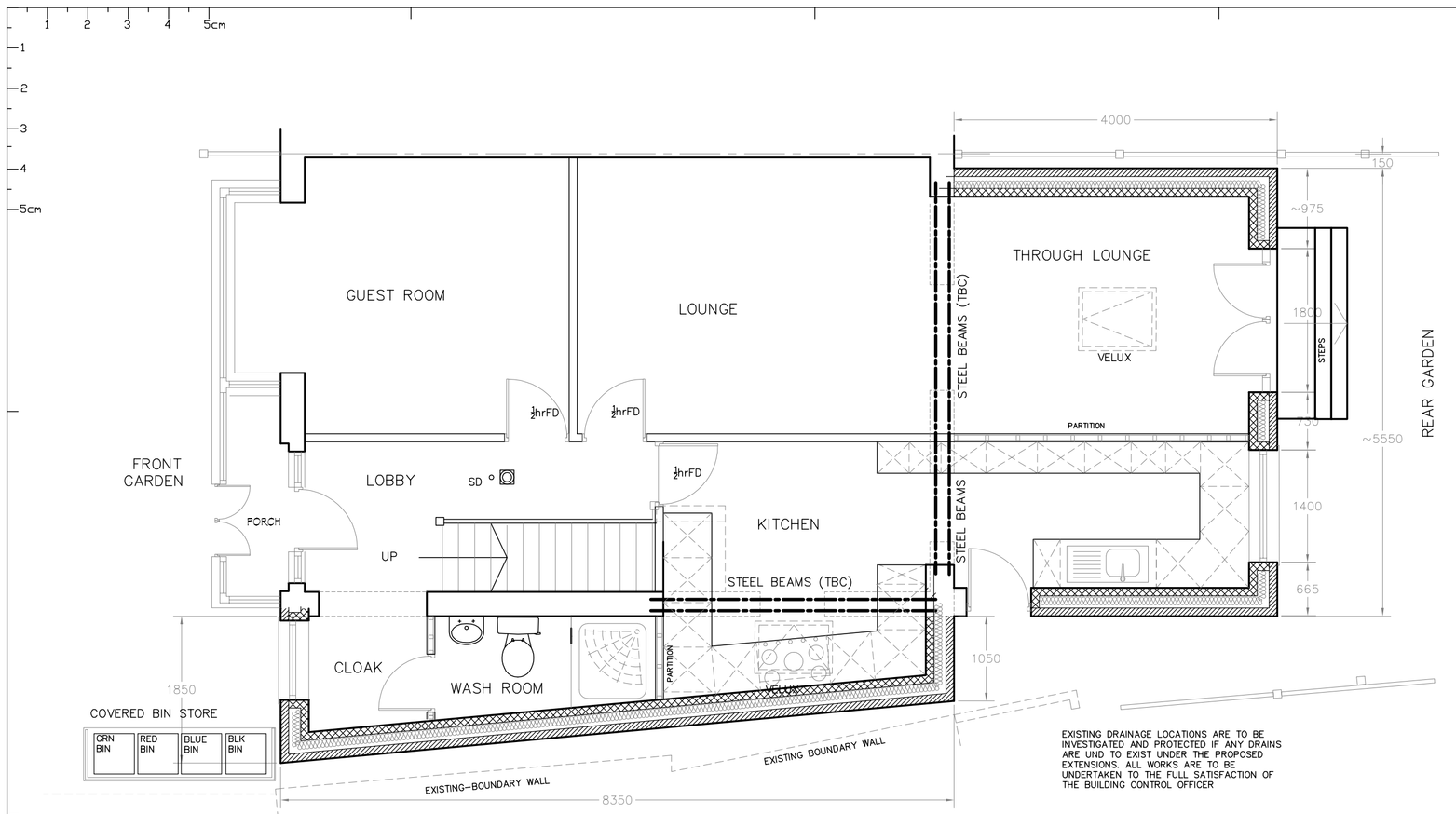
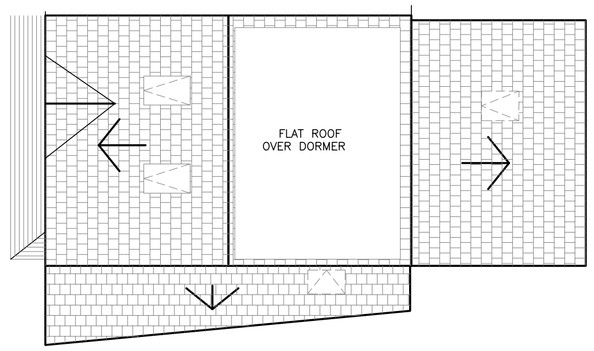


