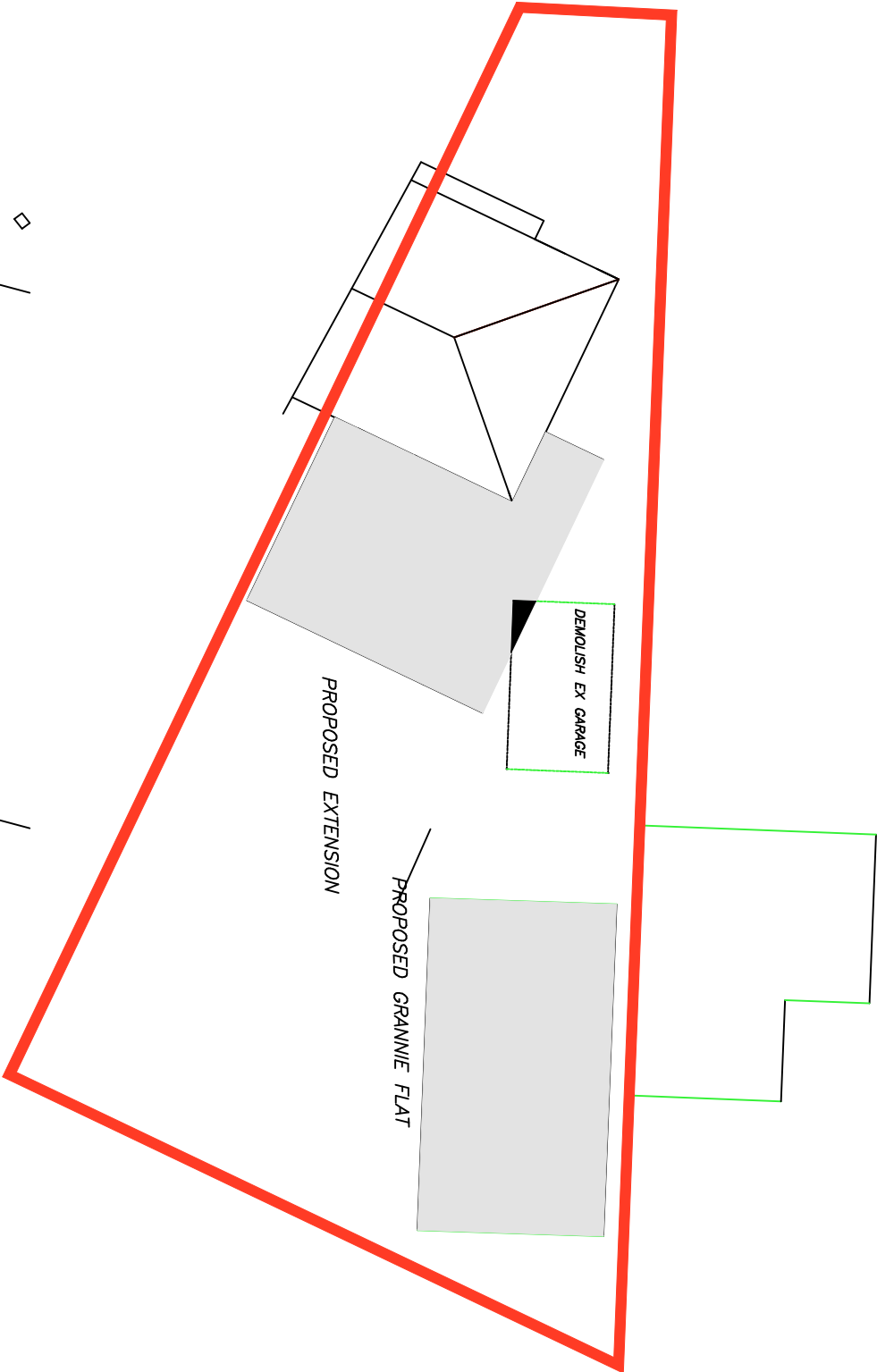
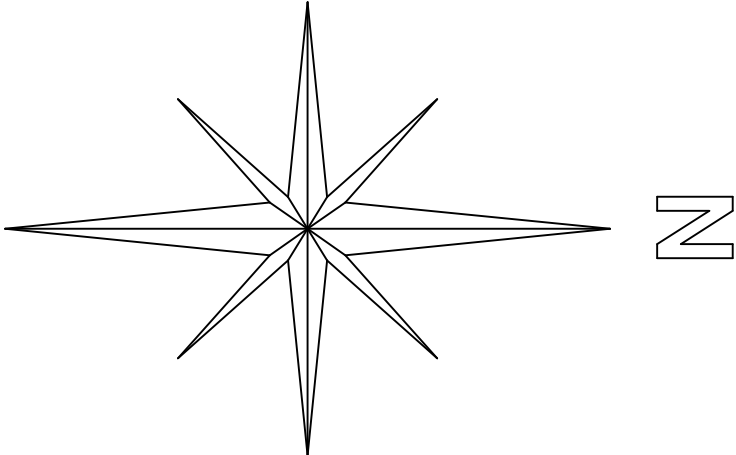


