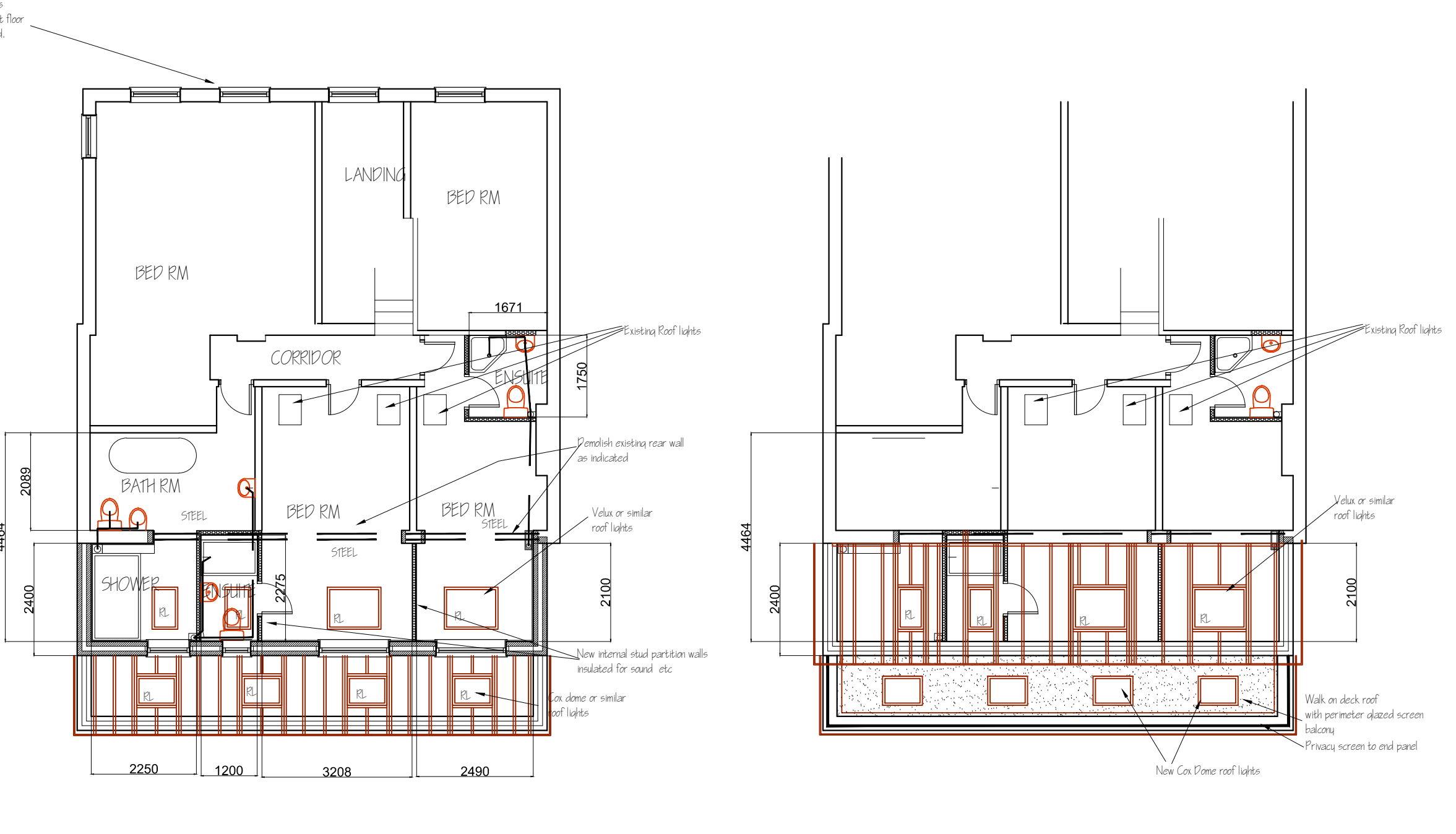
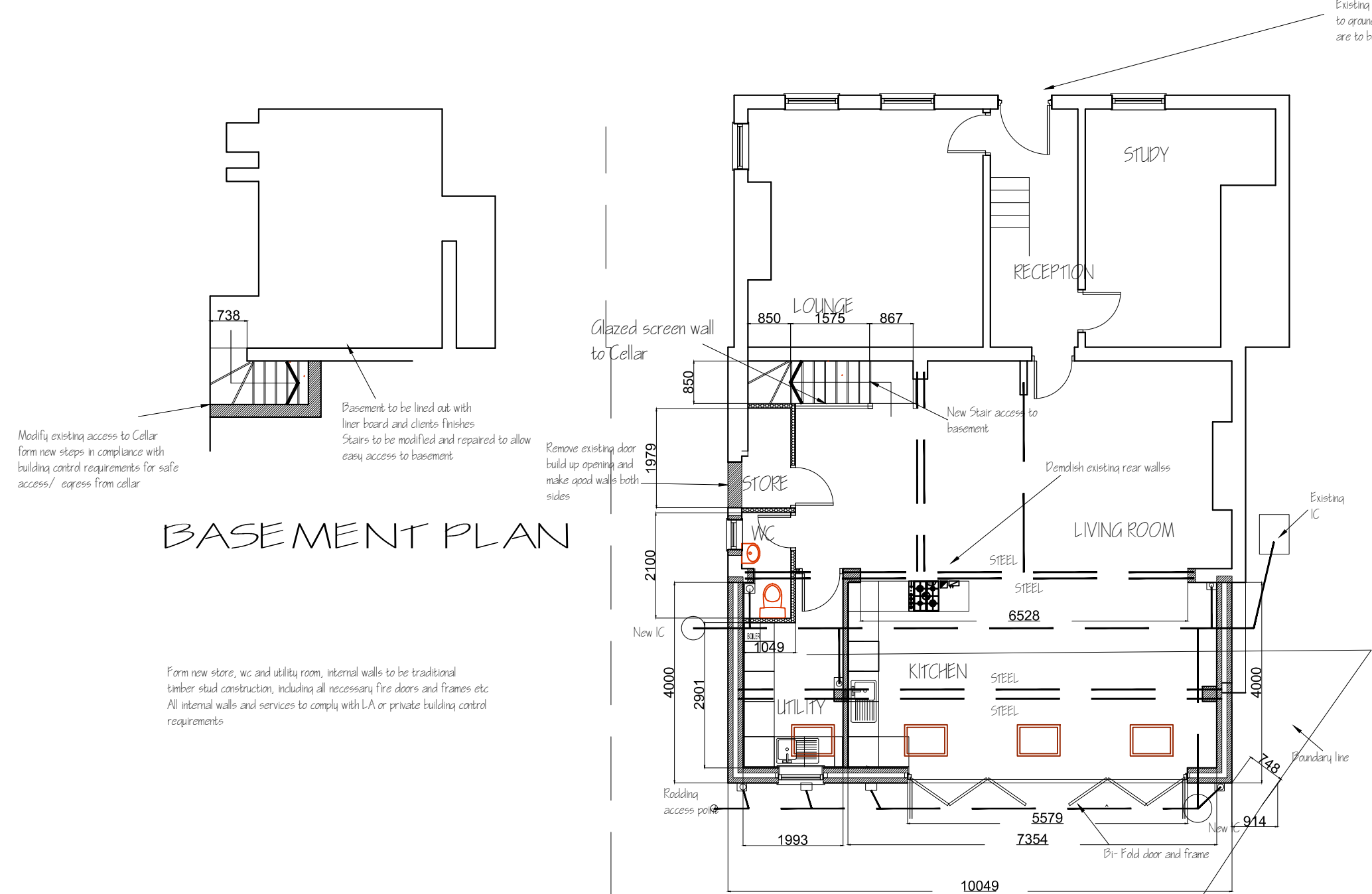