EXISTING DRAINAGE LOCATIONS ARE TO BE INVESTIGATED AND PROTECTED IF ANY DRAINS ARE UND TO EXIST UNDER THE PROPOSED EXTENSIONS. ALL WORKS ARE TO BE UNDERTAKEN TO THE FULL SATISFACTION OF THE BUILDING CONTROL OFFICER

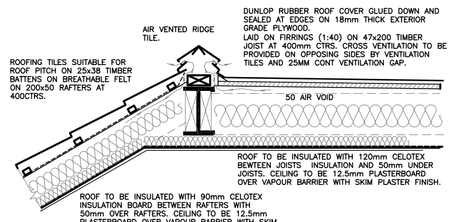
PROPOSED GROUND FLOOR PLAN

SCALE 1:50

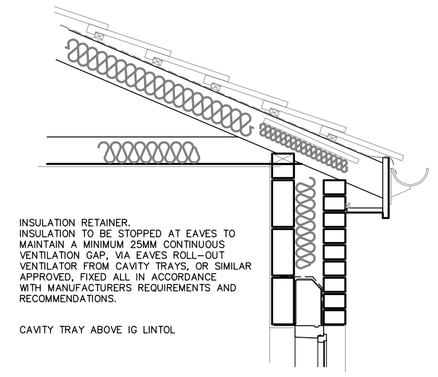


PROPOSED ROOF PLAN

SCALE 1:100

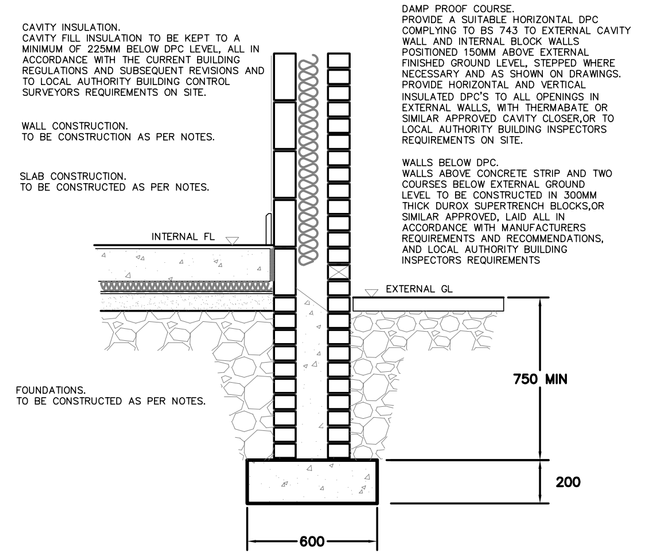


DORMER ROOF/SOFT DETAIL



TYPICAL ROOF DETAIL

SCALE 1:20



TYPICAL WALL/FOUNDATION DETAIL

SCALE 1:20

NOTES

NO WORKS TO COMMENCE UNTIL FULL PLANNING IF APPLICABLE AND BUILDING REGULATIONS APPROVAL HAS BEEN GAINED

ALL DIMENSIONS TO BE CHECKED BY BUILDER/CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORKS. DIMENSIONS TO BE ADJUSTED TO SUIT CLIENT AND SITE CONDITIONS.

REFER TO DRAWING AMR0835/24/01 FOR EXISTING PLANS, LP & ELEVATIONS

EXTENSION ROOF CONSTRUCTION
PROVIDE MARLEY MODERN OR SIMILAR APPROVED INTERLOCKING ROOF TILES TO MATCH EXISTING AND LOCAL AUTHORITY APPROVAL, ON 38X50MM TANALISED BATTENS, ON BREATHABLE ROOFING FELT, TYVEK OR SIMILAR APPROVED WITH MINIMUM 200MM LAPS ON 175MIN x 50 C16 TIMBER RAFTERS 450MM CENTRES, WITH 100 PIR CELOTEX KINGSPAN INSULATION BETWEEN JOISTS AND 47.5 KINGSPAN KOOLTHERM (WITH PLASTERBOARD) TO U/SIDE OF RAFTERS OR SIMILAR APPROVED. ROOF TILES TO BE INSTALLED ALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS. ROOF TO BE VENTILATED AT HIGH LEVEL, FIXED ALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS AND TO PART F OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS.