ARMADALE AVENUE



Site plan

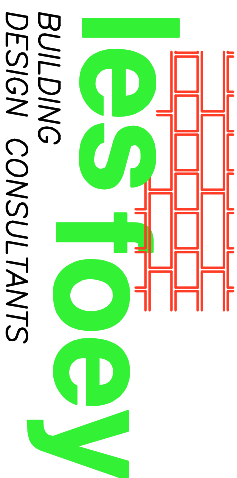
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SCALE BAR 0 1 2 3 4 5

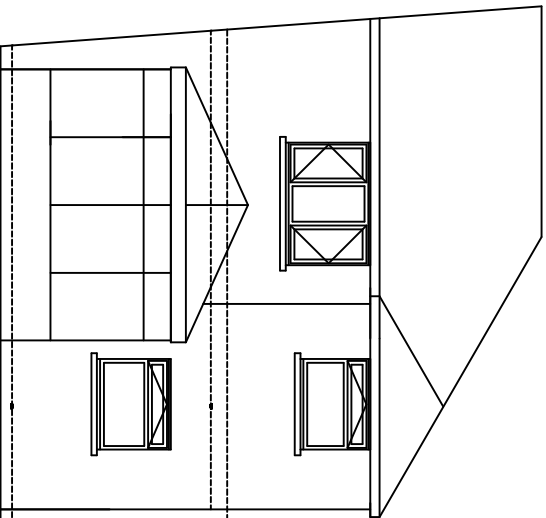
PROPOSED SINGLE STOREY
SIDE AND REAR EXTENSION
AT
21,ARMADALE AVENUE,
BLACKLEY,MANCHESTER FOR
MATTHEW BROWN
07368605689

