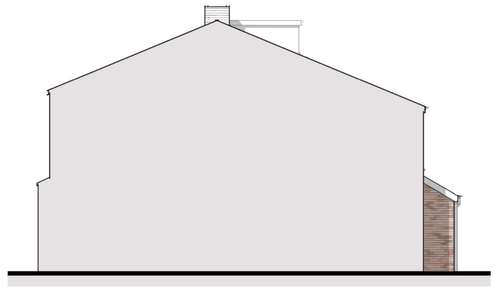
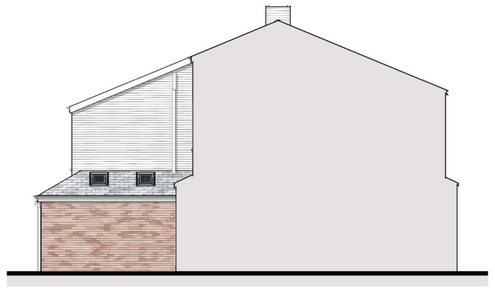


PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

NOTE: ALL DIMENSIONS SHOWN ARE APPROXIMATE, THEY SHOULD BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

PROPERTY BOUNDARIES: NEW BUILDING TO BE CONSTRUCTED ENTIRELY ON THE OWNERS LAND, THERE SHOULD BE NO ENCROACHMENT ONTO NEIGHBOURS LAND I.E. FOUNDS, ROOF FACIA & GUTTERS, ETC.

NOTE: THE CONTRACTOR SHOULD REFER TO THE GENERAL SPECIFICATION DOCUMENT AND/OR THE STRUCTURAL ENGINEERS CALCULATION DOCUMENT AND ANY OTHER RELATED DOCUMENTS AND CROSS-REFERENCE ALL DETAILED CONSTRUCTION ITEMS WITH THIS DRAWING, ALL STRUCTURAL MEMBERS / STEELWORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS CALCS & DETAILS. THE STRUCTURAL DETAILS / CALCS ARE TO BE SENT TO THE BUILDING CONTROL BODY FOR APPROVAL CONDITIONAL APPROVAL SOUGHT

EXISTING STRUCTURES: THE CONTRACTOR SHOULD EXAMINE THE STRUCTURAL INTEGRITY OF ALL STRUCTURAL MEMBERS INCLUDING STEEL / TIMBER BEAMS, COLUMNS, LOAD-BEARING BRICK / BLOCK WALLS, ETC. TO CONFIRM THEIR SUITABILITY TO TAKE INCREASED LOADS. THE CONTRACTOR SHOULD ALSO CONFIRM THAT ALL LOAD-BEARING WALLS AND PARTY WALLS ARE AS INDICATED ON THE DRAWINGS PRIOR TO COMMENCING WORK. WHERE ANY STRUCTURAL DEFECTS ARE DISCOVERED IT WILL BE NECESSARY TO CONSULT A QUALIFIED STRUCTURAL ENGINEER TO ADVISE ON THE APPROPRIATE ACTION.

UNDERGROUND DRAINAGE: REFER TO SPECIFICATION NOTE No. 2 FOR FURTHER TECHNICAL DETAILS. ALL DRAIN RUNS INDICATED ON PLANS ARE ASSUMED. IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK & VERIFY THE EXACT LOCATIONS, INVERT AND COVER LEVELS OF EXISTING AND NEW DRAINAGE BEFORE WORK COMMENCES ON SITE. ALL NEW DRAIN RUNS ARE TO BE INSPECTED AND APPROVED/AGREED BY THE BUILDING CONTROL BODY PRIOR TO BACKFILLING.
ABOVE GROUND DRAINAGE - REFER TO SPECIFICATION NOTE No. 14 FOR FURTHER TECHNICAL DETAILS

INTERNAL PARTITIONS: REFER TO SPECIFICATION NOTE No. 6 FOR FURTHER TECHNICAL DETAILS. PARTITIONS CONSTRUCTED WITH 100 X 50MM TREATED TIMBER STUDWORK WITH HEAD AND SOLE PLATES AND NOGGINS AT MAX. 400MM CENTRES. PROVIDE FULL FILL ACOUSTIC ABSORBING MINERAL WOOL QUILT INSULATION BETWEEN STUDS

LINTELS: REFER TO SPECIFICATION NOTE No. 9 FOR FURTHER TECHNICAL DETAILS. UNLESS NOTED OTHERWISE, ALL DOOR OPENINGS WITHIN MASONRY INTERNAL WALLS ARE TO HAVE CATNIC BOX LINTELS OVER OR OTHER APPROVED. ALL WINDOW & DOOR OPENINGS WITHIN MASONRY EXTERNAL CAVITY WALLS ARE TO HAVE CATNIC CG 110/125 LINTELS OVER OR OTHER APPROVED.

