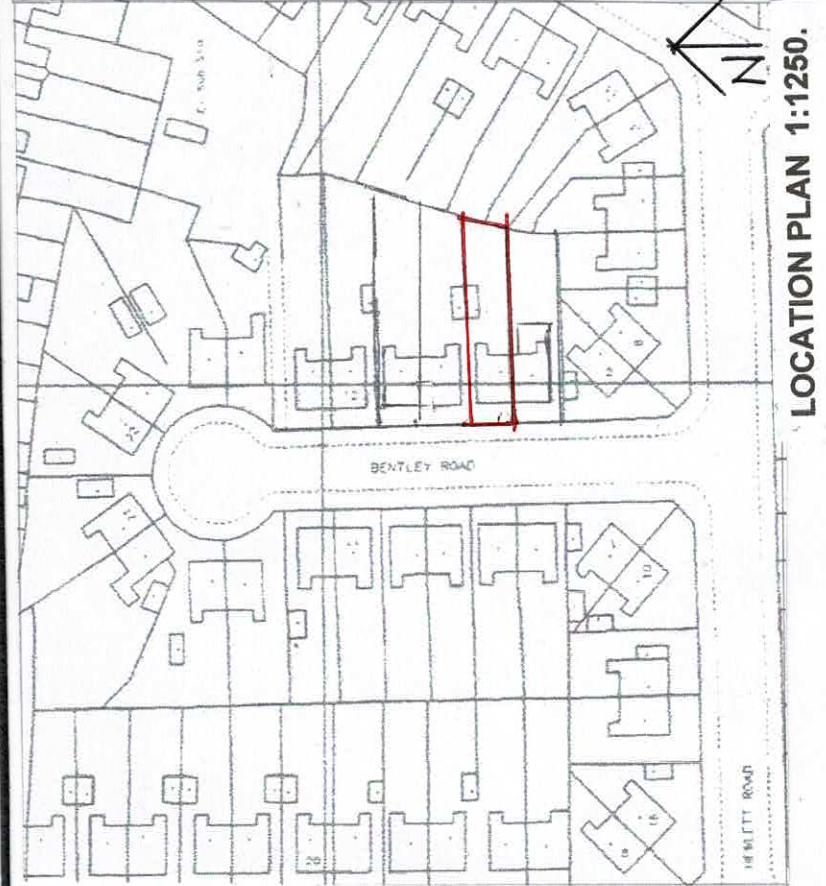
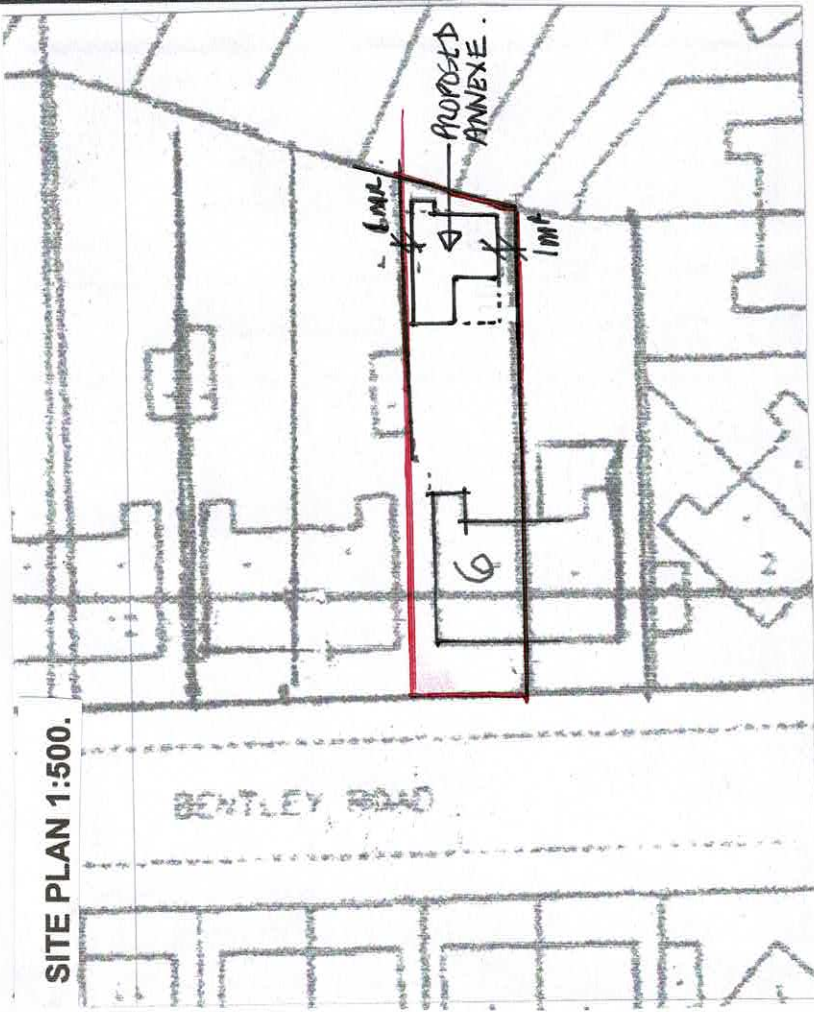




LOCATION PLAN 1:1250.