JAN'23

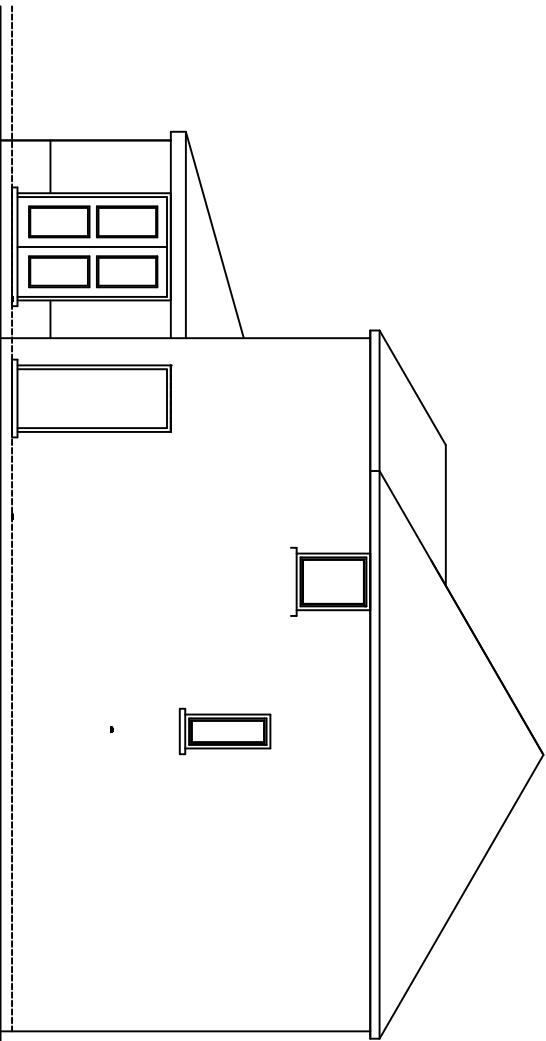


8,GLASSON WALK,
CHADDERTON,
OLDHAM,OL9 9DR
TEL&FAX: 0161-633-5057
MOBILE:- 0797 0807441

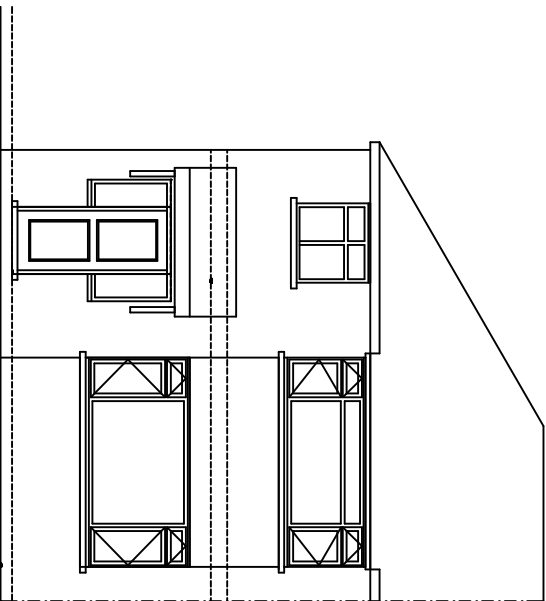
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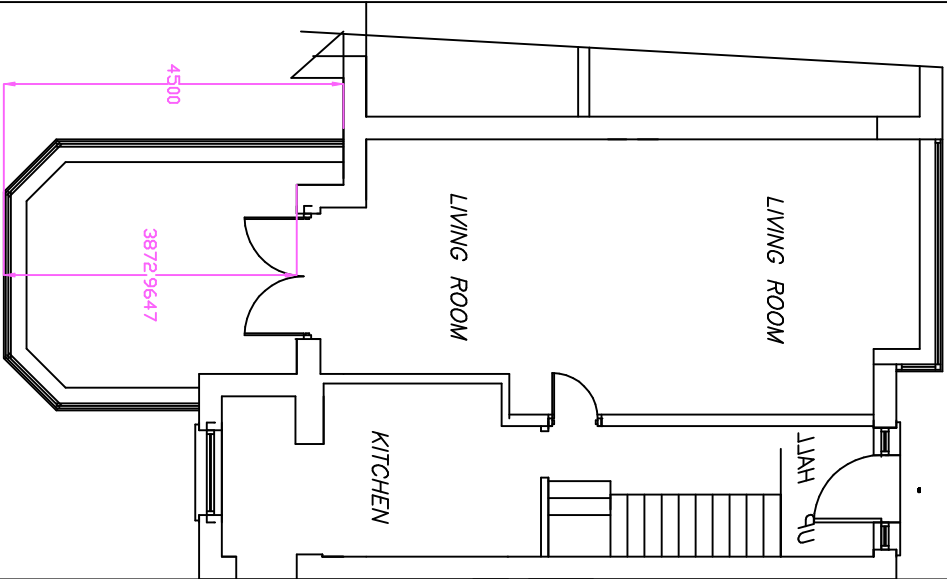
EXISTING REAR ELEVATION



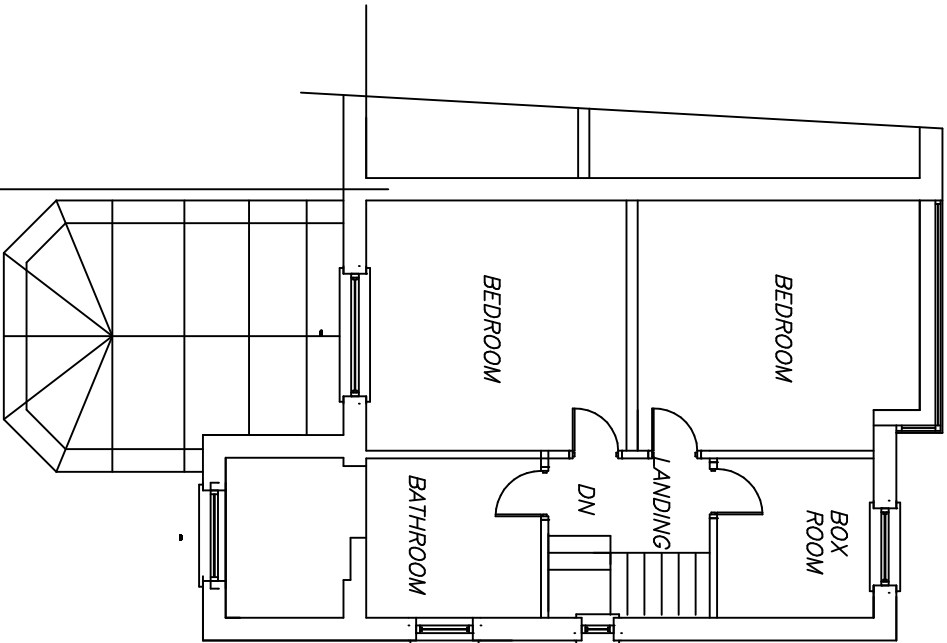
EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

