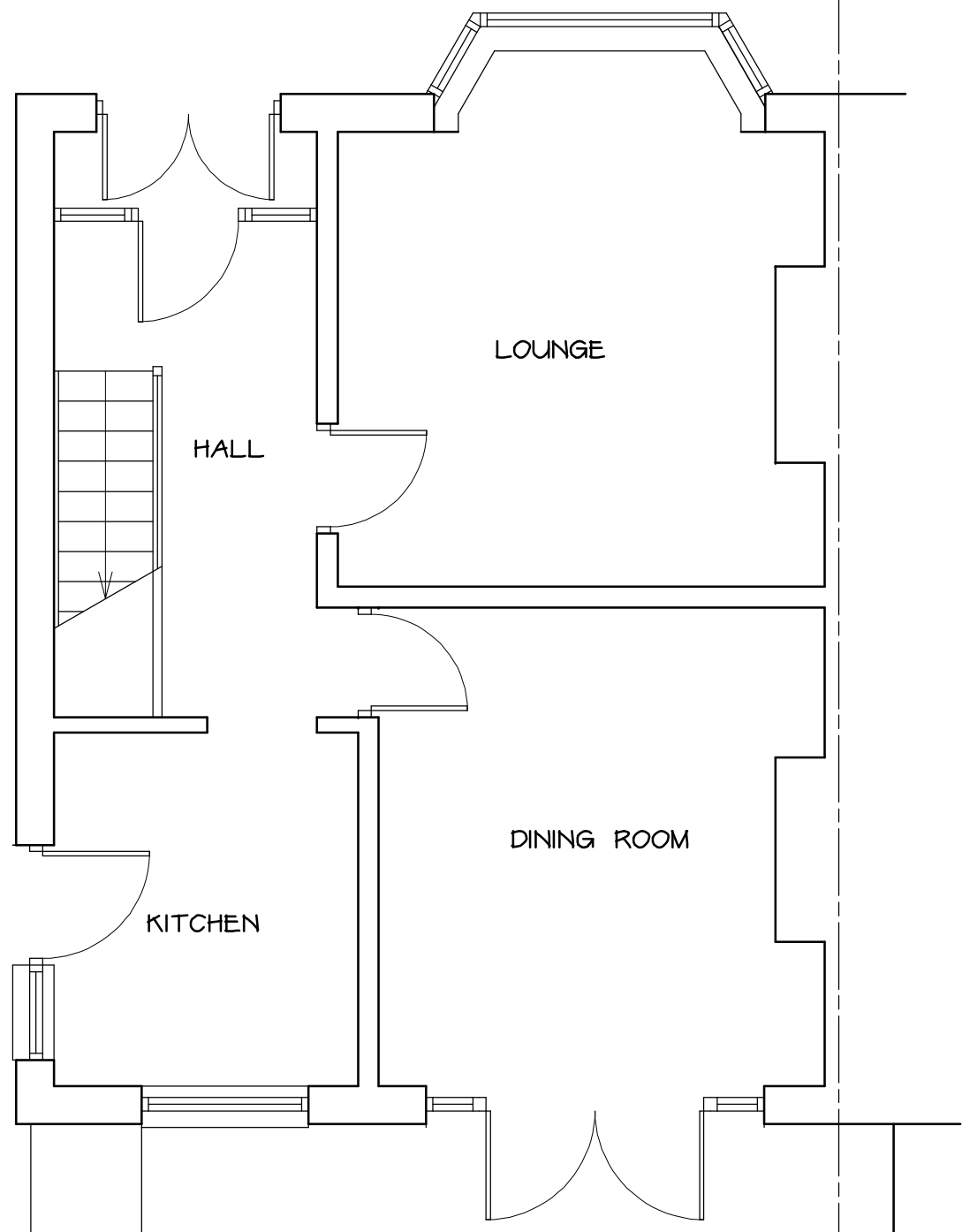
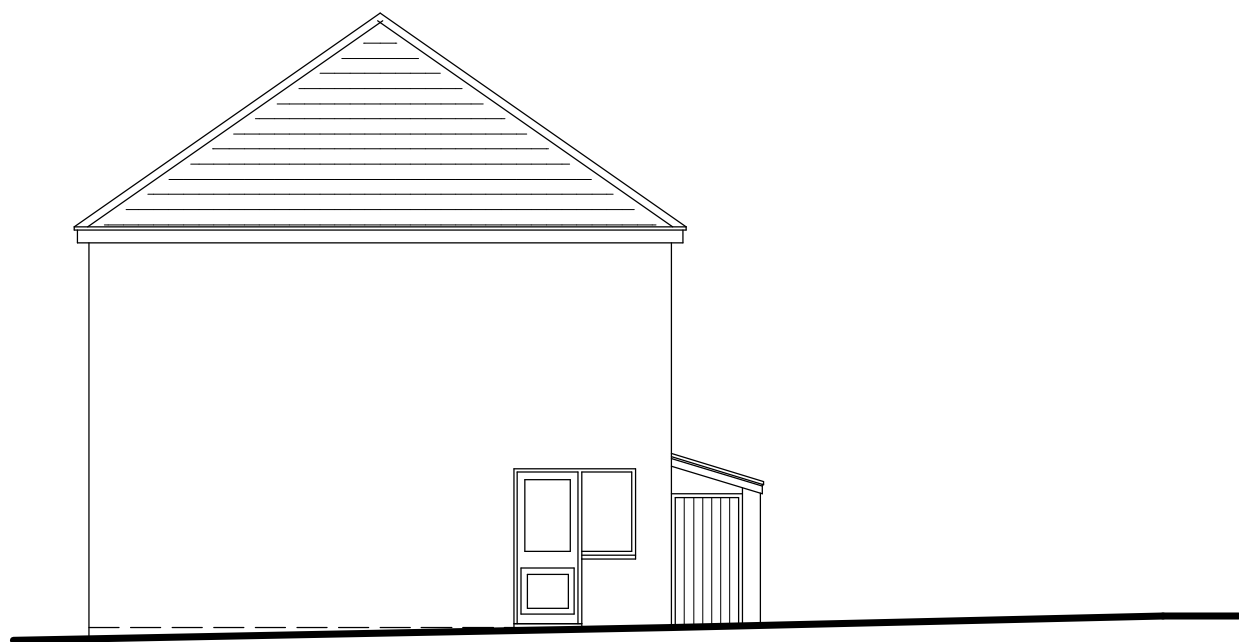
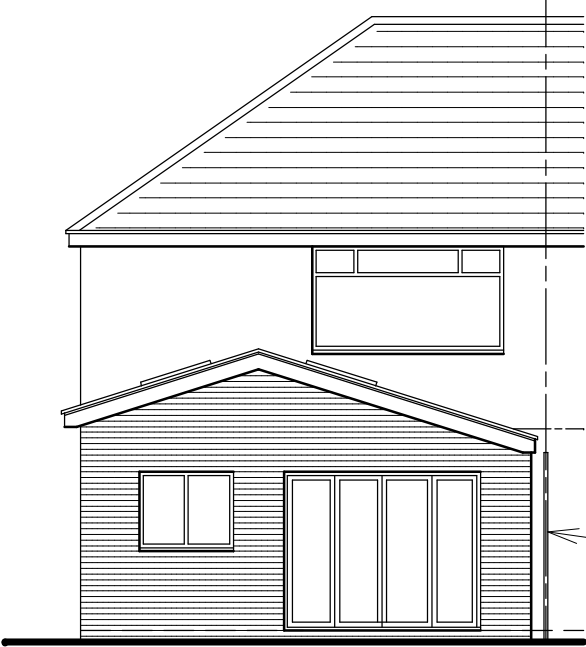