FOUNDATIONS.
MINIMUM 600MM WIDE X 200MM THICK CONCRETE STRIP FOOTINGS TO A MINIMUM DEPTH OF 900MM BELOW EXTERNAL GROUND LEVEL. NEW CONCRETE STRIP TO BE PROVIDED BELOW EXISTING FOOTINGS, OR TO LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS ON SITE. ACTUAL WIDTH AND DEPTH OF FOUNDATIONS TO BE DETERMINED ON SITE AND AGREED WITH LOCAL AUTHORITY BUILDING CONTROL SURVEYOR. IF GROUND CONDITION IS FOUND NOT TO BE SUITABLE THEN NEW FOUNDATIONS ARE TO BE DESIGNED ALL IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS AND TO LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS ON SITE. FOUNDATIONS TO BE TAKEN DOWN TO BELOW INVERT LEVEL OF DRAINS. FOUNDATIONS SIZE TO BE ADJUSTED ON SITE AS REQUIRED TO SUIT FUTURE ADDITIONAL STOREY EXTENSION, ALL TO LOCAL AUTHORITY BUILDING CONTROL SURVEYOR'S APPROVAL.

FASCIA AND SOFFIT BOARDS.
200X25MM TREATED FINISHED S/W FASCIA BOARD WITH ONE COAT STAIN ALL ROUND BEFORE FIXING AND ONE COAT AFTER FIXING. -200X25MM TREATED FINISHED S/W SOFFIT BOARD WITH CIRCULAR SOFFIT VENTILATOR (CSV) BY CAVITY TRAYS AND FIXED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND ALL IN ACCORDANCE WITH PART F OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS. -100X65MM S/W TREATED WALL PLATE HELD DOWN WITH 1000MM LONG GWS. STRAPS AT 1200MM CENTRES, AND BEDDED IN MORTAR. STRAPS TO BE COVERED IN PLASTER MESH. -120X51MM DEEP TERRAIN SYSTEM 2200 SQUARE SECTION GUTTER, COLOUR BLACK WITH 2252 SUPPORT BRACKETS; OUTLET INTO 62MM SQUARE DOWN PIPE.

EXTENSION WALL CONSTRUCTION.
CONSTRUCT EXTENSION IN POSITION SHOWN IN 365MM CAVITY CONSTRUCTION, 102.5MM THICK CLAY FACING BRICKS, TO MATCH EXISTING; 115MM THERMACLASS CAVITY WALL 21 INSULATION AND 50 CLEAR CAVITY OR SIMILAR APPROVED, WITH AN INTERNAL LEAF OF 100MM THICK CELCON STANDARD OR SIMILAR APPROVED. TIED TOGETHER WITH 225MM LONG DOUBLE TRIANGLE STAINLESS STEEL WALL TIES, FINISHED WITH 13MM 2COAT PLASTER INTERNALLY. THE WHOLE TO ACHIEVE A 'U' VALUE OF 0.28W/M²K, ALL IN ACCORDANCE WITH PART L1B OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS AND TO THE LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS ON SITE. TYPE 3 TIES ARE TO BE INSTALLED AT 750MM HORIZONTALLY AND 450MM VERTICALLY, ALL IN ACCORDANCE WITH PART A OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS AND TO DD140: PART 2 1987. EXTRA TIES TO BE INSTALLED AT ONE PER 225MM SHOULD BE USED AT VERTICAL EDGES OF AN OPENING. NEW CONSTRUCTION TO BE BONDED INTO EXISTING AND CAVITIES RUNNING CONTINUOUSLY

GLAZING.
ALL NEW WINDOWS ARE TO BE UPVC DOUBLE GLAZED, IN PILKINGTONS 'K' GLASS, WITH 16MM AIR GAP AND A "SOFT" LOW-E COATING; OR, DOUBLE GLAZING WITH 12MM AIR GAP, ARGON FILLED AND A "SOFT" LOW-E COATING, WITH TOUGHENED GLASS IN CRITICAL LOCATIONS, BETWEEN FINISHED FLOOR LEVEL AND 800MM ABOVE THAT LEVEL IN INTERNAL AND EXTERNAL WALLS, AND BETWEEN FINISHED FLOOR LEVEL AND 1500MM ABOVE THAT LEVEL IN A DOOR OR A SIDE PANEL TO EITHER EDGE OF DOOR. ALL TO COMPLY TO BS 6206: 1981 AND TO PART K OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS. GLAZING TO ACHIEVE 1.6W/M²K, OR A WER OF BAND C OR BETTER ALL IN ACCORDANCE WITH PART L1 OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS.

