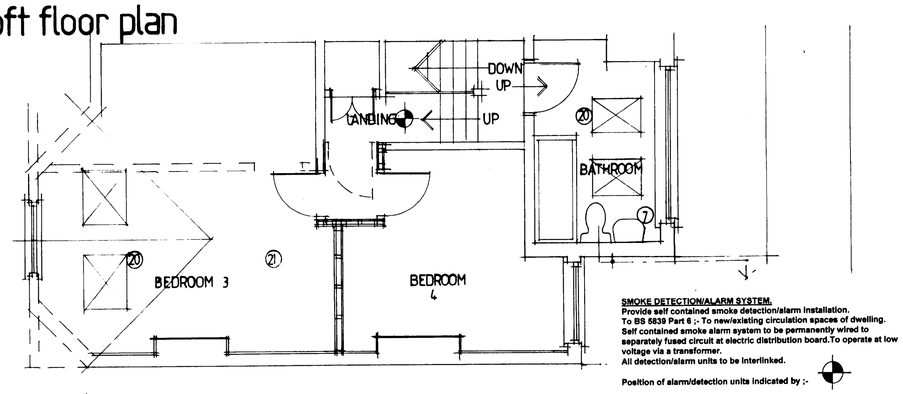
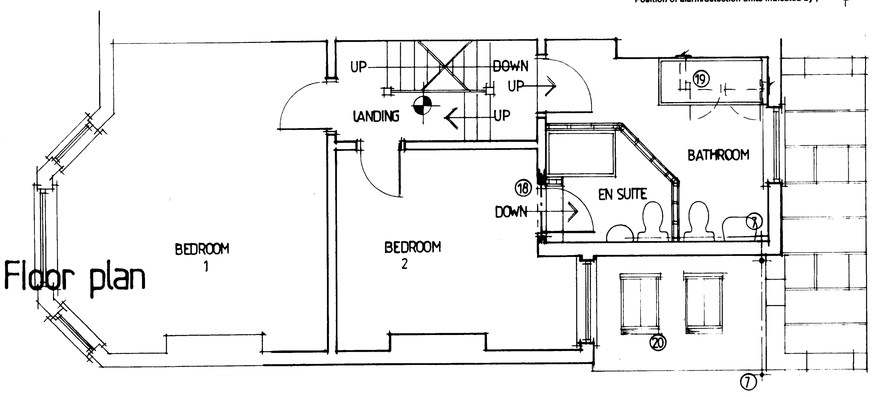
## Loft floor plan




**SMOKE DETECTION/ALARM SYSTEM.**
Provide self contained smoke detection/alarm installation.
To **BS 5839 Part 6** ;- To new/existing circulation spaces of dwelling.
Self contained smoke alarm system to be permanently wired to separately fused circuit at electric distribution board.To operate at low voltage via a transformer.
All detection/alarm units to be interlinked.

Position of alarm/detection units indicated by ;-

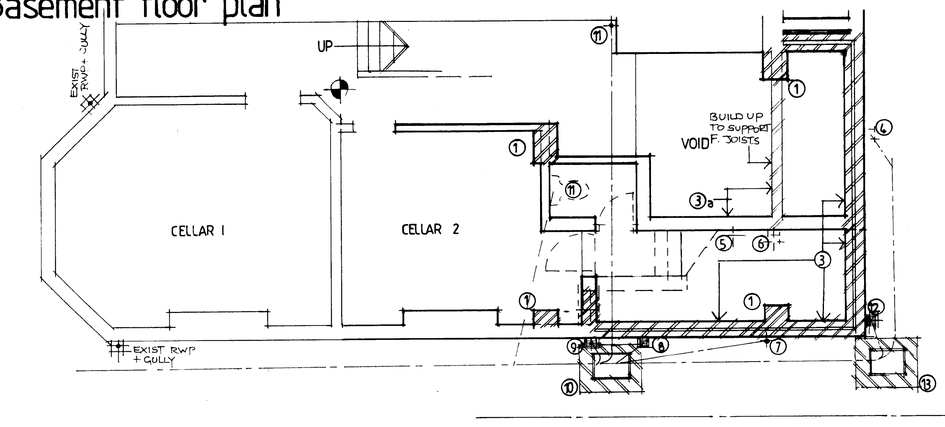
## F.Floor plan




## G.Floor plan




## Basement floor plan




## NUMBERED NOTES

Demolish existing rear lean-to structure as required,re-siting/removing existing services as required. Make good to disturbed surfaces.

