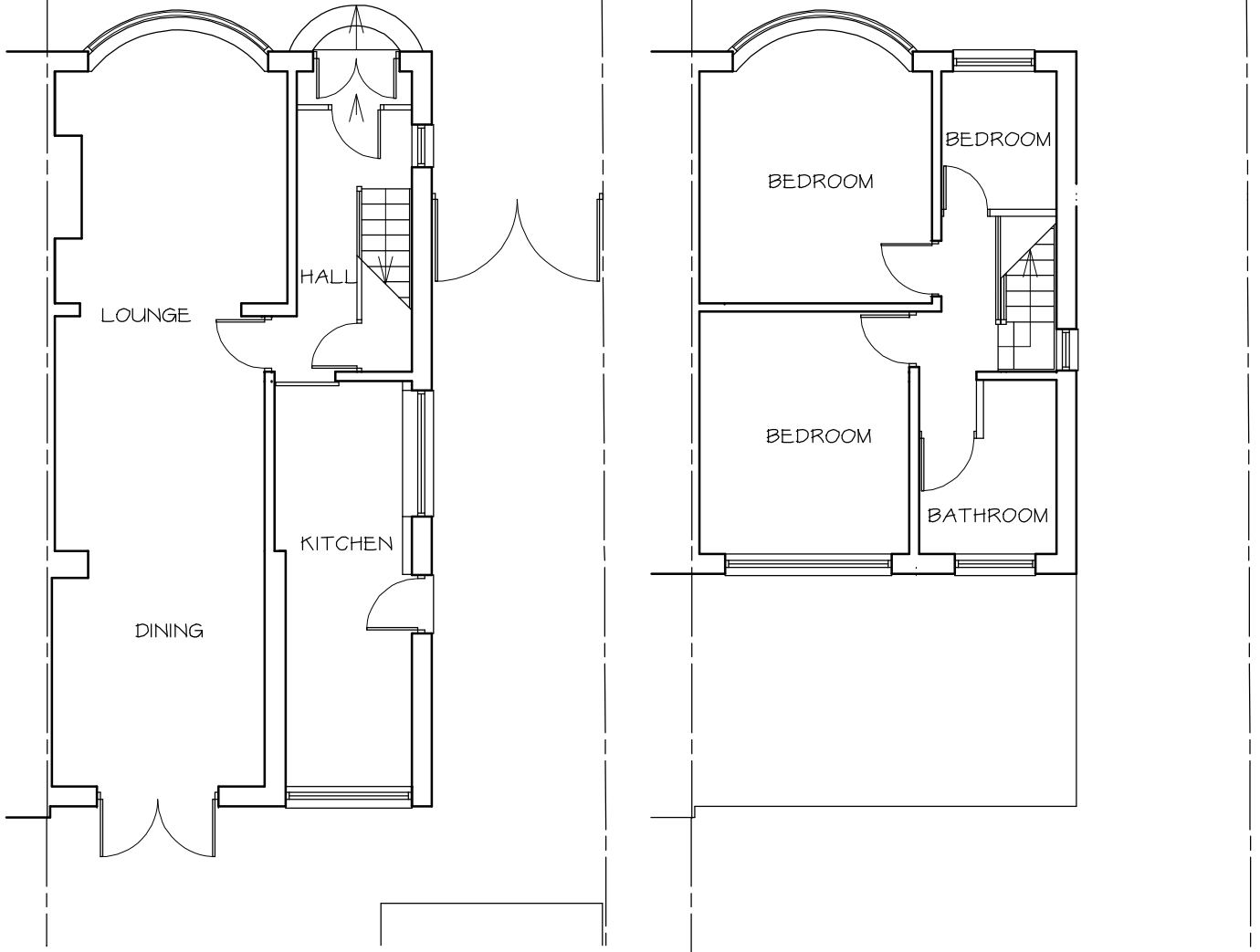