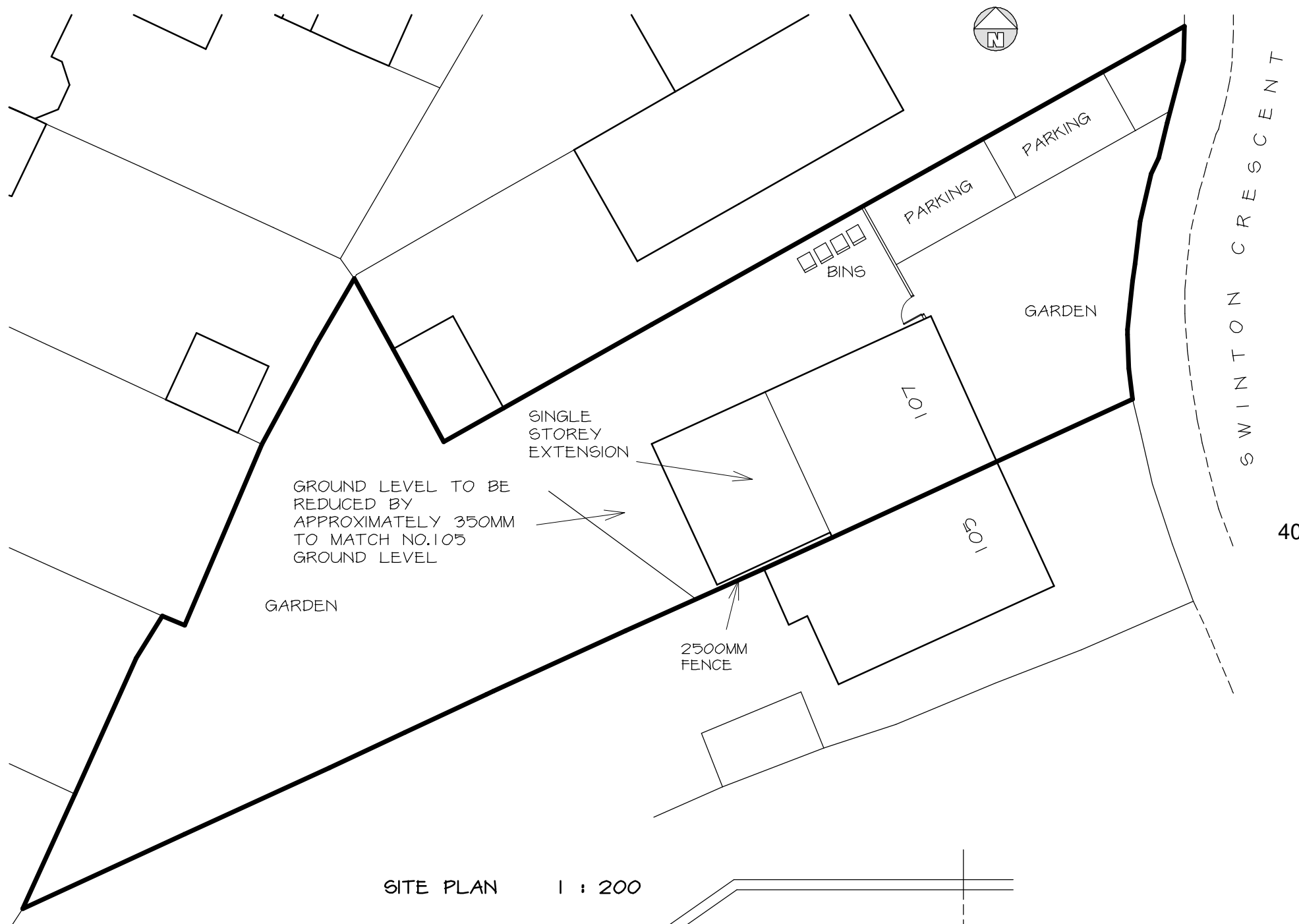
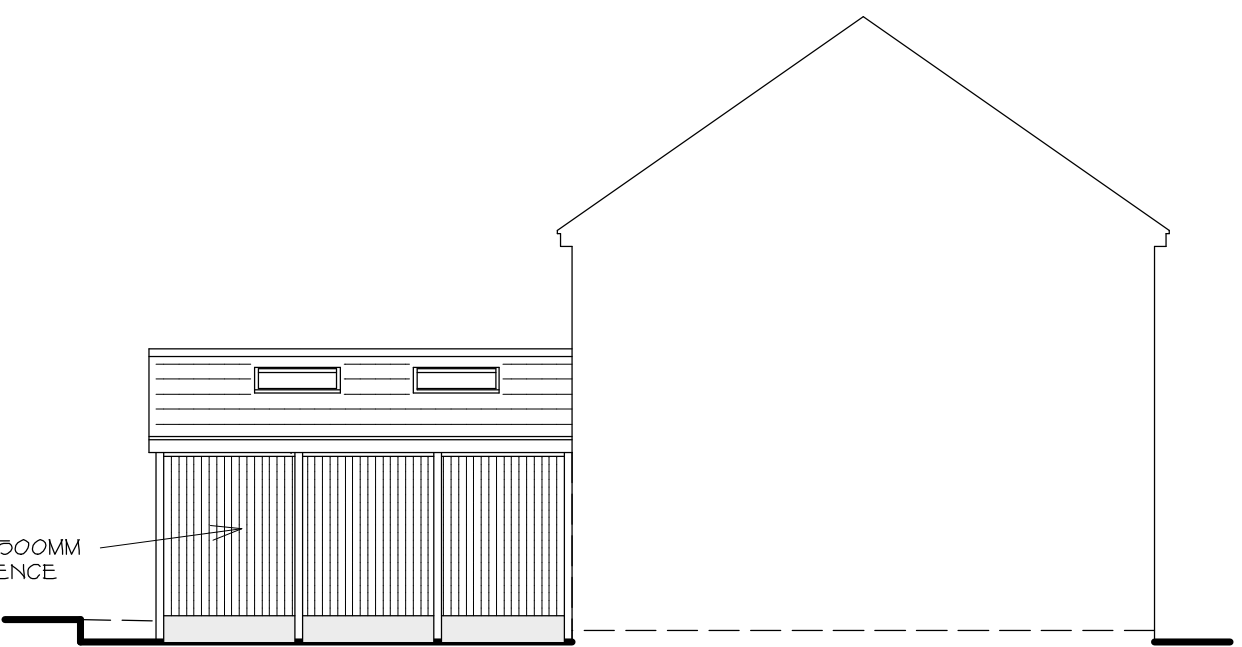
