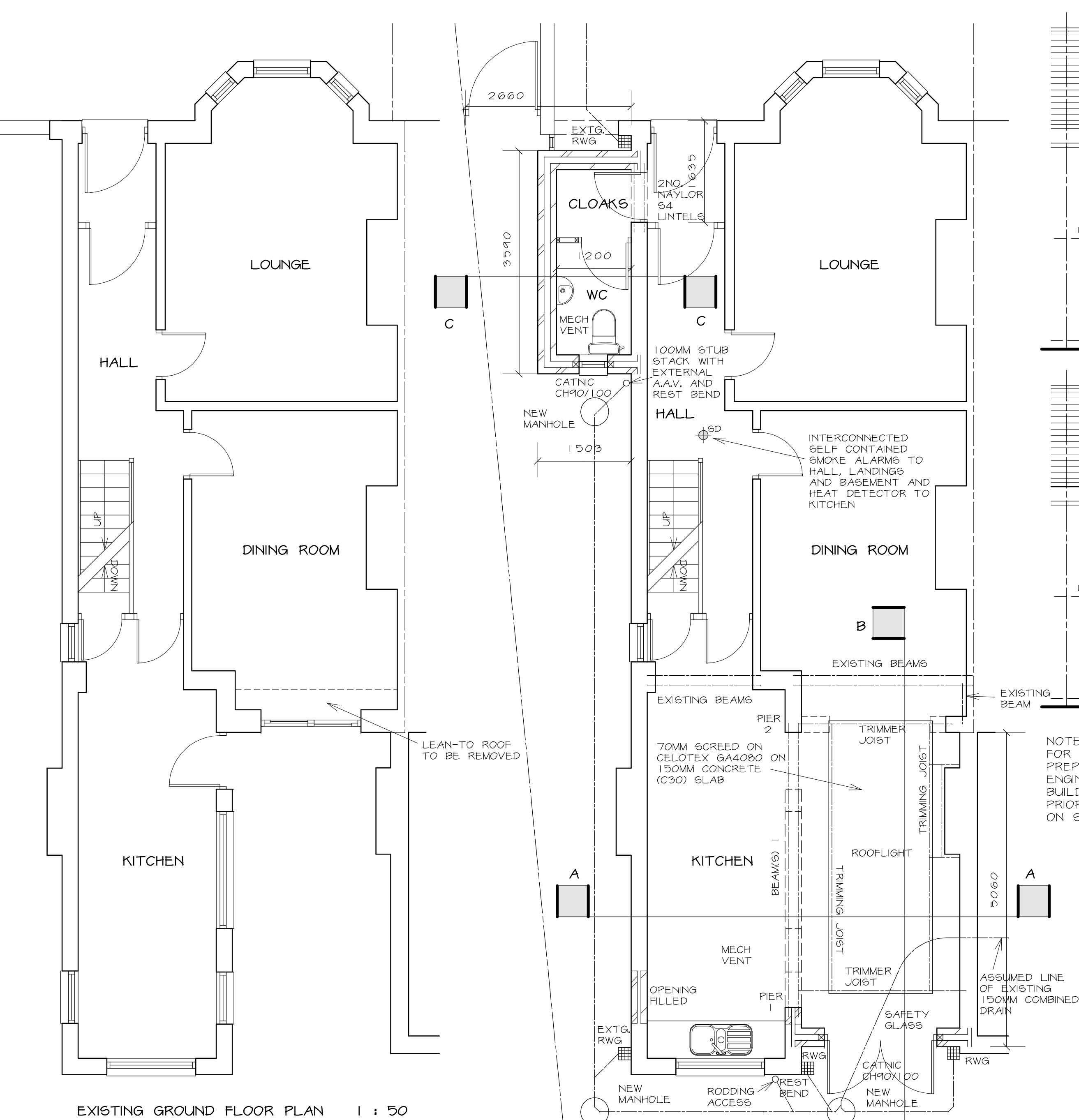