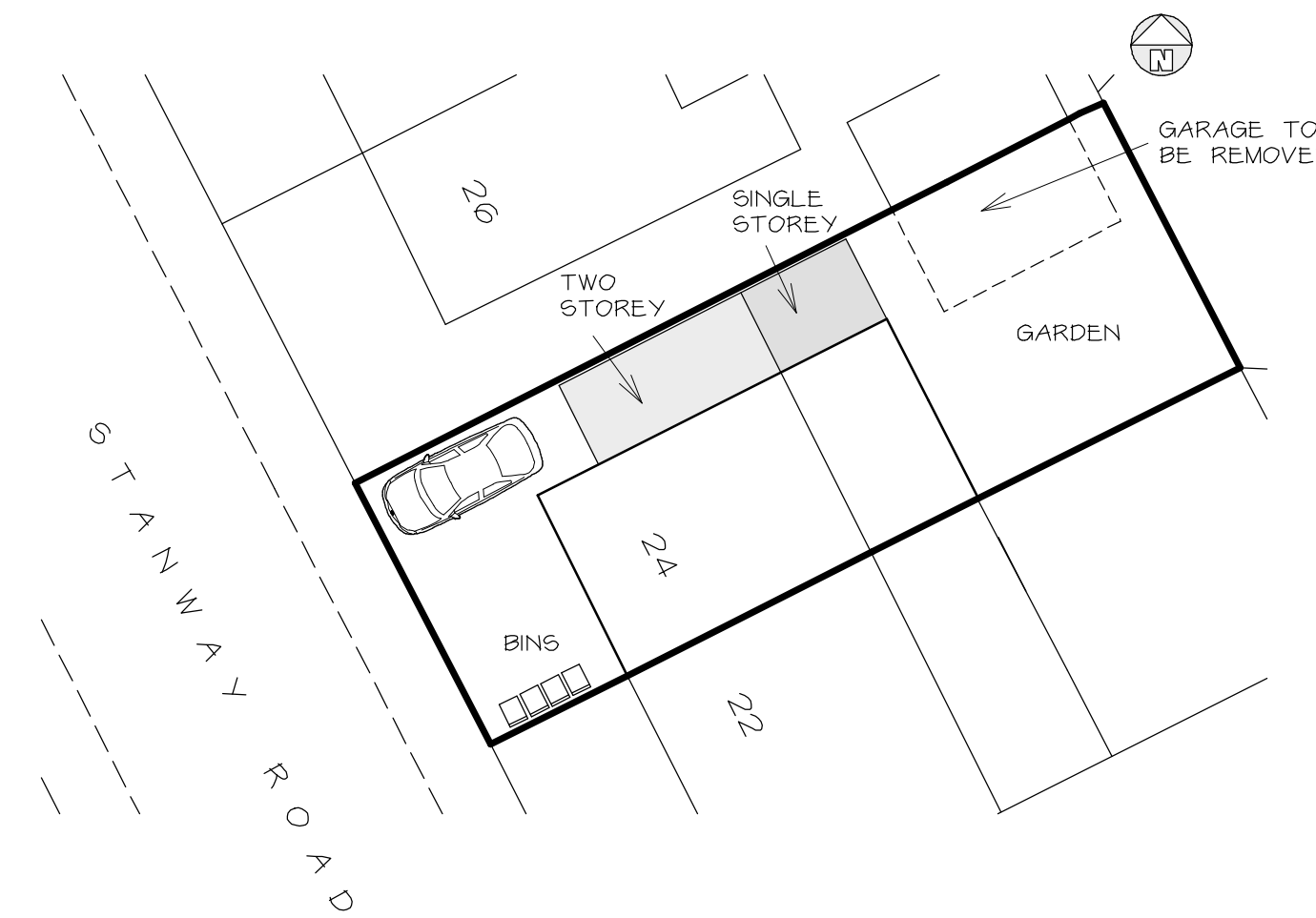


