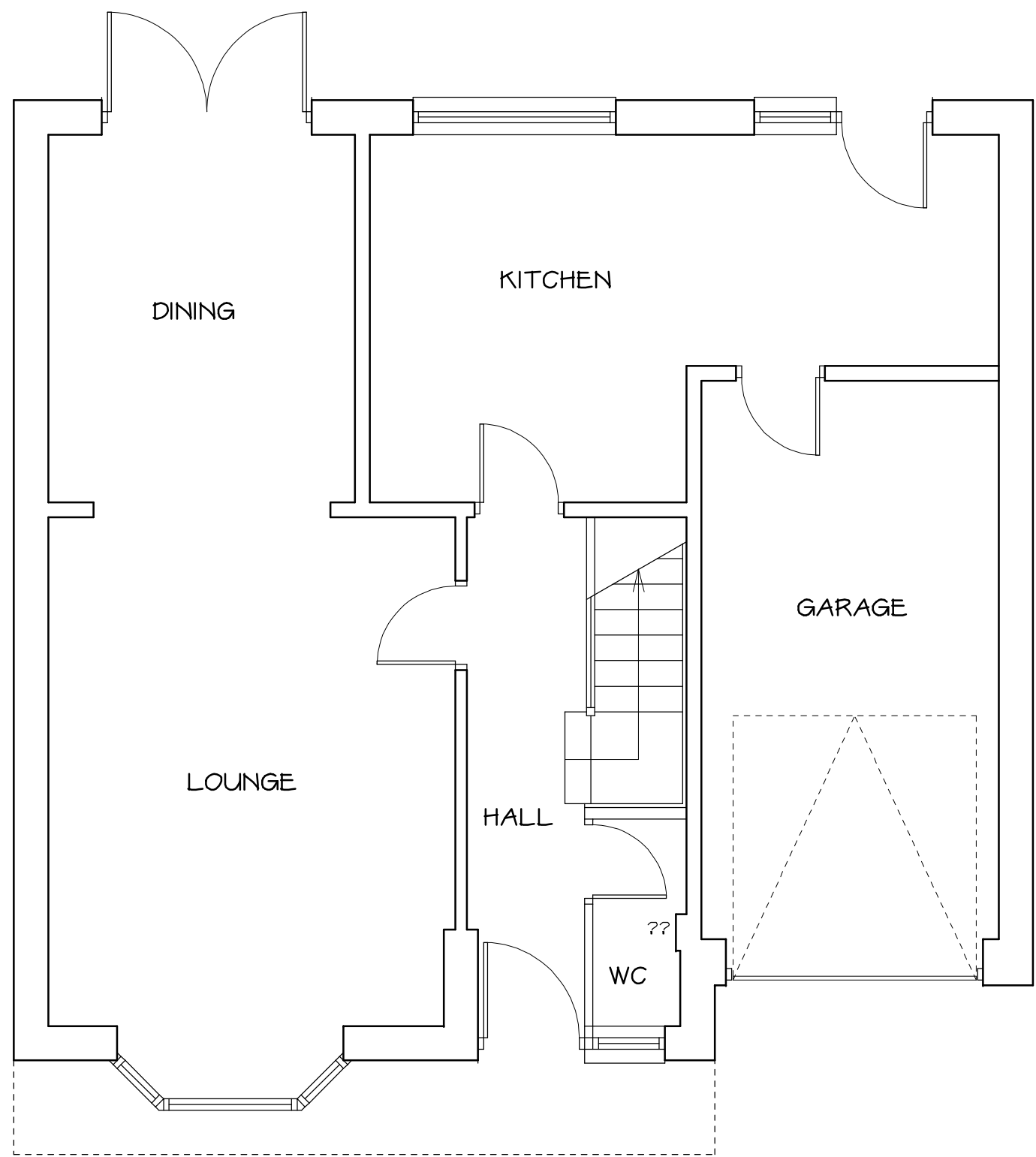


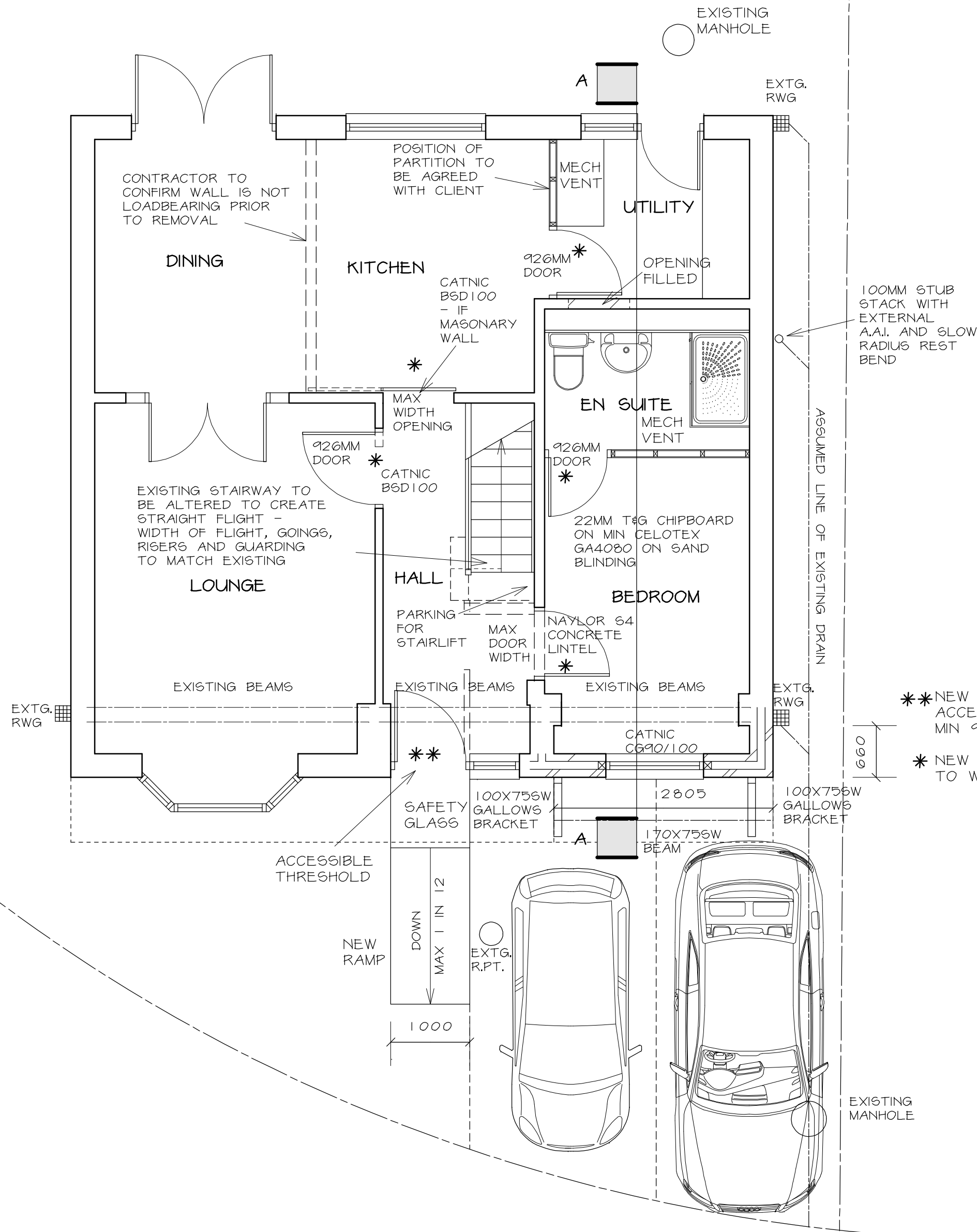


EXISTING ELEVATIONS 1 : 100

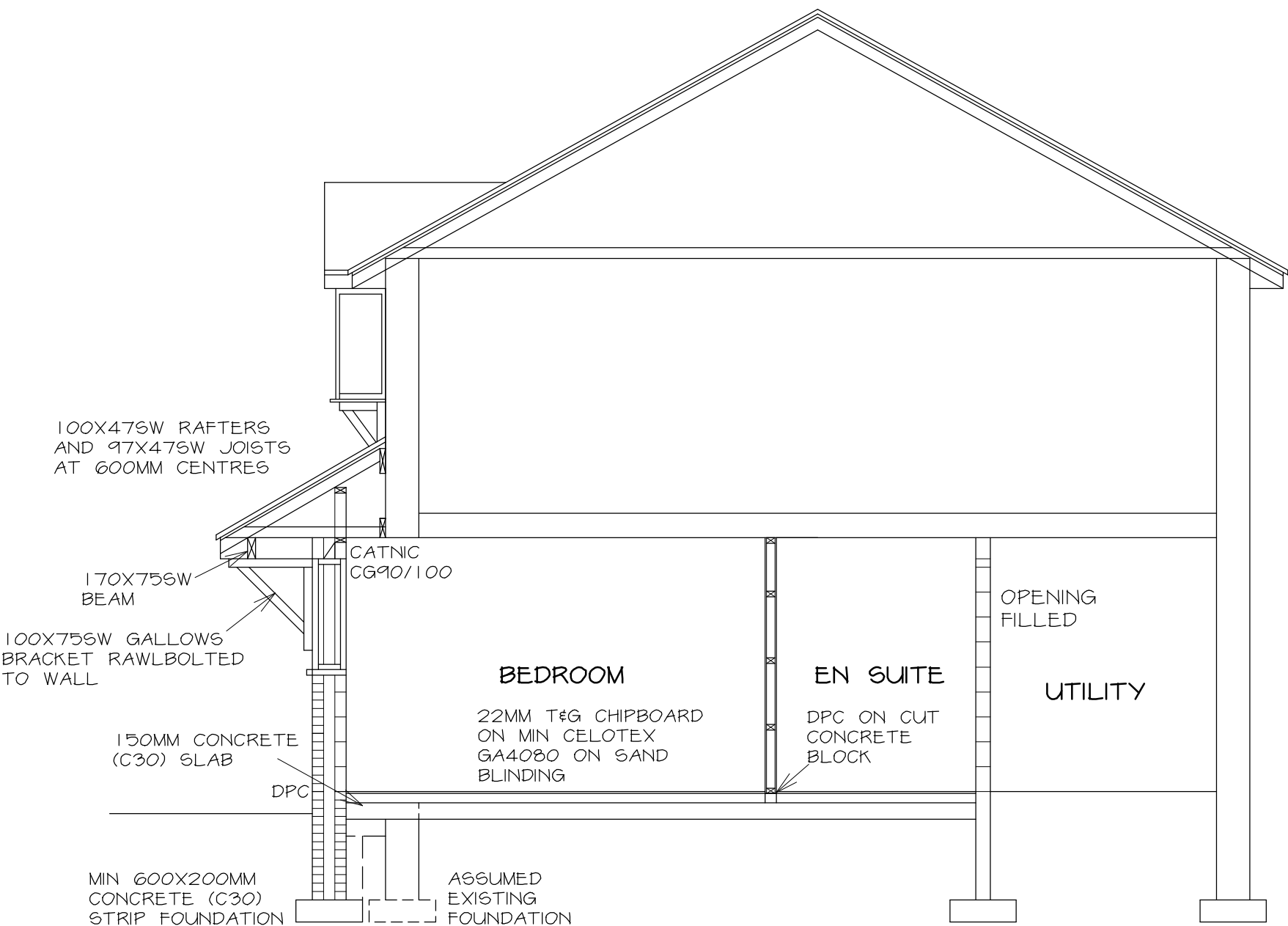
PROPOSED ELEVATIONS 1 : 100



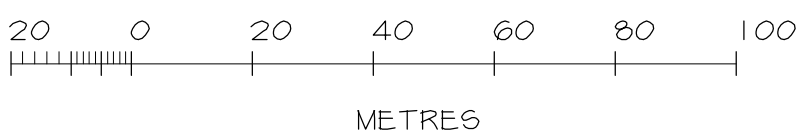
EXISTING GROUND FLOOR PLAN 1 : 50



PROPOSED GROUND FLOOR PLAN 1 : 50



SECTION A - A 1 : 50



LOCATION PLAN 1 : 1250

PLUMBING AND DRAINAGE - 110MM UPVC MARLEY RW GUTTER ON 15MM SW FASCIAS DISCHARGING INTO RW GULLY VIA 75MM UPVC RW PIPES. 100MM UPVC STUB STACK WITH EXTERNAL A.A.J. AND SLOW RADIUS REST BEND BELOW GROUND LEVEL. 75MM TRAPS AND 50MM WASTES TO WASTE APPLIANCES. 