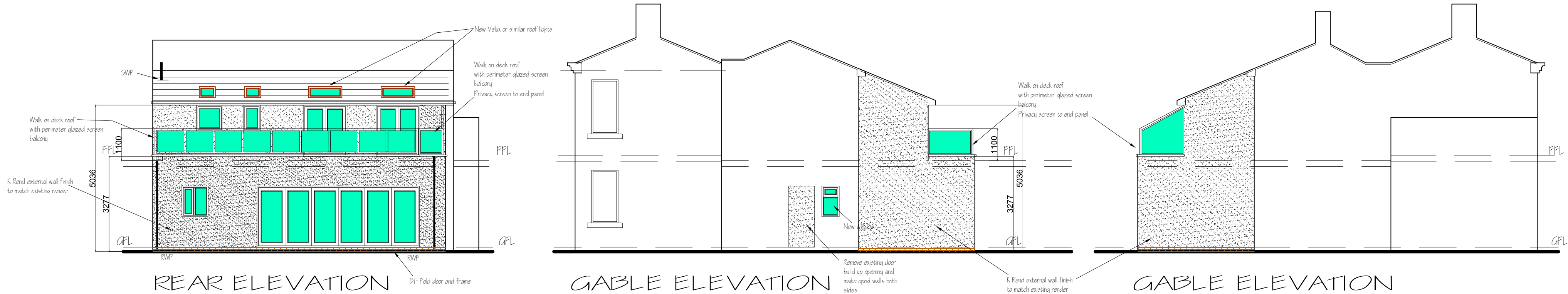


