

DEAD END TO MONTESE AVE

EXISTING DETACHED DOMESTIC GARAGE TO BE REBUILT WITH CURTAIN OF L.P.13

1/13

DEAD

16000

EXISTING SINGLE STOREY DETACHED GARAGE OF L.P.11 DISTRICT OF 2.4m PLAN DEAD END BANNING APP 02/39449.

2190

1100 RECESS.

4000

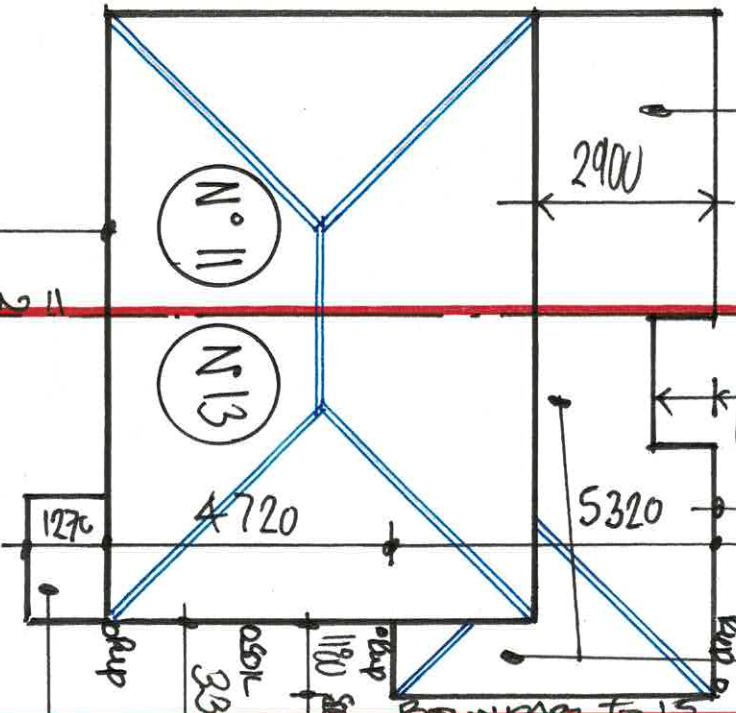
DEAD

EXISTING SINGLE STOREY C. FLOOR EXTENSION TO SIDE/REAR OF SEMI-DET. DUELINE

EXISTING EXTENSION TO REAR/SIDE OF L.P.13

A UNSETBACK AT AN ANGLE OF 45° FROM KITCHEN C. FLOOR OF L.P.15 WILL NOT BE 15 NOT, IMPROVED BY EXTENSION TO 13

4500



DRIVE FRONT

FRONT PORCHY EXTENSION TO L.P.13 AS APPEARED PLANNING APP. N°92/27415

1:125 EXISTING 'SITE-BLOCK' PLAN



1:1250 'SITE' LOCATION PLAN

• ADDRESS :-

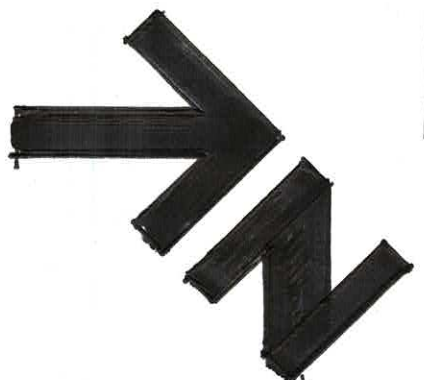
N°13 Southfield Road,

Holcombe Brook

Ramsbottom. Bury.