100MM HEPSAL UPVC DRAINS - MINIMUM 1 IN 40 FALL - AND NEW HEPSAL MANHOLE IF REQUIRED. IMPORTANT NOTE TO CONTRACTOR - IT IS ASSUMED THAT MAIN DRAINS ARE ON A COMBINED SYSTEM BUT IF THIS IS NOT THE CASE, ONLY FOUL DRAINS TO BE CONNECTED TO FOUL DRAINAGE AND ONLY SURFACE WATER DRAINS CONNECTED TO SURFACE WATER DRAINAGE. 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 LINELS 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 - CONCRETE ROOF TILES TO MATCH EXISTING ON 50X255W BATTENS ON TYVEK SUPRO BREATHABLE MEMBRANE AS AGREEMENT CERTIFICATE ON 100X475W RAFTERS AT 600MM CENTRES (MAX 1.73M SPAN) AND 97X475W JOISTS AT 600MM CENTRES (MAX 1.74M SPAN). ENDS OF JOISTS BOLTED TO RAFTERS. 100X505W WALL PLATES STRAPPED TO WALLS WITH 30X50MM GALVANISED METAL STRAPS AT MAXIMUM 2M CENTRES. 100X255W DIAGONAL BRACING. 12.5MM FOIL BACKED PLASTERBOARD AND SKIM CEILINGS. 270MM FIBREGLASS INSULATION IN TWO LAYERS IN OPPOSING DIRECTIONS. 25MM CONTINUOUS AIR GAP AT EAVES AND 6MM PLY BAFFLE PLATES TO MAINTAIN A 50MM UNOBSTRUCTED AIR PATH ABOVE INSULATION. CAVITY TRAYS AND FLASHINGS AT ABUTMENTS WITH EXTERNAL WALLS.

EXTERNAL WALLS - 103MM OUTER LEAF BRICKWORK TO MATCH EXISTING - 100MM CAVITY WITH 6NO. STAINLESS STEEL TIES/M². 100MM DRITHERM CAVITY GLAB PLUS INSULATION AS AGREEMENT CERTIFICATE TAKEN DOWN 225MM BELOW HORIZONTAL DPC - 100MM INNER LEAF THERMALITE BLOCK (3.6N) 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 TO BE CONTINUOUS. INSULATION TO STEEL LINELS IN EXTERNAL WALLS AND THERMABATE CAVITY CLOSERS.

