REVISED PLAN - AMENDED

PROPOSED TWO STOREY AND SINGLE STOREY EXTENSION TO SEMI-DETACHED HOUSE.
FOR : - MR. AND MRS. B. AHMED.
AT : - No. 315 WITHINGTON ROAD – WHALLEY RANGE – MANCHESTER – M21 0YA.
SCALE : - 1 : 100 and 1 : 50.
NOTES:

Site measurements to be taken and details of construction etc. agreed on site. Boundary lines to adjacent properties to be clarified and agreed prior to commencement.

Load bearing walls – lintels and foundations etc. to be exposed to determine the suitability and to be to the satisfaction of building inspector.

All work to be in accordance with structural steelwork calculations.

PLANNING AND BUILDING CONTROL
14 MAR 2013

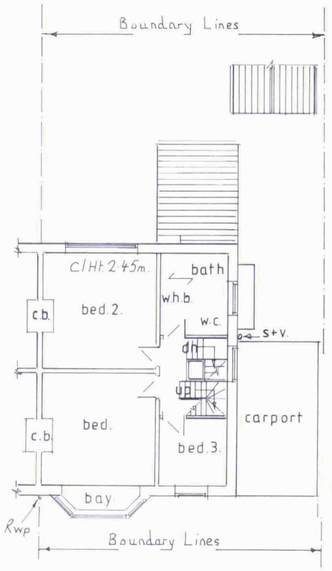
Existing Carport to be removed prior to commencement.
All work to be to the satisfaction of the Local Authority.
All work to comply with Building Regulations 2000 – as amended.
125 mm. concrete floor slabs with 2000 gauge visqueen damp proof course tied into dpc in brickwork- min.150mm. above ground.
Floor slab on 80mm. Celotex insulation with 200mm.upstand – on sand over granular fill.
New external walls to be 115mm. Thermalite Turbo block outer skin with 85mm. ["U" value 0.30w/m2] 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.
Damp proof courses provided horizontally and vertically to floors – walls and openings etc.
New window and door openings to be spanned by CN7 Catnic lintels – minimum seating 150mm.External lintels to integrate cavity trays.
New windows to be d/glazed [Argon filled 16mm. gap] upvc 1/20th. floor area openable with 8000mm. trickle ventilation incorporated – 'U' value 0.18w/m2 – low 'E' glass.
New windows to bedrooms to provide means of fire escape – 450mm. high x 450mm.wide. [0.33 sq.m. minimum] – 90 degrees hinges.
Double glazed Velux rooflights to be incorporated into new roof / ceiling to new rear extension – openings to rooflights to be trimmed with double rafters and fixed in accordance with manufacturer's instructions, including code 4 lead flashings to 150mm. upstands.
Safety glazing to be incorporated into new external doors- any glazing below 800mm. to be toughened glass- in accordance with BS 6206.
Cross ventilation to roof voids maintained by 25mm. gap at eaves and Glydevale ridge vents.
New drainage -100mm. Hepsleeve flexible pipework at minimum falls of 1 in 40 connected to existing drainage. Inspection Chambers /rodding access incorporated at changes of direction – pipework under building in 150mm. concrete and spanned at walls by PC. Lintels.
Cavity tray and code 4 lead flashing to new brickwork at intersection of existing brickwork.
Smoke detectors to be provided – one per floor – wired to mains with battery backup, not to be positioned within 300mm. of any wall or light fitting.
New steelwork - encased in two layers of plasterboard and skimmed or Fire Line boarded.
Structural timbers to be impregnated with preservative.
Extract fans to new bathrooms – 15 litres/sec. ventilation and kitchen 60 litres/sec..
Waste to wash hand basins – 32mm. shower/bath – 38mm. with deep-seal traps to new drainage – as agreed on site.
First floor partitions to be 75 x 50mm. timber studding infilled with fibre glass insulation boarded both sides by plasterboard and skimmed – supported on double joists.
Existing central heating system to be extended to new accommodation .All work to be carried out by a Corgi Approved Installer who should issue a Completion Certificate.

ROOF CONSTRUCTION.

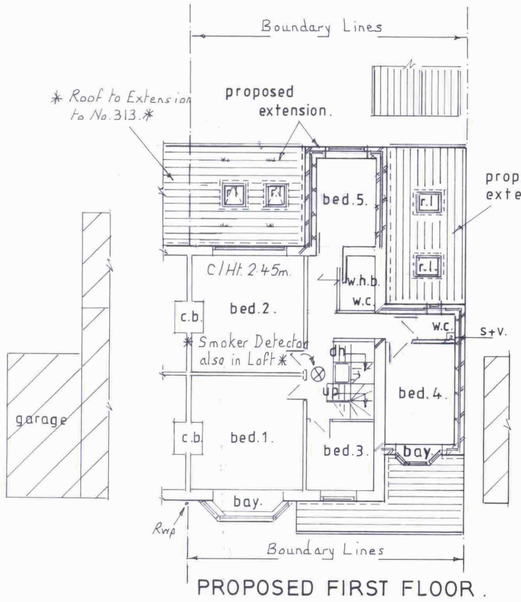
New Marley Malvern pantile roof to single storey extension – pitch 20 degrees approx – to form 'open ceiling' to new extension. Pantiles fixed to 50 x 50mm. timber battens on heavy duty Tyvec breathable roofing felt on 150 x 50mm.C16 rafters at 400mm. centres. Rafters to be supported on 100 x 75mm. wallplates. 'Ceiling' formed with 50mm. ventilation path 110mm.Kingspan Kooltherm K7 between rafters with battens and 25mm. Kingspan insulation board – foil-backed plasterboard and skim [minimum U value of 0.20 W/m2k].
New tile roof to two storey extension – pitch and type to match existing main roof. 229 x 50mm. Ridge with 150 x 50mm.C16 rafters and ceiling joists at 400mm. centres. 270mm.fibre glass insulation quilt over ceiling joists with plasterboard and skim ceiling. Roofs to be secured to brickwork by m.s. straps at 1.5m. centres-rafters to be doubled up around velux installations and lateral stability provided by diagonal bracing – as agreed .

