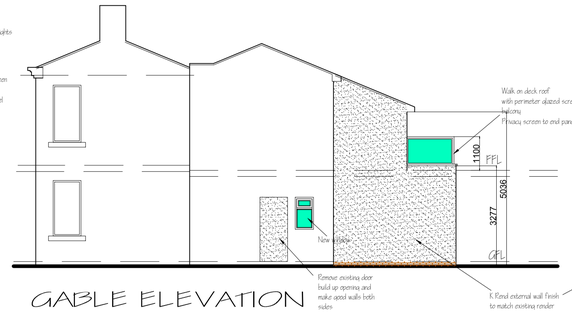
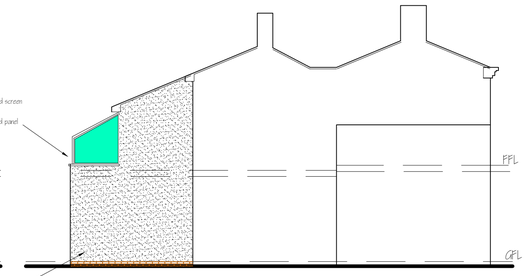


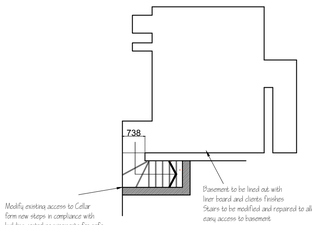
REAR ELEVATION



GABLE ELEVATION

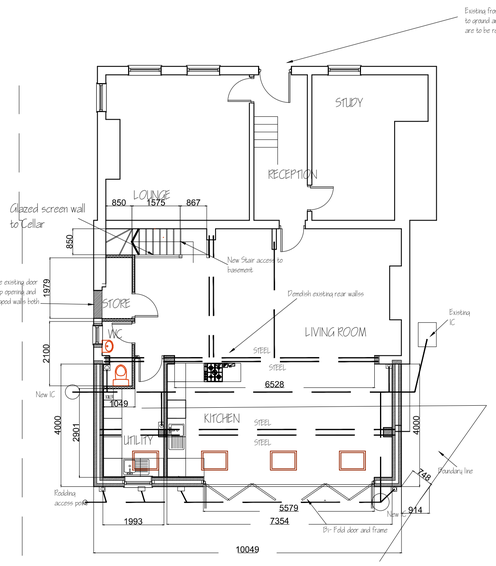


GABLE ELEVATION

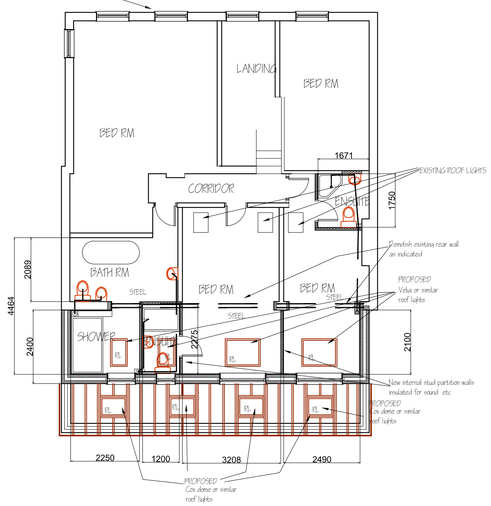


BASEMENT PLAN

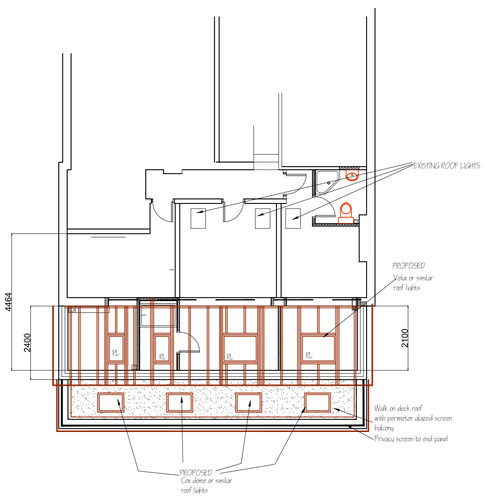
Form new store, wc and utility room, internal walls to be traditional timber stud construction, including all necessary fire doors and frames etc
All internal walls and services to comply with LA or private building control requirements



