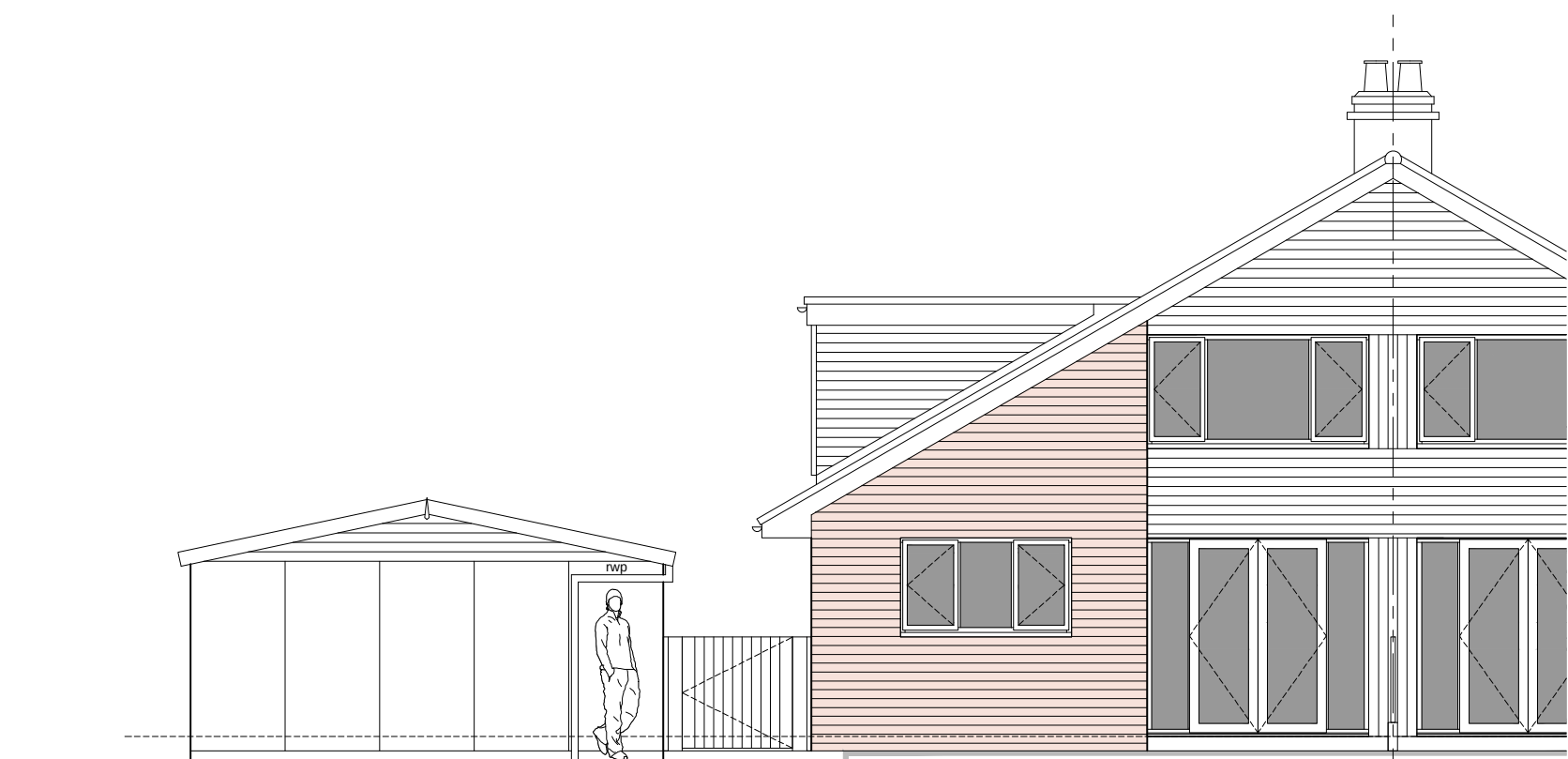
