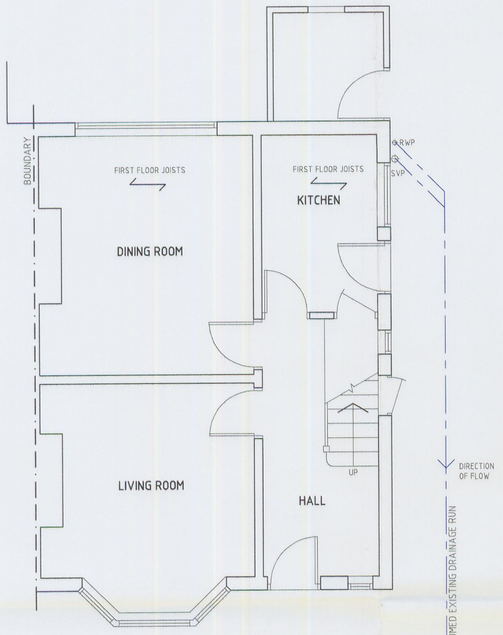
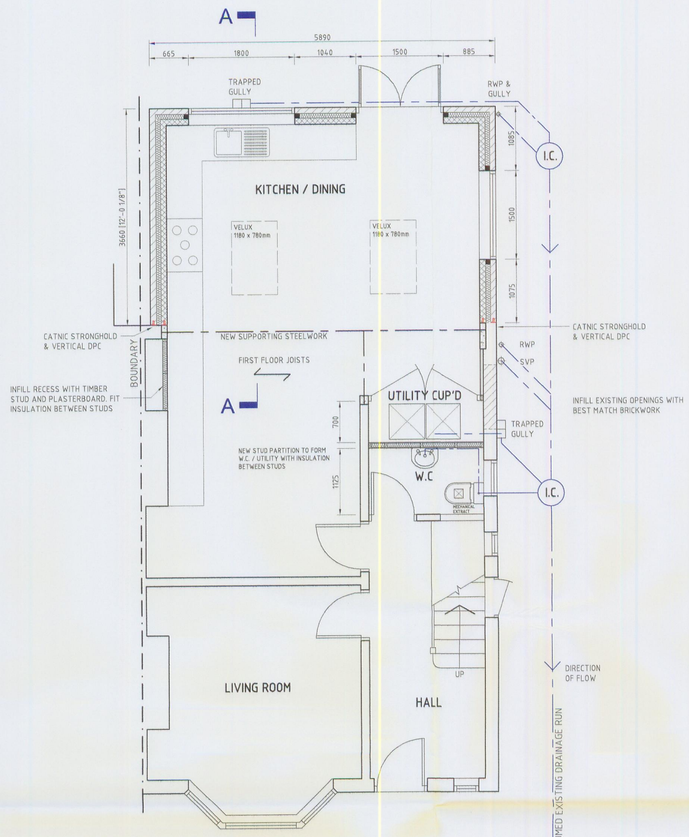
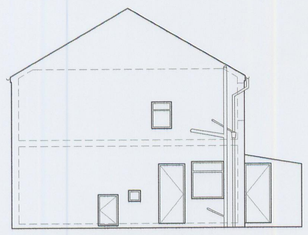


