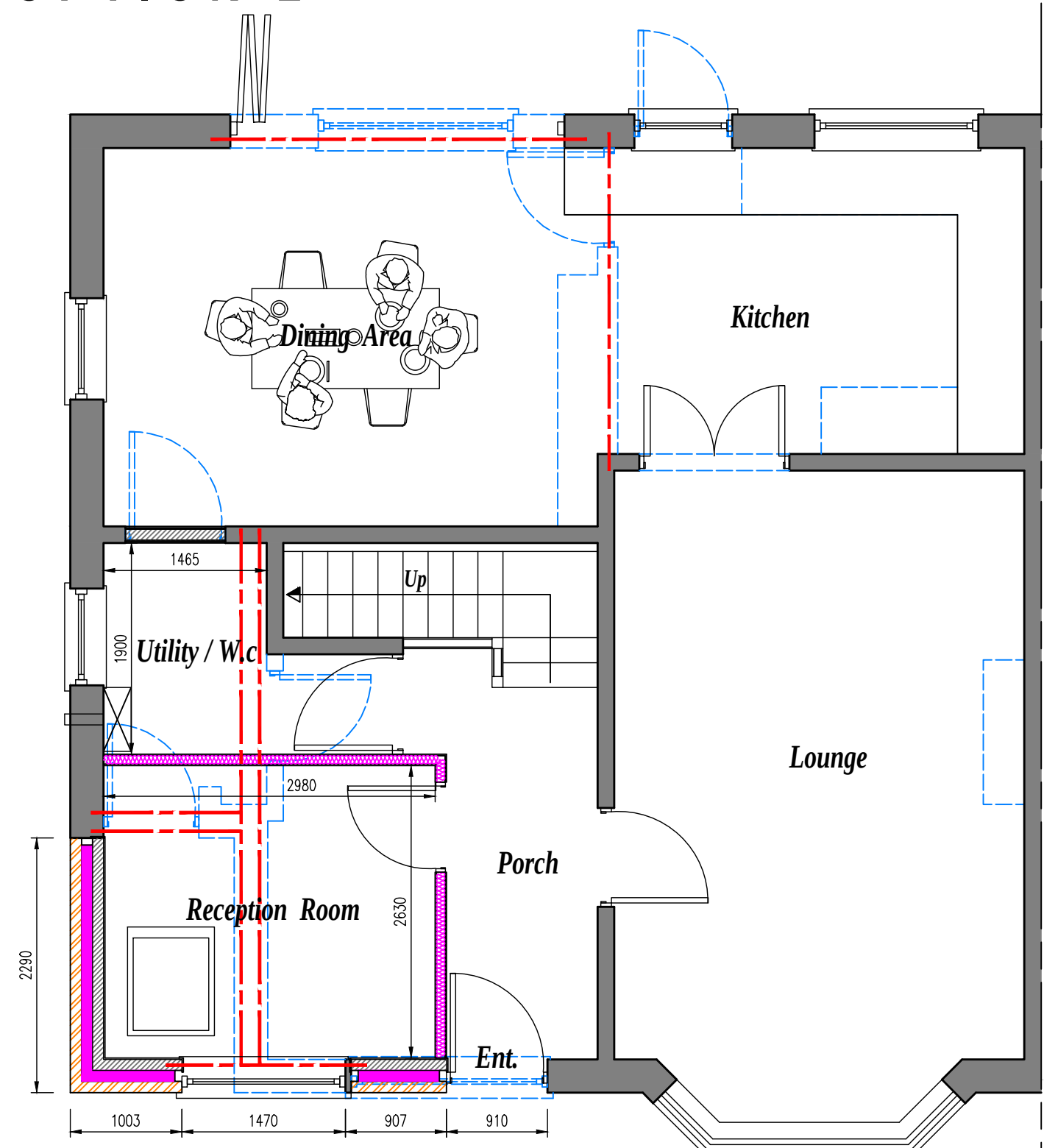
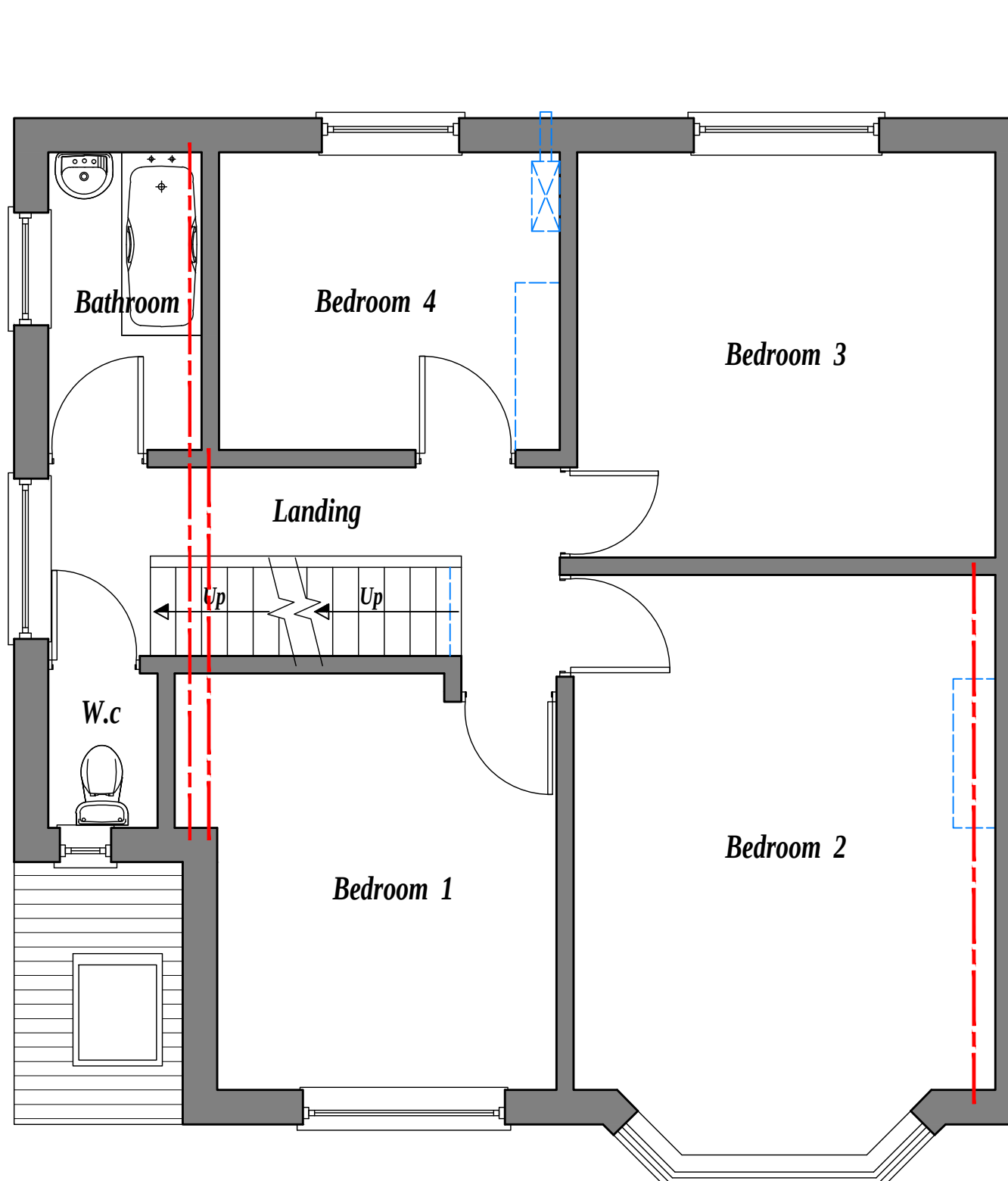


