

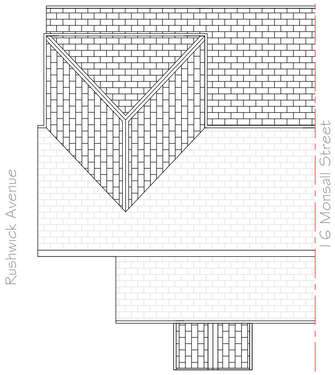
PROPOSED VIEW FROM RUSHWICK AVENUE 1:100



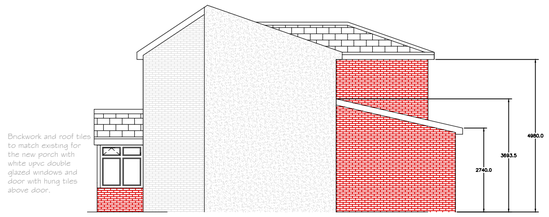
PROPOSED FRONT VIEW 1:100



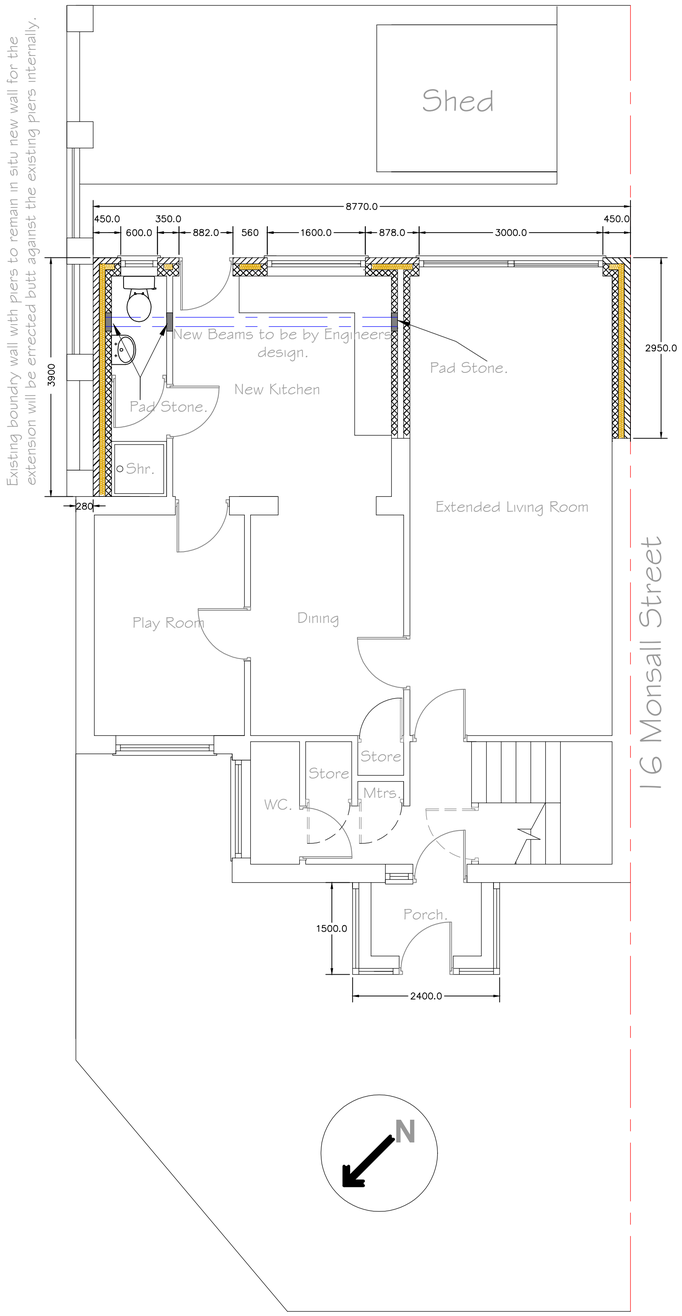
PROPOSED REAR VIEW 1:100



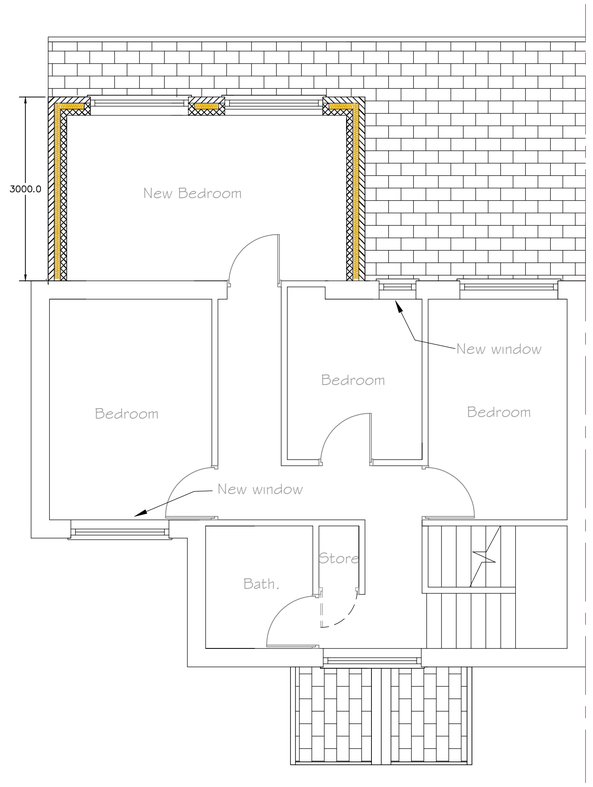
PROPOSED ROOF LAYOUT 1:100



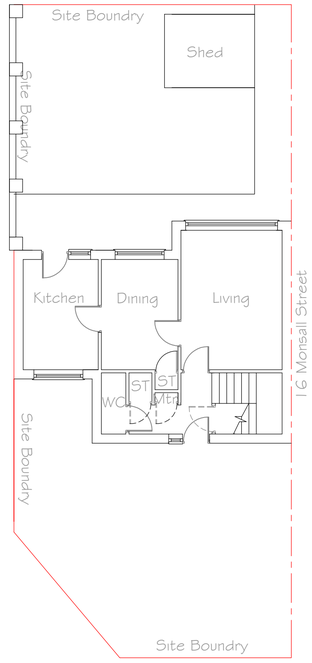
PROPOSED VIEW FROM 16 MONSALL STREET 1:100



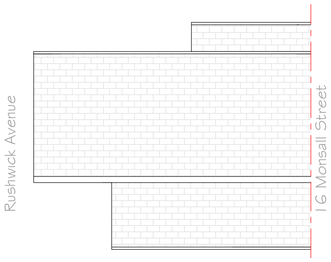
PROPOSED GROUND FLOOR LAYOUT 1:50



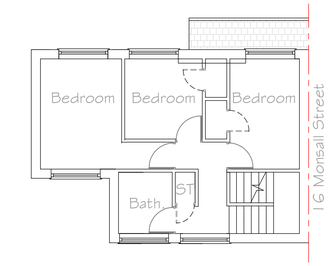
PROPOSED FIRST FLOOR LAYOUT 1:50



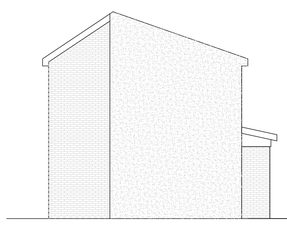
EXISTING GROUND FLOOR LAYOUT 1:100



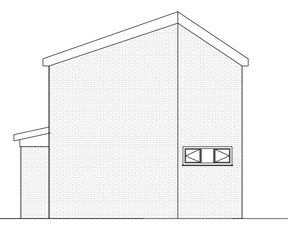
EXISTING ROOF LAYOUT 1:100



EXISTING FIRST FLOOR LAYOUT 1:100



EXISTING VIEW FROM 16 MONSALL STREET 1:100



EXISTING VIEW FROM RUSHWICK AVENUE 1:100



EXISTING FRONT VIEW 1:100



EXISTING REAR VIEW 1:100

NOTES FOR TWO STOREY REAR EXTENSION AND FRONT PROCH.

NO WORKS TO COMMENCE UNTIL FULL PLANNING 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.