LANCS BLO-9 ST

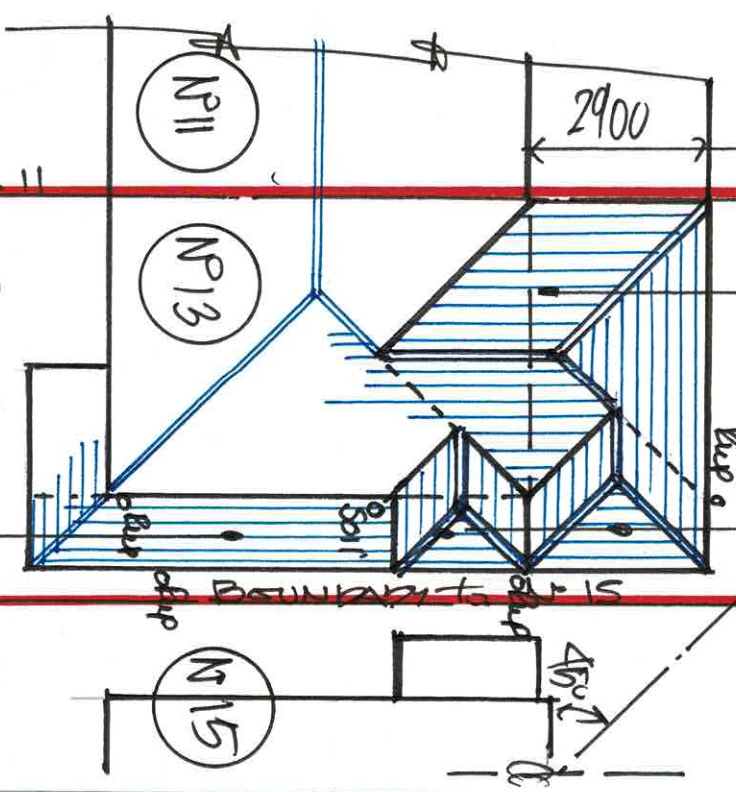
March-2024



DECN°1

PROPOSED 1ST FLOOR UPGRADER BEDROOM/STAIN OVER AREA ABOVE EXISTING SPACE STOREY & FLOOR COUPANT

6188 3/4



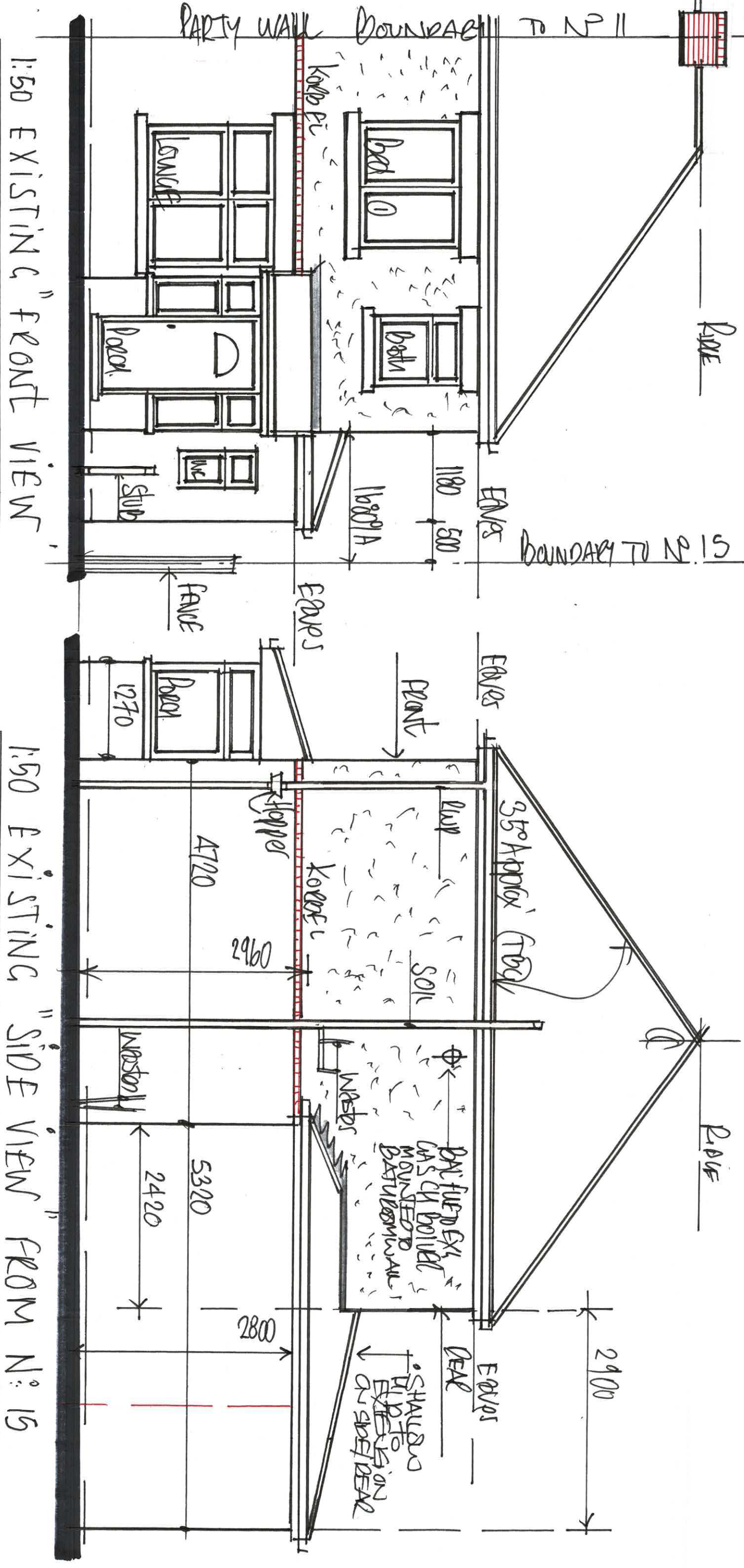
PROPOSED SINGLE STOREY C. FLOOR UPGRADER UTILITY STN ON SIDE/FRONT.