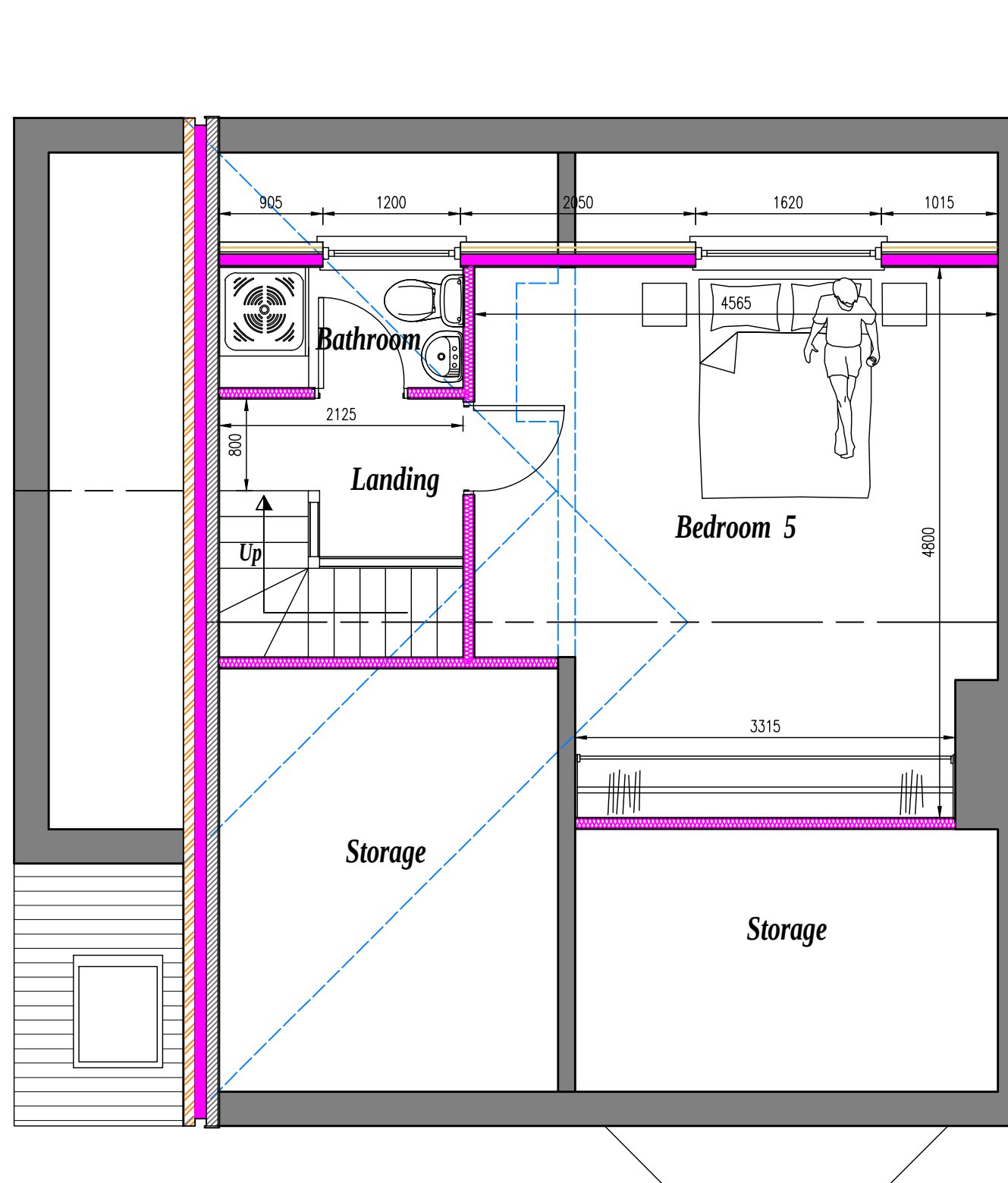
OPTION 2



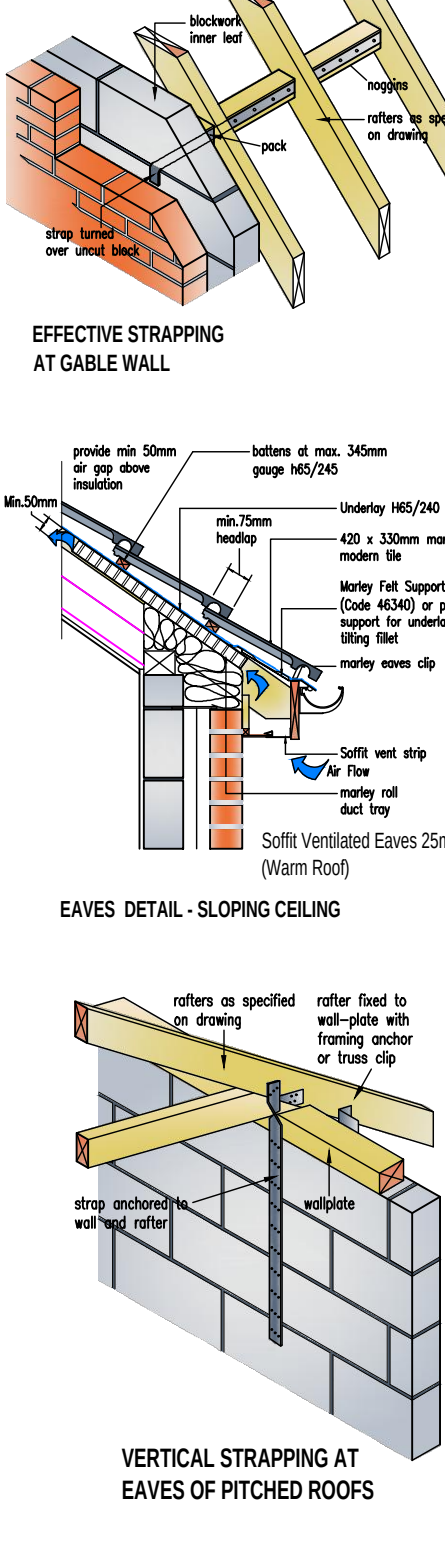
PROPOSED GROUND FLOOR PLAN scale 1:50



PROPOSED FIRST FLOOR PLAN scale 1:50



PROPOSED LOFT FLOOR PLAN scale 1:50

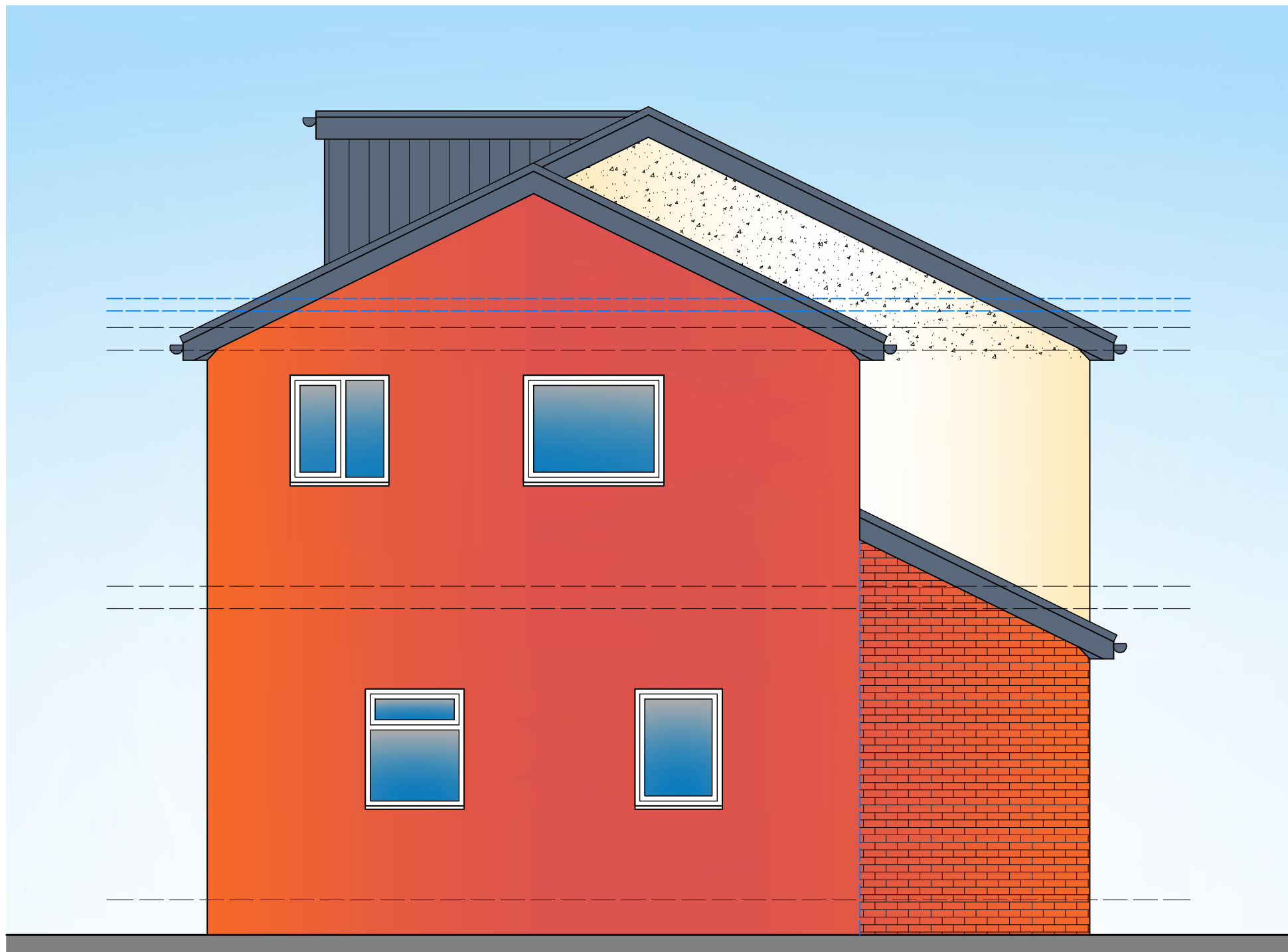


GENERAL NOTES

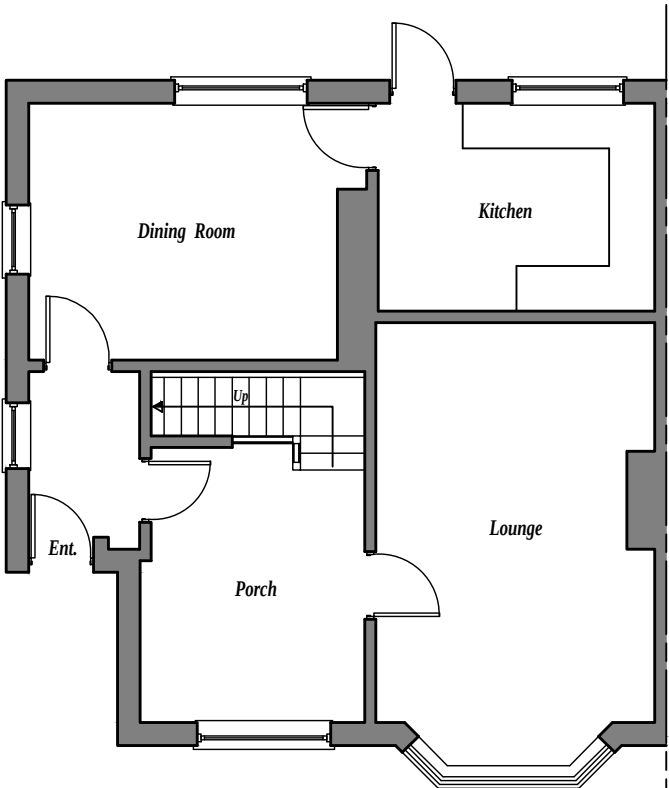
- FOUNDATIONS 225mm min thickness, strip foundations to project 150mm min side of supported wall. Provide 750mm min cover to foundations. Foundations to be min 300mm to bottom of strip footing and taken down to level below invert of any drains passing under or immediately adjacent to the building. Although strip foundations have been shown on the drawing, these may not be appropriate and are for illustrative purposes only. Foundations to suit conditions to the satisfaction of the Local Authority once this hole has been dug. Alternative Foundations to be designed by Structural Engineer.
- Concrete mixes to be in accordance with BS 8500 - 1.
- There should be a non-engineered fill (as described in BRE Digest 427) and wide variation in ground conditions within the loading area, not a weaker or more compressible ground at a depth below the foundation as could impair the stability of the structure.
- Where new foundations arise in vicinity of old foundations, existing should be fully grouted up and new foundations laid at least the same depth.
- All proposed timbers to be treated with a suitable preservative to BS 1293:1975.
- All new cavities to be closed with 9mm supalux, all new cavities to be linked with existing.
- All new drains to be Hepworth supervised and to be bedded and surrounded in min. 150mm pea gravel. 100mm diameter drains to fall in 40. 150mm diameter drains to fall in 60. New drains to be encased in 150mm concrete where they pass under new buildings. All existing drains found not to be in use to be capped and sealed in concrete. 150mm pre-cast concrete inserts inserted where new drains pass through external walls. Soil and vent pipes to be 100mm U.P.V.C. 40mm diameter U.P.V.C. waste pipes to showers, sinks and baths with 40mm diameter to basins. S.V.P. to be taken up to a rigid terminal or roof vent tile outlet or otherwise as noted on the plan. Provide rodding eyes or removal traps to give access to all runs of the soil system. All traps are to be 75mm deep sealed air-vac traps. All plumbing installations are to comply with BS 5577. All heating in hot concealed service pipes should be sealed at floor and ceiling levels, and service pipes which penetrate or project into hollow constructions or voids. (Refer to item D of diagram 4 of the Approved Document L). Deep flow gutters and 64.75 mm diameter P.V.C. rainwater pipes.
- Insulated D.C.s inserted at all head, jumbs and cills of new external openings or intermediate doors.
- All disturbed surfaces to be made good.
- All new rain water pipes to trapped gutters.
- 75 x 100mm wallplate to strap wall at 2m centres with 38 x 5mm mild steel straps.
