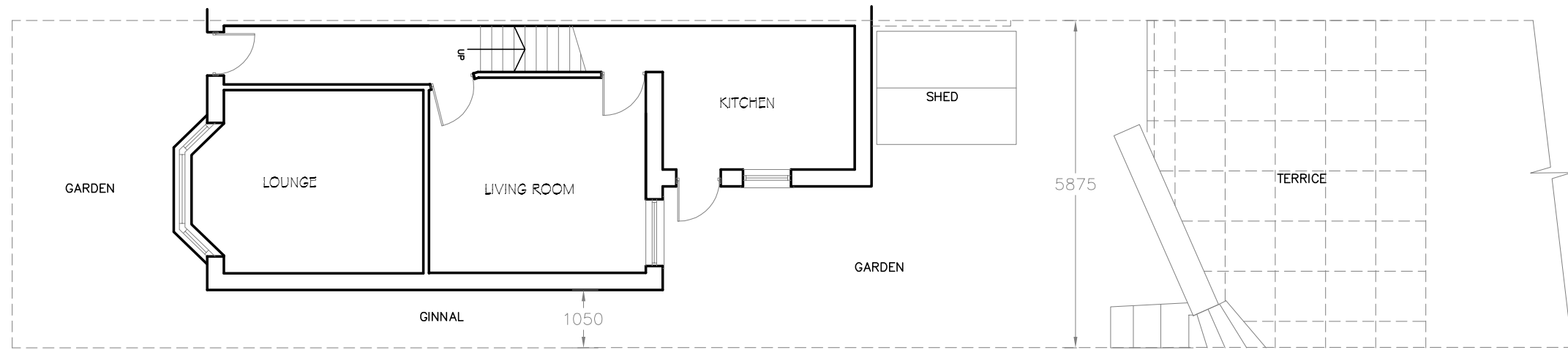
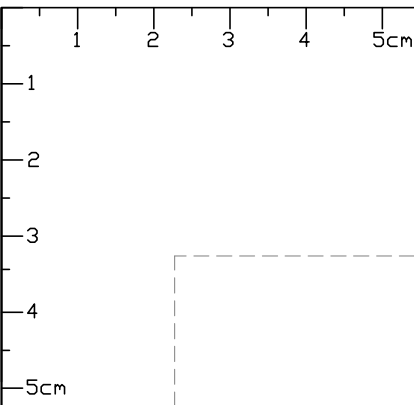
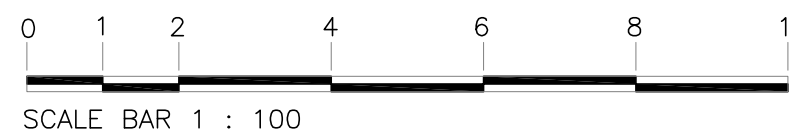




EXISTING GROUND FLOOR PLAN

SCALE 1:50



EXISTING REAR ELEVATION

SCALE 1:100

EXISTING SIDE ELEVATION

SCALE 1:100

ISSUED FOR APPROVAL

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.

EXTENSION ROOF CONSTRUCTION
PROVIDE MAILEY MODERN OR SIMILAR APPROVED INTERLOCKING ROOF TILES TO MATCH EXISTING AND LOCAL AUTHORITY APPROVAL. ON 38X50MM TANALISED BATTENS, ON BREATHABLE ROOFING FELT, TYKOR 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 KODATHERM (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 800MM 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 SURVEYORS. IF GROUND CONDITION IS FOUND NOT TO BE SUITABLE THEN NEW FOUNDATIONS ARE TO BE DESIGNED AND CONSTRUCTED 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 SURVEYORS 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 GMS STRAPS AT 1200MM CTRS. AND BEDDED IN MORTAR. STRAPS TO BE COVERED IN PLASTER. 100X200MM 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 THERMAGLASS 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 2024T 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. 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. SUBSEQUENT 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 ROOM ABOVE THAT LEVEL, IN INTERNAL AND EXTERNAL WALLS, AND BETWEEN FINISHED FLOOR LEVEL, AND 1500MM ABOVE THAT LEVEL, AT 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 WEB OF RAND, 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 50L/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.