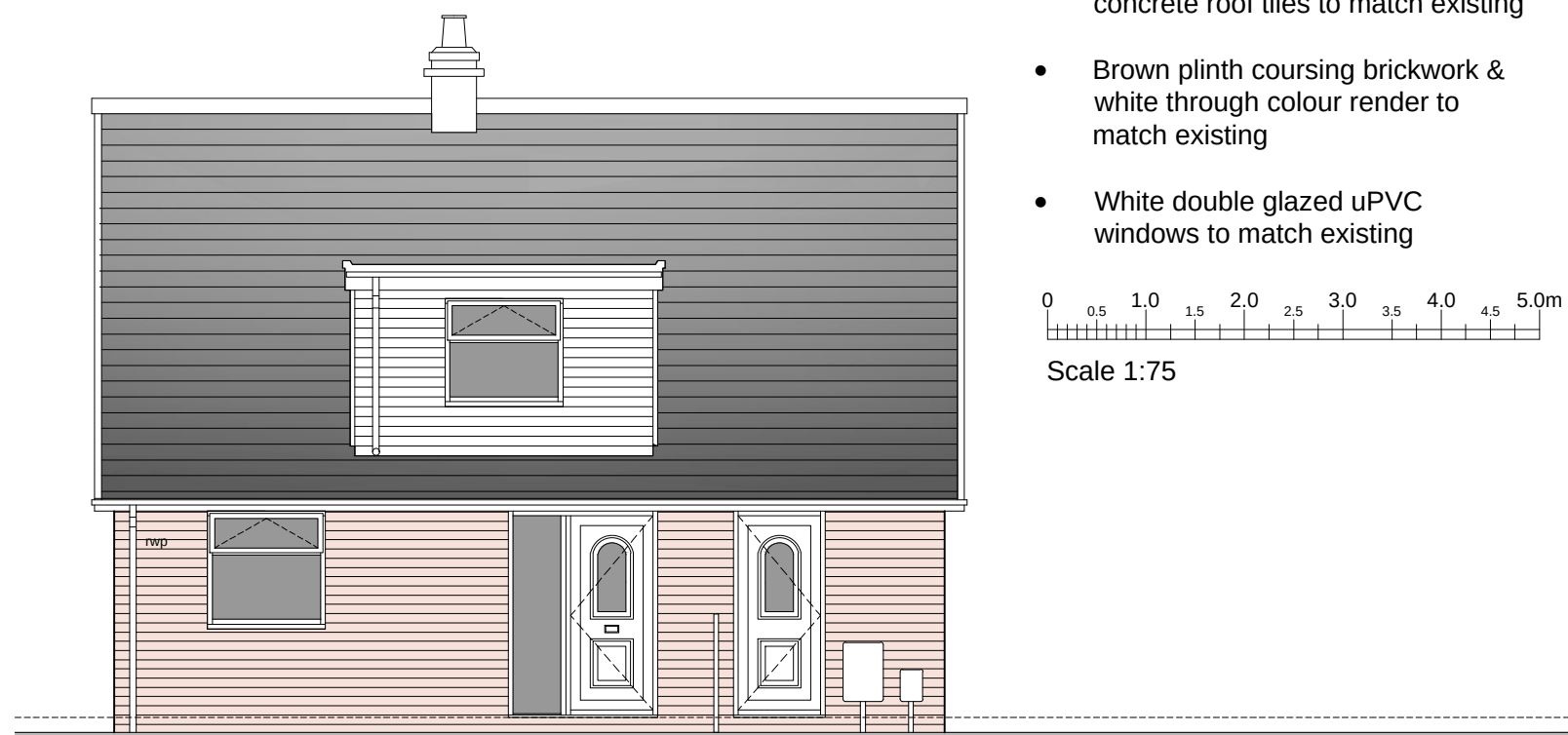




