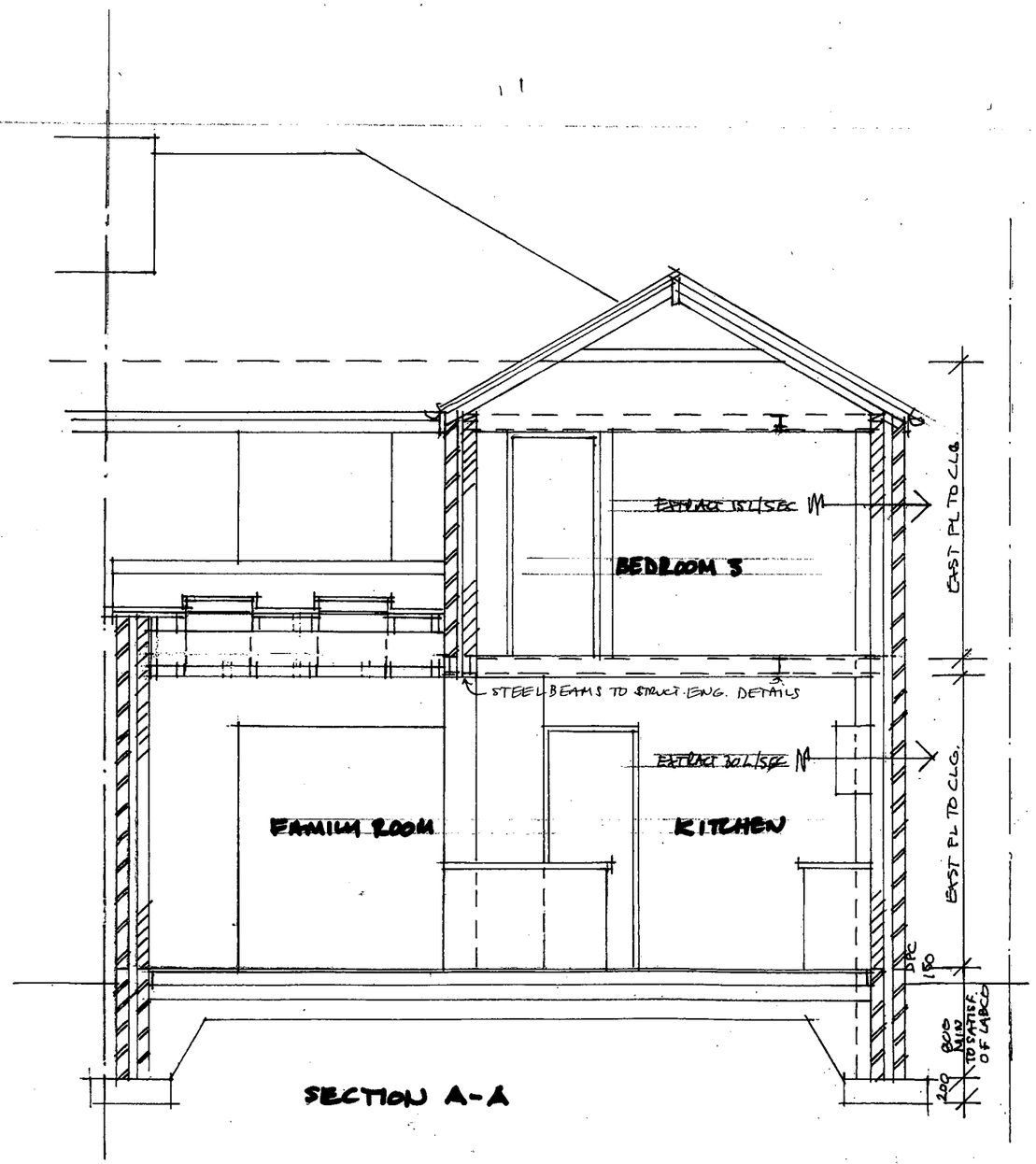

ROOF CONSTRUCTION
APPROVED CONCRETE INTERLOCKING ROOF AND RIDGE TILES TO MATCH
EXISTING, LAID IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND DETAILS
ON 50X25mm SOFTWOOD TANALISED BATTENS & COUNTERBATTENS
FIXED AT RECOMMENDED GUAGE ON KINGSPAN NILVENT SARKING MEMBRANE ON
KINGSPAN TP10 50mm ABOVE RAFTERS & 60mm IN BETWEEN
ON 100x50 SC4 SW RAFTERS @ 400 CENTRES/ WITH 175 x 38 RIDGE & 225 x 50 HIPS & 150 X 50 COLLARS
RAFTERS TO BE SECURED TO 100 x 75mm TREATED WALLPLATE TO BE FIXED TO WALL
OR WITHIN THE WEB OF A 175 x 100 RSJ TO STRUCT ENG DETAILS
WITH 38 x 6mm THICK GALV STEEL STRAPS @ 1200 CENTRES TO WALL
END 3 no RAFTERS AND 100 x 50 SW CEILING JOISTS TO BE TIED TO GABLE WALLS WITH
38 x 6mm GALV STEEL STRAPS @ 1800 CENTRES.
UPVC FASCIA AND SOFFIT BOARDS AND 112mm UPVC GUTTERS & 65mm UPVC DOWNPIPES
ROOF PITCH AND OVERHANGS TO MATCH EXISTING
U - VALUE FOR ROOF = 0.18W/sq.m k

EXTERNAL CAVITY WALL CONSTRUCTION
100 mm FACING BRICK TO MATCH EXISTING, 100mm CAVITY FILLED WITH 100mm
CROWN DRITHERM SLAB 34 INSULATION BUILT IN AS WORK PROCEEDS AND
IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS, INNER LEAF OF
100mm BLOCKWORK AS EXST EXTERNAL WALLS WITH
STAINLESS STEEL WALL TIES AT 750mm HORIZONTAL CENTRES AND
450mm VERTICAL CENTRES STAGGERED
U- VALUE FOR WALL 0.28 W/sq.m K
FACING BRICKWORK TO EXTEND 4no COURSES BELOW DPC LEVEL
WALLS BELOW DPC LEVEL OTHER THAN ABOVE TO BE BUILT IN APPROVED CONCRETE BRICKS
CAVITIES TO BE FILLED WITH WEAK MIX CONCRETE UP TO 150mm BELOW
THE LOWEST HORIZONTAL DAMP PROOF COURSE OR TRENCHBLOCK USED

LINTELS
TO BE CATNIC INSULATED TYPE WITH 150mm END BEARING TO TAKE STONE LINTELS
AS EXST EXTERNALLY