SITE PLAN 1:500.

PROPOSED GARDEN ANNEXE FOR
ANCILLARY USE WITH MAIN DWELLING.

AT

6, BENTLEY ROAD.
CHORLTON.
MANCHESTER.

SCALE 1:50.

FOUNDATIONS.
Foundations and supports to be 'Easy Pad' foundation system as per attached details, all to approval of building control.

WALLING.
External to be in 125mm x 22mm T & G U.P.V.C. cladding fixed to 50mm x 25mm battens on breathable felt membrane on 12.5mm OSB 3 treated board on 90mm x 38mm timber framing with 75mm kingspan insulation between framing and lined internally with 30mm kingspan insulation and 12.5mm plasterboard and skim finish.

FLOOR.
22mm T & G chipboard floor boarding on 150mm x 50mm C24 floor joists at 400mm centres.
120mm Kingspan Thermafloor TF70 insulation to be pinned between floor joists.

SUB-FLOOR.
Sub-floor to be 50mm concrete on 1200 gauge visqueen damp proof membrane on 150mm layers of well compacted sand blinded hardcore.

VENTILATION.
Windows to be U.P.V.C. with double glazed sealed units. Windows to have opening lights equal to a minimum of 1/20th of floor area of room served.
New windows and doors to have Pilkington "K" thermal glass to achieve a u value of 1.6 w/m² C
Provide toughened safety glass to doors and low level windows.

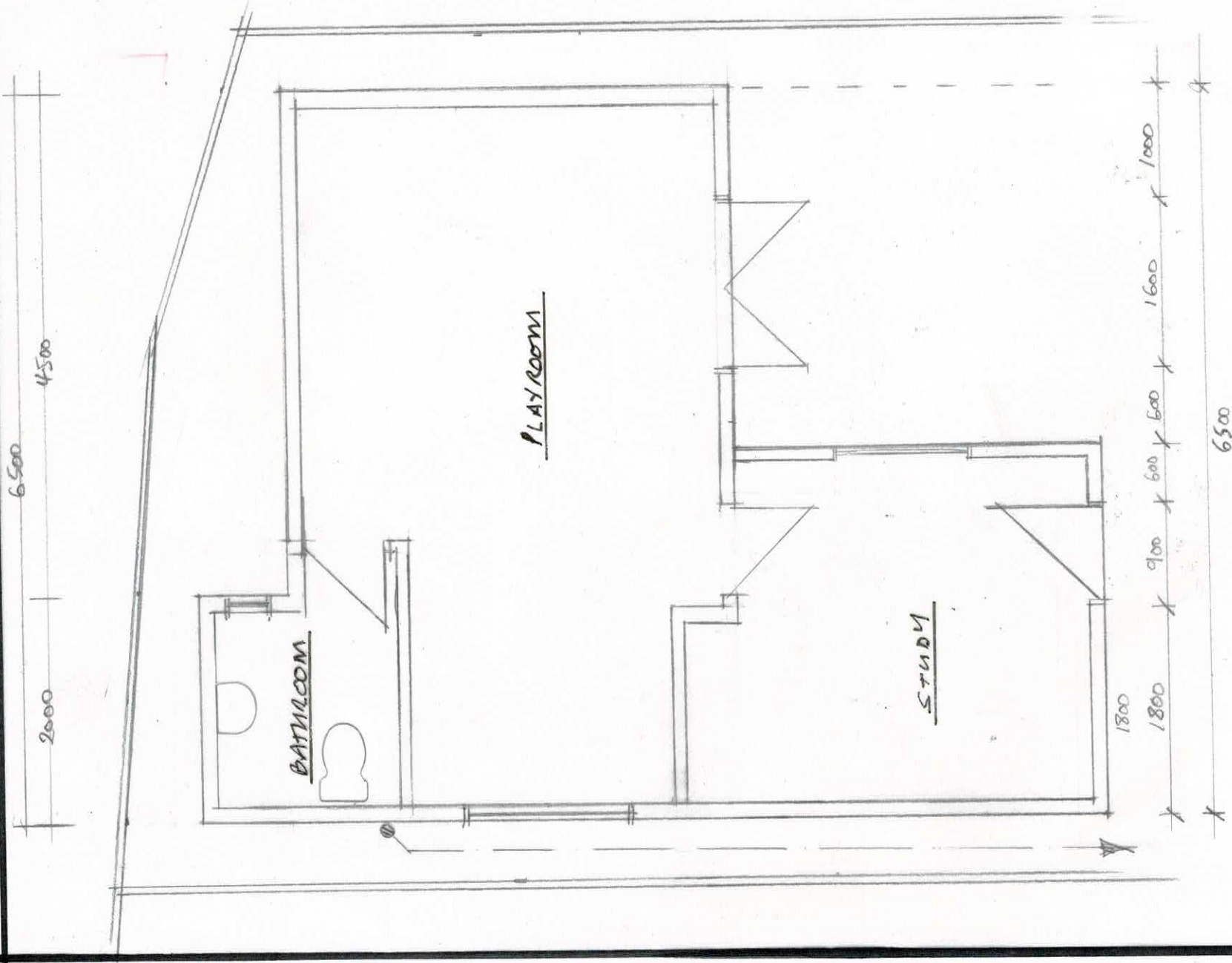
MECHANICAL VENTILATION.
Bathrooms to have mechanical ventilation capable of 60l/sec. air changes.
All fitted with timed over run clocks.