1. From Engineering brickwork,off new foundations ;- Construct new support piers/pillars,toothed/ bonded back into existing walls where applicable.
Foundation sizes/depth and piers/pillars sized as per Structural Engineer's design requirements.

2. Remove existing walls as indicated and provide,(Supported off padstones on new piers/pillars "1") New steelwork to support remaining structures above ;- All designed/installed in accordance with Structural Engineer's calculations/details.Ensure ½ hour fire protection to proposed steelwork.

3. Existing foundation walls,to support proposed kitchen/dining area extensions to side and rear above.Existing voids beneath original rear sections of dwelling are of a higher level than floor level to Cellars 1 & 2 and lobby area.
If Client wishes in the future to extend the "full" height cellars into this area ;- Structural Engineer to design these sections of walls to act as retaining elements :- To retain existing,external ground levels.

3a. If Client requires option/facility to use the rear areas/voids as "full" height cellar areas in the future and the retaining wall detailing is adopted for new walls at "3" This wall which currently supports ground floor joists,(Existing and proposed) will need to be replaced with steel "floor beam" on PCC padstones ;- To be designed/detailed by Structural Engineer.

4. Remove existing gully receiving wastes and RWP.Seal/remove any redundant section of drain run as site conditions allow/required ;- All to the satisfaction of the LA on-site Building Control Officer.

5. Remove existing S&VP and associated,redundant sections of drains ;- All to on-site BCO's satisfaction.

6. Existing gully receiving wastes,via hopper and RWP.To be removed as for "4".

7. To receive bathroom wastes.Provide 100 mm Diam uPVC soil and vent pipe.To discharge form upper bathroom external,(See elevations) then pass through side extension's roof covering,(With proprietary "top hat"flashing kit) and receive wastes from bathroom/en-suite on first floor.
To discharge through new roof space to side extension,boxed in at high level,discharging through wall into stack,discharging to new manhole on existing combined mains drain.
Provide access points to stack as indicated and removable access panels to any internal boxing in.
Boxing in internally to have acoustic insulation around pipework.
All to satisfaction of LA on-site BCO.

8. To receive kitchen wastes.Provide new trapped gully.To discharge to existing combined,mains drain as indicated,via new manhole "10"

9. New trapped gully to receive new RWP.To discharge to existing combined mains drain run as indicated,(Via new manhole).All to on-site BCO's satisfaction.

10. On existing combined mains drain.Provide new manhole.To receive existing drain runs and proposed connections from "7,8,9 & 11"
Consideration should be given to the replacement of all of the existing drain runs within the site ;- As these may be of poor quality.To be decided between Client and Contractor.
All to on-site BCO's satisfaction.

11. Remove existing WC and associated drain run,(If redundant) Provide new 100 mm Diam "Stub stack" To receive new WC and whb wastes and possible washer wastes from within cellar area.
New "stub stack" to discharge to existing drain run,via new connection to proposed manhole "10"
All to the satisfaction of on-site BCO.

12. As for "9"

13. At change of direction of existing/replacement combined mains drain and at junction with new drain run from "12" Provide new manhole.
All to the satisfaction of Local Authority,on-site Building Control Officer.

14. New studded partitioning to form WC area.Provide extractor fan to WC and kitchen cooker hood. All in accordance with "VENTILATION" notes.

15. Form openings in external wall,making good to jambs of opening formed.Above opening,provide *CATNIC* lintels and install new double glazed window frames as indicated.
Re-site/remove any services as required and make good to disturbed surfaces.

