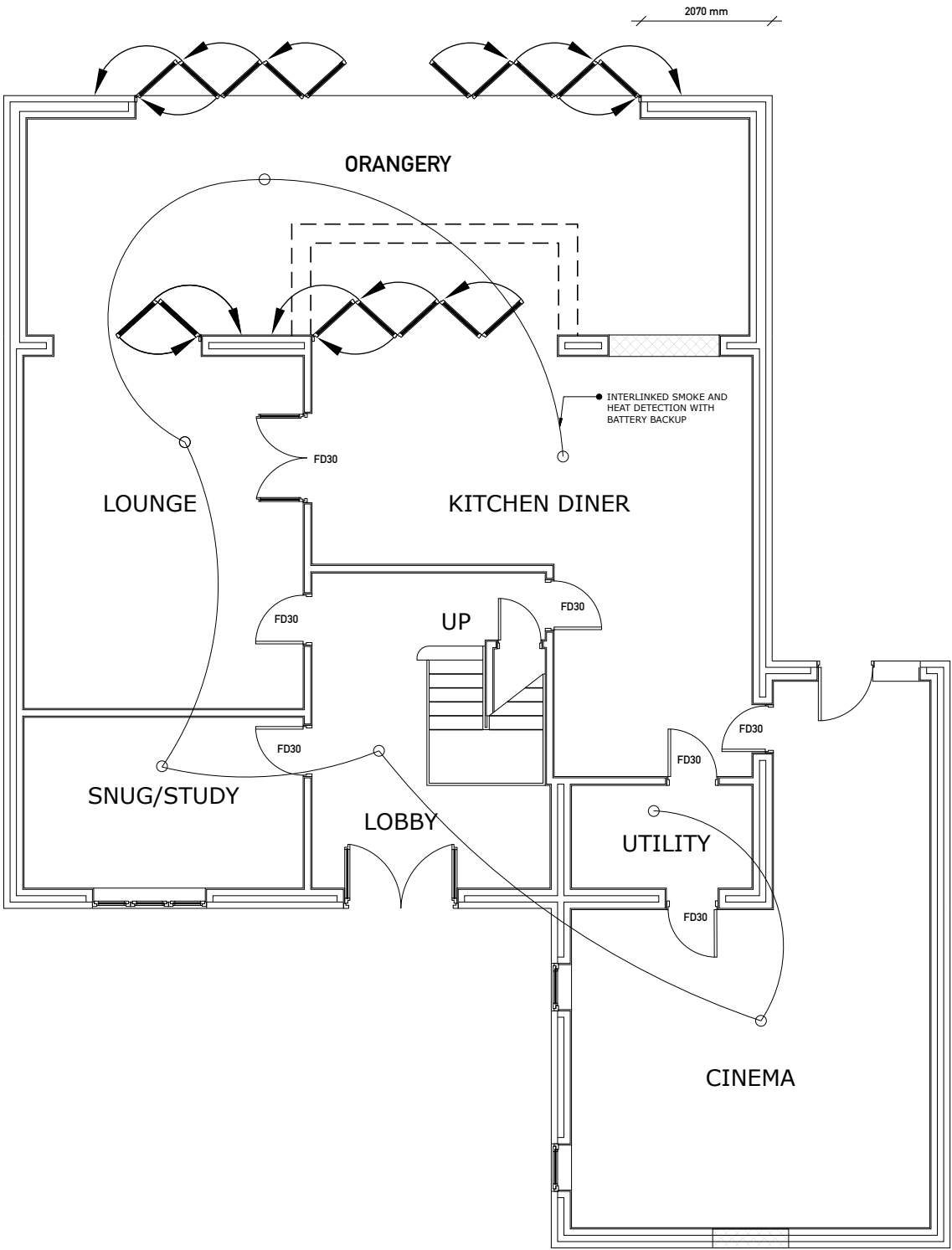
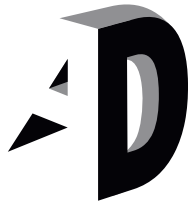




PROPOSED GROUND FLOOR



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*** NB ALL STRUCTURAL WORKS AND CALCULATIONS MUST BE INDEPENDENTLY VERIFIED BY LABC PRIOR TO ORDERING AND COMMENCEMENT ALL SIZES MUST BE VERIFIED BY THE CONTRACTOR ON SITE. DEFLECTION LIMITS MUST BE VERIFIED BY THE GLASS MANUFACTURER AS BEING WITHIN PERMITTED TOLERANCES***

