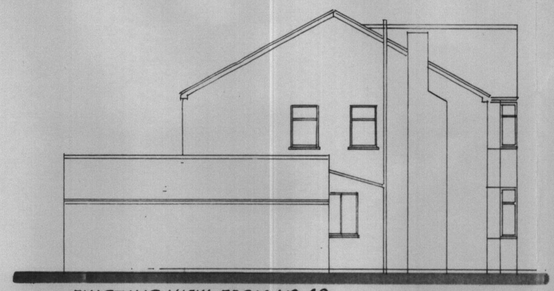


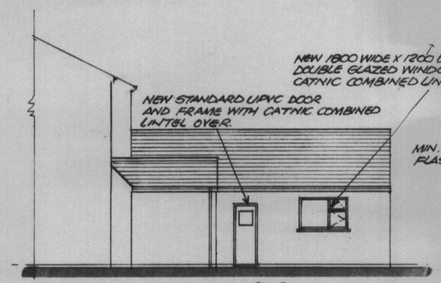
EXISTING VIEW FROM Nº 53.



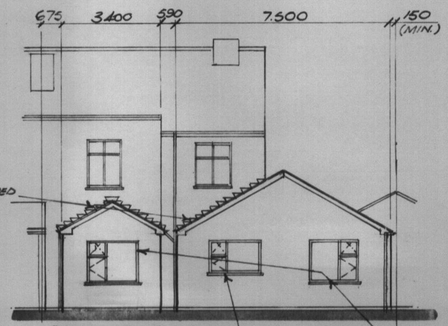
EXISTING REAR.



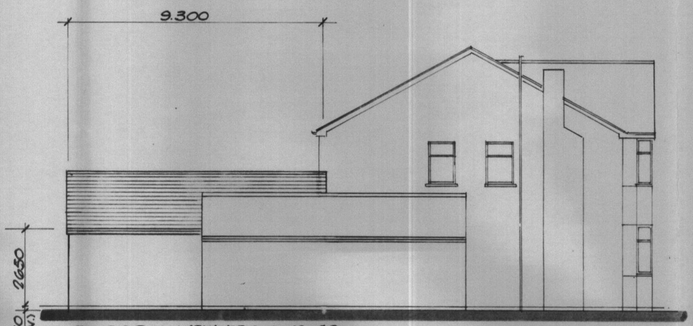
EXISTING VIEW FROM Nº 49



PROPOSED VIEW FROM Nº 53.

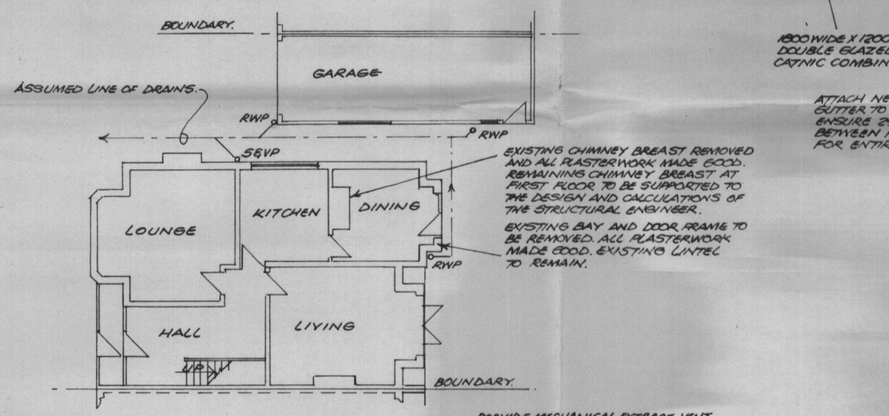


PROPOSED REAR.

