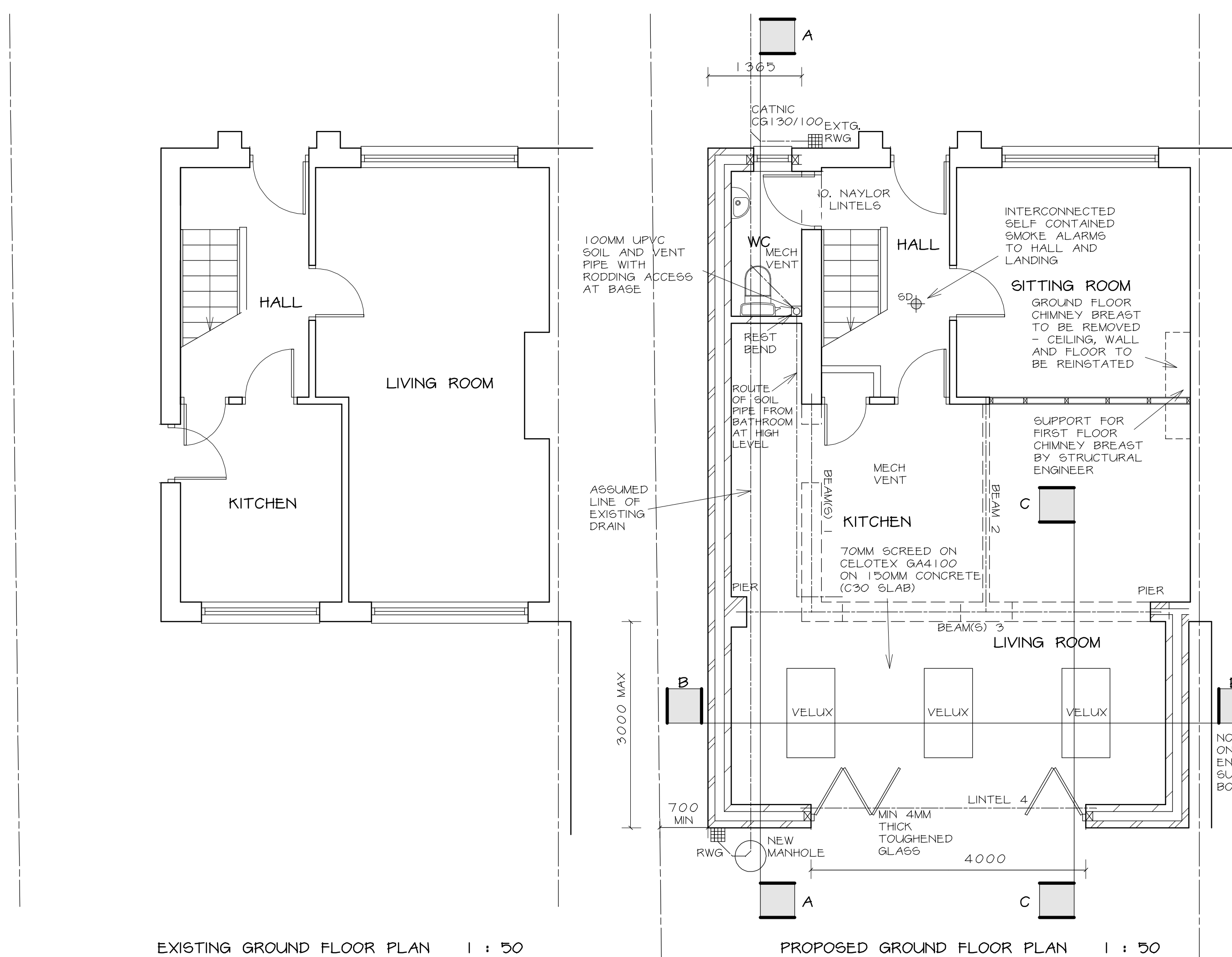




VENTILATION - WINDOWS TO OPEN MORE THAN 30° AND THE OPENINGS TO BE THE EQUIVALENT OF MINIMUM 1/20TH ROOM FLOOR AREA. MECHANICAL VENTS TO KITCHEN (60L/SEC), BATHROOM (15L/SEC) AND WC (5L/SEC) TO DISCHARGE TO OUTSIDE AIR. 3NO. 10000MM² WINDOW TRICKLE VENTS TO KITCHEN AND LIVING ROOM AREA. 10000MM² TRICKLE VENTS TO OTHER HABITABLE ROOMS. NOTE - NIGHT LATCHES NOT TO BE USED IN PLACE OF TRICKLE VENTS.