ELECTRICAL WORK.

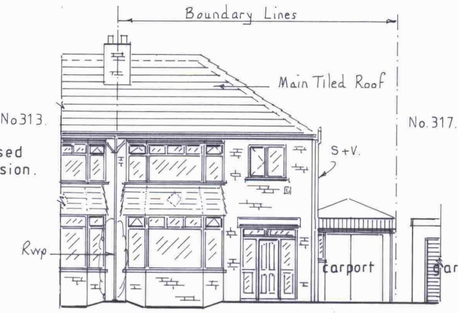
All work to meet the requirements of Approved Document Part P [Electrical Safety] and designed installed and tested by a competent person who must issue an Electrical Installation Certificate on completion in accordance with BS7671- as amended.



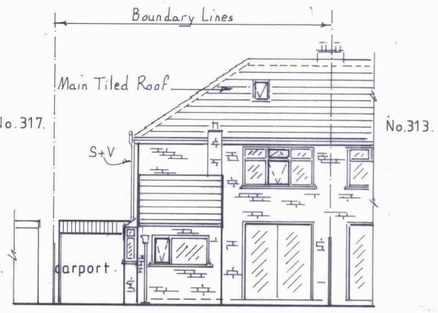
EXISTING FIRST FLOOR.



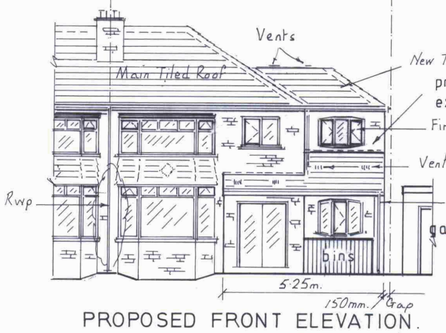
PROPOSED FIRST FLOOR.



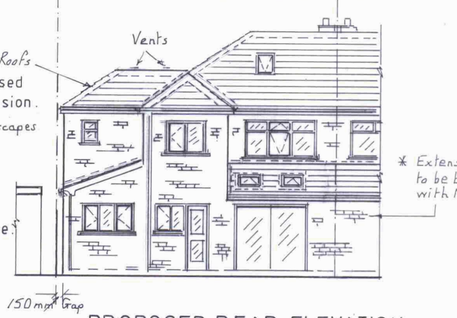
EXISTING FRONT ELEVATION.



EXISTING REAR ELEVATION.



PROPOSED FRONT ELEVATION.