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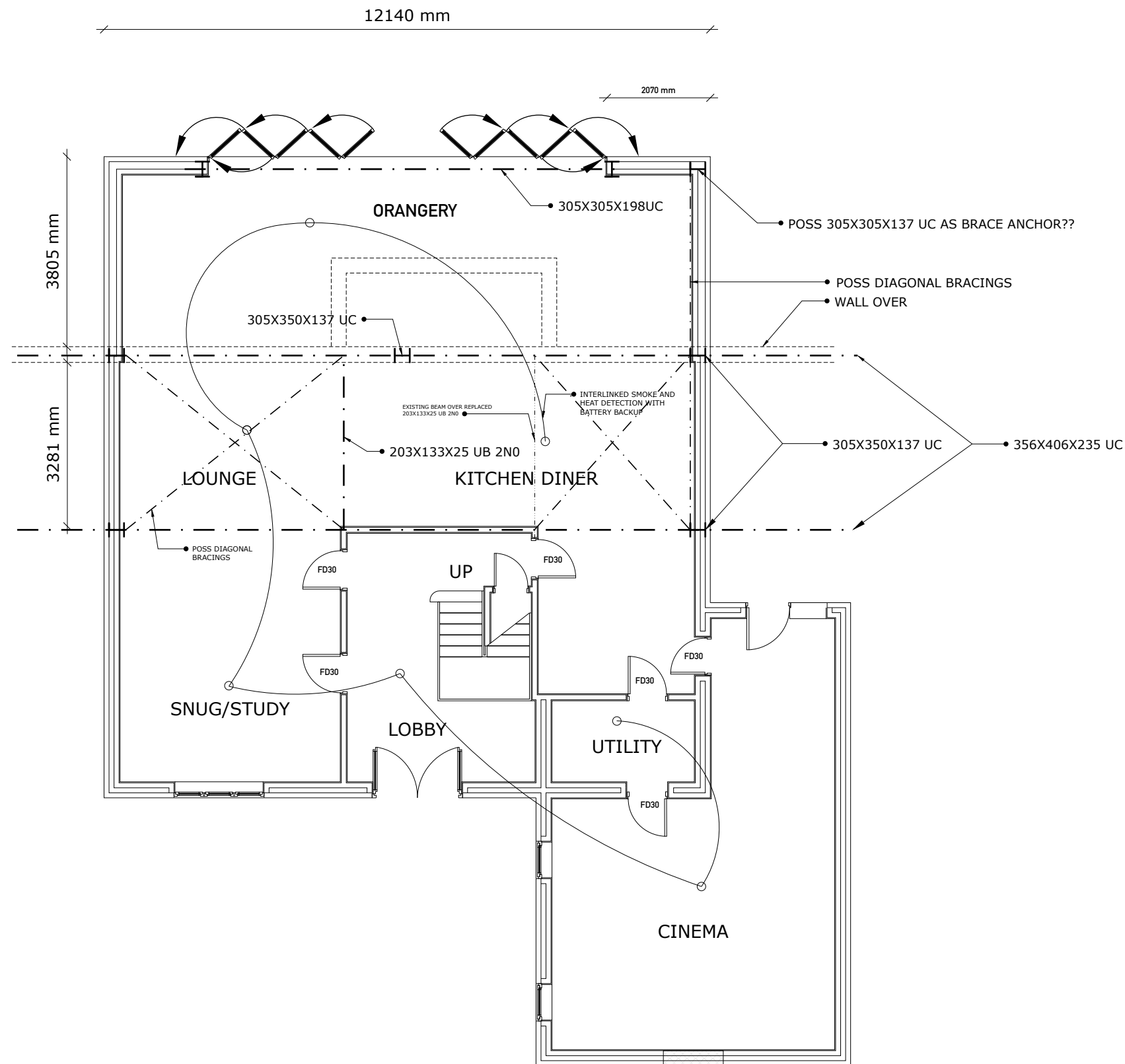
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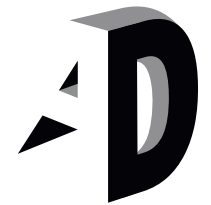
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RADCLIFFE, BURY.

PROJECT PROPOSED SINGLE STOREY REAR, 2 STOREY
SIDE & FRONT, 1ST FLOOR OVER EX GARAGE
& LOFT/DORMER CONVERSION EXTENSIONS

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**PROPOSED GROUND FLOOR
POSS STEEL ARRANGEMENT**



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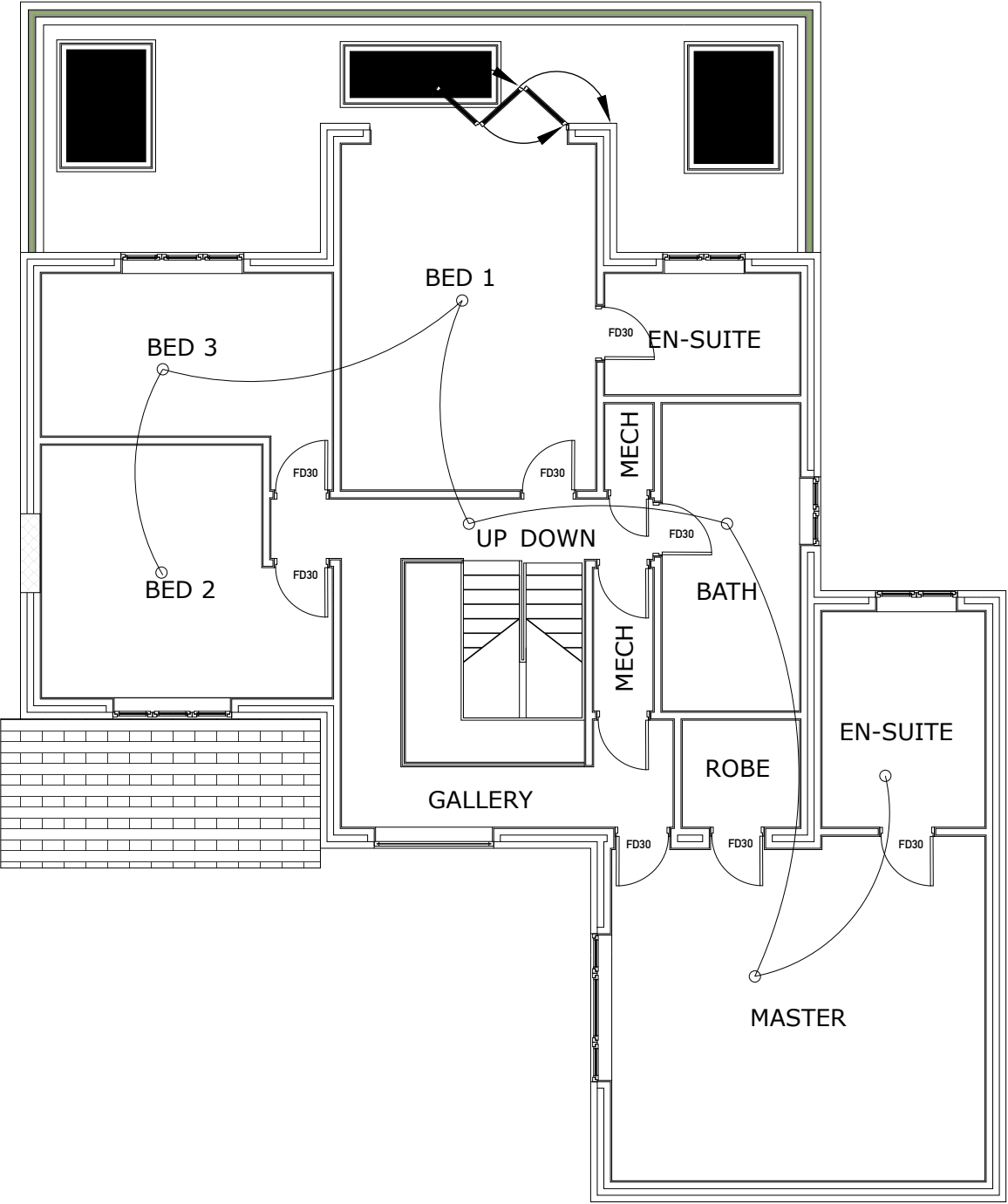
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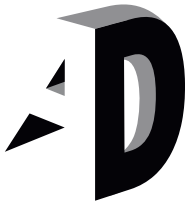
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FLOOR PLAN