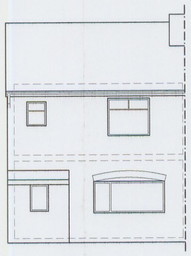
Existing Ground Floor Plan



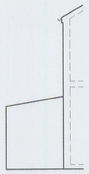
Proposed Ground Floor Plan



Existing Side Elevation



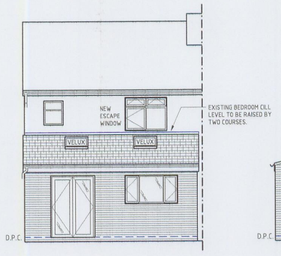
Existing Rear Elevation



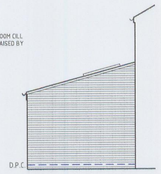
Existing Side Elevation



Proposed Side Elevation

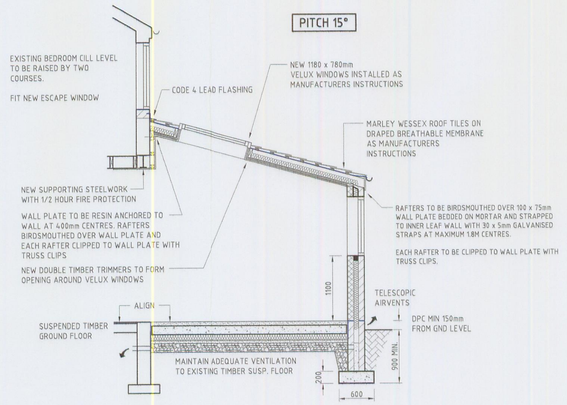


Proposed Rear Elevation



Proposed Side Elevation

All Elevations at Scale 1:100



Proposed Section A - A

CONSTRUCTION NOTES

SITE CLEARANCE

TAKE UP ANY VEGETATION, PAVING FLAGS, DECKING ETC. AND REDUCE LEVELS AS NECESSARY.

FOUNDATIONS

600mm X 200mm MIN. TO CAVITY WALLS IN CONCRETE (1:3:6) STRIP FOUNDATIONS. FOUNDATION DEPTH MINIMUM 1 METRE IN CLAY SUBSOILS & BELOW THE INVERT LEVEL OF ANY DRAIN WITHIN 1 METRE.
FOUNDATION TRENCH TO BE TAKEN BELOW THE ZONE OF INFLUENCE OF NEARBY TREES IN ACCORDANCE WITH NHBC GUIDELINES AND TO THE FINAL APPROVAL OF THE LOCAL AUTHORITY.
FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH BUILDING REGS. A1/A2. IT IS ASSUMED THAT THE GROUND CONDITIONS TO BE FOUND ON SITE ARE SUITABLE FOR TRADITIONAL STRIP FOUNDATIONS. BEFORE COMMENCING WORK/ ORDERING MATERIALS ETC. TRIAL PITS SHOULD BE EXCAVATED BY THE BUILDER TO DETERMINE THE FOUNDATION DEPTH & LOADBEARING CAPACITY OF THE GROUND.
THE CONTRACTOR IS TO MAKE ALL THE NECESSARY INVESTIGATIONS CONCERNING THE POSSIBLE EXISTENCE OF LIVE SERVICES ON THE SITE.

GROUND FLOOR CONSTRUCTION

(U V ALUE NOT TO EXCEED 0.22W/m2K)
NEW GROUND FLOOR TO BE 65mm SCREED ON 150mm GRADE C35 A193 MESH REINFORCED CONCRETE ON 90mm CELOTEX TUFF-R ZERO GA30002 INSULATION ON 1200 GAUGE DPM LINKED TO DPC WITH WELL SEALED OVERLAPS ON 50mm SAND BLINDING ON 150mm WELL CONSOLIDATED HARDCORE. CELOTEX T-BREAK TB3000 25mm INSULATION TO BE DRESSED UP TO THICKNESS OF SLAB AT PERIMETER EDGES. GROUND BEARING CONCRETE SLAB DESCRIBED ABOVE TO BE USED WHERE GROUND CONDITIONS PERMIT. ANY EXISTING UNDERFLOOR VENTS TO BE DUCTED TO AIR BRICKS IN NEW WALL, USING MIN. 100mm PIPES BELOW NEW FLOOR SLAB.