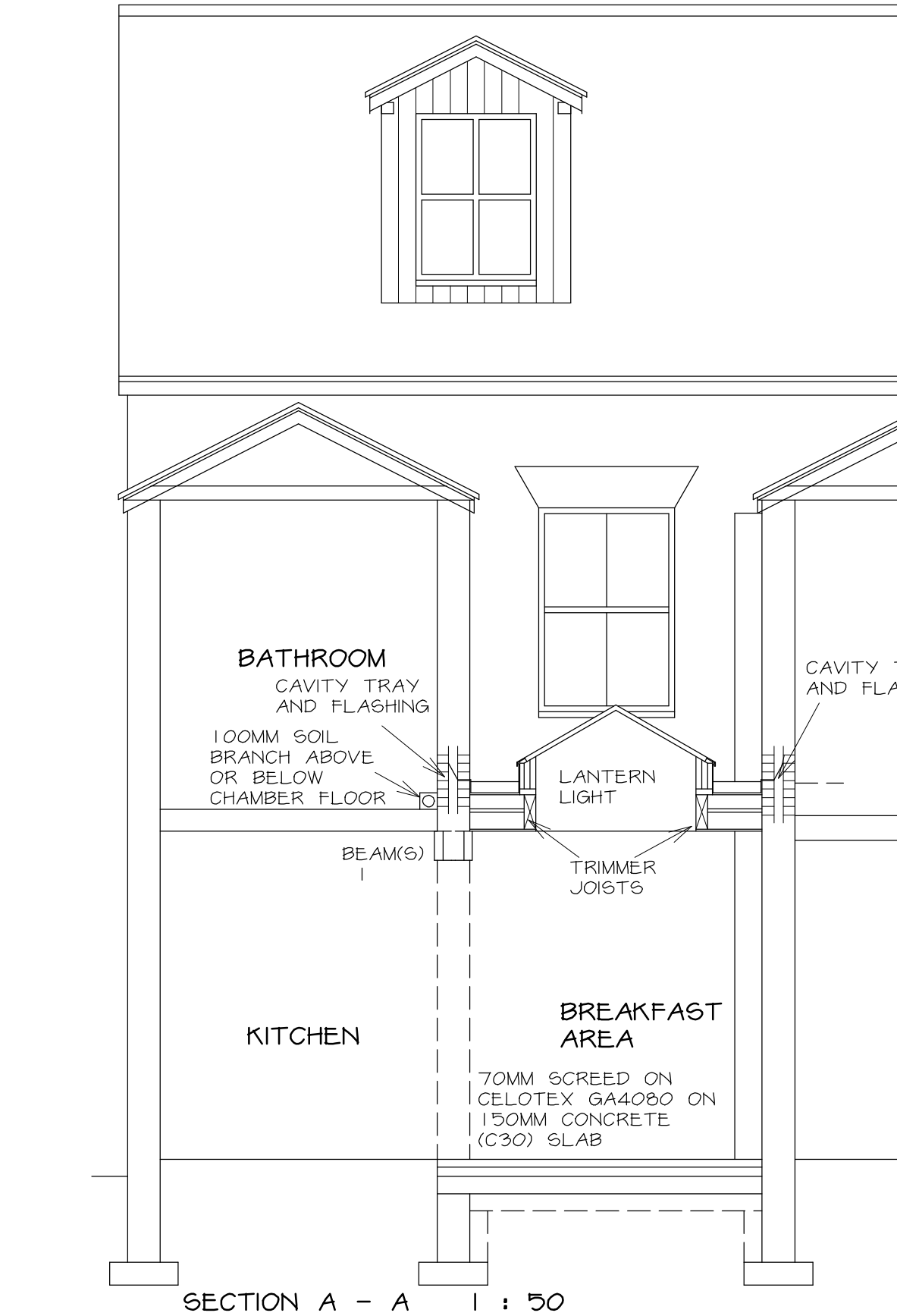