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PROPOSED 1ST FLOOR



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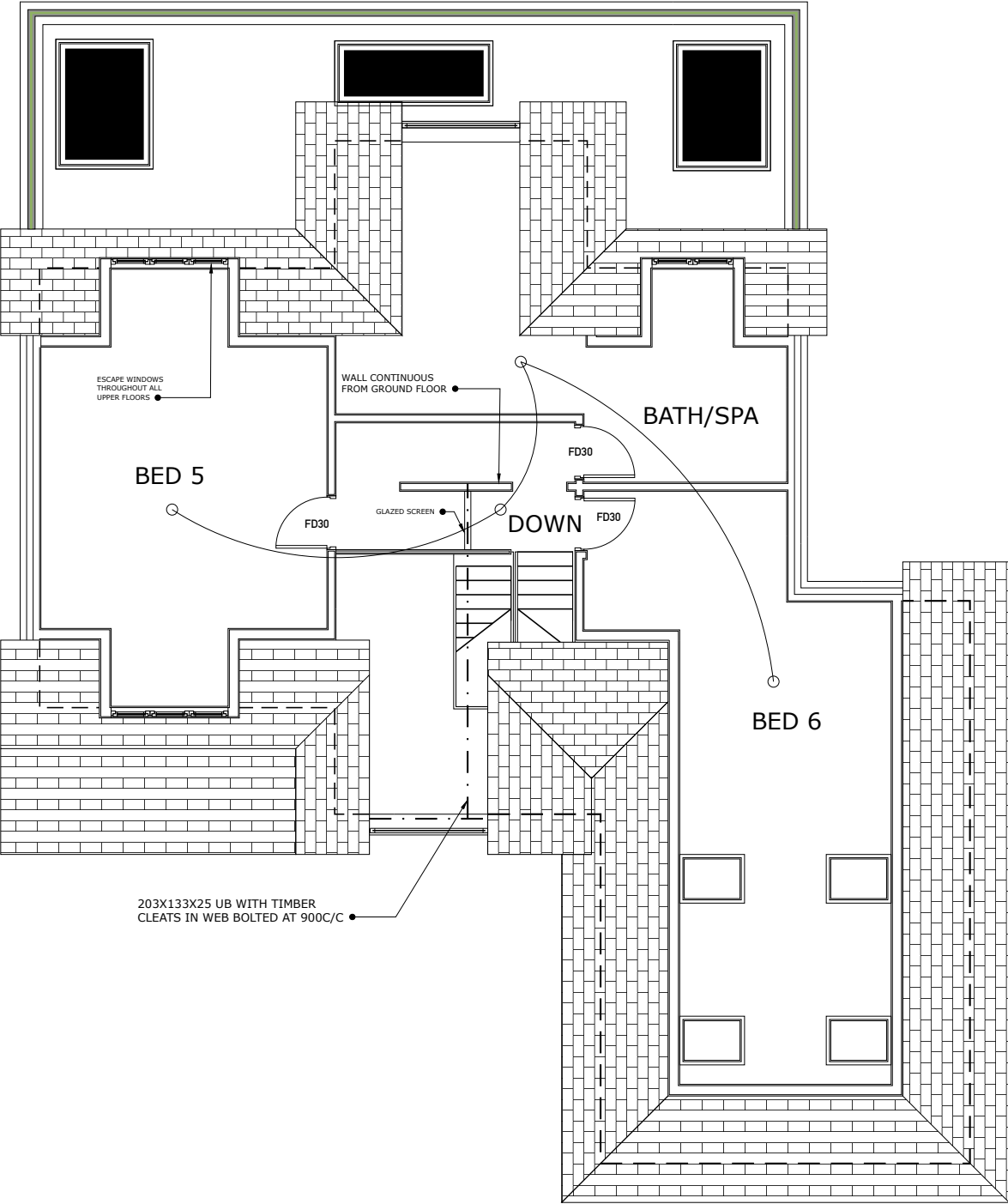
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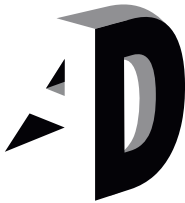
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PROPOSED 2ND FLOOR



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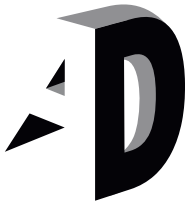
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PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