DRAINAGE.
Drains to be connected to existing drainage system as shown.
Drains to be run in 100mm diameter below ground quality plastic drain pipes.
All manholes to be as shown and to be in plastic with raising pieces as appropriate and with concrete lid and frame.

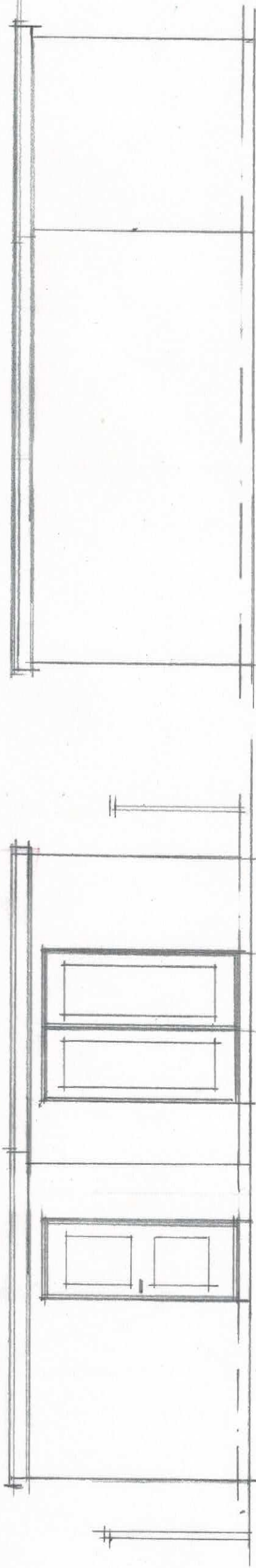
PARTITIONS.
Form new stud partitions as shown in 75mm x 50mm timber studs at 400mm centres lined both sides with 12.5mm plasterboard and skim.
Partitions to be insulated with 100mm fibreglass insulation quilt.

ROOF.
EDPM roof membrane on 18mm OSB3 treated T & G board on 200mm x 50mm C24 roof joists at 400 mm centres with 120mm kingspan insulation between joists and underdrawn with 12.5 mm plasterboard and skim.

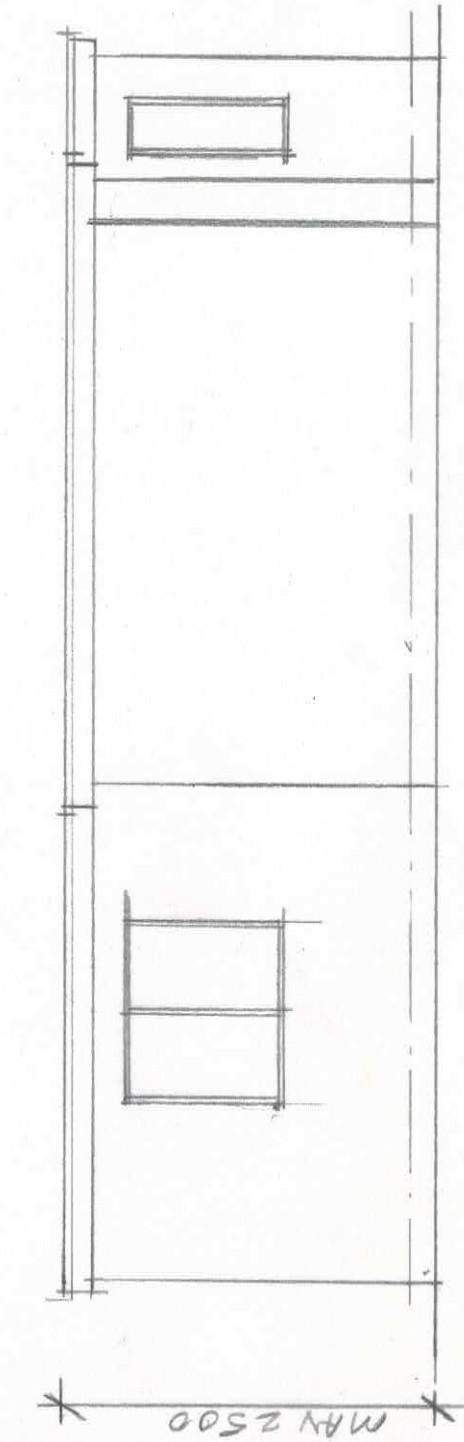
BATHROOM.
Actual layout to be to clients requirements.
W.C. to have a 100mm diameter waste running to 100mm diameter soil and vent stack.
Sink to have 32mm diameter waste, and shower to have 38mm diameter waste.
All fitted with anti vacuum traps and connected to soil stack.
Waste to be pumped to main drainage system with use of 'saniflo' or similar masserater/pump.