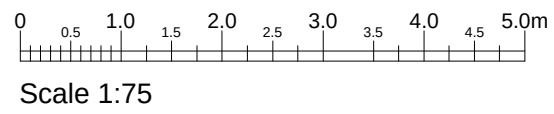
Existing Rear (East Facing) Elevation (1:75)



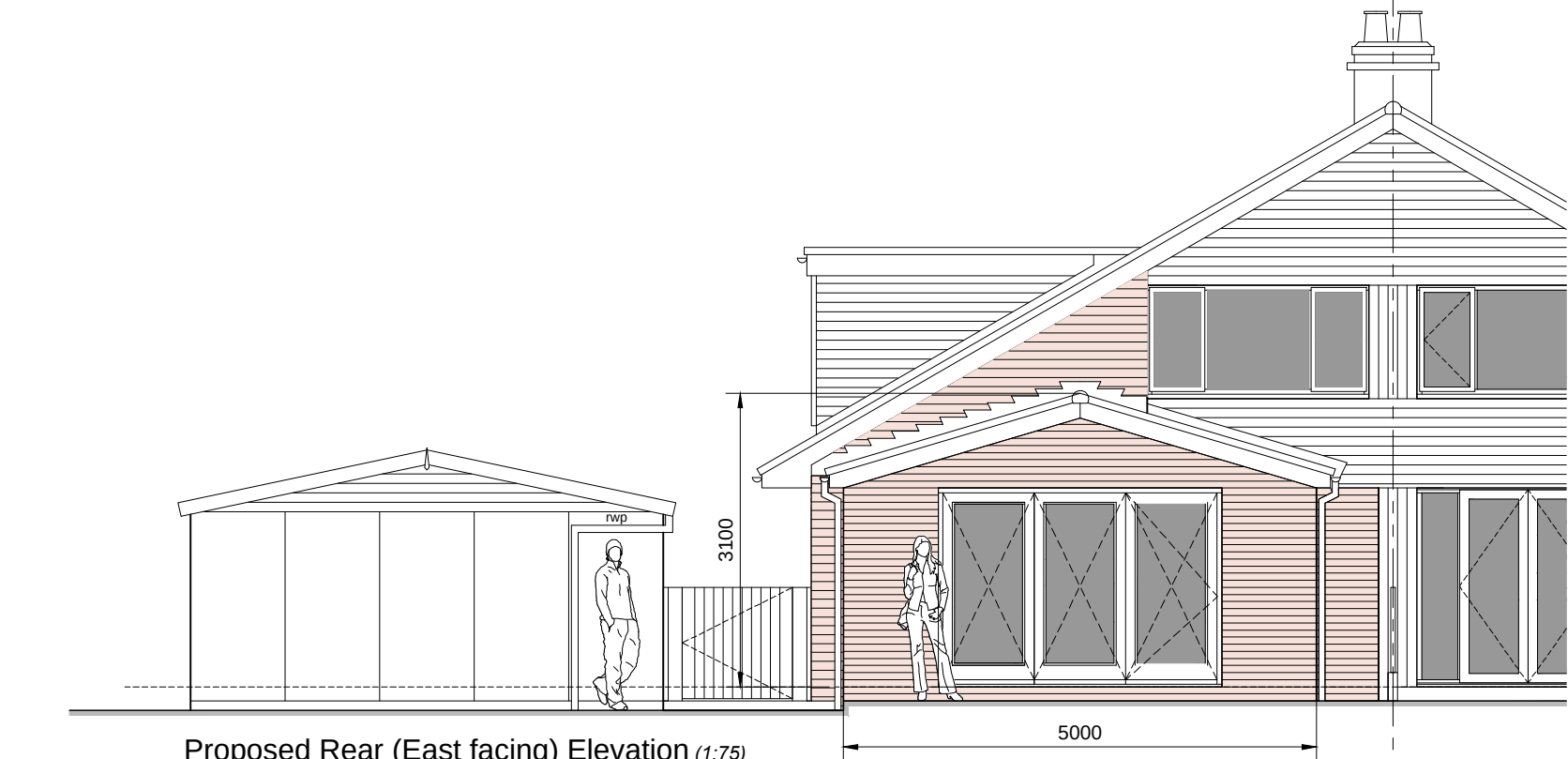
Existing Side (South facing) Elevation (1:75)

MATERIALS:-

- Red / brown profiled interlocking concrete roof tiles to match existing
- Brown plinth coursing brickwork & white through colour render to match existing
- White double glazed uPVC windows to match existing