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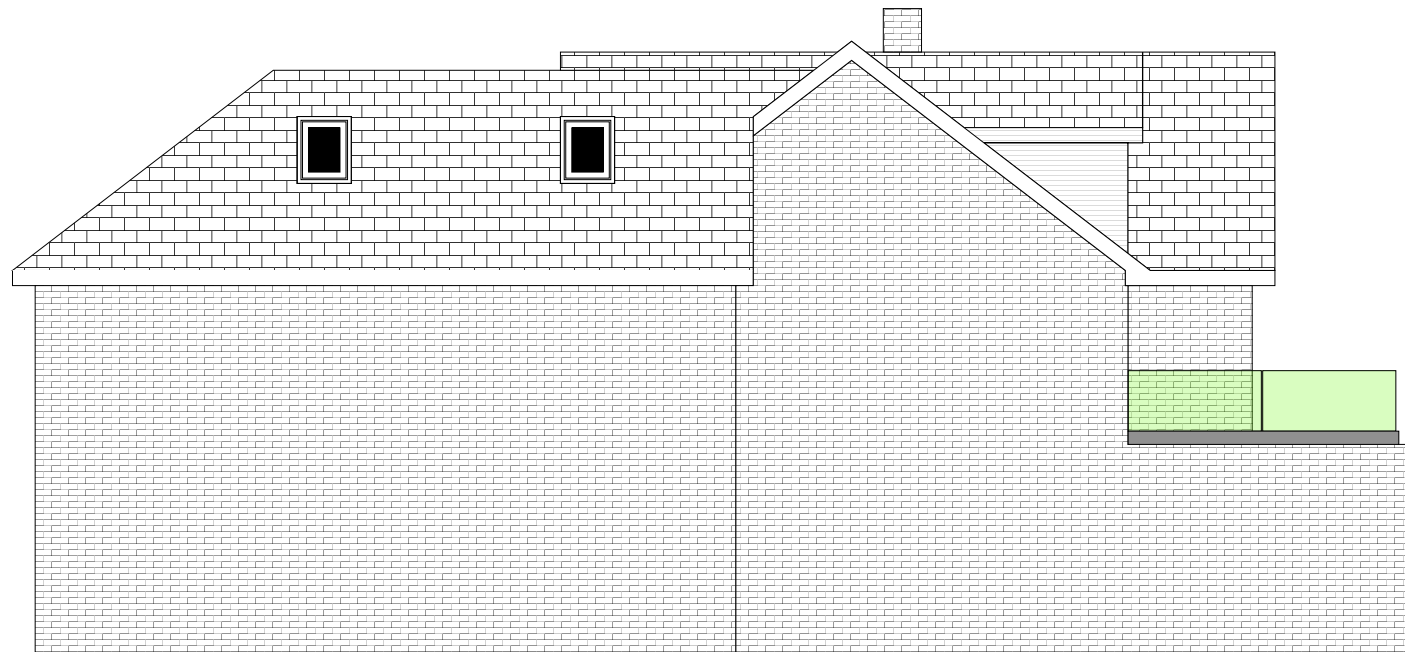
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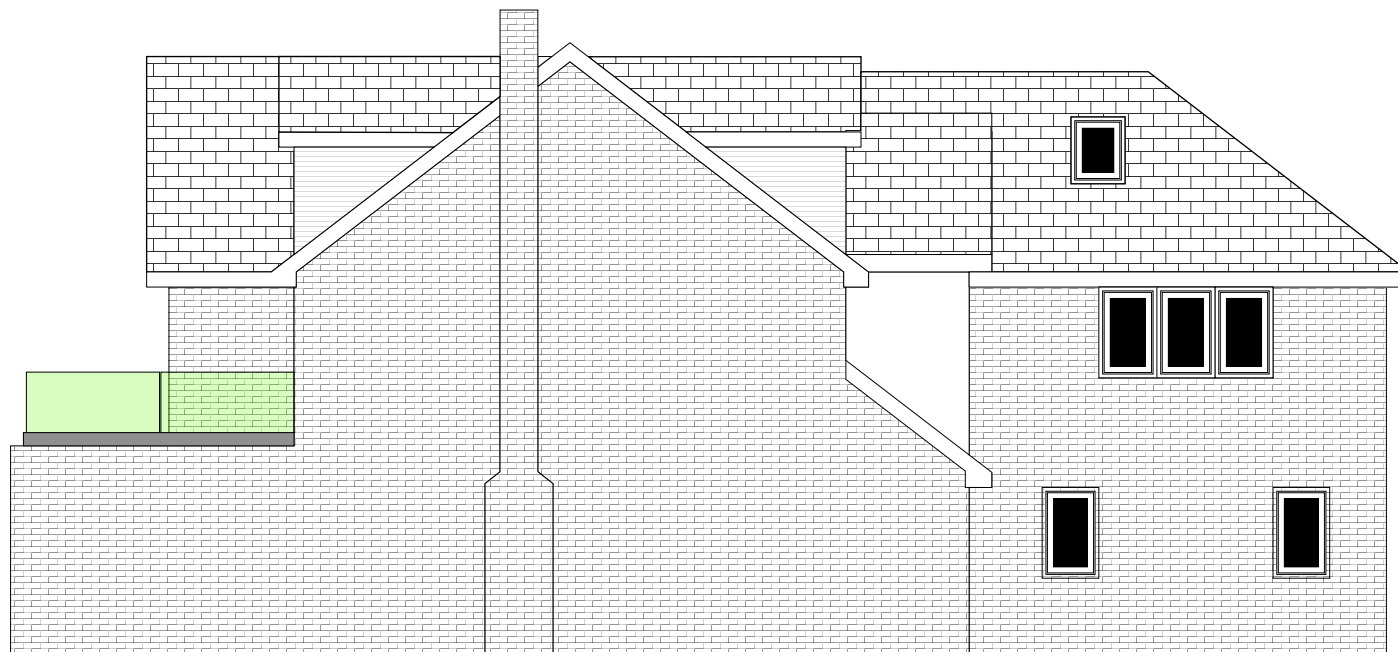
SCALE
PROPOSED GROUND
FLOOR PLAN