WALL CONSTRUCTION (EXTERNAL)

(U V ALUE NOT TO EXCEED 0.3W/m2K) 285mm CAVITY CONSTRUCTION.
OUTER LEAF 100mm BRICK FACINGS TO MATCH EXISTING . 85mm CAVITY FILLED WITH 85mm DRITHERM , 100mm THERMALITE SHIELD INNER LEAF WITH INTERNAL FINISH OF PLASTERBOARD ON DABS . WALL TIES TO BE AUSTENTIC STAINLESS STEEL DOUBLE TRIANGLE TYPE (WITH A CROSS-SECTIONAL AREA OF AT LEAST 12.5mm2 IN ACCORDANCE WITH BRE SPECIAL DIGEST 504) AT 900mm CENTRES HORIZONTALLY AND 450mm VERTICALLY WITH A MINIMUM OF 2.5 TIES PER m2 (300mm MAX. VERTICAL CENTRES AT REVEALS). WALLS PROPERLY BONDED TO EXISTING SOLID 220mm SOLID WALL WITH FINGER CAVITY WITH CATNIC STRONGHOLD OR EQUIVALENT COMPLETE WITH VERTICAL DPC ALL AS MANUFACTURERS INSTRUCTIONS. CAVITIES TO BE CONTINUOUS AND EXTEND 225mm BELOW D.P.C WHERE THEN FILLED WITH WEAK CONCRETE MIX. DAMP PROOF COURSE TO BE MINIMUM 150mm ABOVE ADJOINING PATH OR GROUND LEVEL. VERTICAL AND HORIZONTAL CAVITIES TO BE CLOSED BY THERMABATE INSULATED CAVITY CLOSURES. FROST RESISTANT BRICKWORK TO BE USED BELOW DPC. CLOSE CAVITY AT TOP WITH 6mm SUPALUX.

PITCHED ROOF CONSTRUCTION (15 DEGREES)

(U V ALUE NOT TO EXCEED 0.16W/m2K)

RAFTERS 150 x 47mm C16

MARLEY WESSEX OLD ENGLISH DARK RED CONCRETE INTERLOCKING ROOF TILES (COLOUR TO MATCH EXISTING ROOF AS NEAR AS POSSIBLE) LAID IN ACCORDANCE WITH MANUFACTURERS DETAILS AND SECURED AT EAVES AND VERGE AND EVERY THIRD COURSE ON 36 x 25mm TREATED BATTENS ON DRAPED BREATHABLE MEMBRANE INSTALLED AS MANUFACTURERS INSTRUCTIONS.

RAFTERS SIZED AS NOTED AND TO BE GRADE C16 TIMBER AT 400mm CENTRES AND BIROSMOUTHED OVER 100 x 50 TIMBER WALL PLATE BEDDED ON MORTAR.
RAFTERS TO BE BIROSMOUTHED OVER NEW 150 x 75mm GRADE C16 WALL PLATE RESIN ANCHORED TO EXISTING WALL. RAFTERS TO BE RESTRAINED LATERALLY BY 30 x 6 x 1200mm GALVANISED STEEL STRAPS SPACED AT MAXIMUM 2000mm CENTRES AND SPANNING AT LEAST 3no. MEMBERS. FIT FULL DEPTH NOGGINGS AT STRAP FIXING POINTS WITH SOLID PACKERS BETWEEN WALL AND RAFTERS.RAFTERS TO BE RESTRAINED WITH 30 x 5 x 1200mm GALVANISED STEEL ROLLED EDGE STRAPS FIXED AT MAXIMUM 2000mm CENTRES TO INTERNAL LEAF BLOCK.

INSULATION TO ROOF TO BE 90mm CELOTEX EXTRA-R XR3000 CUT TO FIT BETWEEN RAFTERS WITH 35mm CELOTEX T-BREAK TB3000 FIXED TO UNDERSIDE OF RAFTERS AND JOINTED WITH T303 ADHESIVE FOIL TAPE TO FORM VAPOUR CONTROL LAYER.

