Ordnance Survey®

OS Sitemap®



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Metres
0 20 40

Scale 1:1250

Supplied by: **Maps @ Malcolm Hughes**
Serial number: 00720300
Centre coordinates: 388207.63 398855.63

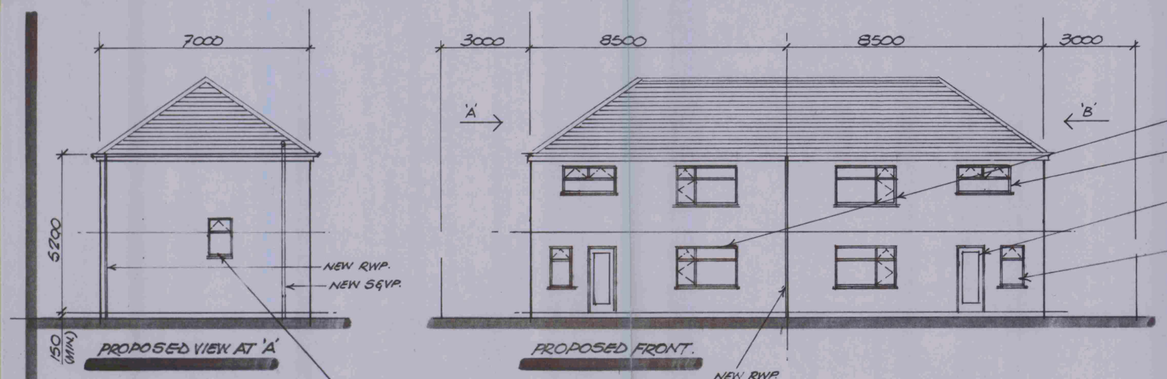
Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site: www.ordnancesurvey.co.uk

21-23 Vale Street

PLANNING AND BUILDING CONTROL
Clayton
- 7 APR 2011
Manchester

M11 4NR


VALE STREET
82.3m
81.9m
34
22
41
33
51
4
2
PLANNING AND BUILDING CONTROL
-7 APR 2011
SLAITHWAITE DRIVE
150
148
14
WASTE STORAGE AREAS
19
2
HALTON ROAD
1
39
BODLEY ST
100



PROPOSED VIEW AT 'A'

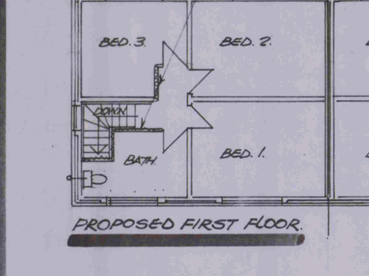
PROPOSED FRONT.

2000 WIDE X 1300 DEEP UPVC DOUBLE GLAZED WINDOW WITH CATNIC COMBINED LINTEL OVER. (TYP.)

1800 WIDE X 1000 DEEP UPVC DOUBLE GLAZED WINDOW (GLAZED WITH OBSCURE GLASS.) WITH CATNIC COMBINED LINTEL OVER.

2000 HIGH X 900 WIDE UPVC DOUBLE GLAZED EXTERIOR DOOR. (GLAZED WITH OBSCURE SAFETY GLASS TO BS. 6206. WITH CATNIC COMBINED LINTEL OVER (TYP.)

800 WIDE X 1300 DEEP UPVC DOUBLE GLAZED WINDOW. (GLAZED WITH OBSCURE GLASS.) WITH CATNIC COMBINED LINTEL OVER. (TYP.)



PROPOSED VIEW AT 'B'



PROPOSED REAR.

