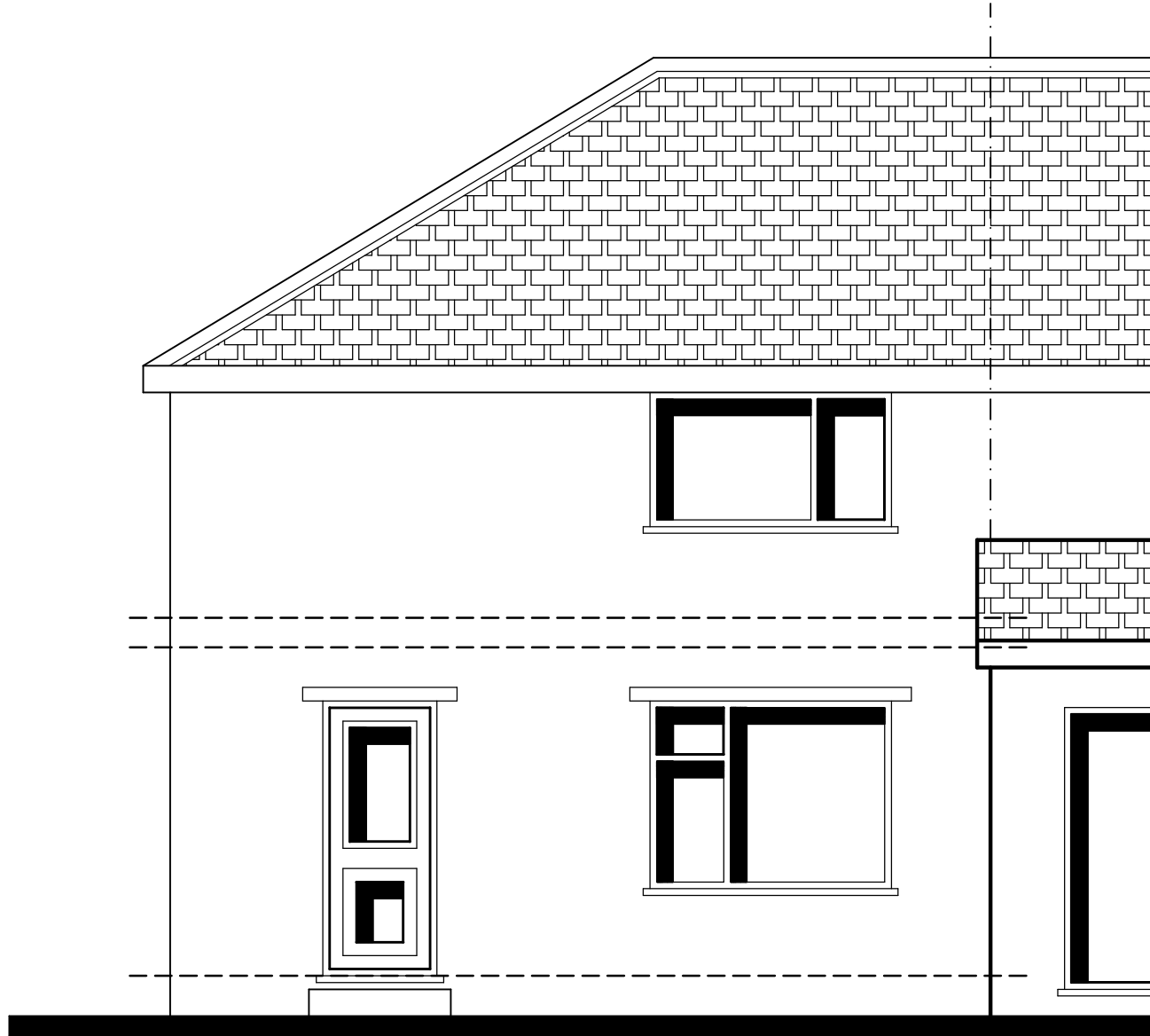
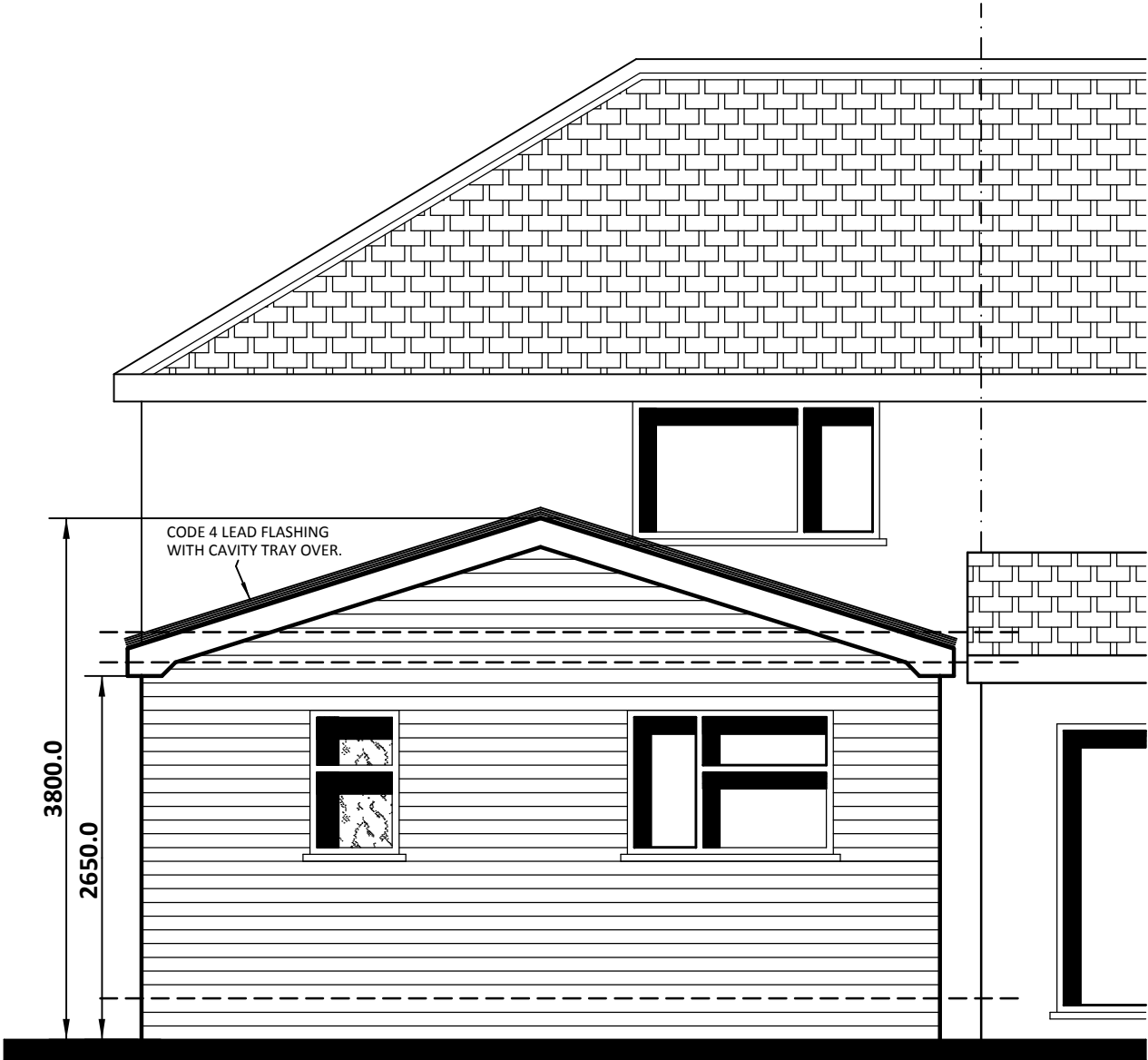