DRIVE - FRONT

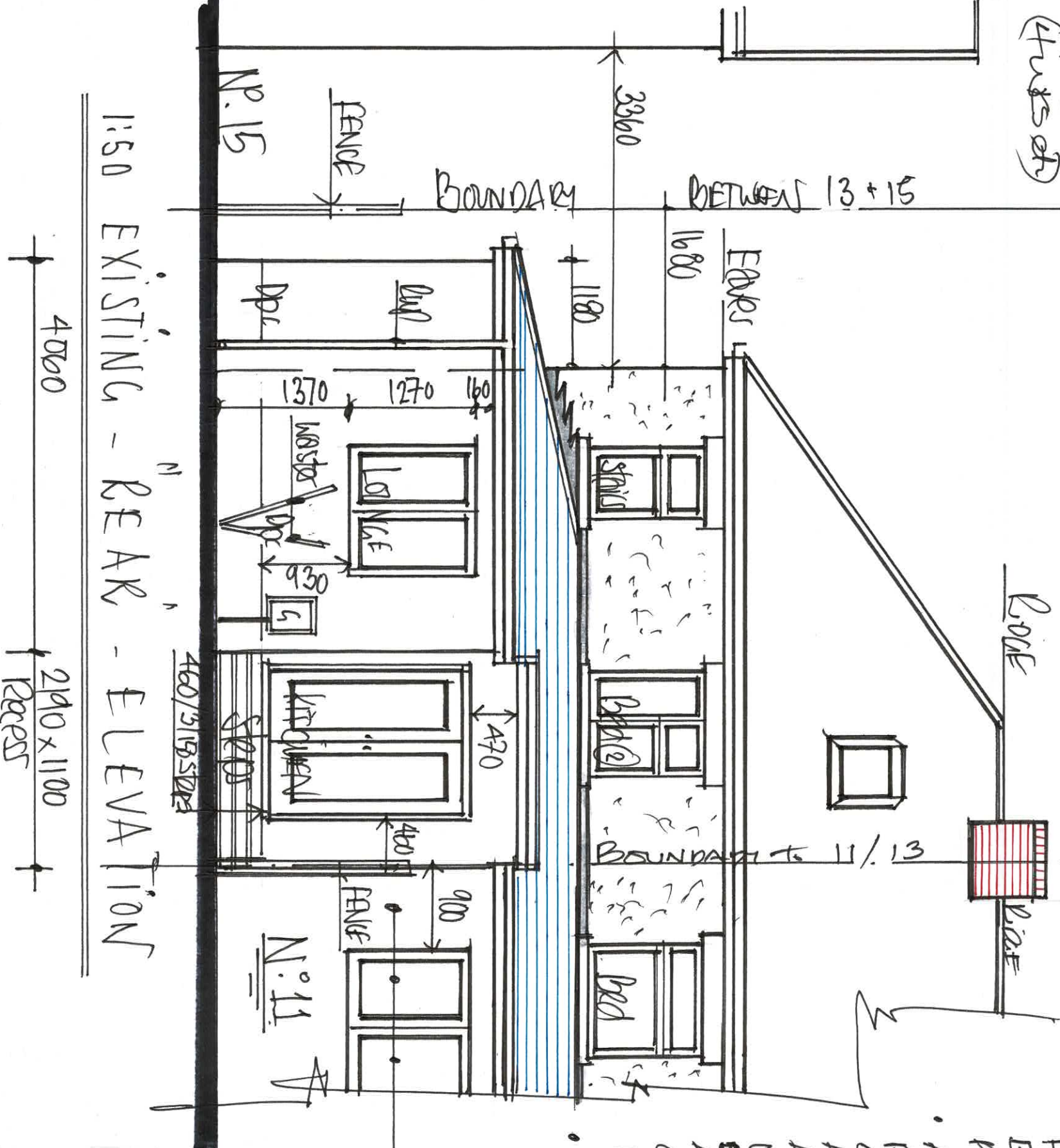
1:125 PROPOSED 'SITE' BLOCK PLAN

EXISTING MATERIALS

- NATURAL BONE / CEMENT ROOF SLATE TO ORIGINAL HIPPED, PITCHED ROOFLINE, CONCRETE INTERSECTION, PREFURED ROOF TILES TO EXTENSION/IN FRONT PORCH. SIDE / REAR EXTENSIONS, UPON BACK RAISED 4000S ONTO RYUJOO FACIAS BOARDS
- REAR DASH TO TOP HALF FROM BRICK ROOF TO SOFFIT EAVES, STICK SMOOTHED OVER, FACE BRICK FOR OPPOSITE BRICK ROOF IN STRETCHED BOND, 1:3 IS NATURAL MORTAR, STONE SLIPS, UNITS, HEADS PAINTED BACK
- ONE WHITE PREFURD KAMES, CEMENTS AND SECTIONS FITTED WITH SEVEN DOUBLE CURVED UNITS
- THROTTLE CLAY - ANGLE SECTION UP / RISE THE UNITS BEHIND 1:3 IS NATURAL MORTAR
- EXACT OFFER OF ORIGINAL STATE ROOF TO BE ESTABLISHED ON SITE BY CONTRACTORS BEFORE COMMENCING WORKS
- OTHER STAIRS & 3500 APPROX AND NEEDS TO BE CONFIRMED (TBS) ON SITE OR



• PARTIAL WAS NOTICE: Applicants attention drawn to their REQUIREMENTS AND DATES CONTAINED WITHIN THE "PARTIAL WAS ETC. ACT 1997" AND THE COBINATION TO SEVERAL PARTIAL WAS NOTICES TO NO 15 DUE TO EXCAVATIONS IN CLOSE PROXIMITY TO THEIR HOUSE TO BE < 3M AND PARTIAL - STRUCTURES NOTICE TO NO 11 - (REFER TO AT ADVISE - INFORMATION SHEETS) - PRIOR TO COMMENCEMENT OF WORKS (THURS 08)



GENERAL NOTES

• THESE PLANS, DETAILS AND DRAWINGS HAVE BEEN PREPARED, DRAWN AND PREPARED FOR THE ABOVE PURPOSES OF APPLICANTS TO BUILD CONCRETE FOUNDING & BUILDING CONTRA OFFICES IN ORDER TO OBTAIN THE NECESSARY NECESSARY HOUSEHOLD PLANNING CONSENTS, APPLICANTS AND BUILDING REQUIREMENTS FOR PLANS / PLAN CULCULING PERMISSIONS & CONSENTS ... ONLY!

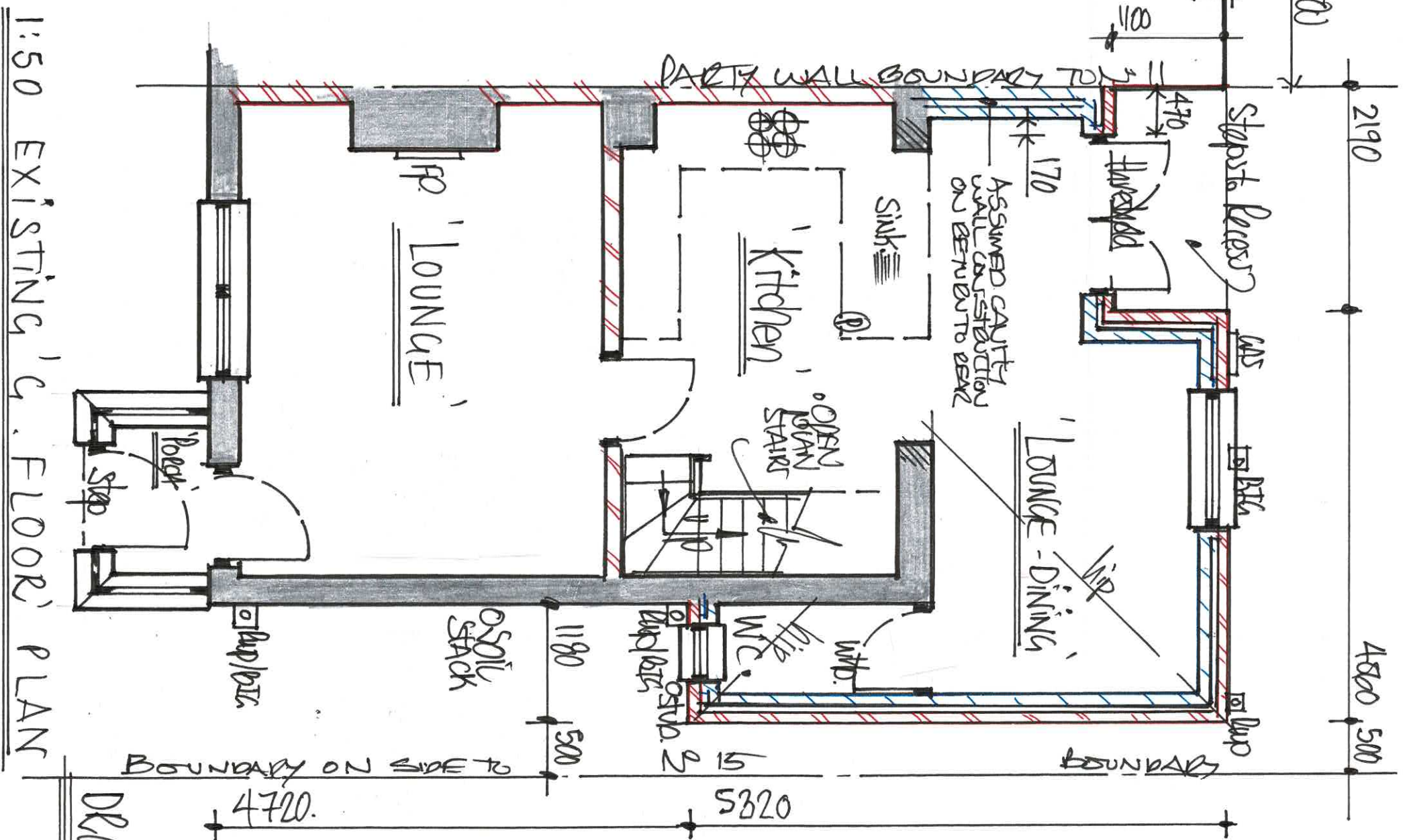
• AS ADVISED BY APPLICANTS, THEY OWN THEIR PROPERTY ON A LEASE-HOLD - THEREFORE NO USE OF A 'LEASEHOLD' ONE ... SO SUBSEQUENTLY OVER AND ABOVE OBTAINING LOCAL AUTHORITY CONSENTS AND APPROBATS AS ADVISED IN PARAGRAPH ABOVE, LANDLORDS CONSENTS / APPROBATS MAY BE ALSO BE OBTAINED NECESSARY FROM RESPECTIVE LANDLORDS AND NO DUBIT WILL INCURE ADDITIONAL FEES AND COSTS ETC. ... APPLICANTS TO MAKE AN RELEVANT ENQUIRIES ETC