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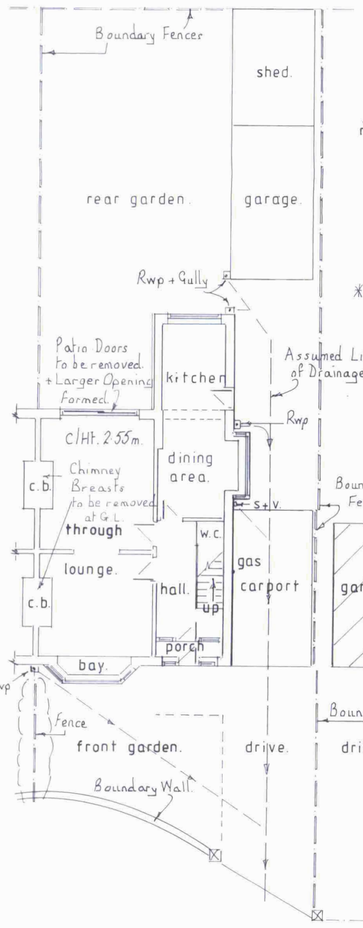
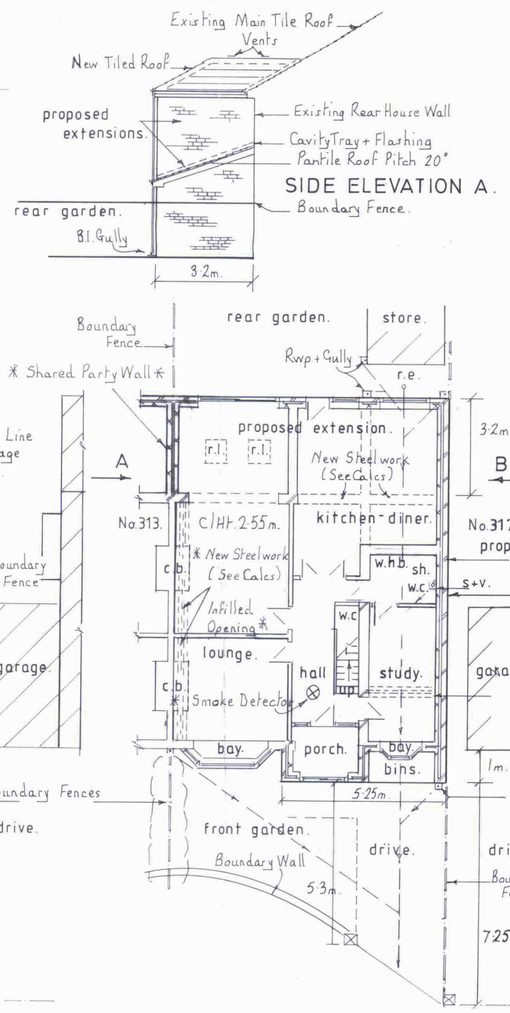
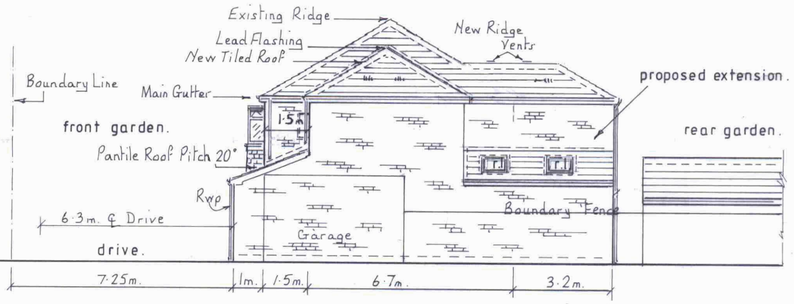


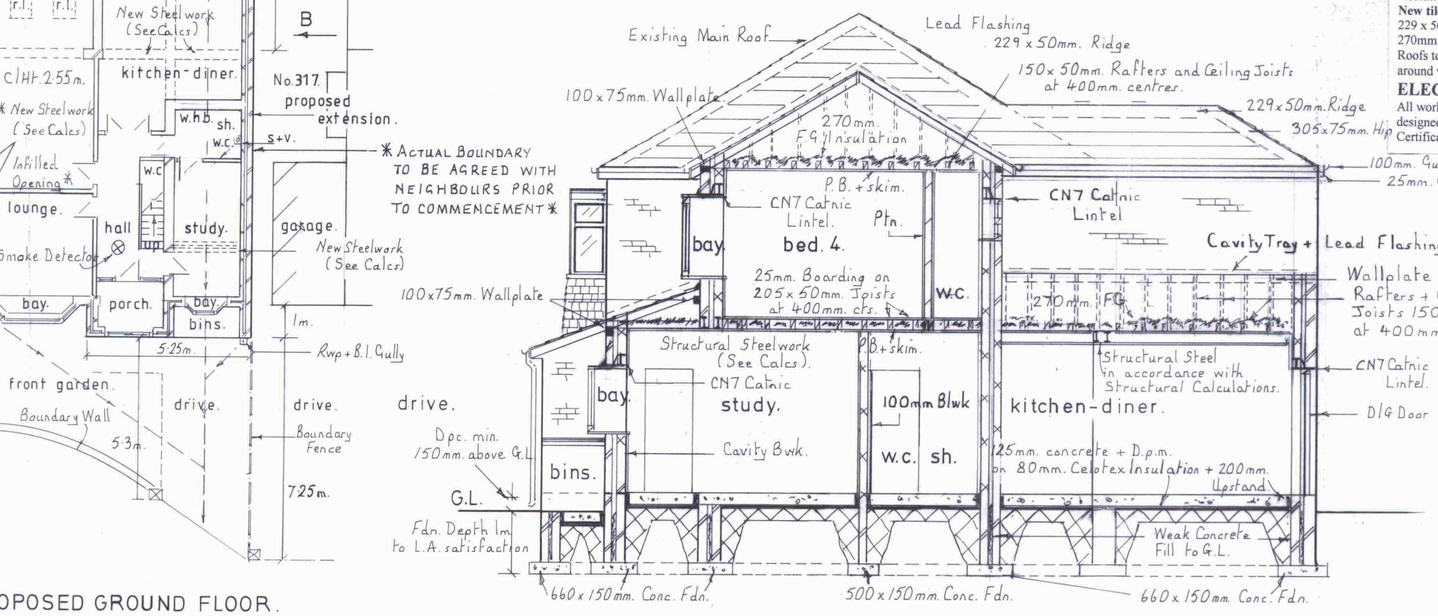
EXISTING GROUND FLOOR.



PROPOSED GROUND FLOOR.



PROPOSED SIDE ELEVATION B.



LONGITUDINAL SECTION.