WINDOWS: WINDOWS / DOORS: REFER TO SPECIFICATION NOTE No. 11 FOR FURTHER TECHNICAL DETAILS. HERMETICALLY SEALED DOUBLE-GLAZED UNITS COMPRISING UPVC FRAMED DOUBLE GLAZED UNITS WITH 4MM THICK GLASS TO EACH PANE AND 22MM ARGON FILLED SEALED AIR GAP CAVITY AND SOFT TYPE LOW EMISSIVITY COATING TO INNER PANE. WINDOW FRAME IS TO CONTAIN TRICKLE VENTS. WINDOWS ARE TO BE EQUAL TO AT LEAST 1/20TH OF ROOM FLOOR AREA. WINDOWS UNITS TO MEET THE THERMAL PERFORMANCE AS SET OUT IN PART L OF THE CURRENT BUILDING REGULATIONS

SAFETY GLAZING: WINDOWS / DOORS: REFER TO SPECIFICATION NOTE No. 11 FOR FURTHER TECHNICAL DETAILS. ALL GLAZING WITHIN 800MM OF THE FINISHED FLOOR LEVEL AND TO SIDE WINDOWS WITHIN 300MM OF DOORS AND IN DOORS UP TO 1500MM HIGH IS TO BE SAFETY GLAZING. SAFETY GLAZING TO BE LAMINATED GLASS TO MEET THE SAFETY PERFORMANCE AS SET OUT IN PART N OF THE CURRENT BUILDING REGULATIONS.

ELECTRICAL INSTALLATION: REFER TO SPECIFICATION NOTE No. 13 FOR FURTHER TECHNICAL DETAILS. 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)

ELECTRICAL POINTS: THE TYPE, AMOUNT AND POSITIONS OF ALL ELECTRICAL POINTS WILL BE TO THE CLIENT'S REQUIREMENTS.

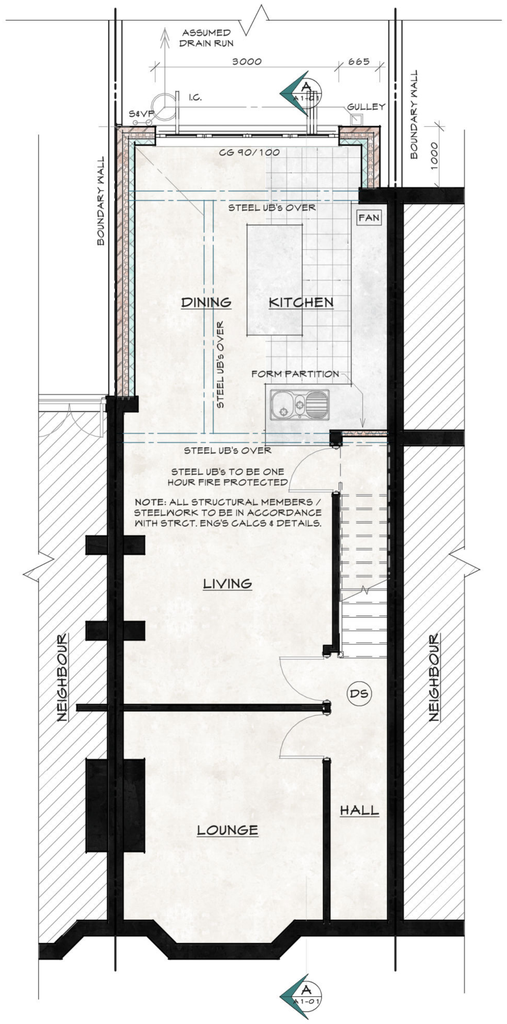
FIRE SAFETY: REFER TO SPECIFICATION NOTE No. 13 FOR FIRE SAFETY TECHNICAL DETAILS. FIRE ALARMS AND ASSOCIATED EQUIPMENT SO INDICATED ARE TO CONFORM TO THE RELEVANT BRITISH STANDARD.

