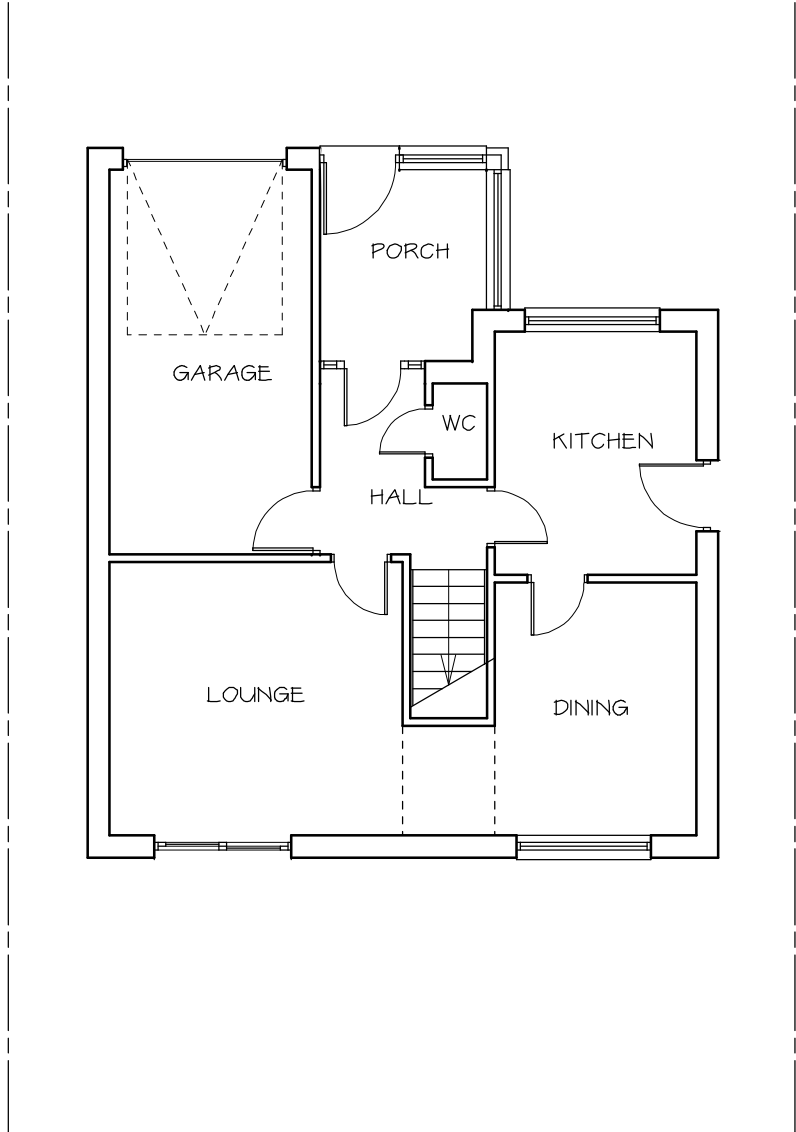
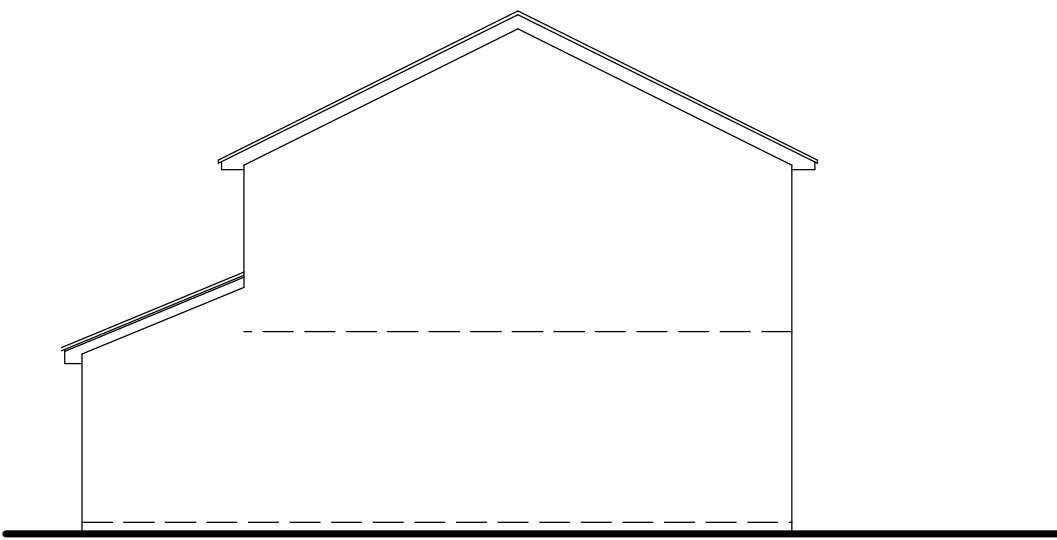