RAFTERS TO BE DOUBLED AND TRIMMED AT OPENINGS AROUND VELUX WINDOW. SIDE CHEEKS TO OPENINGS TO BE FULLY INSULATED. VELUX WINDOWS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
CEILING TO BE FINISHED WITH 12.5mm PLASTERBOARD AND SKIM.

VENTILATION

W.C
OPENING WINDOW (NO MIN. SIZE) AND 4000mm2 TRICKLE VENTS AND EXTRACT FAN 15 LITRES PER SECOND CAPACITY.

KITCHEN
OPENING WINDOW (NO MIN SIZE) AND 4000mm2 TRICKLE VENTS AND EXTRACT FAN 60 LITRES PER SECOND.

NOTE TRICKLE VENTS TO BE SECURE AT G.L. & BE 1.75M ABOVE FLOOR LEVEL WHERE POSSIBLE. NOTE ALL WINDOWS & EXTERNAL DOORS WITH GLAZING EXCEEDING 50% OF THE FACE AREA OF THE DOOR TO BE DOUBLE-GLAZED WITH GLAZING UNITS HAVING A 16mm AIR GAP AND PILKINGTONS K GLASS ACHIEVING AN OVERALL U VALUE NOT EXCEEDING 1.8W/m2K , ENERGY RATING BAND D OR A CENTRE PANE U VALUE NOT EXCEEDING 1.2W/m2K (THIS SHOULD BE SPECIFIED WHEN PLACING AN ORDER). ALL WINDOWS & EXTERNAL DOORS TO HAVE EFFECTIVE DRAUGHT STRIPPING. A 10mm GAP SHOULD BE LEFT UNDER ALL INTERNAL DOORS.

DRAINAGE

THE BELOW GROUND DRAINAGE HAS BEEN ASSUMED AND IS PROVISIONAL AND MUST BE INVESTIGATED BY THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR.
ALL NEW DRAINAGE TO BE 100mm DIAMETER LAID TO SELF CLEANSING FALLS ON AND SURROUNDED WITH 150mm PEA GRAVEL IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. JOINTS TO BE FLEXIBLE.

DRAINS RUNNING UNDER THE BUILDING TO BE SURROUNDED BY 150mm OF GRANULAR FILL, IF CROWN OF PIPE IS WITHIN 300mm OF THE UNDERSIDE OF THE SLAB CONCRETE ENCASEMENT TO BE 150mm WITH FLEXIBLE MOVEMENT JOINTS AT COLLARS. DRAINS RUNNING THROUGH WALLS TO HAVE 50mm CLEARANCE ALL ROUND AND THE ENTRY TO BE MASKED TO PREVENT ENTRY OF FILL OR VERMIN. NO DRAIN TRENCH TO BE BELOW LEVEL OF FOUNDATIONS OF BUILDING WITHIN 1 METRE. IF SO, TRENCH TO BE FILLED WITH CONCRETE UP TO LEVEL OF UNDERSIDE OF FOUNDATION. WHERE THE TRENCH IS MORE THAN 1 METRE FROM THE BUILDING TRENCH TO BE FILLED WITH CONCRETE UP TO THE LEVEL OF UNDERSIDE FOUNDATION MINUS 150mm.

CONTRACTOR TO PROVIDE ACCESS POINTS TO CLEAR BLOCKAGES BY WAY OF RODABLE GULLIES OR ACCESS CHAMBERS AND SITED AND SPACED TO SUIT SITE LAYOUT.
ACCESS SHOULD BE BUILT INTO DRAINS AT EVERY HEAD OF EACH DRAIN RUN, CHANGE OF ALIGNMENT OR GRADIENT, MAJOR JUNCTION OR CHANGE IN PIPE SIZE.

WASTE PIPES IN P.V.C. DISCHARGE TO SVP OR B.I. GULLY. BATHS, SHOWERS SINKS 40mm DIA. WASH HAND BASINS 32mm DIA. COMBINED 50mm DIA. FALL MIN 1 IN 55, SUPPORT BRACKETS AT MAX. 600mm C/S RODDING ACCESS AT BENDS. ANTI SIPHON TRAPS TO ALL FITTINGS, 125mm SECTION PVC GUTTERS & 75MM DIA. RWP'S DISCHARGING OVER TRAPPED GULLY.

