REVISED PLAN No. 2. AMENDED PLAN No. 1. *
PROPOSED SIDE TWO STOREY AND REAR SINGLE STOREY EXTENSION TO SEMI -DETACHED HOUSE.
FOR : - MR. and MRS. S. ALI.
AT : - No. 14 ST. WERBURGH'S ROAD – WHALLEY RANGE – MANCHESTER – M21 OTN.
SCALE : - 1:100 AND 1:50.

NOTES:

*** Amended Plan No. 1 showing change to rear single storey roof. Plus removal of side entrance door and reduction of side elevation windows to comply with Building Regulation requirements – see Additional Note.***
Structural steelwork calculations to be approved prior to commencement.
Existing rear brick extension to be removed.
All work to be to the satisfaction of the Local Authority.
All work to comply with Building Regulations 2000 – as amended.
Site measurements to be taken and details of construction etc. agreed on site.
Load bearing walls – lintels and foundations etc. to be exposed to determine the suitability and to the satisfaction of building inspector.
Existing building to be tied to new construction at every other course.
New drainage to be 100mm. Hepsleeve flexible pipework at minimum falls of 1 In 40 connected to existing drainage – rodding access to be incorporated as agreed by L.A.
Drainage under new building to be encased in concrete and spanned at walls by pc lintels.
125mm. concrete floor slab with 2000 gauge visqueen damp proof course tied into dpc in brickwork- min. 150mm. above ground.
Floor slab with Dpm. laid on 80mm. Celotex insulation with 200mm. upstand – on sand blinding over granular fill.
New external walls to be 115mm.facing brick and Thermalite Turbo block cement rendered outer skin with 85mm. ['U' value 0.30w/m2] cavity. Cavity infilled with Dritherm insulation- taken below ground level – 100mm. Thermalite Turbo block inner skin-two coat plaster finish internally.
Wall ties to be stainless steel at 750mm. centres horizontally – 450mm. centres vertically – ties to be at 300mm. centres within 225mm. of openings.
Wall cavities to be continuous and closed at eaves level by brickwork- insulated cavity closers to door and window reveals - new walls block bonded to existing – external brickwork returns to be not less than 665mm.
Damp proof courses to be provided both horizontally and vertically to all new floors – walls and openings etc. – Dpm and Dpc to be continuous.
New window and door openings to be spanned by CG70/100 Catnic lintels – minimum seating 150mm.External lintels to integrate cavity trays.
New windows to be d/glazed [Argon filled 16mm. gap] upvc1/20th. Floor area openable with 8000mm. trickle ventilation – 'U' value 0.18w/m2 – low 'E' glass.
Fire exits to be incorporated in new windows – minimum opening 450 wide x 750mm. high – as Approved Document B1 – 90-degree hinges.
Safety glazing to new external doors- glazing below 800mm. to be toughened glass- in accordance with BS 6206.
Cross ventilation to roof voids maintained by 25mm.gap at eaves - Glydevale ridge vents.
Cavity Tray and code 4 lead lining at intersection of existing brickwork and new roof.
Herring-bone strutting and ms. Lateral restraints at 1.5m. centres to first floor construction.
Rainwater to discharge to existing drainage.
Extract fan to kitchen – 60 litres/sec- bathroom – 15 litres/sec.
Energy efficiency lighting should be incorporated in accordance with Document L1.
Mains connected smoke alarm with battery backup to be provided minimum one per floor.

Additional Note:
1. REG.A1 - The size of the beams over Bedroom 4 not to be less than 178mm. x 102mm. U.B.
2. REG.A1 - The returns to the external walls shall be no less than 665mm.
3. REG. B4 -The total area of both windows to the southern elevation [to No. 16] shall not exceed 1.0m2. [E.g. BOTH windows shall be no more than 0.5m2. EACH].
The side window and door to the Kitchen shall be omitted.

ROOF CONSTRUCTION.