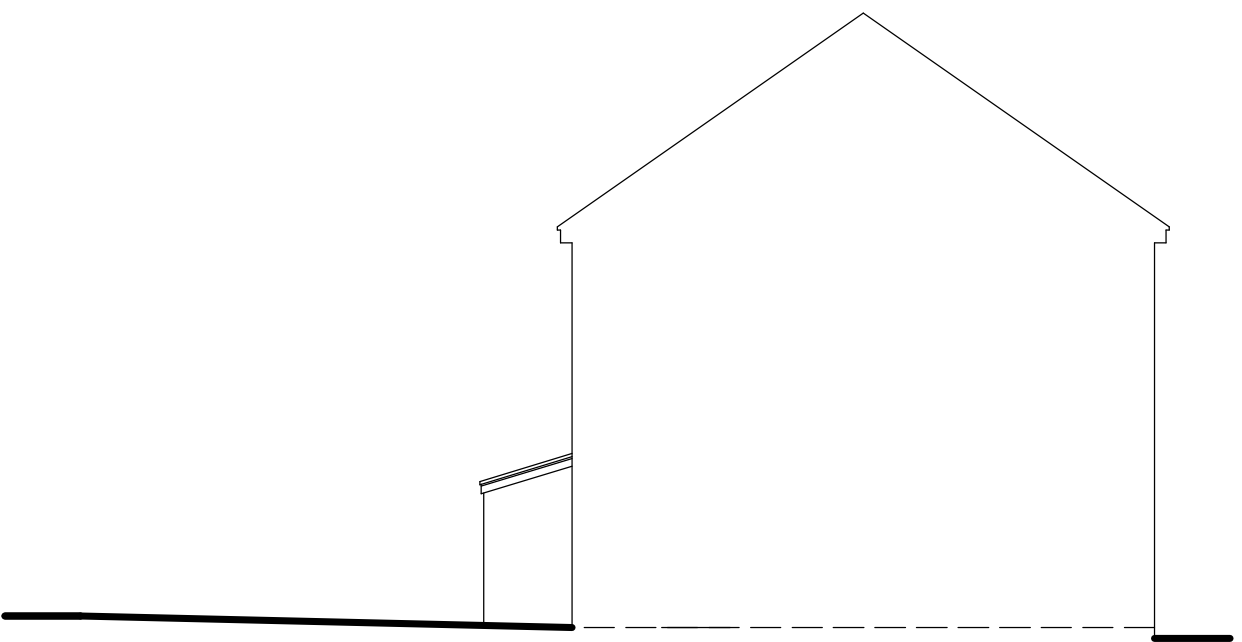
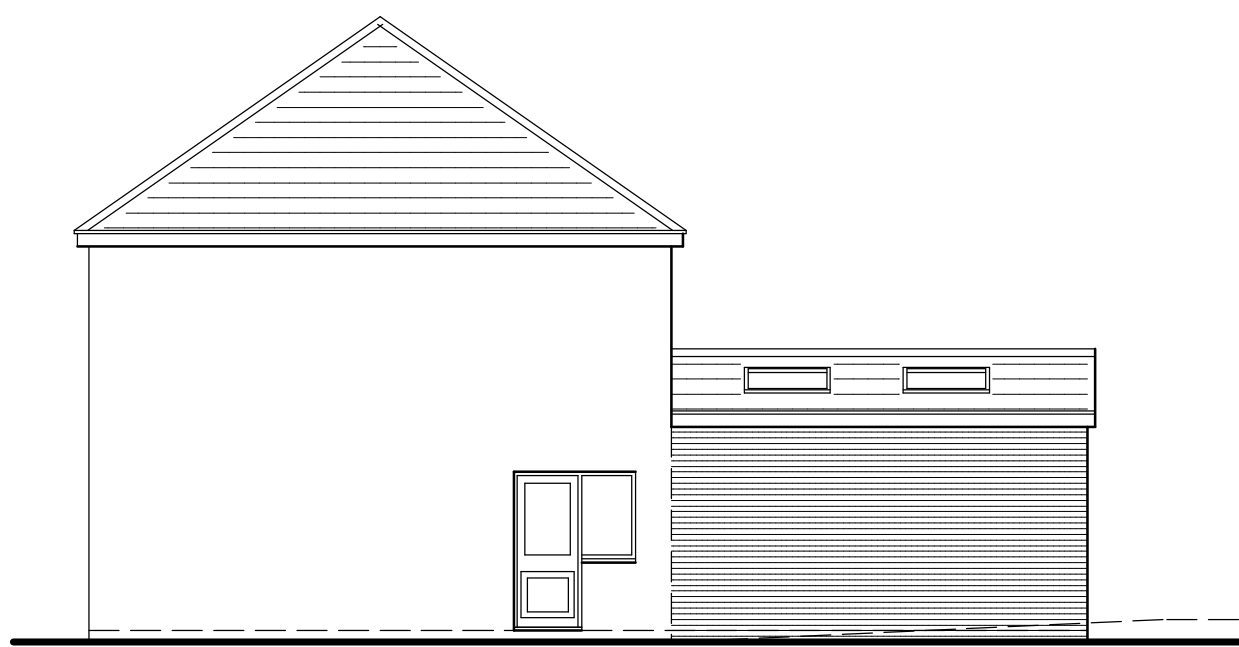
EXISTING GROUND FLOOR PLAN 1 : 50