FOUNDATIONS
CAVITY WALLS 750 x 200mm DEEP CONCRETE STRIP FOUNDATIONS
TO APPROVED SUB STRATA, MINIMUM 750mm DEEP TO TOP OF FOUNDATION

GROUND FLOOR CONSTRUCTION
15mm ASPHALT ON 125 mm CONC FLOOR SLAB ON
100MM THICK POLYFOAM FLOORBOARD STANDARD FLOOR INSULATION
25mm UP - STAND INSULATION AROUND PERIMETER OF EXTENSION ON
VISQEEN 1200 GUAGE DAMP PROOF MEMBRANE ON
ON SAND BLINDING ON 150mm WELL CONSOLIDATED HARDCORE
U- VALUE FOR FLOOR = 0.22 W/sq.m K

FIRE RESISTANCE
ELEMENTS OF STRUCTURE TO HAVE 30 MINUTES FIRE RESISTANCE -
2 LAYERS 12.5mm PLASTERBOARD AND SKIM.

FLASHINGS
ALL FLASHINGS TO BE CODE4 LEAD 150 HIGH CHASED 25Mmm INTO EXISTING WALLS
AND FIXED WITH LEAD WEDGES WITH CAVITY TRAY AT ROOF ABUTMENT

VENTILATION
HABITABLE ROOMS TO BE PROVIDED WITH VENTILATION OPENINGS HAVING AN OPENING
AREA IN EXCESS OF 5% OF FLOOR AREA AND TRICKLE VENTILATORS
HAVING A TOTAL AREA OF 8000sq mm

WINDOWS
TO BE 20mm ARGON FILLED SEALED DOUBLE GLAZED WITH INTERNAL GLAZING IN
PILKINGTONS K LOW EMISSIVITY GLASS

SAFETY GLAZING
ALL GLASS BELOW A PLANE 1500mm ABOVE FLOOR LEVEL TO BE
SAFETY TOUGHENED GLASS IN ACCORDANCE WITH CLAUSE 5.3 OF BS 6206 : 1981

ELECTRICAL WORKS
ALL WIRING AND ELECTRICAL WORK WILL BE DESIGNED, INSTALLED AND TESTED
IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671 THE IEE 17th EDITION WIRING GUIDANCE
AND BUILDING REGULATIONS PART P (ELECTRICAL SAFETY) BY A COMPETENT PERSON
REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION SCHEME
AUTHORISED BY THE SECRETARY OF STATE

ENERGY EFFICIENT LIGHTING
LIGHTING IN NEW WORKS TO BE ENERGY EFFICIENT TYPE IN ACCORDANCE WITH CURRENT
BUILDING REGULATIONS

DRAINAGE
SURFACE WATER TO CONNECT TO EXST RUN VIA NEW GUTTERS AND DOWNPIPE.