1:100 @A3

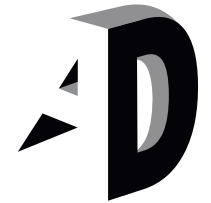
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PROPOSED NORTH WEST ELEVATION



PROPOSED SOUTH EAST ELEVATION



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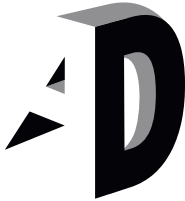
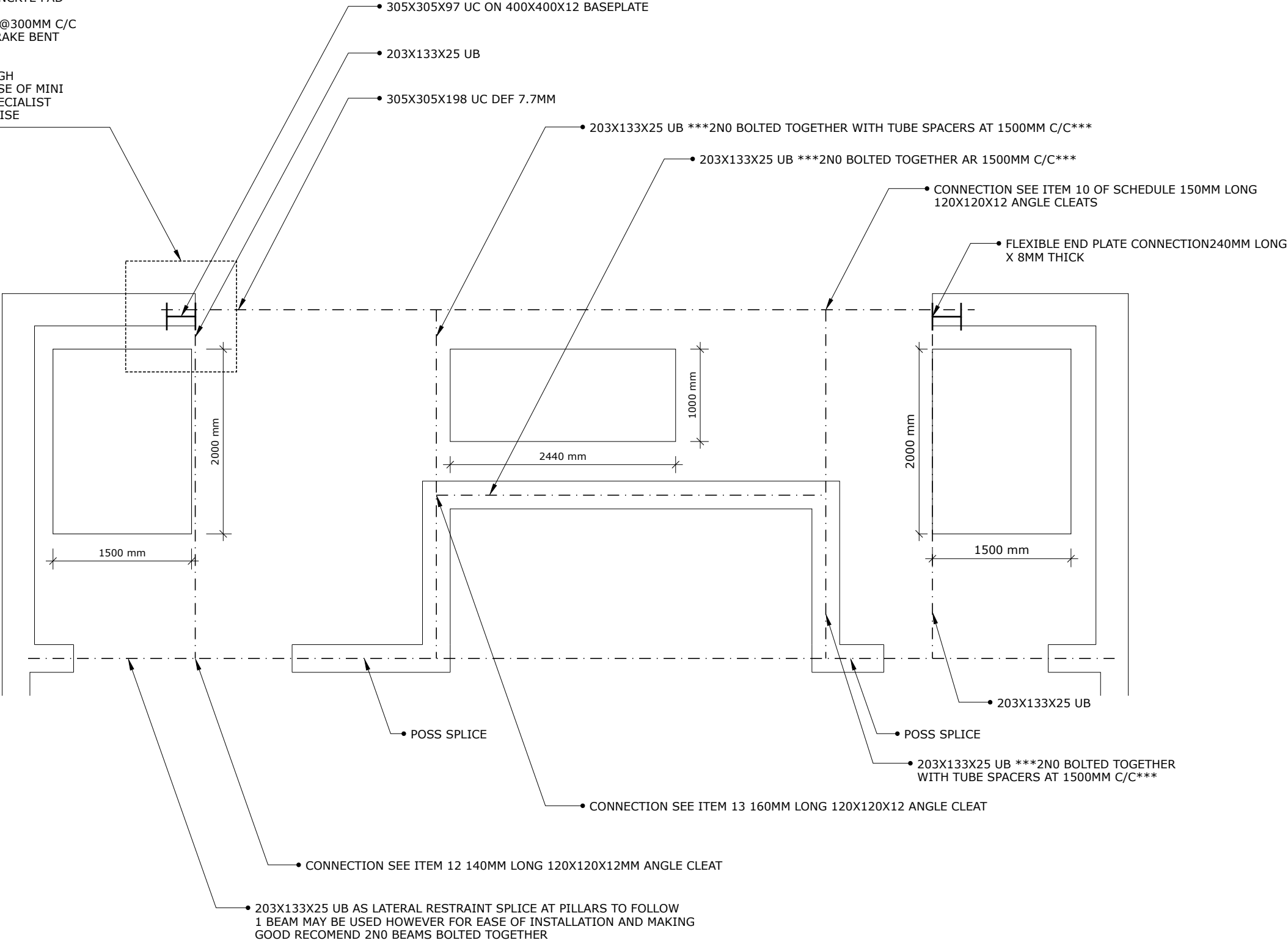
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1000X1000X300MM 25N/MM2 CONCRTE PAD
UNDER EXISTING FOUNDATIONS
WITH 7MM DIA REINFORCEMENT @300MM C/C
RECOMMEND USE A252 PRESS BRAKE BENT
& CRANKED TO FORM CAGE WITH
MIN 300MM OVERLAPS WELDED.
**** SITE DISTURBANCE THROUGH
EXCAVATION RECOMMEND THE USE OF MINI
PILES AND CAP 150MMDIA TO SPECIALIST
DESIGN AUGER BORED TO MINIMISE
DISTURBANCE***