CARBON MONOXIDE DETECTION: MAINS POWERED CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP TO BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS

PLUMBING & HEATING / HOT WATER INSTALLATION: REFER TO SPECIFICATION NOTE No. 14 FOR FURTHER TECHNICAL DETAILS. ALL OF THE WORK RELATING TO HEATING AND HOT WATER INSTALLATIONS WILL BE SUBJECT TO BUILDING CONTROL AND ALL RELEVANT INFORMATION AND FULL CERTIFICATION ARE TO BE SUBMITTED TO THE BUILDING CONTROL BODY UPON COMPLETION OF THE WORK

VENTILATION: REFER TO SPECIFICATION NOTE No. 15 FOR BACKGROUND AND MECHANICAL VENTILATION REQUIREMENTS .

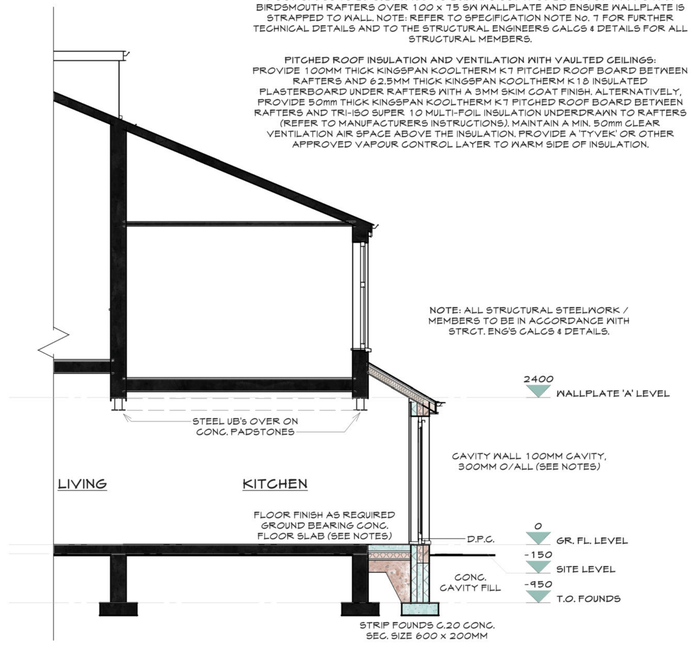
MECH. EXTRACT FANS: MECHANICAL EXTRACT - REFER TO SPECIFICATION NOTE No. 11 FOR FURTHER TECHNICAL DETAILS.
SANITARY: 6 L/SEC, EN-SUITE & BATH: 15 L/SEC, UTILITY ROOM: 30 L/SEC, KITCHEN: 30 L/SEC. (ADJACENT TO HOB) OR 60 L/SEC. ELSEWHERE. WHERE REQUIRED, PROVIDE A PROPRIETARY DUCT TO EXTERNAL WALL



PROPOSED GROUND FLOOR PLAN
SCALE 1:50

PITCHED ROOF STRUCTURE WITH VAULTED CEILINGS: APPROVED TILES/SLATES FOR 30 DEGREE ROOF PITCH ON 25 x 50mm TANALISED BATTENS ON TYVEK OR OTHER APPROVED BREATHABLE MEMBRANE ON 175 x 50 SW ROOF JOISTS AT 400 CTS. PROVIDE 150 x 50 S/W BEARER BOLTED TO BRICKWORK SUPPORTING ROOF JOISTS AT HIGH LEVEL. ALTERNATIVELY PROVIDE PRE-FAB ROOF TRUSSES TO BS 5268. ROOF CALCS TO BE SUBMITTED TO BUILDING CONTROL BODY FOR APPROVAL. BISHOPSMOUTH RAFTERS OVER 100 x 75 SW WALLPLATE AND ENSURE WALLPLATE IS STRAPPED TO WALL. NOTE: REFER TO SPECIFICATION NTE No. 7 FOR FURTHER TECHNICAL DETAILS AND TO THE STRUCTURAL ENGINEERS CALCS & DETAILS FOR ALL STRUCTURAL MEMBERS.