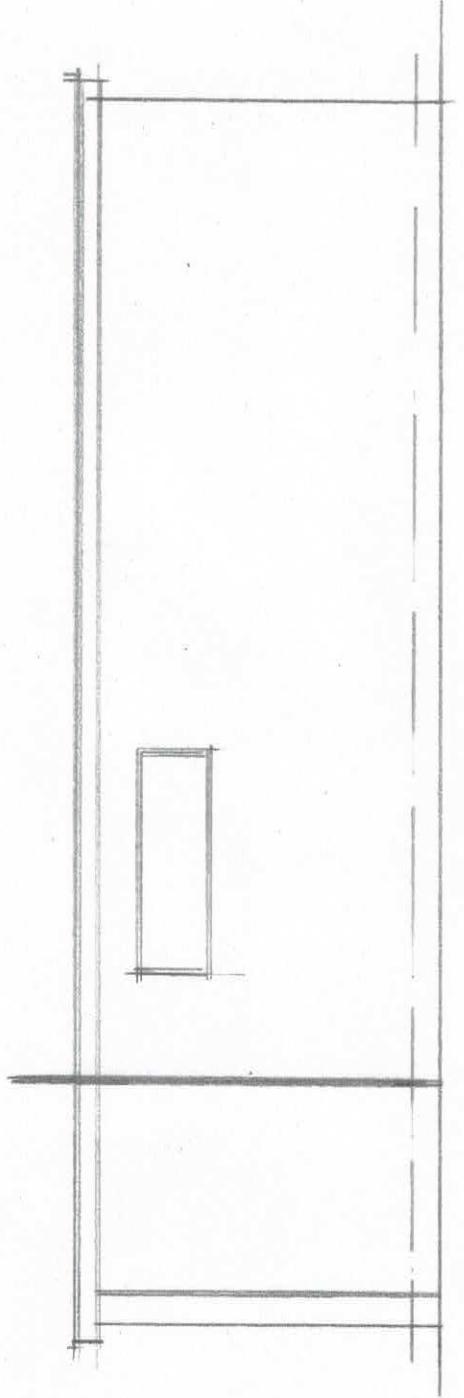
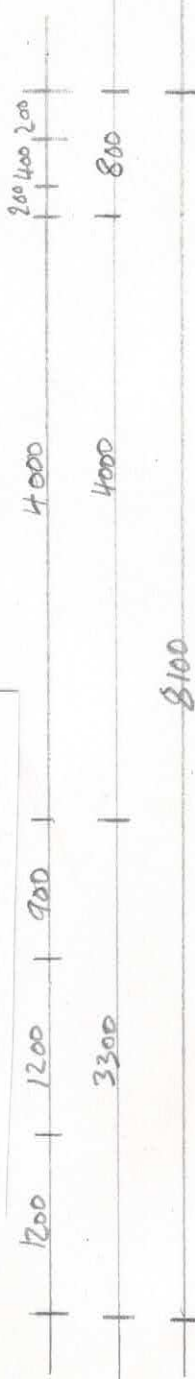
PROPOSED GROUND FLOOR PLAN.



PROPOSED FRONT ELEVATION.



PROPOSED SIDE ELEVATION.



PROPOSED REAR ELEVATION.

PROPOSED SIDE ELEVATION.



PROPOSED GARDEN ANNEXE FOR
ANCILLARY USE WITH MAIN DWELLING.

AT

6, BENTLEY ROAD.
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