EXISTING ELEVATIONS 1 : 100



PROPOSED ELEVATIONS 1 : 100



SITE PLAN 1 : 200

MATERIALS

ROOF - SMOOTH GREY CONCRETE TILES

EXTERNAL WALLS - BRICKWORK SIMILAR TO EXISTING

FENCE - PRECAST CONCRETE POSTS AND BASE PANELS WITH TREATED TIMBER PANELS



LOCATION PLAN 1 : 1250

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.

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.

VAULTED TILED ROOF - GREY MARLEY MODERN SMOOTH CONCRETE ROOF TILES - MINIMUM 17.5° PITCH WITH 100MM HEADLAP ON 30X250W BATTENS AND TYVEK BREATHABLE MEMBRANE AS AGREEMENT CERTIFICATE ON 195X475W RAFTERS AT 600MM CENTRES (MAX 3.72M SPAN). RAFTERS SECURED TO RIDGE BEAM AND WALL PLATES WITH TRUSS CLIPS. RIDGE BEAM TO BE DESIGNED BY STRUCTURAL ENGINEER. TRIPLE RAFTERS AND DOUBLE TRIMMERS TO ROOF LIGHT OPENINGS. CELOTEX GA4100 BETWEEN RAFTERS AND PL4060 UNDER RAFTERS ALL AS AGREEMENT CERTIFICATE AND PLASTER SKIM FINISH. 30X5X1200MM GALVANISED MSTEEL RESTRAINT STRAPS TO GABLE AT MAXIMUM 2M CENTRES INCLUDING 5W NOGGING BETWEEN RAFTERS. STEPPED CAVITY TRAYS AND FLASHINGS AT ABUTMENT WITH EXTERNAL WALLS. 10MM CONTINUOUS (OR EQUIVALENT) AIRGAP AT EAVES. NOTE - RECESSED DOWNLIGHTERS TO ONLY BE FITTED INTO FALSE CEILING BELOW STRUCTURAL CEILING TO AVOID PENETRATION OF INSULATION.

EXTERNAL WALLS - 103MM OUTER LEAF BRICKWORK SIMILAR TO EXISTING - 135MM CAVITY WITH 6NO. STAINLESS STEEL TIES/M² WITH CELOTEX CW4085 PARTIAL FILL CAVITY INSULATION AS AGREEMENT CERTIFICATE TAKEN DOWN 225MM BELOW HORIZONTAL DPC - 100MM INNER LEAF THERMALITE BLOCK (7N) WITH 125MM PLASTERBOARD AND SKIM LINING ON PLASTER DABS. HORIZONTAL DPC'S MINIMUM 150MM ABOVE GROUND LEVEL. VERTICAL DPC'S 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.

GROUND FLOOR - 25MM CELOTEX AROUND PERIMETER OF 70MM SCREED ON 500G VISQUEEN ON CELOTEX GA4100 INSULATION AS AGREEMENT CERTIFICATE ON 1200G VISQUEEN DPM - ON 150MM CONCRETE (C30) SLAB WITH INO. LAYER A142 MESH - 50MM COVER FROM BOTTOM OF SLAB - ON 1200G VISQUEEN - TURNED UP AT PERIMETER TO LAP HORIZONTAL DPC'S - ON MINIMUM 150MM CONSOLIDATED STONE HARDCORE BLINDED WITH SAND. NOTE - GROUND FLOOR SPECIFICATION IS PROVISIONAL AND SUBJECT TO ADEQUATE GROUND BEARING. NOTE - ANY EXISTING SUB FLOOR VENTS TO BE DUCTED THROUGH TO NEW EXTERNAL WALLS TO MAINTAIN THROUGH VENTILATION TO EXISTING TIMBER SUB FLOORS

FOUNDATIONS - MINIMUM 600X200MM CONCRETE (C30) STRIP FOUNDATIONS - DEPTH AS REG. A11/2 - MINIMUM 900MM BELOW GROUND LEVEL. NOTE - FOUNDATIONS TO BE TAKEN DOWN TO BELOW THE INVERT OF ANY EXISTING ADJACENT DRAIN. 150X100MM PRECAST CONCRETE LINTELS TO SUPPORT FOUNDATION BRICKWORK OVER DRAINS. 350MM 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.