• AN APPLICATION FOR A REQUEST FOR "ONE APPLICATION" ADVISE WAS MADE IN OCT 2023 APP NO 029041E AND CONSIDERED / DEALT WITH BY 'A. UHUNWACHIO' WHO CONSIDERED THAT IT WOULD BE WORTH SUBMITTING A FORMAL HOUSEHOLD PLANNING APPLICATION ETC. ...

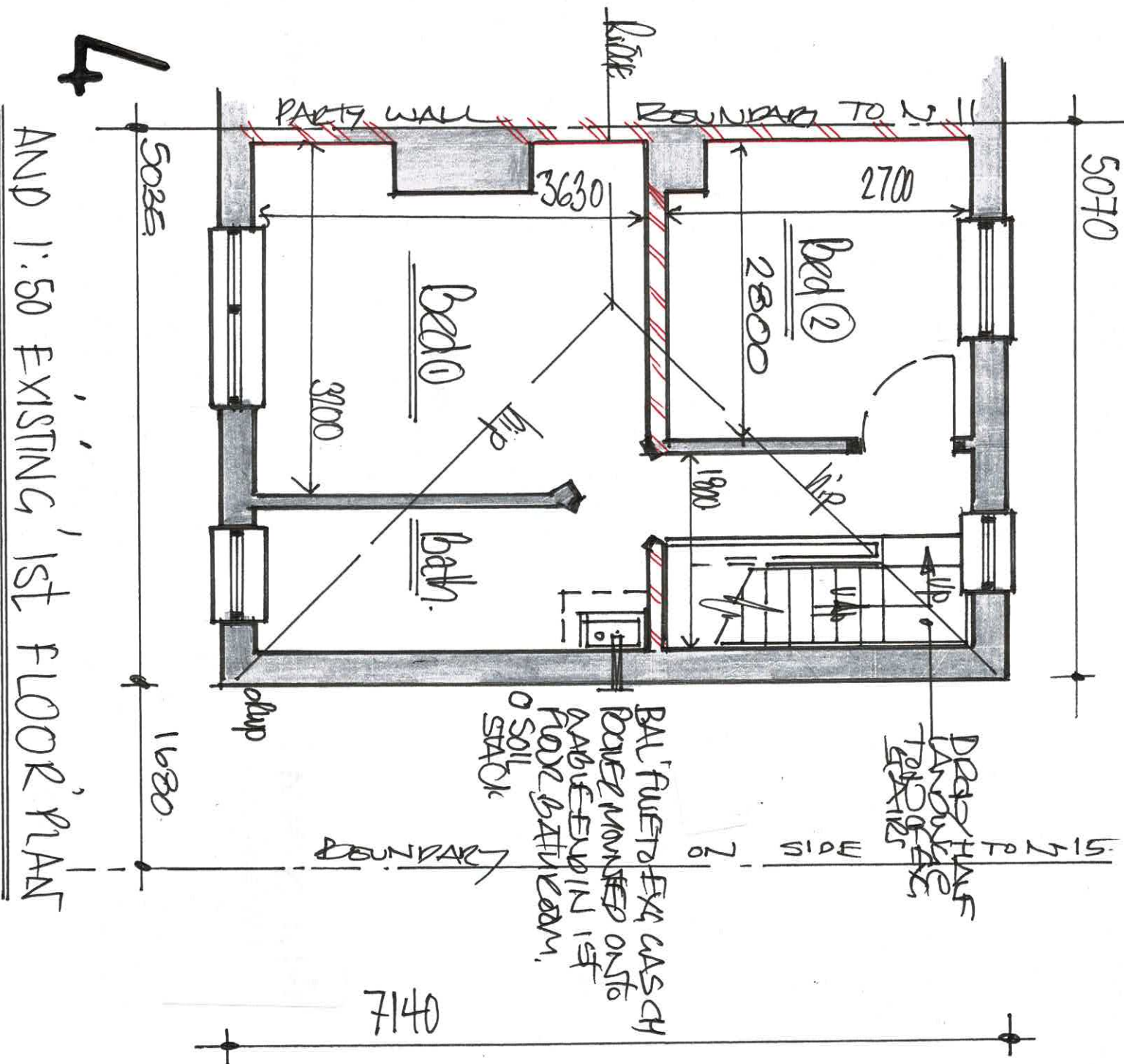
• AN EXISTING SINGLE STOREY, GROUND FLOOR HOUSE EXTENSION EXISTS TO THE REAR OF NO 11 SITUATED ROAD BUILT circa 2002. FURNISHING & RESTRUCTURE OF HOUSEHOLD PLANNING APP NO 02/39449 BUILT AT A DISTANCE FROM THE REAR OF NO 11 & 13 AND RESULTS OUT SOME 2.9M FROM REAR ELEVATION OF ORIGINAL PROPERTY.