SCALE BAR 0 1 2 3 4 5

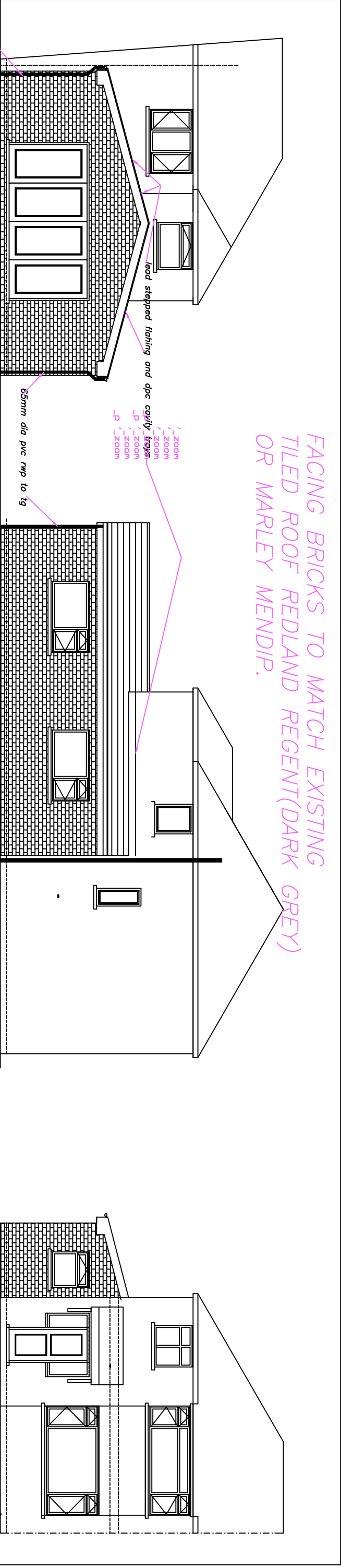
PROPOSED SIDE &
REAR EXTENSION AT
21, ARMADALE AVENUE,
BLACKLEY, MANCHESTER
FOR MATTHEW BROWN
07368605689

SCALE: - 1:100 DATE: - FEB'22

lesfoey
BUILDING
DESIGN CONSULTANTS

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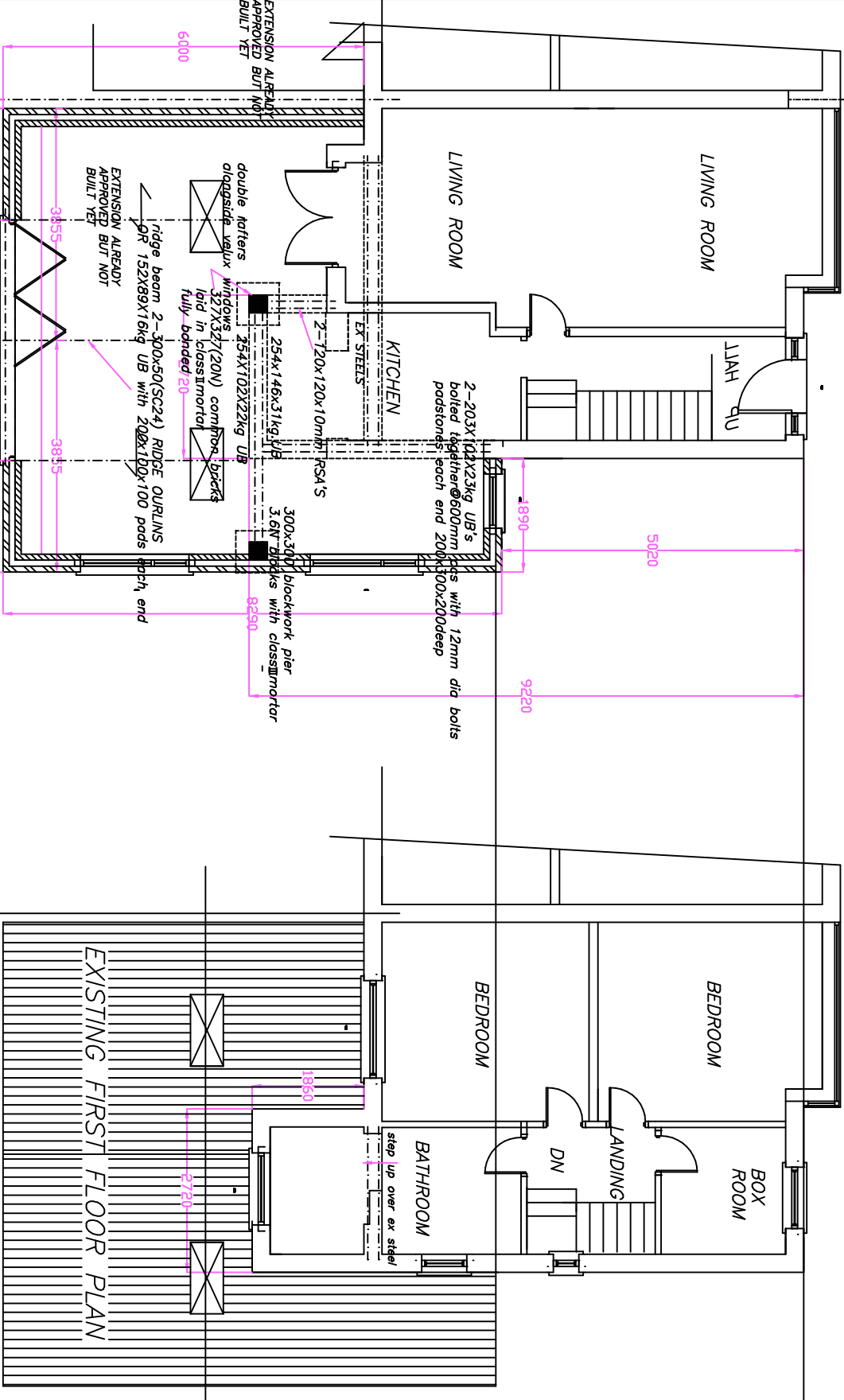


PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED FRONT ELEVATION

drawings to be read in conjunction with
F.W.WHELAN'S calculation sheets nos 1to7



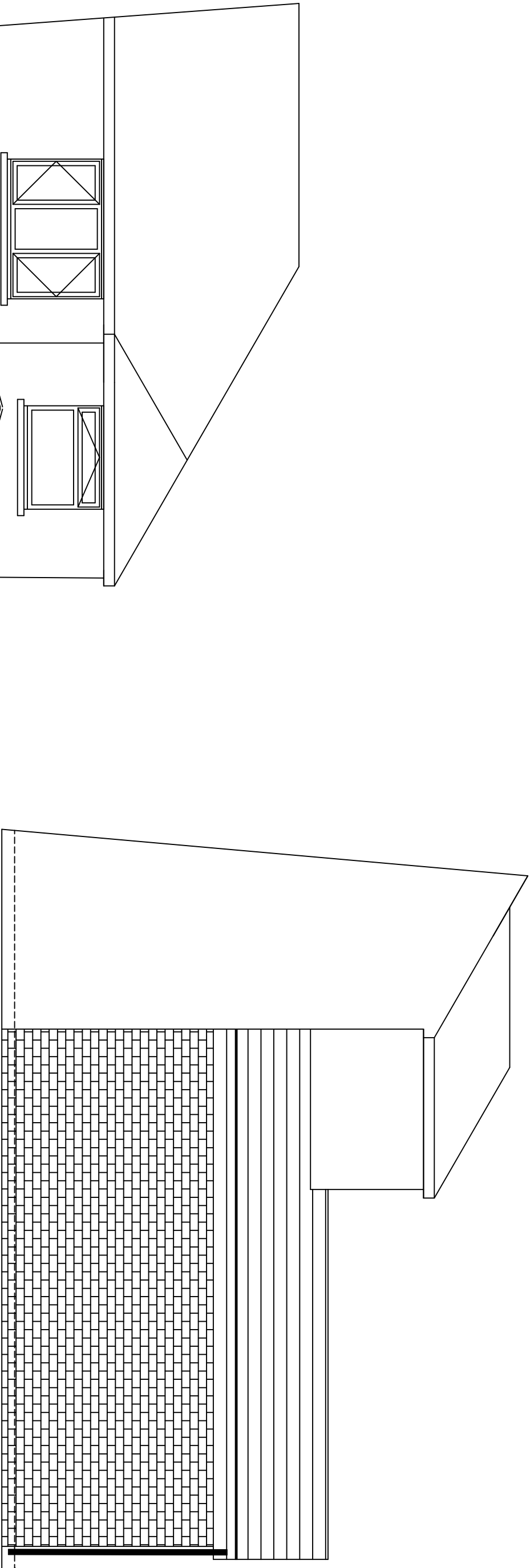
SCALE BAR 0 1 2 3 4 5

PROPOSED SIDE &
REAR EXTENSION AT
21, ARMADALE AVENUE,
BLACKLEY, MANCHESTER
FOR MATTHEW BROWN
07368605689

SCALE: - 1:100 DATE: - JAN '23

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PROPOSED REAR/SIDE ELEVATION

