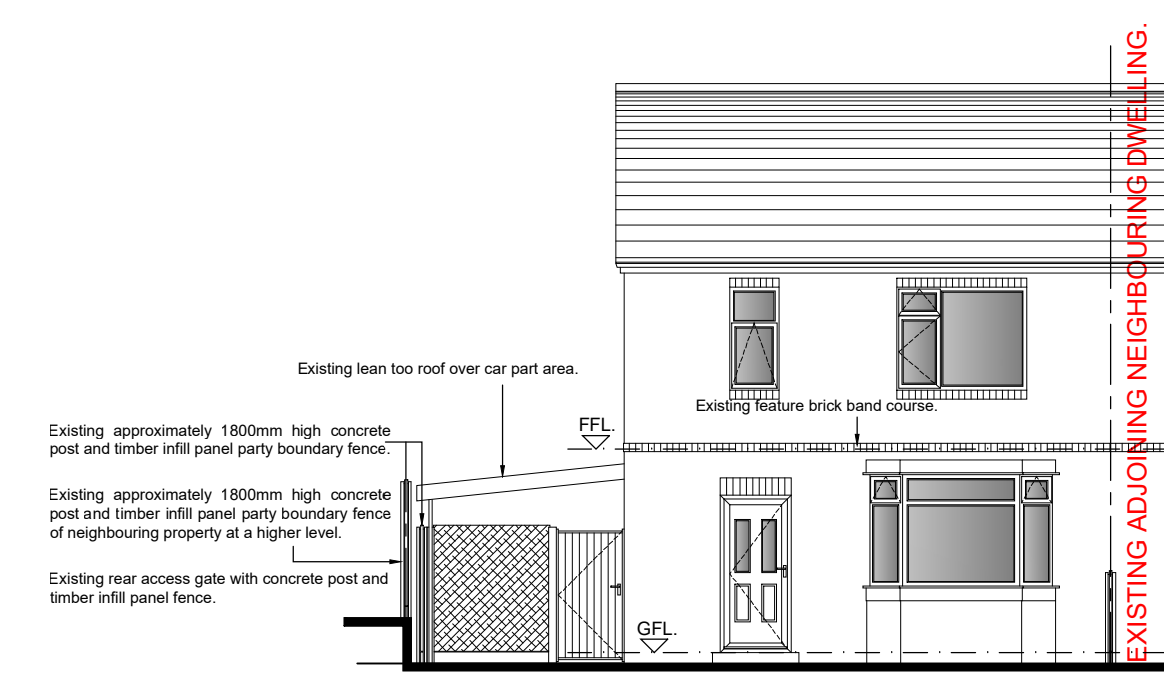
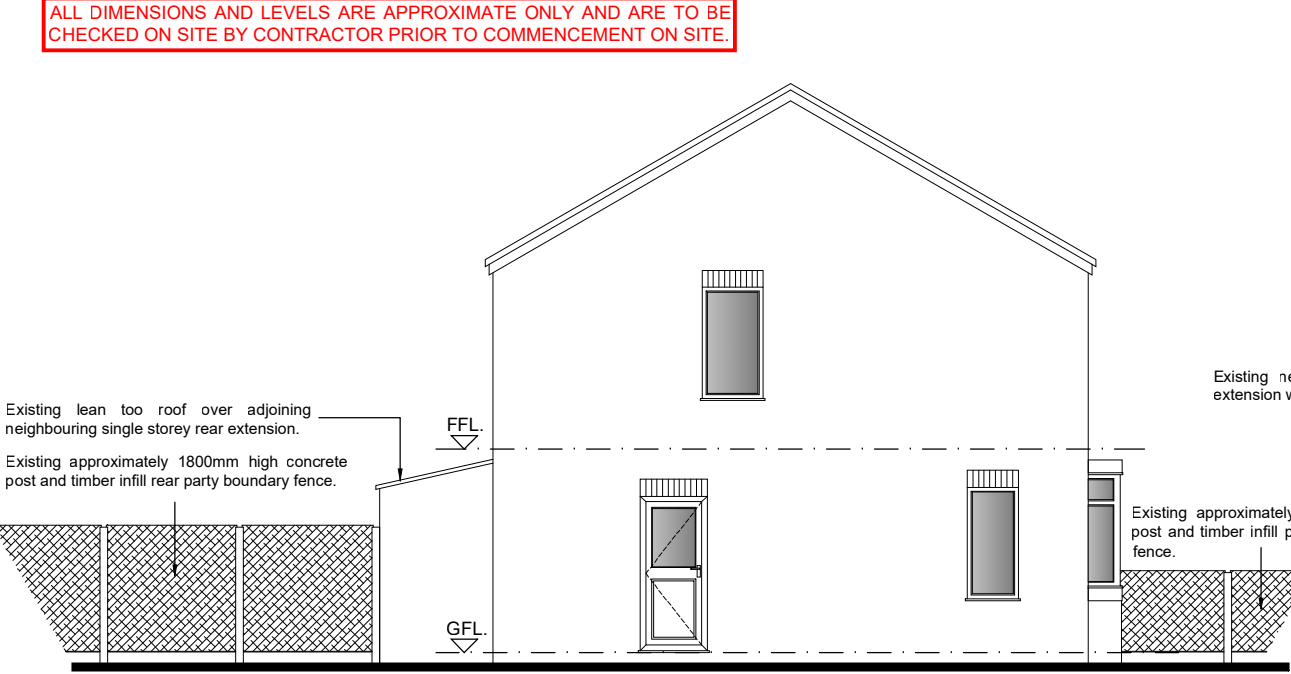