- Opening lights to be min 1200mm total floor plan area.
- All glazing to critical zones to be toughened or laminated to BS 6206. The glass to doors within 1500mm of finished floor level and within 300mm of either side of doors and where greater than 250mm wide and 0.5mm in doors, and to screens within 500mm of finished floor level.
- Steelwork as noted on plan to comply with BS449, BS5950 & be encased in 2 layers of 12.5mm plasterboard with angle beads and 3mm plaster coat to give 120 hour fire resistance. Liners to have minimum 150mm end bearings at each end and @ 900mm c/s. Loadbearing internal walls to be 100mm concrete blockwork.
- Cavity tray to be fitted into limits within external wall stop ends and weepholes at each end and @ 900mm c/s. Loadbearing internal walls to be 100mm concrete blockwork.
- Cavity tray to be fitted into limits within external wall stop ends and weepholes at each end and @ 900mm c/s. Loadbearing internal walls to be 100mm concrete blockwork.
- Facing brickwork/stonework to extend min 2 courses below ground level.
- New concrete limbs over new openings to BS5977 Part 2:1996 (150mm or 225mm) deep where shown.
- Steelwork shall be fitted to be spaced at 150mm centres horizontally staggered and 450mm centres vertically. Wall ties to comply with BS 1234:1978 and to have proprietary U-pin retaining dips to secure the insulation to the inner leaf. Jumps to be built solid by strapping the blockwork onto 150mm wide vertical D.P.C. Provide additional wall ties at 225mm vertical centres around door / window openings and to movement joints. Cavities be closed at eaves level to comply with Building Regulations.
- Notches and holes to timber joists to be within the following limits: notches - no deeper than 0.125 times depth of joist and not cut closer than 0.17 of the span, no further away than 0.25 times the span. Holes - should be no greater diameter than 0.25 times the depth; should be drilled in the neutral axis; and should be no less than 3 diameters (centre to centre) apart, and be located between 0.25 and 0.4 times span from the support. No notches or holes to be cut in roof rafters, other than supports where they may be terminated to a depth not exceeding 1/3 of the rafter depth.
- All pipework incorporated in the water / heating system, that is situated in an unheated space is to be surrounded in 40mm of insulating material (min conductivity 0.045W/mK).
- All masonry work to comply with BS 5628: P3.
- City bricks to BS 3622. Engineering bricks to BS 3602.
- Concrete bricks to BS 6073. Manufactured stone complying with BS 6457.
- Mortar: Selection of mortar used below dpc to be in accordance with BS5628: Part 3.
- Sulphate-resisting cement to be used where recommended by brick manufacturer and where sulphates are present in the ground.