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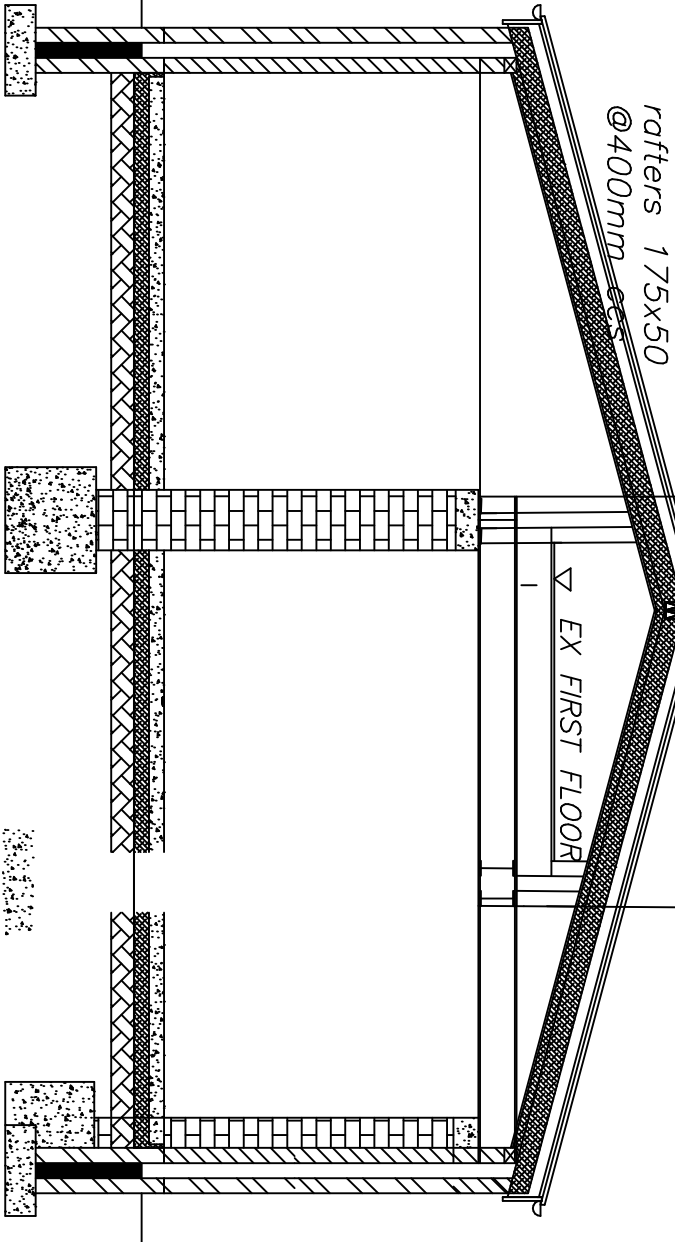
PROPOSED SIDE &
REAR EXTENSION AT
21, ARMADALE AVENUE,
BLACKLEY, MANCHESTER
FOR MATTHEW BROWN
07368605689

SCALE: -1.50 DATE: - JAN'23



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PROPOSED CROSS SECTION

SCALE BAR 0 1 2 3 4 5

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THE BEST PRACTISE ENDORSED WITH THE IEE ON SITE GUIDE WILL BE APPLIED.

WORK TO HEATING/HOT WATER SYSTEM BY A GAS SAFE REGISTERED PLUMBER.

NEW DOUBLE GLAZED WINDOWS TO HAVE INNER PANE OF 'K' GLASS A AND MINIMUM GAP BETWEEN PANES 16mm,(argon filled)Uvalue 1.4 AND OUTER PANE 4mm OPTIFLOAT.

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1) AREAS WITH DIFFERING HEATING NEEDS SUCH AS SEPARATE SLEEPING AND LIVING AREAS SHOULD HAVE INDIVIDUAL TEMPERATURE CONTROL-BY USE OF ROOM THERMOSTATS OR INDIVIDUAL RADIATOR VALVES.

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3)BOILER CONTROLS MUST INCLUDE PROVISION TO PREVENT THE BOILER OPERATION WHEN NEITHER THE SPACE HEATING SYSTEM NOR THE HOT WATER SYSTEM REQUIRES HEAT.

4)THE NEW BOILER SHOULD HAVE A SEDBUCK RATING OF 86%

5)ALL HEATING AND HOT WATER SYSTEMS NEED TO BE FULLY COMMISSIONED AND CERTIFICATION PROVIDED.

