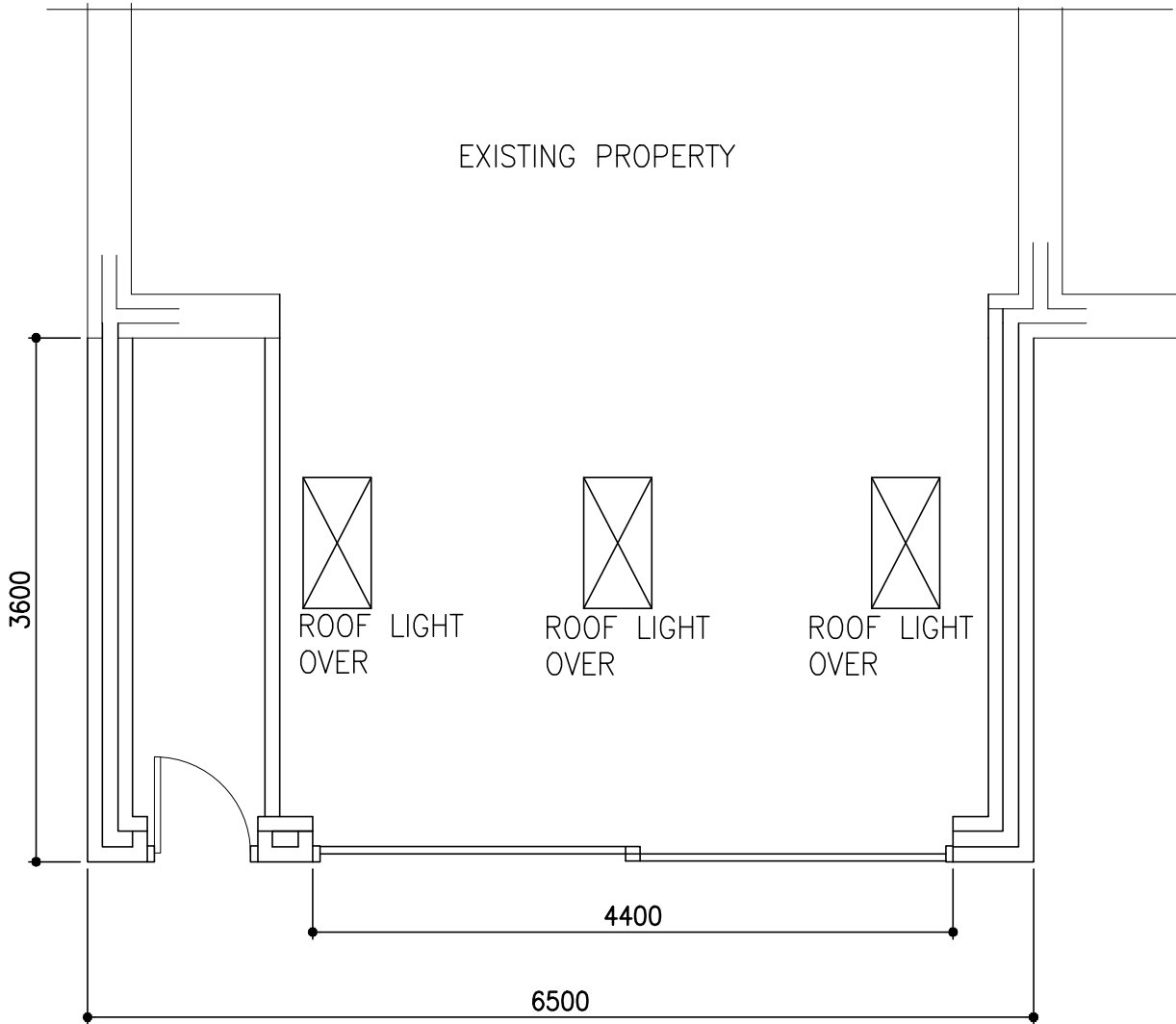
