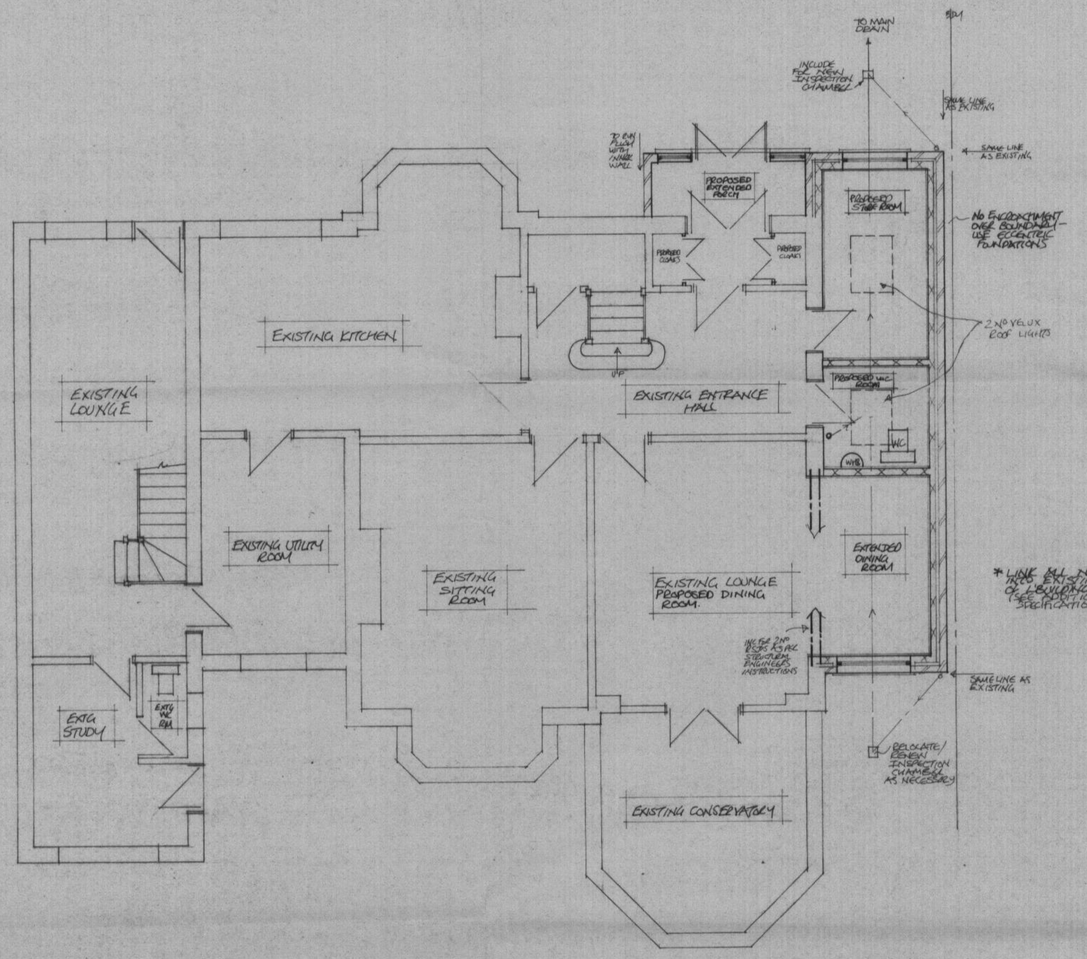
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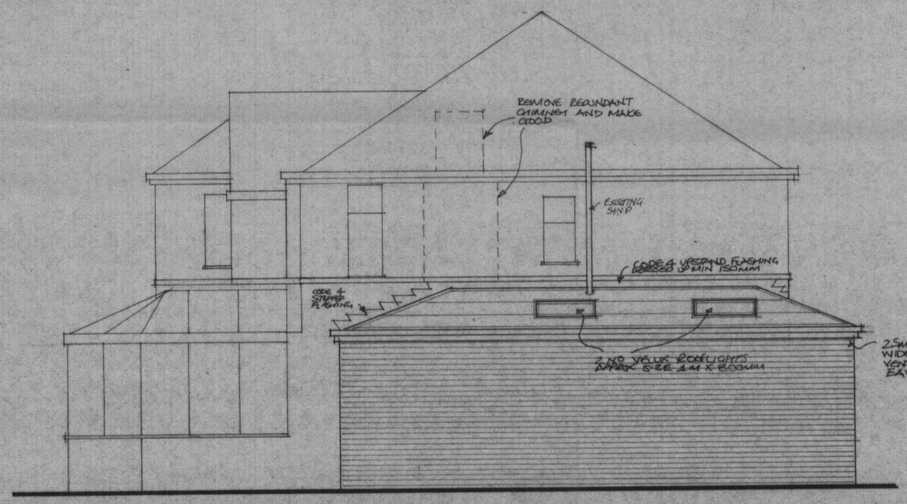
proposed ground floor plan



proposed front elevation



proposed rear elevation



proposed gable elevation

PLANNING
RECD 23 MAY 2008
REPLIED
ACKD

CAVITY BRICKWORK AS:

FACING BRICKWORK TO MATCH EXISTING HOUSE TYPE/COLOUR AS NEAR AS POSSIBLE - WITH 85 MM CAVITY DELTHERM WALL BATTS + 100MM THORMALITE SHIELD BLOCKWORK - PLASTERBOARD + DABS + FACINGS FOR 0.31 U VALUE MAX.

ROOFWORKS: SLATE OR TILE TO MATCH EXISTING HOUSE TYPE/COLOUR AS NEAR AS POSSIBLE ON 50 x 25 MM BATTENS ON BREATHABLE ROOFING FELT ON PLYWOOD SARKING BOARD TO 150 x 38 MM RAFTERS AT 400 CRS RAFTERS TO BE BIRDSMOUTHED OVER POLEPLATE FIXED TO WALL & OVER 100 x 50MM TIMBER WALLPLATES SECURED TO BLOCKWORK WITH GALVANISED M.S STRAPS 30MM WIDE x 5MM x 1M LONG @ 1200MM CENTRES.

ROOF TO NEW EXTENSION TO BE 'LOFTED' :- TO BE INSULATED AS MIN 80MM KINGSPAN BETWEEN RAFTERS (MINIMUM AIR GAP REQUIRED WHEN USING BREATHABLE FELT) WITH THINSULEX OVER RAFTERS WITH PLASTERBOARD/SKIM FINISH.

ROOF TO BE LOFTED IN PROPOSED SHWR ROOM + PROPOSED W.C. ROOM - EXTENDED DINING ROOM TO BE (ADDITIONAL) HORIZONTAL CEILING - CEILING JOISTS TO BE 38 x 125 MM @ 400CRS WITH 270MM FIBREGLASS INSULATION BETWEEN.

STRUCTURAL ENGINEER - SUGGEST MARK BROOKER
OFFICE 0161 - 865-0280 MOBILE 07799327846

* CALCULATIONS REQUIRED FOR ADDITIONAL GLAZING - ROOFLIGHTS - TO BE SUBMITTED TO BUILDING CONTROL DEPT PRIOR TO COMMENCEMENT OF WORKS.

* LINK ALL NEW DRAINAGE INTO EXISTING INSPECTION OR BUILDING CONTROL SURVEYOR (SEE ADDITIONAL NOTES IN SPECIFICATION BOOKLET)

NEW TIMBER FLOOR AS PER TRADA BOOKLET - FOR MAX SPAN 1.5M USE MIN 75 x 125 MM FLOOR JOISTS AT 400CRS WITH 150 MM INSULATION BETWEEN JOISTS HELD WITH CHICKEN WIRE WITH 150 MM CLAY OVER 100MM CONCRETE SLAB. AIRBRICKS CONNECTED VIA 225 x 150 MM TERRACOTTA AIRBRICKS CONNECTED WITH SLATE TEMKING, OR SIMILAR AT MAX 2M CRS.

* NUMBER OF VELUX ROOF LIGHTS AS PER CLIENTS REQUIREMENTS - DOUBLE UP ON ROOFSLOPE EITHER SIDE.

* ALL NEW DOORS/WINDOWS TO COMPLY FULLY WITH CURRENT BUILDING REGULATIONS. TO BE UPVC DOUBLE GLAZED 16MM GAP WITH PILKINGTON (UK) GLASS, ARGON FILLED FOR 1.8 MAX 'U' VALUE 1.2 W/m² DEGREES K BACKGROUND VENTS FITTED TO WINDOW HEADS. RETAIN EXISTING (WHERE POSSIBLE) TO FRONT AROUND WINDOWS AS PER CLIENTS REQUIRES.

STAGE ONE - PLANNING SUBMISSION - DECISION
STAGE TWO - BUILDING REGULATIONS SUBMISSION - DECISION

proposed single storey hipped roof extension.
26 gibwood road, northenden, manchester.

NOTE: DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATION BOOKLET

Amended
086323