TWO STOREY.
Existing main pantile roof to be extended – pitch to match existing.
Roof tiles to be fixed to 50 x 50mm. timber battens on heavy duty Tyvec breathable roofing felt on 150 x 50mm. rafters at 400mm. centres. Ridge beams to be 229 x 75mm. supported on extended brickwork- with 305 x 75mm. hip rafters. Rafters and ceiling joists at 400mm. centres – with 270mm. fibre glass quilt insulation to roof void underdrawn by 12.5mm. plasterboard and skim finish. **Roofs** to be secured to brickwork by m.s. straps at 1.5m. centres and lateral stability provided by diagonal bracing – as agreed on site- if necessary. **New roofs** to be supported on 100 x 75mm. wallplates strapped to brickwork.

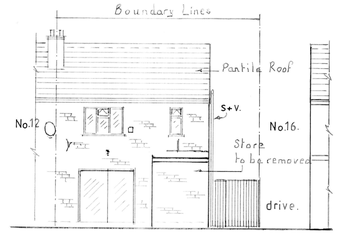
SINGLE STOREY.
Marley Pantiles – pitch 15 degrees minimum to form 'open-ceiling' to new extension. Pantiles fixed to 50 x 50mm. timber battens on heavy duty Tyvec breathable roofing felt on 150 x 50mm. rafters at 400mm. centres. Rafters to be supported on 100 x 75mm. wallplates. 'Open ceiling' to be formed with 50mm. ventilation path – 110mm. Kingspan Kooltherm K7 insulation between rafters with battens and 25mm.Kingspan insulation board - underdrawn by 12.5mm. foil-backed plasterboard and skim finish.(minimum 'U' value 0.18 W/m2k). Roof to be secured to brickwork by M.S. Straps at 1.5m. centres – rafters doubled around Velux double glazed rooflights and lateral stability provided by diagonal bracing – as agreed on site – if necessary.

ELECTRICAL WORK.
All work to meet the requirements of Approved Document Part P [Electrical Safety] and designed installed and tested by a competent person [NICEIC Approved] who must issue an Electrical Installation Certificate on completion in accordance with BS7671- as amended.

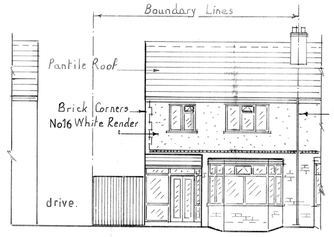
HEATING.
New gas heating boiler – if required and additional radiators incorporated into new extension.
Heating to be carried out by an Approved CORGI Installer and a Completion Certificate provided.

PLANNING AND BUILDING CONTROL 28 OCT 2013

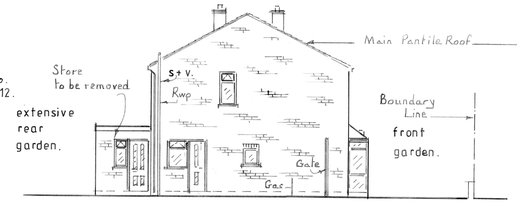
EXISTING REAR ELEVATION.



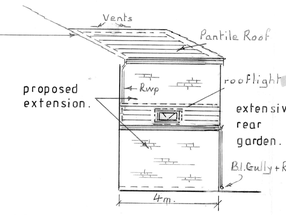
EXISTING FRONT ELEVATION.



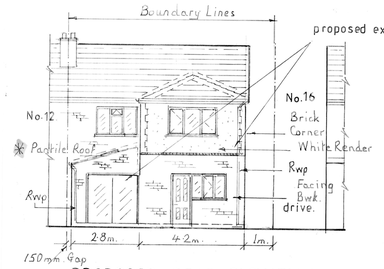
EXISTING SIDE ELEVATION A.



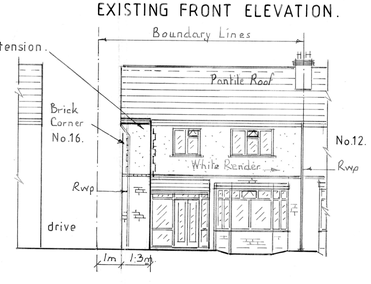
PROPOSED ELEVATION B.