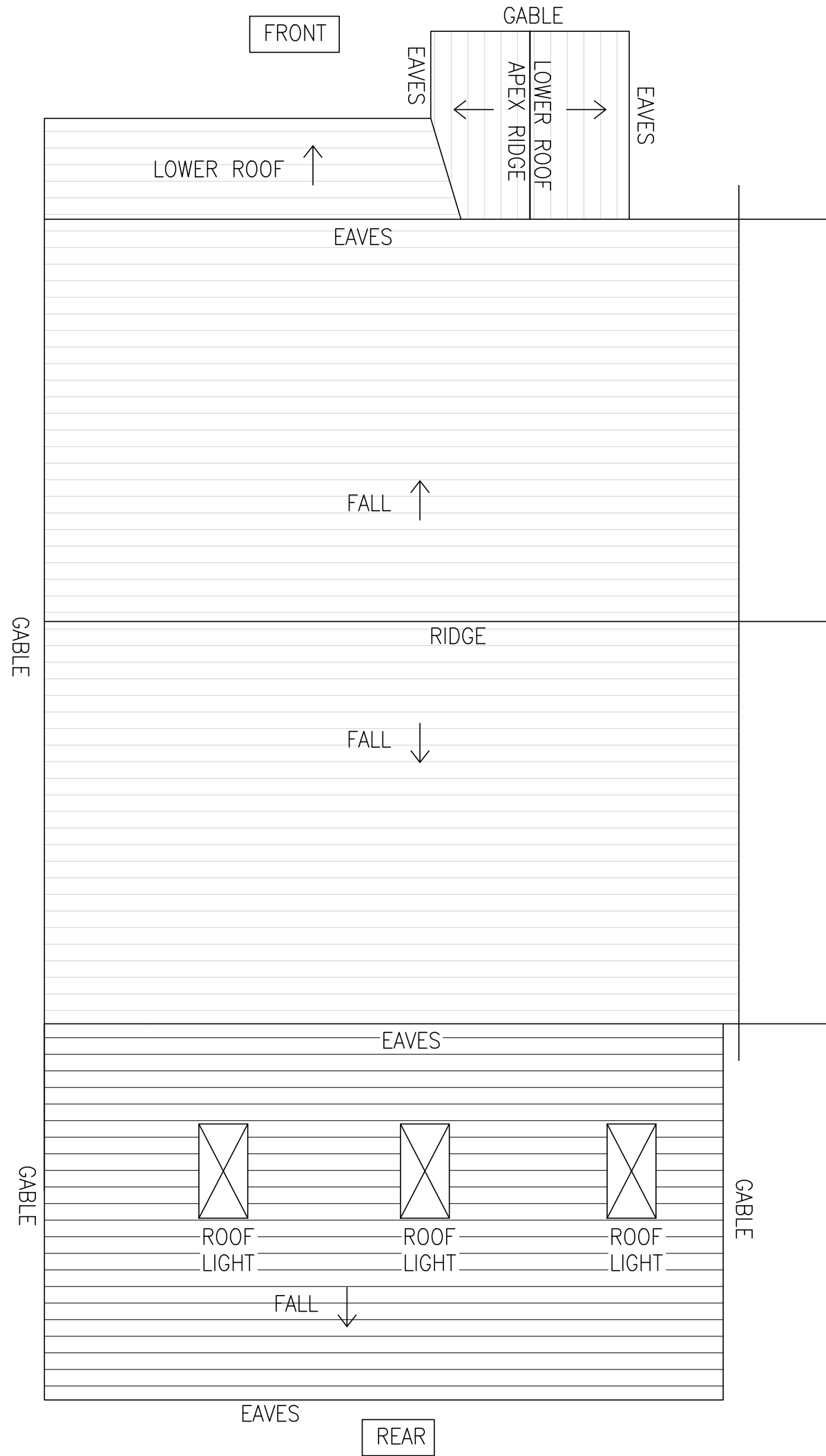