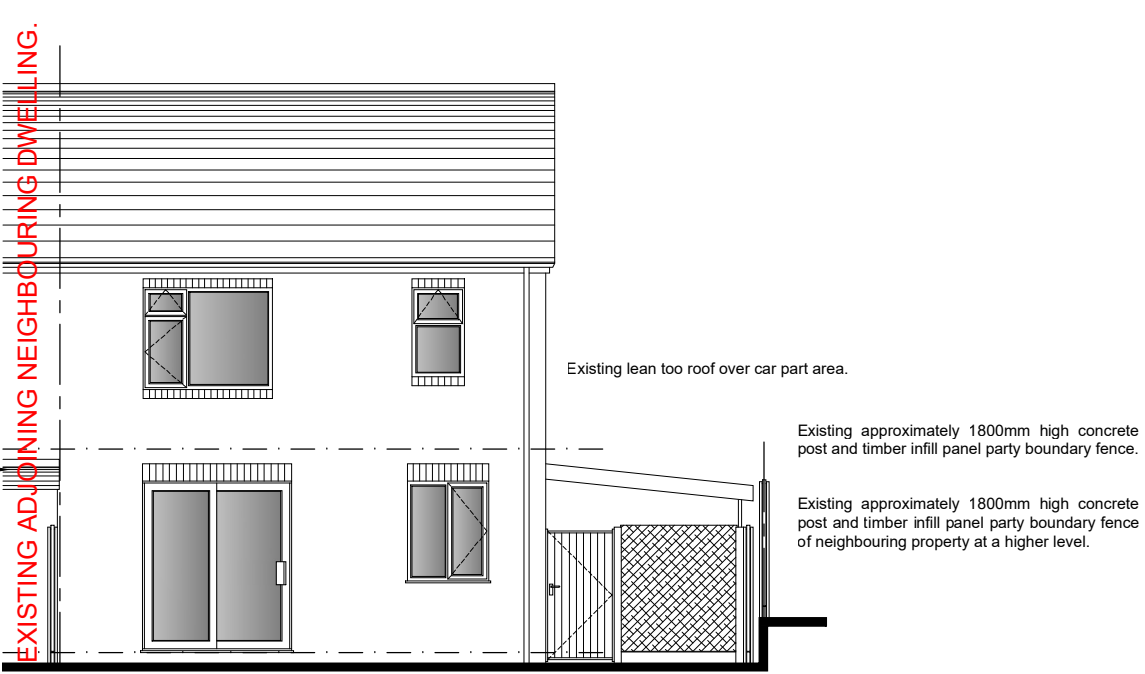
ALL DIMENSIONS AND LEVELS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT ON SITE