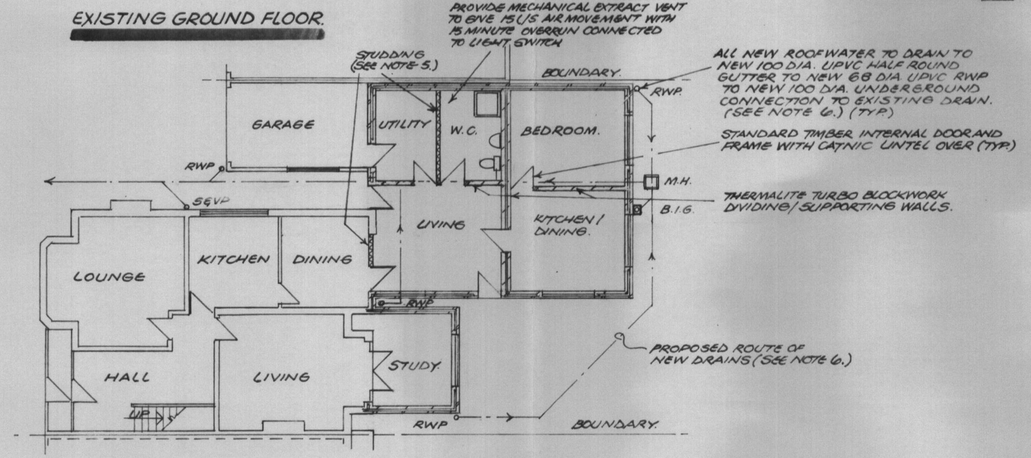


PROPOSED VIEW FROM Nº 49.

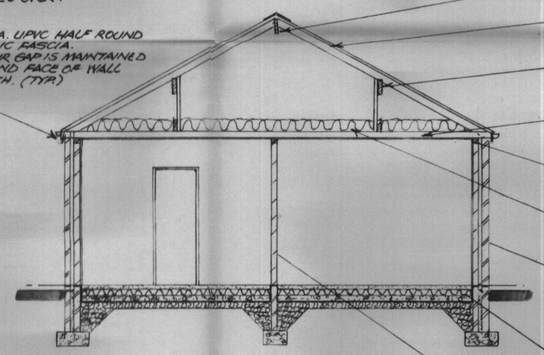
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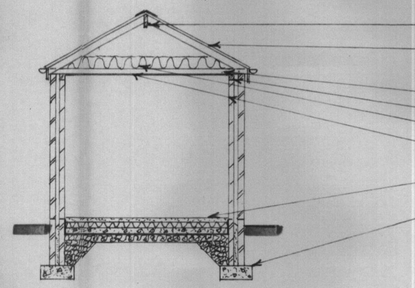


EXISTING GROUND FLOOR.



PROPOSED GROUND FLOOR.





50 X 250 TIMBER RIDGE MEMBER SET INTO WALLS AT EACH END AND SUPPORTED AT MID POINT BY DIVIDING WALLS.

NEW ROOF TO BE ROOF TILES TO MATCH EXISTING HOUSE OVER 38 X 25 TREATED TIMBER BATTENS OVER BREATHABLE SARKING FELT TO BS 747 OVER 50 X 125 GRADE SC4 TIMBER RAFTERS AT 400 CRS. INSTALL VENT TILES AS HIGH AS POSSIBLE AT 800 NOM. CRS.

63 X 250 GRADE SC4 TIMBER PURLINS SPACED TO SUPPORT RAFTERS AT MID POINT. PURLINS TO BE SET INTO WALLS AT EACH END AND SUPPORTED BY DIVIDING WALL AT MID POINT.

50 X 150 GRADE SC4 TIMBER CEILING JOISTS AT 400 CRS. SUPPORTED AT MID POINT BY 63 X 225 TIMBER BEARERS AND 75 X 50 TIMBER HANGERS AT 2100 MAX. CRS.