PITCHED ROOF INSULATION AND VENTILATION WITH VAULTED CEILINGS: PROVIDE 100MM THICK KINGSPAN KOOLTHERM K7 PITCHED ROOF BOARD BETWEEN RAFTERS AND 62.5MM THICK KINGSPAN KOOLTHERM K18 INSULATED PLASTERBOARD UNDER RAFTERS WITH A 3MM SKIM COAT FINISH. ALTERNATIVELY, PROVIDE 50mm THICK KINGSPAN KOOLTHERM K7 PITCHED ROOF BOARD BETWEEN RAFTERS AND TRI-ISO SUPER 10 MULTI-FOIL INSULATION UNDERDRAWN TO RAFTERS (REFER TO MANUFACTURERS INSTRUCTIONS). MAINTAIN A MIN. 50mm CLEAR VENTILATION AIR SPACE ABOVE THE INSULATION. PROVIDE A TYVEK OR OTHER APPROVED VAPOUR CONTROL LAYER TO WARM SIDE OF INSULATION.



SECTION A-A
SCALE 1:50

FOUNDATIONS: REFER TO SPECIFICATION NOTE No. 3 FOR DETAILED FOUNDATION ITEMS. IT IS ASSUMED THAT GROUND CONDITIONS ARE SUITABLE FOR STANDARD STRIP FOUNDATIONS, ANY ALTERNATIVE FOUNDATIONS ARE TO BE DESIGNED BY QUALIFIED STRUCTURAL ENGINEER AND ALL STRUCTURAL DETAILS / CALCS ARE TO BE APPROVED BY BUILDING CONTROL BODY PRIOR TO ANY WORK COMMENCING ON SITE. CONDITIONAL APPROVAL SOUGHT . ANY FOUNDATIONS, LINTELS OR BEAMS CARRYING AN INCREASED LOAD ARE TO BE EXPOSED ON SITE AND IF NECESSARY STRENGTHENED OR REPLACED TO THE SATISFACTION OF THE BUILDING CONTROL SURVEYOR.

GROUND BEARING FLOOR SLAB: REFER TO SPECIFICATION NOTE No. 4 FOR FURTHER TECHNICAL DETAILS. FLOOR CONSTRUCTED WITH 100MM THICK CONCRETE FLOOR SLAB ON 75MM THICK KINGSPAN KOOLTHERM K3 FLOORBOARD INSULATION WITH 1 LAYER OF 2000 GAUGE POLYTHENE DPM TO THE UNDERSIDE OF INSULATION AND A VCL ON TOP. PROVIDE 25MM THICK INSULATION UP-STAND AT FLOOR PERIMETER TO COMBAT COLD BRIDGE. PROVIDE A MIN. 150MM THICK CLEAN, SULPHATE FREE, SAND BLINDED, WELL CONSOLIDATED HARDCORE TO SUITABLE BEARING STRATA (MIN. 150MM). PROVIDE 25MM THICK INSULATION UPSTAND AT FLOOR PERIMETER TO COMBAT COLD BRIDGE.

CAVITY WALLS ABOVE DPC LEVEL: REFER TO SPECIFICATION NOTE No. 5 FOR FURTHER TECHNICAL DETAILS. CAVITY WALLS COMPRISING OF 100MM WIDE FACE BRICKWORK OUTER LEAF, 100MM WIDE CAVITY PARTIALLY FILLED WITH 50MM THICK KINGSPAN KOOLTHERM K8 CAVITY BOARD INSULATION RETAINING A 50MM WIDE RESIDUAL CAVITY OR FULL FILL XTRATHERM CAVITYTHERM INSULATION AND 100MM WIDE LIGHTWEIGHT LOADBEARING BLOCKWORK INNER LEAF FINISHED WITH 5KIM COATED PLASTERBOARD ON DABS

DAMP PROOF COURSE: REFER TO SPECIFICATION NOTE No. 4 FOR DETAILED WALL ITEMS. DPC's TO BE BEDDED BOTH SIDES IN MORTAR AND SEALED TO FLOOR DPM, UPPER AND VERTICAL DPC's TO LAP OVER LOWER OR HORIZONTAL DPC's. DPC's MUST NOT PROJECT INTO CAVITIES WHERE THEY MAY COLLECT MORTAR AND BRIDGE THE CAVITY.