Scale 1:75

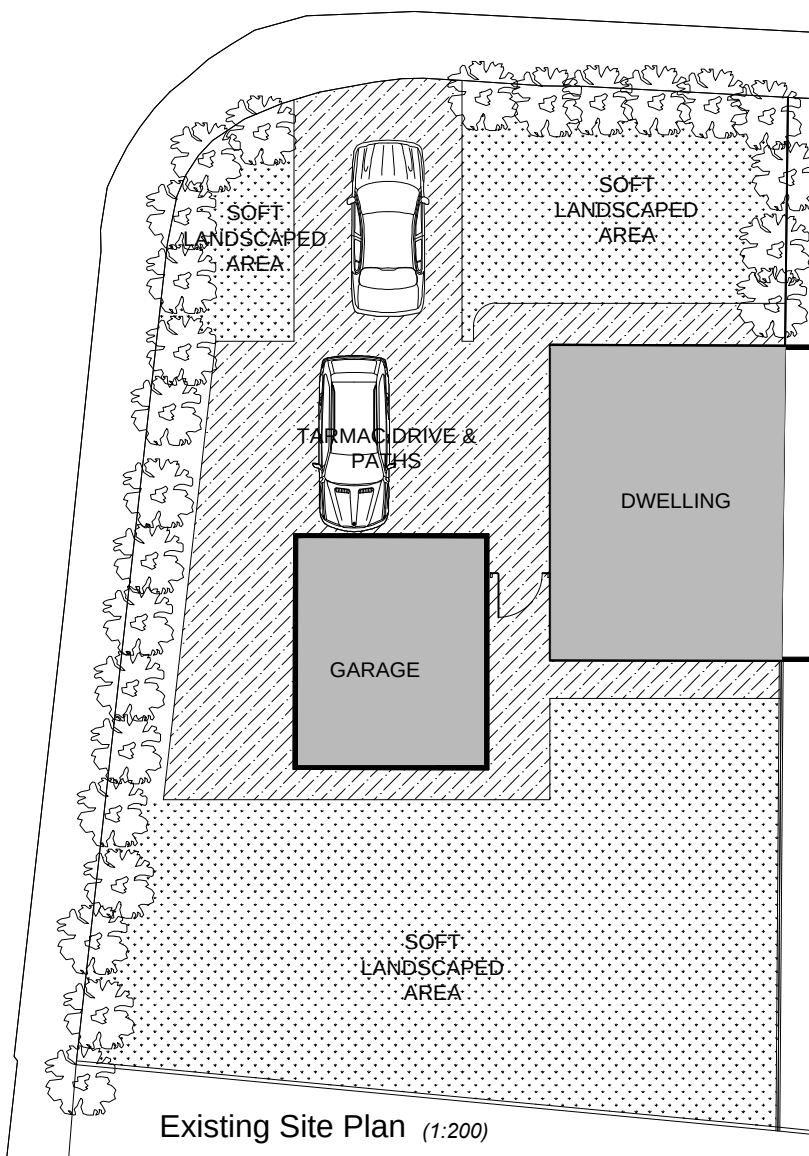


Proposed Rear (East facing) Elevation (1:75)

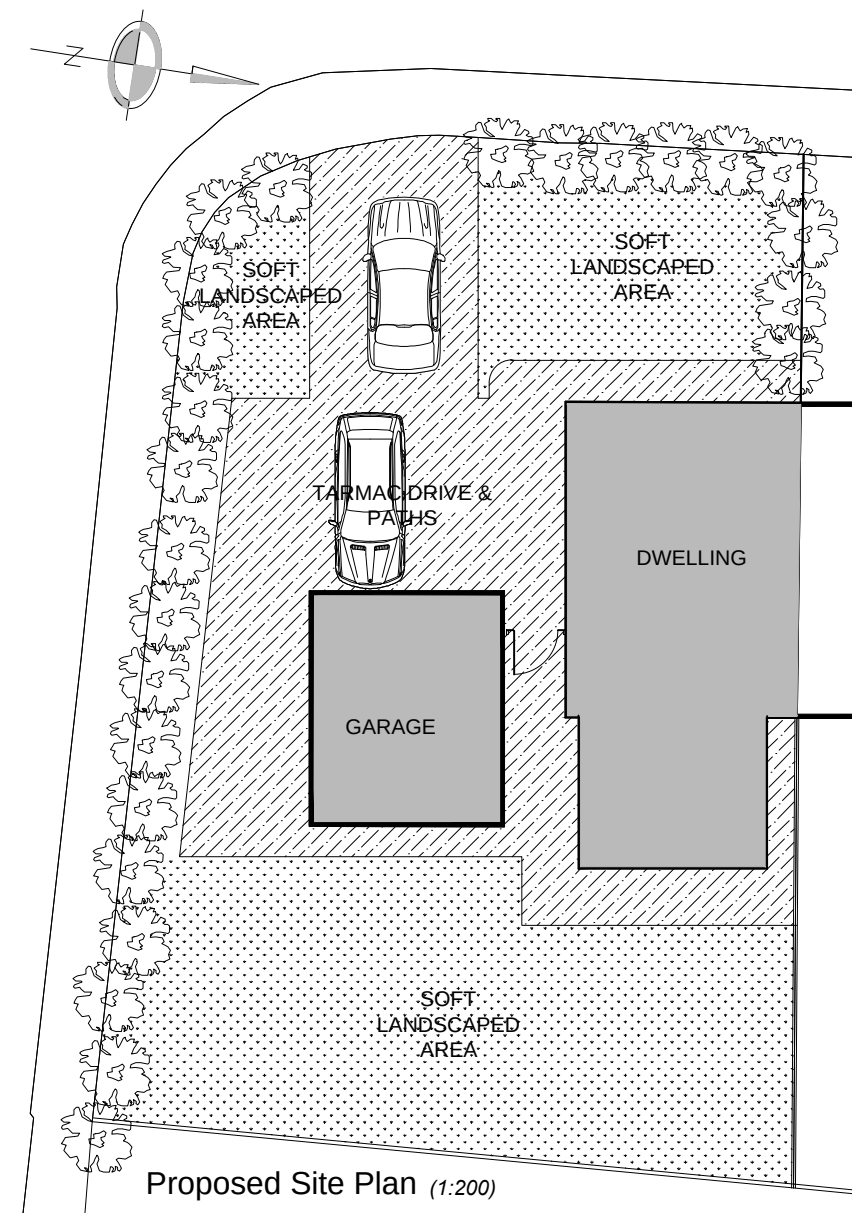


Proposed Side (South facing) Elevation (1:75)

