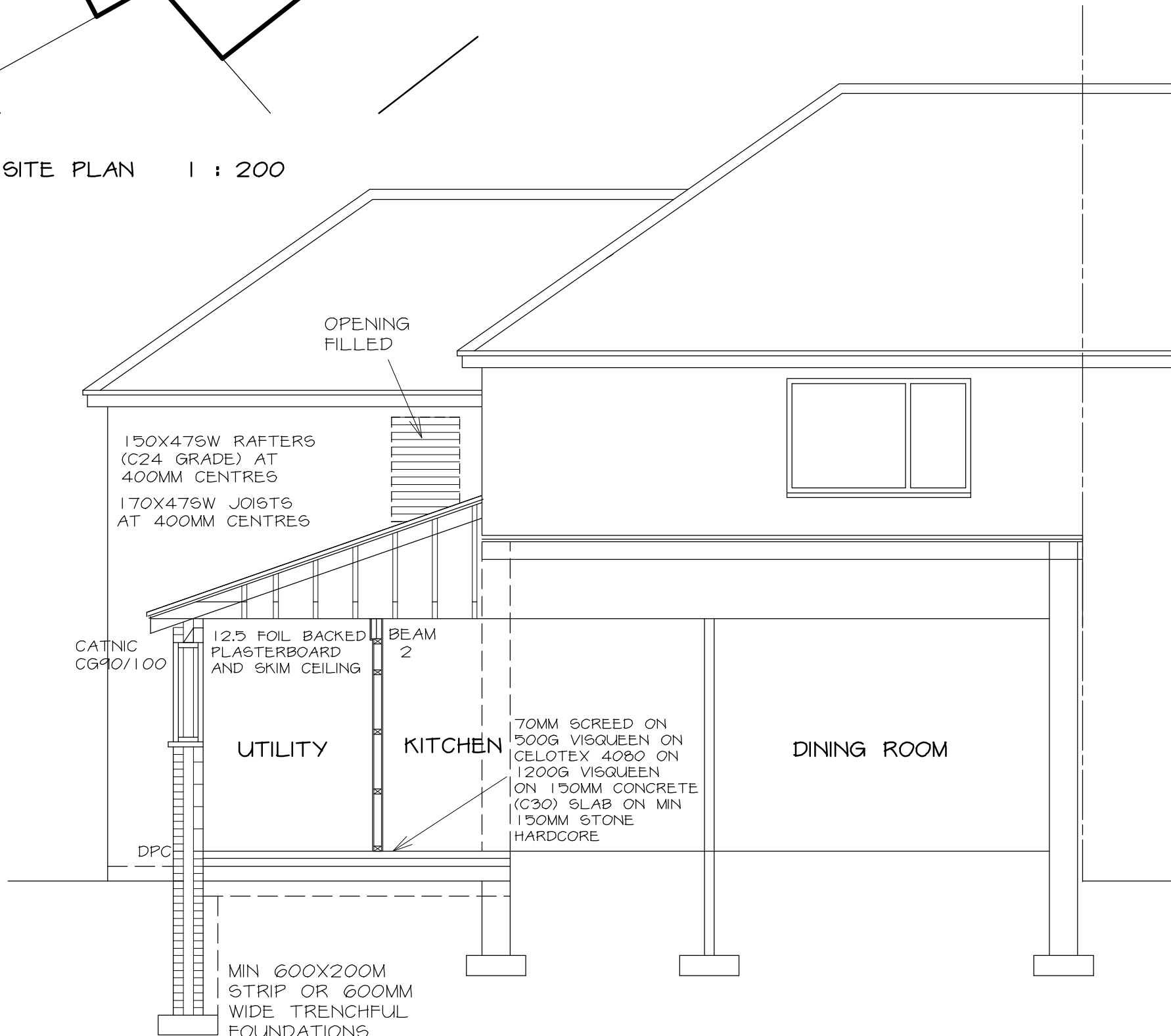
LOCATION PLAN 1 : 1250



SITE PLAN 1 : 200



SECTION A - A 1 : 50



SECTION B - B 1 : 50

VENTILATION - WINDOWS - TO OPEN MORE THAN 30° AND THE OPENINGS TO BE THE EQUIVALENT TO MINIMUM 1/20TH ROOM FLOOR AREA. MECHANICAL VENT TO KITCHEN (60L/SEC), UTILITY ROOM AND WC (6L/SEC) TO DISCHARGE TO OUTSIDE AIR. 2500MM² TRICKLE VENTS.