2000 WIDE X 1300 DEEP UPVC DOUBLE GLAZED WINDOW WITH CATNIC COMBINED LINTEL OVER. (TYP.)

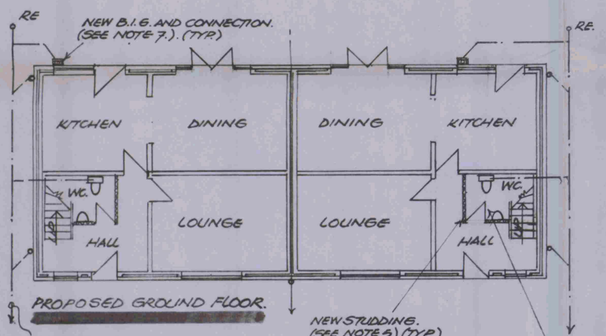
1800 WIDE X 1300 DEEP UPVC DOUBLE GLAZED WINDOW WITH CATNIC COMBINED LINTEL OVER. (TYP.)

2000 HIGH X 2500 WIDE UPVC PATIO DOOR AND SIDE LIGHTS UNIT GLAZED WITH TOUGHENED SAFETY GLASS TO BS 6206. (TYP.)

COMBINED EXTERIOR DOOR AND UPVC DOUBLE GLAZED WINDOW UNIT WITH CATNIC COMBINED LINTEL OVER. (TYP.)

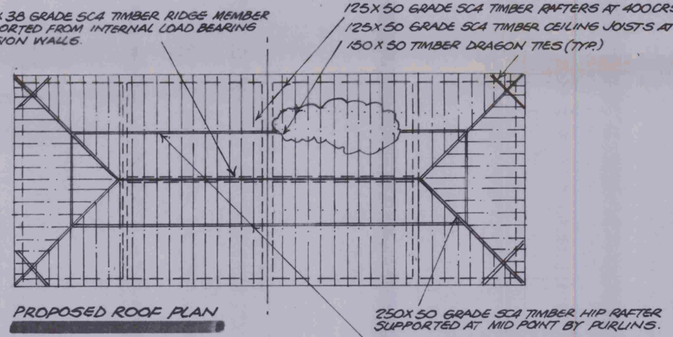
GENERAL NOTES.

1. ALL WORK IS TO COMPLY WITH CURRENT BUILDING REGULATIONS, TO BRITISH STANDARDS AND TO THE SATISFACTION OF THE BUILDING INSPECTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORKMANSHIP AND MATERIALS.
3. ALL GAS AND ELECTRICAL FITTINGS SHALL BE INSTALLED BY SUITABLY QUALIFIED PERSONS (CORGI OR NICEIC REGD) AND ALL NECESSARY TEST CERTIFICATES OBTAINED.
4. ALL WINDOW AND DOOR UNITS ARE TO BE SUFFICIENTLY INSULATED TO GIVE A MIN. 'U' VALUE OF 1.8 W/M²K. PROVIDE 24 THK. ARGON FILLED DOUBLE GLAZED UPVC UNITS AND INSTALL VERT. DPCs AND INSULATION AT EACH OPENING. PROVIDE ALSO TRICKLE VENTS TO GIVE A MIN. BACKGROUND VENTILATION OF 8,000 N/M².
5. STUD WALLS ARE TO BE CONSTRUCTED FROM 75X100 TIMBER SECTIONS. SOLE AND HEAD PLATES ARE TO BE BOLTED INTO POSITION. VERT. STUDDING IS TO BE TIED TO ADJACENT WALLS WITH 30X3 GALV. M.S. PLATES. ALL FLOOR JOISTS TO BE DOUBLED UP UNDER NEW STUDDING.
   BOTH FACES ARE TO HAVE 12.5 THK PLASTERBOARD AND SKIM WITH ALL VOIDS WITHIN STUDDING INFILLED WITH 100 THK. SOUNDSLAB.
6. INSTALL AN APPROVED MAINS POWERED SMOKE/FIRE DETECTION SYSTEM ZONED AND AGREED WITH A RESPONSIBLE PERSON. ALL AUDIBLE ALARMS TO COMPLY WITH BS 5839 CLAUSE 9. ALL DETECTORS TO COMPLY WITH BS 5839 CLAUSE 12. I.E. AT GROUND FLOOR HALL AND AT FIRST FLOOR LANDING AREA.
7. THE CONTRACTOR SHALL IDENTIFY THE DIRECTION AND FUNCTION OF ANY DRAINS ON OR PASSING THRU' THE SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
   ALL NEW DRAINS ARE TO BE 100 DIA. HEPSLEEVE OR SIMILAR LAID TO A 1:40 FALL WITH FLEXIBLE JOINTS AND 100 GRANULAR SURROUND.
   ALL DRAINS PASSING UNDER NEW WORKS ARE TO BE ENCASED IN 100 THK. CONCRETE SLEEVE. WHERE DRAINS PASS UNDER NEW FOOTINGS ARE TO BE BRIDGED WITH R.C. LINTELS WITH A RIGID MASK FITTED EACH SIDE.

