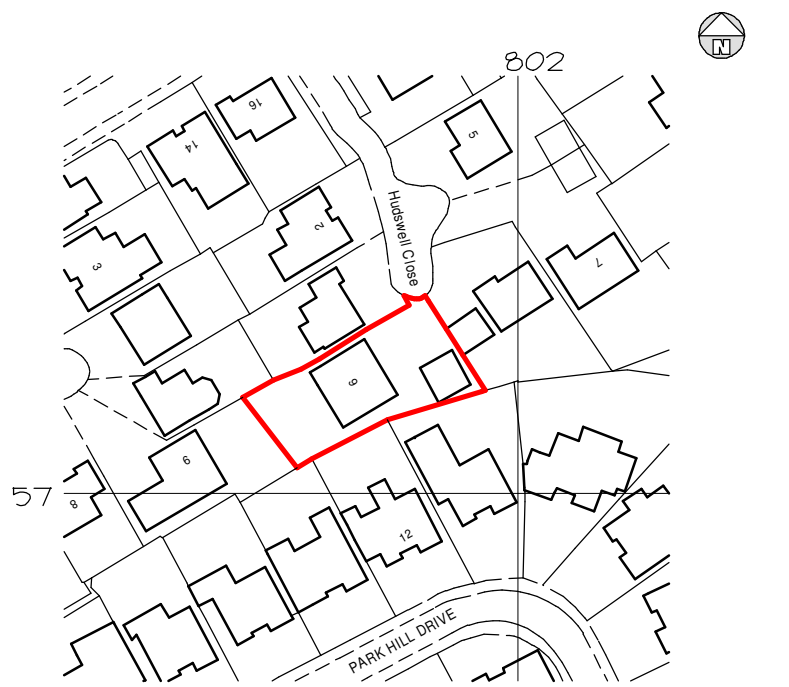
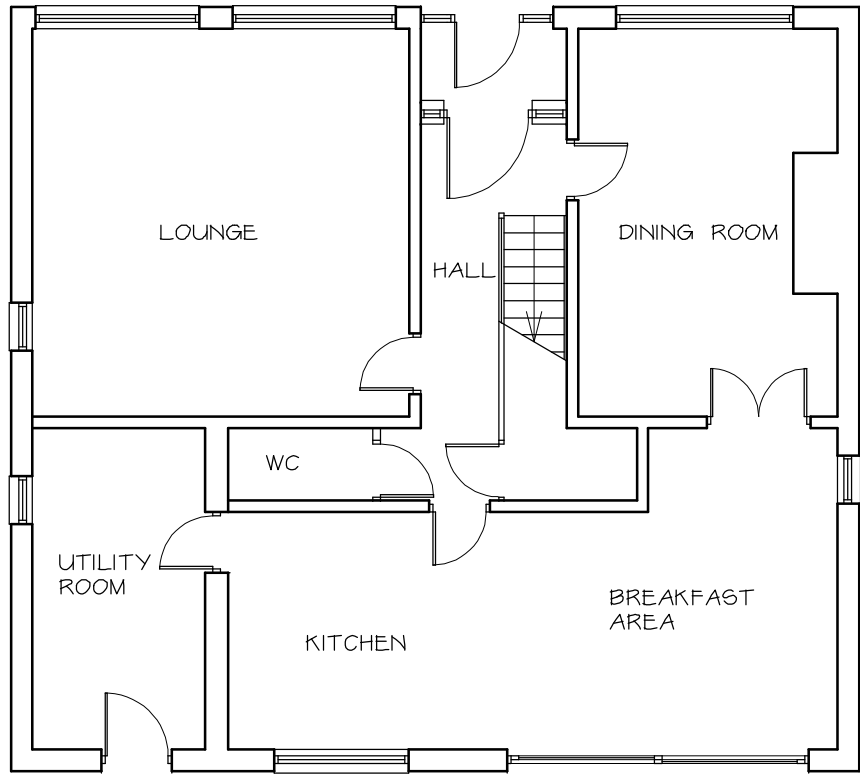