PLUMBING AND DRAINAGE - AS THE FIRST OPTION RAINWATER TO DISCHARGE TO A STONE SOAKAWAY SITUATED MINIMUM 5M AWAY FROM ANY BUILDING BUT SUBJECT TO A SATISFACTORY PERCOLATION TEST. NEW GUTTERS AND EXISTING EXTENSION GUTTERS REPLACED WITH 110MM 'DEEPCLOW' UPVC RW GUTTERS ON 15MM SW FASCIAS DISCHARGING INTO TRAPPED RW GULLEYS VIA 82MM UPVC RW PIPE TO REPLACE EXISTING RW PIPE. 50MM UPVC WASTE PIPES AND 75MM TRAPS TO WASTE APPLIANCES. 100MM UPVC SOIL BRANCH PIPE CONNECTED TO EXISTING 100MM UPVC SOIL AND VENT PIPE WITH RODDING ACCESS AT BASE OF PIPE. 100MM HEPGLEVE DRAINS - MINIMUM 1 IN 40 FALL AND NEW HEPSEAL MANHOLES. THE DRAINAGE SHOWN IS PROVISIONAL AND SUBJECT TO AGREEMENT ON SITE WITH THE BUILDING INSPECTOR ONCE THE EXISTING DRAINAGE HAS BEEN EXPOSED. ANY DRAINS UNDER EXTENSION TO BE ENCASED IN CONCRETE (C20) OR SURROUNDED IN GRANULAR MATERIAL IF FLEXIBLE JOINTED PIPES. FOUNDATIONS TO BE BE BELOW INVERT. PRECAST CONCRETE LINTELS TO SUPPORT FOUNDATION BRICKWORK OVER DRAINS. RODDING ACCESS TO BE PROVIDED.

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 - MARLEY WEGSEX SMOOTH CONCRETE ROOF TILES TO EXTENSION AND TO REPLACE EXISTING EXTENSION ROOF TILES - ROOF PITCH TO MATCH EXISTING EXTENSION ROOF PITCH BUT MINIMUM 15° PITCH WITH 100MM HEADLAP ON 50X256W BATTENS AND TYVEK SUPRO BREATHABLE MEMBRANE MEMBRANE LAPPED MIN 600MM UNDER ADJOINING ROOF COVERINGS - ON 150X475W RAFTERS (C24 GRADE) AT 400MM CENTRES (MAX 3.41M SPAN). 170X475W CEILING JOISTS (C16 GRADE) AT 400MM CENTRES (MAX 3.86M SPAN). ENDS OF RAFTERS BOLTED TO JOISTS, RAFTERS NOT TRIANGULATED BY JOISTS TO BE STRAPPED BACK ACROSS JOISTS WITH 30X5X1200MM MSTEEL STRAPS INCLUDING SW NOGGINS BETWEEN JOISTS. HIP RAFTER 1 (TO BE DESIGNED BY STRUCTURAL ENGINEER) WITH 100X75W DRAGON TIE. 225X505W POLE PLATE RAWBOLTED THROUGH TO INNER LEAF. AT MAX 900MM CENTRES. 100X505W WALL PLATES STRAPPED TO WALLS WITH 30X5 MSTEEL STRAPS AT MAX 1200MM CENTRES. RAFTERS SECURED TO 225X505W POLE PLATE AND 100X505W WALL PLATES WITH TRUSS CLIPS. CAVITY TRAYS AND STEPPED CAVITY TRAYS AND FLASHINGS AT ABUTMENT OF NEW ROOF AND EXTERNAL WALLS. 12.5MM FOIL BACKED PLASTERBOARD AND SKIM CEILING. 270MM GLASS FIBRE INSULATION TO ROOF VOID IN TWO LAYERS IN OPPOSING DIRECTIONS. 25MM AIRGAP AT EAVES AND 6MM PLY BAFFLE PLATES TO MAINTAIN 50MM UNOBSTRUCTED AIRPATH ABOVE INSULATION.

EXTERNAL WALLS - 103MM OUTER LEAF BRICKWORK TO MATCH EXISTING - 100MM CAVITY WITH 6NO. STAINLESS STEEL TIES/M² AND 100MM DRITHERM CAVITY SLAB PLUS INSULATION AS AGREEMENT CERTIFICATE TAKEN DOWN 225MM BELOW HORIZONTAL DPC 100MM INNER LEAF THERMALITE BLOCK (ITE WITH 12.5MM PLASTERBOARD AND SKIM LINING ON PLASTER DABS. HORIZONTAL DPCS - MINIMUM 150MM ABOVE GROUND LEVEL. VERTICAL DPCS AND CAVITY TRAYS TO ALL NEW OPENINGS. NEW WALLS BONDED TO EXISTING AND CAVITIES CONTINUOUS. INSULATION TO STEEL LINTELS IN EXTERNAL WALLS AND THERMABATE CAVITY CLOSERS.