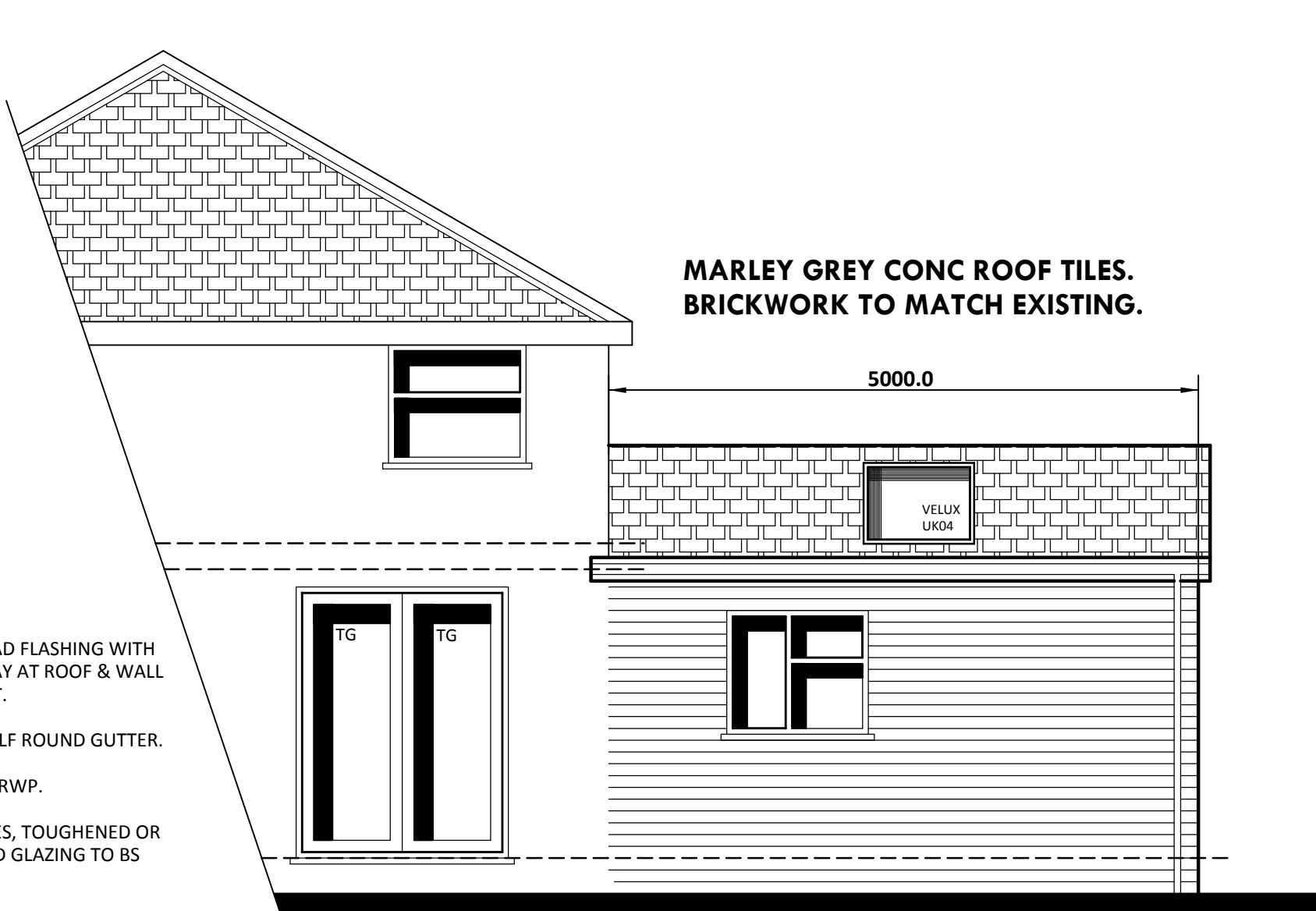