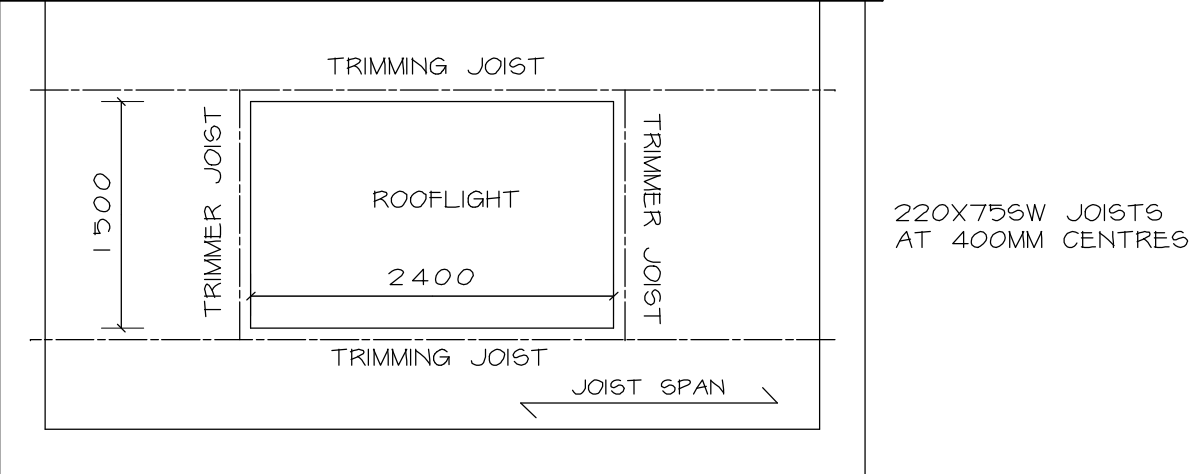


LOCATION PLAN 1 : 1250

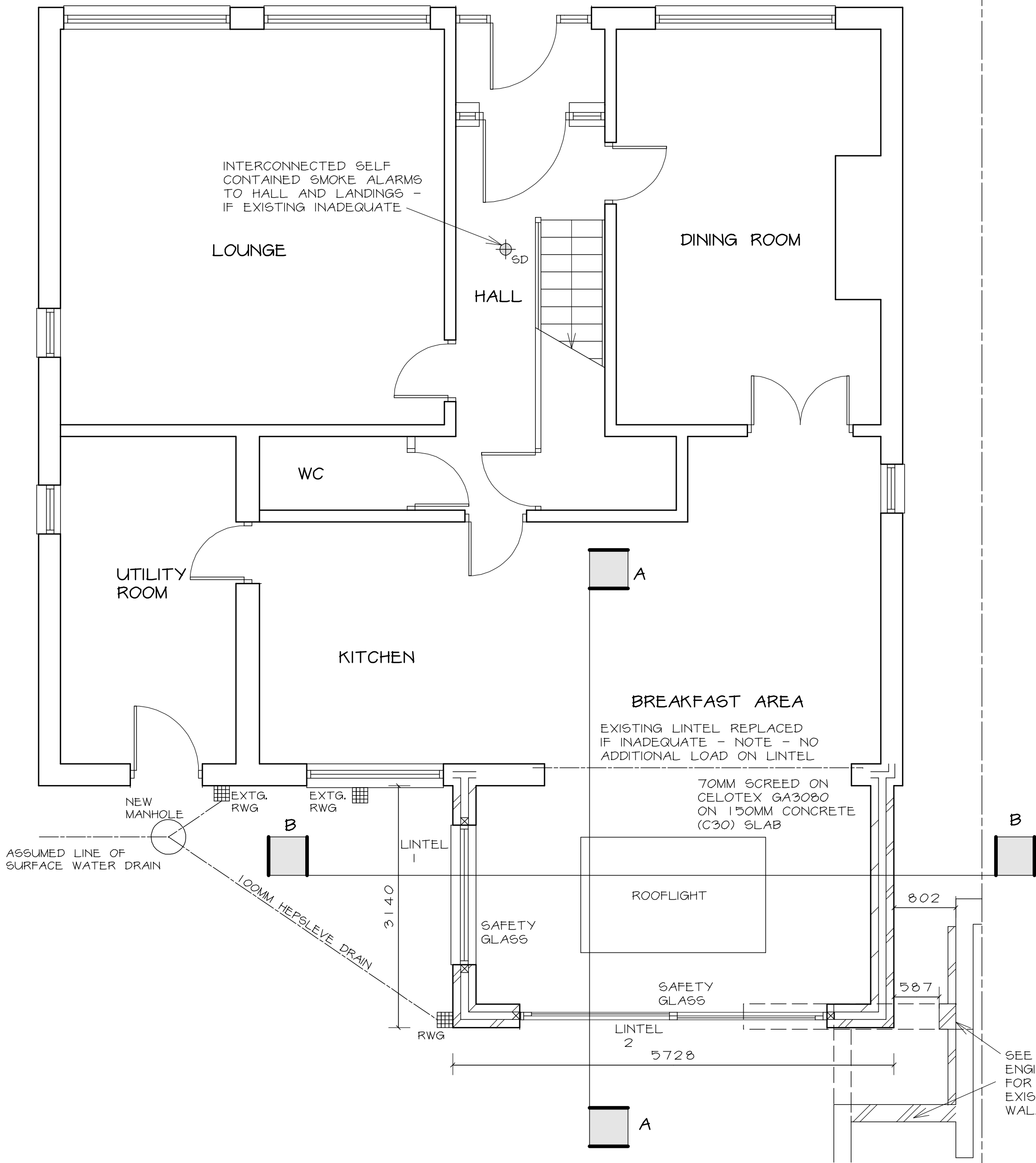


EXISTING GROUND FLOOR PLAN 1 : 100

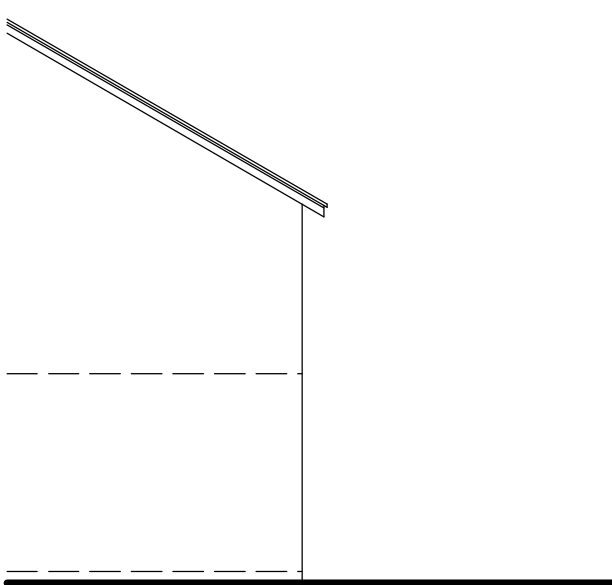
GRP OR EDM ROOF MEMBRANE ON 18MM EXTERIOR QUALITY PLY ON 120MM KINGSPAN THERMAROOF TR26 LPC/FM ON VAPOUR CONTROL LAYER ON 18MM EXTERIOR QUALITY PLY DECKING