VENTILATION - WINDOWS TO OPEN MORE THAN 30° AND THE OPENINGS TO BE THE EQUIVALENT OF MINIMUM 1/20TH ROOM FLOOR AREA. MECHANICAL VENTS TO KITCHEN (60L/SEC) AND UTILITY ROOM (30L/SEC) AND ALL TO DISCHARGE TO OUTSIDE AIR. MECHANICAL VENT TO WC - 9NO. AIR CHANGES/HR. OPERATED BY LIGHT SWITCH. 15 MINUTE OVERRUN AND DUCTED TO OUTSIDE AIR. 10000MM² WINDOW TRICKLE VENTS TO KITCHEN AND SITTING AREA. 10000MM² TRICKLE VENTS TO OTHER HABITABLE ROOMS. NOTE - NIGHT LATCHES NOT TO BE USED IN PLACE OF TRICKLE VENT

PLUMBING AND DRAINAGE - 110MM UPVC RW GUTTERS ON 15MM SW FASCIAS DISCHARGING INTO TRAPPED RW GULLEYS VIA 75MM UPVC RW PIPES. 50MM UPVC WASTES AND 75MM UPVC TRAPS TO WASTE. APPLIANCES. 100MM 50L BRANCH PIPE CONNECTED TO EXISTING 100 UPVC SOIL AND VENT PIPE. 100MM HEPSELEVE DRAINS - MINIMUM 1 IN 40 FALL AND NEW HEPSEAL MANHOLES. NOTE - DRAINAGE SHOWN IS PROVISIONAL AND SUBJECT TO AGREEMENT ON SITE WITH THE BUILDING INSPECTOR ONCE THE EXISTING DRAINAGE HAS BEEN EXPOSED. DRAINS UNDER OR ADJACENT TO THE 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.

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, DOORS AND ROOFLIGHTS (1.6W/M²C) WITH MINIMUM 10MM AIRGAP AND SOFT LOW-E COATING. SAFETY GLASS TO EXTERNAL DOORS, ATTACHED WINDOWS AND ANY WINDOWS WITH GILL HEIGHTS LESS THAN 800MM ABOVE FLOOR LEVEL. INTERCONNECTED SELF CONTAINED SMOKE ALARMS (WITH BATTERY BACK UP) TO HALL AND LANDINGS PERMANENTLY WIRED TO A SEPARATELY FUSED CIRCUIT AT THE DISTRIBUTION BOARD IN ACCORDANCE WITH BS5839 - 62004 IF EXISTING INSTALLATION IS INADEQUATE. STRUCTURAL DESIGN AND CALCULATIONS FOR BEAMS AND BEARINGS TO BE PREPARED BY STRUCTURAL ENGINEER AND SUBMITTED TO THE BUILDING INSPECTOR FOR APPROVAL. 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 REAR EXTENSION AND NEW SHARED FENCE