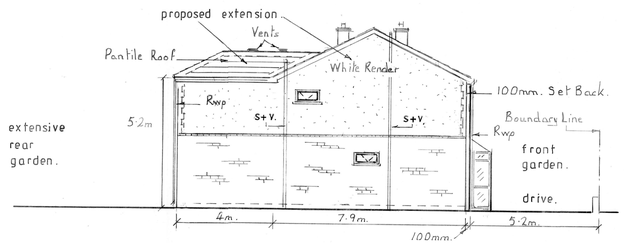
PROPOSED REAR ELEVATION.



PROPOSED FRONT ELEVATION.



PROPOSED SIDE ELEVATION A.



Boundary Fence

Boundary Lines

double garage.

extensive rear garden.

Assumed Line of Storm Water Pipe

25.7m.

Rwp

Building to be removed

store.

S+V

C/Ht. 2.56m

Assumed Line of Drainage

drive.

kitchen.

through

lounge.

gas

up

hall.

porch.

bay.

No.16.

No.12.

Rwp

Boundary Lines front garden.

Low Wall

EXISTING GROUND FLOOR.

Boundary Fence

Boundary Lines

extensive rear garden.

Rwp + B.I.Gully r.e.

Rwp + B.I.Gully

150mm. Gap

New Drainage

* Dimension to be agreed by L.A. Inspector and Water Authority *

proposed kitchen.

extension (see Calcs)

4m.

A

B

i.c.

S+V

drive.

through

lounge.

New Steelwork

New Drain

No.16.

No.12.

hall.

porch.

bay.

i.c.

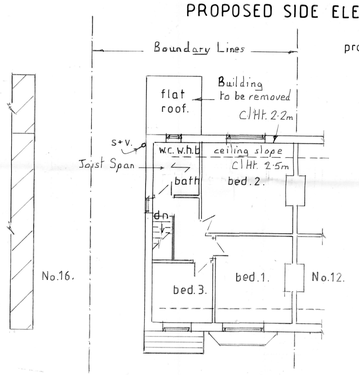
5.5m Parking

garden

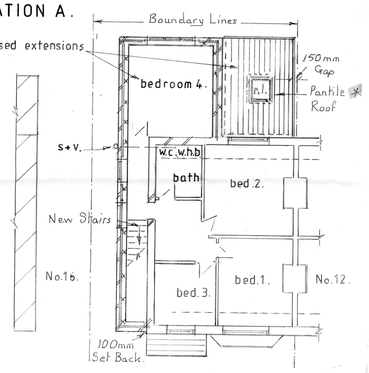
Low Wall

Widened Gateway

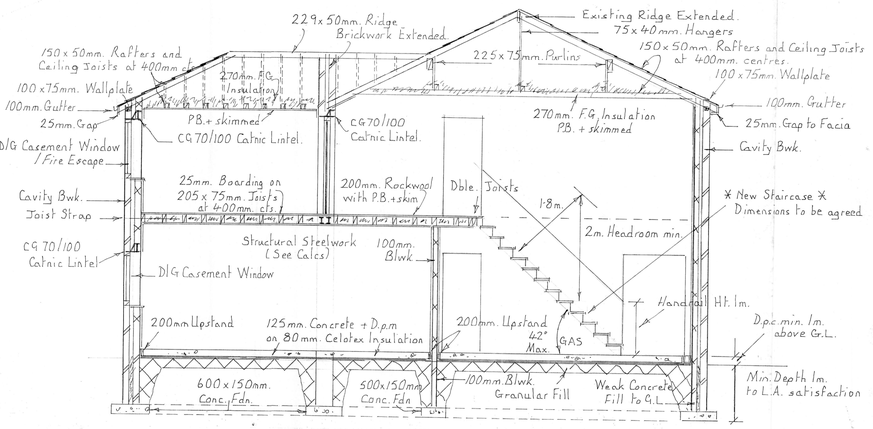
PROPOSED GROUND FLOOR.



EXISTING FIRST FLOOR.



PROPOSED FIRST FLOOR.



LONGITUDINAL SECTION.

BLOCK PLAN SCALE:- 1:1250.

Revised Dwg. 103470