EXISTING FRONT ELEVATION
SCALE: 1:100

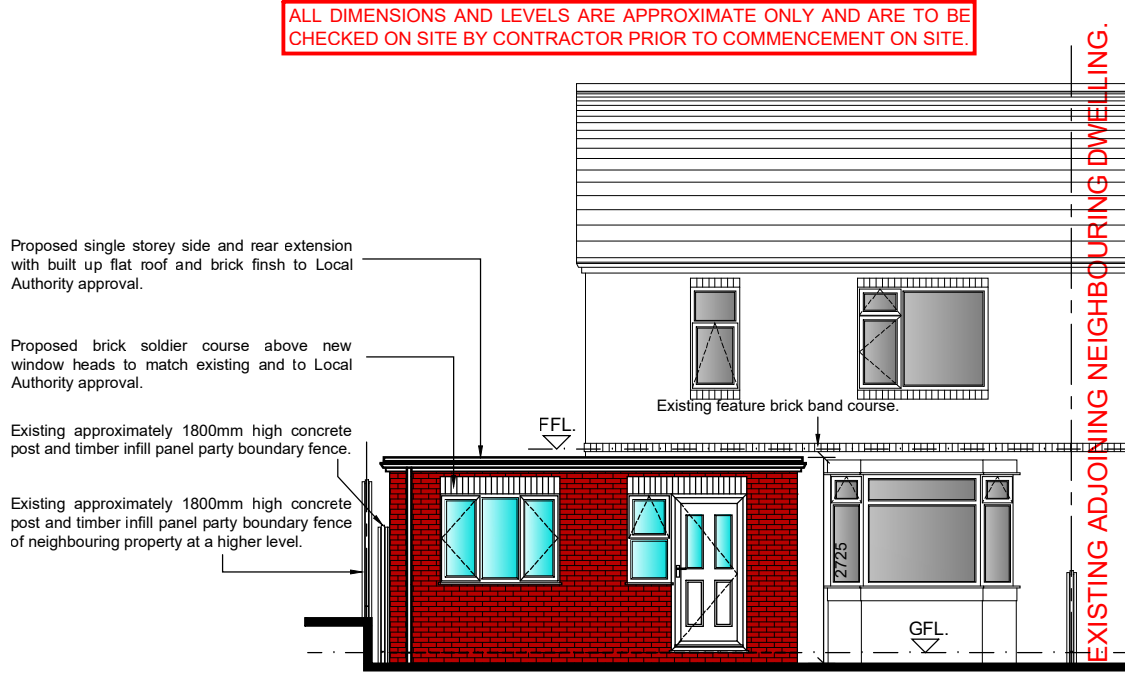


EXISTING SIDE ELEVATION
SCALE: 1:100



EXISTING REAR ELEVATION
SCALE: 1:100

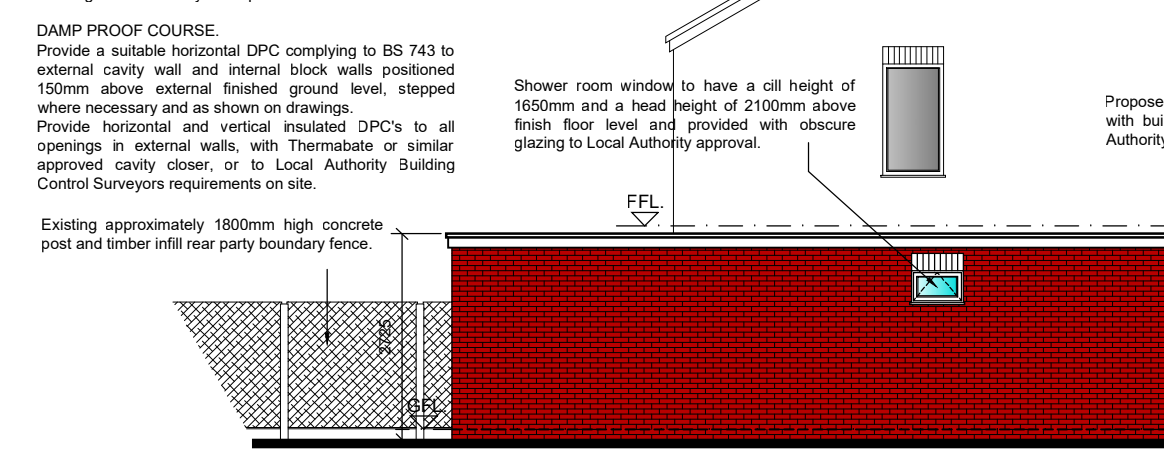
ALL DIMENSIONS AND LEVELS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT ON SITE