75 X 100 TIMBER WALLPLATE SECURELY 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 (TYP.)

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

NEW CAVITY WALLS TO BE 102.5 THK. BRICK OUTER LEAF TO MATCH EXISTING HOUSE TO BS WIDE CAVITY INFILLED WITH 85THK. DRITHERM SLAB 34 TO 100 THK. THERMALITE TURBO BLOCKWORK INNER LEAF. WITH ALL INNER SURFACES HAVING 12.5 THK. PLASTERBOARD AND SKIM. ALL BRICKWORK BELOW D.P.C. LEVEL TO BE ENGINEERING BRICK WITH CAVITY INFILLED WITH WEAK MIX CONCRETE TO GROUND LEVEL WITH AN OUTWARD SLOPING SURFACE.
S.S. WALL TIES TO BE INSTALLED AT 900 HOR'L CRS. AND 450 VER'L CRS. (300 CRS. WITHIN 225 OF OPENINGS.) (TYP.)

NEW GROUND FLOOR TO BE SAME LEVEL AS EXISTING HOUSE AND TO BE 75THK. CONCRETE SLAB OVER 85 THK. KINGSPAN BATTS OVER 100 THK. MASS CONCRETE SLAB OVER 1200 GAUGE VISQUEEN W.P.M. OVER 150 DEEP WELL COMPACTED HARDCORE BONDED WITH SAND. W.P.M. IS TO BE LAPPED INTO NEW AND EXISTING D.P.C.'S AND IS TO BE CONTINUOUS. (TYP.)

DIVIDING WALL TO BE THERMALITE TURBO BLOCKWORK TAKEN DOWN TO FULL DEPTH TO 250 DEEP X 400 WIDE MASS CONCRETE STRIP FOUNDATION WITH ENGINEERING BRICK BELOW D.P.C. LEVEL.

38 X 200 TIMBER RIDGE MEMBER SET INTO WALLS AT EACH END.

NEW ROOF TO BE ROOF TILES TO MATCH EXISTING HOUSE OVER 38 X 25 TREATED TIMBER BATTENS OVER BREATHABLE SARKING FELT TO BS 747 OVER 50X100 GRADE SC4 TIMBER RAFTERS AT 400 CRS. INSTALL VENT TILES AS HIGH AS POSSIBLE AT 800 NOM. CRS.

50 X 100 GRADE SC4 TIMBER CEILING JOIST AT 400 CRS.

TIMBER WALLPLATE

INSULATION QUILT.

ALL INTERNAL WALL AND CEILING SURFACES TO HAVE 12.5 THK. PLASTERBOARD AND SKIM FINISH. (TYP.)

NEW GROUND FLOOR TO BE SAME LEVEL AS EXISTING

FOUNDATIONS TO BE 250 DEEP X 600 WIDE MASS CONCRETE STRIP FOUNDATIONS TAKE DOWN TO A SUITABLE LOAD BEARING STRATA AGREED WITH THE BUILDING INSPECTOR.

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 MINIMUM 'U' VALUE OF 1.8 W/M²K. PROVIDE 12THK ARGON FILLED DOUBLE GLAZED UNITS AND INSTALL VERT'L D.P.C. 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'L STUDDING IS TO BE TIED TO ADJACENT WALLS BY 30X3 GALVANISED M.S. STRAPS. BOTH FACES TO HAVE 12.5THK. PLASTERBOARD AND SKIM FINISH. ALL VOIDS WITHIN STUDDING TO BE INFILLED WITH SOUND SLAB INSULATION.
6. THE CONTRACTOR SHALL IDENTIFY THE DIRECTION AND FUNCTION OF ANY DRAINS ON OR PASSING THROUGH THE SITE PRIOR TO ANY COMMENCEMENT OF WORK. ALL DRAINS 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 RC. LINTELS WITH A RIGID MASK FITTED AT EACH SIDE.

THE CLIENT HAS BEEN MADE AWARE OF THE PARTY WALL ACT 1996.

PROPOSED SINGLE STOREY REAR EXTENSION TO PROVIDE EXTRA ELDERLY LIVING SPACE AT:-
NO. 51. BRANTINGHAM ROAD.
WHALLEY RANGE.
MANCHESTER.
M16 8PP.
FOR MR. IQBAL AHMED
TEL. [redacted]

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REV.	
A	PROPOSED VIEW FROM Nº 49 AMENDED. MARCH 2010

DRN. F.H. DATE. JAN. 2010 SCALE. 1:100.