WASTE CONNECTIONS TO BE MIN 38mm TO SINKS AND COMBINED WASTES TO BE 50mm
ALL WITH 75mm DEEP RE-SEALING TRAPS.

PLANNING AND
BUILDING CONTROL
01 DEC 2011

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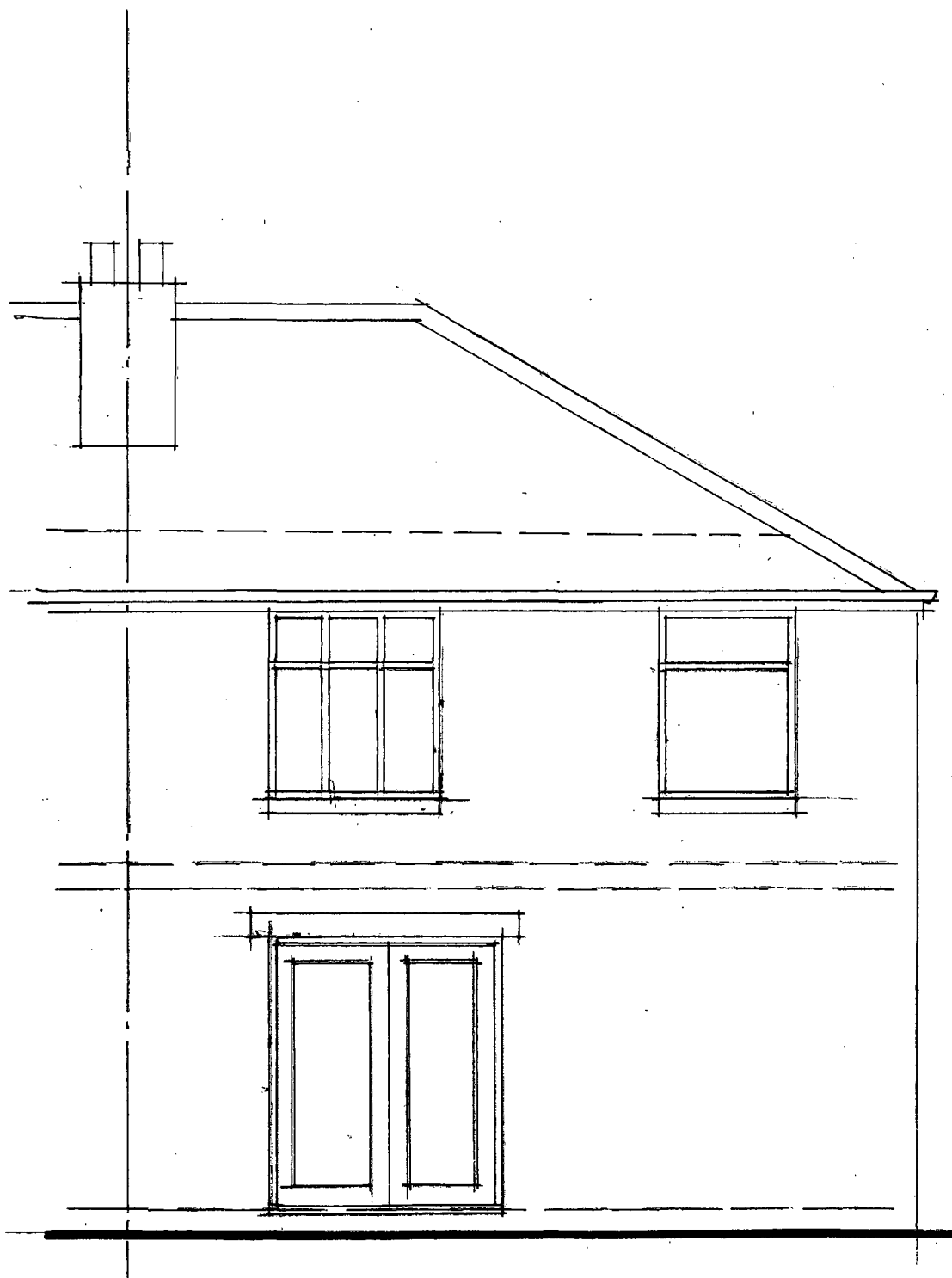
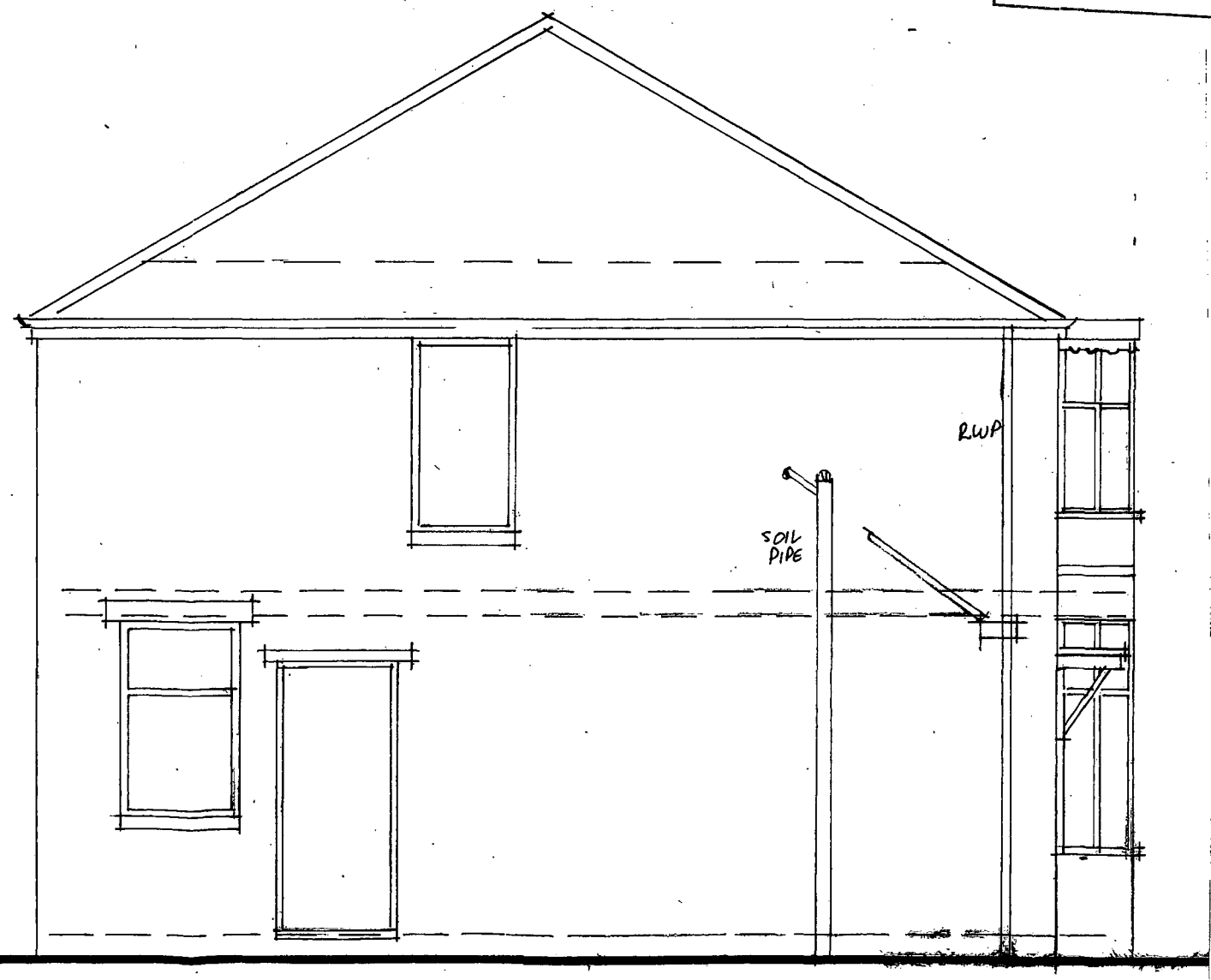
Drawing no : **11/ 1084/06** Scale : **1:50** Drawing Title : **SECTION A-A**