EXISTING GROUND FLOOR PLAN 1 : 50

PROPOSED GROUND FLOOR PLAN 1 : 50



SECTION A - A 1 : 50

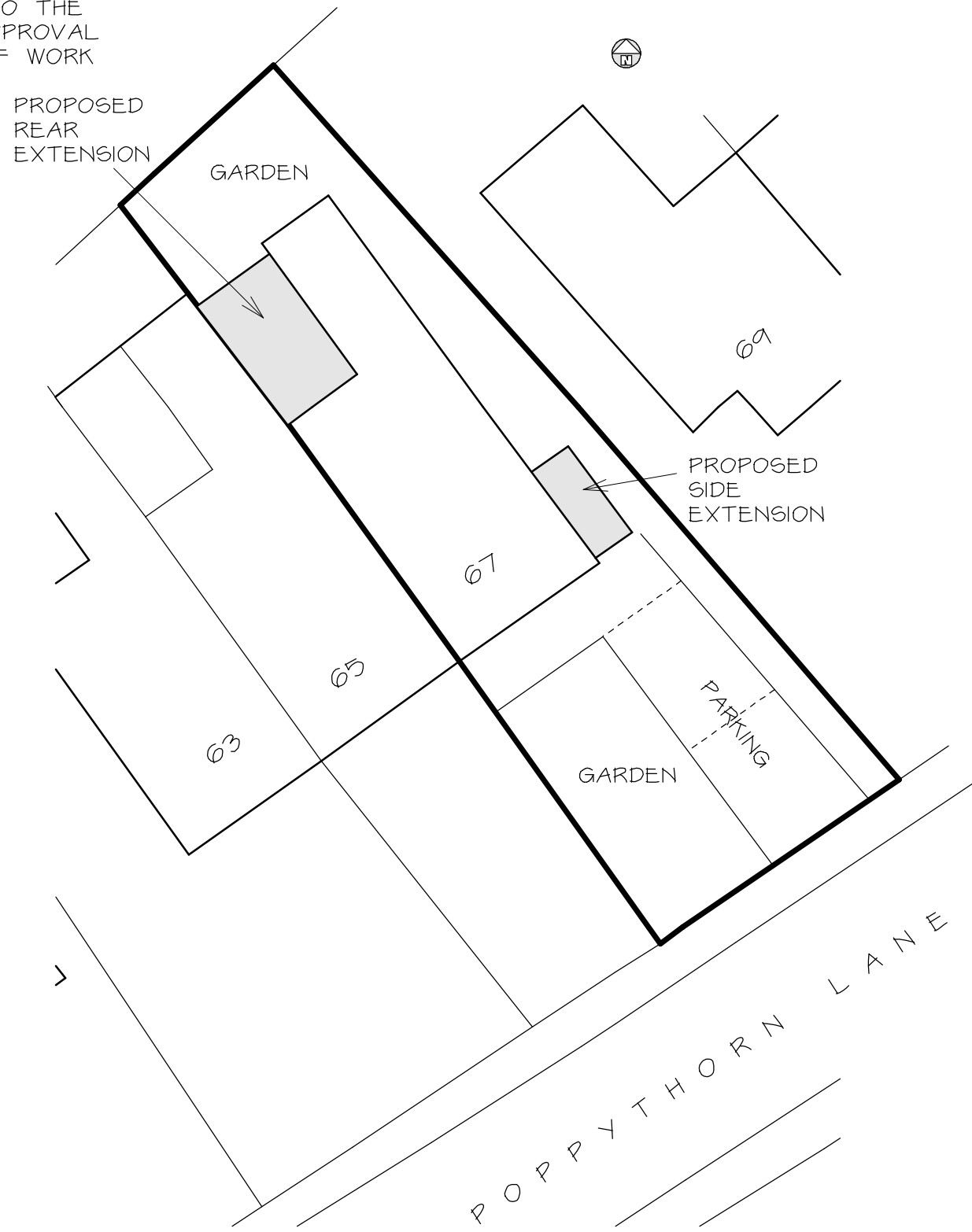
SECTION B - B 1 : 50



EXISTING ELEVATIONS 1 : 100

PROPOSED ELEVATIONS 1 : 100

NOTE - STRUCTURAL CALCULATIONS FOR BEAMS AND BEARINGS TO BE PREPARED BY A STRUCTURAL ENGINEER AND SUBMITTED TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK ON SITE