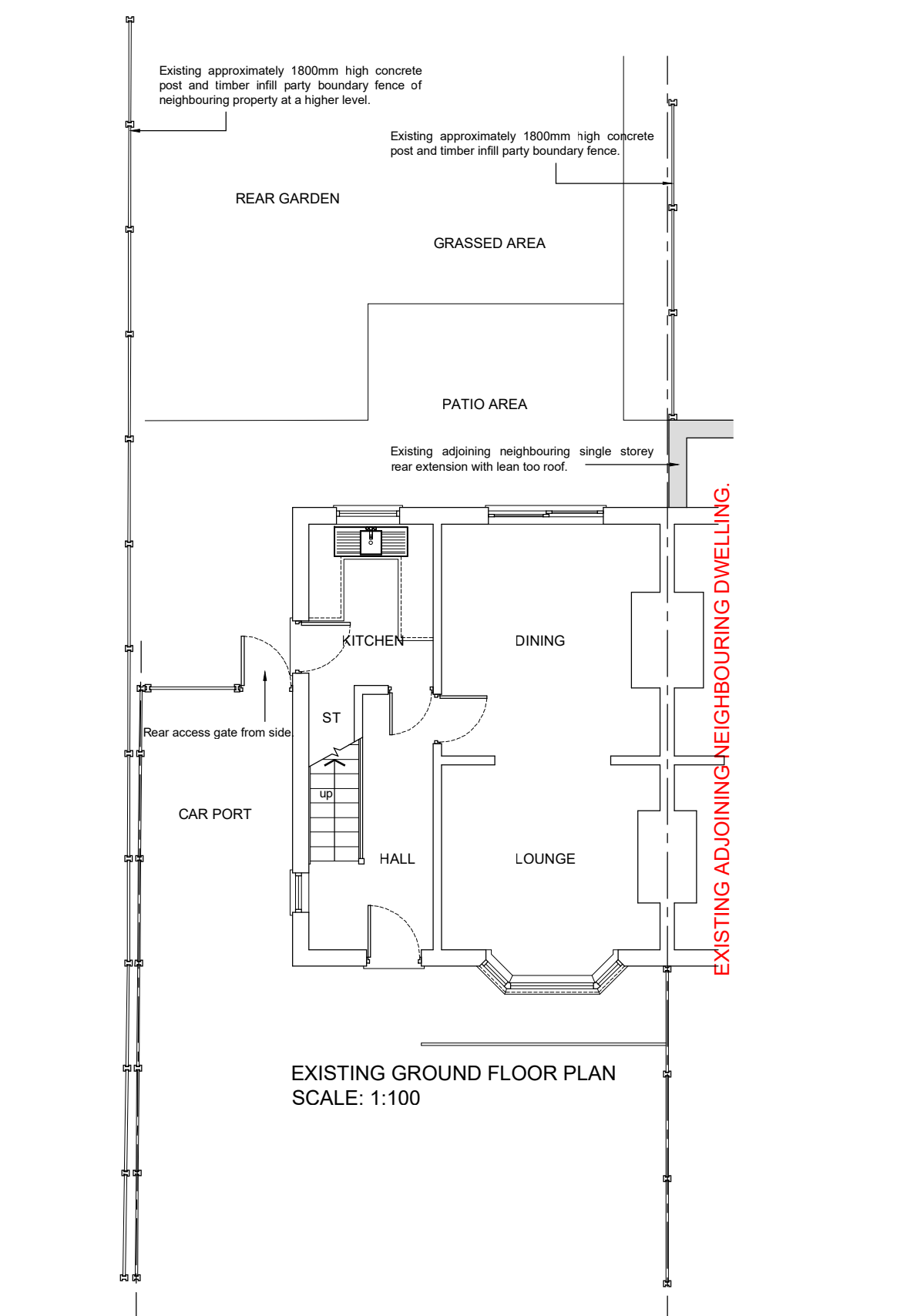
PROPOSED FRONT ELEVATION
SCALE: 1:100

LEAD FLASHING
Where new single storey side and rear extension roof abuts existing walls provide new Code 4 lead flashing with cavity tray Dpc in existing wall, with weepholes at maximum 900mm centres.
Lead flashing to have a minimum upstand of 150mm and to be installed all in accordance with Lead Association requirements and recommendations and to Local Authority Building Control Surveyors requirements on site.