existing rear elevation.



PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.

DISCLAIMER:

NOTE:
FOUNDATIONS:
TYPE OF FOUNDATIONS TO BE DETERMINED TO SUIT
SITE CONDITIONS PRIOR TO WORKS COMMENCING
ON SITE.

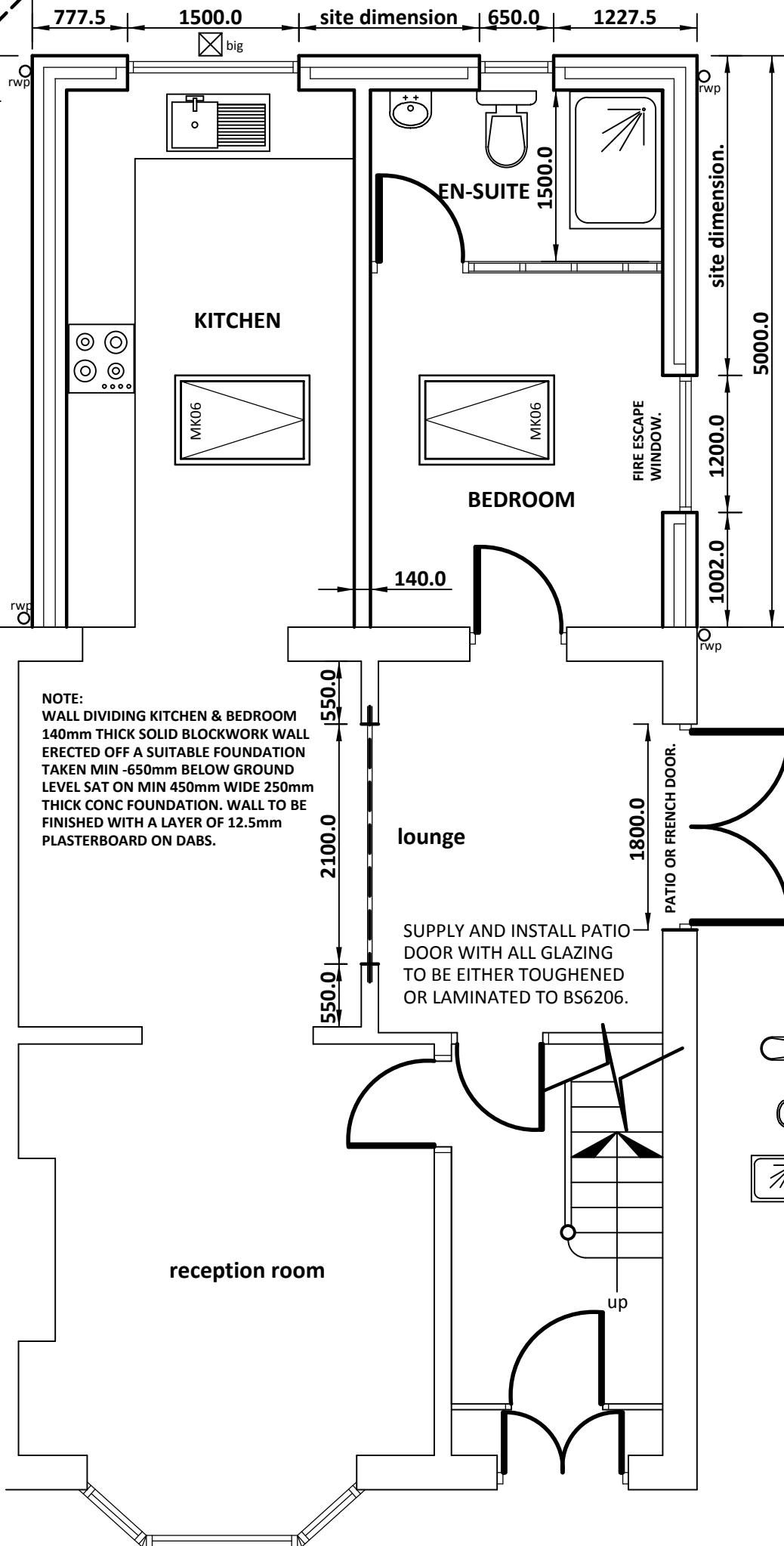
WHETHER TRADITIONAL STRIP, RAFT OR PILE.