LINTELS

ALL LINTELS OVER NEW WINDOW / DOOR OPENINGS ARE TO BE CATNIC CGT0/100 (UNLESS NOTED OTHERWISE) WITH INTEGRAL INSULATION LAID WITH A MINIMUM 150mm END BEARING. LINTELS TO BE BOARDED WITH 1No. LAYER OF 12.5mm PLASTERBOARD AND SKIM TO GIVE 1/2 HOUR FIRE PROTECTION. ALL NEW SUPPORTING STEEL BEAMS TO BE BOLTED TOGETHER AT 600mm CENTRES AND FULLY CLAD IN 12.5mm PLASTERBOARD AND SKIM TO GIVE 1/2 HOUR FIRE PROTECTION.

DPC'S

HORIZONTAL DPC TO BE MINIMUM 150mm ABOVE GROUND LEVEL. CAVITIES TO BE CONTINUOUS WITH INSULATED CAVITY CLOSERS (THERMABATE OR SIMILAR) TO WINDOW / DOOR REVEALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
INSERT NEW HORIZONTAL CAVITY TRAY TO EXISTING WALLS AT NEW ROOF ABUTMENT WITH WEEPHOLES ABOVE THE LINE OF LEAD FLASHING. LEAD FLASHINGS TO BE CODE 4 GRADE AND TO EXTEND MIN. 75mm UP THE WALL FROM THE ROOF SLOPE LEVEL.

LATERAL RESTRAINT

30mm X 5mm GALVANISED M. S. STRAPS TO C.P. 111 INC. SOLID NOGGING & PACKINGS TO BE FITTED AT ROOF, CEILING & FIRST FLOOR JOIST LEVELS AT MAX. 1.8M CENTRES IN ACCORDANCE WITH APPROVED DOCUMENT "A". WALLPLATES STRAPPED TO WALLS AT MAX. 1.8M CENTRES WITH GALVANISED STRAPS TO C.P. 111.

ESCAPE WINDOWS

EMERGENCY ESCAPE WINDOWS ARE TO BE PROVIDED TO THE ALL NEW FIRST FLOOR BEDROOMS & HABITABLE ROOMS & ANY INNER ROOMS THAT ARE HABITABLE AT GROUND FLOOR LEVEL .
THE WINDOWS ARE TO PROVIDE 0.33M² MINIMUM CLEAR ESCAPE WIDTH WITH MINIMUM HEIGHT & WIDTH OF AT LEAST 450mm.
DIMENSIONS TO GIVE 0.33M² & 450MM DIMENSION ARE DETAILED BELOW.
450mmX733mm, 475mmX695mm, 500mmX660mm, 525mmX628mm, 550mmX600mm, 575mmX575mm, 600mmX550mm, 625mmX528mm, 650mmX508mm, 675mmX489mm, 700mmX472mm, 725mmX455mm.
NOTE THE BOTTOM OF THE WINDOW OPENING SHOULD BE NO MORE THAN 1100mm ABOVE FLOOR LEVEL & NO LESS THAN 800mm ABOVE FLOOR LEVEL.

ELECTRICAL

ALL WIRING AND ELECTRICAL WORK WILL BE DESIGNED , INSTALLED , INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7671 , THE CURRENT EDITION OF THE IEE WIRING GUIDANCE AND REQUIREMENT P1 OF THE BUILDING REGULATIONS BY A PERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE .
AND
THE COMPETENT PERSON MUST SEND THE LOCAL AUTHORITY A SELF-CERTIFICATION CERTIFICATE WITHIN 30 DAYS OF THE COMPLETION OF THE ELECTRICAL WORK . THE CLIENT/OWNER MUST RECEIVE BOTH A COPY OF THE SELF-CERTIFICATION CERTIFICATE AND A BS 7671 ELECTRICAL INSTALLATION TEST CERTIFICATE .