VENTILATION.
ALL NEW WINDOWS ARE TO BE PROVIDED WITH OPENABLE LIGHTS WITH A TOTAL AREA NOT LESS THAN 1/20TH OF THE FLOOR AREA. ALL NEW WINDOWS ARE TO BE FITTED WITH TRICKLE VENTS PROVIDING A MIN. AREA OF 8000MM2, IN ADDITION KITCHEN TO BE PROVIDED WITH MECHANICAL VENTILATION GIVING A MIN EXTRACTION RATE OF 60L/SEC. SIMILARLY WC TO BE PROVIDED WITH 30L/SEC, ALL IN ACCORDANCE WITH PART F OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS AND TO LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS ON SITE.

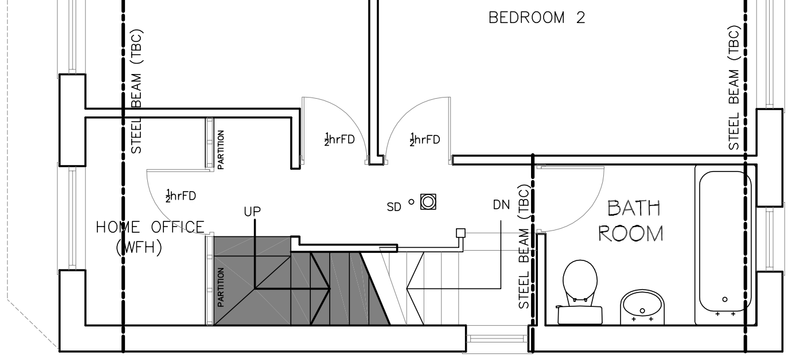
LINTELS.
PROVIDE INSULATED STEEL LINTELS TO BS 5977 WITH DUPLEX CORROSION PROTECTION AND INTEGRAL DPC. INSTALL LINTELS (REF: CATNIC CU70/100) ON A MORTAR BED ALLOWING A MIN. 150MM END BEARING AT EACH END. RAISE INNER AND OUTER LEAVES OF MASONRY TOGETHER WITH 2NO. WEEP HOLES OVER OPENINGS. ALL NEW LINTELS TO BE ENCASED IN 12.5MM FIRELINE BOARD OR SIMILAR APPROVED TO ACHIEVE 1/2HR FIRE PROTECTION, ALL IN ACCORDANCE WITH PART B OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS. ALL LINTELS ARE TO BE IN INSTALLED ALL ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

DAMP PROOF COURSE.
PROVIDE A SUITABLE HORIZONTAL DPC COMPLYING TO BS 743 TO EXTERNAL CAVITY WALL AND INTERNAL BLOCK WALLS POSITIONED 150MM ABOVE EXTERNAL FINISHED GROUND LEVEL, STEPPED WHERE NECESSARY AND AS SHOWN ON DRAWINGS. PROVIDE HORIZONTAL AND VERTICAL INSULATED DPC'S TO ALL OPENINGS IN EXTERNAL WALLS, WITH THERMABATE OR SIMILAR APPROVED CAVITY CLOSER, AND TO BE INSTALLED ALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS AND TO LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS ON SITE.

DRAINAGE
ABOVE GROUND: 50MM DIA. WASTE PIPE TO SINK, WHB AND BATH WITH 75MM DEEP SEAL TRAP. BELOW GROUND: 100MM DIA. VITRIFIED CLAY PIPES WITH PUSH FIT POLYPROPYLENE COUPLINGS TO BS 65. POLYPROPYLENE INSPECTION CHAMBER AND B.I.G. ALL BY HEPWORTH. IC COVER AND FRAME; CAST IRON TO BS 497 PART 1 MEDIUM DUTY, DOUBLE SEAL. ACCESS GULLY WITH INTEGRAL BACK INLET TO TAKE RWP, SINK WASTE AND YARD SURFACE WATER. ALL DRAINS BELOW SLAB/BUILDING TO BE ENCASED IN MIN. 100MM CONCRETE SURROUND. DRAINS TO BE LAID AT 1:40MIN. FALL, AND TO ALL IN ACCORDANCE WITH PART H OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS.