16. Provide folding/sliding patio doors as indicated,or if cost of such doors is considered excessive ;- Provide traditional "French"doors,centrally,with full height glazed panels each side ;- To be decided between Client and Contractor.

17. If required by Client.Re-hang existing internal door as indicated.

18. Form opening in existing wall and provide RC lintel over opening.
Make good to jambs of opening formed,with bwk toothed and bonded into existing and install new internal door/frame to provide access into en-suite.
Provide 2 no steps down from bedroom into en-suite ;- As required by site levels.
Re-site any services as required and make good to disturbed surfaces.

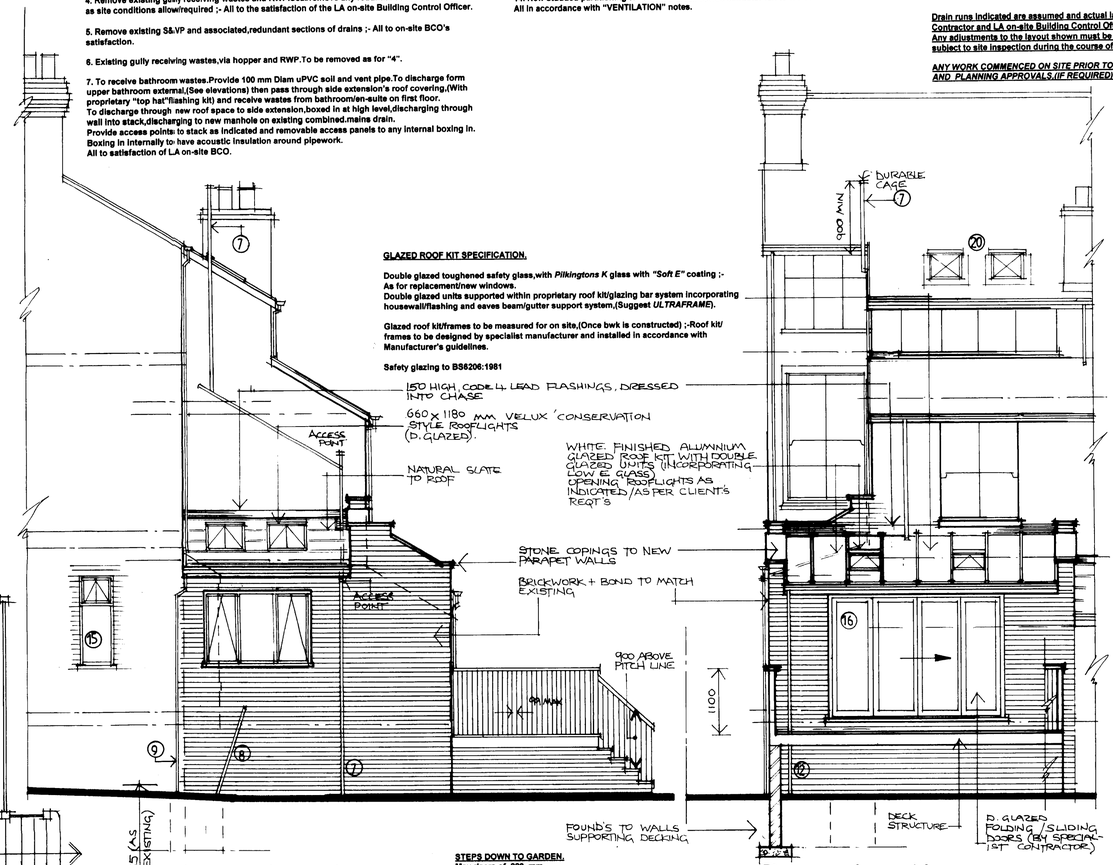
19. Remove existing cupboard as indicated.Remove/re-site any services as required and make good to disturbed surfaces.