ENERGY SAVING

THERMOSTATIC VALVES TO BE FITTED TO ALL NEW RADIATORS.
ENERGY EFFICIENT LIGHT FITTINGS (INCLUDING LAMP , CONTROL GEAR & HOUSING) THAT ARE ONLY CAPABLE OF TAKING SUITABLE LAMPS E.G. FLUORESCENT TUBES, COMPACT FLUORESCENT LAMPS WITH A LUMINOUS EFFICACY OF AT LEAST 40 LUMENS/CIRCUIT WATT (NOT GLS TUNGSTEN LAMPS WITH BAYONET CAP OR EDISON SCREW BASES) TO BE PROVIDED AS DETAILED BELOW:
ONE PER EVERY FOUR FITTINGS OR PART THEREOF (I.E. ONE IF THREE & TWO IF 5 ETC) OR
ONE PER EVERY 25M2 OF FLOOR AREA OR PART THEREOF , WHICHEVER IS THE GREATER.

SAFETY GLAZING

GLAZING LESS THAN 800MM HEIGHT ABOVE FLOOR LEVEL TO BE IN TOUGHENED GLASS OR LAMINATED GLASS TO B.S. 6206 1981.
DOORS & SIDE PANELS WITHIN 300MM OF DOORS : GLAZING LESS THAN 1500MM HEIGHT ABOVE FLOOR LEVEL TO BE TOUGHENED GLASS OR LAMINATED GLASS TO B.S. 6206 1981.

SERVICES

GAS SERVICES.
NOTE GAS SERVICE PIPES MUST NOT BE BUILT OVER WITHOUT THE PERMISSION OF THE STATUTORY UNDERTAKER .

ELECTRICITY SERVICES.
NOTE ELECTRICITY SERVICE CABLES MUST NOT BE BUILT OVER WITHOUT THE PERMISSION OF THE STATUTORY UNDERTAKER .

GENERAL SPECIFICATION

ALL DIMENSIONS, SETTING OUT & EXISTING DRAIN POSITIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING MATERIALS AND THE COMMENCEMENT OF THE WORK.

ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE DRAWING AND THE EXISTING DETAILS FOUND ON SITE ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY.

WORKMANSHIP AND MATERIALS ARE TO COMPLY WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, CODES OF PRACTICE (relevant to the construction industry) AND GOOD BUILDING PRACTICE.

ALL PROPRIETARY PRODUCTS ARE TO BE FIXED IN ACCORDANCE WITH THE MANUFACTURER'S DETAILS, INSTRUCTIONS, RECOMMENDATIONS, HAZARD SHEETS ETC.

CONSTRUCTION IS TO COMMENCE WHEN BUILDING REGULATIONS & PLANNING PERMISSION (if applicable) HAS BEEN OBTAINED. NO LIABILITY IS ACCEPTED FOR ANY REMEDIAL/ADDITIONAL WORK THAT MAY BE REQUIRED TO WORK COMMENCED PRIOR TO RECEIVING THE NECESSARY APPROVALS.

THE DRAWING WHICH IS STAMPED 'BUILDING REGULATIONS APPROVED' IS TO BE USED FOR CONSTRUCTION PURPOSES.

THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE METHOD OF WORKING, TEMPORARY SUPPORTS AND THE STRUCTURAL INTEGRITY OF THIS PROPERTY AND THAT OF THE ADJACENT BUILDINGS WHICH ARE WITHIN INFLUENCING DISTANCE OF THE WORKS. SPECIALIST CONTRACTORS ARE TO UNDERTAKE ALL TEMPORARY WORKS.