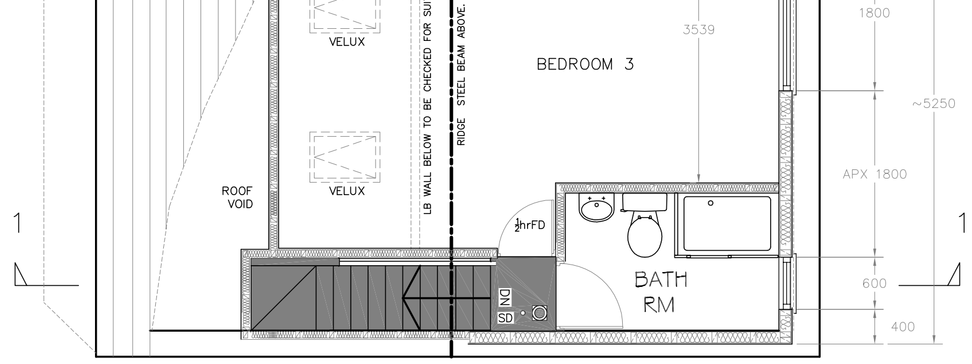
STRUCTURAL STEEL WORK
ALL NEW STEELS ARE TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DESIGN/DETAILS AND CALCULATIONS, WITH CALCULATIONS SUBMITTED TO LOCAL AUTHORITY BUILDING CONTROL FOR APPROVAL. ALL NEW BEAMS TO BEAR ON 450x100 CONCRETE PADSTONES. ALL NEW STEELS ARE TO BE FRAMED OUT IN SOFTWOOD FRAME WORK AND ENCASED IN 12.5MM FIRE LINE BOARD AND SKIM FINISH TO GIVE 1/2HR FIRE PROTECTION, ALL IN ACCORDANCE WITH PART B OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS AND TO LOCAL AUTHORITY BUILDING CONTROL OFFICERS REQUIREMENTS ON SITE.

SMOKE DETECTORS.
NEW MAINS WIRED SMOKE DETECTORS WITH BACK UP BATTERIES TO BE PROVIDED



PROPOSED FIRST FLOOR PLAN

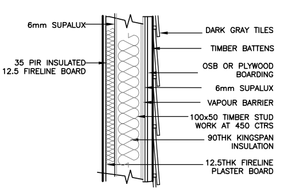
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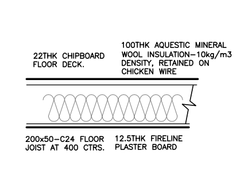
PROPOSED SECOND FLOOR PLAN

SCALE 1:50

INTERNAL DORMER DWARF STUD WALL

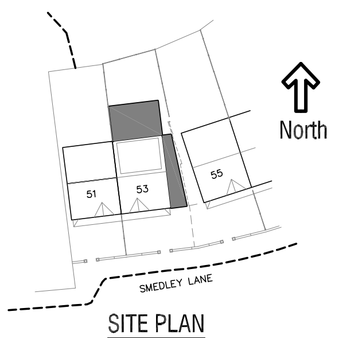


DORMER WALL



DORMER FLOOR DETAIL

30min FIRE PROTECTION.