- DPM below slab to BS 6815. When the membrane is located below the slab a binding layer of sand should be provided. The continuity of the membrane as follows: laps in polythene should be 300mm and joints sealed, where necessary, membranes between slab should link with dpc's.
- STARGLASS Equalises (Min use 200mm) (Equalises) (Min grip 220mm) Min Grip to Tapered threads of 50mm, 200mm headroom to stair measured along pitch line. Max pitch of stair 42 degrees. Handrail between 900mm and 1200mm above pitch line. No gap in balustrading to allow the passage of 100 diameter spheres.
- Flues (if applicable): Flue bricks to be inserted into inner leaf of external wall in locations shown on plans. Flue liner with max. 45 degree (30 degree preferred), offset at base, bedded in cement mortar grout to comply with BS 1181: 1971. All floor and roof timbers will be trimmed 40mm clear from the outer face of chimneys and flues.
- Chases: Vertical chases should not be deeper than 1/3 of the wall thickness or, in cavity walls, 1/3 of the thickness of the leaf. Horizontal chases should not be deeper than 1/6 of the thickness of the leaf of the wall. Chases should not be so positioned as to impair the stability of the wall, particularly where hollow bricks are used.
- All workmanship and materials to comply with Building Regulations, British Standards, Codes of Practice requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the "Inspector" whether or not indicated in the drawing. Sample of external materials to be submitted to Local Authority for approval.
- The Builder is entirely responsible for all temporary works and for maintaining stability of the new and existing structures during work.
- Contractor to visit site prior to commencement of work and check all dimensions and familiarise himself with the site conditions. This drawing must then be checked and verified by the contractor prior to work commencing on site. No Encroachment by the building over the neighbouring boundary line. Client to obtain written permission from relevant bodies for any encroachment whatsoever if unavoidable.
- Trade Ventilation: Replacement ventilators to be provided as follows: Habitable rooms - 5000mm³ equivalent area Kitchen, Utility room and bathroom - 2500mm³ equivalent area Addition of a habitable room (not including a conservatory) to an existing building. Background ventilators to be provided to new windows as follows: If the additional room is connected to an existing room that has no window openings to external air, the room can be ventilated through another room or conservatory if background ventilation is provided with ventilators - 8000mm³ equivalent area to opening between rooms and to new windows, and Purge ventilation is provided comprising of 1 or more openings with min total floor area as follows: Windows - hinged or pivot window that opens 30° or more, or the Height x width of the opening part should be at least 1/20 of the room floor area. For a hinged or pivot window that opens less than 30° opening part should be at least 