THE CONTRACTOR MUST VISIT THE SITE PRIOR TO SUBMITTING A QUOTATION TO ASCERTAIN THE TOTAL WORK INVOLVED eg SERVICE (power, heating, lighting, ventilation, fittings etc) REQUIREMENTS OF THE CLIENT.

THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR ALL DAMP PROOF DETAILS AT THE JUNCTION OF THE SOLID FLOOR AND THE EXISTING FLOOR. THESE DETAILS ARE TO BE APPROVED BY THE LOCAL AUTHORITY ON SITE.

THIS DRAWING ASSUMES THAT THE GROUND CONDITIONS TO BE FOUND ON THE SITE ARE SUITABLE FOR TRADITIONAL CONCRETE STRIP FOOTINGS IN ACCORDANCE WITH APPROVED DOCUMENT 'A'. PRIOR TO ORDERING MATERIALS, COMMENCEMENT OF THE WORK ON SITE etc., TRIAL HOLES ARE TO BE EXCAVATED BY THE CONTRACTOR TO VERIFY THE GROUND CONDITIONS.

NO RESPONSIBILITY/LIABILITY IS ACCEPTED FOR INCREASED COSTS, ABORTIVE WORK, DISRUPTION, ABANDONMENT OF THE PROJECT SHOULD THE GROUND CONDITIONS PROVE TO BE UNSUITABLE FOR STRIP FOOTINGS OR THAT THE FOUNDATION HAS TO BE LOCATED AT A DEPTH GREATER THAN THAT SHOWN ON THE DRAWING.

THE DESIGNER'S APPOINTMENT IS RESTRICTED TO THE DESIGN OF THE PERMANENT WORKS ONLY AND HAS NO SITE ROLE. THE CONTRACTOR IS THUS ENTIRELY RESPONSIBLE FOR COMPLIANCE WITH THE DRAWINGS/DETAILS, HEALTH & SAFETY AT WORK ACT, CDM REGULATIONS.

ANY EXISTING LINTELS/BEAMS THAT ARE SUBJECT TO ADDITIONAL LOAD ARE TO BE EXPOSED ON SITE AND REPLACED AS NECESSARY TO THE SATISFACTION OF THE LOCAL AUTHORITY.

THE WIDTH OF EXISTING WALLS AND THEIR CONSTRUCTIONS ARE TO BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF WORK & ORDERING OF MATERIALS

ALL NEW BEAMS ARE TO BE IN CONTINUOUS CONTACT WITH WALLS AND JOISTS ABOVE. REMOVE CEILING PLASTER AS NECESSARY.

THIS DRAWING DOES NOT CONVEY ANY THIRD PARTY RIGHTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO COMPLY WITH THE PARTY WALL ACT AND COM REGULATIONS. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ANY PERMISSIONS NECESSARY FROM ADJACENT OWNERS AFFECTED BY THE WORK & IS TO COMPLY WITH THE TERMS OF THE LEASE/DEEDS OF THE PROPERTY AS APPROPRIATE. THE BOUNDARY POSITIONS SHOWN ARE AS INSTRUCTED ON SITE BY THE OWNER OF THE PROPERTY.



Location Plan
Scale 1:1250

N

REV.	DATE	AMENDMENT
A	16.06.09	AMENDED AS CLIENT INSTRUCTIONS

CLIENT:
Mrs. N. Rutherford

PROJECT:
Proposed Single Storey Rear Extension

LOCATION:
21 Bentley Road. Chorlton-cum-Hardy. Manchester. M21 9WD

DRAWING TITLE:
General Arrangement

Stuart Downey BSc (Hons)
Architectural Services
6 Footman Close. Astley. Tyldesley. Manchester. M29 7SR
Tel: 07930 362648

PLANNING
RECD
ISSUED
18 JUN 2009
REF. PROP. DATE

PROJECT No.:	09/05
DATE:	June 2009
SCALE:	1:50 (A1)
DRAWN:	s.j.d
REVISION:	A

DRWG No.: 09/05/101