D R G N°:

3A

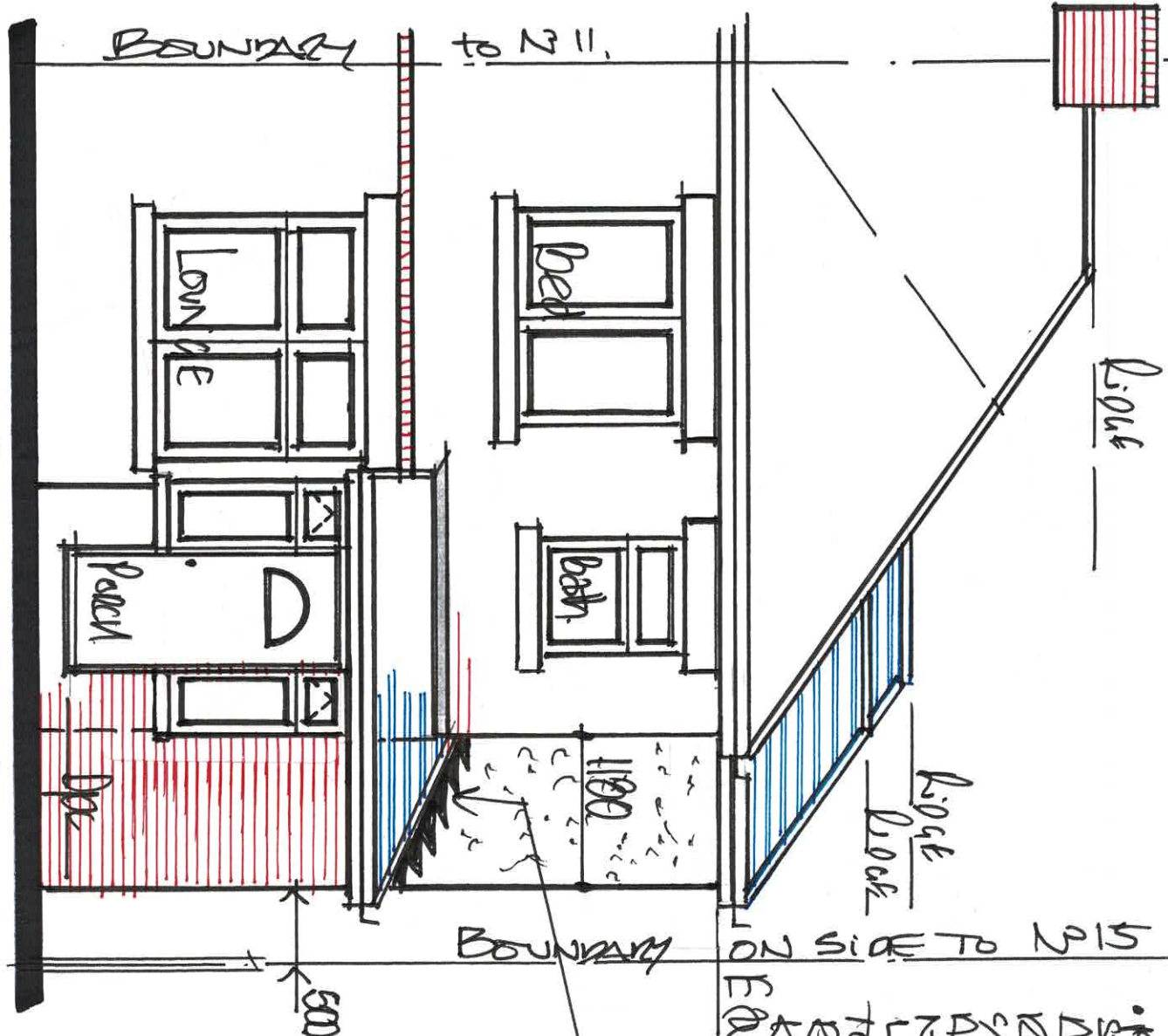


'SITE DRAINAGE' :- AGE OF PROPERTY AND PRECAUTIONS MADE TIME OF SURVEY WOULD SUGGEST THAT A COMBINED SYSTEM OF FU/SUO SITE PARANU DRAINAGE EXISTS ON SITE AND PRIOR TO ANY WORKS COMMENCING ON SITE, CONTRACTORS ARE TO UDATE E.G. BRANDED DRAINIS, GUILIES, DOWNSPOUT / RAINWATER PIPES, SOIL STACKS, WASTE etc. IN ORDER TO ASCERTAIN THE EXACT POSITION, DIRECTION, DEPTH AND INLET VENTS OF EGS DRAINAGE AND ADVANCE TO UPGRADE, EXTEND AND MODIFY SITE DRAINAGE TO SUIT PROPOSED WORKS AND REQUIREMENTS. ENSURE ALL SITE DRAINAGE IS COVERED OUT TO THE FULL SATISFACTION AND APPROVAL OF LARBO & BULR COUNCIL BUILDING CONTROL etc....



