

This Plan is for Planning & Building Regulations Purposes Only and is not a working Drawing.

REF:-137084

NOTES

SITE PREPARATION

PREPARATION OF EXISTING GROUND AND SUB SOIL TO COMPLY WITH APPROVED DOCUMENT 'C' OF THE BUILDING REGS. DELETERIOUS MATERIALS ORGANIC WASTE AND OTHER UNSUITABLE COMPONENTS MUST BE REMOVED FROM SITE.

IF THE SITE IS WITHIN 200mm OF EXISTING OR HISTORICAL LAND FILL SITE THEN A FIBRE MEMBRANE SHOULD BE PLACED OVER THE WHOLE BUILD FOOTPRINT AT DAMP PROOF MEMBRANE LEVEL & BE LAPPED UP TO AND OVER THE DAMP PROOF LEVEL TERMINATING AT THE OUTSIDE FACE OF THE BRICKWORK. THE FIBRE MEMBRANE SHOULD BE TO MAKERS DESIGN & SPEC. & B.S. EN 13967 2012.

CONTAMINANT REMOVAL FROM SITE SHOULD BE TO APPROVED DOCUMENT 'C' SECTION 2 TABLE 2 OF THE BUILDING REGS. ALL SURFACES TO BE CLEAN & LEVEL.

FOUNDATIONS

FOUNDATIONS TO APPROVED DOCUMENTS AT A2 OF THE BUILDING REGULATIONS IMPOSED LOADS OR DEAD LOADS SHOULD BE IN ACCORDANCE WITH BRITISH STANDARD 689 PARTS 1 AND 3 AND WIND LOADS TO CODE OF PRACTICE 3 CHAPTER V PART 2.

THE FOUNDATIONS ARE TO BE SET ON A SUITABLE LOAD BEARING GROUND STRATA (RESPECTIVE OF THE DIMENSIONS SHOWN). ALL FOUNDATIONS TO BE LAID TO THE SATISFACTION OF THE BUILDING INSPECTOR. ALL FOUNDATIONS TO BE LAID IN A LEVEL AND UNIFORM MANNER WITH MINIMUM NUMBER OF VARIATIONS.

BRICKWORK

BRICKWORK IS TO BE CAVITY CONSTRUCTION 150mm WIDE WITH OUTER LEAF OF 100mm BRICKWORK WHICH KEYS INTO THE EXISTING AND MATCHES IN APPEARANCE.

A 150mm WIDE CAVITY TO HAVE CAVITY TIES OF STAINLESS STEEL SET AT 600mm HORIZONTAL AND 450mm VERTICAL C.C.'S ARRANGED IN A DIAMOND PATTERN OF REGULAR SHAPE.

CAVITY TIES AT CORNERS & OPENINGS TO BE PLACED EVERY 2ND COURSE. TO ACHIEVE A 'U' VALUE OF 0.18W/M²K THEN FULL MINERAL WOOL INSULATION WILL BE REQUIRED WITH THE 150mm CAVITY. THE CAVITY TIES TO HAVE PLASTIC RING RETAINERS JOINING THE INNER LEAF OF CELCON SOLAR LOAD BEARING BLOCKS OR SIMILAR OF 100mm WIDTH. CAVITY BARRIERS ARE NOT REQUIRED WITH FULL FILL INSULATION. WHERE STEELS ARE PLACED THEN 100mm SOLID CONCRETE BLOCKS ARE TO BE USED AND THEY SHOULD OCCUPY THE AREA BELOW THE STEELWORK WHICH IS WITHIN THE ANGLE OF REPOSE.

THE INSIDE FACE IS TO BE FINISHED WITH 12.5mm PLASTERBOARD AND SUM ON DABS.

BRICKWORK INFILL TO BE PLACED BETWEEN ROOF SPARKS WHIST ALLOWING A 50mm AIR GAP OVER FOR ROOF VENTILATION ALONG WITH VENTED RIDGE TILES ALL IN ACCORDANCE WITH B.S. 5250.

A 10mm WIDE AIR GAP BETWEEN THE BRICKWORK AND FASCIA TO BE EMPLOYED.

GROUND FLOOR

A 63mm THICK SAND & CEMENT SCREED SET TO LEVEL AND PLACED ON A 75mm THICK CONCRETE FLOOR WITH A 12mm MESH TO PREVENT CRACKS ON 150mm OF FILL BACKED KINGSPAN OR CEOTEX WHICH IS BROUGHT UP AT THE ROOM PERIMETER. 50mm THICK.