SITE PLAN 1 : 200



LOCATION PLAN 1 : 1250

PLUMBING AND DRAINAGE - 110MM UPVC RW GUTTERS ON 155W FASCIAS DISCHARGING INTO EXISTING RW GULLIES VIA 75MM UPVC RW PIPE. 75MM UPVC TRAPS AND 50MM UPVC WASTES TO WASTE APPLIANCES. NEW 100MM UPVC SOIL AND VENT PIPE WITH METAL CAGE TO UPPER TERMINAL MINIMUM 900MM ABOVE HIGHEST OPENING WINDOW WITHIN 3M HORIZONTALLY AND SLOW RADIUS REST BEND BELOW GROUND LEVEL. 100MM STUB STACK WITH EXTERNAL A.A.V. AND SLOW RADIUS REST BEND BELOW GROUND LEVEL. 100MM HEPSELEVE DRAINS - MINIMUM 1 IN 40 FALL OR 150MM HEPSELEVE DRAINS - MINIMUM 1 IN 60 FALL - CONNECTED TO EXISTING 150MM DRAIN. NEW HEPSEAL MANHOLES IF THERE IS INSUFFICIENT FALL AVAILABLE FOR A GRAVITY DRAINAGE SYSTEM TO SERVE THE NEW WC THEN A DOMESTIC SEWAGE PUMPING SYSTEM TO BE CONSIDERED. 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. 150MM PRECAST CONCRETE LINTELS TO SUPPORT FOUNDATION BRICKWORK OVER DRAINS. RODDING ACCESS TO BE PROVIDED.

HEATING AND HOT WATER INSTALLATION - ANY NEW OR 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 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 DRAIN DRAINING TO GULLEY. BOILER FLUE OUTLETS TO EXTEND MINIMUM 200MM BEYOND 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.

GENERAL - STRUCTURAL TIMBER (C16 GRADE) AND EXTERNAL TIMBER TREATED WITH PRESERVATIVE. STEEL TO BEAR 150MM AND CLAD WITH 19MM PLASTERBOARD AND SKIM (1/2HR FRG). EXTERNAL DOORS (MAX 1.6W/M²C) AND LANTERN ROOF LIGHT (MAX 1.6W/M²C) WITH MINIMUM 16MM AIRGAP AND SOFT LOW-E COATING. SAFETY GLASS TO EXTERNAL DOORS. INTERCONNECTED SELF CONTAINED SMOKE ALARMS TO HALL, LANDINGS AND BASEMENT AND HEAT DETECTOR TO KITCHEN (ALL WITH BATTERY BACK UP) IN ACCORDANCE WITH BS5839-6:2004. PARTY WALLS TO ACT PROCEEDURE TO BE ADOPTED BY OWNER. ROBUST CONSTRUCTION DETAILS TO BE INCORPORATED. DIMENSIONS FOR ORDERING MATERIALS OR FOR MANUFACTURING COMPONENTS TO BE OBTAINED BY MEASUREMENT ON SITE BY THE CONTRACTOR.