1/20 of the room floor area. External doors the Height x width of opening part should be at least 1/20 of the room floor area. If the room contains a combination of at least 1 external door and at least 1 external window, the opening parts may be added to achieve at least 1/20 of the room floor area. Note: Background ventilation should be located at least 1700mm above floor level and need not be within the door frame. Openings between habitable rooms and conservatories must be closable.
29. Unusable material: Vegetable matter such as turf and roots should be removed from the building or covered by the building at least to a depth to prevent later growth. The effects of roots close to the building also need to be assessed. Where mature trees are present on sites with shrinkable clays the potential damage arising from ground heave to services and floor slabs and overall concrete should be assessed. Reference should be made to BRE Digest 2982. Where soils and vegetation type would require significant quantities of soil to be removed, reference should be made to BRE Digests 24123 and 2424, and to the FBE (Foundation for the Built Environment) report25.
- Construction Design And Management Regulations 1994 (CDM REGULATIONS) And Health and Safety at Work etc. Act 1974. Designers CDM Statement. The Client is respectfully reminded of his or her duties under the above act and referred to the Health and Safety Executive's Guidance note 29 "The Role of the Client". The Designer encompasses on this drawing are classed as simple construction using traditional methods and materials available to general builders. As such they do not present any unusual circumstances in their execution or risks which a competent builder could not be reasonably expected to know. For alteration work requiring new openings in walls or the removal of existing walls, the builder is to follow the guidance in the Building Research Establishment Code Building Guidelines No 15 & 20 providing information on opening work on openings in external walls and removing internal wall bearing walls in older dwellings.
1. The Contractor shall ensure that he and all visitors to site are fully aware of these regulations and ensure full compliance with same and shall include for all necessary documentation.
2. Contractor to provide all necessary scaffolding with edge protection to prevent persons falling or falling objects. Also to provide protection to adjoining properties along site boundary.
3. All necessary safety precautions to be taken when working at high level. i.e. using safety harness.
4. Contractor to investigate possible live or redundant services within the site and any hazardous material that may be present. Refer to Avoiding danger from underground services. HSG 47. Control of asbestos at Work Regulations 2002. Control of Substances Hazardous to Health Regulations 2002 and Dangerous Substances and Explosive Atmospheres Regulations 2002.