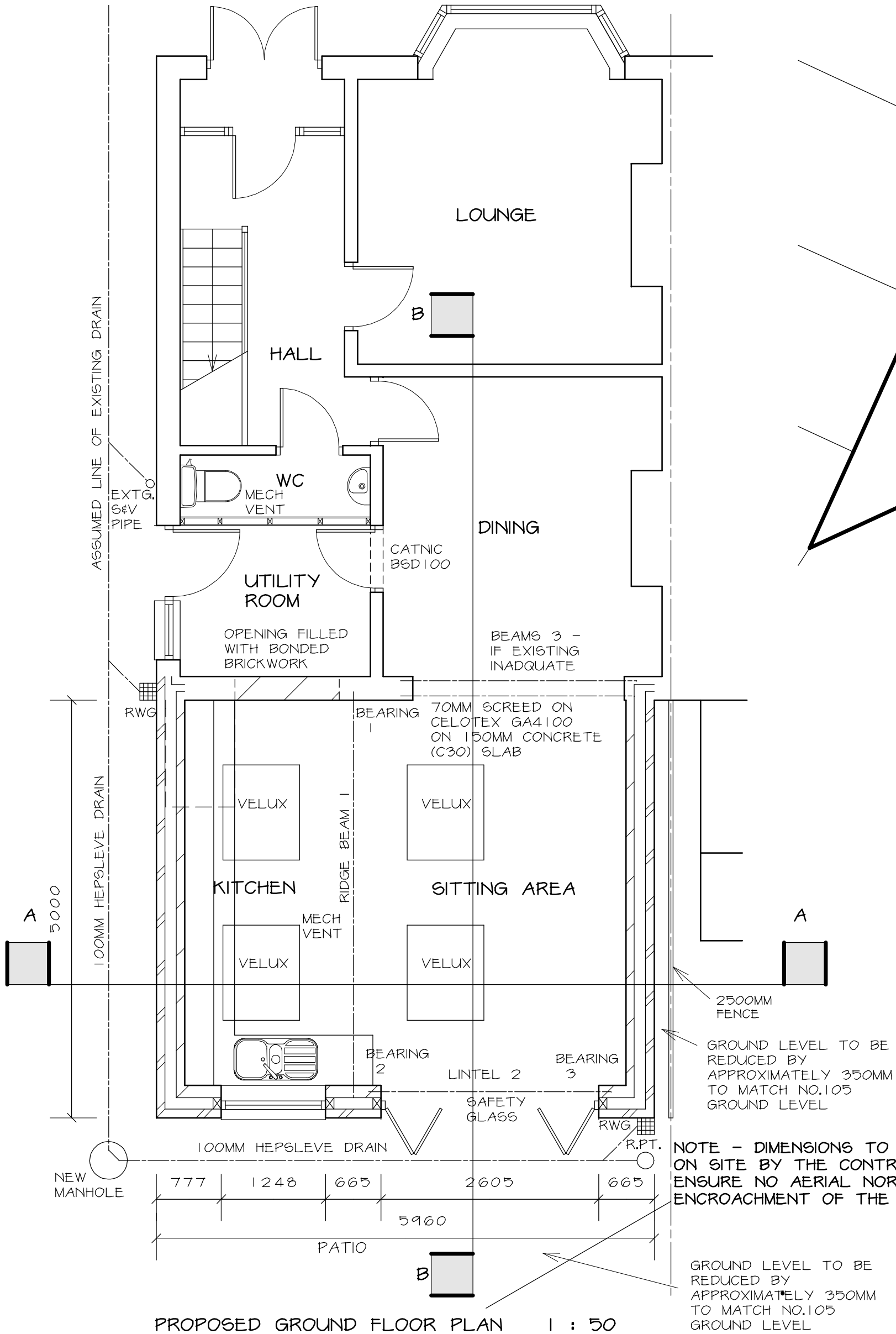
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