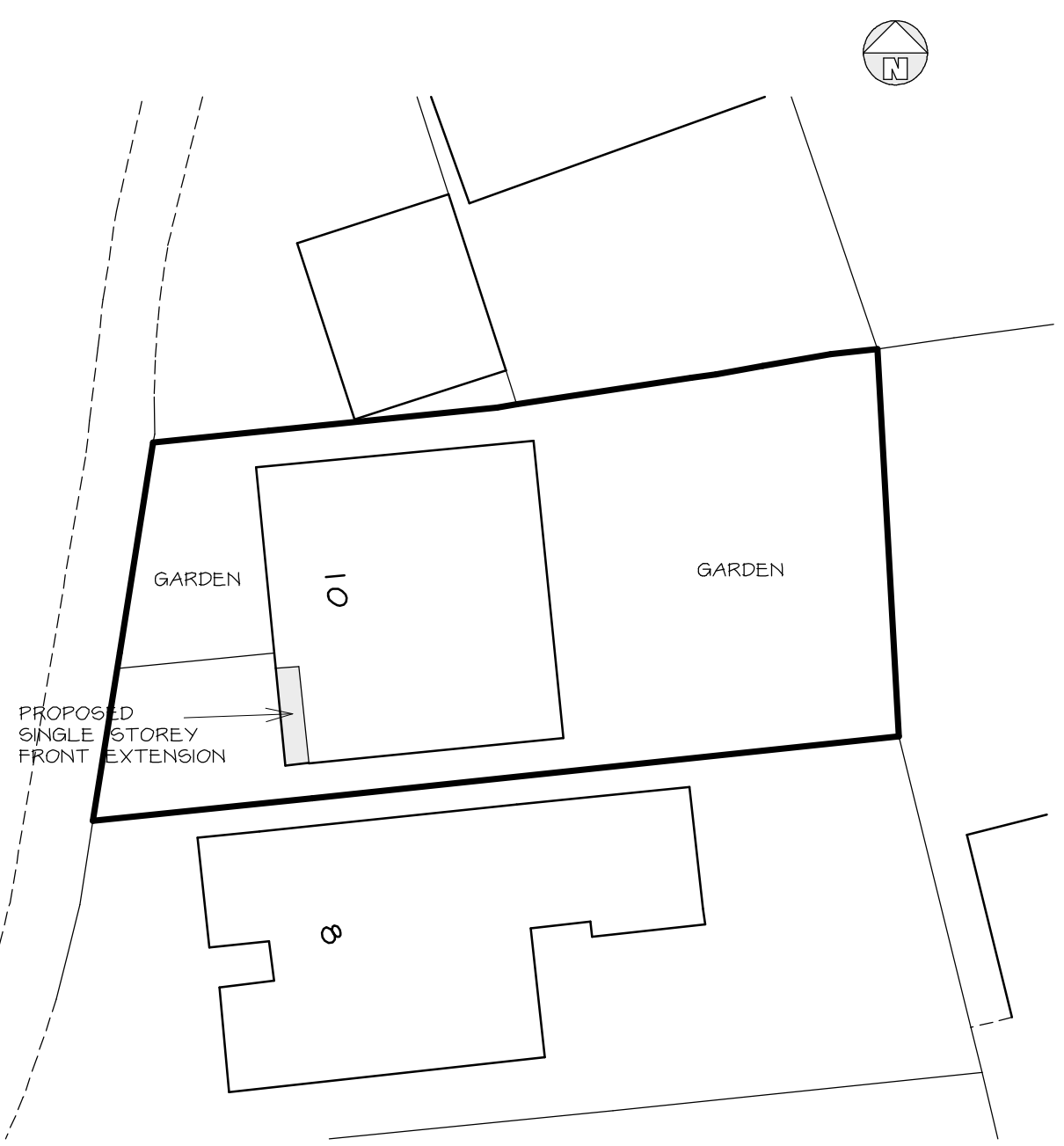
NEW GROUND FLOOR - 22MM WATER RESISTANT T&G FLOORING GRADE CHIPBOARD WITH GLUED JOINTS ON 500G VISQUEEN ON MINIMUM CELOTEX GA4080 INSULATION ON 1200G VISQUEEN DPM - TURNED UP AT PERIMETER AND TUCKED INTO HORIZONTAL DPC - ON SAND BLINDING TO LEVEL FLOOR. ON 150MM CONCRETE (C30) SLAB WITH 1NO. LAYER 42 MESH - 30M COVER FROM BOTTOM OF SLAB - ON 1200G VISQUEEN DPM - TURNED UP AT PERIMETER TO LAP HORIZONTAL DPCS - ON MINIMUM 150MM STONE HARDWARE - MECHANICALLY COMPACTED IN MAXIMUM 225MM LAYERS - AND BLINDED WITH SAND. NOTE - GROUND FLOOR SPECIFICATION IS PROVISIONAL AND SUBJECT TO ADEQUATE GROUND BEARING.