PLUMBING AND DRAINAGE - AS THE FIRST OPTION RAINWATER TO DISCHARGE TO A STONE SOAKAWAY SITUATED MINIMUM 5M AWAY FROM ANY BUILDING BUT SUBJECT TO A SATISFACTORY PERCOLATION TEST. 110MM "DEEPFLOW" UPVC RW GUTTERS ON 15MM SW FASCIAS DISCHARGING INTO RW GULLEY VIA 82MM UPVC RW PIPE. NOTE - MAIN ROOF REAR RW PIPE TO DISCHARGE ONTO LEAD SLATE ON NEW SINGLE STOREY TILED ROOF. NEW 100MM UPVC SOIL BRANCH - MINIMUM 1 IN 40 FALL - FROM EXISTING BATHROOM RUN AT HIGH LEVEL AND CONNECTED TO NEW 100MM SOIL AND VENT IN NEW GROUND FLOOR WC. RODDING ACCESS AT BASE OF S&V PIPE WITH REST BEND BELOW GROUND LEVEL. 100MM HEPSELE DRAINS - MINIMUM 1 IN 40 FALL - AND NEW HEPSEAL MANHOLES. THE 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. PRECAST CONCRETE LINTELS TO SUPPORT FOUNDATION BRICKWORK OVER DRAINS. RODDING ACCESS TO BE PROVIDED. NOTE - THE EXISTING SIDE DRAIN TO BE REPLACED IN A NEW POSITION IF IT IS ON THE SAME LINE AS THE NEW SIDE WALL.

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 2009). 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.

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. 3 IN 4 LIGHT FITTINGS IN DIFFERENT LOCATIONS TO ONLY ACCEPT LAMPS WITH LUMINOUS EFFICIACY GREATER THAN 45 LUMENS/CIRCUIT WATT.

ROOF - REDLAND REGENT SMOOTH CONCRETE ROOF TILES (SIMILAR COLOUR TO MAIN ROOF TILES) - 17.5° PITCH WITH 100MM HEADLAP - ON 50X256W BATTENS AND TYVEK SUPRO BREATHABLE MEMBRANE ON 150X475W RAFTERS AT 400MM CENTRES (MAX 3M SPAN). RAFTERS SECURED TO RIDGE BEAM, POLE PLATE AND WALL PLATES WITH TRUSS CLIPS, TRIPLE RAFTERS AND DOUBLE TRIMMERS TO ROOF LIGHT OPENINGS. 12MM EXTERIOR QUALITY PLY SKIN NAILED AT MAXIMUM 400MM CENTRES TO UNDERSIDE OF RAFTERS. CAVITY TRAYS AND STEPPED CAVITY TRAYS AND FLASHINGS AT ABUTMENT WITH EXTERNAL WALLS. 100X505W WALL PLATE STRAPPED TO WALLS WITH 30X5MM GALVANISED MSTEEL STRAPS AT MAXIMUM 12M CENTRES. 220X505W POLE PLATE ON RAWLBOLTED THROUGH TO EXISTING INNER LEAF AT MAXIMUM 900MM CENTRES. CELOTEX GA4100 INSULATION BETWEEN RAFTERS AND CELOTEX PL4060 UNDER PLY SKIN ALL AS AGREEMENT CERTIFICATE AND PLASTER SKIM FINISH. 30X5X1200MM GALVANISED MSTEEL RESTRAINT STRAPS TO GABLE WALLS AT MAXIMUM 2M CENTRES INCLUDING SW NOGGINGS BETWEEN RAFTERS. NOTE - RECESSED DOWNLIGHTERS TO ONLY BE FITTED INTO FALSE CEILING BELOW STRUCTURAL CEILING TO AVOID PENETRATION OF INSULATION.