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 170X475W JOISTS AT 600MM CENTRES (MAXIMUM 3.14M SPAN). ENDS OF JOISTS SUPPORTED ON JOIST HANGERS AND STRAPPED TO WALLS WITH 30X5MM MSTEEL STRAPS. MINIMUM 30X5X1200MM LATERAL RESTRAINT STRAPS TO JOISTS PARALLEL TO EXTERNAL WALLS INCLUDING SW NOGGINs BETWEEN JOISTS. CAVITY TRAYS AND FLASHINGS AT ABUTMENTS WITH EXTERNAL WALL. FLASHINGS AROUND PERIMETER OF ROOF LIGHT. 12.5MM FOIL BACKED PLASTERBOARD AND 6MM CEILING. NOTE - ROOF LIGHT 'U' VALUE NOT TO EXCEED 1.6 W/M²C - SPECIFICATION FOR ROOF LIGHT TO BE SUBMITTED TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO MANUFACTURE. DESIGN AND CALCULATIONS FOR TRIMMING TO ROOF LIGHT OPENING TO BE PREPARED BY STRUCTURAL ENGINEER AND SUBMITTED TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO COMMNCMENT OF WORK ON SITE.

LEAN-TO ROOF - BLUE SLATE - TO MATCH MAIN ROOF SLATES - MINIMUM 27° PITCH WITH 75MM HEADLAP - ON 50X255W BATTENS ON TYVEK SUPRO BREATHABLE MEMBRANE AS AGREEMENT CERTIFICATE ON 100X475W RAFTERS AT 600MM CENTRES (MAX 1.98M SPAN). 95X475W JOISTS AT 600MM CENTRES (MAX 1.74M SPAN). 100X505W WALL PLATES STRAPPED TO WALLS WITH 30X5MM GALVANISED MSTEEL STRAPS AT MAXIMUM 2M CENTRES. 12.5MM FOIL BACKED 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 CONTINUOUS. INSULATION TO STEEL LINTELS IN EXTERNAL WALLS AND THERMABATE CAVITY CLOSERS.

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 (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 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 GA4080 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 DPCS - ON MINIMUM STONE HARDCORE BLINDED WITH SAND. ANY EXISTING SUB FLOOR AIR BRICKS TO BE DUCTED THROUGH TO NEW EXTERNAL WALL. NOTE - GROUND FLOOR SPECIFICATION IS PROVISIONAL AND SUBJECT TO ADEQUATE GROUND BEARING.

STRIP 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.

PILED FOUNDATIONS - CONCRETE PILED FOUNDATIONS AND REINFORCED CONCRETE GROUND BEAMS - DESIGN AND CALCULATIONS FOR PILED FOUNDATIONS AND GROUND BEAMS TO BE PREPARED BY PILING CONTRACTOR'S STRUCTURAL ENGINEER AND SUBMITTED TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK ON SITE. 303MM FOUNDATION CAVITY BRICKWORK IN COMMONS WITH CAVITY FILL TO GROUND LEVEL. IT IS RECOMMENDED THAT A BORE HOLE INVESTIGATION IS CARRIED OUT PRIOR TO COMMENCEMENT OF WORK ON SITE TO ESTABLISH THE EXISTING GROUND BEARING CONDITIONS AND ALSO THE UNDERLYING STRATA SO THAT THE MOST SUITABLE TYPE OF PILING CAN BE DETERMINED.

VENTILATION - WINDOWS TO OPEN MORE THAN 30° AND THE OPENINGS TO BE EQUIVALENT OF MINIMUM 1/20TH ROOM FLOOR AREA. MECHANICAL VENT TO KITCHEN (60L/SEC) AND WC (6L/SEC). 2500MM² WINDOW TRICKLE VENTS TO KITCHEN. 5000MM² WINDOW TRICKLE VENTS TO OTHER HABITABLE ROOMS.

Telephone 0161 643 2422

Northside Plans Ltd

Planning and Building Design

116 Simister Lane Prestwich Manchester M25 2SB

Project

SINGLE STOREY REAR AND SIDE EXTENSIONS
67 POPPYTHORN LANE
PRESTWICH

Title

PROPOSED PLANS

Scale 1:50 1:100 1:200 (A1) Date 12/2021
Drawn by NGEL TAMG Dwg.no. 67PL/1A