TO BE APPROVED BY THE BUILDING INSPECTOR.

NOTE:
POSITION NEW DRAINS AND NEW RAINWATER
GULLIES TO BE DETERMINED ON SITE TO SUIT
EXISTING DRAINAGE SYSTEM, AND CONNECTED
VIA EXISTING AND NEW INSPECTION CHAMBERS
TO THE COMPLETE APPROVAL OF THE BUILDING
INSPECTOR.

NOTE: A MIN 300mm GAP TO BE RETAINED
BETWEEN EXISTING NEIGHBOURING EXTENSION
AND PROPOSED EXTENSION IN ACCORDANCE
WITH THE PARTY WALL ACT 1996.

PROPOSED GROUND FLOOR LAYOUT.



NOTE:
ALL NEW EXISTING CAVITIES TO BE CONTINUOUS
OR A PROPRIETARY INSULATED WALL TIES
SYSTEM & VERTICAL DAMP PROOF COURSE TO
BE INSTALLED AT JUNCTION OF NEW AND
EXISTING WALL TO INSPECTORS SATISFACTION.

CAVITIES TO BE CLOSED AT JAMBS & CILLS WITH
FULLY INSULATED & CONTINUOUS CAVITY
CLOSERS, eg KINGSPAN KOOLTHERM CAVITY
CLOSER (WEATHER RESISTANT AND FORMS AN
INTEGRAL DPC).

DISCLAIMER:
KHALID KHAN ASSOCIATES DOES NOT ACCEPT
ANY LIABILITY FOR THE POSITION OF ANY DEAD
OR ALIVE DRAINS THIS IS TO BE INVESTIGATED
BY THE 'CONTRACTOR' PRIOR TO WORKS
COMMENCING ON SITE.

ALL DRAINAGE TO BE 100mm DIA PLASTIC PIPE
WORK BY HEPSWORTH OR SIMILAR APPROVED.
SURFACE WATER LAID TO A MIN 1 IN 100 FOUL
DRAINAGE LAID TO A MIN 1 IN 80. ANY DRAINS
PASSING THROUGH WALLS TO HAVE RC CONC
LINTOLS OVER & FLEXIBLE JOINTS, DRAINS
UNDER NEW EXTENSION TO HAVE 150mm
THICK CONC SURROUND & BED RODDING
POINTS TO BE PROVIDED AT HEAD OF DRAIN.

ALL LINES OF DRAINAGE INDICATED ARE
ASSUMED ONLY AND THE EXACT POSITIONS
OF ALL PROPOSED DRAINS SHALL BE DETERMINED
ON SITE PRIOR TO COMMENCEMENT OF THE
WORKS. ALL INVERT LEVELS TO BE AGREED ON
SITE INSPECTION CHAMBER MAX DEPTH TO
INVERT NOT TO EXCEED 1.2m FOR A 450mm DIA
INSPECTION CHAMBER. SURFACE WATER
DRAINAGE PROVISIONS ALL RAINWATER PIPES
TO TERMINATE AT RODDABLE GULLIES
CONNECTED TO MIN 100mm DIA DRAINS TO
CONNECT TO LAST MANHOLE ON SITE PRIOR
TO CONNECTING TO MAIN SEWER.

INTERNAL DRAINAGE:

INDICATES: WC 100mm WASTE.

INDICATES: WHB 32mm, WASTE, 75mm DEEP
SEAL TRAP.

INDICATES: SHOWER TRAY
40mm, WASTE, 75mm, DEEP SEAL TRAP.

VENTILATION: TO SHOWER ROOM VENTED TO
EXTERNAL AIR TO EXTRACT 15 LITRES OF AIR
PER SECOND WITH 15 MINUTES OVER RUN
CONNECTED TO LIGHT SWITCH.

WET ROOM:

TO BE WATERPROOFED/TANKED, EITHER VIA
LIQUID TANKING, eg: PCI LASTOGUM OR WEBER
SYS PROTEC etc, OR MEMBRANE TANKING eg:
IMPEY WATERGUARD. FLOOR DISHED TO
WASTE OUTLET: GRID WITH FLOOR PLATE
OVER TRAPPED WASTE PIPE. CONNECT TO
EXISTING DRAIN TO INSPECTORS SATISFACTION.