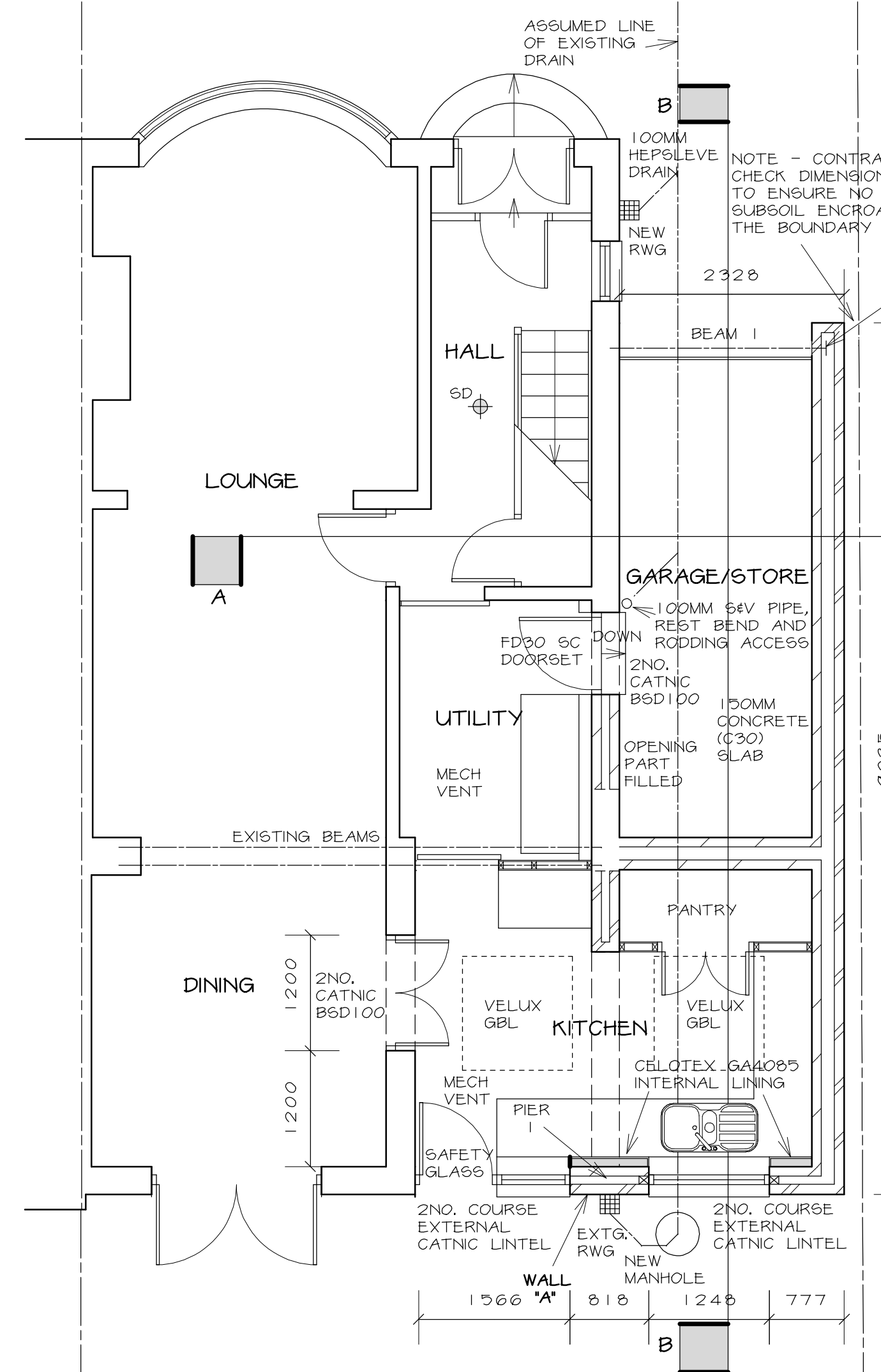


EXISTING GROUND FLOOR PLAN 1 : 100

EXISTING FIRST FLOOR PLAN 1 : 100



SITE PLAN 1 : 200



PROPOSED GROUND FLOOR PLAN 1 : 50



EAST



EAST



NORTH



NORTH