6)INSTRUCTIONS FOR ALL RELEVANT CONTROLS ARE TO BE GIVEN TO THE OWNER.

3 IN 4 OF NEW LIGHT FITTINGS TO BE OF THE TYPE THAT WILL ONLY ACCEPT ENERGY EFFICIENT LAMPS

NEW ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED WITHIN A ZONE BETWEEN 450mm & 1200mm FROM THE FINISHED FLOOR LEVEL..

ROBUST METHODS OF CONSTRUCTION TO BE ADOPTED.

INSULATED DPCS TO BE USED ON WINDOW AND DOOR REVEALS.

The provision of cold & hot water supply to the sanitary appliances & in addition to any thermostat, either the heat source or the storage visual, is fitted with a device that will prevent the temperature of the stored water exceeding 100deg c at any time.

ROOF CONSTRUCTION(lean to or piked roof)

Tiles to L.A. approval on 25 x 50 mm sw timber battens on breathable felt on175 x50 rafters @400mm ccs

50mm air gap to be maintained over rafters to u/s roof.

125mm celotex XR4000 between rafters+50mm GA4000 under +12.5mm plasterboard and skim.

Roof to be provided with eaves ventilation equivalent to a 25mm continuous strip both sides. 0.15 U-value.

GROUND FLOOR CONSTRUCTION U Value=0.18

100mm concrete slab on 500g visqueen on 100mm kingspan kingspan thermafloor on 1200g visqueen lapped onto dpc on sandblinded well consolidated hardcore.

insulated upstand

- GENERAL NOTES
1. Vertical and horizontal dpc's to all cavity closures
 2. Windows to open 1/20th room floor area along with controllable trickle vents with an equivalent area of 8000mm2, where opening restrictors are to be provided the opening lights are to be increased in size to 1/10th of the room floor area.
 - wet room areas to be provided with mechanical extract ventilation using the following extract rates:-
kitchen-30 litres/sec adjacent to hob or utility room-30 litres/sec
bathroom-15 litres/sec.
 3. Steelwork to be 1/2 hour fire protected, encased in 20mm plasterboard and skim, 2mm wire binding at 100mm pitch
 4. New brickwork to match and key into existing
 5. Roof and floors to be tied down to walls with 30mm x 5mm ms straps at 2000mm ccs.
 6. R.C. lintels over drains passing through walls
 7. Any undersight drainage to be exposed and encased in 150mm ped gravel, flexible jointed and have rodding access provided to L.A. approval.
 8. Brick infill between joists 25mm clearance from underside of roof
 9. Foundations to regulation A1/A2
 - 10.Exterior quality timber to facias
 - 11.All cavities to be continuous
 - 12.Air bricks ducted through wall cavity
 - 13.Pedstones to all steelwork
 - 14.All plumbing to comply with B.S.5572
 - 15.Cavity barriers (9mm masterboard or brick on edge
 - 16FOUNDATIONS within 900mm of drains to be taken down to drain invert level
 - 17.Depth of foundations to be taken to suitable sub-stratum irrespective of dimensions shown on drawing
 - 18.Cross flow ventilation to be provided to roof space in accordance with B.S.5250 : 1989
 - clause 9.1
 - 19.Replacement Upvc window frames to be fitted where necessary.
 - 20.Complete roof to be carried out as necessary.

WALL CONSTRUCTION(BRICK/BLOCK with 150mm cavity

350mm cavity wall comprising 100mm facing bricks to L.A. approval, 150mm cavity with inner leaf

100mm plasmor fibolite walling blocks

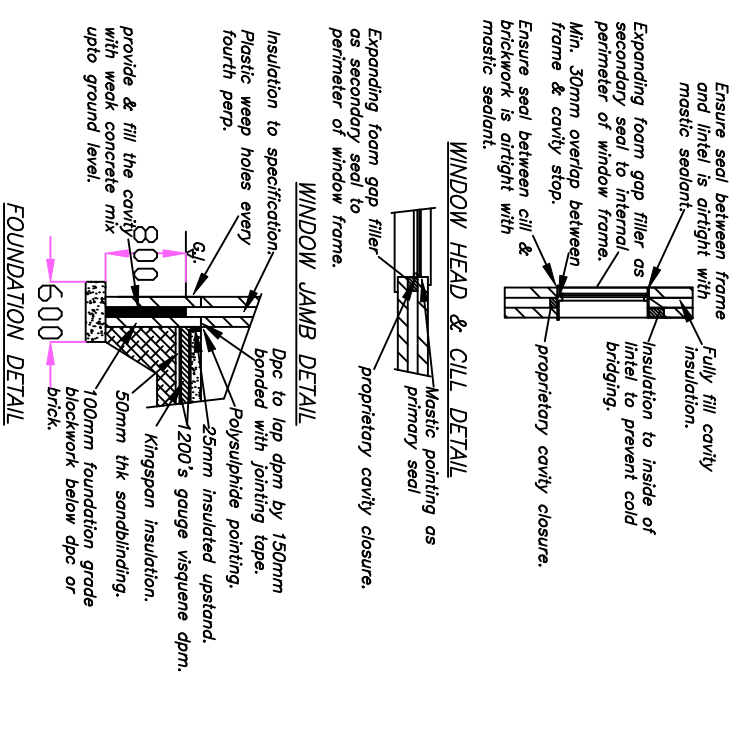
with stainless steel wall ties (12.5mm plasterboard & skim) (brickwork only below dpc) Wall ties to BS.1243 : 1972 (1981 amended) placed at 750mm horizontally and 450mm vertically and every 300mm of height adjacent to openings.U value=0.18.