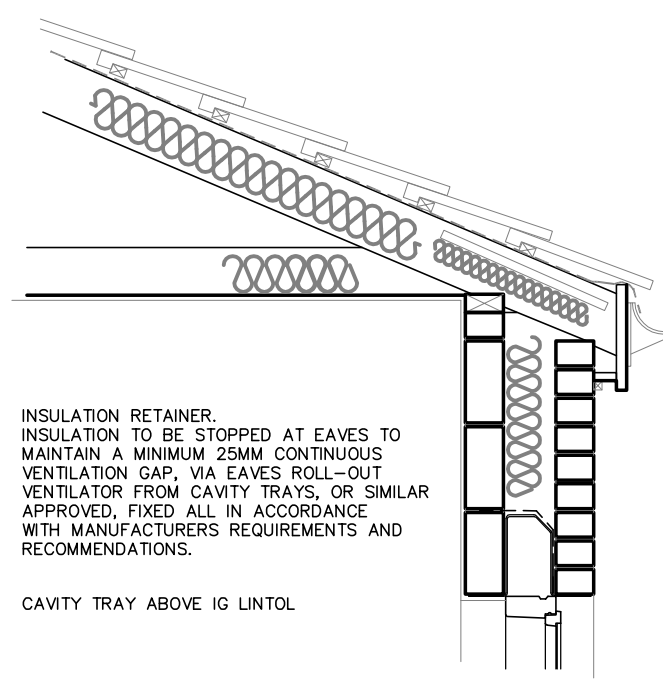
INTELS
PROVIDE INSULATED STEEL INTELS TO BS 5977 WITH DUPLEX CORROSION PROTECTION AND INTEGRAL DPC. INSTALL INTELS (REF. CATNIC CUL70/100) ON A MORTAR BED ALLOWING A MIN. 150MM END BEARING AT EACH END. RAISE INNER AND OUTER LEAVES OF MASONRY TOGETHER WITH 2N0. WEEP HOLES OVER OPENINGS. ALL NEW INTELS TO BE ENCASED IN 12.5MM FIRELINE BOARD OR SIMILAR APPROVED TO ACHIEVE 1/20HR FIRE PROTECTION. ALL IN ACCORDANCE WITH PART B OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS. ALL INTELS ARE TO BE 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 OR TO LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS ON SITE.

DRAINAGE
ABOVE GROUND: 50MM DIA. WASTE PIPE TO SINK, W/B AND BATH WITH 75MM DEEP SEAL TRAP. BELOW GROUND: 100MM DIA. VITRIFIED CLAY PIPES WITH PUSH FIT POLYPROPYLENE COUPLINGS TO BS 65. POLYPROPYLENE INSPECTION CHAMBERS AND S.I.O. ALL BY HEFORTH. IC COVER AND FRAME, CAST IRON TO BS 497 PART 1 MEDIUM DUTY, DOUBLE SEAL. ACCESS GULLY WITH INTEGRAL BACK INLET TO TAKE RMP. 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.