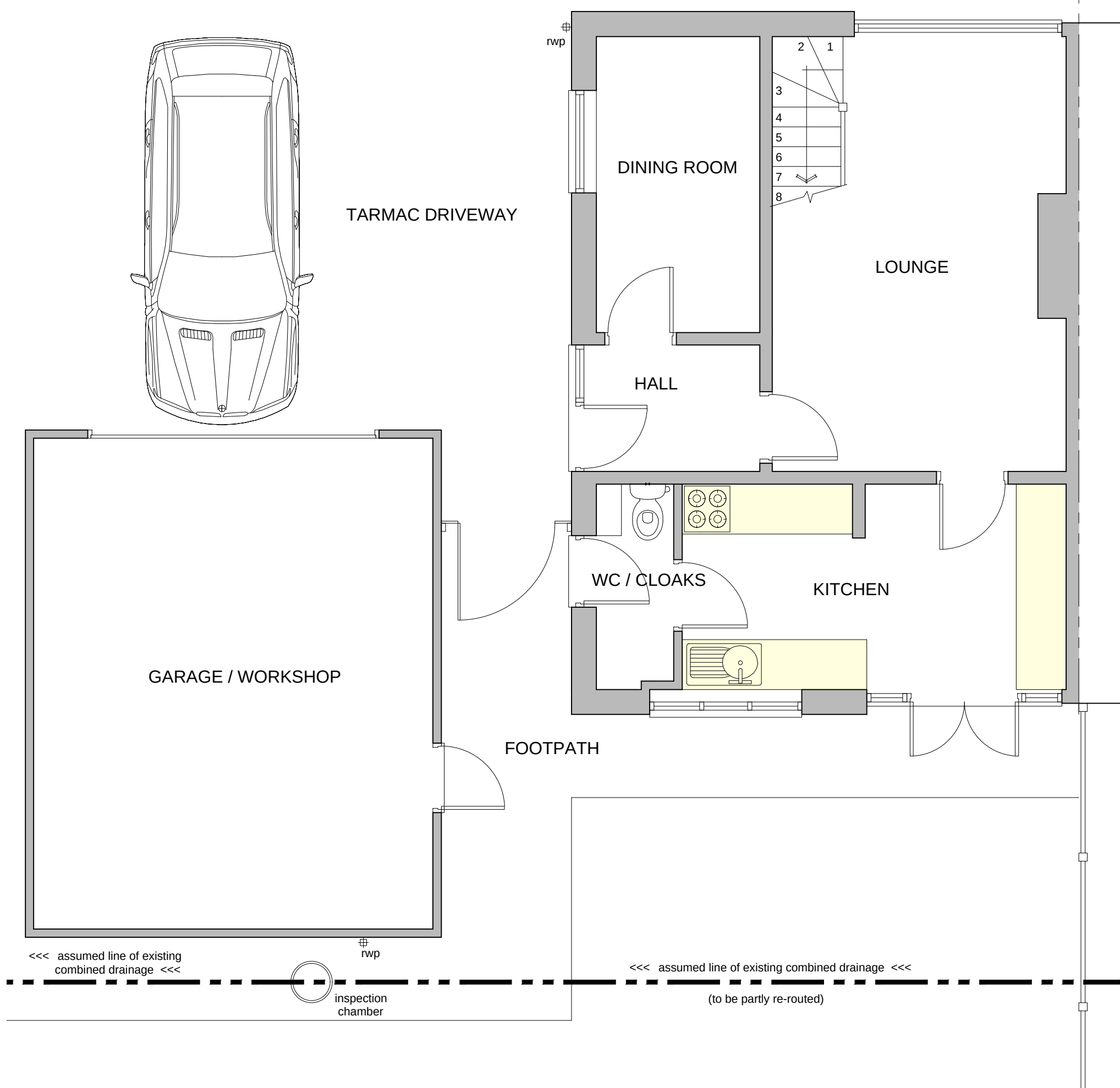
Proposed Side (North & facing 4 Hilltop Drive) Elevation (1:75)