** NOTE - WALL 'A' TO HAVE SAME CAVITY WIDTH AS EXISTING EXTENSION WALL WITH FULL FILL CAVITY INSULATION.

GROUND FLOOR - 25MM CELOTEX AROUND PERIMETER OF 70MM SCREED ON 500G VISQUEEN ON CELOTEX GA4080 INSULATION AS AGREEMENT CERTIFICATE ON 1200G VISQUEEN DPM - ON 150MM CONCRETE (C30) SLAB WITH 1NO. LAYER A142 MESH - 50MM COVER FROM BOTTOM OF SLAB - ON 1200G VISQUEEN - TURNED UP AT PERIMETER TO LAP HORIZONTAL DPCS - ON MINIMUM 150MM CONSOLIDATED STONE HARDWARE BLINDED WITH SAND. ANY EXISTING SUB FLOOR VENTS TO BE DUCTED THROUGH TO EXTERNAL WALLS. NOTE - GROUND FLOOR SPECIFICATION IS PROVISIONAL AND SUBJECT TO ADEQUATE GROUND BEARING.

FOUNDATIONS - IT IS UNDERSTOOD THAT A UNITED UTILITIES SEWER RUNS ADJACENT TO THE NEW FOUNDATIONS. TRIAL HOLES OR DRAIN CAMERA SURVEY TO BE CARRIED OUT TO ESTABLISH POSITION OF U/L SEWER. NOTE WIDTH OF EXTENSION TO BE REDUCED, IF NECESSARY, TO AVOID UNITED UTILITIES SEWER AND FOUNDATIONS TO BE TAKEN DOWN BELOW INVERT OF UNITED UTILITIES SEWER TO AVOID SURCHARGE OF ANY LOAD ON U/L SEWER. MINIMUM 600X200MM CONCRETE (C30) STRIP FOUNDATIONS OR 600MM WIDE CONCRETE (C30) TRENCHFILL FOUNDATIONS - DEPTH AS REG. A1/2 - MINIMUM 900MM BELOW GROUND LEVEL. 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 GROUND BEARING CONDITIONS.

GENERAL - STRUCTURAL TIMBER (C16 GRADE UNLESS SPECIFIED OTHERWISE) AND EXTERNAL TIMBER TREATED WITH PRESERVATIVE. STEEL TO BEAR 150MM AND CLAD WITH 19MM PLASTERBOARD AND SKIM (1/2HR FRG). DOUBLE GLAZED WINDOWS AND DOORS (MAX 1.2W/M²C) WITH MINIMUM 16MM AIRGAP AND SOFT LOW-E COATING. SAFETY GLASS TO EXTERNAL DOORS. INTERCONNECTED SELF CONTAINED SMOKE ALARM (WITH BATTERY BACK UP) TO HALL AND LANDINGS PERMANENTLY WIRED TO A SEPARATELY FUSED CIRCUIT AT THE DISTRIBUTION BOARD IN ACCORDANCE WITH BS5839 - 62004 TO AT LEAST A GRADE D CATEGORY LD3 STANDARD. EXISTING STRUCTURE AND FOUNDATIONS TO BE EXPOSED FOR INSPECTION AS REQUIRED BY THE BUILDING INSPECTOR TO CONFIRM ADEQUACY FOR NEW LOADINGS PRIOR TO COMMENCEMENT OF WORK ON SITE. ROBUST CONSTRUCTION DETAILS TO BE INCORPORATED. DIMENSIONS FOR ORDERING MATERIALS OR FOR MANUFACTURING COMPONENTS TO BE OBTAINED BY MEASUREMENT ON SITE BY THE CONTRACTOR.

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Planning and Building Design

116 Simister Lane Prestwich Manchester M25 2SB

Project

SINGLE STOREY SIDE EXTENSION

34 BROOKLAWN DRIVE
PRESTWICH

Title

PROPOSED PLANS

Scale 1:50 1:100 1:200 (A1) Date 03/2022

Drawn by NIGEL TAMM Dwg.no. 34BD/1/B