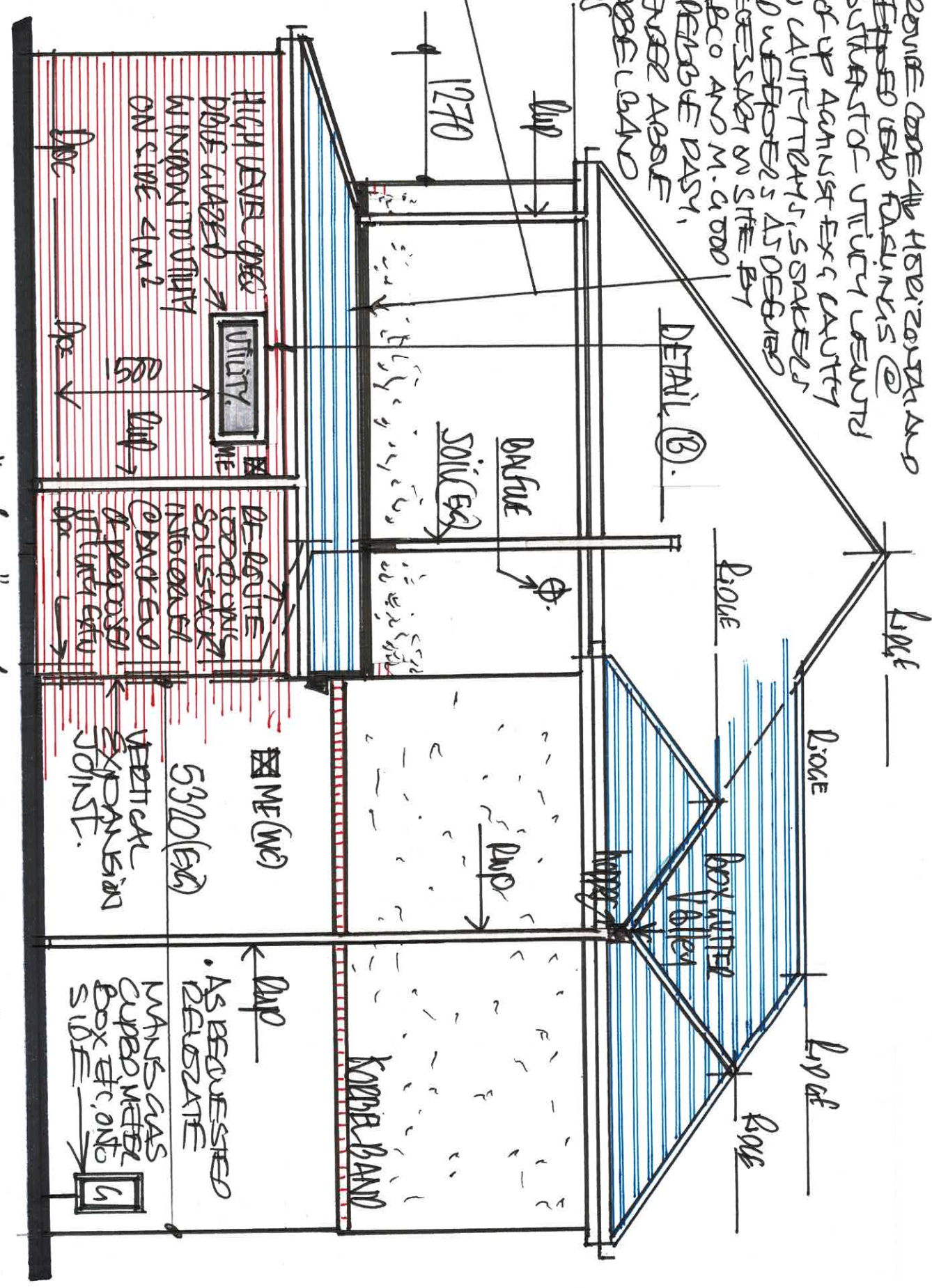
• Utility window:- AS B. BEES DO NOT HAVE AREA OF CLASS AS AN UNPROTECTED AREA (UPA) WITHIN 1M OF BOUNDARY TO NOT SHOW NOT EXCEED 1M² IN AREA... AS EXTRACTION FAN NOTES, WINDOWS SHOULD NOT BE AN OBSTACLE - NATURAL DRAINAGE ONLY AND FOR BATHROOMS - PULLS VENTILATION FRESH AIR IF AN OPERATOR PROVIDED TO NEARBY FOR THE EXTRACTOR FAN TO HAVE AN OVER-RUN ... ETC.

EXTRACTION FAN(S) (ME)
AS B. BEES DO NOT PROVIDE A MECHANICAL EXTRACTION FAN (ME) TO G.F. UTILITY AREA TO RUN NO LESS THAN 30 L/SEC - USING A 15" AREA OF TOPS 512 TYPE LOW VOLTAGE EXTRACTION FAN TO DUCT - VENT OUTSIDE. EXTRACTION WILL RUN WITHIN WALL OUT, GIVE, MECHANICAL CREASE AND BRIDGE - SHOULD AREA NOT HAVE A WINDOW OPENING FOR BATHROOM FRESH AIR AS DO NOT HAVE NATURAL EXTRACTION THEN NEW FAN TO BE FITTED WITH A 15 MIN - 1/4 HOUR OVER-RUN...



1:50 PROPOSED "FRONT" VIEW.

EXPANSION JOINT. ∴ AS BEST PRACTICE DUE TO EXTRACTION WINDOW SIDE 7 9M LONG, DECOMPOSE VERTICAL EXPANSION JOINT LOCATED AS SHOWN BETWEEN PROPOSED SINKS STORES AND 1ST FLOOR UP/OVER ABOVE-EXISTING EXTN.