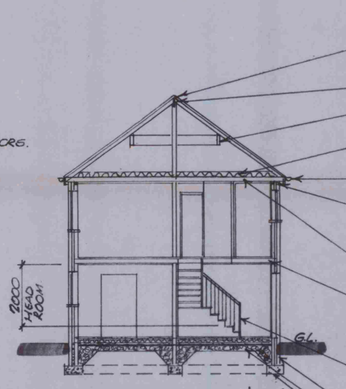


PROPOSED GROUND FLOOR.

PROPOSED FIRST FLOOR.



PROPOSED ROOF PLAN



PROPOSED SECTION 'A-A'

LAY CLAY ROOF TILES OVER 38 X 25 TREATED TIMBER BATTENS OVER BREATHABLE SARKING FELT TO BS. 747 OVER 125 X 50 GRADE SC4 TIMBER JOISTS AT 400 CRS. INSTALL VENT TILES AS HIGH AS POSSIBLE AT 800 NOMINAL CRS.

RIDGE MEMBER. SUPPORTED FROM INTERNAL LOAD BEARING WALLS.

TIMBER PURLINS AT MID-SPAN OF RAFTERS.

LAY 300 THK. ROCKWOOL INSULATION BETWEEN AND OVER CEILING JOISTS OVER A SUITABLE VAPOUR BARRIER. WALL AND ROOF INSULATION TO MEET. ENSURE A 50 AIR GAP IS MAINTAINED BETWEEN ROOF FELT AND INSULATION QUILT. AT EAVES.

ATTACH 100 DIA. UPVC. HALF ROUND GUTTER TO UPVC FASCIA. ENSURE A 25 MIN. AIR GAP IS MAINTAINED BETWEEN FASCIA AND WALL FOR ENTIRE LENGTH.

75 X 100 TIMBER WALLPLATE ANCHORED TO INNER LEAF BLOCKWORK BY M.S. STRAPS AT 2M. MAX. CRS. ALL ROUND. CEILING JOISTS AND ROOF COLLARS ARE TO BE STRUCTURALLY CONNECTED TO RAFTERS AND WALLPLATE TO APPROVED DOCUMENT 'A' CLAUSE 2.10.
LATTERAL SUPPORT TO WALLS AT FLOOR AND CEILING LEVELS SECURED BY 30 X 5 GALV'D STRAPS AT 1800 MAX. CRS.

CEILING JOISTS.

NEW FIRST FLOOR TO BE 19 THK. FLOORING GRADE CHIPBOARD OVER 175 X 50 GRADE SC4 TIMBER JOISTS AT 400 CRS. VOIDS BETWEEN JOISTS TO BE INFILLED WITH SOUNDSLAB INSULATION SECURED WITH WIRE MESH. JOISTS TO BE UNDERDRAWN WITH 12.5 THK. PLASTERBOARD AND SKIM.

NEW PROPRIETARY TIMBER STAIRCASE COMPLETE WITH NEWELS, HANDRAILS AND SPINDLES TO PART 'K' 12 No. RISERS AT 200 EACH = 2600 FLOOR TO FLOOR
12 No. GOINGS AT 223 EACH WITH MAX. PITCH = 42°
MANUFACTURER / SUPPLIER TO CHECK DIMENSIONS ON SITE PRIOR TO INSTALLATION.