THE CLIENT SHOULD NOTE THAT THE DRAWINGS ARE FOR BUILDING REGULATIONS PURPOSES ONLY AND THAT THE CLIENTS OWN CONTRACTOR AND SUB-CONTRACTORS SHOULD LAUSE WITH REPRESENTATIVES FROM THE LOCAL AUTHORITY FIRE DEPT. STATUTORY UNDERTAKERS AND ANY OTHER RELEVANT BODIES,TO ENSURE THAT THE WORKS COMPLY TO THEIR 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 CONDITIONS OR AGREEMENTS,RELATED TO THE PROPERTY. NONE OF THE WORKS SHOULD ENDOURGE 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 WILL SUPERVISOR TO MAKE THE NECESSARY NOTICES TO ADJOINING PREMISES WHERE THE PARTY WALL ACT 1997 APPLIES.



Velux windows complete with all necessary fixings, seals etc.
Trim out roof with double joints both sides of frame lapped together at 500mm c/c

New external wall comprising of Etsealblock to match existing outer leaf, 100mm cavity fully filled with Dikem 57 insulation, 100mm Celcon standard blockwork (K=0.16) with 12mm plaster finish to achieve 0.25 w/ m2 U value.
Stainless steel cavity ties at 750mm horizontal and 450mm vertical, c/c staggered each line, c/c's reduced to 500mm around openings

Roof comprising single ply membrane to manufacturers instructions on 150mm Knappan or similar flat roof insulation on an arable ply wood on firring pieces laid to fall on 50x75 C16 roof joists

New doors and windows to be double glazed with 20mm gap between panes filled with Argon gas with inner pane having 1.6 coating to achieve 1.6w/ m2K U-Value 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 system
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 clonite finish or screed
A4/2 and crack mesh or 75mm Knappan on 1000q viqueson on sand blinding on clean well compacted hardcore
150mm concrete slab with treated finish or VISQUEEN
on 110 codes X84000 or equivalent floor insulation
on 1200 gauge DPM lapped onto DPC on 25mm sand blinding on consolidated hardcore. Provide 25mm rigid insulation to the edge of the slab. Provide 100mm dia duct pipe through to air brick with cavity trap over to vent any existing air bricks / sub floor. Provide Viqueson gas barrier and ventilation installed in strict accordance with manufacturers instructions and recommendations



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) RELOCATE / NEW UTILITY / WC
3) ENLARGE KITCHEN / LIVING AREA
4) DEMOLISH EXISTING EXTERIOR REAR WALL
INSTALLING NEW STRUCTURAL STEEL TO IMPROVE THE STABILITY OF THE STRUCTURE

FIRST FLOOR
1) EXTEND EXISTING BED ROOMS / BATH 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 L.A inspectors requirements in accordance with all statutory authority recommendations and codes of practice.

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
P15 L1P

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

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

REV. 18
DATE JUNE 2021

DRG. NO. K / 20195_009
SCALE 1:100 @ A1