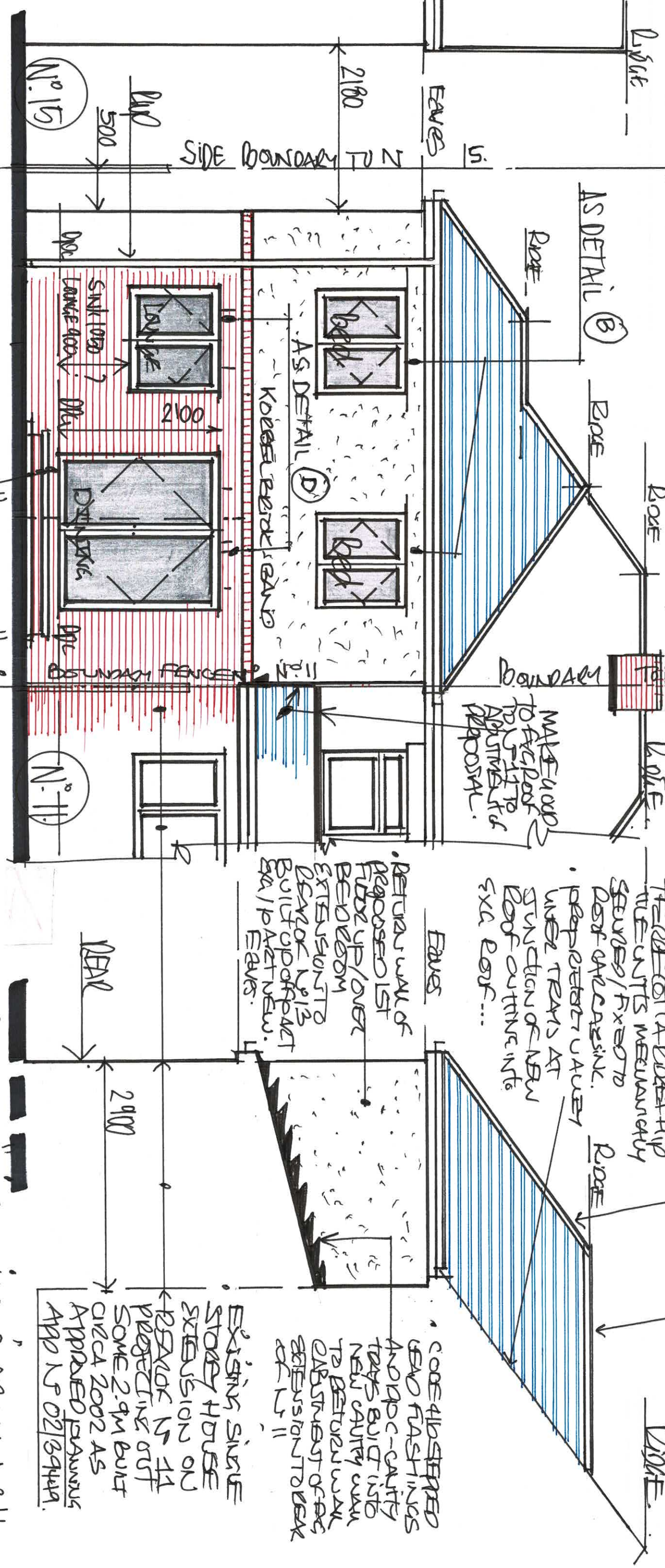
1:50 PROPOSED "SIDE" VIEW FROM N° 15.

• AS PROPOSED UTILITY. SEE G.F. WE ALSO REQUESTED EXTRA MECHANICAL EXTRACTION AS DESIRED RUN NO LESS THAN 60 L/SEC AND AN OVER-RUN OF 1/4 HOUR DUE TO BEING WINDOWS...

NEW DOOR/WINDOW FRAMES, ASSEMBLYS AND QUEZINE, 70mm UPVC PORCHES, SET FOR BEHAN FRAMES, ASSEMBLYS AND SECTIONS FITTED WITH DOUBLE GLAZED, SEALED UNITS 914x200mm IN 200x4mm PANES, SOFT LEAF COATED, 20mm ALCON WAS SEALED VACUUM/VAULTER BISTROEN PAVES TO ABOVE 4 MAX 1.4' U/VAVE AS DET LITONE 22 AND WHITE RTL COLOUR COATED OR SA... TO MATCH EXISTING.

ALL FRAMES TO INCORPORATE TRIPLE GLAZES @ MIN ROOMS TO PROVIDE SECURE BACKGROUNDS AND VENTILATION AS DET F TABLE 1.7. DOOR/WINDOW FRAMES FOR RAPID-NATURAL-PURGE VENTILATION RE FLOOR ARE AS DET F BISTROEN UNIT IN OPENSING, SET TO MIN 1/20th of ROOMS FLOOR AREA AND AS BEST PRACTICE SIDE OPENING SEC' MEANS OF ESCAPE FRAMES AS DET B1 PARA 2.8(a) @ MIN 450 WIDE x 750 HIGH = 0.33m² IN OPENING AREA AND A FLOOR TO SIDE DETAIL OF MAX 1100mm (Ave 900)

• ALL GLAZING, DEEMED TO BE IN CERTAIN LOCATIONS AS DEFINED IN DEC LCB. DTS 2013 TO BE TOLERANCES/SAFETY GUESTS TO BS 6220 IN PATIO/REAR DOORS AND FRONTPORCH.



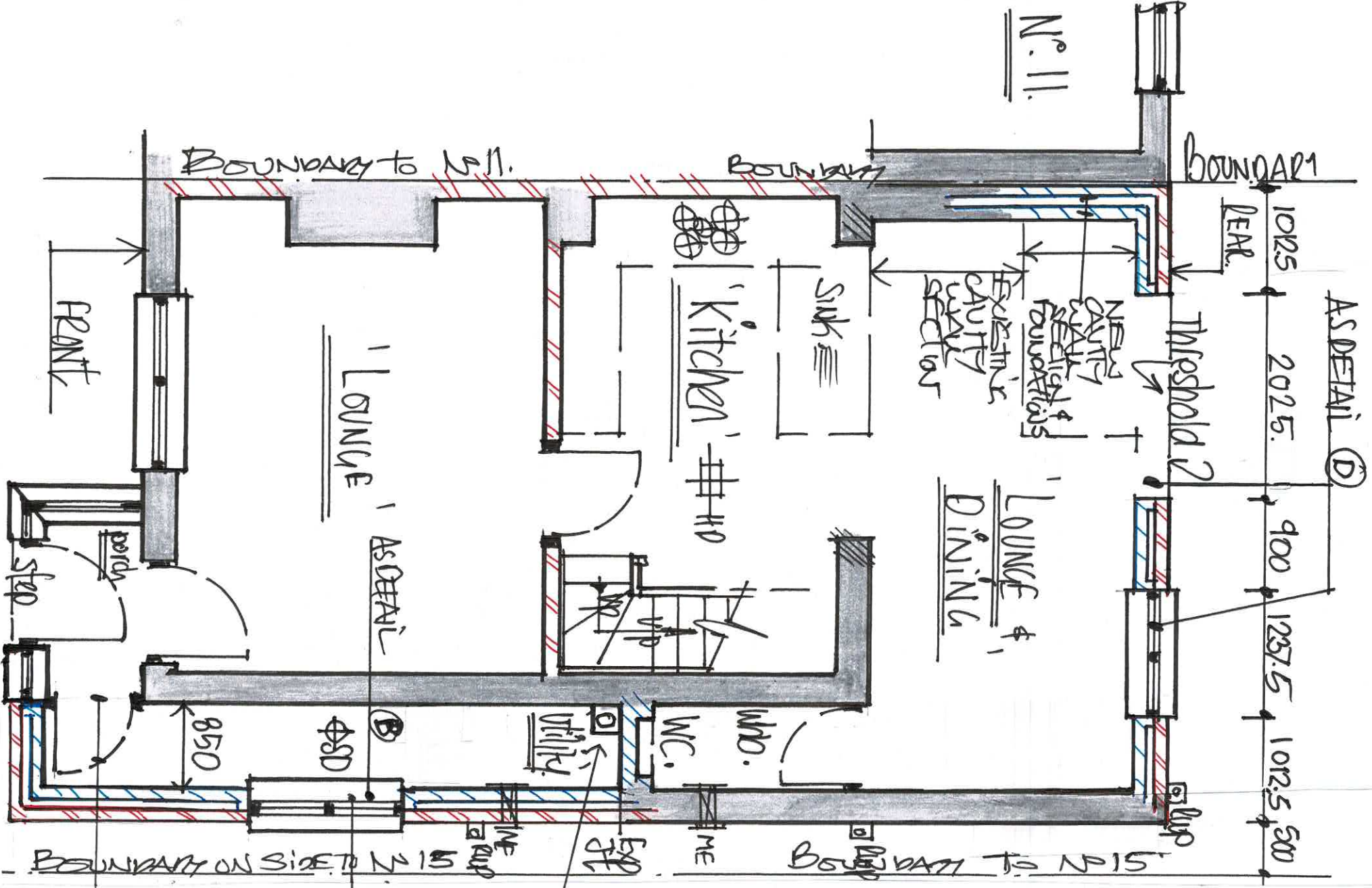
1:50 PROPOSED "REAR" VIEW.