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF TIMBERING PLAN

THE CLIENT SHOULD NOTE THAT THE DRAWINGS ARE FOR BUILDING REGULATIONS PURPOSES ONLY AND THAT THE CLIENTS OWN CONTRACTOR AND SUB-CONTRACTORS SHOULD LIASE WITH REPRESENTATIVES FROM THE LOCAL AUTHORITY FIRE DEPT, STATUTORY UNDERTAKERS AND ANY OTHER RELEVANT BODIES,TO ENSURE THAT THE WORKS COMPLY TO THEIR REQUIREMENTS AND CODES OF PRACTICE.
ANY MODIFICATIONS, AS A RESULT TO BE AGREED.
ALL DIMENSIONS TO BE CHECKED ON SITE
ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT BRITISH STANDARDS CODES OF PRACTICE AND BUILDING REGULATIONS.
ALL TO THE SATISFACTION OF THE LOCAL AUTHORITY.
ALL WORK TO COMPLY WITH REQUIREMENTS OF COVENANTS OR AGREEMENTS,RELATED TO THE PROPERTY
NONE OF THE WORKS SHOULD ENCROACH ONTO THE ADJACENT PROPERTY WITHOUT THE EXPRESS PERMISSION OF THE NEIGHBOURING OWNER.
THE CONTRACTOR IS TO ENSURE AND CONFIRM FOR HIMSELF THE LOCATION, POSITION AND SIZES OF ALL EXISTING SERVICE CABLES/DUCTS SURROUNDING AND WITHIN THE SITE TO ENSURE THAT NO DAMAGE OCCURS DURING CARRYING OUT OF THE WORKS.
THE CLIENT IS TO TAKE RESPONSIBILITY FOR THE APPOINTMENT OF A PARTY WALL SURVEYOR TO MAKE THE NECESSARY NOTICES TO ADJOINING PREMISES WHERE THE PARTY WALL ACT 1997 APPLIES.

Velux windows complete with all necessary flashings seals etc
Trim out roof with double joists both sides of frame bolted together at 500mm ctrs

New external wall comprising of Rendered Blockwork to match existing outer leaf, 100mm cavity fully filled with Kingspan TF insulation, 100mm Celcon standard blockwork (k=0.16) with 13mm plaster finish to achieve 0.28 w/ m2k U value
Stainless steel cavity ties at 750mm horizontal and 450mm vertical ctrs staggered each line, ctrs reduced to 500mm around openings

Roof comprising single ply membrane to manufacturers instructions on 150mm Kingspan or similar flat roof insulation on on grade ply wood on firring pieces laid to fall on 9Ctl 75 C16 roof joists

New doors and windows to be double glazed with 20mm gap between panes filled with Argon gas with inner pane having low E coating to achieve 1.6w/ m2k (WER band c)

Glazing below 800mm from floor level in windows and less than 1500mm above floor level in doors and side panels to be safety glass to conform to BS 6206 (BS EN 12600)

Insulation to walls, floor and roof is to be continuous to limit thermal bridging and air leaks
All work to comply with Domestic building Services compliance guides
All electrical work to meet the requirements of Part P (electrical safety) and will be designed, installed inspected and tested by a person registered with a competent persons scheme

Floor comprising 150mm thick concrete slab trowelled smooth to receive clients finish or screed
A142 anti crack mesh on 75mm Kingspan or 1000g visqueen on sand blinding on clean well compacted hardcore

150mm concrete slab with floated finish on VISQUEEN on 150 celotex XPA3000 or equivalent floor insulation on 1200 gauge DPM lapped onto DPC on 25mm sand blinding on consolidated hardcore. Provide 25mm rockwool insulation to the edge of the slab. Provide 100mm dia duct pipe through to air brick with cavity trays over to vent any existing air bricks / sub floor
Provide Visqueen gas barrier and ventilation installed in strict accordance with manufacturers instructions and recommendations



SITE PLAN
scale 1:200

DESCRIPTION OF THE WORKS

NOTE
FRONT GROUND AND FIRST FLOOR ROOMS ARE TO BE RETAINED TO PROTECT THE HISTORICAL HERITAGE OF THE BUILDING

GROUND FLOOR
1) NEW STAIR TO BASEMENT
2) WELCOME / NEW UTILITY / WC
3) ENLARGE KITCHEN / LIVING AREA
4) DEMOLISH EXISTING DEFECTIVE REAR WALL INSTALLING NEW STRUCTURAL STEEL TO IMPROVE THE STABILITY OF THE STRUCTURE
FIRST FLOOR
1) EXTEND EXISTING BED ROOMS / BASH ROOM
2 ADDITIONAL ENSUITE UNITS
3 IMPROVE THE NATURAL LIGHTING REQUIREMENTS
4) RETAIN THE EXISTING FRONT BED ROOMS AND ACCESS

All works are to comply with both building control and relevant British Standards all methods of work and materials are to satisfy the LA inspectors requirements in accordance with all statutory authority recommendations and codes of practice.

A) UPDATED TO PLANNING REQUEST 15.07.2021 JK
A) UPDATED TO PLANNING REQUEST 07.07.2021 JK

LAYOUT AS PROPOSED

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING OR ERECTING MATERIALS DO NOT SCALE.

J.KENDAL
9 SOUTH SQUARE
THORNTON-CLEVELEYS
FY5 1JP
Tel No. 01253 897062
Mob No. 07729 546897

Drawing Title
PROPOSED TWO STOREY REAR EXT.N to NORTHEN HOUSE

Project Title
Mr and Mrs D. RUBIN
NORTHEN HOUSE, FORD LANE
NORTHENDEN, MANCHESTER, M22 4NQ

REV.	DRG.NO.
B	JK / 2095_ 005
DATE	SCALE
JUNE 2021	1:100 @ A1

scale 1:100 / 1:50
0 1 0 2 0 3 0 4 0 5 0 6 0 7 0 8 0 9 10m
0 1 0 2 0 3 0 4 05m