EXTERNAL WALLS - 103MM OUTER LEAF BRICKWORK TO MATCH EXISTING - 135MM CAVITY WITH 6NO. STAINLESS STEEL TIES/M² WITH CELOTEX CW4085 PARTIAL FILL CAVITY INSULATION AS AGREEMENT CERTIFICATE TAKEN DOWN 225MM BELOW HORIZONTAL DPC - 100MM INNER LEAF THERMALITE BLOCK (3.6N UNLESS SPECIFIED OTHERWISE) WITH 12MM PLASTERBOARD AND SKIM PLANE 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 - 25MM CELOTEX AROUND PERIMETER OF 70MM SCREED ON 500G VISQUEEN ON CELOTEX GA4100 INSULATION AS AGREEMENT CERTIFICATE ON 1200G VISQUEEN DPM - 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 DPC'S - ON MINIMUM 150MM CONSOLIDATED STONE HARDCORE BLINDED WITH SAND. NOTE - GROUND FLOOR SPECIFICATION IS PROVISIONAL AND SUBJECT TO ADEQUATE GROUND BEARING.

FOUNDATIONS - MINIMUM 650X200MM CONCRETE (C30) STRIP FOUNDATIONS - DEPTH AS REG. A1/2 MINIMUM 900MM BELOW GROUND LEVEL. 336MM 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.

GENERAL - STRUCTURAL TIMBER (C16 GRADE UNLESS SPECIFIED OTHERWISE) AND EXTERNAL TIMBER TREATED WITH PRESERVATIVE. CATNIG LINTELS TO BEAR 150MM. SEE STRUCTURAL ENG. SPECIFICATIONS FOR STEEL BEAM BEARINGS, AND CONNECTIONS. BEAMS, COLUMNS AND LINTELS TO BE CLAD WITH 12MM PLASTERBOARD AND SKIM (1/2HR FRG). DOUBLE GLAZED WINDOWS, EXTERNAL DOORS AND ROOF WINDOWS (MAX 1.4W/M²C "U" VALUE) WITH MINIMUM 16MM AIRGAP AND SOFT LOW-E COATING. INTERCONNECTED SELF CONTAINED SMOKE ALARMS (WITH BATTERY BACK UP) TO HALL AND LANDING AS BS5839- 62004. MINIMUM 4MM TOUGHENED GLASS TO BS EN12150 TO EXTERNAL DOORS, ATTACHED WINDOWS AND ANY WINDOWS WITH GILL HEIGHTS LESS THAN 800MM ABOVE FLOOR LEVEL. EXISTING STRUCTURE TO BE EXPOSED FOR INSPECTION AS REQUIRED BY THE BUILDING INSPECTOR TO CONFIRM ADEQUACY FOR NEW LOADINGS PRIOR TO COMMENCEMENT OF WORK ON SITE. STRUCTURAL DESIGN AND SPECIFICATIONS FOR BEAMS, BEARINGS AND SUPPORTING MASONRY TO BE PREPARED BY STRUCTURAL ENGINEER AND SUBMITTED TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO THE COMMENCEMENT OF WORK ON SITE. ROBUST CONSTRUCTION DETAILS TO BE INCORPORATED. DIMENSIONS FOR ORDERING MATERIALS OR FOR MANUFACTURING COMPONENTS TO BE OBTAINED BY MEASUREMENT ON SITE BY THE CONTRACTOR. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS. THE CDM 2015 REGULATIONS APPLY. THE CLIENT WILL NEED TO APPOINT A PRINCIPAL DESIGNER AND A PRINCIPAL CONTRACTOR IF THERE IS MORE THAN ONE PERSON WORKING ON SITE. THE PARTY WALL ACT MAY APPLY SUBJECT TO STRUCTURAL ENGINEER'S DESIGN FOR SUPPORTING THE FIRST FLOOR CHIMNEY BREAST. IF SO, THE BUILDING OWNER IS TO SERVE A PARTY WALL NOTICE AS APPLICABLE ON THE ADJOINING OWNER IN ACCORDANCE WITH THE PARTY WALL ACT 1996.

Telephone 0161 643 2422

Northside Plans Ltd

Planning and Building Design

116 Simister Lane Prestwich Manchester M25 2SB

Project

SINGLE STOREY SIDE AND REAR EXTENSION

22 VENTNOR AVENUE UNSWORTH

Title

PROPOSED PLANS

Scale 1:50 1:100 1:200 (A1) Date 06/2025

Drawn by NGEL TAMG Dwg.no. 22VA/1/REV B