HEATING:
ALLOW FOR MODIFYING & EXTENDING THE EXISTING
PIPES RADIATOR HEATING SYSTEM WITH AN
ADEQUATELY SIZED RADIATORS FITTED WITH 'TRV'
NEW HOT WATER STORAGE AND SUPPLY SYSTEMS
TO BE DESIGNED & INSTALLED IN ACCORDANCE
WITH BS6700:2006 OR BS EN 12897:2006.
WORKMANSHIP TO BE IN ACCORDANCE WITH
BS800-15: 1990. ENSURE SHOWER TRAYS ARE
FITTED WITH AN APPROPRIATE TEMPERATURE
CONTROL DEVICE WHICH WILL NOT ALLOW HOT
WATER SUPPLY TO EXCEED 48deg C TO PREVENT
SCALDING.

ELECTRICAL:
THE CONTRACTOR TO ALLOW FOR MODIFYING &
EXTENDING THE EXISTING LIGHTING AND POWER
ELECTRICAL INSTALLATIONS TO SUIT NEW POSITIONS.
ALL ELECTRICAL WORKS TO MEET REQUIREMENTS
OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED,
INSTALLED, INSPECTED AND TESTED BY A
COMPETENT PERSON REGISTERED UNDER A
COMPETENT PERSON CERTIFICATE SUCH AS BRE
CERTIFICATION LTD, BSI, NICEIC CERTIFICATION.
AN APPROPRIATE BS7671 ELECTRICAL CERTIFICATE
IS TO BE ISSUED FOR THE WORKS CARRIED OUT.

LATERAL AND VERTICAL RESTRAINT STRAPS TO
BE PROVIDED TO ROOF MEMBERS IN
ACCORDANCE WITH BS5268 FROM THE ROOF
TO ADJACENT PARALLEL WALLS AT MAX 2m CTS
USING 30x5mm GALVANISED STEEL STRAPS
TURNED DOWN 150mm MIN OVER BLOCKWORK
AND FIXED OVER SOLID BLOCKING TO A MIN OF
3 ROOF MEMBERS.

2NO 225x220mm STANDARD AIR BRICKS VENTS
WITHIN ROOF VOID TO AID VENTILATION.

NEW CEILING TO BE APPLIED WITH A LAYER
OF 12.5mm FIRELINE PLASTERBOARD & SKIM.

NOGGINs: 50x50mm NOGGINs TO PROVIDE
SUPPORT AT JOINTS, EDGES AND LIGHT
FITTINGS.

RAINWATER GOODS:
125mm WIDE UPVC SEMI-CIRCULAR SECTION
GUTTERS LAID TO FALLS AND TO DISCHARGE
INTO 75mm DIA ROUND RAINWATER DOWN
PIPES RAINWATER DRAINS RUNS ARE TO
BE 100mm DIA UPVC IN SHINGLE SURROUNDS.

IMPORTANT NOTE: DISCLAIMER:

WORKS SHALL NOT COMMENCE UNTIL PLANNING &
BUILDING REGULATION APPROVAL HAS BEEN GRANTED.

ALL WORKS TO BE CARRIED OUT TO THE COMPLETE
SATISFACTION OF THE BUILDING INSPECTOR WHETHER OR
NOT DETAILED OR SPECIFIED ON THIS PLAN, ANY CHANGES
ON SITE TO BE FIRST AGREED WITH THE BUILDING
INSPECTOR.

HEALTH & SAFETY NOTES:

CONTRACTOR MUST ENSURE THAT ALL WORKS ON SITE
IS CARRIED OUT IN A SAFE & SATISFACTORY MANNER, IN
ACCORDANCE WITH HEALTH & SAFETY AT WORKS ACT
1974, COSHH REGULATIONS 2002 & REQUIREMENTS OF
C.D.M.

POSITION OF NEW DRAINS TO BE DETERMINED ON SITE
TO SUIT EXISTING DRAINS RUNS AND TO THE APPROVAL
OF THE BUILDING INSPECTOR.

DO NOT SCALE FROM THIS DRAWING.

DISCLAIMER:
FOUNDATIONS TO SUIT SITE CONDITIONS THIS COULD
BE EITHER STRIP, PILE OR RAFT TO BE DETERMINED ON
SITE TO THE APPROVAL OF THE APPOINTED BUILDING
CONTROL OFFICER.

The Owner has a duty to serve a party wall notice to any
adjoining owners if works are to be carried out to a party wall,
structure, or line of junction or if work involves excavation
within 3m of a neighbouring building. A party wall agreement/
award should be formalised before commencement of works.

CDM Regulations all parties must abide by the construction
design & management regulations 2007. It is the clients
responsibility to appoint a competent CDM co-ordinator.

VELUX ROOF LIGHT:
SUPPLY AND FIT 2NO VELUX (MK06) ROOF LIGHTS
(780mmwx1178mmh), INSTALLED TO MANUF
SPECIFICATION WITH ADEQUATE LEAD FLASHING
SURROUND, NOTE: RAFTERS TO BE DOUBLED
EITHER SIDE OF WINDOW FRAMES.