Job : **Rear Extension - two storey**

Client : **Mr & Mrs D Bhayaini** Site : **1, HaslemereRoad, Withington, Manchester M20 4RD**



REAR ELEVATION



SIDE ELEVATION

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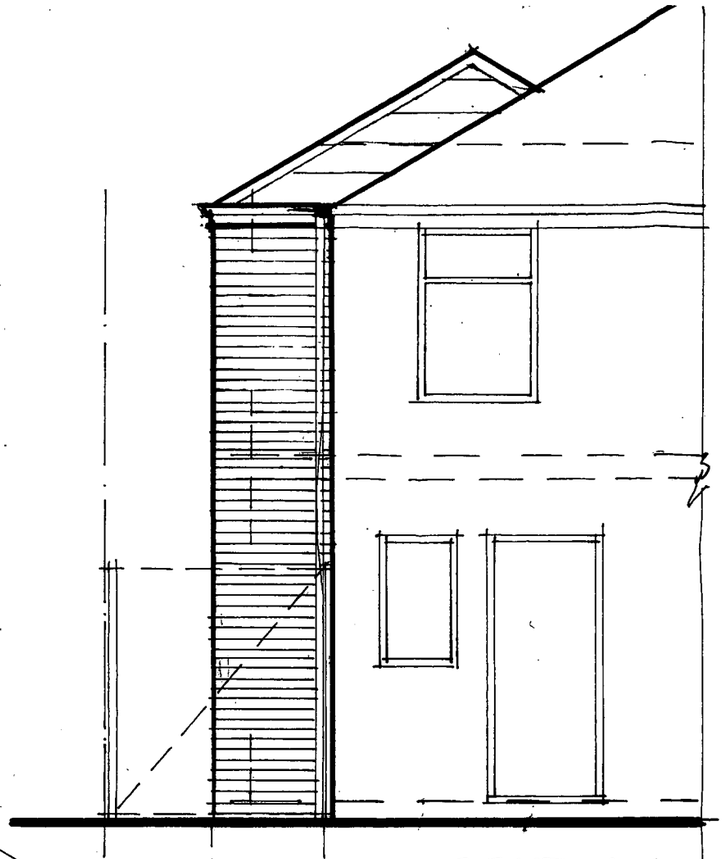
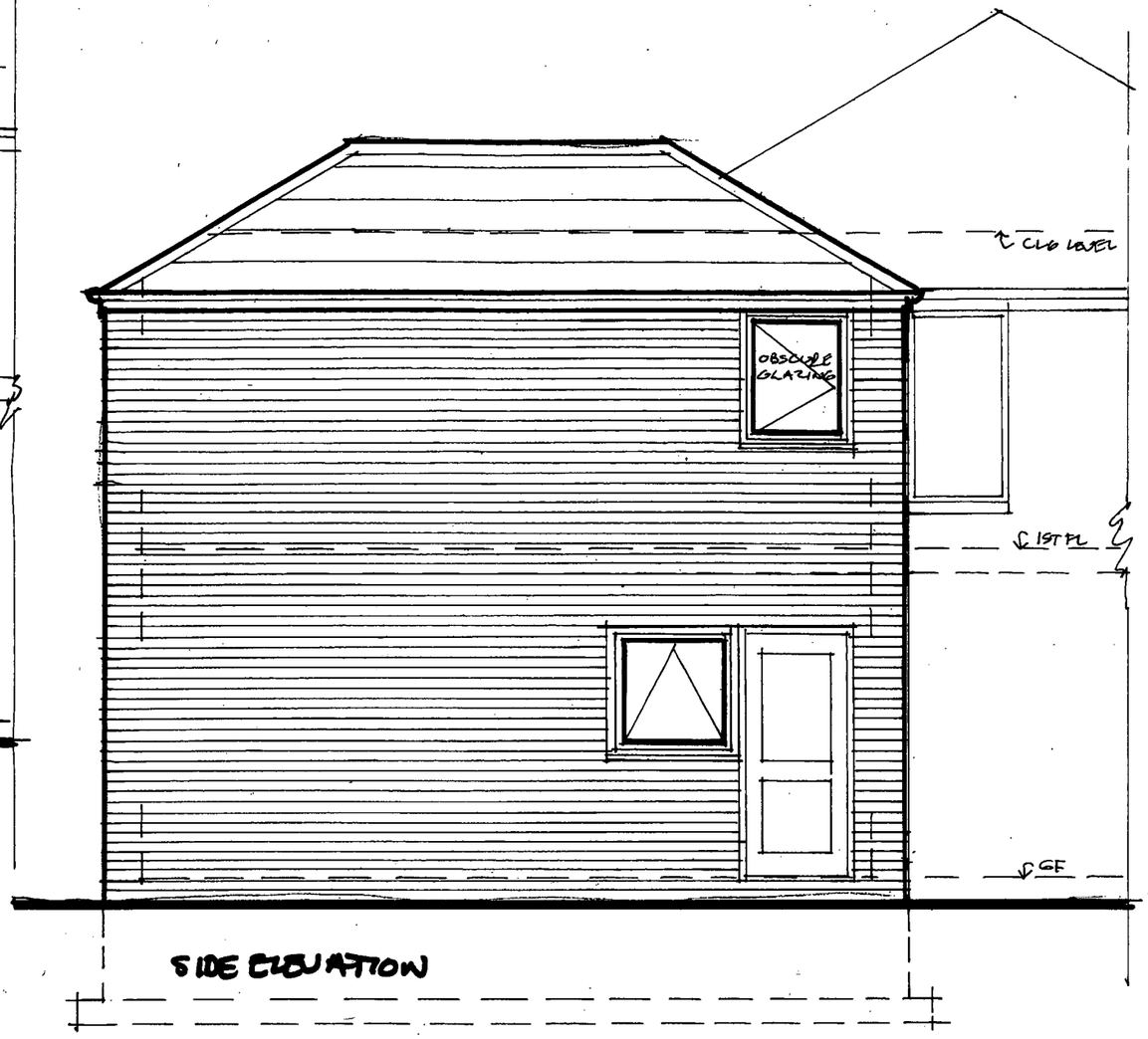
Drawing no : **11/ 1084/04** Scale : **1:50** Drawing Title : **EXISTING ELEVATIONS**