CAVITY WALLS BELOW DPC LEVEL: REFER TO SPECIFICATION NOTE No. 5 FOR FURTHER TECHNICAL DETAILS. CAVITY WALLS COMPRISING OF 100MM WIDE CLASS A DENSE FOUNDATION BLOCKWORK TO INNER & OUTER LEAFS AND 100MM WIDE CAVITY FILLED WITH LEAN MIX CONCRETE TO WITHIN 225MM OF LOWEST HORIZONTAL DPC.

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1

0m 1m 2m 3m 4m 5m
VISUAL SCALE 1:50 @ A1

GENERAL:
IPB ARCHITECTURE OWN THE COPYRIGHT IN THIS DRAWING AND WE GENERALLY ASSERT OUR MORAL RIGHTS TO BE IDENTIFIED AS AUTHOR OF THE WORK UNDER THE COPYRIGHT, DESIGNS AND PATENTS ACT 1988. THE RIGHT TO COPY AND USE DOES NOT EXTEND TO ANY FUTURE PURCHASER, LEASEHOLDER OR TENANT OF THE PROPERTY WITHOUT OUR PRIOR AGREEMENT. ALL REPRODUCTION AND INTELLECTUAL PROPERTY RIGHTS RESERVED © IPB ARCHITECTURE (UK) 2014.
THIS DRAWING IS NOT TO BE SCALED. WORK TO ILLUSTRATED DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS AND DRAWINGS INCLUDING ANY STRUCTURAL OR OTHER SPECIALIST DRAWINGS AND DETAILS. PROPRIETARY PRODUCTS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS AND THE CURRENT BRITISH STANDARDS & CODE OF PRACTICE.
ANY DISCREPENCIES ARE TO BE REPORTED TO IPB ARCHITECTURE IMMEDIATELY.
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015:
THE CDM 2015 PLACES LEGAL DUTIES ON VIRTUALLY EVERYONE INVOLVED IN CONSTRUCTION WORK. THOSE WITH LEGAL DUTIES ARE COMMONLY KNOWN AS 'DUTY HOLDERS'. DUTY HOLDERS UNDER THE CDM 2015 ARE: CLIENTS, PRINCIPAL DESIGNERS, DESIGNERS, PRINCIPAL CONTRACTORS, CONTRACTORS AND WORKERS. THE CONTRACTOR AND CLIENT ARE EXPECTED TO UNDERSTAND THEIR OBLIGATIONS UNDER THE CDM REGULATIONS AND BE FULLY AWARE OF THEIR APPLICATION. THE CDM 2015 REQUIRES MOST CONSTRUCTION WORK TO BE NOTIFIED TO HSE. A PROJECT BECOMES NOTIFIABLE WHERE IT LASTS LONGER THAN 30 DAYS AND HAS MORE THAN 20 WORKERS, WORKING SIMULTANEOUSLY AT ANY ONE POINT OR EXCEEDS 500 PERSON DAYS. THE CONTRACTOR AND/OR CLIENT IS TO CONFIRM WITH THE HEALTH & SAFETY EXECUTIVE (HSE) WHETHER THE PROJECT IS DEEMED AS 'NOTIFIABLE'. THE CONTRACTOR IS TO COMPLY FULLY WITH THE CDM REGULATIONS AND THE WORKPLACE (HEALTH & SAFETY) REGULATIONS AND ADVISE THE HEALTH AND SAFETY EXECUTIVE AT ALL APPLICABLE STAGES BEFORE ANY APPROPRIATE WORK COMMENCES.
COMMERCIAL CLIENTS:
THE COMMERCIAL CLIENT IS RESPONSIBLE FOR MAKING THE ARRANGEMENTS BY WHICH THE PROJECT WILL BE MANAGED AND ENSURING THAT THOSE ARRANGEMENTS ARE MAINTAINED AND REVIEWED THROUGHOUT THE LIFE OF THE PROJECT, WHERE THERE IS OR IS LIKELY TO BE MORE THAN ONE CONTRACTOR WORKING ON A PROJECT, THE CLIENT MUST APPOINT BOTH A PRINCIPAL DESIGNER (PD) AND A PRINCIPAL CONTRACTOR (PC) AT THE EARLIEST OPPORTUNITY AND BEFORE CONSTRUCTION STARTS. THE CLIENT IS ALSO RESPONSIBLE FOR TAKING [REASONABLE STEPS] TO ENSURE BOTH THE PD AND PC COMPLY WITH THEIR DUTIES, FOR PROVIDING PRE CONSTRUCTION INFORMATION (PCI), ENSURING THE CONSTRUCTION PHASE PLAN AND HEALTH AND SAFETY FILE ARE PRODUCED AND FOR ENSURING THE HEALTH AND SAFETY FILE IS HANDED OVER TO ANY NEW OWNER OF THE STRUCTURE.