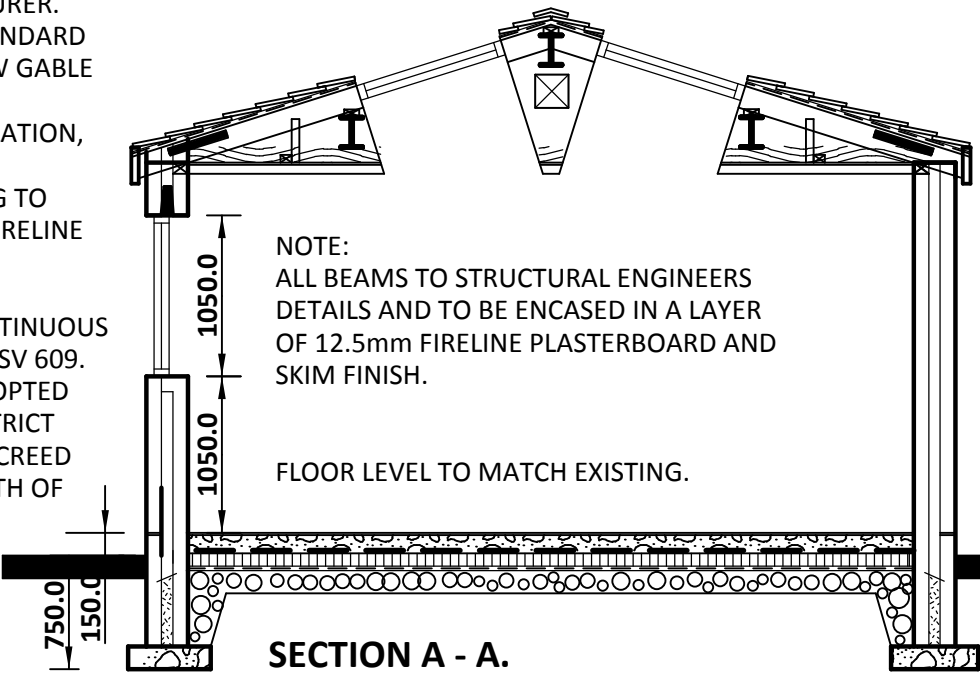
ROOF CONSTRUCTION

GREY MARLEY CONCRETE ROOF TILES ON 17.5
DEGREE ROOF PITCH, ON TREATED TIMBER
ROOF TRUSSES AT 600mm CTS DESIGNED IN
ACCORDANCE WITH BS5268.

TYVEK OR SIMILAR BREATHABLE ROOFING FELT
TO BE APPLIED.

TRUSSES SECURELY FASTENED TO 100x50mm
TREATED SW WALLPLATE. ROOF TO BE BRACED
AS DETAILED BY THE TRUSS MANUFACTURER.
ROOF TO BE VENTILATED WITH 2NO STANDARD
AIR BRICK VENTS SITED WITHIN THE NEW GABLE
WALL, TO REQUIREMENTS OF BS5250,
300mm THICK KNAUF FIBREGLASS INSULATION,
WITH A FURTHER 50mm PIR KINGSPAN
INSULATION BETWEEN RAFTERS, CEILING TO
BE APPLIED WITH A LAYER OF 12.5mm FIRELINE
PLASTERBOARD AND SKIM FINISH.

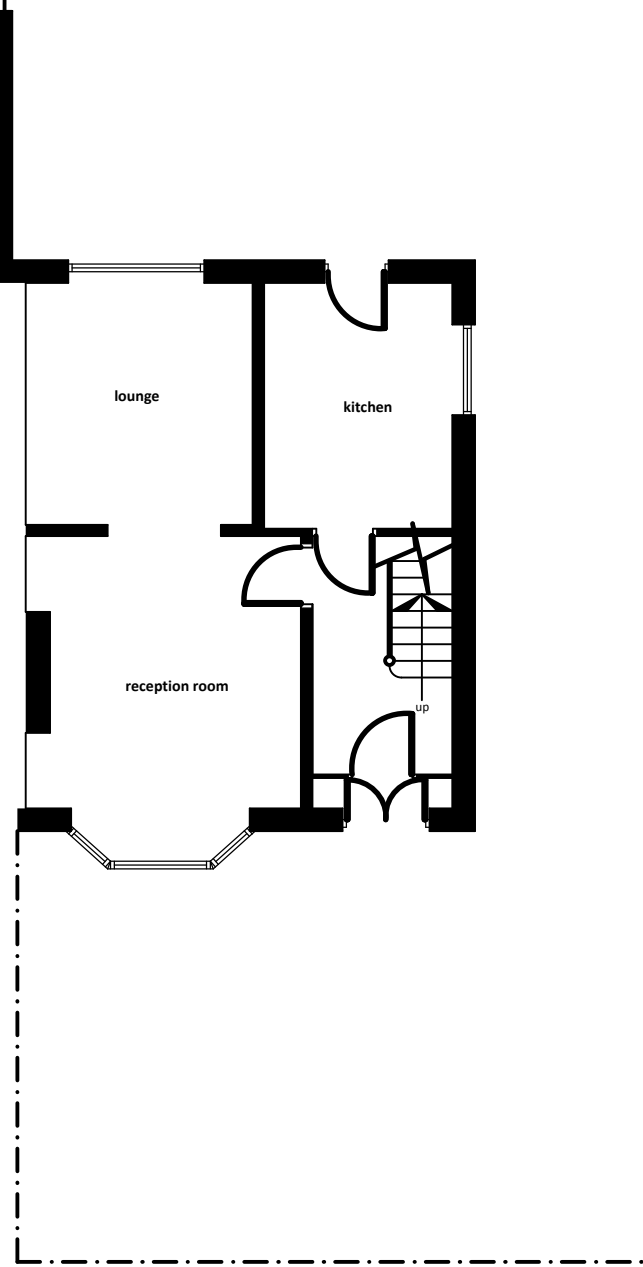
25mm CLEAR VENTILATION WITH A CONTINUOUS
RUN OF GLIDEVALE SOFFIT VENTILATOR SV 609.
INSULATION RETAINER TRAYS TO BE ADOPTED
TO ENSURE INSULATION DOES NOT RESTRICT
VENTILATION. CONTINUOUS 13mm FLY SCREED
VENTILATION GAP RUNNING FULL LENGTH OF
EAVES SOFFIT.