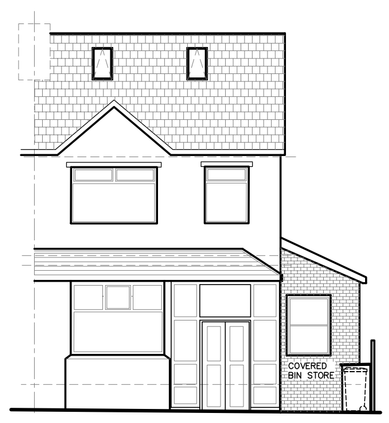


SITE PLAN

SCALE 1:500

0 0.5 1 2 3 4 5m

SCALE BAR 1 : 50



PROPOSED FRONT ELEVATION

SCALE 1:100



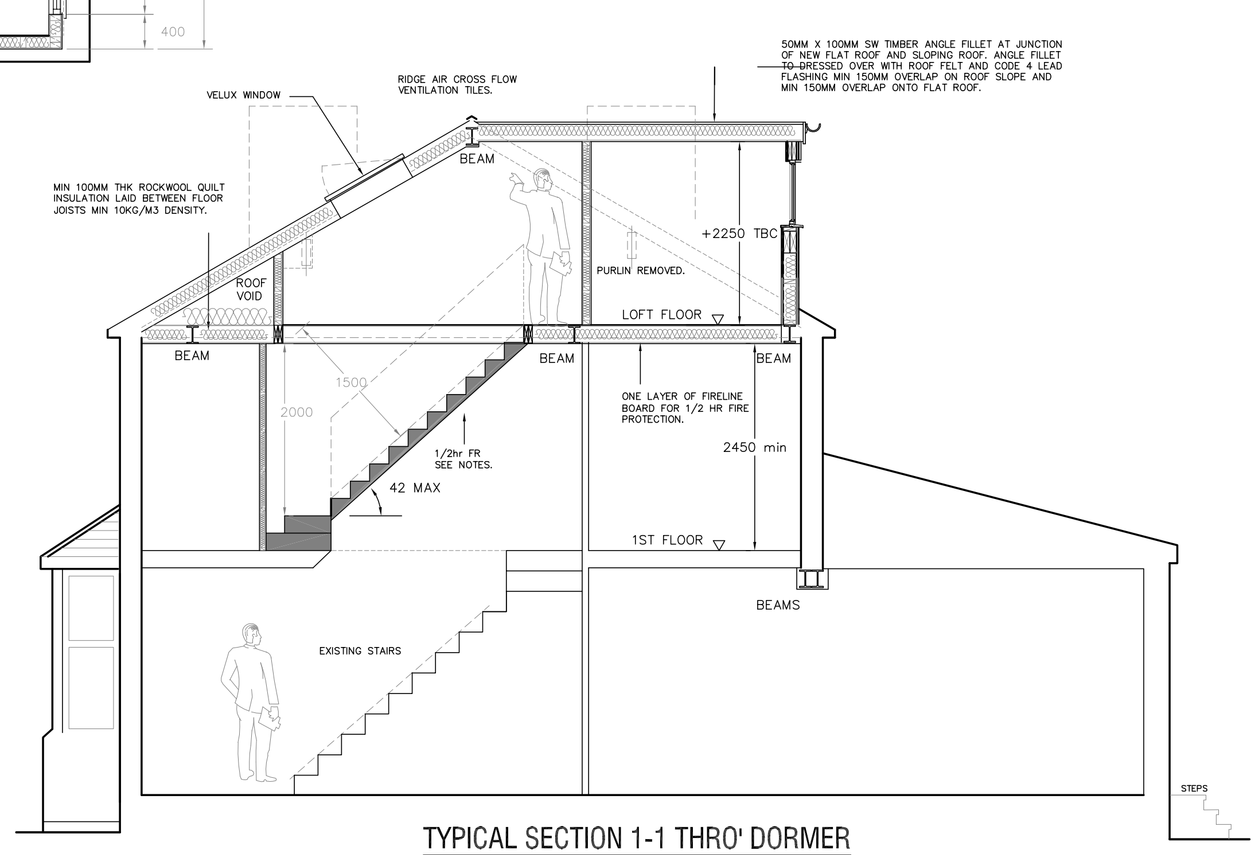
PROPOSED REAR ELEVATION

SCALE 1:100



PROPOSED GABLE

SCALE 1:100



TYPICAL SECTION 1-1 THRO' DORMER

SCALE 1:50

ISSUED FOR APPROVAL

Revision	Description	Date
A	REAR EXTN STEPS ADDED PLUS BIN STORE	17-09-25

Architectural & Structural Services

PROPOSED SINGLE STOREY SIDE & REAR EXTENSION.
PROPOSED PLANS, ELEVATIONS & DETAILS.
53 SMEDLEY LANE,
CHEETHAM HILL, MANCHESTER.

Drawn	Checked	Approved	Date
AD	MA		AUG 2025
Scale	Drawing No.		Revision
AS SHOWN	AMR 0835/25/02		A