AND PROPOSED "SIDE VIEW" FROM N° 11.

• REAR SIDE MAINS AS CAPESAD BOX ON REAR ELEVATIONS TO SUIT PROPOSED WINDOWS AND ATTENUATIONS FROM REAR ELEVATIONS... ON THE SIDE ELEVATION AS DRAWING SA

• CONSTRUCT SERIES OF STEPS TO SUIT USERS UP FROM REAR CAVES TO C.A. FLOOR WITH RISERS @ MAX 150, TRAVERS @ MIN 300mm

1:50 PROPOSED G.F. PLAN



EXTERNAL Cavity wall construction :-

CONSTRUCTED TO ESTABLISH WIDTH OF EXISTING CAVITY - CAVITY CONSTRUCTION AND TO MATCH WITH ROOM WIDTH EQUIVALENT - ADAPTED CONCRETE BUTTERED INNER SKIN TOP OF CEILING/CONCRETE SA FOR FINISHING 52.5mm KINGSPAN OR 'KNAUF' INSULATED DRY-LINE, PASTERBOARD FOR PASTER DET-DAB ADHESIVE BONDING TO FACE OF BRICK AS DETAILS WITH A 102mm BUTEL SKIN MATCHING STICK SMOOTH ON REAR FACE BRICKS OF DPC TO BOTTOM HALF OF WALL UP TO A MATCHING KORBEL - JUNCTION BRICK BAND AND CASTING UP TO BATES/WALLPAPER LEVELS IN ROOM - IN DRY USE CONCRETE BUTTERED SUITABLE SECTION FOR EXTERNAL BRICK FINISHING.

• MATCHING CAVITY WITH FURD WITH 'KORBEL' - DRY LINE SA FOR FURD CAVITY WITH INSULATION FROM DPC TO BATES SO THAT ADHESIVE MATCHES CAN BE MATCHED WITH 'KORBEL', INSULATED TO ADHESIVE A MAX 0.18' U VALUE AS DCL TUNE 22 - WITH CAVITIES CLOSED TO SILLS/REVERS USING INSULATED DPC - TUESDAYBATE/CAVITYLOCK SA CAVITY CLOSERS TO REDUCE / UNIT AIR LOSS ETC

• PROVIDE STAINLESS STEEL CAVITY WASTES 450/127. 750/127 TO BED 20mm TO SKIN AND TO SLOPE OUTWARDS WITH EXTERIORS 0.25% VLT TO DRAIN / WINDOW DETAILS WITHIN 300mm OF OPENING / APERTURES AND A PREPARED STAINLESS 'DECO' OF THE / STAINLESS WALL CONCRETE SYSTEM SECURED TO EXISTING MASONRY AND CEILING TO SILENT CURSING OF NEW MASONRY TO ENSURE POSITIVE AND SECURE CONNECTION OF NEW MASONRY TO EXISTING IN VIEW OF ATTEMPTING TO TIGHTEN AND BOND ETC

• REROUTE EXISTING 100mm UPVC STACK AND BRICKS TO BACK CORNER OF PROPOSED UTILITY AREA - INTERIOR SIDE BOXED - REMOVABLE ACCESS PANEL PROVIDE ANY CONNECT - 300mm UPVC WASTING MATCHING AND TUNING DRAIN WASTES INTO 100mm UPVC STICK / WASTE AND MAINTAIN CAVITY UP TO BACK FURD BAND DRAINAGE AS STATED ON SITE

• AS DESIGNED FROM A WINDOW APERTURE / OFFERING TO UTILITY AREA AT HIGH LEVEL SAY MIN 1500 ABOVE FLOOR LEVEL - MAX AREA OF OPENING 1m² AS AN UNPERFORATED AREA (UPA) DCL B1 AND FIT A DOUBLE GLAZED WINDOW AGAINST AS SPECIFICATION, CURS ETC.

FAIRLY UNDER SYSTEM (SD, #11) AS DAB I PROVIDE A SERIES OF CEILING MOUNTED, AUTOMATED AND INSTALLED SMOKE - HEAT DETECTOR ALARMS AS A MEANS OF EARLY WARNING OF FIRE, SMOKE AND FLAME TO BE INSTALLED AS FLOOR STAND STAND AND TO BE SPECIALLY FUSED AND MATCHING WIRE TO ELECTRICAL SUPPLIES TO BS 5239 PTD WITH A BACK-UP BATTERY PACK ETC.

PROVIDE AN UNLOCKED DOOR OF PORTABLE ACCESS UTILITY AREA AND ADD AN EXTRA SMOKE DETECTOR (SD) INSTALLED AS AN INTRUSION REMAIN AS EARLY WARNING SYSTEM AS SPEC'D ABOVE.

EXTRA AREA OF CARPET FLOOR

$$= 2.2 \times 1.1 = 2.42 = \boxed{7.10 \text{m}^2}$$

$$0.85 \times 55 = 4.68$$

○ ○

- 1

100

- 35