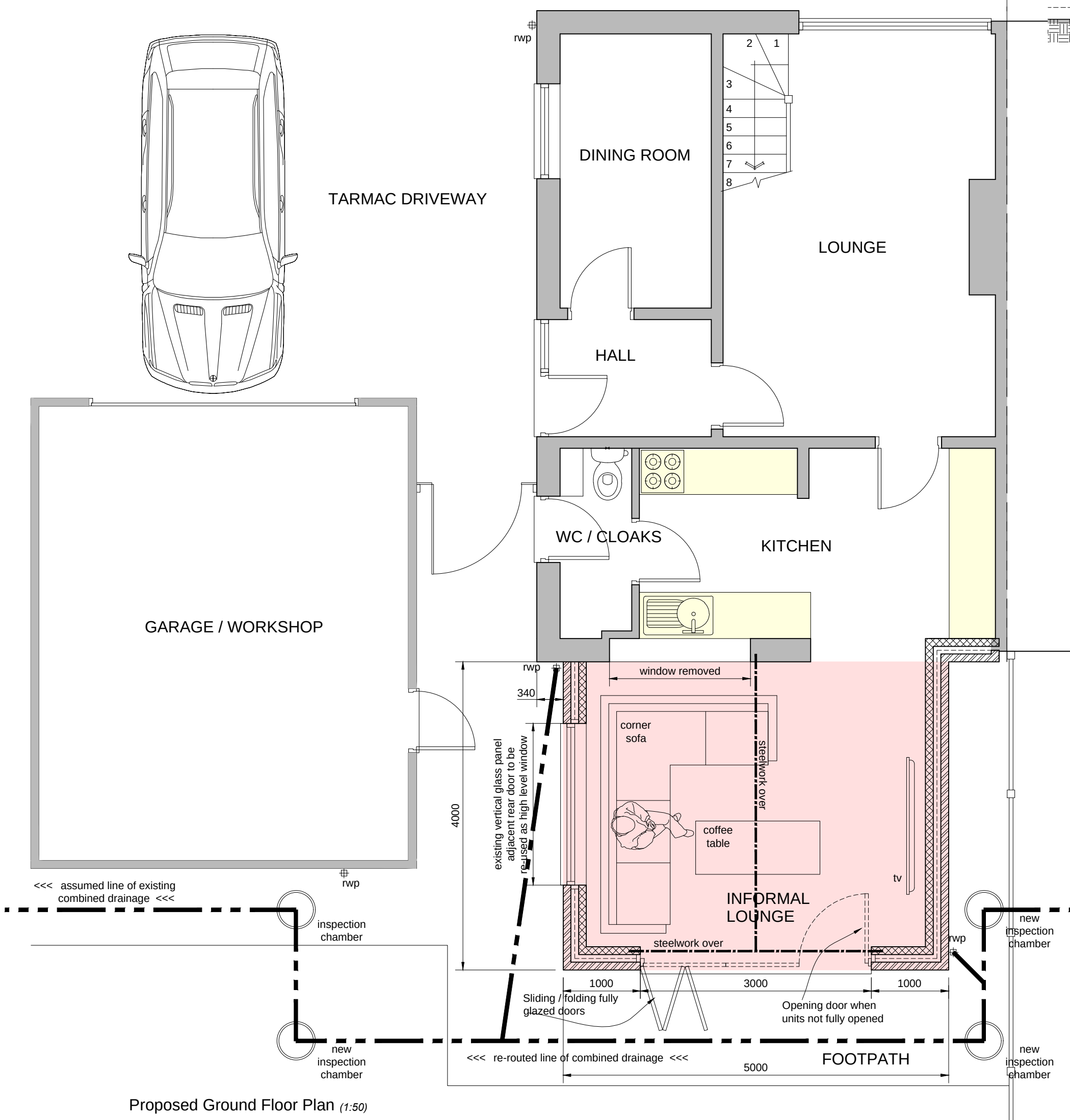
Existing Site Plan (1:200)



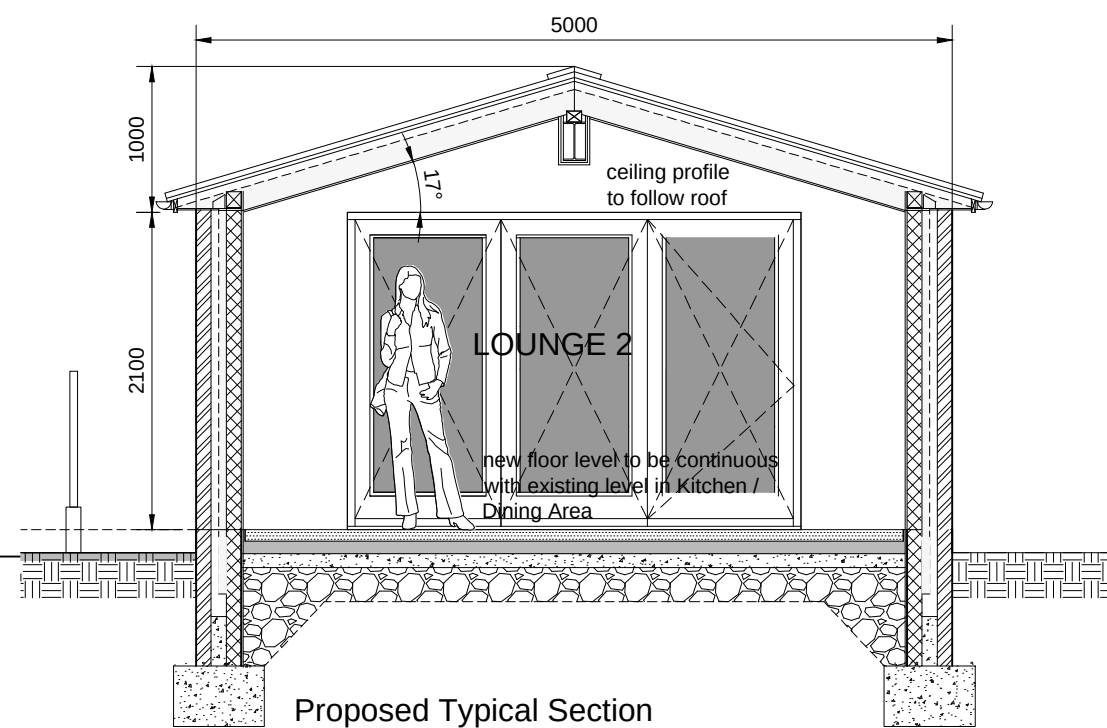
Proposed Site Plan (1:200)