THE WHOLE TO BE PLACED ON A 1200 GAUGE VISQUEL VAPOUR BARRIER LAPPED UP THE D.P.C. OVER A 30mm THICK SAND BUILDING COURSE Laid LEVEL ON 200mm OF M.A.T. SAND IN 200mm LAYERS EACH 100mm THICK WITH EACH SEPARATELY CRUSHED AND CONSOLIDATED USING A MEDIUM DUTY VIBRATING PLATE OR WHACKER.

ROOF

THE ROOF TO THE EXTENSION TO BE DUAL PITCHED AND CONSIST OF MATCHING ROOF TILES OR SLATES SET TO THE CORRECT GAUGE ON 50mm X 35mm TWIGGED LATHS ON A TYPIC OR WEB 40 BREATHABLE MEMBRANE ON 200mm X 50mm ROOF SPARKS AT 400mm C.C.'S RESTING ON & FIXED TO 100mm X 75mm WALL PLATES AT THE BOTTOM ENDS AND 275mm X 40mm RIDGE AT THE TOP END WHICH IS FIXED TO AND SCREWED INTO THE ROOF SPARKS AT THE RIDGE.

100mm X 50mm CEILING SPARKS AT 400mm CENTRES WITH 75mm X 25mm JOIST HANGERS SET IN ALTERNATING SPACED POSITIONS.

200mm OF MINERAL WOOL INSULATION IN 2 LAYERS OF 100mm BETWEEN THE SPARKS AND 200mm OVER AT RIGHT ANGLES.

THE UNDERSIDE OF THE CEILING SPARKS TO BE 12.5mm PLASTERBOARD AND SKIMMING.

CROSS FLOW ROOF VENTILATION TO MEET B.S. 5250 CLAUSE 9.1 1989.

VENTED ROOF TILES TO BE EMPLOYED WITH 10mm GAPS INCORPORATING INSECT MESH.

SKYLIGHTS TO BE PROVIDED WITH LIGHT SHAPES MADE WIDER AT THE CEILING LEVEL AND ENCLOSED IN 12.5mm PLASTERBOARD AND SUM ON A WOOD STRUCTURE WITH INSULATED BACKING.

Notes (continued)

WINDOWS

ALL NEW WINDOWS AND DOORS INCLUDING SKYLIGHTS TO HAVE 'A' RATED DOUBLE GLAZING UNITS WITH A MINIMUM 28mm AIR GAP FILLED WITH AN INERT GAS SUCH AS ARGON PLUS A LOW E COATING ON THE INNER PANE (LOW E GLASS).

A PROPERTY EXPANDING FOAM SEALANT TO BE PLACED AROUND THE JAMBS HEAD AND BASE OF ALL FRAMES.

GLAZED AREAS TO BE EQUAL TO OR GREATER THAN 1/10th OF THE FLOOR AREA WITH OPENING LIGHTS EQUAL TO OR GREATER THAN 1/20th OF THE FLOOR AREA.

TOUGHENED OR LAMINATED GLASS TO ALL CRITICAL AREAS IN ACCORDANCE WITH APPROVED DOCUMENT A PART 4 OF THE BUILDING REGS.

800mm² OPENING AIR FILTERS TO ALL WINDOW FRAMES TO HAVE CLOSING PORTS. ALL DOORS AND WINDOWS TO MAKERS DESIGN AND SPECIFICATION AND TO EQUAL OR EXCEED B.S. EN 1200 SECTION 4 AND B.S. 6206 CLAUSE 5.3.

GLAZING TO COMPLY TO APPR. DOCUMENT K4 PARTS 5.3 & 5.4 OF BUILDING REGS.

ELECTRICAL INSTALLATION

ALL WIRING AND ELECTRICAL WORKS ARE TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH B.S. 7571 AND THE INSTITUTE OF ELECTRICAL ENGINEERS 18TH EDITION WIRING GUIDANCE. ANY INSTALLATION MUST COMPLY WITH PART 'P' OF THE BUILDING REGULATIONS AND BE CHECKED FOR SAFETY BY A MEMBER OF THE O.D.P.M. (OFFICE OF DEPUTY PRIME MINISTER) COMPETENT PERSON SCHEME.

ALL ELECTRICAL FITTINGS MUST COMPLY TO THE LATEST BRITISH STANDARDS.

IF SMOKE OR HEAT ALARMS ARE TO BE FITTED THEY MUST BE HARD WIRED, INTERLINKED AND HAVE A BATTERY BACK UP. THEY MUST COMPLY WITH B.S. 5466.1 (2000) FOR SMOKE OR B.S. 5466.2 (2000) FOR HEAT.