SECTION A - A.

existing ground floor layout. (1:100).

TOTAL GARDEN AREA = 169sqm
Half = 84.5sqm.
PROPOSED EXTENSION = 29sqm.



WALL CONSTRUCTION BELOW GROUND LEVEL:

DENSE CONCRETE BLOCKWORK AND WEAK
MIX CONCRETE CAVITY FILL BELOW GROUND
LEVEL, MIN 225mm FROM TO OF CAVITY FILL
TO LOWEST DPC IN WALLS.

WALL TO BE BUILT OF 620x150 - 200mm DEEP
CONCRETE STRIP FOUNDATIONS MIN 750mm
COVER TO FOUNDATIONS. FOUNDATION MUST
BE TAKEN BELOW ANY ADJACENT DRAIN
INVERT LEVEL. ANY DRAINS PASSING BENEATH
BUILDING TO BE CASED IN 150mm CONCRETE
DRAINS PASSING THROUGH WALL TO HAVE
150x100mm RE-INFORCED CONC LINTOLS
OVER AS REQUIRED MIN 150mm END BEARING.

DPC INSTALLED MIN 150mm ABOVE EXTERNAL
FINISHED FLOOR LEVEL.

NOTES

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH CURRENT BUILDING REGULATIONS.
ALL MATERIALS SHALL BE FIXED APPLIED AND MIXED IN ACCORDANCE WITH BRITISH STANDARDS
& BUILDING REGULATIONS.

HEALTH AND SAFETY NOTES:
THE CONTRACTOR MUST ENSURE THAT ALL WORKS ON SITE ARE CARRIED OUT IN A SAFE &
SATISFACTORY MANNER, IN ACCORDANCE WITH HEALTH & SAFETY AT WORKS ACT 1974,
COSHH REGULATIONS 2002 & REQUIREMENTS OF C.D.M.

THIS DRAWING SHALL NOT BE SCALED.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY),
MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH.
THIS MAY REQUIRE AN APPROPRIATE BS 7671, ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED
FOR THE WORK BY A PERSON COMPETENT TO DO SO WHO IS QUALIFIED TO AT LEAST CITY & GUILDS.

THIS PROJECT REQUIRES PLANNING PERMISSION/BUILDING REGULATION CONSENT
(which-ever is applicable) WORKS SHALL NOT COMMENCE UNTIL APPROVAL HAS BEEN GRANTED.
ALL WORKS TO BE CARRIED OUT TO THE COMPLETE SATISFACTION OF THE BUILDING INSPECTOR
WHETHER OR NOT DETAILED OR SPECIFIED ON THIS DRAWING, ANY CHANGES TO BE FIRST AGREED
ON SITE WITH THE INSPECTOR.

DISCLAIMER: FOUNDATIONS: TYPE OF FOUNDATIONS HAVE NOT BEEN ASSESSED ON SITE THIS IS
TO BE DETERMINED ON SITE TO SUIT GROUND CONDITIONS TO THE COMPLETE APPROVAL OF THE
APPOINTED BUILDING CONTROL OFFICER.

FOUNDATION TYPE DESIGN AND CONSTRUCTION TO SUIT BUILDING AND SITE
CONDITIONS. CONCRETE STRIP FOUNDATIONS TO BE A MIN 200mm DEEP AND 650mm
WIDE AND TO HAVE A MINIMUM COVER OF 600-750mm. FOUNDATIONS TAKEN DOWN
TO A SUITABLE LOAD BEARING STRATA, TO THE SATISFACTION OF THE BUILDING
INSPECTOR.