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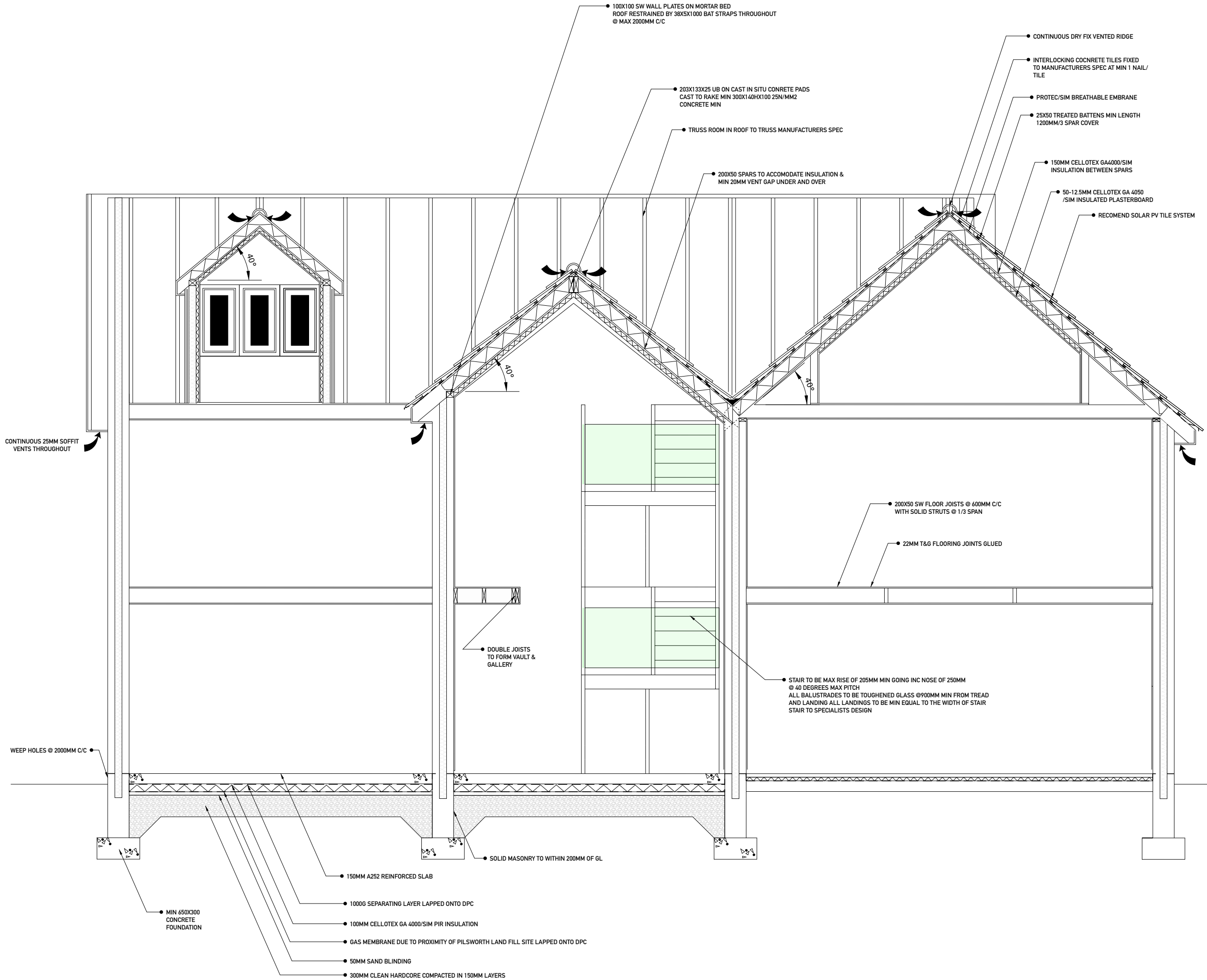
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SIDE & FRONT, 1ST FLOOR OVER EX GARAGE
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SCALE
PROPOSED GROUND
FLOOR PLAN

1:50 @A3

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ALL ELECTRICAL WORK MUST COMPLY WITH AND BE INSTALLED BY A PERSON COMPETENT TO DO SO OR PART OF A COMPETENT PERSON SCHEME
ALL LIGHTING MUST BE LED ENERGY SAVING
ALL WATER INSTALLATION MUST HAVE A MAX TEMP OF 38 DEGREES
WATER SAVING LOW OUTPUT TAPS MUST BE INCORPORATED
W.C'S MUST HAVE MAX FLUSH OF 3&5 LITRES
ALL WATER SERVICES INSTALLED TO WRAS CURRENT REGS
ALL GAS TO GAS SAFE REGS
RECOMMEND AIR SOURCE AND SOLAR SYSTEMS TO BE INCORPORATED

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PROJECT

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SIDE & FRONT, 1ST FLOOR OVER EX
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EXTENSIONS