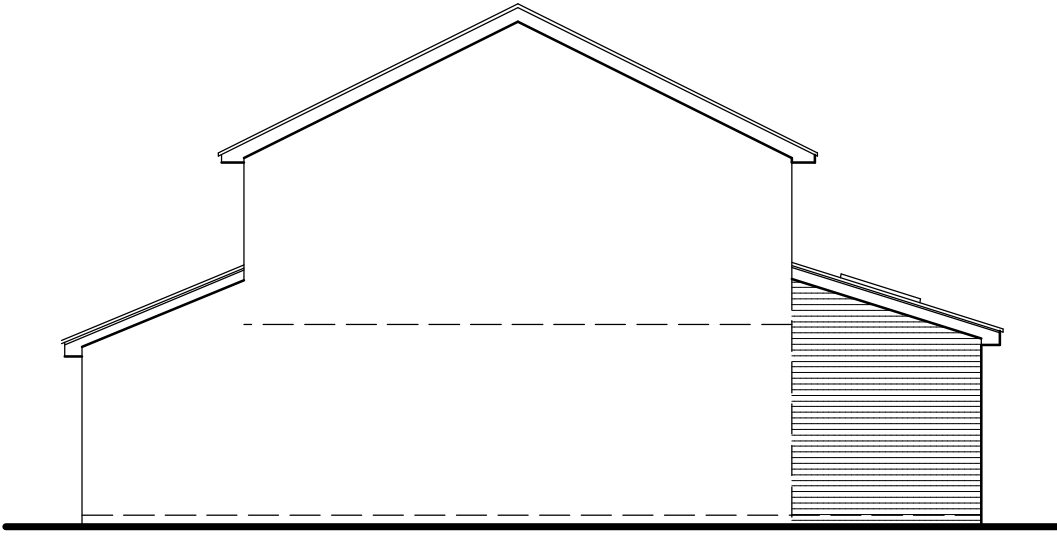
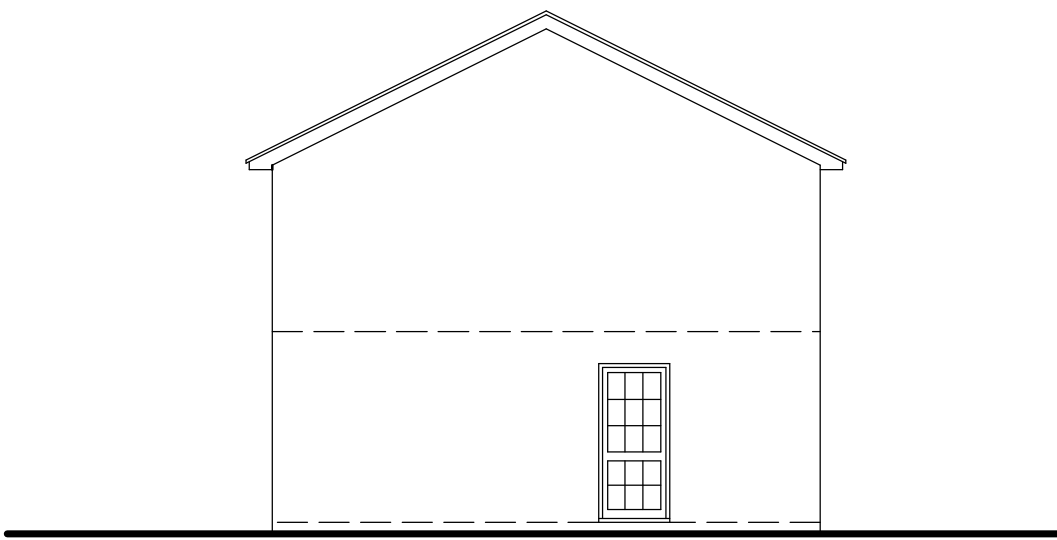