DRAINAGE

ALL DRAINAGE TO COMPLY WITH APPROVED DOCUMENT 'H' OF THE BUILDING REGS. DRAINAGE PIPES TO B.S. 4640 & B.S. 461. INSPECTION CHAMBERS TO ADEQUATE CERTIE 811BTT. NEW OR EXISTING DRAINS PASSING UNDER THE BUILDING ARE TO BE EXPOSED & SURROUNDED WITH 150mm OF PER GRAVEL. DRAINS WHICH PASS THROUGH MASONRY ARE TO HAVE 150mm DEEP X 100mm WIDE R.C. LINTELS OVER EACH LEAF OF MASONRY.

NEW OR EXISTING DRAINS MUST BE OUTSIDE THE ZONE OF INFLUENCE OF ANY NEW OR EXISTING DRAINS.

ALL RAIN WATER PIPES AND SINK WASTE PIPES MUST ENTER THEIR RESPECTIVE TRAPPED BACK INLET GULLIES BELOW GRATE LEVEL AND ABOVE WATER LEVEL WHERE POSSIBLE SURFACE WATER AND FOUL DRAINS ARE TO BE KEPT SEPARATE.

GENERAL NOTES

VERTICAL & HORIZONTAL DAMP PROOF COURSES TO ALL CAVITY CLOSERS.

CAVITY BARRIERS FROM SUPERLUX OR BRICK ON EDGE UNLESS FULL FILL CAVITY MINERAL WOOL IS INSTALLED.

ALL LOAD BEARING TIMBERS TO BE STRESS GRADED.

EXPOSED TIMBERS TO BE TANKED OR VAC-VAC TREATED.

NEW OR EXISTING AIR BRICKS TO BE DUCTED THROUGH THE CAVITY.

BRICKWORK INFILL BETWEEN JOISTS AT EAVES LEVEL TO ALLOW 50mm AIR GAP OVER TO ALLOW AIR FLOW ALONG WITH 12.5mm AIR GAP BEHIND FASCIA.

CODE 3 LEAD FLASHING AT ROOF JUNCTION OF BOTH ROOFS TO BE SET & CAULKED INTO BRICK & STEPPED A MINIMUM OF 150mm ABOVE ROOF LINE.

Proposed Three Storey Side Extension to form Garage & larger Kitchen at Ground Floor plus a Bedroom at 1st and 2nd Floors Respectively at 7 Chadlin Drive Wythenshaw M23 2AD for Josh & Chloe Howarth

L.H. ARDRON Building Design

1 Ashlands Drive Audenshaw M34 5EL

tele 07950829709

SCALE 1:50 DATE 05-04-23

REVISION (AMENDED PLAN) 04-09-2023

FIRST AND SECOND FLOOR ELEVATIONS SET BACK BY 2.000m IN LINE WITH YOUR RECOMMENDATIONS

ALTERATIONS REF 138233/PH/2023
RIDGE LOWERED
WINDOW REMOVED
BRICKWORK LOWERED
SKYLIGHT PLACED IN ROOF
FASCIA LINED THRO' WITH EXISTING

REQUESTED BY
TRACIE SIMPSON

RIDGE LOWERED

REFERENCE 138233/PH/2023

ROOF PROFILE CHANGED
RIDGE LOWERED
WINDOW REMOVED
BRICKWORK LOWERED
SKYLIGHT IN ROOF
FASCIA ALIGNED

REQUESTED BY
TRACIE SIMPSON

RESUBMISSION REF-137084

UPPER STORES SET BACK BY 2000mm. REQUESTED BY
ADAM MITCHELL

Proposed Front Elevation

Proposed Rear Elevation

Proposed Side Elevation

Proposed Kitchen

Proposed En-suite/
Dressing room

existing
bedroom 2

Proposed
Bedroom 4

existing
bathroom

existing
bedroom 3

Prop. En-suite

Shower

ex.en-suite

Cp/bd

Proposed
Bedroom 5

existing
master bedroom

Proposed
Garage

Existing
Living Room

Ex.
Hall

Proposed Ground Floor Plan

Proposed First Floor Plan

Proposed Second Floor Plan

Existing Front Elevation
1:100

Existing Rear Elevation
1:100

Existing Side Elevation
1:100

Existing Ground Floor
1:100

Existing First Floor
1:100

Existing Second Floor
1:100

DO NOT SCALE FROM THIS PLAN