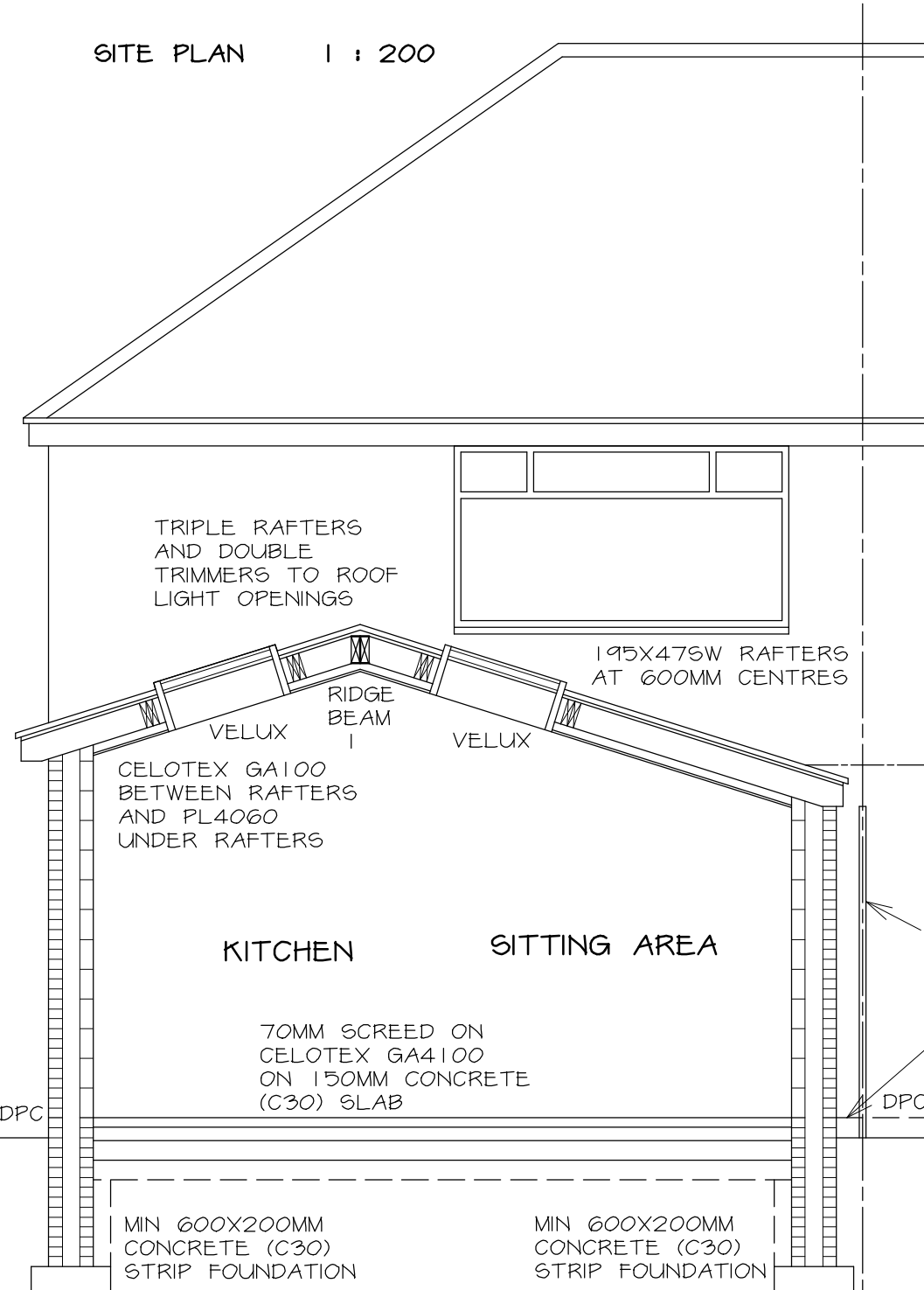
PROPOSED PLANS