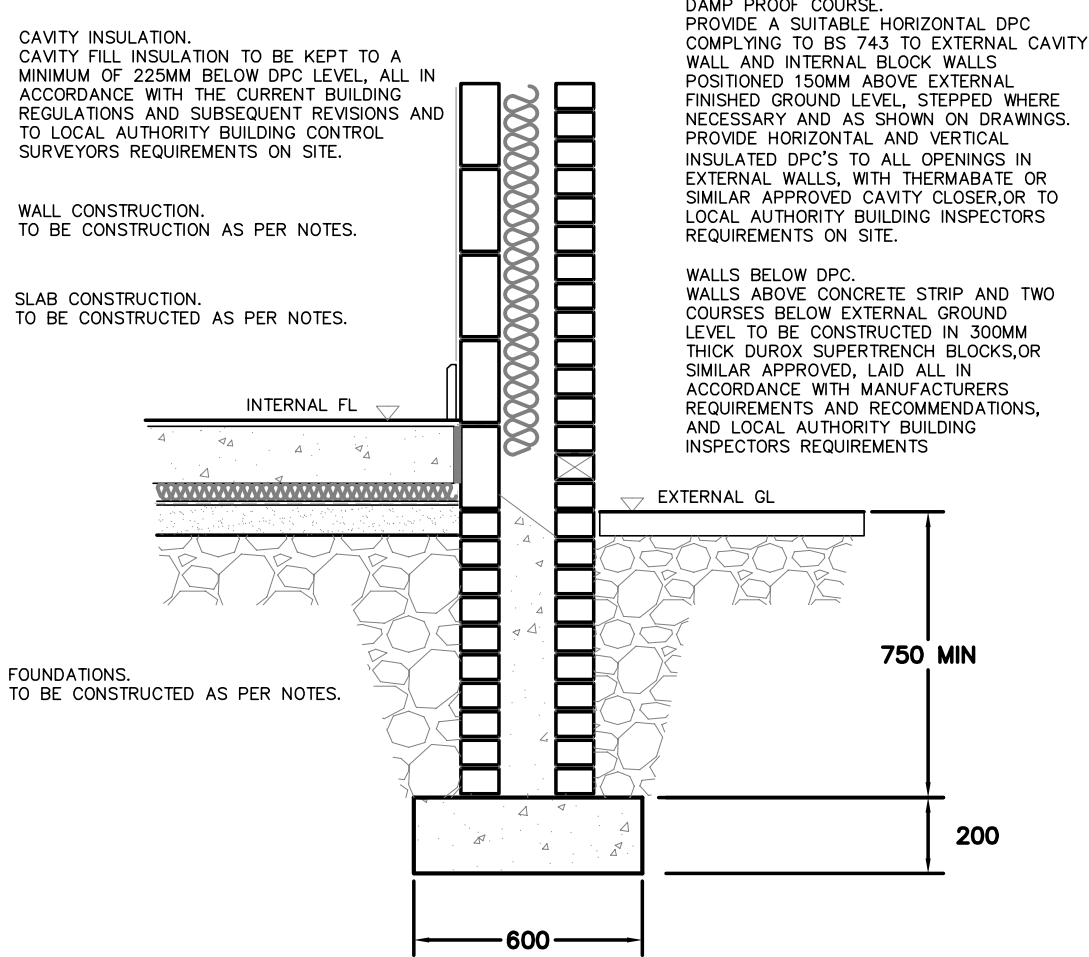
STRUCTURAL STEEL WORK
ALL NEW STEELS ARE TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DESIGN/DETAILS AND CALCULATIONS, WITH CALCULATIONS SUBMITTED TO LOCAL AUTHORITY BUILDING CONTROL FOR APPROVAL. ALL NEW BEAMS TO BEAR ON 600X100 CONCRETE PADSTONES. ALL NEW STEELS ARE TO BE FRAMED OUT IN SOFTWOOD FRAME WORK AND ENCASED IN 12.5MM FIRE LINE BOARD AND SWM 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