SCALE

1:50 @A3

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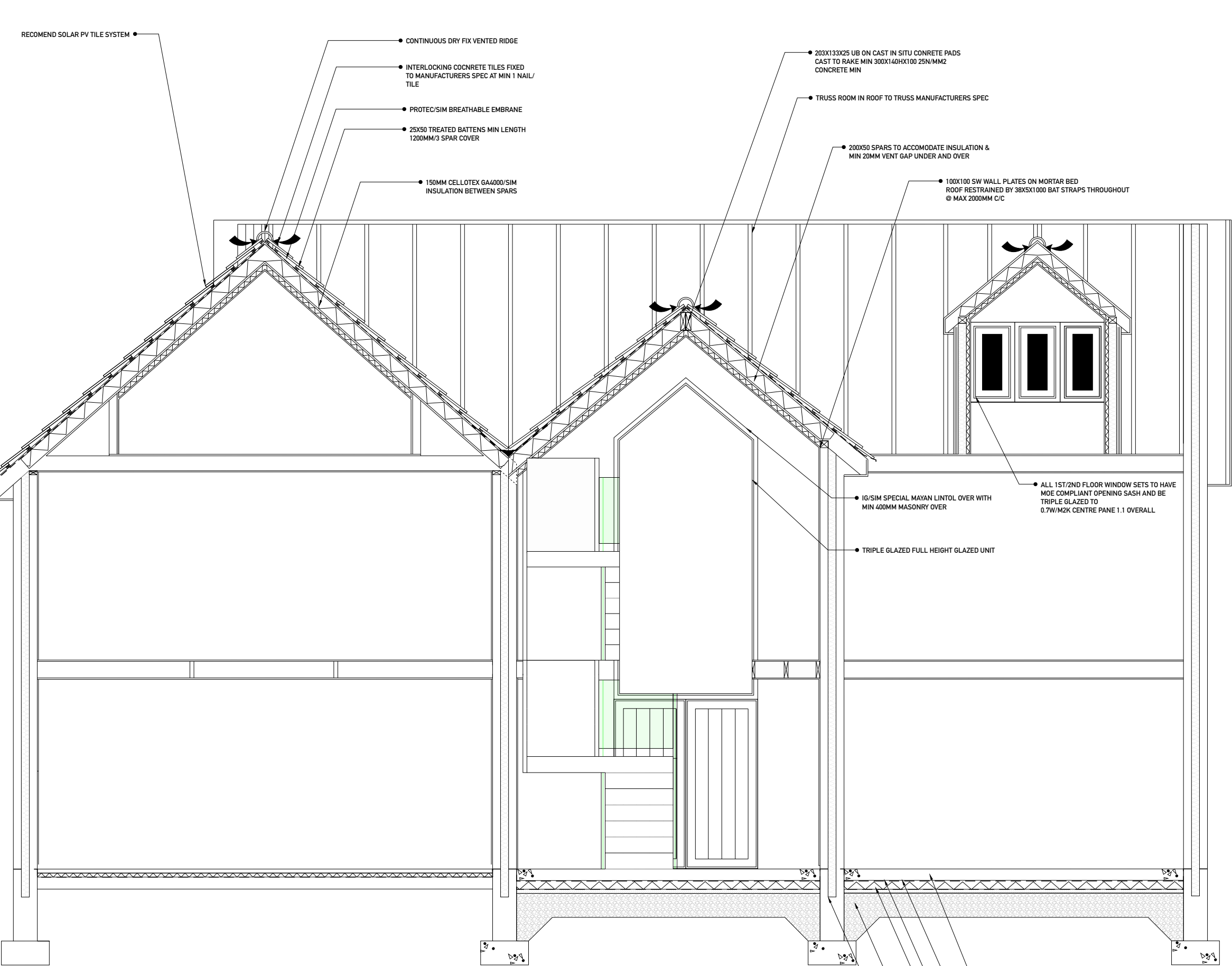
FOUNDATIONS:- TO BE 600MM WIDE AND MIN 300MM THICK SOLID CONCRETE TO ST4 25N/MM2 MINMUM THE INVERT OF WHICH TO BE AT THE SAME DEPTH AS THE EXISTING HOUSE FOUNDATIONS. IT IS RECOMMENDED THAT A MIN DEPTH OF 750MM BE ACHIEVED ALL FOUNDATIONS TO BE TO THE FULL SATISFACTION OF LABC INSPECTOR.

THE FOUNDATION WALLS TO COMPRISE OF 300MM THICK SOLID MASONRY TO WITHIN 200MM OF THE GROUND LEVEL WITH BRICK/ BLOCKWORK TO DPC LEVEL AND WEEPHOLES POSITIONED @ 2000MM MAX C/C BELOW DPC LEVEL.

FLOOR:- TO COMPRISE OF 150MM A MESH REINFORCED SOLID CONCRETE TO ST4 25N/ MM2 WITH THE MESH SUPPORTED ON 50MM BOBINS. ON 1000G SEPARATING LAYER OF POLYTHENE. ON 100MM CELLOTEX GA4000/SIM PIR INSULATION TO ACHIEVE 0.18W/M2K WITH ALL JOINTS TAPED WITH AN UPSTAND OF 150MM TO THE PERIMETER. 1200G**** VISQUEEN DPC LAPPED ONTO DPC. ON 50MM WELL COMPACTED Z2 SAND BLINDING ON 300MM MIN WELL COMPACTED CLEAN AND FREE FROM DETERIOUS MATTER MOT1 HARDCORE COMPACTED IN 150MM LAYERS.

****GAS MEMBRANE CHECK AND GROUND VENTING IT MAY BE A REQUIREMENT OF LABC THAT A GAS MEMBRANE BE FITTED WITH GROUND VENTING OF THE EXISTING PROPERTY LABC TO CONFIRM ON SITE****

WALLS:- ALL WALLS TO COMPRISE OF 100MM BLOCKWORK. 75MM CELLOTEX GA4000 & 25MM CLEAR CAVITY AS LOW EMISSIVITY LAYER & 100MM 7N THERMALITE BLOCK WITH BOTH LEAVES TIED TOGETHER WITH S/S TIES AT 750MM HORIZONTAL & 450MM VERTICAL SPACINGS WITH ADDITIONAL TIES AT OPENINGS AT 1 TIE PER BLOCK 225MM COURSE AND WHERE THE NEW WORK AND EXISTING ABUTE ***ALL ABUTTING MASONRY TO BE FULLY TOOTHED AND CAVITIES CONTINUOUS WITH THE EXISTING PROPERTY*** ALL OPENINGS WITH EXISTING LINTELS ALL LINTELS MUST BE CHECKED AND REPLACED BY 150X100MM PS CONCRETE LINTELS. WHERE NEW OPENINGS ARE FORMED 150X100MM LINTELS MUST BE INSTALLED TO COVER THE FULL THICKNESS OF THE WALL E.G A 450MM THICK WALL MUST HAVE 4 NO LINTELS INSTALLED. ALL NEW WORK AND OVER THE LARGE REAR OPENING CATNIC/ SIM XHD LINTELS MUST BE PROVIDED BXD100X4N0 OVER REAR DOOR OPENING AND CX100/100 OVER OPENINGS IN NEW WORK TO FRONT ELEVATION. ALL LINTELS TO THE OUTER FACES OF THE STRUCTURE MUST HAVE AN HDPC TRAY FORMED WITH WEEPHOLES @ 750MM MAX C/C PROVIDED.