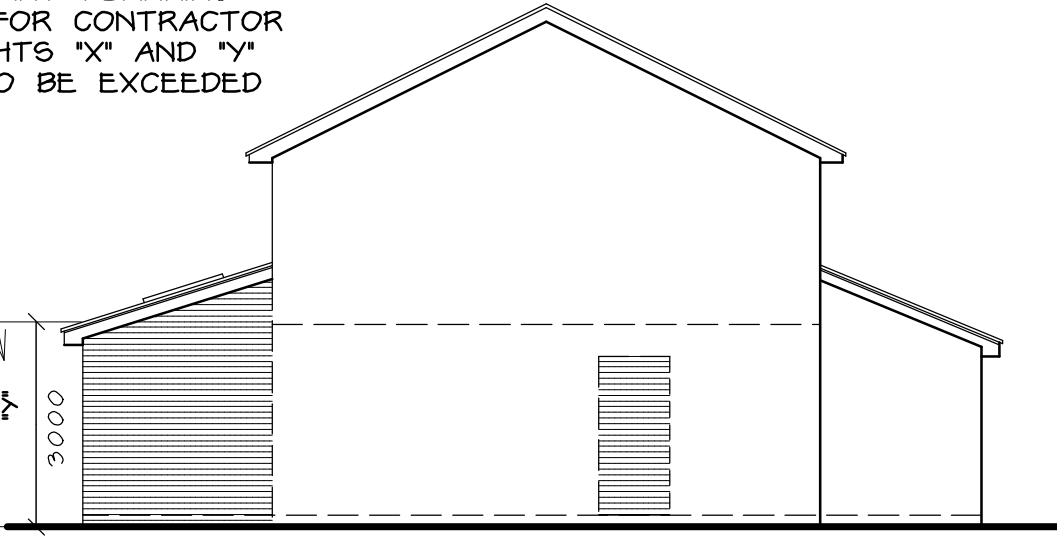
EXISTING GROUND FLOOR PLAN 1 : 100



EXISTING ELEVATIONS 1 : 100



PROPOSED ELEVATIONS 1 : 100



IMPORTANT PLANNING
NOTE FOR CONTRACTOR
- HEIGHTS 'X' AND 'Y'
NOT TO BE EXCEEDED

PLUMBING AND DRAINAGE - 110MM UPVC RW GUTTERS ON 15MM SW FASCIAS DISCHARGING INTO TRAPPED RW GULLEYS VIA 75MM UPVC RW PIPES. 50MM UPVC WASTES AND 75MM UPVC TRAPS TO WASTE APPLIANCES. 100MM UPVC SOIL BRANCH - MINIMUM 1 IN 40 FALL. 100MM UPVC SOIL AND VENT PIPE WITH METAL CAGE TO UPPER TERMINAL MINIMUM 900MM ABOVE EAVES AND SLOW RADIUS REST BEND BELOW GROUND LEVEL. 100MM HEPSEIVE DRAINS - MINIMUM 1 IN 40 FALL AND 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. DRAINS UNDER OR ADJACENT TO THE 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.

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 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 A SAFETY PIPE 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.