20. Provide *VELUX* roof lights to existing dwelling and proposed extension as indicated.To be installed between doubled up rafters and in accordance with *VELUX* fitting specification.To include all proprietary flashing kits etc.

21. Existing roof space to be insulated in accordance with detail for insulation to sloping ceilings.

**Drain runs indicated are assumed and actual layout/levels etc should be decided on site between Client, Contractor and LA on-site Building Control Officer.**
**Any adjustments to the layout shown must be made accordingly ;-All to on-site BCO's satisfaction and subject to site inspection during the course of the works.**

***ANY WORK COMMENCED ON SITE PRIOR TO THE GRANTING OF BUILDING REGULATIONS AND PLANNING APPROVALS.(IF REQUIRED) IS AT OWNER'S/CONTRACTOR'S OWN RISK.***




## Side elevation

## Rear elevation

**VENTILATION.**
Opening lights to be 1/20th of floor area of ventilated room.
Windows and doors to be double glazed and incorporate 8,000 sq.mm head,hit and miss trickle vents,to give background ventilation.
Provide mechanical ventilation to following rooms;-
KITCHEN: To give 30L/sec extraction if via cooker hood,or 60 L/sec otherwise.
BATHROOMS (Family or en-suite): -To give 15L/sec extraction ;- If no opening window present ;- To be light switch operated and have 15 minute auto run on.
WC with no opening window: To give 6L/sec extraction ;-To be light switch operated and have 15 minute auto run on.
All to comply with PART F of current Building Regulations.

**CELLAR UPGRADE.**
Cellar upgrade doesn't form part of this current schedule of works but will be undertaken some time in the future.At this time ;-

Existing cellars to be upgraded using a "drained cavity" waterproofing system ;-
Suggest *Newton System 500* to floors,linked to *Newton System 500 Lath* to walls.
Incorporating perimeter *Basedrain* and *Titan* pump within sump ;- discharging to external mains drain.
All to be designed and installed in accordance with *Newton* specification by *Newton* certified/recommended contractor.
Contact:- John Newton & Co Ltd on 020 7237 1217
www.newton-membranes.co.uk

**STEPS DOWN TO GARDEN.**
Max risers of 220 mm.
Minimum goings of 220 mm ;- But giving a pitch no more than 42 degrees.
Treads to be"Closed".
Width of 1200 mm.
Handrail to be 900 mm above pitch line.
Balustrading/guarding around deck area to be 1100mm high.
Style of balustrade/guarding to be decided by Client. NOT to be horiz' "ranch style",or any style which can be climbed.
No opening to balustrading/guarding or any other part of steps,to be over 99 mm.
Any glazing to guarding/balustrade/handrails to be toughened safety glass to BS 6206:1981
Balustrading/guarding to protect differing ground levels of over 590 mm to be capable of withstanding horizontal force of 0.74kN/m.
All to part K of current Building Regulations and to satisfaction of Local Authority,on-site BCO.

| PLANNING | | | |
|---|---|---|---|
| ACK'D | | | |
| REPLIED | | | |
| RECD 31 MAR 2008 | | | |
| M | | INT | DATE |
| M | | | |
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| FOR ACTION | | | |

***Drawing for Local Authority applications.***

**DO NOT SCALE:CHECK ALL DIMENSIONS ON SITE.**
**PART PREPARED FROM SURVEY.**

**PROPOSED EXTENSION & ALTERATIONS TO DWELLING**
**LOCATION** 40 Bamford Road, Didsbury, Manchester, M20 2GW
**CLIENT:** Mr & Mrs D Rogers
**Scale: 1:50** **DATE: 27.09.2007**

**HOME-PLAN.**
4 GALLOWAY CLOSE, MIDDLEWICH, CHESHIRE
CW10 9GU
TEL: 01606 738 578

| Amendments | Date |
|---|---|
| A NOTES ADDED FOR PLANNING + B.REG'S APPLICATIONS | 11.03.08 |
| B | |
| C | |
| D | |

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