Existing Ground Floor Plan (1:50)



Proposed Ground Floor Plan (1:50)



Proposed Typical Section

BUILDING REGULATIONS INFORMATION:

ROOF CONSTRUCTION:- (U value 0.15W/m²K)
Roof tiles to match existing on timber battens at suitable gauge on sarking felt on 47x195mm C24 timber rafters @ 450cts timber rafters *Insulation at Rafter level* (0.18W/m²K U value) Kingspan KoolTherm K7 Pitched Roof Board between rafters (145mm thick: 50mm minimum air space above insulation / below sarking for ventilation purposes) and underdrawn with Kingspan KoolTherm K18 Insulated Dry-lining Boards with skim finish. Insulation to extend into eaves and doubled up to reduce air leakage & ensure continuity with insulation at rafter / ceiling levels and wall insulation.

CAVITY WALL CONSTRUCTION: (U value 0.18W/m²K)
100mm (approx) external facing brickwork to match existing, 50mm clear cavity, 50mm Kingspan KoolTherm K8 cavity wall board insulation, 100mm blockwork with 12.5mm plasterboard on dabs with skim finish. Wall ties @ 750 x 450mm cts generally with 225mm cts around structural openings, to be austenitic stainless steel. All cavity closures to incorporate insulated DPCs. Cavity tray / lintel stop ends incorporated as required with weepvents @ 900mm c/c. DPC cavity trays installed over any ducting through cavity. Cavities to be continuous with existing, new work to be fully bonded to existing. Lintols to be insulated Catric type, or similar approved.

NEW GROUND FLOOR CONSTRUCTION: (max U value 0.18W/m²K)
75mm sand / cement screed on 80mm Kingspan ThermaFloor TF70 insulation, on 1200 gauge DPM on 150mm thick ground bearing concrete slab with mesh reinforcement as necessary. Slab on 50mm thick sand blinding, on 200mm minimum thick well compacted hardcore. Insulation to be upturned around perimeter and DPM to be lapped by DPC in wall by 100mm min. New finished floor level to be continuous with existing. New floor level to be continuous with existing.

NEW DOORS:- (max U value 1.4W/m²K)
To be double glazed incorporating low 'E' glass [Pilkington 'K' or similar] in frames to match existing. Frames to include 8000mm² trickle vents and full draught stripping & security locking. Area of opening lights to be not 1/20th of the floor area it serves. All glazing in 'critical' locations to comply with requirements of BS 6202:1981 and Approved Document N.