LEAN-TO ROOF - REDLAND REGENT SMOOTH CONCRETE ROOF TILES - SIMILAR COLOUR TO EXISTING TILES - APPROX 17.5° PITCH (MINIMUM 12.5° PITCH) WITH 100MM HEADLAP - ON 50X25SW BATTENS AND BREATHABLE MEMBRANE AS AGREEMENT CERTIFICATE ON 150X476W RAFTERS AT 600MM CENTRES (MAX 2.76M SPAN). RAFTERS SECURED TO POLE PLATE AND WALL PLATES WITH TRUSS CLIPS. 12MM EXTERIOR QUALITY PLY SKIN NAILED AT MAXIMUM 400MM CENTRES TO UNDERSIDE OF RAFTERS. 220X506W POLE PLATE RAWLBOLTED THROUGH TO EXISTING INNER LEAF AT MAXIMUM 400MM CENTRES. TRIPLE RAFTERS AND DOUBLE TRIMMERS TO ROOF LIGHT OPENINGS. CELOTEX GA4100 BETWEEN RAFTERS AND CELOTEX PL4050 UNDER RAFTERS ALL AS AGREEMENT CERTIFICATE AND PLASTER SKIM FINISH. 30X5X1200MM GALVANISED MSTEEL RESTRAINT STRAPS TO GABLES AT MAXIMUM 2M CENTRES INCLUDING SW NOGGINS BETWEEN RAFTERS. CAVITY TRAYS AND FLASHINGS AT ABUTMENTS WITH EXTERNAL WALLS. NOTE - RECESSED DOWNLIGHTERS TO ONLY BE FITTED INTO FALSE CEILING BELOW STRUCTURAL CEILING TO AVOID PENETRATION OF INSULATION.

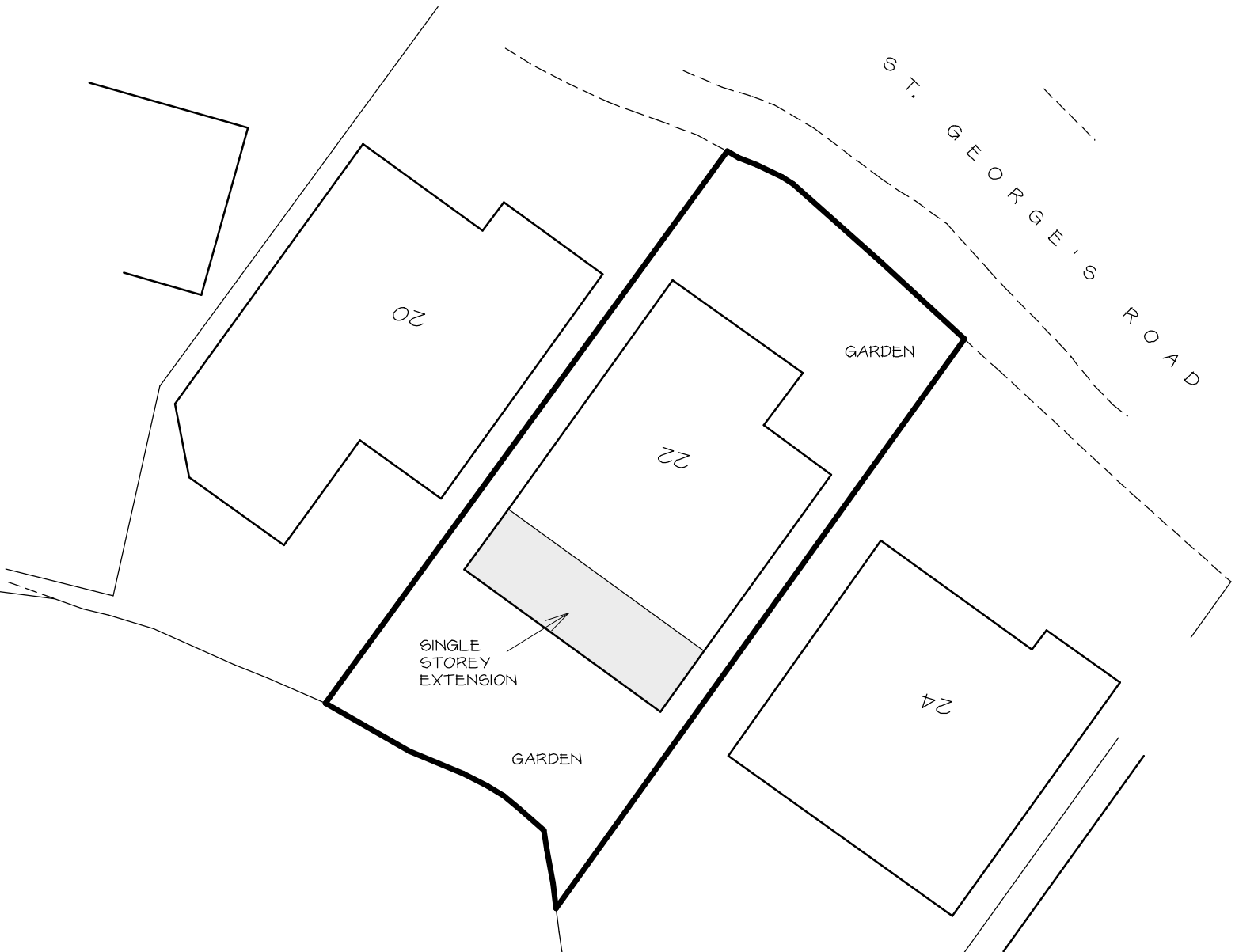
EXTERNAL WALLS - 103MM OUTER LEAF OF BRICKWORK TO MATCH EXISTING - 100MM CAVITY WITH 6NO. STAINLESS STEEL TIES/M² - 100MM DRITHERM CAVITY PLUS INSULATION AS AGREEMENT CERTIFICATE - 100MM INNER LEAF THERMALITE BLOCK (7N) AND 12.5MM PLASTERBOARD LINING AND SKIM ON PLASTER DABS. HORIZONTAL DPC'S MINIMUM 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. 30X5X1200MM LATERAL RESTRAINT STRAPS TO GABLES AT MAXIMUM 2M CENTRES AND INCLUDING SW NOGGINS BETWEEN JOISTS.

