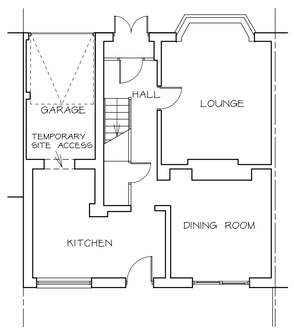
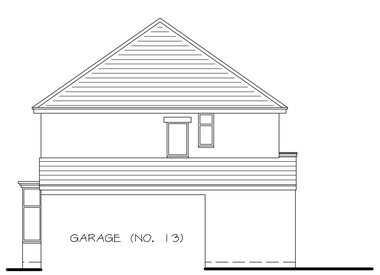


LOCATION PLAN 1 : 1250



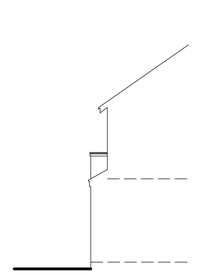
EXISTING GROUND FLOOR PLAN 1 : 100


EAST

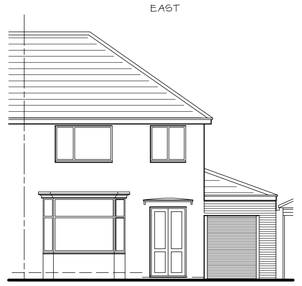


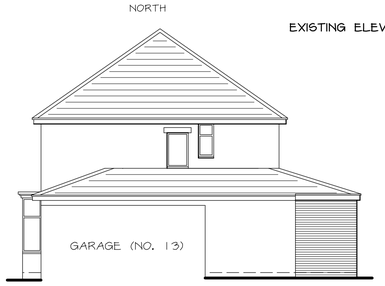
NORTH


WEST

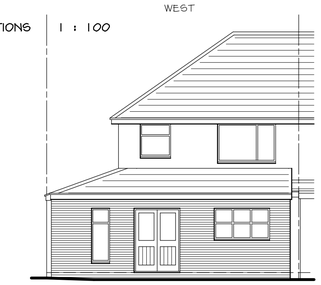

SOUTH

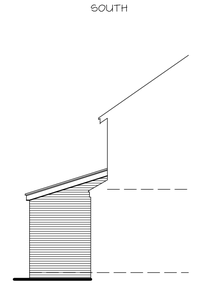
EXISTING ELEVATIONS 1 : 100


EAST

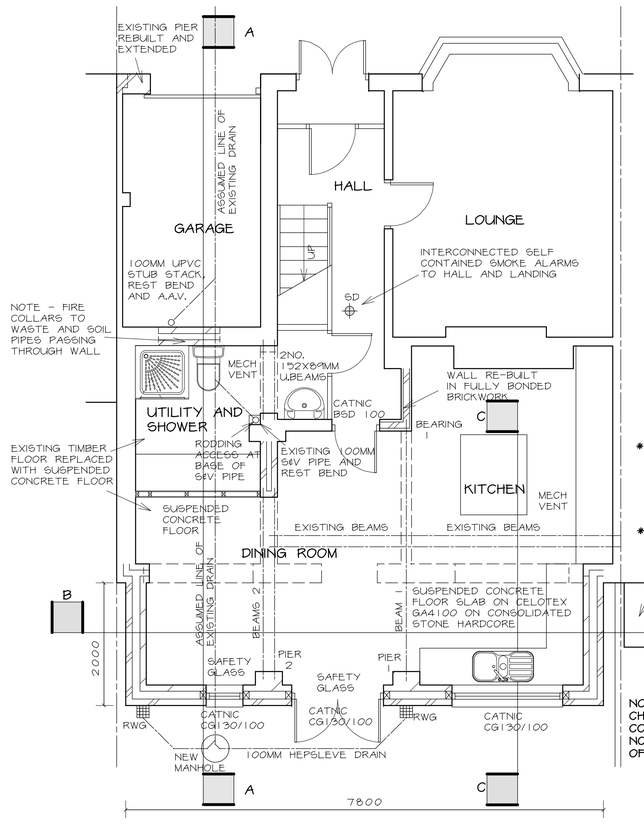


NORTH

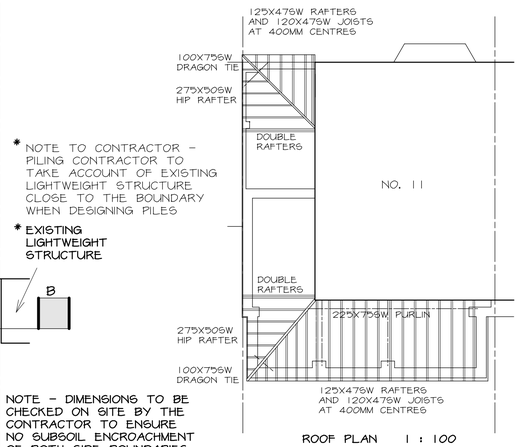

WEST


SOUTH

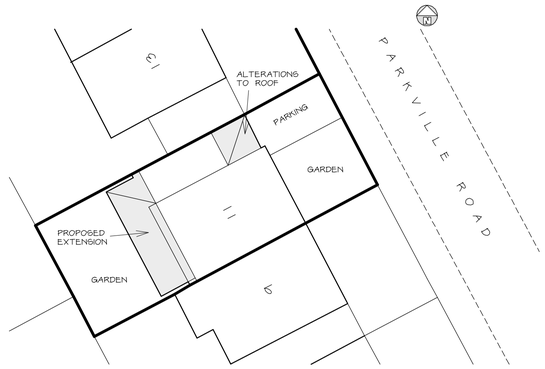
PROPOSED ELEVATIONS 1 : 100



PROPOSED GROUND FLOOR PLAN 1 : 50

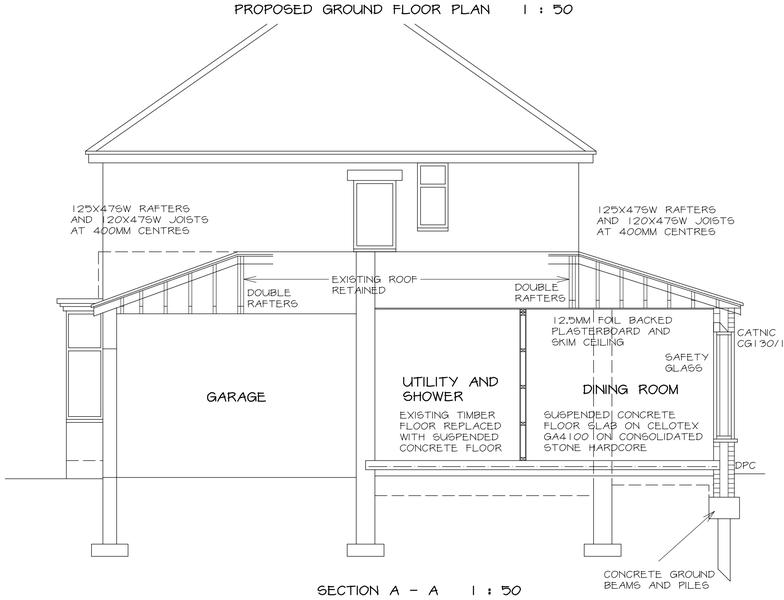


ROOF PLAN 1 : 100

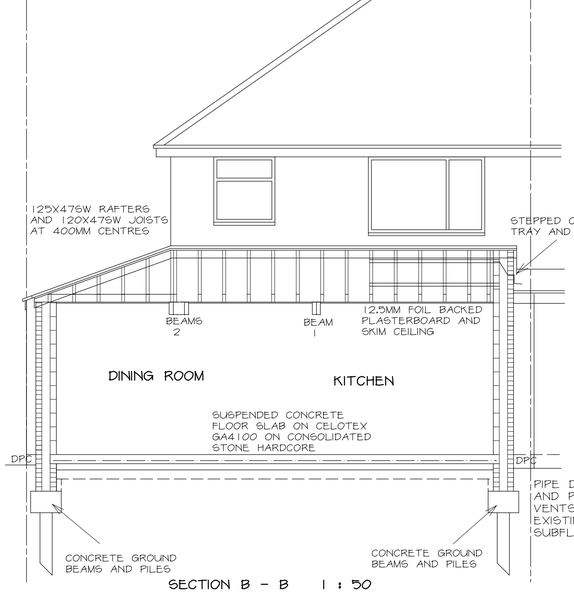


SITE PLAN 1 : 200

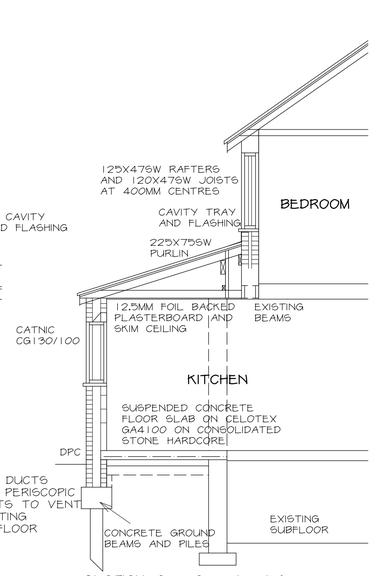
MAXIMUM 'U' VALUES	
PITCHED ROOF	- 0.15W/M²°C
EXTERNAL WALLS	- 0.18W/M²°C
GROUND FLOOR	- 0.18W/M²°C