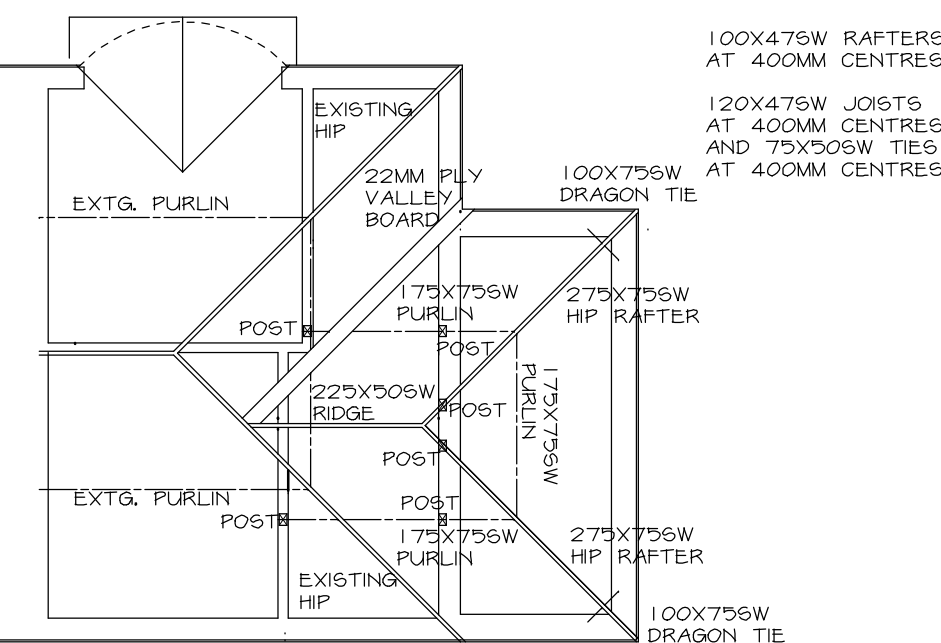
WEST



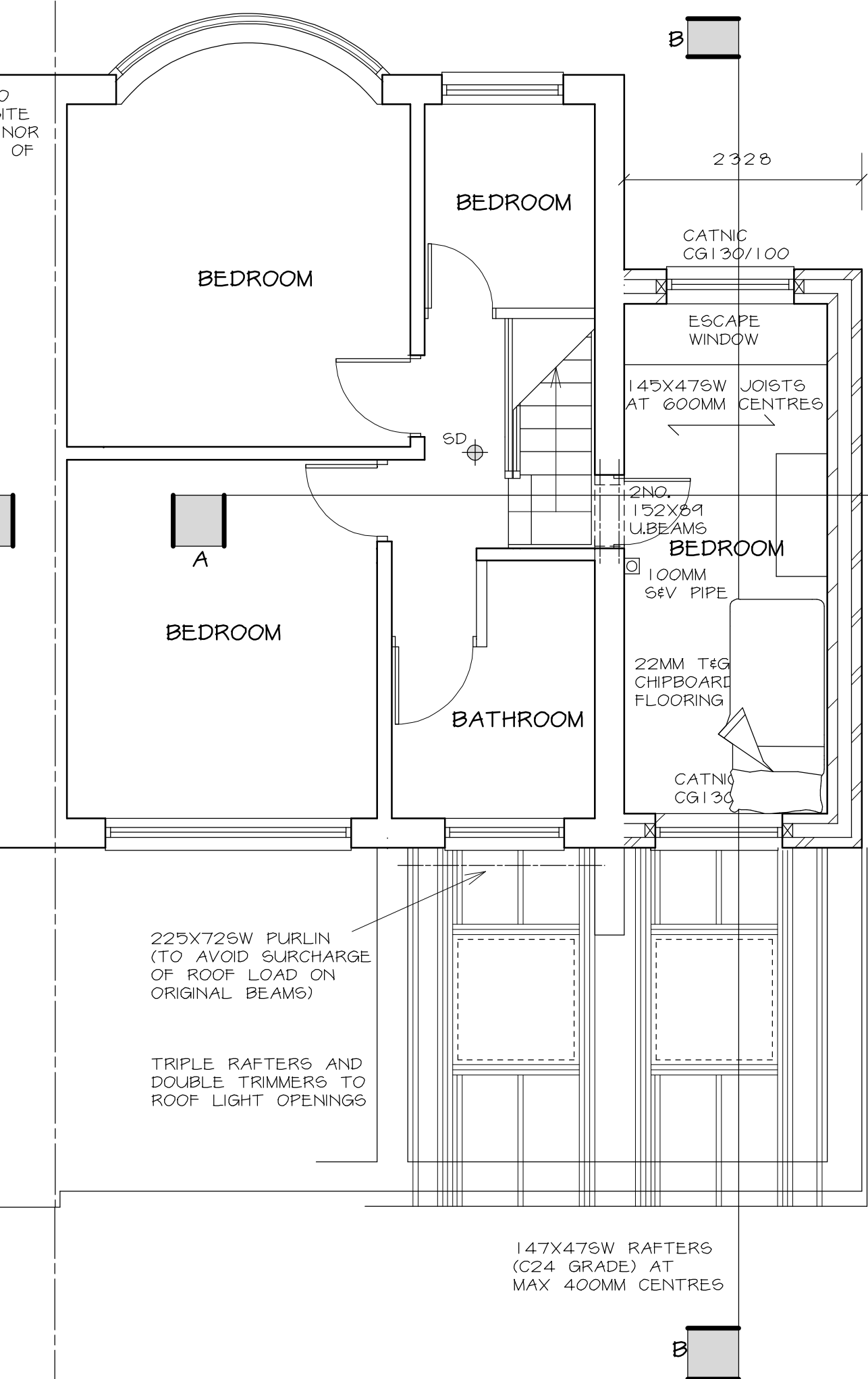
WEST

EXISTING ELEVATIONS 1 : 100

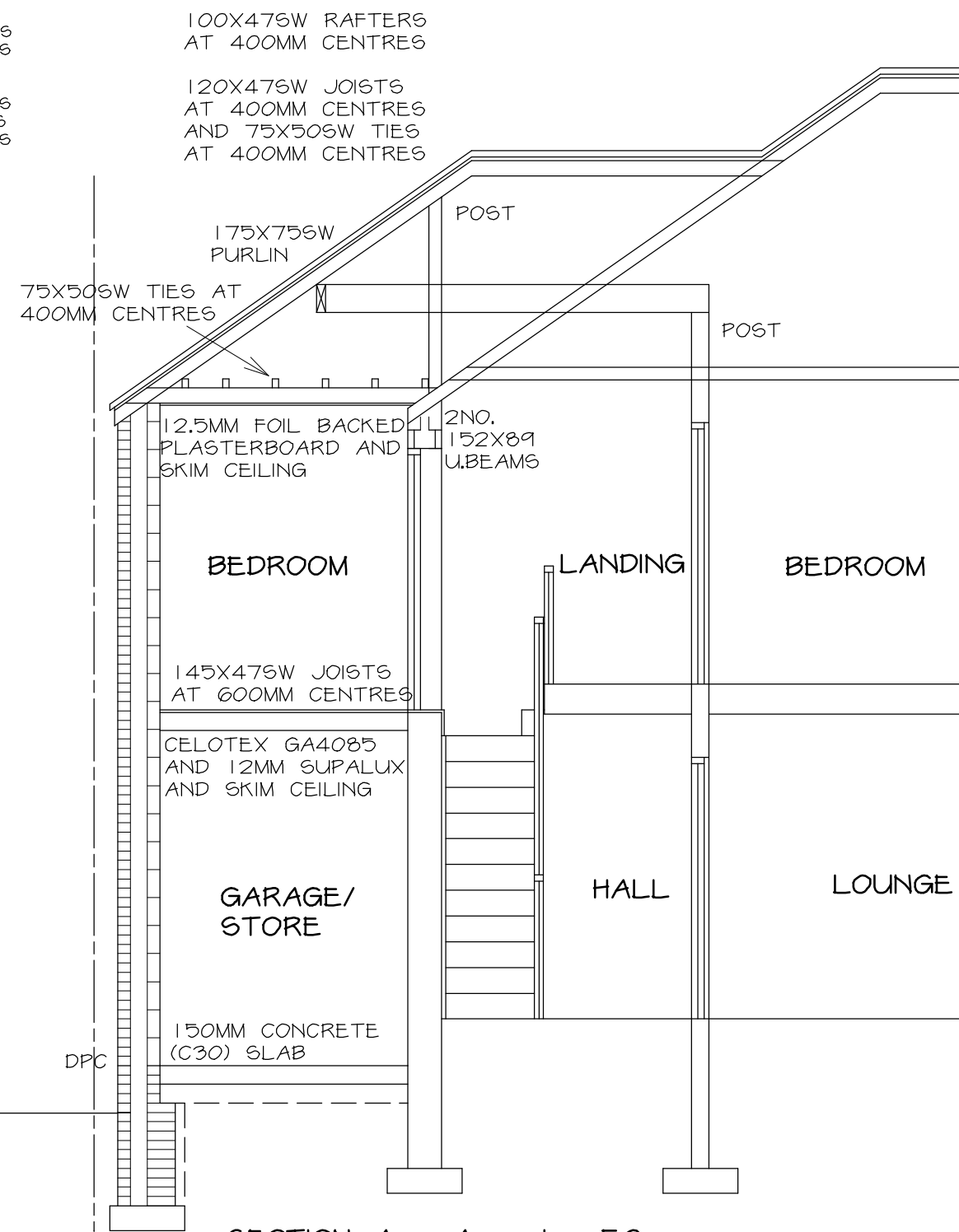
PROPOSED ELEVATIONS 1 : 100



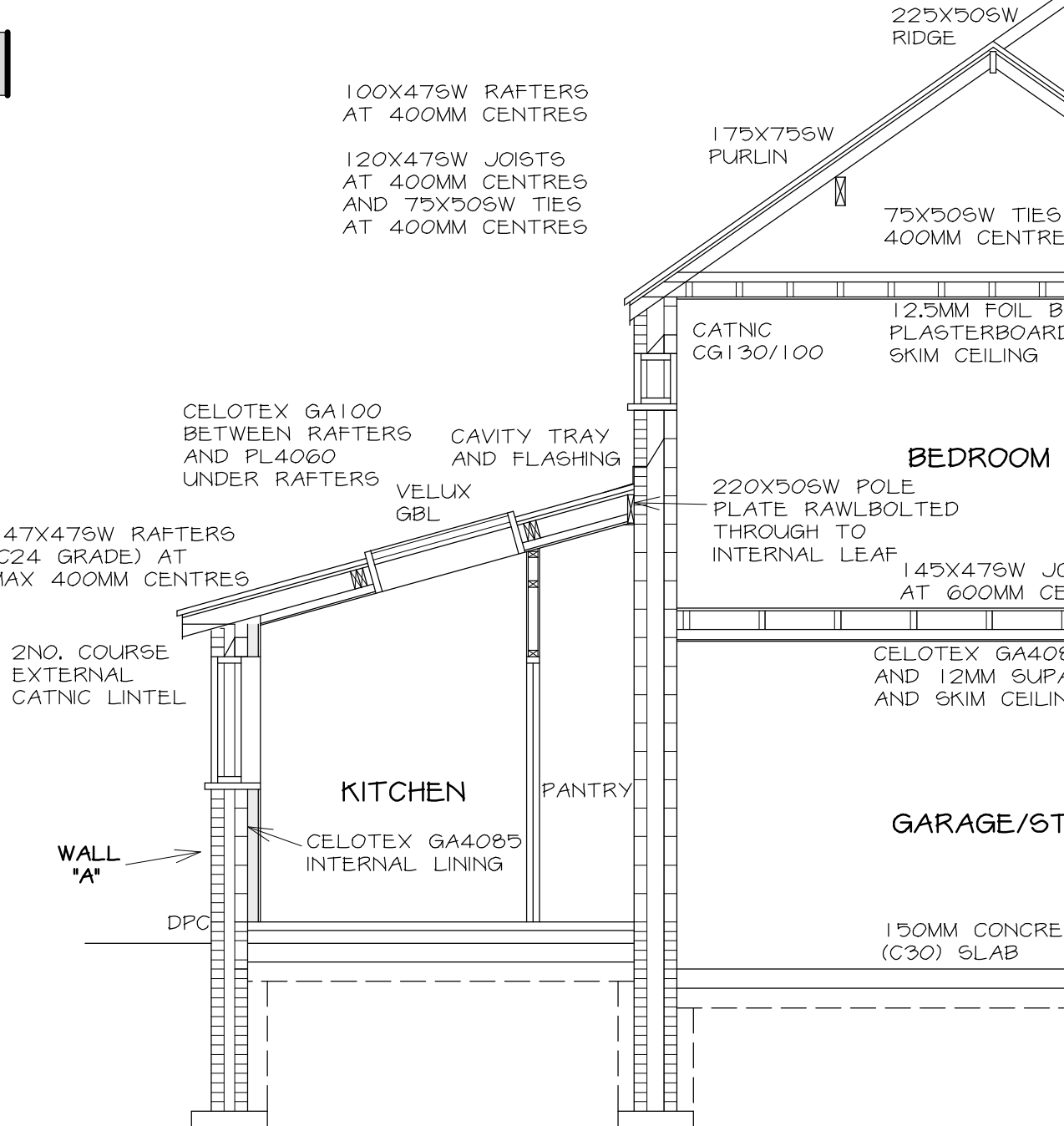
MAIN ROOF PLAN 1 : 100



PROPOSED FIRST FLOOR PLAN 1 : 50



SECTION A - A 1 : 50



SECTION B - B 1 : 50

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) TO DISCHARGE TO OUTSIDE AIR. NOTE - UTILITY ROOM VENT TO DISCHARGE TO OUTSIDE AIR THROUGH GARAGE IN DUCT CLAD WITH 12MM SUPALUX (1/2HR FRG). 8000MM WINDOW TRICKLE VENTS TO KITCHEN. NOTE - NIGHT LATCHES NOT TO BE USED IN PLACE OF TRICKLE VENTS.