GROUND FLOOR - 25MM CELOTEX AROUND PERIMETER OF 70MM SCREED ON 500G VISQUEEN ON CELOTEX GA4080 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 - MECHANICALLY COMPACTED IN MAXIMUM 225MM LAYERS - AND BLINDED WITH SAND. ANY EXISTING SUBFLOOR VENTS TO BE DUCTED THROUGH TO NEW EXTERNAL WALLS. 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. NOTE - FOUNDATIONS TO BE TAKEN DOWN TO BELOW INVERT OF ANY EXISTING ADJACENT DRAIN. 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 GROUND BEARING CONDITIONS.

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

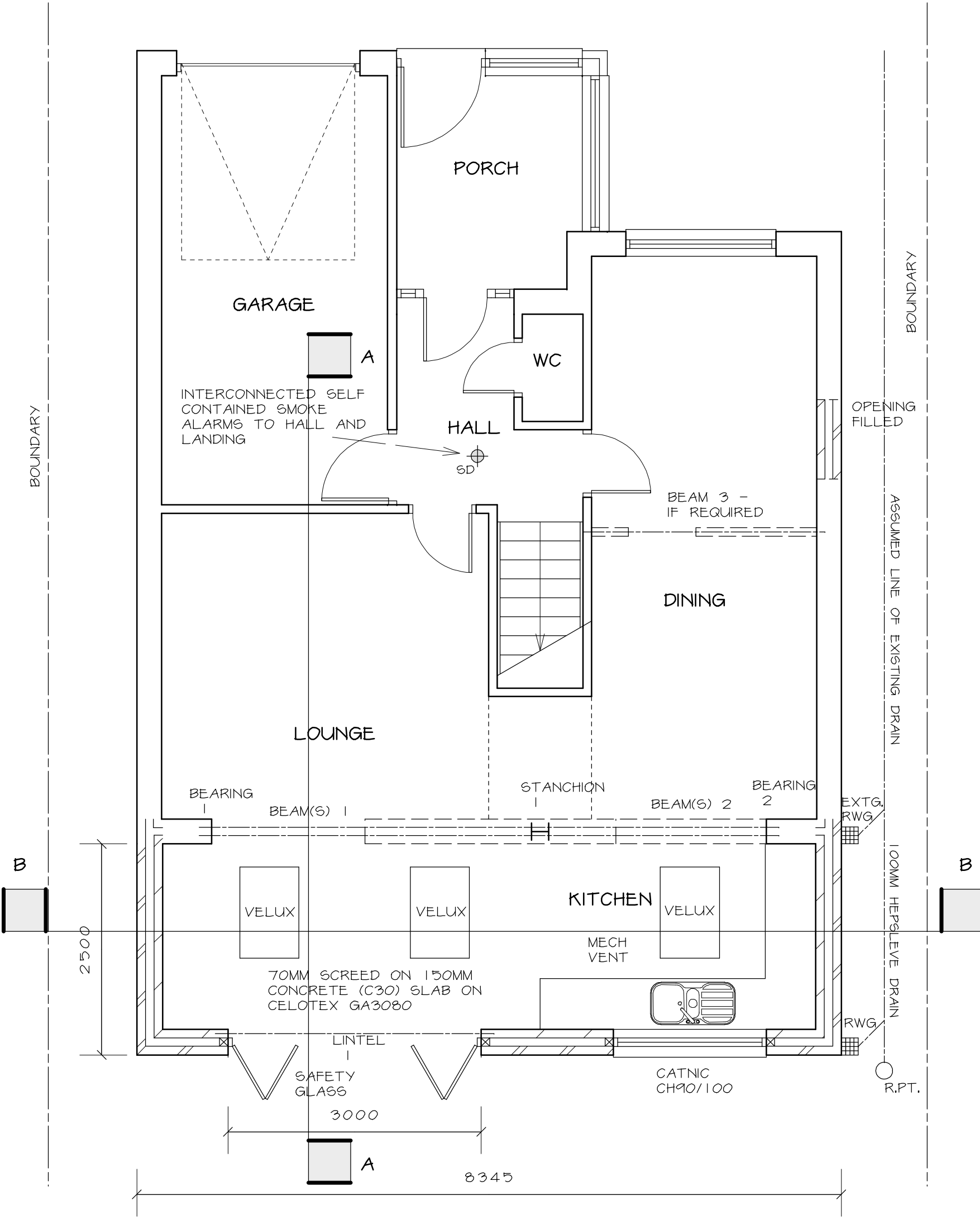
GENERAL - STRUCTURAL TIMBER (C16 GRADE UNLESS SPECIFIED OTHERWISE) AND EXTERNAL TIMBER TREATED WITH PRESERVATIVE. STEEL TO BEAR 150MM AND CLAD WITH 19MM PLASTERBOARD AND SKIM (1/2HR FR5). DOUBLE GLAZED WINDOWS, DOORS AND ROOFLIGHTS (1.6W/M²C) WITH MINIMUM 16MM AIRGAP AND SOFT LOW-E COATING. SAFETY GLASS TO EXTERNAL DOORS, ATTACHED WINDOWS AND ANY WINDOWS WITH GILL HEIGHTS LESS THAN 900MM ABOVE FLOOR LEVEL. INTERCONNECTED SELF CONTAINED SMOKE ALARMS (WITH BATTERY BACK UP) TO HALL AND LANDINGS PERMANENTLY WIRED TO A SEPARATELY FUSED CIRCUIT AT THE DISTRIBUTION BOARD IN ACCORDANCE WITH BS5839 - 6:2004. EXISTING STRUCTURE AND FOUNDATIONS TO BE EXPOSED FOR INSPECTION AS REQUIRED BY THE BUILDING INSPECTOR TO CONFIRM ADEQUACY FOR NEW LOADINGS PRIOR TO 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.