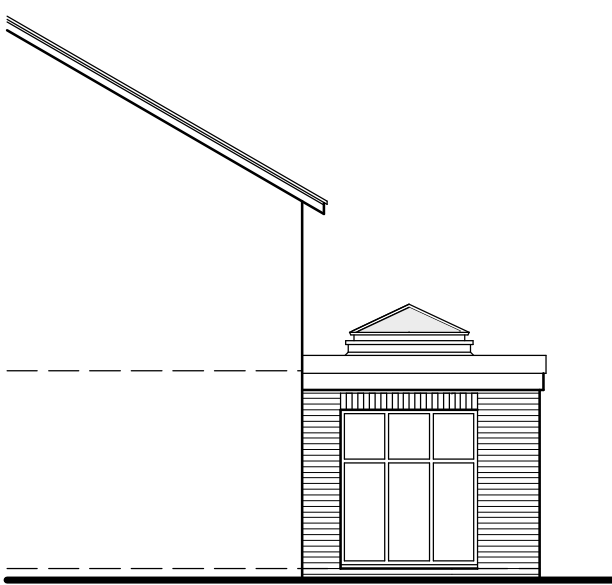
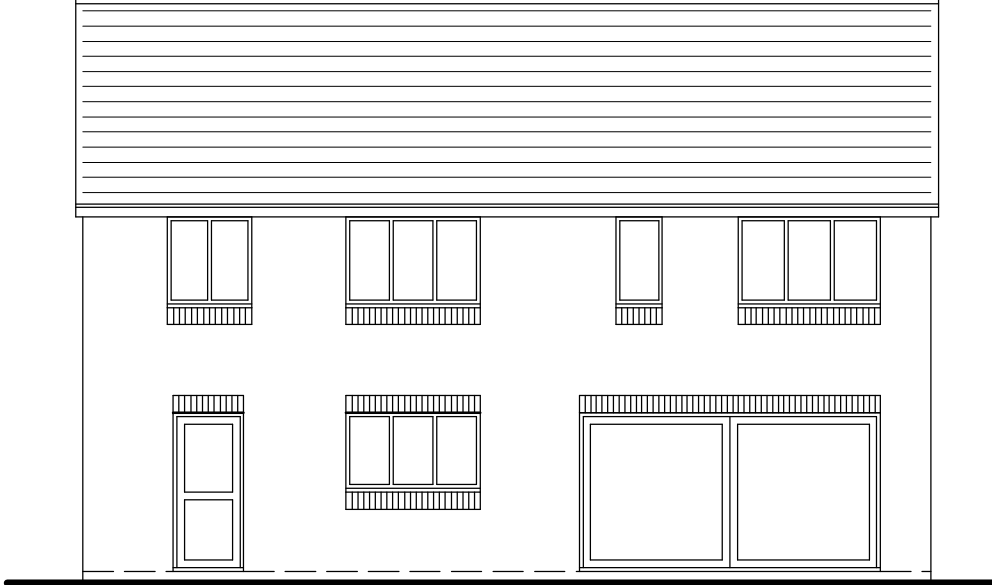
ROOF PLAN 1 : 50