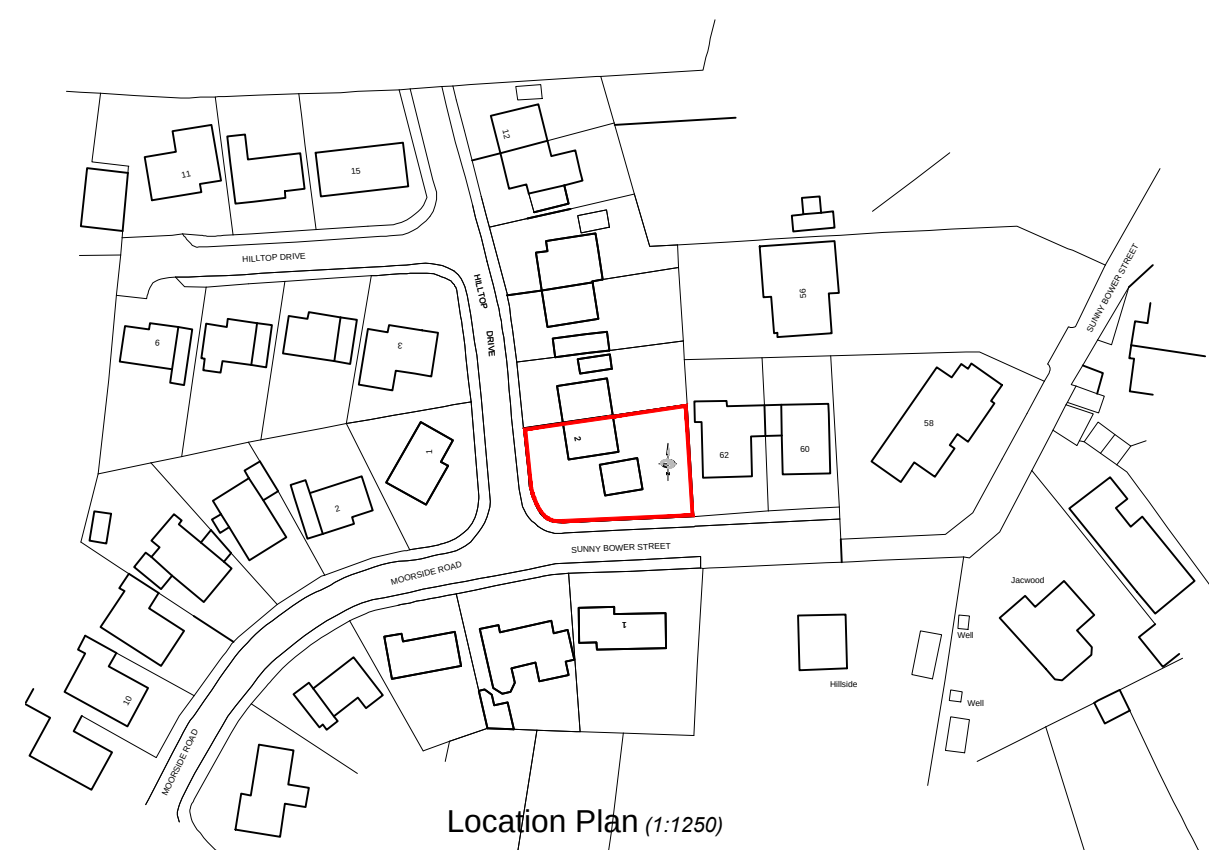
FOUNDATIONS
To be taken down 1000mm min. below ground level or until firm bearing stratum is reached, which ever is the greater. Form 600mm wide trench, filled with 1:2:4 mix concrete up to 600mm below ground level. Any drain passing below proposals to be encased in 150mm concrete. Cavity to be filled with weak mix concrete up to 150mm below ground level.

VENTILATION:-
Mechanical ventilation to be provided to sanitary areas at 15 l/s & Utility 30 l/s. Provide dpc tray over any cavity ducting. Existing sub ground floor void ventilation to be maintained / extended to outside of property as necessary.

EXTERNAL DRAINAGE:-
Gutter profile to match existing to discharge to 75mm pvc RWP's connected to 100mm Ø below ground supesieve pipes with suitable falls connected to existing drainage. Drains passing under or within 1m of building and within angle of repose of foundations, to be encased in 150mm concrete. Concrete lintols to be provided where necessary. Rodent plates to be fitted if required by LA.
ALL EXISTING / PROPOSED DRAINAGE RUNS TO BE CONFIRMED & APPROVED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

ELECTRICS
1) All electrical work required to meet Part P (Electrical Safety), must be designed installed, inspected and tested by a person competent to do so. Prior to completion, client must be satisfied that either:-
a) An electrical installation certificate issued under the competent person self certification scheme has been issued
b) Appropriate certs. and forms as in BS 7671 have been submitted that confirm that the work has been inspected and tested by a competent person.

GENERAL:-
1) All materials and workmanship to be to the satisfaction of the building inspector and to fully comply with all relevant Building Regulations, British Standards and Codes of Practice.
2) All structural timber to be vac pressure impregnated.
3) Contractor to check suitability of existing boiler capacity for additional loading.
4) Areas with differing heating needs to have individual temperature control (thermostats / radiator valves etc).
5) Energy efficient lighting to be in accordance with Part L1 of current Building Regulations
6) Steelwork to be in accordance with Structural Engineers details.
7) Smoke detection / sounders to be provided to the circulation areas on each floor level, all to be mains operated, interlinked and fitted with battery backup as per BS5839



Location Plan (1:1250)

B	29/09/23	Planning Permission Issue
A	24/09/23	Client Approval
Rev	Date	Description

Project :
Proposed Single Storey Rear Extension
2 Hilltop Drive, Tottington, Bury. BL8 3HN

Drawing Title :
Existing & Proposed Plans, Section & Elevations

Drawing Title :
MW-01_01 rev B

Date : September '23
Scale : as noted @ A1