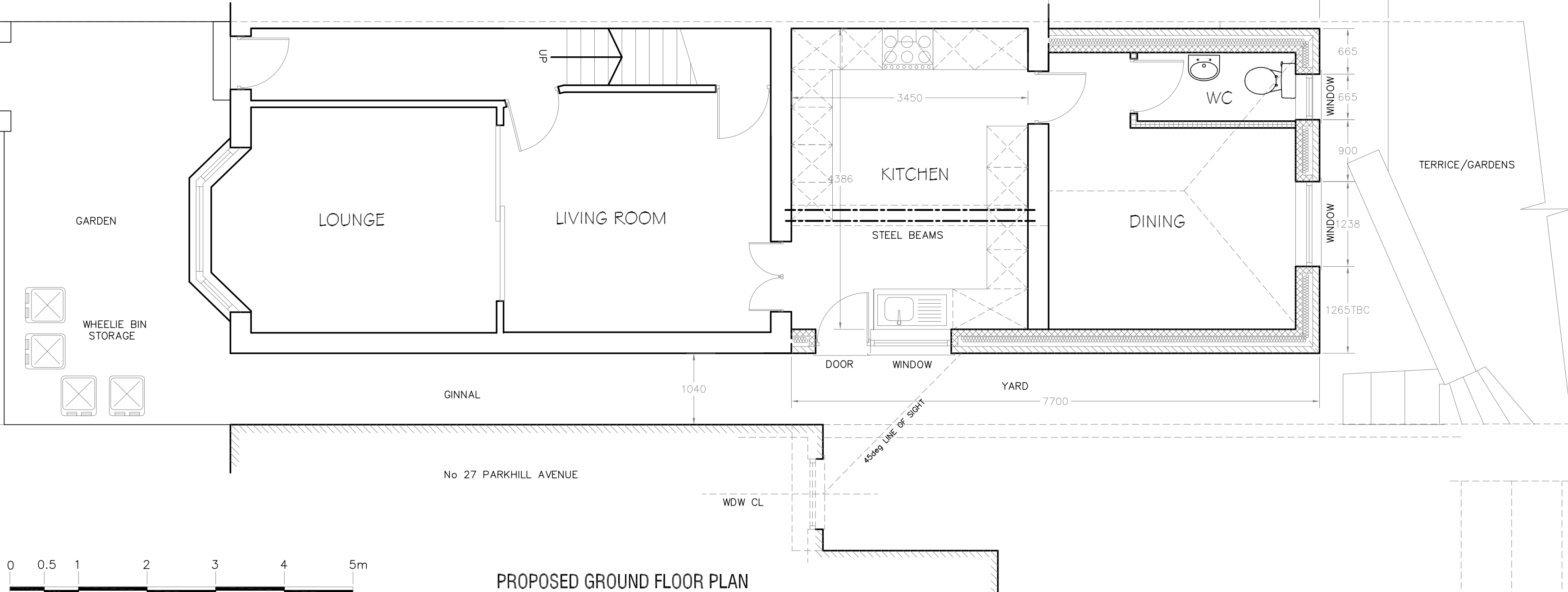
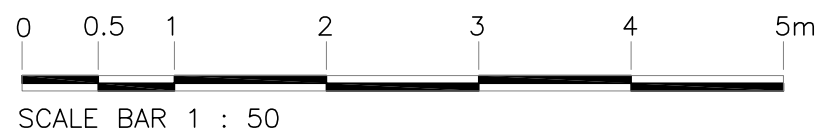
TYPICAL ROOF DETAIL