EXTERNAL WALLS BELOW DPC:
CAVITY AS SPECIFIED AND 100mm THICK CONCRETE BLOCKWORK 7N/sqmm INNER
LEAF LEAN MIX CONCRETE CAVITY FILL FROM FOUNDATIONS TO GROUND LEVEL.
PROVIDE PRE-CAST CONCRETE LINTOLS OVER ANY SERVICES PASSING THROUGH
LOAD BEARING WALLS BELOW DPC.

EXTERNAL WALL CONSTRUCTION: (TO ACHIEVE A U-VALUE OF 0.18w/m2k).
100mm FACING BRICKWORK TO MATCH EXISTING 150mm CAVITY WIDTH, 100mm
DENSE CONCRETE BLOCKWORK INNERLEAF, CAVITY TO BE FILLED WITH 100mm
THICK PIR KOOLTHERM K8 INSULATION (OR SIMILAR APPROVED), WALLS TO BE TIED
TOGETHER WITH STAINLESS STEEL VERTICAL TWIST WALL SAFETY TIES TO BS1243
IN STAGGERED FORMATION AT 450mm VERTICAL (300mm AT OPENINGS) AND 750mm
HORIZONTAL CTS. LATERAL RESTRAINT PROVIDED BY 50x1000mm GALV STEEL
STRAPS. CAVITIES CLOSED AT EAVES AND VERGE AND BEAM FILLED USING SUPALUX
LINER. CAVITIES BLOCK SEALED AT JAMB AND CILL POSITIONS USING RMC
THERMABATE CAVITY CLOSER.

DAMP PROOF COURSE:
TO BE BS743:1970 AND LAID MIN OF 150mm EXTERNAL GROUND LEVEL DPC LAPPED
AT LEAST 150mm.

FLOOR CONSTRUCTION: (U-VALUE 0.13 w/m2k).
EXISTING GROUND TO BE LAYERED WITH AN AVERAGE THICKNESS OF 150mm WELL
COMPACTED HARDCORE AND SURFACED WITH AN ADEQUATE LAYER OF SANDBLINDING
TO PROTECT THE DAMP PROOF MEMBRANE. DPM TO BE VISQUEEN 1200 GUAGE LAID
WITH EDGES LAPPED NOT LESS THAN 300mm AND TURNED UP THE PERIMETER WALL
AND TUCKED UNDER DPC TO PROVIDE A COMPLETE WATER PROOF MEMBRANE. 100mm
THICK PIR KINGSPAN TF70 INSULATION (OR SIMILAR), TO BE LAID DIRECTLY ONTO DPM,
WITH ANOTHER LAYER OF DPM LAID ON TOP OF THE INSULATION WITH OFF CUTS OF
INSULATION TO BE PLACED AROUND THE PERIMETER WALLS OF THE NEW EXTENSION,
150mm THICK C35 CONC FLOOR SLAB TO BE LAID OVER INSULATION AND FINISHED WITH
A 50mm SAND CEMENT SCREED (1:3), NEW FLOOR LEVEL TO MATCH EXISTING INTERNAL
LEVEL.

ROOF CONSTRUCTION: REFER TO SECTIONAL DETAIL.

FIRE SAFETY: SMOKE, HEAT & CARBON MONOXIDE SENSORS AS APPROPRIATE AT ALL
FLOORS TO BE PROVIDES WITH MAINS OPERATED INTERCONNECTED FIRE DETECTION
AND FIRE ALARM SYSTEM TO BS5446. & INSTALLED IN ACCORDANCE WITH BS5839.

WINDOWS:
ALL NEW WINDOWS SHALL BE DOUBLED GLAZED UPVC UNITS WITH BACKGROUND
VENTILATION MIN 8000m2 IN AREA & LOW E GLASS & GAP BETWEEN THE PANES SHALL
NOT BE LESS THAN 16mm.

WINDOW SHOULD ACHIEVE EITHER A WHOLE UNIT OF 1.4W/m2 K OR WER (WINDOW
ENERGY RATINGS) BAND C, ALL NEW GLAZING IN ALL HAZARDOUS LOCATIONS SHALL
COMPLY WITH SAFETY STANDARDS TO BS6206A.

NOTE:
THIS DRAWING SHOULD BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO
WORKS COMMENCING ON SITE FOR CLARIFICATION OR QUERIES CONTACT KHALID KHAN
07798 686430. ANY CHANGES ON SITE TO BE AGREED WITH THE BUILDING CONTROL
OFFICER.

THIS DRAWING IS COPYRIGHT AS DESCRIBED IN SECTION 47 DESIGN AND PATENTS ACT
1988, AND SHALL NOT BE COPIED OR USED FOR ANY OTHER ADDRESS. THE WORKS
ONLY REFER TO 50 KENMORE ROAD, MANCHESTER, FOR MR NAEEM AKHTAR.

Client:

MR NAEEM AKHTAR.

Project:

ERECTION OF SINGLE STOREY EXTENSION TO REAR.

Location:

50 KENMORE ROAD, WHITEFIELD
MANCHESTER, M45 8FS.

Date / Scale:

April 2026. Scale: 1:50, 1:100.

Copyright:



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