WINDOWS AND DOORS:- TO BE UPVC/COMPOSITE ALUMINIUM TRIPLE GLAZED UNITS TO BS6262 WITH A TG UNIT OF 4-20-4-20-4 OF FLOAT GLASS OUTER. KRYPTON/ARGON FILLED CAVITIES. LOW E COATED TO THE INNER AND INTER PANE. ANY GLAZING BELOW 800MM FROM FFL/ADJACENT TO A DOOR MUST BE TOUGHENED GLASS. ALL HABITABLE 1ST FLOOR WINDOWS TO BE ESCAPE WINDOWS WITH A CLEAR ESCAPE SPACE OF 0.33M2/450X733MM MIN. LOCKS AND STAYS MAY BE PROVIDED HOWEVER STAYS MUST BE REMOVABLE. THE WINDOW CILL MUST BE WITHIN 800-1100MM FROM THE FFL. ALL WINDOW HARDWARE TO BE MOE COMPLIANT

ROOF LINE:- THE ROOFLINE TO COMPRISE OF UPVC FACIAS AND CONTINUOUSLY VENTED SOFFITS CLEAR VENTILATION FROM THE SOFFIT TO THE ROOF VOID MUST BE MAINTAINED. 110MM TWIN WALL GUTTERS TO BE PROVIDED SUPPORTED BY PROPRIETARY CLIPS AT MAX 750MM C/C TERMINATING INTO 78MM DOWNPIPES TERMINATING INTO THE EXISTING GULLIES. ***N.B*** NO ALTERATIONS REQUIRED FOR THE DRAINAGE PROVISION AT THIS TIME.

ELECTRICAL GAS WATER VENTILATION:- ALL ELECTRICAL WORK TO COMPLY WITH AND BE DESIGNED INSTALLED & COMMISSIONED BY A COMPETENT PERSON UNDER THE COMPETENT PERSON SCHEME TO PT P OF THE REGULATIONS.

ALL GAS INSTALLATIONS TO COMPLY FULLY WITH GAS SAFE REGS

ALL WATER INSTALLATIONS TO COMPLY WITH WRAS REGS FULLY AND PROVIDE WHOLESOME HOT AND COLD WATER WITH FLOW RESTRICTORS ALL OUTLETS AND TEMP RESTRICTORS TO HOT OUTLET SET AT 38 DEGREES MAX TEMP.

PASSIVE AND BACKGROUND VENTILATION TO BE PROVIDED BY 8000MM2 TRICKLE VENTS TO ALL WINDOWS AND MECHANICAL VENTILATION TO AL W.C/BATHROOMS/EN-SUITES OF 15L/SEC FOCUSED OR 30L/SEC IN ROOM VENTILATION.

INTERLINKED SMOKE AND HEAT PROTECTION TO BE INSTALLED THROUGHOUT WITH BATTERY BACKUP TO BS5839 GRADE D CATEGORY LD3 MINIMUM.



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WHERE ROOF LIGHTS ARE TO BE POSITIONED

ROOF SPARS MUST BE DOUBLED TO EACH SIDE OF THE WINDOW AND TOP/BOTTOM TRIMMERS. ROOF LIGHTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION USING PROPRIETARY FLASHING KITS

ROOF:- THE ROOF CONSTRUCTION TO COMPRISE OF 200X50SWC16 RAFTERS TO MANUFACTURERS SPEC ON 100X50SW WALLPLATE ON MORTAR BEDDING WITH ALL JOINS HALF LAPPED THE WALL PLATE WILL BE HELD BY 5X38X1000MM CRANKED BAT/LAT STRAPS AT MAX 2000MM C/C

***ALL CORNERS AND ABUTMENTS TO HAVE STRAPS TO EACH MASONRY WALL/LEG. BELOW THE RAFTERS WILL BE 1000G SEPARATING LAYER AS VCL WITH 12.5MM PLASTERBOARD AND SKIM ALL JOINTS TAPED. INSULATION TO BE PROVIDED TO ACHIEVE 0.14W/M2K 100MM CELLOTEX GA4000 BETWEEN AND OVER THE TOP CHORD/150MM BETWEEN AND 50MM CELLOTEX GA4000 UNDER THE RAFTER AS WARM ROOF. ALL ROOF WINDOWS TO BE VELUX/SIM DG IN TIMBER WITH PROPRIETARY FLASHING KITS INSTALLED.

ROOF COVERING:- THE ROOF COVERING TO COMPRISE OF PROTEC/SIM BREATHABLE MEMBRANE WITH 100MM HEAD AND 200MM SIDE LAPS FIXED WITH 10MM GALV STAPLES @ 400MM C/C OVER THE SPARS/TOP CHORD. WITH 25X50MM SW TANILISED BATTENS LAID TO THE CORRECT TILE GAUGE WITH A MIN LENGTH OF 1200MM OR 3 SPAR SPAN WHICHEVER IS THE GREATER. FIXED BY 70MM 6.5G GALVANISED NAILS AT 2 PER SPAR ALL JOINTS TO BE MITRED. WITH BLUE SLATE OVER FIXED AT 2 NAILS PER SLAT ON EACH COURSE THE RIDGE TO COMPRISE OF KLOBER/SIM VENTED DRY FIX RIDGE SYSTEM WITH MARLEY MODERN/SIM RIDGE TILES.

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RADCLIFFE, BURY.

PROJECT

PROPOSED SINGLE STOREY REAR, 2

STOREY

SIDE & FRONT, 1ST FLOOR OVER EX

GARAGE

& LOFT/DORMER CONVERSION

EXTENSIONS

SCALE

1:50 @A3

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