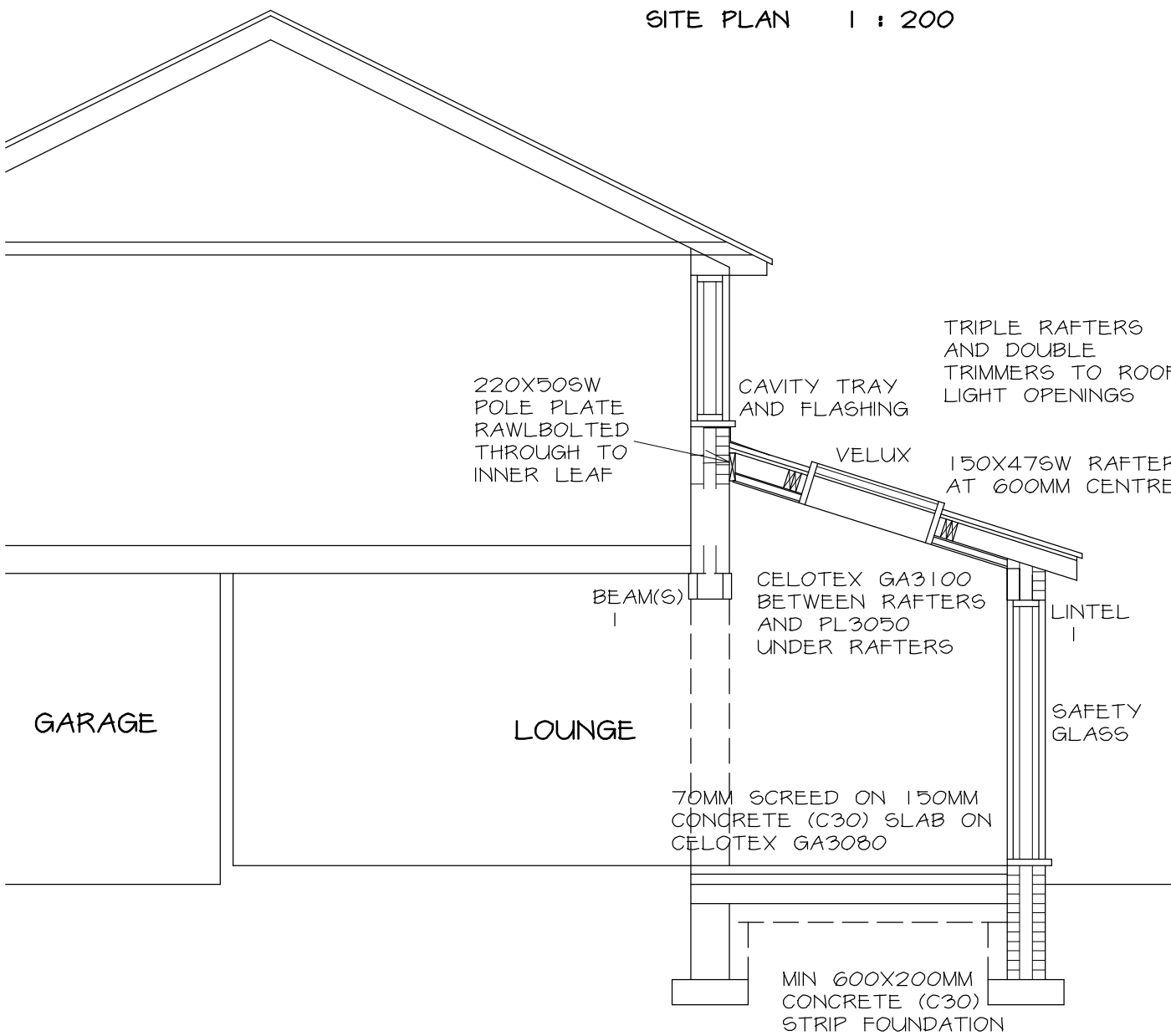
SITE PLAN 1 : 200



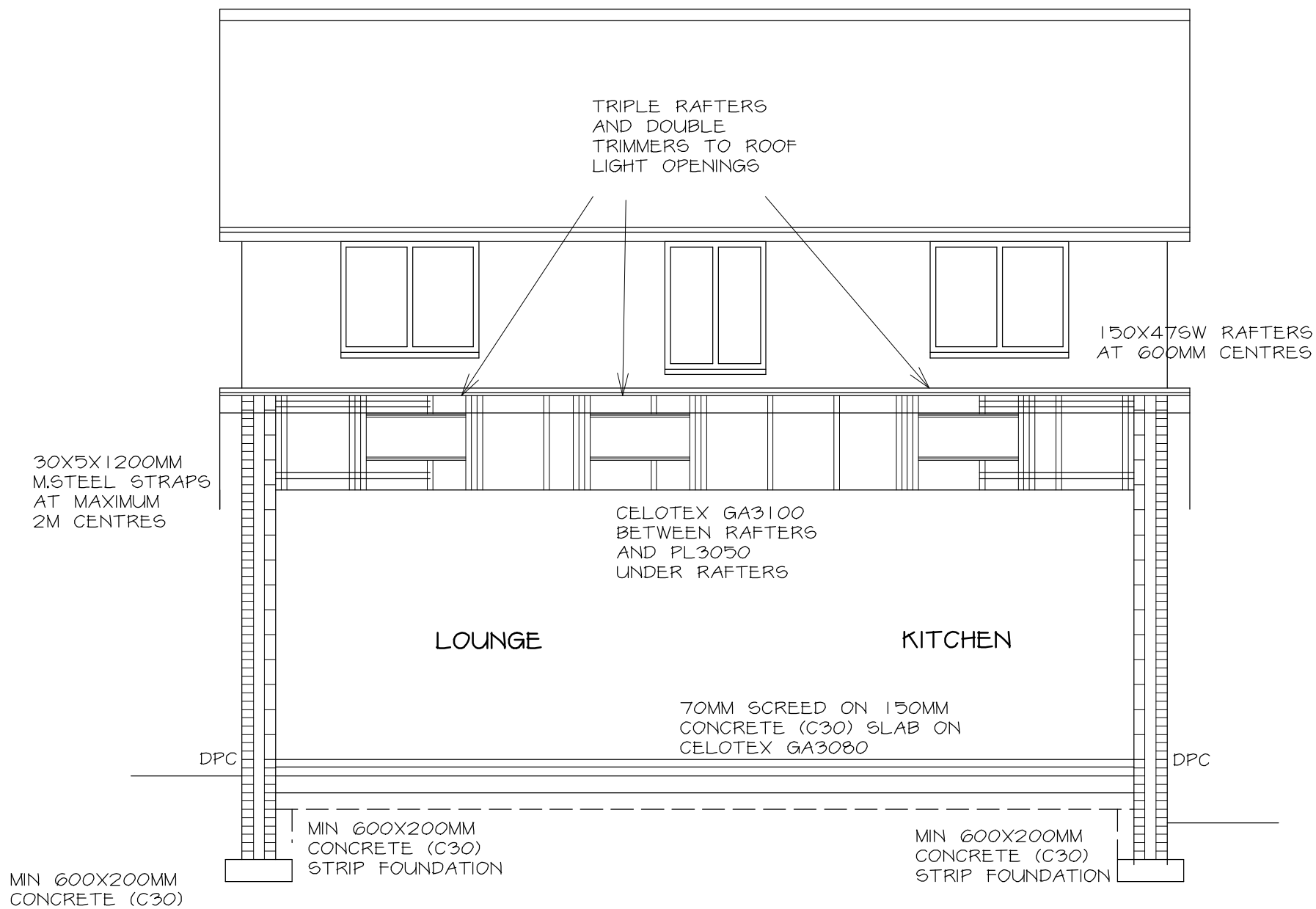
LOCATION PLAN 1 : 1250



PROPOSED GROUND FLOOR PLAN 1 : 50



SECTION A - A 1 : 50



SECTION B - B 1 : 50

Telephone 0161 643 2422

Northside Plans Ltd

Planning and Building Design

116 Simister Lane Prestwich Manchester M25 2SB

Project

SINGLE STOREY REAR EXTENSION

22 ST. GEORGE'S ROAD
BURY

Title

PROPOSED PLANS

Scale 1:50 1:100 1:200 (A1) Date 04/2022

Drawn by NIGEL TAME Dwg.no. 22/66R/1