SCALE 1:20



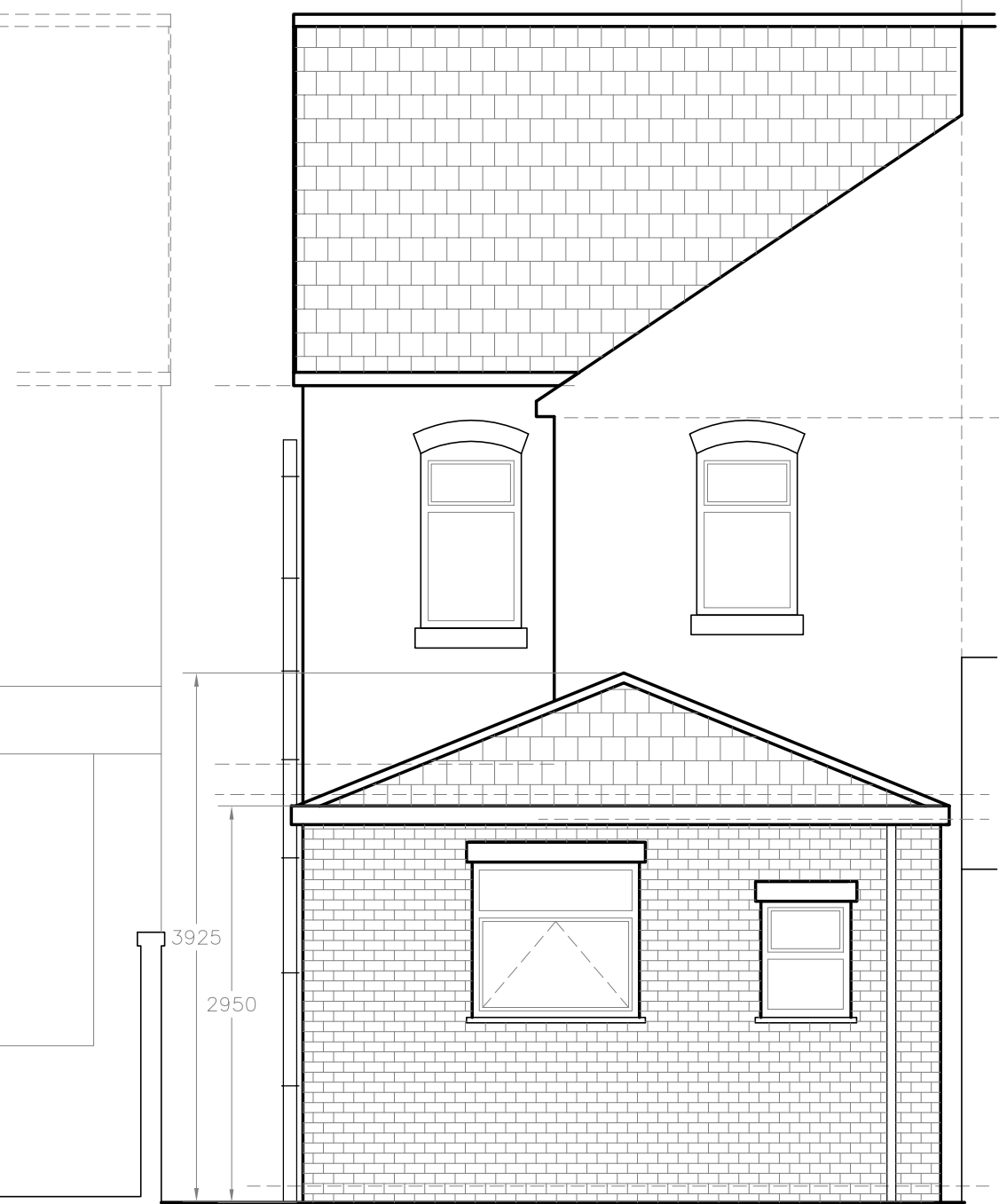
TYPICAL WALL/FOUNDATION DETAIL

SCALE 1:20



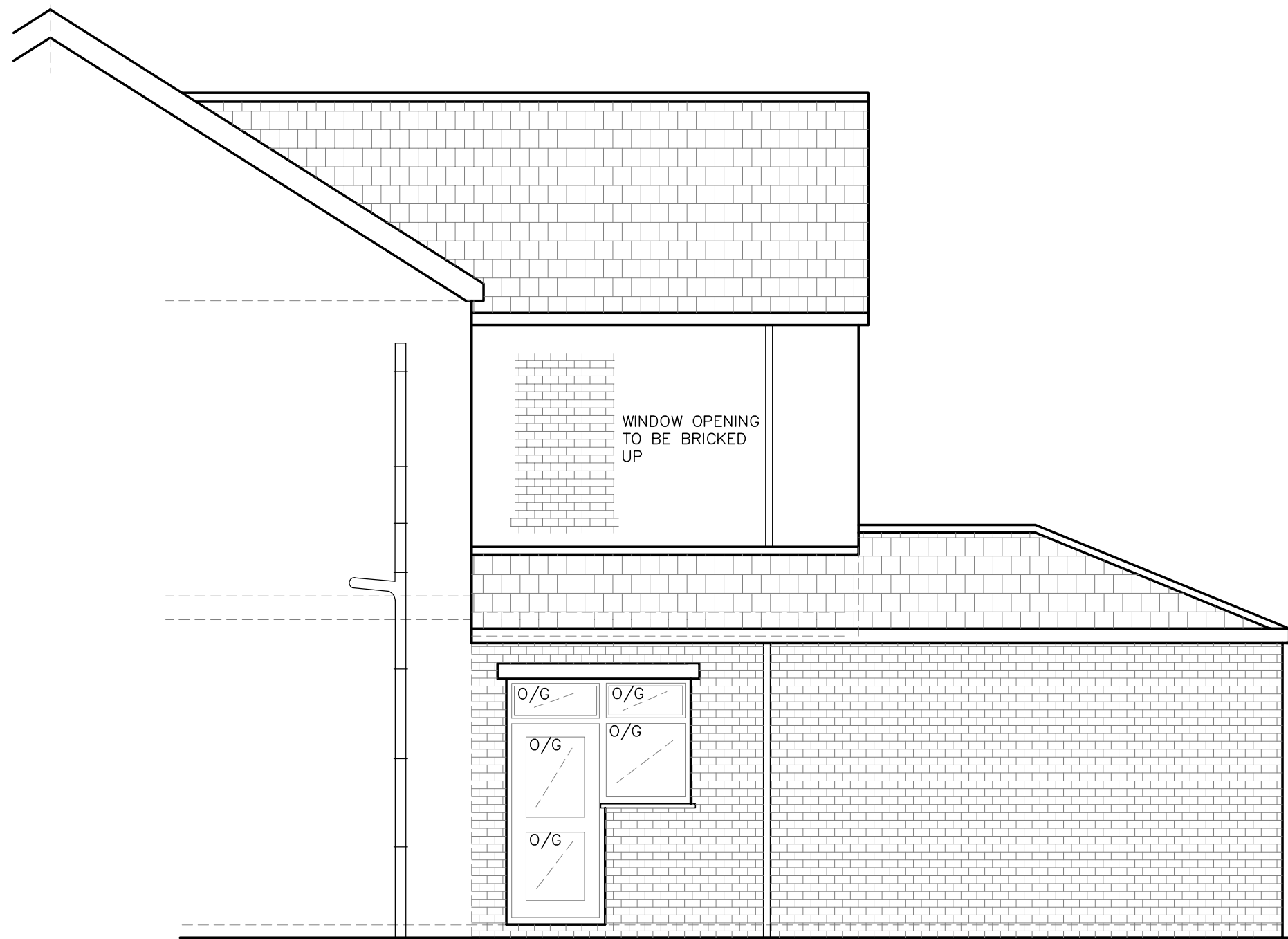
PROPOSED GROUND FLOOR PLAN

SCALE 1:50



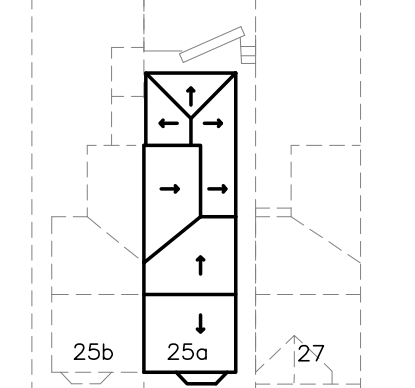
PROPOSED REAR ELEVATION

SCALE 1:50



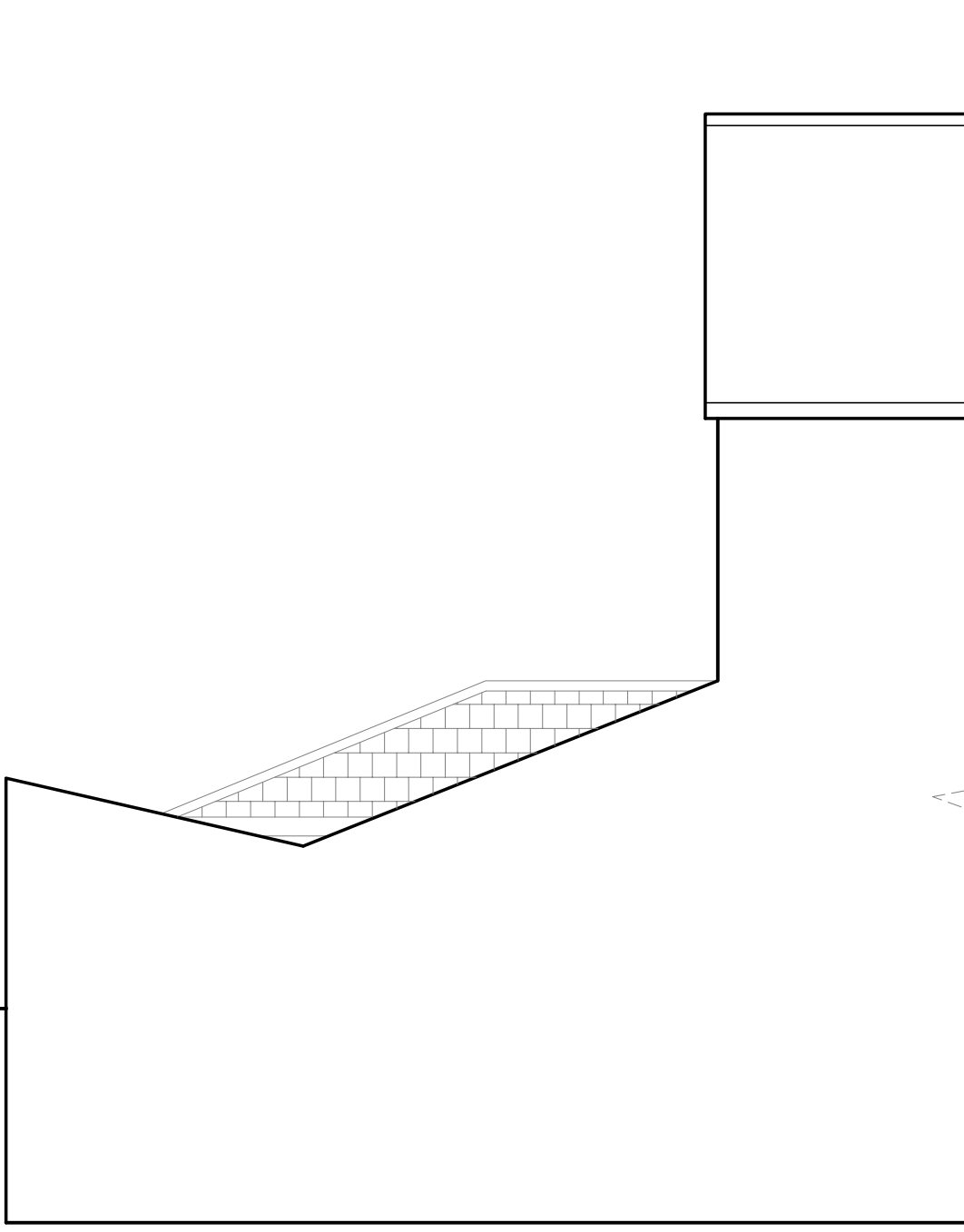