EXISTING GARAGE FLOOR - 22MM WATER RESISTANT T&G FLOORING GRADE CHIPBOARD WITH GLUED JOINTS ON 500G VISQUEEN ON MINIMUM CELOTEX GA4080 INSULATION ON 1200G VISQUEEN DPM - TURNED UP AT PERIMETER AND TUCKED INTO HORIZONTAL DPC - ON SAND BLINDING TO LEVEL FLOOR.

FOUNDATIONS - MINIMUM 600X200MM CONCRETE (C30) STRIP FOUNDATIONS OR 600MM WIDE TRENCHFILL CONCRETE (C30) - DEPTH AS REG. A1/2 - MINIMUM 100MM 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 FOUNDATION TYPE AND THE GROUND BEARING CONDITIONS.

VENTILATION - WINDOWS TO OPEN MORE THAN 30° AND THE OPENING TO BE EQUIVALENT OF MINIMUM 1/20TH ROOM FLOOR AREA. 2500MM² WINDOW TRICKLE VENTS. MECHANICAL VENT TO UTILITY (30L/SEC) AND EN SUITE (3NO. AIR CHANGES/HR, OPERATED BY LIGHT SWITCH, 15 MINUTE OVERRUN AND DUCTED TO OUTSIDE AIR).

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). 15MM PLASTERBOARD (10KG/M²) AND SKIM TO BOTH SIDES ON EX75X505W STUDDING WITH 50MM MINERAL WOOL (10KG/CUBM) FILL. DOUBLE GLAZED WINDOW WITH MINIMUM 18MM ARGON FILLED GAP AND SOFT LOW-E COATING. INTERCONNECTED SELF CONTAINED SMOKE ALARMS TO HALL AND LANDING (ALL WITH BATTERY BACK UP) 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.



SITE PLAN 1 : 200

Telephone 0161 643 2422

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Planning and Building Design

116 Simister Lane Prestwich Manchester M25 2SB

Project

SINGLE STOREY FRONT EXTENSION AND CONVERSION OF GARAGE

10 CHURCH MEADOW UNGWORTH

Title

PROPOSED PLANS - DRAFT

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

Drawn by NIGEL TAM6 Dwg.no. 10/CM/1/A