5. All persons entering site to have all necessary protective clothing and head protection compliant with health and safety. Refer to Personal Protective Equipment at Work Regulations 1992 (as amended).
6. Clearing of windows to be accessible from inside if they are unable to be accessed from exterior.
7. All necessary propping and support required for excavation of trenches, retaining walls and underpinning to be installed in accordance with a structural engineers details and specification.
8. Contractor to provide all necessary support to maintain stability of existing or neighbouring structures.
9. Change of collapse to trenches caused by heavy machinery, working above or near.
10. Danger of persons falling into trenches.
11. Use of power tools and equipment. Refer to Provision and Use of Work Equipment Regulations 1998 and Electricity at Work Regulations 1989.
12. Avoid changing of walls for Services.
13. Risk of working with glass. Risks of working at height and from falling objects.
14. Risks of working with dust (asbestos) - protective gear/breathing protection to be used. Refer to Control of Substances Hazardous to Health Regulations 2002, and any hazardous material that may be present. Refer to Avoiding danger from underground services. HSG 47. Control of asbestos at Work Regulations 2002.
15. Precautions to be taken when lifting heavy materials, objects and beams into position above 20kg - use Adequate lifting machinery. Refer to Lifting Operations and Lifting Equipment Regulations 1998. Manual Handling Operations Regulations 1992.
16. Covering of roofs. All work to be carried out with due regard to health and safety regulations.
17. Risk of overhead power cables within and around the site.
18. Insulation and use of flammable materials. Refer to Fire Precautions (Workplaces) Regulations 1997.
19. Access into and out of site - traffic management into and out of site. Refer to Working at Work - Managing work-related road safety. HSG 265.
20. Precautions to be taken when Working in confined spaces. Refer to Confined Spaces Regulations 1997 And Safe work in confined spaces. APPLICABLE.
21. New Roads and Street Works Act 1991.
22. Construction Health, Safety and Welfare Regulations 1996.
23. Health & Safety (First Aid) Regulations 1981.
24. Health & Safety (Training) Regulations 1997.
25. Working at Height Regulations 2005.
26. Management of Health and Safety at Work Regulations 1999.
27. Noise at Work Regulations 1989.
28. Pressure Safety Regulations 1996.
29. Pressure Systems Safety Regulations 2000.
30. Reporting of Injuries Diseases and Dangerous Occurrences Regulations 1995.
31. Supply of Machinery (Safety) Regulations 1992 (as amended).
32. Workplace (Health, Safety and Welfare) Regulations 1992.
33. Managing Health and Safety in Construction. Approved Code of Practice and Guidance. HSG 224.
34. Successful health and safety management. HSG 65.
35. Vibration Solutions. HSG 170.