PROPOSED SIDE ELEVATION

SCALE 1:50



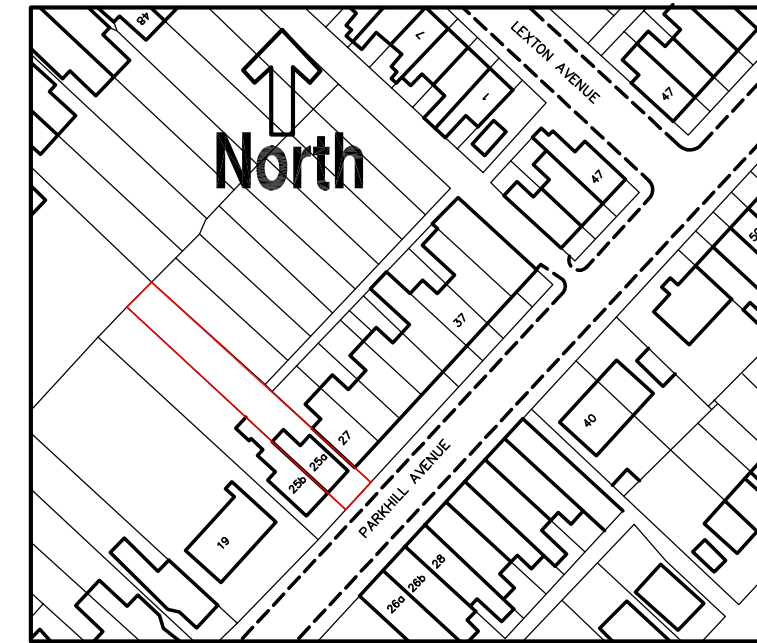
SITE PLAN

SCALE 1:200



PROPOSED SIDE ELEVATION (FACING 25b PARKHILL AVE)

SCALE 1:50



LOCATION PLAN

SCALE 1:1250

Revision	Description	Date
A	PLANNING REMIT WC WINDOW MOVED TO REAR- 456sq PROJECTION SHOWN FROM 27 PARKHILL AVE. WHEELIE BIN STORAGE SHOWN	25.04.25

Architectural & Structural Services

PROPOSED SINGLE STOREY SIDE & REAR
EXTENSION.
PLANS, ELEVATIONS & DETAILS.

25a PARKHILL AVENUE,
CRUMPSALL, MANCHESTER.

Drawn HK	Checked OK	Approved	Date MAR 2025
Scale AS SHOWN	Drawing No. AMR 1103/25/01	Revision A	