WINDOWS/DOORS	- 0.14W/M²°C



SECTION A - A 1 : 50



SECTION B - B 1 : 50



SECTION C - C 1 : 50

ROOF - SMOOTH CONCRETE ROOF TILES - SIMILAR COLOUR TO EXISTING CONCRETE ROOF TILES BUT TO SUIT MINIMUM ROOF PITCH (TO BE CHECKED ON SITE BY THE CONTRACTOR) WITH 100MM HEADLAP ON 50X25SW BATTENS ON TYVEK SUPRO BREATHABLE MEMBRANE AS AGREMENT CERTIFICATE. CAVITY TRAYS AND STEPPED CAVITY TRAYS AND FLASHINGS AT ABUTMENTS WITH EXTERNAL WALL. 125X47SW RAFTERS AT 400MM CENTRES (MAX 2.56M SPAN) AND 120X47SW CEILING JOISTS AT 400MM CENTRES (MAX 2.48M SPAN). ENDS OF RAFTERS NOT TRIANGULATED BY JOISTS TO BE STRAPPED BACK ACROSS JOISTS WITH 30X5X1800MM STRAPS INCLUDING 5W NOGGING BETWEEN JOISTS. 275X50SW HIP RAFTERS WITH 100X75SW DRAGON TIES. 100X50SW WALL PLATES STRAPPED TO WALLS WITH 30X5MM GALVANISED M.STEEL STRAPS AT MAXIMUM 2M CENTRES. 12.5MM FOIL BACKED PLASTERBOARD AND SKIM CEILING. 