NEW CAVITY WALLS ARE TO BE 102.5 THK. BRICK OUTER LEAF TO 85 WIDE CAVITY INFILLED WITH DRITHERM SLAB 34. INNER LEAF TO BE 100 THK. THERMALITE TURBO BLOCKWORK WITH INNER SURFACES HAVING 12.5 THK. PLASTERBOARD AND SKIM ACHIEVING A MIN 'U' VALUE OF 0.30 W/M2K.
ALL BRICKWORK BELOW D.P.C. LEVEL TO BE ENGINEERING BRICK. CAVITY IS TO BE INFILLED WITH WEAK MIX CONCRETE TO GROUND LEVEL WITH AN OUTWARD SLOPING SURFACE.
S.S. WALL TIES ARE TO BE INSTALLED AT 900 HOR^L CRS. AND 460 VERT^L CRS. (300 CRS. WITHIN 225 OF ALL OPENINGS.)

NEW GROUND FLOOR TO BE 75 THK. CONCRETE SCREED OVER 85 THK. KINGSPAN BATTS OVER 100 THK. MASS CONCRETE SLAB OVER 1200 GAUGE 'ALKORPLAN' W.P.M. OVER 150 DEEP WELL COMPACTED HARDCORE BLINDED WITH SAND. W.P.M. IS TO BE LAPPED INTO NEW ANT AND TO BE MADE CONTINUOUS.

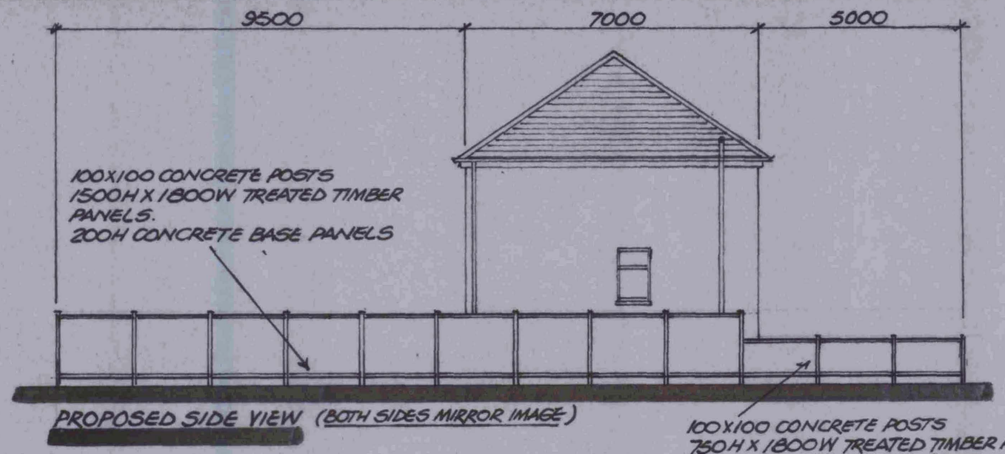
FOUNDATIONS ARE TO BE 250 DEEP X 600 WIDE MASS CONCRETE STRIP FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA AGREED WITH THE BUILDING INSPECTOR. (MIN. DEPTH 1 METRE.)

INTERNAL WALLS TO BE 100 THK. THERMALITE TURBO BLOCKWORK TAKEN DOWN TO FULL DEPTH 400 X 250 CONCRETE STRIP FOUNDATION D.P.C. TO BE 150 MIN. ABOVE GROUND LEVEL WITH ALL BRICKWORK BELOW D.P.C. TO BE ENGINEERING BRICK.