Scale 1:50 1:100 1:200 (A1) Date 06/2023

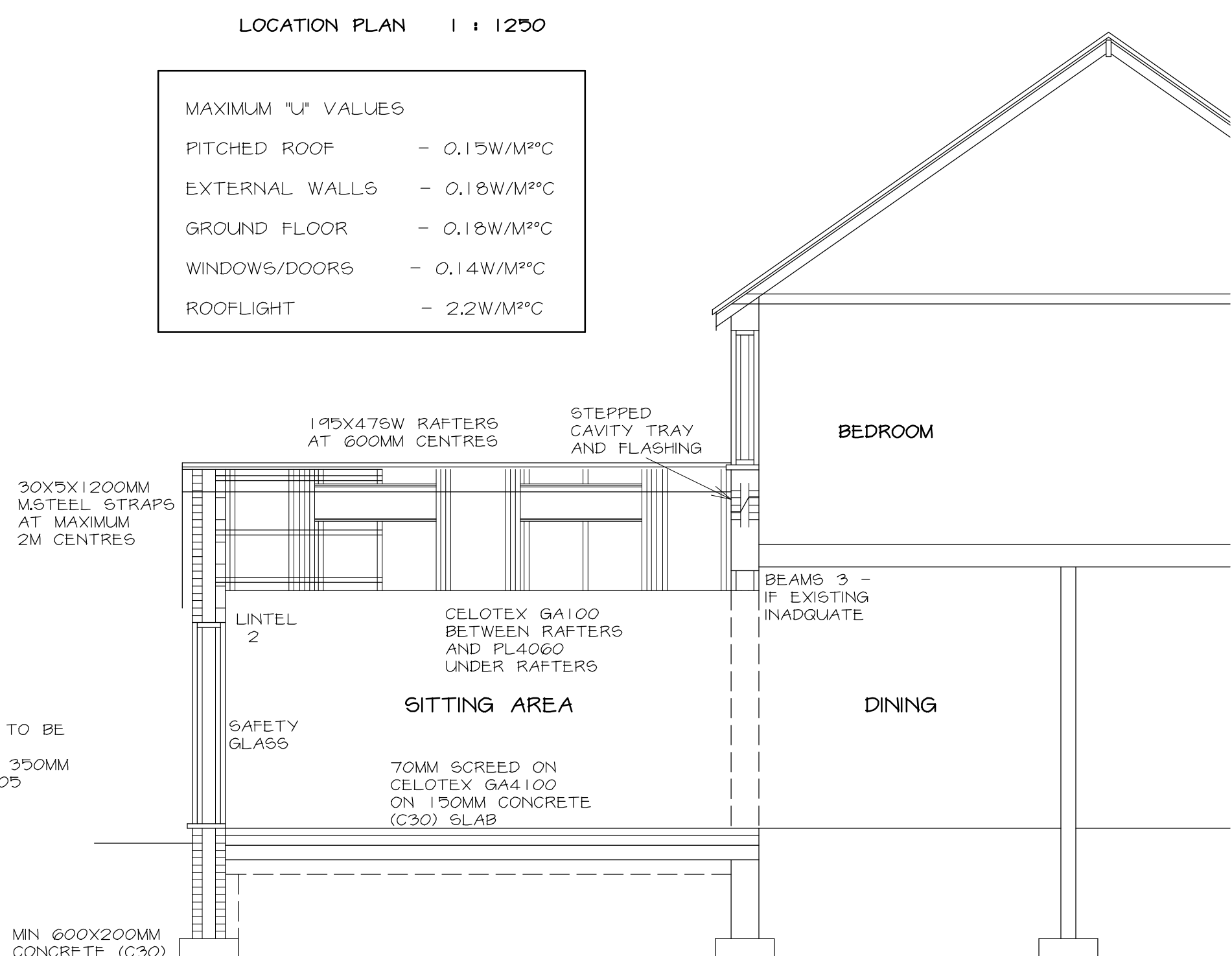
Drawn by NIGEL TAME Dwg.no.107/6C/1



PROPOSED GROUND FLOOR PLAN 1 : 50



SECTION A - A 1 : 50



SECTION B - B 1 : 50