Job : **Rear Extension - two storey**

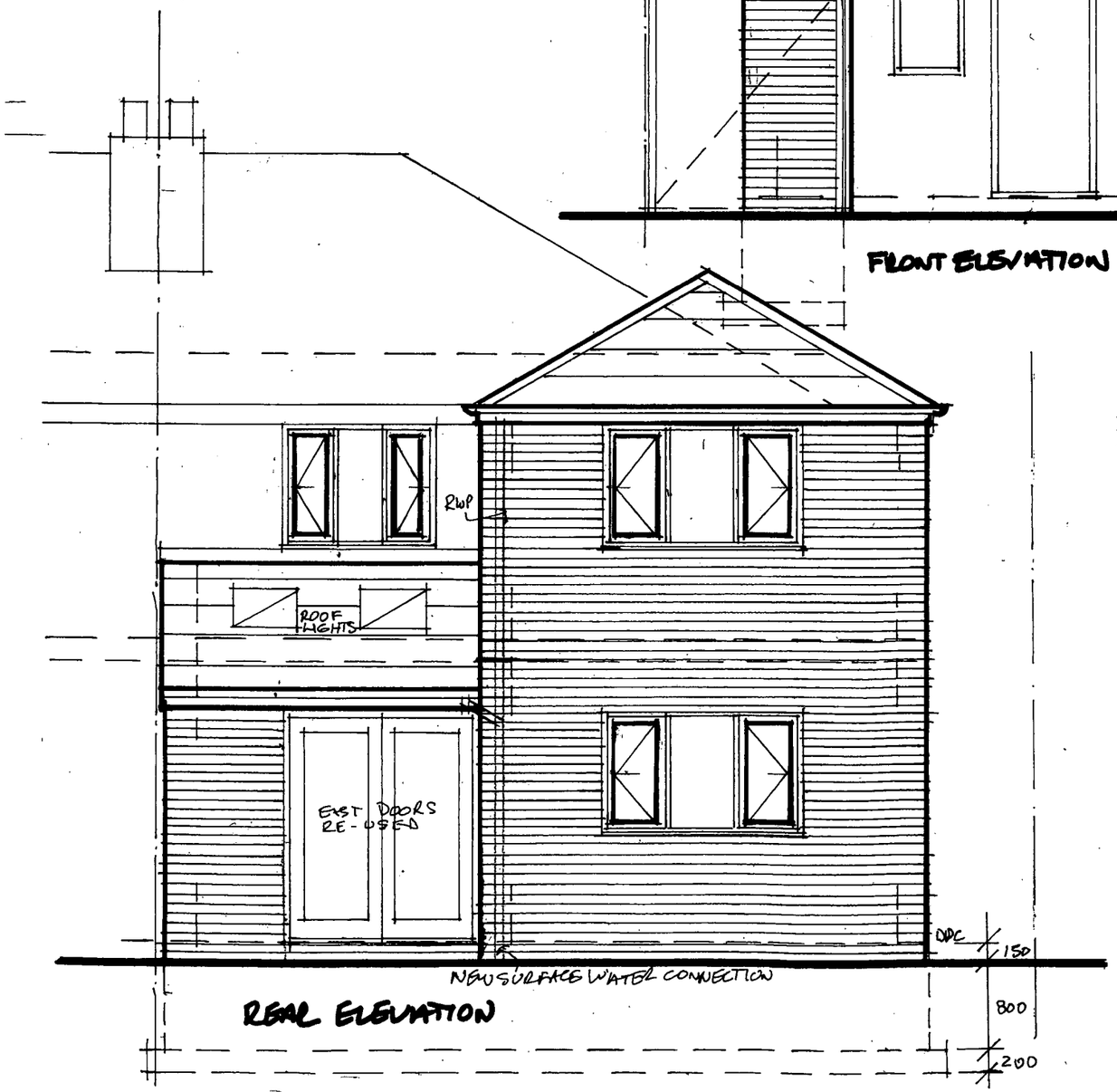
Client : **Mr & Mrs D Bhayaini** Site : **1, HaslemereRoad, Withington, Manchester M20 4RD**