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 SOFT WOOD TRUSSES AT MAXIMUM 600MM CENTRES, WITH 300MM GLASS FIBRE INSULATION OR SIMILAR APPROVED, 150MM GLASS FIBRE LAID IN-BETWEEN JOISTS, WITH A FURTHER 150MM LAID ACROSS TO GIVE A U VALUE OF 0.16W/M2K, WITH 12.5MM PLASTER BOARD AND SKIM FINISH TO UNDERSIDE. ROOF TRUSSES TO BE DESIGNED AND BRACED ALL IN ACCORDANCE WITH BS 5268 PART 3 1998 AND TO SPECIALIST DETAILS AND CALCULATIONS. GRADIENT OF RAFTERS TO BE MINIMUM 12.5°, AND ROOF TILES TO BE INSTALLED ALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS. ROOF TO BE VENTILATED AT RIDGE LEVEL WITH RIDGE TILES, FIXED ALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS AND TO PART F OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS.

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 GMS. STRAPS AT 1200MM CTRS. 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 302.5MM CAVITY CONSTRUCTION, 102.5MM THICK CLAY FACING BRICKS, TO MATCH EXISTING, 100MM FULL FILL ROCKWOOL CAVITY INSULATION OR SIMILAR APPROVED, WITH AN INTERNAL LEAF OF 100MM THICK CELCON 7N BLOCKWORK 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

SLAB CONSTRUCTION.
LAY 19MM MASTIC ASPHALT ON FIBRE GLASS TISSUE MEMBRANE ON 150MM REINFORCED CONCRETE (C30P) ON VISQUEEN 1200 GAUGE SUPER DPM, LAPPED INTO DPC, ON MINIMUM 100MM KINGSPAN KOOLTHERM K3 FLOORBOARD OR SIMILAR APPROVED, WITH 25MM UPSTAND OF INSULATION AROUND PERIMETER, ON MINIMUM 150MM WELL COMPACTED SAND BLINDED HARDCORE. PROPOSED FLOOR TO LINE UP WITH EXISTING, AND ALL VEGETABLE MATTER TO BE REMOVED BELOW NEW SLAB. THE WHOLE TO ACHEIVE A U-VALUE OF 0.22W/M²K, ALL IN ACCORDANCE WITH PART L1B OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS AND TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS ON SITE.

FOUNDATIONS.
MINIMUM 600MM WIDE X 300MM MIN.THICK CONCRETE STRIP FOOTINGS TO A MINIMUM DEPTH OF 1000MM 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.

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 OMM 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 60 /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.

ELECTRICS & GENERAL
ALL ELECTRICAL INSTALLATIONS TO COMPLY TO BS 7671, 17TH EDITION OF IEE REGS AND PART P OF BUILDING REGS BY A NICEIC ELECTRICIAN WITH A TEST CERTIFICATE FORWARDED TO BUILDING CONTROL WITHIN 30 DAYS OF COMPLETION. NEW RADIATORS TO HAVE TRV. IF A NEW BOILER IS INSTALLED, IT SHOULD BE OF CONDENSING TYPE AND HAVE MIN SEDBUK RATING OF 86%. IF NOT, ADEQUACY OF EXISTING BOILER SHOULD BE CHECKED TO DETERMINE THAT IT IS CAPABLE OF HANDLING THE PROPOSED INCREASED LOADS. SERVICE PLANS TO BE INSULATED AND BOILER CONTROL INTERLOCKS TOGETHER WITH ZONE TIMING AND TEMPERATURE CONTROLS ARE REQUIRED. IN ADDITION, THE HEATING AND HOT WATER SYSTEM SHOULD BE COMMISSIONED SO THAT AT COMPLETION THE SYSTEM AND THEIR CONTROLS ARE LEFT IN WORKING ORDER AND CAN OPERATE EFFICIENTLY. A COPY OF THE CORGI CERTIFICATE IS TO BE GIVEN TO THE LOCAL AUTHORITY ON COMPLETION.

1:100 SCALE BAR (M)
0 1 2 3 4 5

1:50 SCALE BAR (M)
0 1 2 3 4 5

ALL DIEMSIONS ARE SUBJECT TO SITE MEASURE.

ALL BUILDING MATERILS TO MATCH EXISTING.

Rev.	Description	Drawn	Date
A.	Drawing brought inline with planning officer's comments	FJ	8/6/25

J & Sons Architectural Services

PROPOSED & EXISTING PLANS & ELEVATIONS FOR TWO STOREY REAR EXTENSION & FRONT PORCH AT 16 MONSALL STREET MANCHESTER

Drawn	Checked	Approved	Date
FJ	JJ	JA	11/05/25
Scale: SHOWN	Drawing No.: 05-05-025		Revision: A