DO NOT SCALE FROM THIS DRAWING. USE GIVEN DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DIMENSIONAL DISCREPANCIES TO BE REPORTED BACK TO HEALEY CONSULTING PRIOR TO PROCEEDING WITH CONSTRUCTION



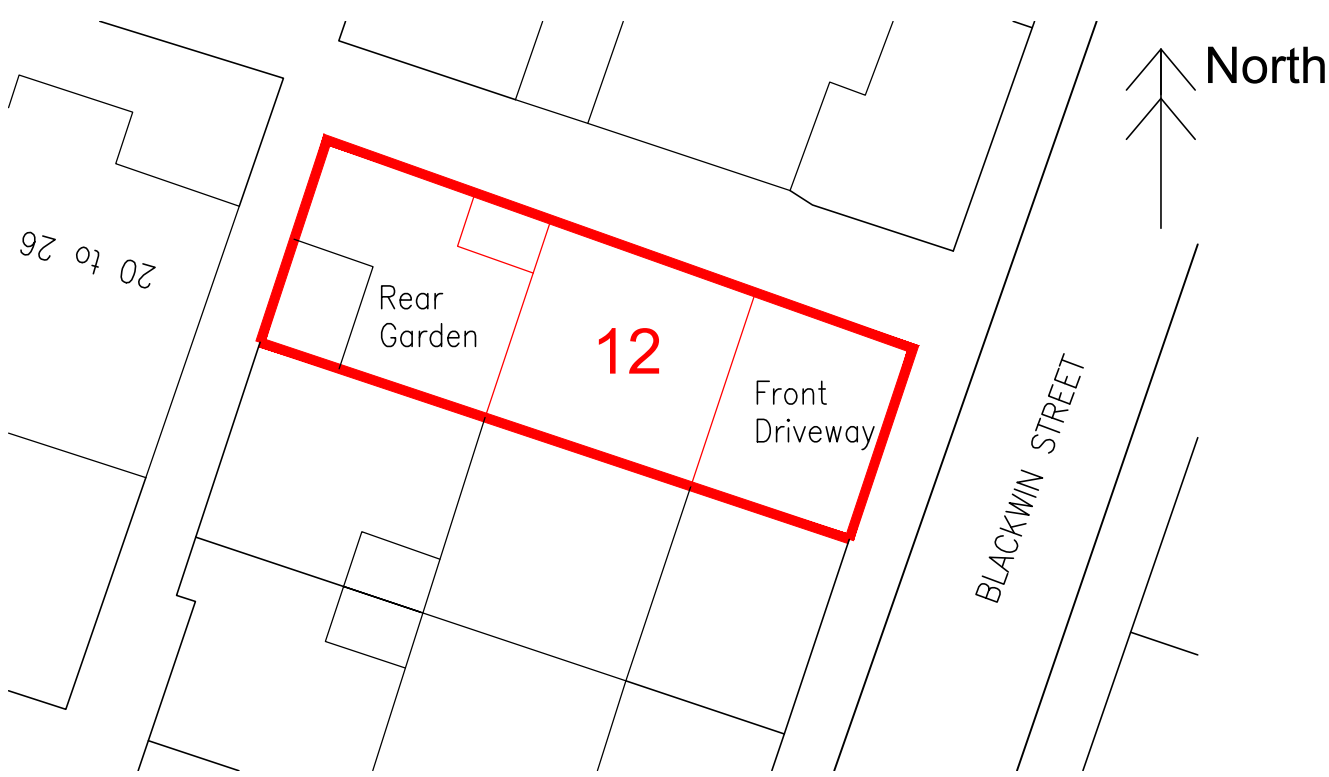
PROPOSED GROUND FLOOR LAYOUT

Scale 1:50 @ A1



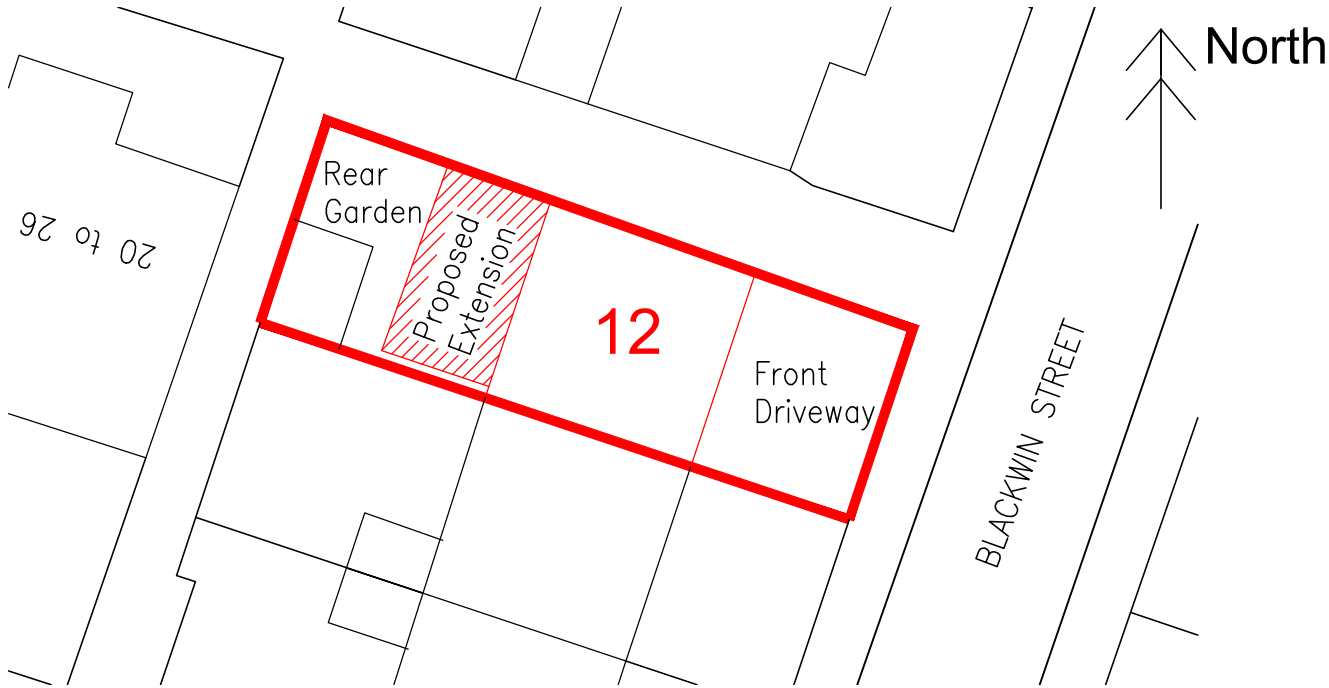
PROPOSED ROOF LAYOUT

Scale 1:50 @ A1



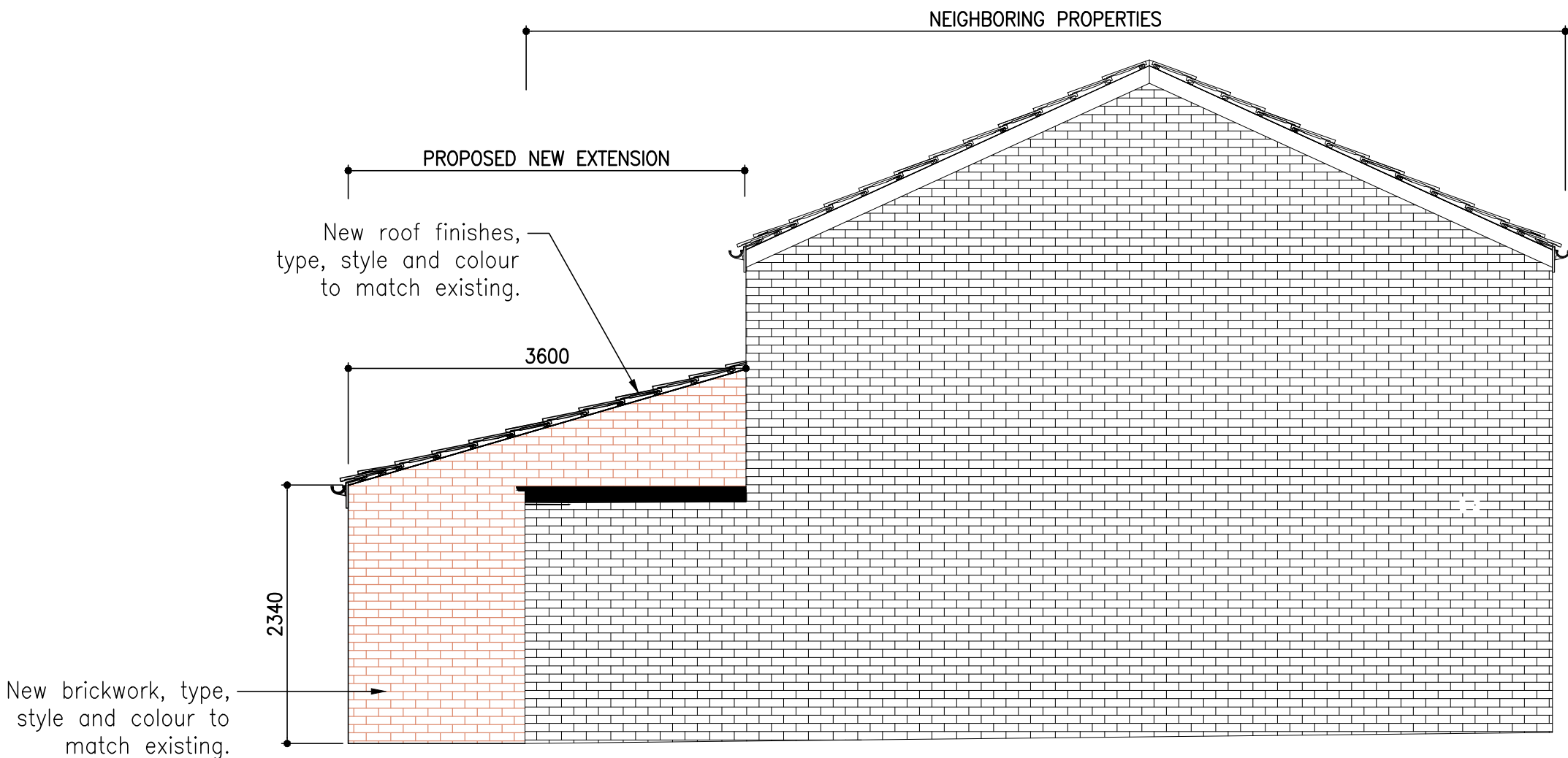
EXISTING BLOCK PLAN

Scale 1:250 @ A1



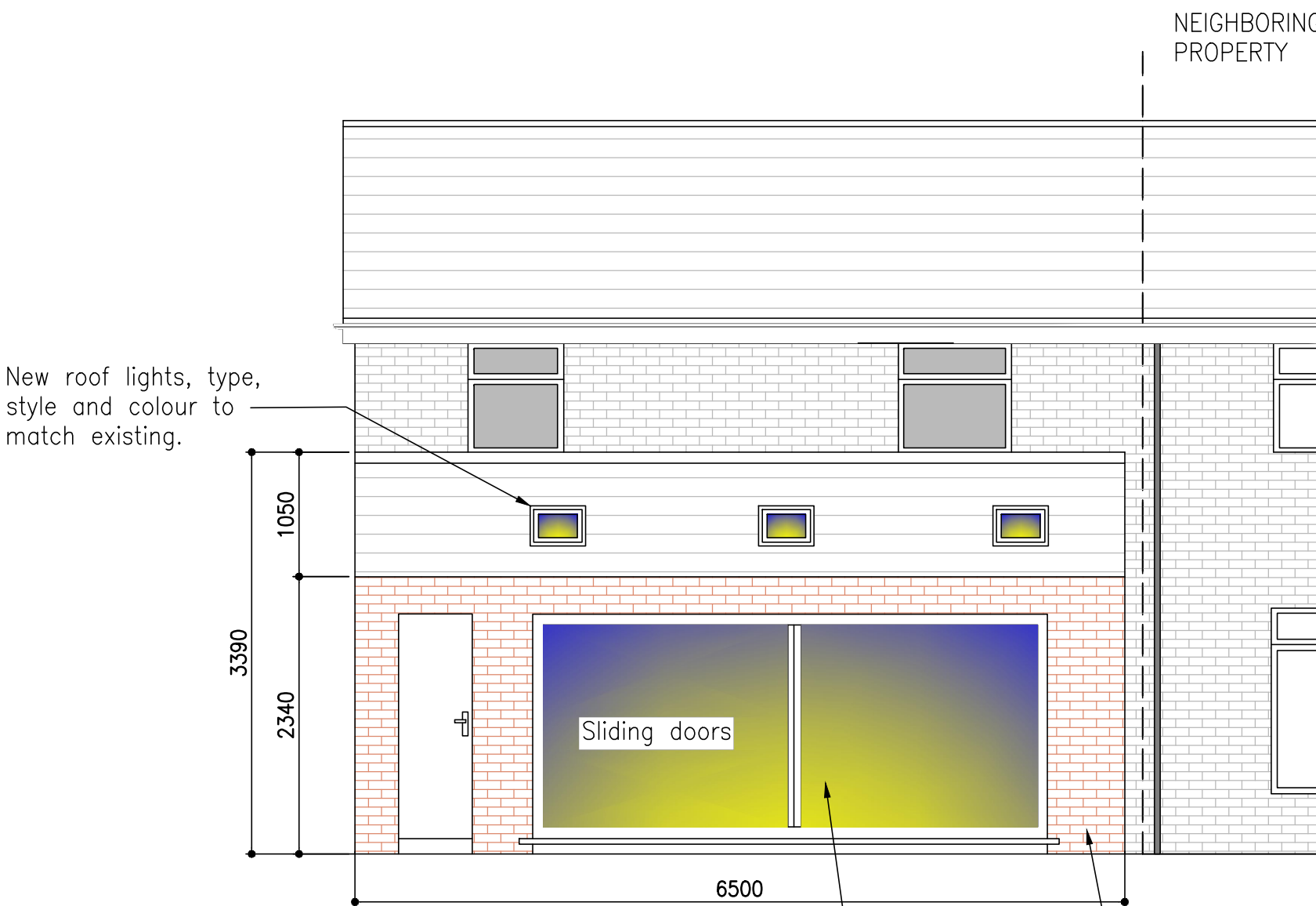
PROPOSED BLOCK PLAN

Scale 1:250 @ A1



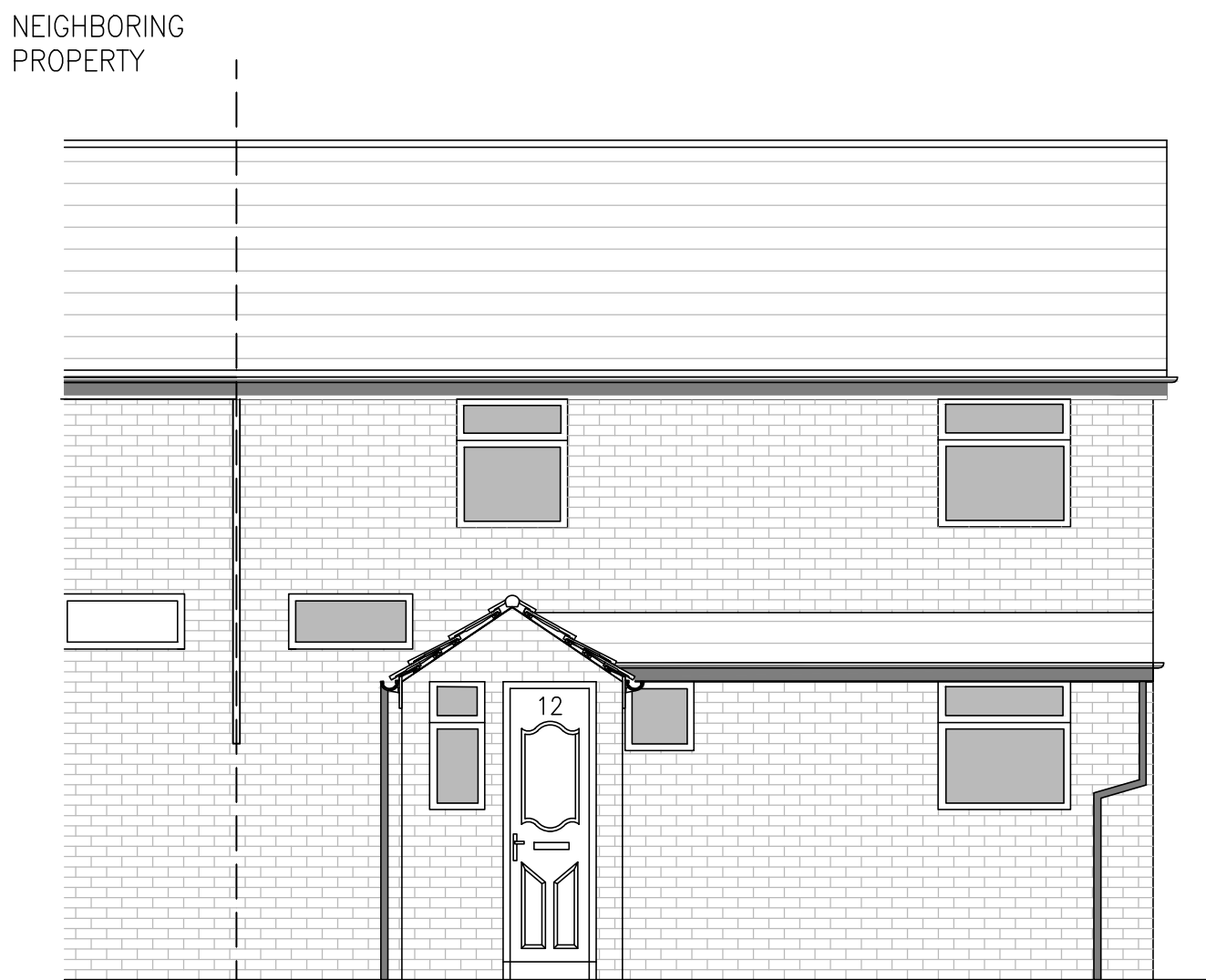
PROPOSED LEFT HAND ELEVATION

Scale 1:50 @ A1



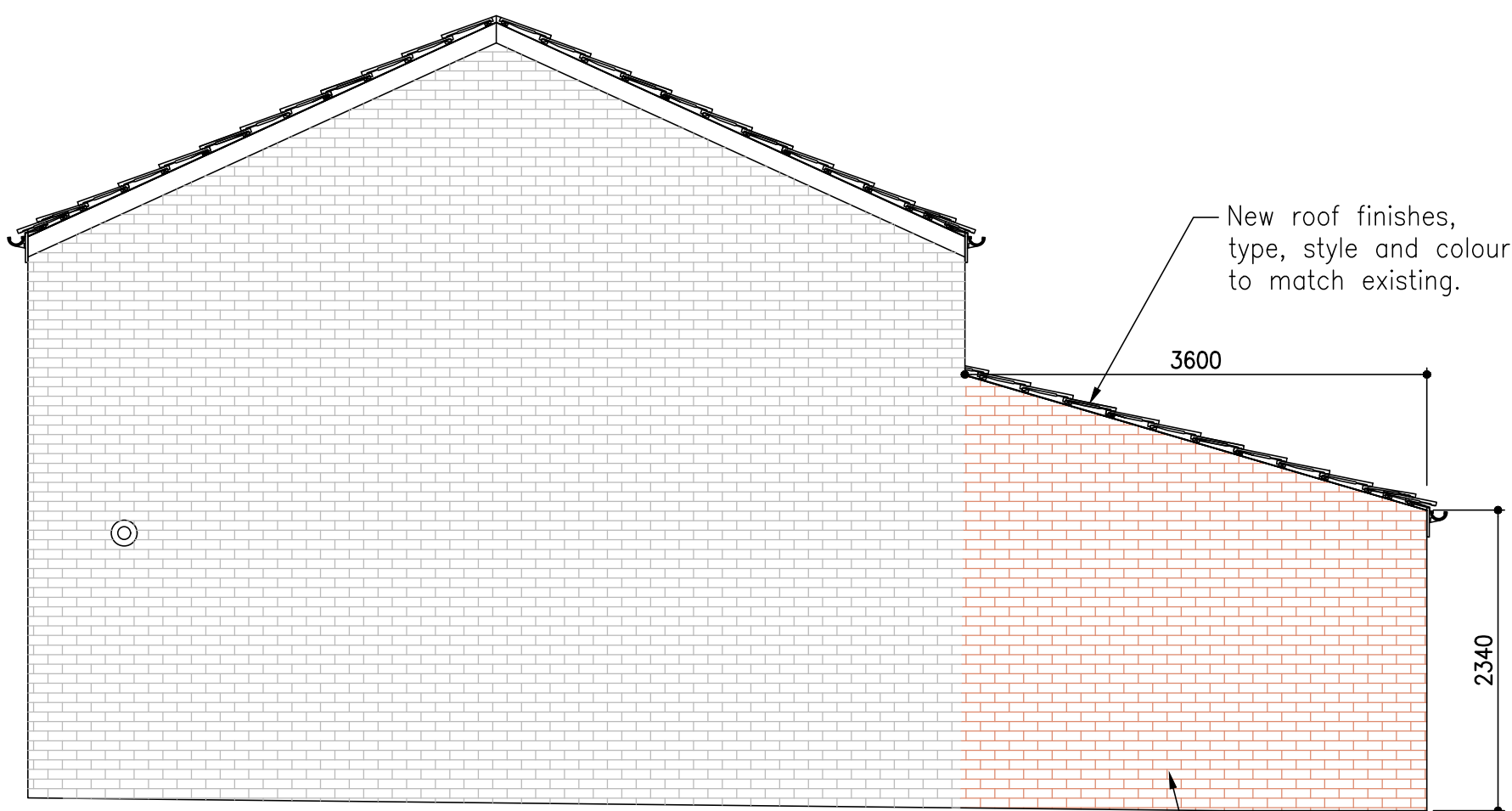