300MM FIBREGLASS TO ROOF VOID IN TWO LAYERS IN OPPOSING DIRECTIONS. 6MM PLY BAFFLE PLATES TO MAINTAIN MINIMUM 50MM UNOBSTRUCTED AIR PATH ABOVE FIBREGLASS INSULATION. 25MM CONTINUOUS) AIRGAP (OR EQUIVALENT VENTILATION) AT EAVES.

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 AGREMENT CERTIFICATE TAKEN DOWN 225MM BELOW HORIZONTAL DPC - 100MM INNER LEAF THERMALITE BLOCK (7N) 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 - POWER FLOAT FINISH TO SUSPENDED REINFORCED CONCRETE SLAB - TO BE DESIGNED BY STRUCTURAL ENGINEER - ON 1200G VISQUEEN DPM TAKEN UP CAVITY TO LAP HORIZONTAL DPC'S - ON CELOTEX GA4100 AS AGREMENT CERTIFICATE - ON 1200G VISQUEEN - ON MINIMUM 150MM CONSOLIDATED STONE HARDCORE BLINDED WITH SAND TO PROVIDE FIRM, LEVEL SURFACE. EXISTING SUB FLOOR VENTS TO BE EXTENDED THROUGH TO NEW EXTERNAL WALL USING PIPE DUCTS AND PERISCOPIC VENTS.