PLUMBING AND DRAINAGE - ALL ROOF DRAINAGE TO DISCHARGE TO MAIN DRAINS. 100MM MARLEY 'DEEPEFLOW' UPVC RW GUTTERS TO EXTENSION AND MAIN ROOF SIDE AND REAR ELEVATIONS ON 186W FASCIAS DISCHARGING INTO RW GULLEYS VIA 82MM UPVC RW PIPES. 75MM UPVC TRAPS AND 50MM UPVC WASTES TO WASTE APPLIANCES. 100MM UPVC SOIL AND VENT TO DISCHARGE TO OPEN AIR ABOVE ROOF SLOPE WITH METAL CAGE TO UPPER TERMINAL AND SLOW RADIUS REST BEND BELOW GROUND LEVEL. RODDING ACCESS AT BASE OF INTERNAL. 100MM SOIL STACK. 100MM HEPSELE DRAINS - MINIMUM 1 IN 40 FALL. 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 EXTENSION TO BE ENCASED IN CONCRETE (C20) OR SURROUNDED IN GRANULAR MATERIAL IF FLEXIBLE JOINTED PIPES. FOUNDATIONS TO BE BELOW INVERT AND 150X100MM PRECAST CONCRETE LINTELS TO SUPPORT FOUNDATION BRICKWORK OVER DRAINS. RODDING ACCESS TO BE PROVIDED.

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 '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 EFFICIENCY 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.

ROOFS - 4) MAIN ROOF - CONCRETE ROOF TILES TO MATCH EXISTING MAIN ROOF TILES ON 50X256W BATTENS ON TYVEK SUPRO BREATHABLE MEMBRANE AS AGREEMENT CERTIFICATE ON 100X475W RAFTERS AT 400MM CENTRES (MAX 1.85M SPAN). 120X475W JOISTS AT 400MM CENTRES (MAX 2.48M SPAN). 75X506W TIES AT 400MM CENTRES. ACROSS TOP OF JOISTS, BOLTED TO RAFTERS TO TRIANGULATE ROOF. 225X506W RIDGE BOARD. 275X756W HP RAFTERS AND 100X756W DRAGON TIES. 22MM EXTERIOR QUALITY PLY LEAD LINED VALLEY BOARD. 100X506W WALL PLATES STRAPPED TO WALLS WITH 30X3MM GALVANIZED MSTEEL STRAPS AT MAXIMUM 2M CENTRES. 125MM FOIL BACKED PLASTERBOARD AND 8MM CEILING. 300MM FIBREGLASS TO ROOF VOIDS IN TWO LAYERS IN OPPOSING DIRECTIONS. NOTE - BREATHABLE MEMBRANE LAPPED MINIMUM 600MM UNDER ADJOINING ROOF COVERINGS.

B) VAULTED ROOF - REDLAND REGENT SMOOTH CONCRETE ROOF TILES (MIN 12.5° PITCH WITH 100MM HEADLAP) OR OTHER CONCRETE TILE TO SUIT THE PITCH - SIMILAR COLOUR TO MAIN ROOF TILES - ON 20X256W BATTENS AND TYVEK SUPRO BREATHABLE MEMBRANE AS AGREEMENT CERTIFICATE. MEMBRANE LAPPED MINIMUM 600MM ON 147X475W RAFTERS (C24 GRADE) AT 400MM CENTRES TO GABLES STRAPPED TO WALLS WITH 30X3MM GALVANIZED MSTEEL STRAPS AT MAXIMUM 2M CENTRES INCLUDING 5W NOGGINGS BETWEEN RAFTERS. CAVITY TRAYS AND FLASHINGS AT ABUTMENTS WITH EXTERNAL WALLS. NOTE - RECESSED DOWNLIGHTERS TO ONLY BE FITTED INTO A FALSE CEILING BELOW THE STRUCTURAL CEILING TO AVOID PENETRATION OF INSULATION.