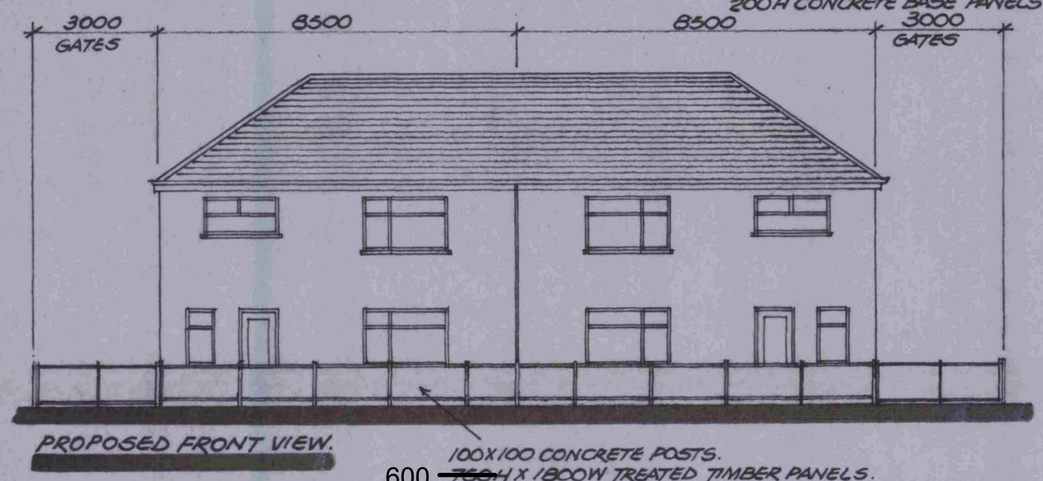
PROPOSED PAIR OF TWO STOREY THREE BEDROOM SEMI-DETACHED HOUSES AT VACANT PLOT 21-23 VALE STREET
CLAYTON.
MANCHESTER
M11
FOR MR. ASLAM TANZIL.
TEL.

PLANNING AND BUILDING CONTROL
- 7 APR 2011

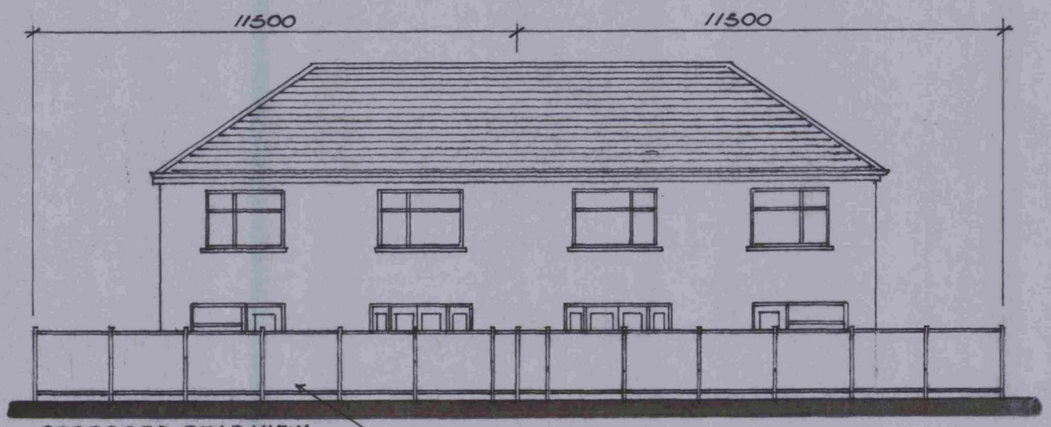
DRN. F.H. DATE. APRIL. 2011 SCALE 1:100.