CONCRETE PILED FOUNDATIONS AND REINFORCED CONCRETE GROUND BEAMS - DESIGN AND CALCULATIONS FOR PILED FOUNDATIONS AND GROUND BEAMS TO BE PREPARED BY THE PILING CONTRACTOR STRUCTURAL ENGINEER AND SUBMITTED TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK ON SITE. 335MM FOUNDATION CAVITY BRICKWORK IN COMMONS WITH CAVITY FILL TO GROUND LEVEL.

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) TO DISCHARGE TO OUTSIDE AIR. MECHANICAL VENT TO SHOWER AND UTILITY ROOM - 3NO. AIR CHANGES/HR, OPERATED BY LIGHT SWITCH, 15 MINUTE OVERRUN AND DUCTED TO OUTSIDE AIR. 10000MM² WINDOW TRICKLE VENTS TO KITCHEN AND DINING AREA. 10000MM² TRICKLE VENTS TO OTHER HABITABLE ROOMS. NOTE - NIGHT LATCHES NOT TO BE USED IN PLACE OF TRICKLE VENT

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 FRS). DOUBLE GLAZED WINDOWS, (1.4W/M²°C) WITH MINIMUM 16MM AIRGAP AND SOFT LOW-E COATING. TOUGHENED GLASS (BS EN 12600, AND BS 6206) TO EXTERNAL DOORS AND ANY WINDOWS WITH CILL HEIGHTS LESS THAN 800MM ABOVE FLOOR LEVEL. INTERCONNECTED SELF CONTAINED SMOKE ALARMS (WITH BATTERY BACK UP) WHERE INDICATED - 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 ADEQUACEY FOR NEW LOADINGS PRIOR TO COMMENCEMENT OF WORK ON SITE. STRUCTURAL CALCULATIOINS FOR BEAMS, BEARINGS AND REINFORCED CONCRETE FLOOR SLAB TO BE PREPARED BY STRUCTURAL ENGINEER AND SUBMITTED TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK ON SITE. PARTY WALL ACT PROCEDURE, IF APPLICABLE, TO BE FOLLOWED BY THE 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.

PLUMBING AND DRAINAGE - 110MM UPVC RW GUTTERS ON 186W FASCIAS DISCHARGING INTO RW GULLEYS VIA 75MM UPVC RW PIPES. 75MM UPVC TRAPS AND 50MM UPVC WASTES TO WASTE APPLIANCES. 100MM UPVC STUB STACK WITH A.A.V. AND SLOW RADIUS REST BEND BELOW GROUND LEVEL. 100MM HEPSLEVE DRAINS - MINIMUM 1 IN 40 FALL. 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. EXISTING SUBFLOOR DRAINAGE TO BE REPLACED IF INADEQUATE. DRAINS UNDER EXTENSION TO BE ENCASED IN CONCRETE (C20) OR SURROUNDED IN GRANULAR MATERIAL IF FLEXIBLE JOINTED PIPES. FOUNDATIONS TO BE BELOW INVERT AND 150X100MM PRECAST CONCRETE LINTELS TO SUPPORT FOUNDATION BRICKWORK OVER DRAINS. RODDING ACCESS TO BE PROVIDED.

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 40 LUMENS/CIRCUIT WATT.

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 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.

Telephone 0161 643 2422

Northside Plans Ltd

Planning and Building Design

116 Simister Lane Prestwich Manchester M25 2SB

Project

SINGLE STOREY REAR EXTENSION AND ALTERATIONS TO GARAGE ROOF

11 PARKVILLE ROAD
PRESTWICH

Title

PROPOSED PLANS

Scale 1:50 1:100 1:200 (A1) Date 07/2023
Drawn by NIGEL TAMS Dwg.no. 11/PR/1