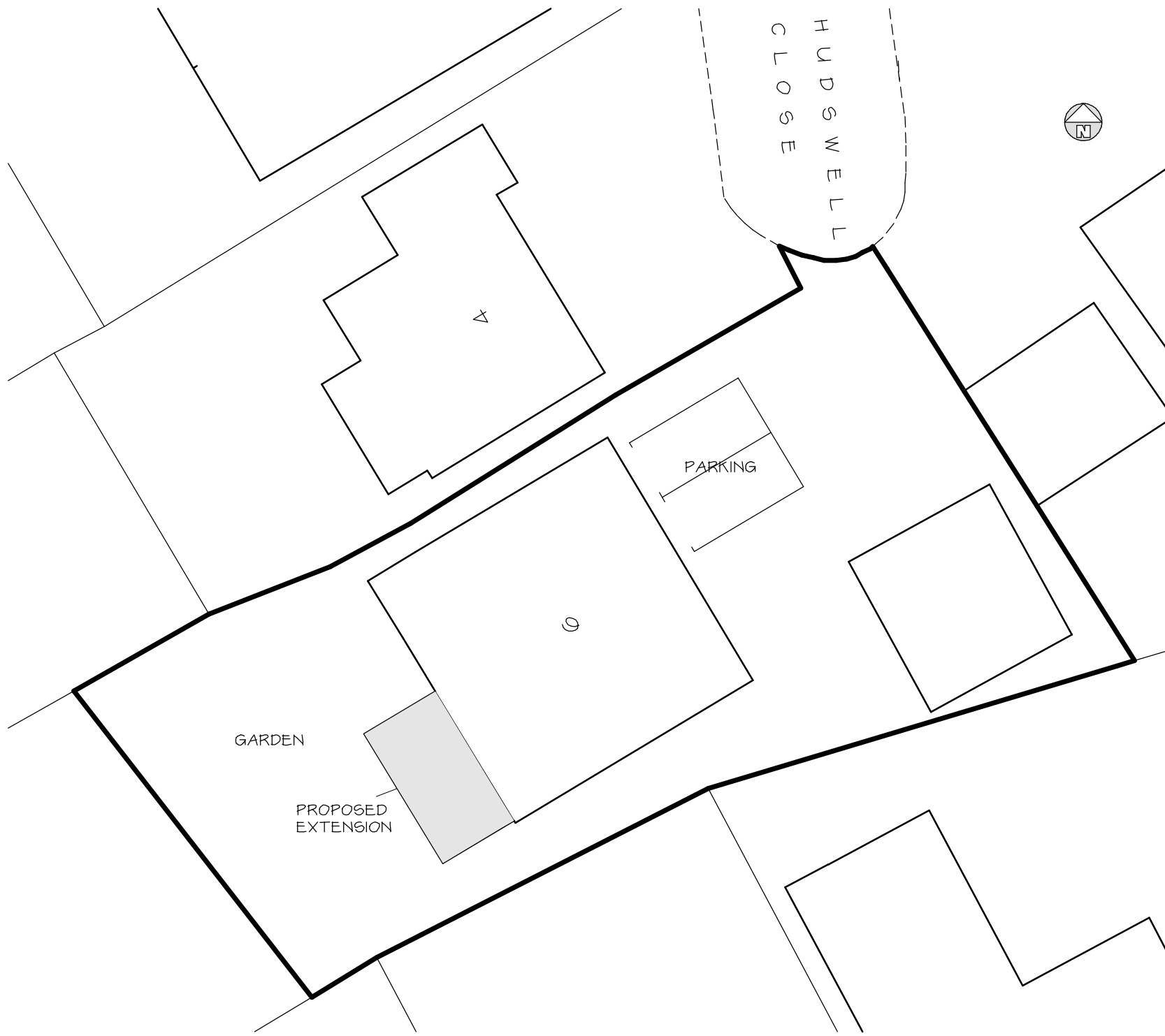
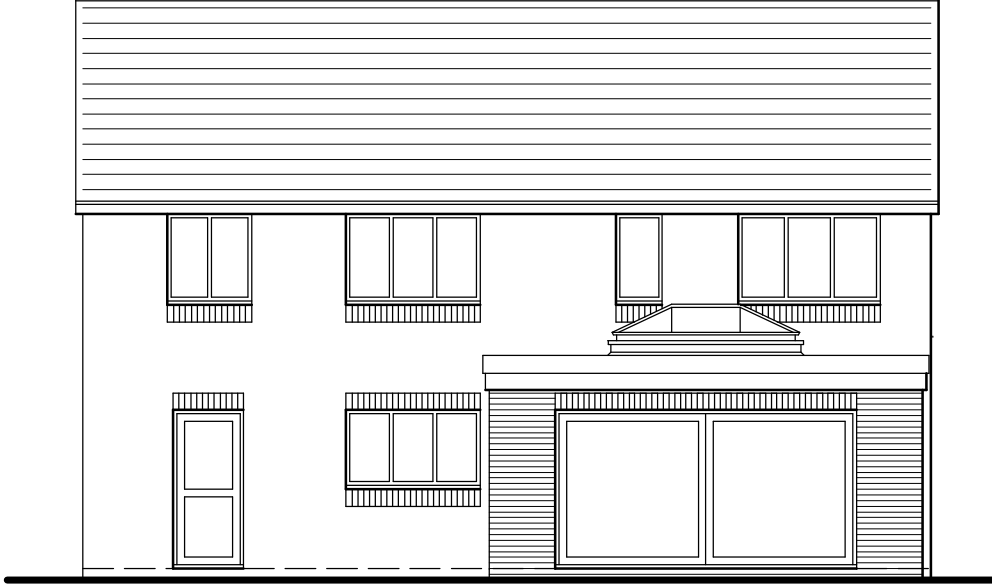
PROPOSED GROUND FLOOR PLAN 1 : 50