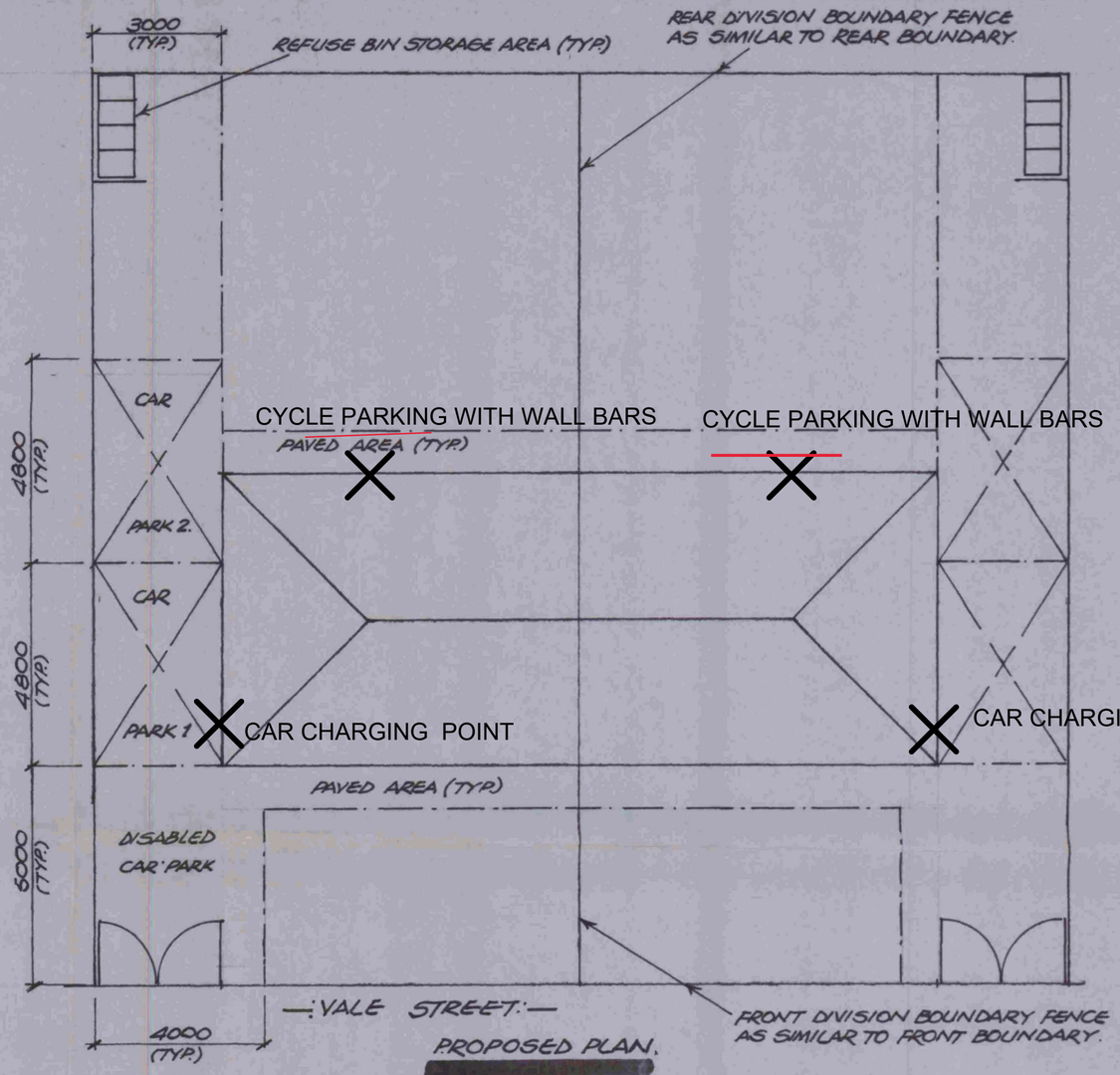
PROPOSED SIDE VIEW (BOTH SIDES MIRROR IMAGE)



PROPOSED FRONT VIEW.



PROPOSED REAR VIEW.



PROPOSED PLAN.

DETAILS OF PROPOSED PARKING AREAS, BOUNDARY TREATMENTS AND REFUSE BIN STORAGE AREAS AT PROPOSED PAIR OF THREE BEDROOM SEMI-DETACHED HOUSES AT VACANT PLOT 21-23. VALE STREET. CLAYTON MANCHESTER M11 4NR. FOR MR. ASLAM TANZIL TEL.

DRN. F.H. DATE. MAY 2011 SCALE. 1:100.