DOMESTIC CLIENTS:
THE DOMESTIC CLIENT[S RESPONSIBILITY IS TO APPOINT THE PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR WHERE THERE IS MORE THAN ONE CONTRACTOR. IF THIS DOES NOT HAPPEN, THE REGULATIONS AUTOMATICALLY TRANSFER THE CLIENT[S DUTIES TO THE CONTRACTOR OR PRINCIPAL CONTRACTOR OF THE PROJECT.
MAIN CONTRACTORS DUTIES:
THE CONTRACTOR IS TO VISIT SITE PRIOR TO SUBMITTING TENDER/FINAL QUOTATION. IT IS TO INCLUDE IN PRICE ALL WORKS NECESSARY TO CLEAR SITE PRIOR TO COMMENCING WORKS. IT IS TO CLEARLY IDENTIFY ITEMS OF WORK NOT INCLUDED IN THE TENDER FIGURE NECESSARY TO ACHIEVE COMPLETION OF WORKS. IT IS TO IDENTIFY ANY DISCREPANCY BETWEEN THE DRAWINGS AND WORKS AND OBTAIN CLIENT APPROVAL PRIOR TO PROCEEDING. THE SITE IS TO BE KEPT TIDY AT ALL TIMES, NO REFUSE BURNED ON SITE AND NORMAL HOURS OF WORKING OBSERVED. ALL WORK IS TO COMPLY STRICTLY WITH THE CURRENT BUILDING REGULATIONS.
ALL WORK SHALL CONFORM TO THE STANDARDS FOR MATERIALS AND WORKMANSHIP IDENTIFIED IN REGULATION 7; I.E. USING PROPER MATERIALS APPROPRIATE FOR THE CIRCUMSTANCES IN WHICH THEY ARE USED. THE CONTRACTORS OPERATIONS ARE TO BE CARRIED OUT IN A WORKMANLIKE MANNER; PROPER MATERIALS INCLUDE MATERIALS WHICH BEAR AN E.C. MARK CONFORM TO A HARMONISED STANDARD OR EUROPEAN TECHNICAL APPROVAL AND CONFORM TO A B.S. OR B.B.A. CERTIFICATE(S).
PARTY WALLS:
THE OWNER OF THE PREMISES, SHOULD THEY NEED TO DO SO, UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1997 HAS A DUTY TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER IF THE BUILDING WORK INVOLVES WORKS ON OR TO AN EXISTING PARTY WALL INCLUDING:
- SUPPORT OF BEAM
- INSERTION OF DPC THROUGH WALL
- RAISE WALL OR CUT OFF PROJECTIONS
- DEMOLITION AND REBUILDING
- UNDERPINNING
- INSERTION OF LEAD FLASHINGS
- EXCAVATIONS WITHIN 3 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS WILL GO DEEPER THAN ADJOINING FOUNDATIONS OR WITHIN 6 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS ARE WITHIN A 45 DEGREE LINE OF THE ADJOINING FOUNDATIONS.
THE OWNER SHOULD ENSURE THAT A PARTY WALL AGREEMENT HAS BEEN MADE PRIOR TO COMMENCEMENT OF THE WORKS ON SITE SHOULD ANY OF THE ABOVE APPLY TO THE PROPOSED WORKS.

ipb architecture
HEAD OFFICE
LEIGH, GTR. MANCHESTER
TEL: 01942 609893
MOB: 07802 620922
mail@ipbarchitecture.com
www.ipbarchitecture.com
CIAT CHARTERED PRACTICE

PROJECT:
EXTENSION
28 CARTWRIGHT ROAD
CHORLTON
M21 9EY

PREPARED FOR:
MR MACUTKIEWICZ

PROJECT No: IPB 1273

REV.	DESCRIPTION	DATE	BY

DRAWN BY: IPB REVIEWED BY: IPB

ISSUE DATE: 21/04/2022 SCALE: As Indicated

SHEET TITLE:
PROPOSED PLANS

SHEET NUMBER: A1-01 REVISION:

25/04/2022 10:56:41