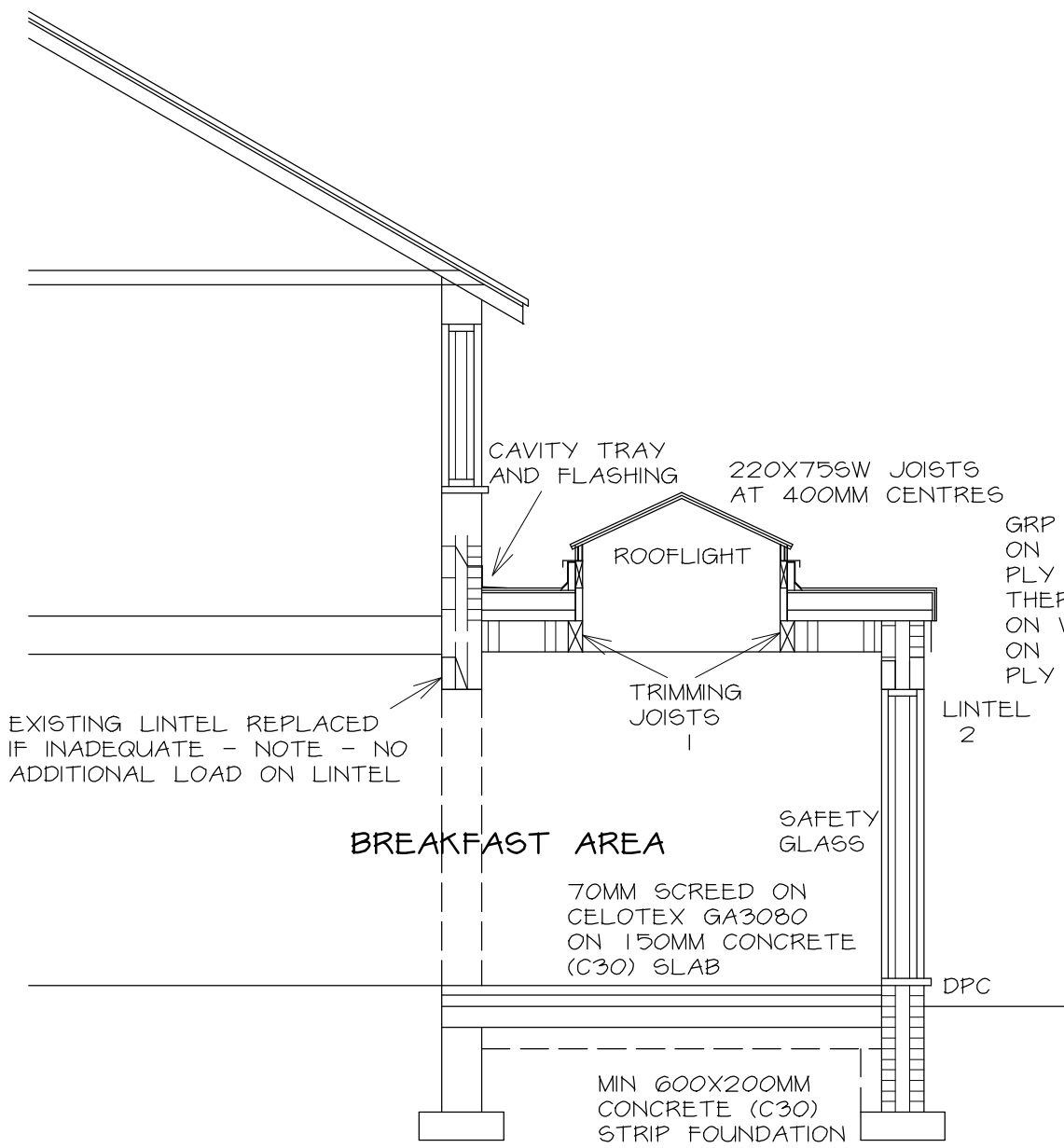
EXISTING ELEVATIONS 1 : 100



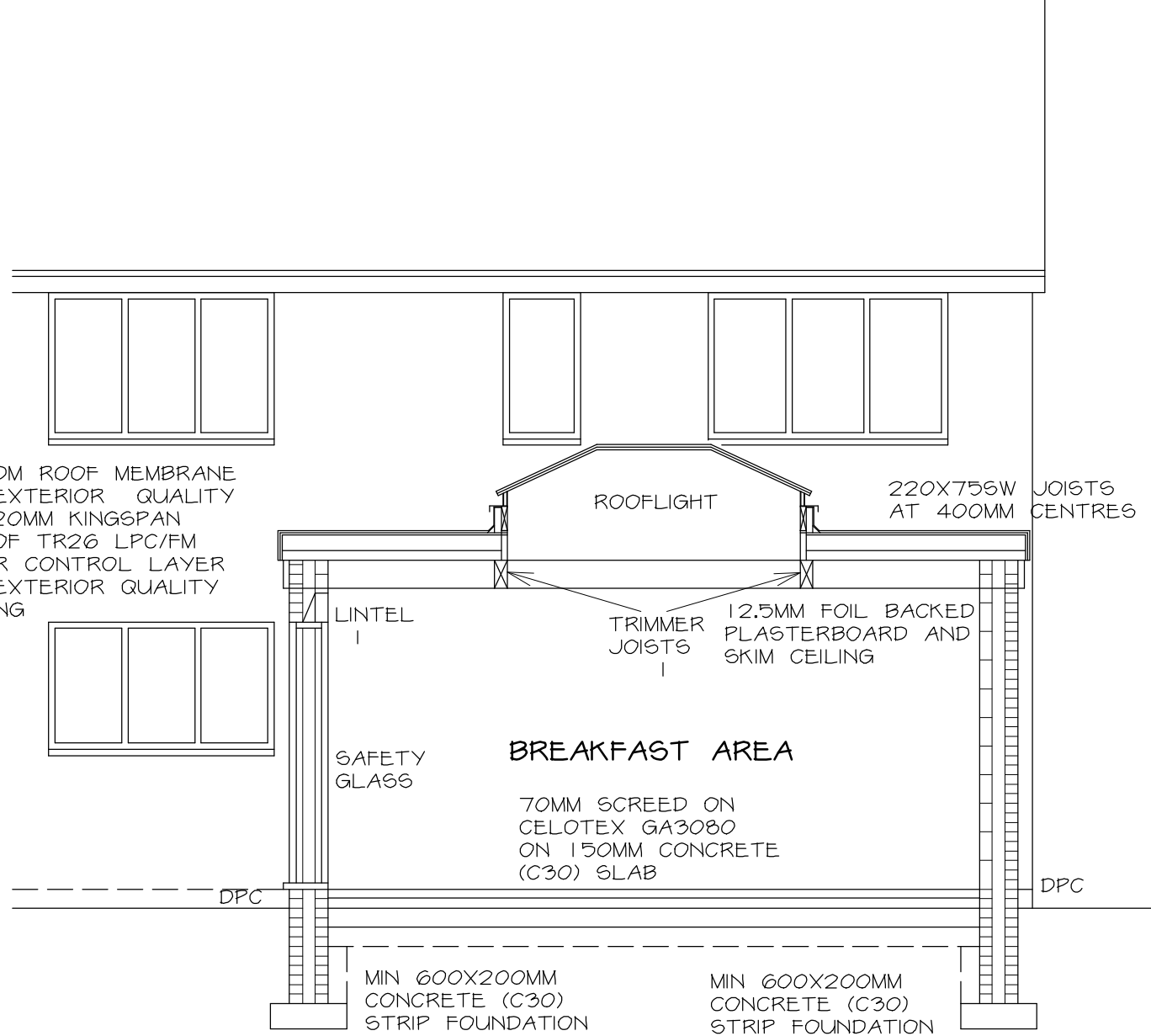
PROPOSED ELEVATIONS 1 : 100



LOCATION PLAN 1 : 200



SECTION A - A 1 : 50



SECTION B - B 1 : 50

FLAT ROOF - GRP OR EDM ROOF MEMBRANE AS AGREEMENT CERTIFICATE ON 18MM EXTERIOR QUALITY PLY ON 120MM KINGSPAN THERMAROOF TR26 LPC/FM ON VAPOUR CONTROL LAYER ON 18MM EXTERIOR QUALITY PLY DECKING ALL AS AGREEMENT CERTIFICATE AND MANUFACTURERS' SPECIFICATIONS LAID TO FALLS ON SW FIRTINGS - MINIMUM 1 IN 60 FALL - ON 220X756W JOISTS AT 400MM CENTRES (MAXIMUM 5.38M SPAN), ENDS OF JOISTS STRAPPED TO WALLS WITH 30X5MM MASTIFF STRAPS, MINIMUM 30X5X1200MM LATERAL RESTRAINT STRAPS TO JOISTS PARALLEL TO EXTERNAL WALLS INCLUDING SW NOGGING BETWEEN JOISTS, CAVITY TRAYS AND FLASHINGS AT ABUTMENT WITH EXTERNAL WALL, FLASHINGS AROUND PERIMETER OF ROOFLIGHT, 12.5MM FOIL BACKED PLASTERBOARD AND SKIM CEILING, NOTE - TRIMMING TO ROOFLIGHT OPENINGS TO BE AS SPECIFIED BY STRUCTURAL ENGINEER. NOTE - ANY ALTERNATIVE ROOF INSULATION SCHEME (MAXIMUM 0.18 'U VALUE') TO BE AS MANUFACTURERS' SPECIFICATIONS AND AS AGREED ON SITE BY THE CONTRACTOR WITH THE BUILDING INSPECTOR.