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.



PROPOSED SIDE ELEVATION
SCALE: 1:100



EXISTING GROUND FLOOR PLAN
SCALE: 1:100

LEAD FLASHING
Where new single storey side and rear extension roof abuts existing walls provide new Code 4 lead flashing with cavity tray Dpc in existing wall, with weepholes at maximum 900mm centres.
Lead flashing to have a minimum upstand of 150mm and to be installed all in accordance with Lead Association requirements and recommendations and to Local Authority Building Control Surveyors requirements on site.

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.

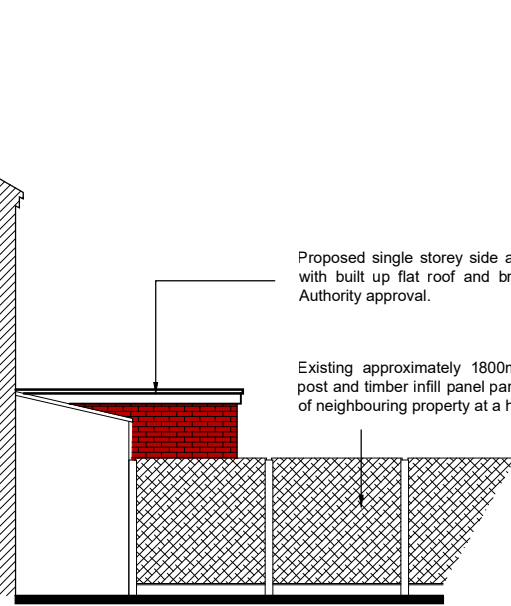


PROPOSED REAR ELEVATION
SCALE: 1:100

ALL DIMENSIONS AND LEVELS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT ON SITE

LEAD FLASHING
Where new single storey side and rear extension roof abuts existing walls provide new Code 4 lead flashing with cavity tray Dpc in existing wall, with weepholes at maximum 900mm centres.
Lead flashing to have a minimum upstand of 150mm and to be installed all in accordance with Lead Association requirements and recommendations and to Local Authority Building Control Surveyors requirements on site.

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.



PROPOSED SIDE ELEVATION
FROM NEIGHBOURS SIDE
SCALE: 1:100

GENERAL NOTES.

1. This drawing is the property of Y A Architectural Services and copyright is reserved by them, and this drawing is not to be copied or disclosed by or to any unauthorised persons without prior written consent of Y A Architectural Services.
2. All dimensions are approximate only and are to be checked on site by contractor and any discrepancies to be reported prior to commencement of work.
3. Do not scale from this drawing, only work to written dimensions.
4. All new drains to be laid, jointed and tested to the entire satisfaction of the Local Authority.
5. All work to comply with current Building Regulations and subsequent revisions.
6. Foundations not to encroach over boundaries.

EXTENSION ROOF CONSTRUCTION
New extension flat roof to comprise of stone chipping's on 3 layers roofing felt to BS 743 on 150mm thick Powerdeck F floor. Redwood or similar approved mechanically fixed to vapour barrier on minimum 18mm WBP Grade Plywood decking board on spaced battens on 50x100mm C24 roof joists at maximum 600mm centres and 12.5mm fire line board and skim finish to underside.
The whole to give a U value of 0.18W/m²K, all in accordance with Part L1A of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.
Insulation to be installed all in accordance with manufacturers requirements and recommendations.
Provide and fix 75mm gutter on external quality clay fascia board, with a 25mm continuous ventilation gap all round with insect mesh behind fascia board.

FASCIA AND SOFFIT BOARDS
200x25mm installed finished sive fascia 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.
150x25mm sive treated wall plate head down with 1000mm long DMS straps at 1200mm c/s, and bedded in mortar. Straps to be covered in plaster mesh.
120x25mm deep Terrain system 2200 square section gutter, colour black with 2252 support brackets; outlet into 62mm square down pipe.

NEW EXTENSION WALL CONSTRUCTION
Construct extension in position shown in 327.5mm cavity construction, 102.5mm thick clay facing bricks to match existing and to Local Authority approval, 10mm clear cavity and 115mm full fill Eurowall + Cavity insulation from Redwood or similar approved, with an internal leaf of 100mm thick Celcon H-Strength block or similar approved.
Cavity wall insulation to be installed all in accordance with manufacturers requirements and recommendations and all joints tapped.
Walls are to be tied together with 225mm long double triangle stainless steel wall ties, with 13mm 2coat plaster and skim finish internally.
The whole to achieve a U value of 0.18W/m²K, all in accordance with Part L1A of the current Building Regulations and subsequent revisions.
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 the entire satisfaction of the Local Authority Building Control Surveyors requirements on site.
Extra tier 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 to run continuously.