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

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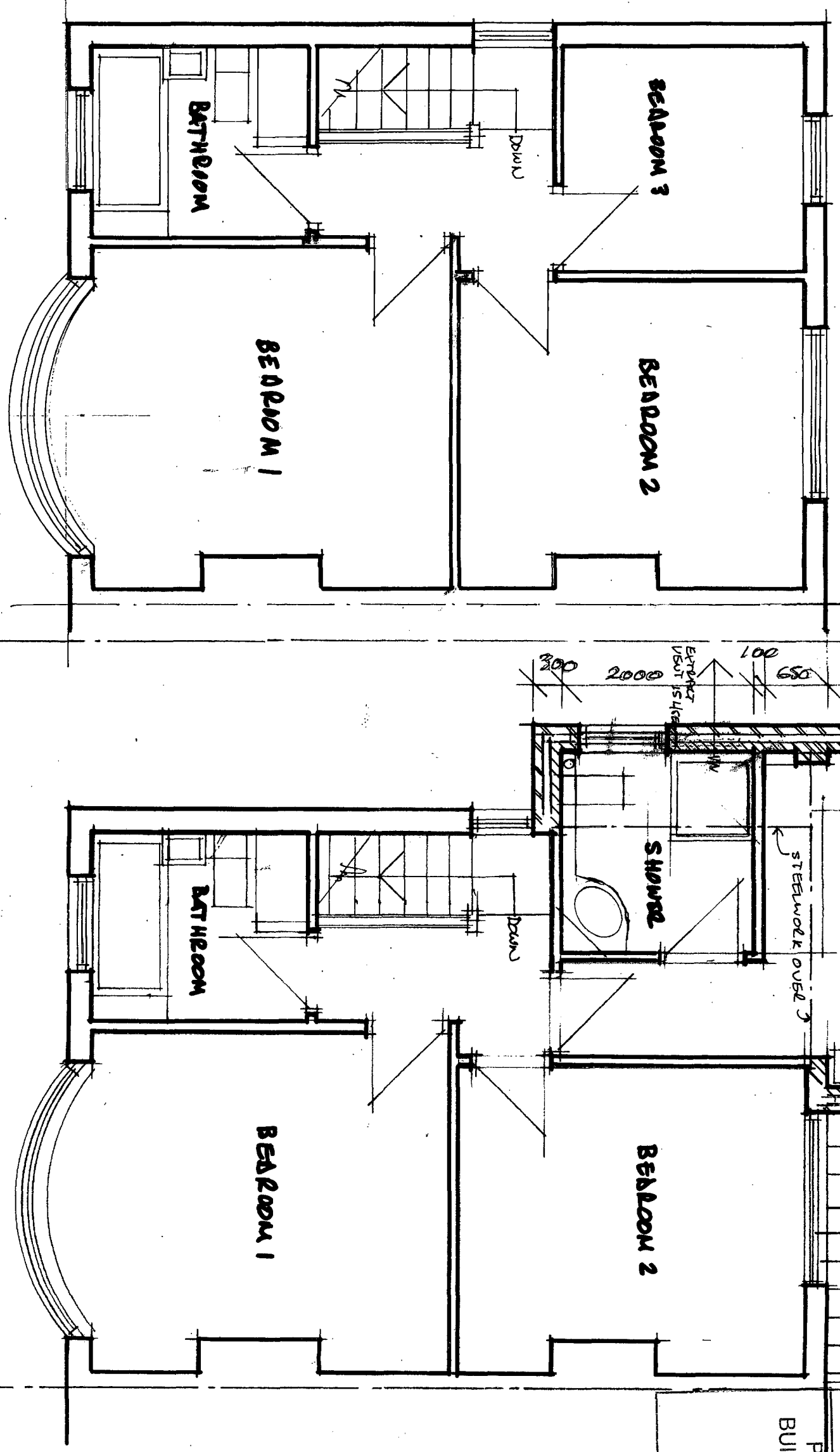
Drawing no : **11/ 1084/05** Scale : **1:50** Drawing Title : **PROPOSED ELEVATIONS**

Job : **Rear Extension - two storey**

Client : **Mr & Mrs D Bhayaini** Site : **1, HaslemereRoad, Withington, Manchester M20 4RD**

EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

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Drawing no : **11/1084/03** Scale : **1:50** Drawing Title : **FIRST FLOOR PLAN EXST & PROP**

Job : **Rear Extension - two storey**

Client : **Mr & Mrs D Bhayaini** Site : **1, HaslemereRoad, Withington, Manchester M20 4RD**

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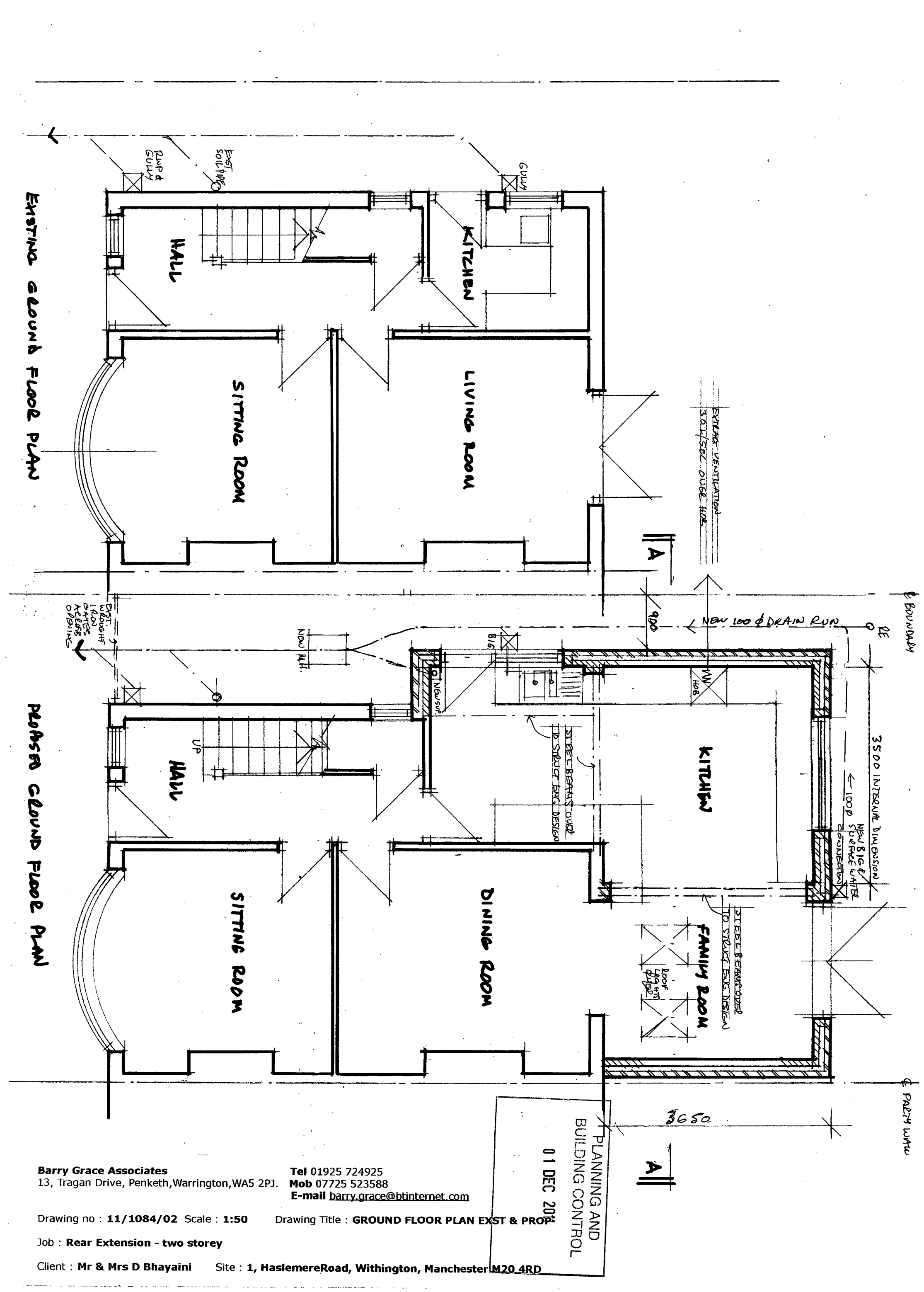
EXISTING GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN



PLANNING AND BUILDING CONTROL
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Drawing no : **11/1084/02** Scale : **1:50** Drawing Title : **GROUND FLOOR PLAN EXST & PROP**

Job : **Rear Extension - two storey**

Client : **Mr & Mrs D Bhayaini** Site : **1, HaslemereRoad, Withington, Manchester M20 4RD**