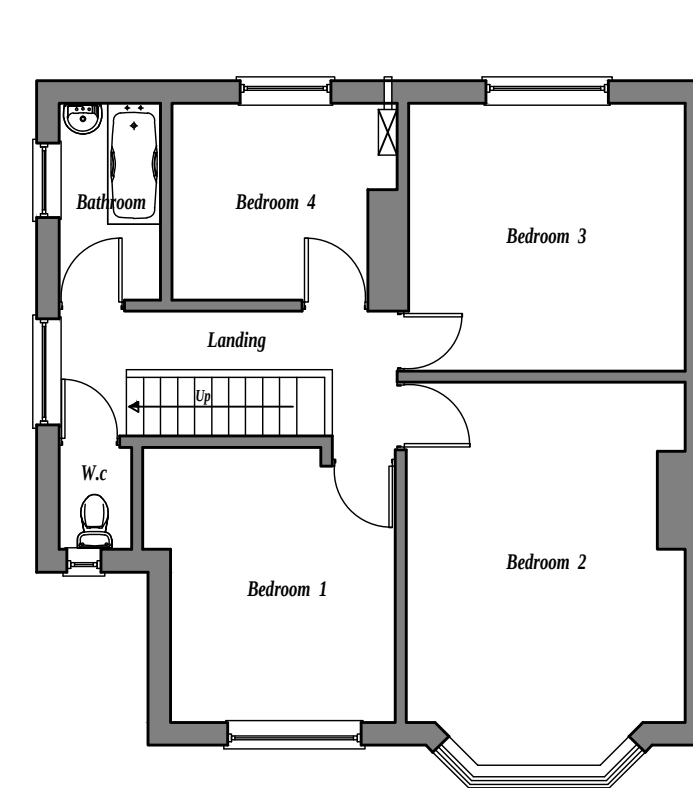
PROPOSED FRONT ELEVATION scale 1:50



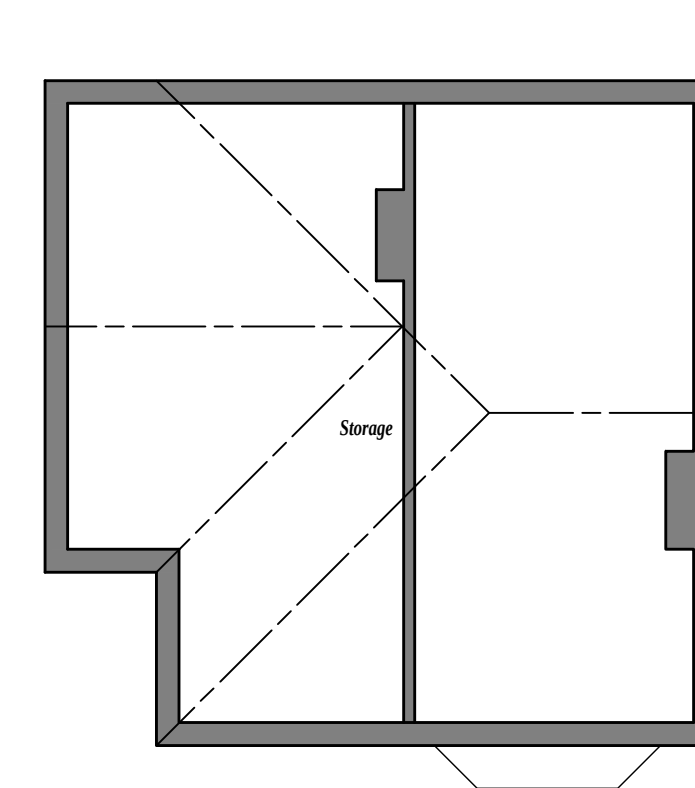
PROPOSED SIDE ELEVATION scale 1:50



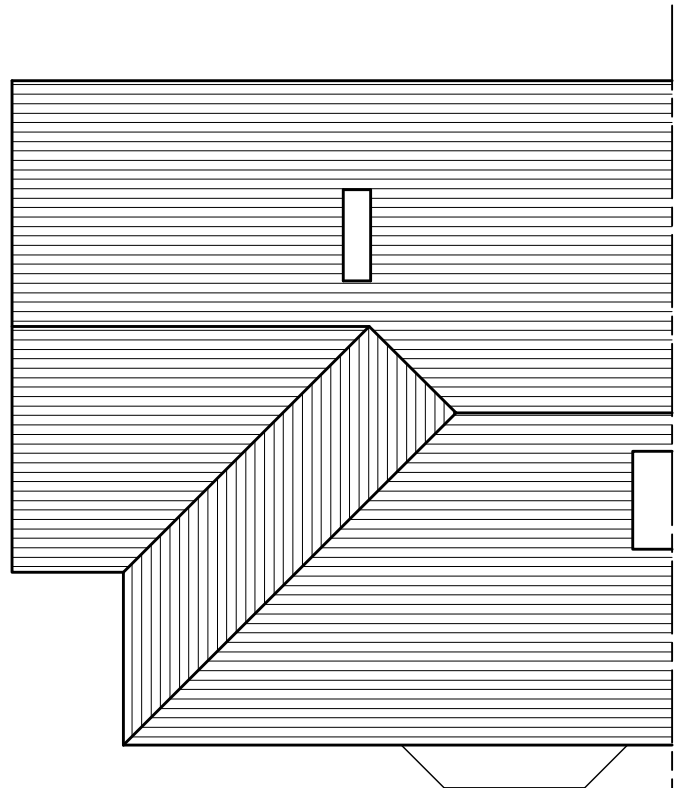
EXISTING GF PLAN scale 1:100



EXISTING 1F PLAN scale 1:100



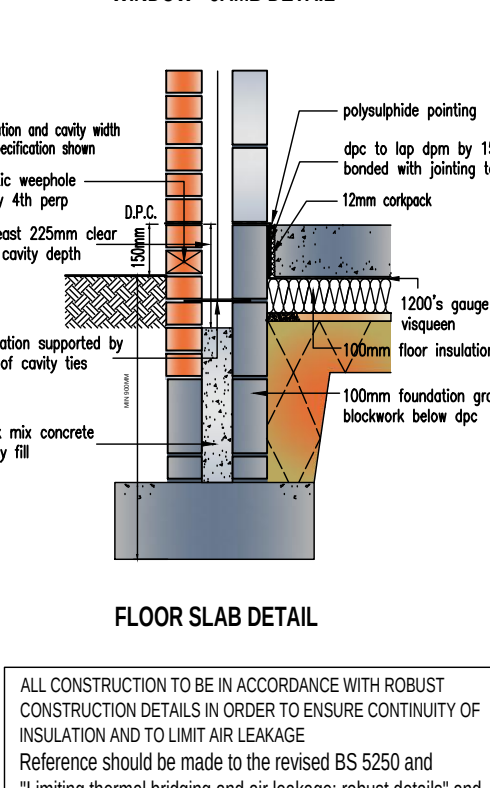
EXISTING 2F PLAN scale 1:100



EXISTING ROOF PLAN scale 1:100



EXISTING FRONT ELEVATION scale 1:100



ROBUST CONSTRUCTION DETAILS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ROBUST CONSTRUCTION DETAILS IN ORDER TO ENSURE CONTINUITY OF INSULATION AND TO LIMIT AIR LEAKAGE: robust details" and BR 262 "Thermal insulation: avoiding risks."

EXISTING FRONT ELEVATION scale 1:100

CLIENT: 99 RECTORY LANE, PRESTWICH, MANCHESTER, M25

Address: 99 RECTORY LANE, PRESTWICH, MANCHESTER, M25

Project: SINGLE STOREY FRONT EXTENSION WITH HIP TO GABLE REAR CORNER LOFT CONVERSION AND INTERNAL WORKS

Dwg Title: PLANNING PROPOSED & EXISTING

Date: APRIL 2024

Job No: 04.24.04

Drawn: D.L.

Scale: 1:50/100

Dwg No: PLO1

Checked: D.L.

Mobile: 07805560652

Email: tdmtdesign@live.co.uk

NOTE THE CLIENT IS ADVISED TO READ THE PARTY WALL ACT 1996 FULLY FOR EXAMPLES OF NOTICES SERVED AND FOR FURTHER INFORMATION WITH REGARDS TO THE ABOVE.

Approved Document P (Electrical Safety)

All Electrical Work to which the Requirements of Part P (Electrical Safety) apply, will be designed, installed, inspected and tested by a person competent to do so. Prior to completion of works the Local Authority must be satisfied that either, An Electrical installation certificate issued under a "Competent Person" scheme has been issued or appropriate certificates and forms defined in BS 7070 (as amended) have been submitted that confirm that the work has been inspected and tested by a "competent person". A "competent person" will have a sound knowledge and suitable experience relevant to the nature of the work undertaken and to the technical standards set out in BS 7071, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

NOTE: THE ELECTRICAL LAYOUT SHOWN IS FOR BUILDING REGULATIONS SUBMISSION ONLY.

THE BUILDING INSPECTOR MUST BE INFORMED OF ANY CHANGES TO THE LAYOUT PRIOR TO WORKS COMMENCING AND WORKS TO BE CARRIED OUT BY A COMPETENT PERSON AS DESCRIBED ABOVE.

CONTRACTOR TO AGREE POSITION OF ELECTRICAL ITEMS AND RADIATORS WITH CLIENT PRIOR TO WORK COMMENCING.

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