SLAB CONSTRUCTION
Lay 10mm mastic asphalt on fibre glass tissue membrane on 150mm reinforced concrete (C30/37) on in-situ 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 wet compacted sand bladed hardcore.
Proposed floor to line up with existing, and all vegetation material to be removed below new slab.
The whole to achieve 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 300mm wide x 300mm thick concrete strip footings to a minimum depth of 900mm below external ground level.
New concrete strips 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 and installed 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.

GLAZING
All new windows are to be UPVC double glazed, in Pilkington '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 side of door. All to comply to BS 6206: 1981 and to Part N of the current Building Regulations.
Glazing to achieve 1.6W/m²K, or a WER of B and 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 operable 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 minimum area of 6000mm².
In addition kitchen to be provided with mechanical ventilation giving a minimum extraction rate of 30l/sec adjacent to a hob or 30l/sec, elsewhere, similarly bathroom and in-suit is 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.
All new windows are to have the mechanical ventilation with a 15mm, over run, all in accordance with Part F of the current Building Regulations and subsequent revisions.

UNITELS
Provide insulated steel lintels to BS 5977 with Duplex corrosion protection and integral DPC.
Install Lintels (Ref: Catic 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 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, urinal 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.
G.C. cover and frame, cast iron to BS 457 Part 1 medium duty, double seal.
Access gully with integral back inlet to take rap, sink waste and yard surface water.
All drains below slab/building to be encased in min. 100mm concrete surround.
Drains to be laid at 1:40mm fall, and to all in accordance with Part H of the current Building Regulations and subsequent revisions, and to Local Authority Building Control Surveyors requirements on site.
New soil and vent pipe to terminate at least 500mm above any opening into the building within 3m and should be finished with a wire cage or perforated cover, fixed to the end of the ventilating pipe, which does not restrict the flow of air, all in accordance with Part H of the current Building Regulations and subsequent revisions and to the Local Authority Building Control Surveyors requirements on site.

SMOKE DETECTORS
New mains wired smoke detectors with back up batteries to be provided at head of landings on ground and first floor levels, and to be inter linked, all in accordance with Part B of the current Building Regulations and subsequent revisions and to BS 5446 Part 1, and BS 5838 Part 1 and 6.
Smoke detectors are to be sited so that there is a smoke alarm in the circulation space within 7.5m of the door to every habitable room, and are ceiling mounted and at least 300mm from walls and light fittings (unless in the case of light fittings there is test evidence to prove that the proximity of the light fitting will not adversely effect the efficiency of the detector).
Units designed for wall mounting may also be used provided that the units are above the level of doorways opening into the space, and they are fixed in accordance with manufacturers instructions; and the sensor in the ceiling mounted devices 8 between 25mm and 600mm below the ceiling.
Smoke detectors are not to be fixed next to or directly above heaters or air conditioning outlets.
Additional interlinked smoke detector to be provided within dining room area.
Kitchen to be provided with interlinked heat detector, all in accordance with Part B of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.

PLANNING ISSUE

A	CORRECT BOUNDARY FENCE INDICATED FOLLOWING PLANNERS COMMENTS.	12.12.24
AMENDMENTS		DATE
Y A Architectural Services		
Unity House, Fletcher Street, Bolton, Lanc. BL3 6NE tel/fax: 01204 559988 Mobile: 07802 434415 e-mail: design@yaas.co.uk www.yaas.co.uk		
DRAWN: YAHMED.	DATE: 22.10.24	
CHECKED:	SCALE: 1:100@A1	
PROJECT: PROPOSED ERECTION OF A SINGLE STOREY REAR AND SIDE EXTENSION AT 12 WELFORD ROAD, CRUMPSALL, MANCHESTER.		
CLIENT: MRS PAMELA PELLEGRINOTTI.		
JOB TITLE: EXISTING AND PROPOSED PLANS AND ELEVATIONS.		
JOB No: 1989-P01A		