EXTERNAL WALLS - 103MM OUTER LEAF OF BRICKWORK TO MATCH EXISTING - 100MM CAVITY WITH 6NO. STAINLESS STEEL TIES/M² AND 100MM DRITHERM CAVITY INSULATION AS AGREEMENT CERTIFICATE - 100MM INNER LEAF THERMALITE BLOCK (7N) WITH 12.5MM PLASTERBOARD AND SKIM ON PLASTER DABS, HORIZONTAL DPC'S MINIMUM 150MM ABOVE GROUND LEVEL, VERTICAL DPC'S 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.

GROUND FLOOR - 70MM SCREED - WITH 25MM CELOTEX AROUND PERIMETER - ON 500G VISQUEEN ON CELOTEX GA3080 INSULATION AS AGREEMENT CERTIFICATE ON 500G VISQUEEN ON 150MM CONCRETE (C30) SLAB WITH 1NO. LAYER A142 MESH - 50MM COVER FROM BOTTOM OF SLAB ON 1200G VISQUEEN DPM - TURNED UP AT PERIMETER TO LAP HORIZONTAL DPC'S - ON MINIMUM 150MM WELL CONSOLIDATED STONE HARDCORE BLINDED WITH SAND, ANY EXISTING SUB FLOOR VENTS TO BE DUCTED THROUGH TO NEW EXTERNAL WALLS WITH 100MM UPVC PIPE DUCTS, NOTE - GROUND FLOOR SPECIFICATION IS PROVISIONAL AND SUBJECT TO ADEQUATE GROUND BEARING.

FOUNDATIONS - MINIMUM 600X200MM CONCRETE (C30) STRIP FOUNDATIONS - DEPTH AS REG. A1/2 - MINIMUM 900MM 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 GROUND BEARING CONDITIONS.

PLUMBING AND DRAINAGE - IT IS ASSUMED THAT THE DRAINAGE IS ON SEPARATE SYSTEMS. IF THIS IS THE CASE, ONLY FOUL DRAINAGE TO BE CONNECTED TO THE FOUL DRAINAGE AND ONLY SURFACE WATER DRAINING TO BE CONNECTED TO THE SURFACE WATER DRAINAGE.

AS THE FIRST OPTION RAINWATER TO DISCHARGE TO STONE SOAKAWAY(S) SITUATED MINIMUM 5M FROM ANY BUILDING AND SUBJECT TO SATISFACTORY PERCOLATION TEST. 110MM UPVC RW GUTTERS ON 185W FASCIA'S DISCHARGING INTO RW GULLY VIA 75MM UPVC RW PIPE, 100MM HEPSEAL 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. ANY 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.

GENERAL - STRUCTURAL TIMBER (C16 GRADE UNLESS SPECIFIED OTHERWISE) AND EXTERNAL TIMBER TREATED WITH PRESERVATIVE, STEEL BEAMS TO BEAR 150MM (MINIMUM 100MM), STEEL LINTELS TO BEAR 150MM, STEEL BEAMS AND LINTELS TO BE CLAD WITH 19MM PLASTERBOARD AND SKIM (1/2HR FR5), DOUBLE GLAZED DOORS (MAX 1.3W/M²C) DOUBLE GLAZED WINDOW (MAX 1.2W/M²C) AND ROOF LIGHT (MAX 1.6W/M²C) ALL WITH MINIMUM 18MM ARGON FILLED GAP AND SOFT LOW-E COATING, SAFETY GLASS TO EXTERNAL DOORS AND WINDOWS WITH CILL HEIGHTS LESS THAN 800MM ABOVE FLOOR LEVEL. INTERCONNECTED SELF CONTAINED SMOKE ALARMS (WITH BATTERY BACK UP) TO HALL AND LANDING AS BS5839-6:2004 IF EXISTING INADEQUATE. 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

SINGLE STOREY REAR EXTENSION
6 HUDSWELL CLOSE
WHITEFIELD

Title

PROPOSED PLANS

Scale 1:50 1:100 1:200 (A1) Date 09/2020

Drawn by NGEL TAMG Dwg.no. 6HC/1A