EXTERNAL WALLS - 103MM OUTER LEAF BRICKWORK SIMILAR TO EXISTING - 135MM CAVITY WITH 6NO. STAINLESS STEEL TIES/M WITH CELOTEX GA4085 PARTIAL CAVITY INSULATION AS AGREEMENT CERTIFICATE. TAKEN DOWN 225MM BELOW HORIZONTAL DPC - 100MM INNER LEAF THERMALITE BLOCK (7N) WITH 125MM PLASTERBOARD AND 8MM 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 - REAR WALL 'A' - CLEAR CAVITY TO MATCH EXISTING WIDTH WITH INTERNAL LINING OF CELOTEX GA4085. 125MM SUPALUX CEILING AND 8MM FINISH.

FIRST FLOOR - 22MM TEG CHIPBOARD FLOORING (15KG/M²) ON 145X475W JOISTS AT 600MM CENTRES (MAX 2.22M SPAN). LATERAL RESTRAINT STRAPS TO WALLS PARALLEL TO JOISTS AT MAXIMUM 2M CENTRES INCLUDING 5W NOGGINGS BETWEEN JOISTS. 100MM FIBREGLASS BETWEEN JOISTS. CELOTEX GA4085 AND 12MM SUPALUX CEILING AND 8MM FINISH.

GROUND FLOOR - 25MM CELOTEX AROUND PERIMETER OF 70MM SCRED ON 500G VISQUEEN ON CELOTEX GA4100 INSULATION AS AGREEMENT CERTIFICATE ON 1200G VISQUEEN DRAIN - 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 50MM NOTED INSULATION OMITTED FROM GARAGE FLOOR. 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. A1/2 - MINIMUM 300MM BELOW GROUND LEVEL. NOTE - FOUNDATIONS TO BE TAKEN DOWN TO BELOW THE INVERT OF ANY EXISTING ADJACENT DRAIN. 336MM AND 453MM (WHERE ACTING AS A RETAINING WALL) 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. NOTE - SEE STRUCTURAL ENGINEER'S DETAILS FOR STANCHION FOUNDATION.

GENERAL - STRUCTURAL TIMBER (C16 GRADE UNLESS SPECIFIED OTHERWISE) AND EXTERNAL TIMBER TREATED WITH PRESERVATIVE. ANY STEEL BEAMS TO BEAR 150MM (MINIMUM 100MM) STEEL LINTELS TO BEAR 150MM STEEL BEAMS AND LINTELS TO BE CLAD WITH 19MM PLASTERBOARD AND 8MM (1/2HR FRG). DOUBLE GLAZED WINDOWS AND DOORS (MAX 1.4W/M²) WITH MINIMUM 18MM ARGON FILLED GAP AND SOFT LOW-E COATING. 15MM PLASTERBOARD (10KG/M²) AND 8MM ON EXT5X506W STUD PARTITIONS WITH 50MM MINERAL FILL (10KG/CUBM). ESCAPE WINDOW TO NEW BEDROOM WITH MINIMUM 450X750MM CLEAR OPENING AND GILL HEIGHT BETWEEN 800-1100MM ABOVE FLOOR LEVEL. INTERCONNECTED SELF CONTAINED SMOKE ALARMS (WITH BATTERY BACK UP) TO HALL AND LANDING AS BS5834-62004. EXISTING STRUCTURE AND FOUNDATIONS TO BE EXPOSED AS REQUIRED BY THE BUILDING INSPECTOR TO CONFIRM ADEQUACY FOR NEW LOADINGS. STRUCTURAL DESIGN AND CALCULATIONS OF BEAMS, COLUMN AND BRICK PIERS TO BE CARRIED OUT BY STRUCTURAL ENGINEER AND SUBMITTED TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK ON SITE. DIMENSIONS FOR ORDERING MATERIALS OR FOR MANUFACTURING COMPONENTS TO BE OBTAINED BY MEASUREMENT ON SITE BY THE CONTRACTOR. ROBUST CONSTRUCTION DETAILS TO BE INCORPORATED.

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Planning and Building Design

116 Simister Lane Prestwich Manchester M25 2SB

Project

PROPOSED TWO STOREY AND SINGLE STOREY SIDE EXTENSION
24 STANWAY ROAD
WHITEFIELD

Title

PROPOSED PLANS

Scale 1:50 1:100 1:200 (A1) Date 10/2023

Drawn by NIGEL TAMS Dwg.no. 2469/I