PROPOSED REAR ELEVATION

Scale 1:50 @ A1



PROPOSED FRONT ELEVATION (NO CHANGE)

Scale 1:50 @ A1



PROPOSED RIGHT HAND ELEVATION

Scale 1:50 @ A1

UNVENTED PITCHED ROOF - VAULTED CEILING
Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
To achieve U-value 0.18 W/m²K
Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on minimum 25mm thick treated vertical counter battens with a proprietary eaves carrier system on breathable sarking felt to relevant BBA Certificate. Supported on 47 x 170mm grade C24 rafters at max 400mm centres. Rafters supported on 100 x 50mm sw wall plates. Insulation to be 125mm Kingspan Kooltherm K7 between rafters with K18 insulated dry-lining board comprising 12.5mm plasterboard and 25mm insulation under rafters with 5mm skim coat of finishing plaster to the underside of all ceilings. Restraint strapping - 100mm x 50mm wall plate strapped down to walls. Rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggin. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.

STEELWORK OVER KNOCK THROUGH
For steelwork over knock through refer to structural engineers calculations and details

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

- STRIP FOUNDATIONS
Provide 600mm x 300mm concrete foundations, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

NEW STEELWORK SUPPORT OVER BI-FOLD DOORS
Provide Extra Heavy duty 'Cavity Wall Fabricated CXL Lintel by Catajic' or similar approved. Lintel to have minimum end bearing of 200mm and sit on min. 330 Lg. x 215mm Dp. x 100mm Wide C30 Concrete Padstone

SOLID FLOOR INSULATION UNDER SLAB

To meet min U value required of 0.22 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200mm gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 75mm Kingspan Kooltherm K3. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL. Finish over the slab with a floating layer of min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010 as required. Lay with staggered joints. Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof lights to be double glazed with 16mm argon gap and soft low-E glass Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

WALL BETWEEN HOUSE AND STORAGE

To achieve U-value of 0.28W/m²K
Wall constructed using lightweight aggregate or aerated concrete block, r value 0.15, at least 215mm thick, eg. Topblock Supabloc or Celcon Solar. Insulate wall on the warm side using 77.5mm Celotex PL4000 insulated plasterboard. Plasterboard to be fixed, using dot and dab method, by bonding to the existing construction with proprietary adhesive at 300mm centres vertically/horizontally and in accordance with manufacturer's instructions. Tape joints and the seal perimeter edges with mastic, to provide a vapour control layer (VCL). Note: These walls need to go full height and be fire stopped against the roof or floor above. A lesser provision of insulation may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room.

PLANNING APPLICATION

A	26.07.21	CR	PROPOSED LEFT HAND ELEVATION ADDED
REV	DATE	BY	DETAILS OF REVISION
ARCHITECT / CLIENT			
JULIE LINDER			
PROJECT			
12 BLACKWIN STREET			
MANCHESTER			
M12 5LD			
TITLE			DRAWN BY
PROPOSED REAR EXTENSION			MW
PROPOSED PLANS AND ELEVATIONS			DATE
			20.07.21
			SCALE
			SHOWN@A1
DRAWING NO.			REVISION
HC-21465-(60)-02			A

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