OR

WALL CONSTRUCTION(Brick/block&insulated plasterboard)

300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm cavity ditherm 32 ultimate filled with inner leaf 100mm plasmor fibolite walling blocks finished internally with 47.5mm insulated plasterboard.

with stainless steel wall ties(brickwork only below dpc) Wall ties to BS.1243 : 1972 (1981 amended) placed at 750mm horizontally and 450mm vertically and every 300mm of height adjacent to openings.U value=0.18.



SCALE BAR 0 1 2 3 4 5

PROPOSED SIDE&
REAR EXTENSION AT
21,ARMADALE AVENUE,
BLACKLEY,MANCHESTER
FOR MATTHEW BROWN
07368605689

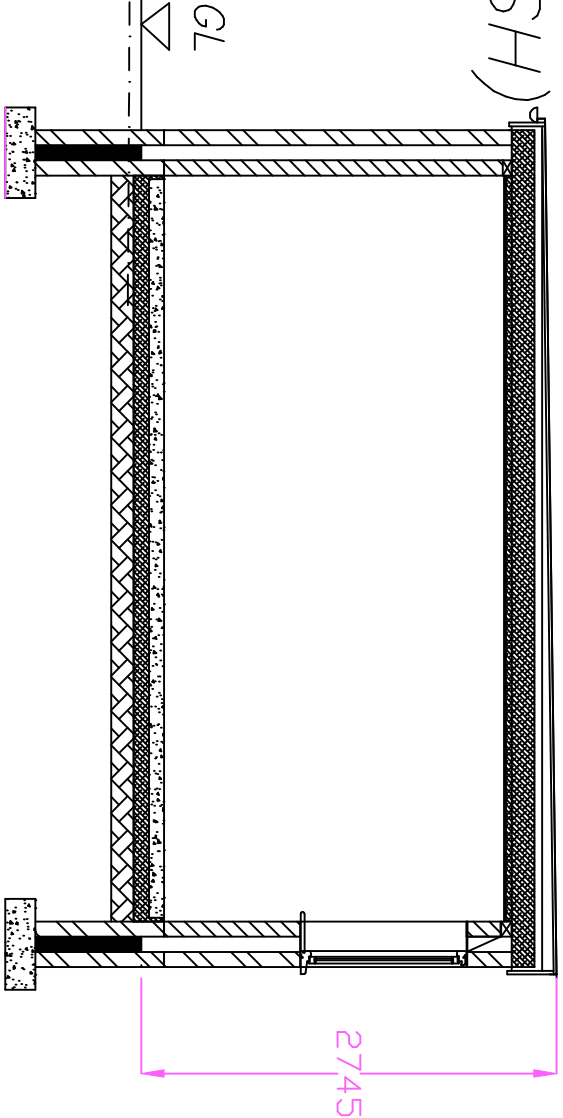
SCALE:-1.50 DATE:-JAN'23



lesfoey
BUILDING
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FACING BRICKS TO MATCH EXISTING
FLAT ROOF(FIRESTONE RUBBER FINISH)



C/L BOUNDARY

9830

5500

3765

LIVING ROOM

BATH

KIT

BEDROOM

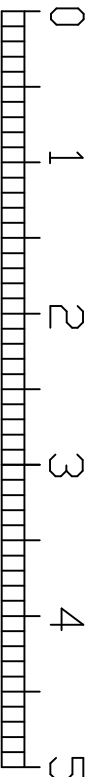
HALL

C/L BOUNDARY

PROPOSED CROSS SECTION

PROPOSED FLOOR PLAN

SCALE BAR



ALTERNATE

BUILDING
DESIGN CONSULTANTS

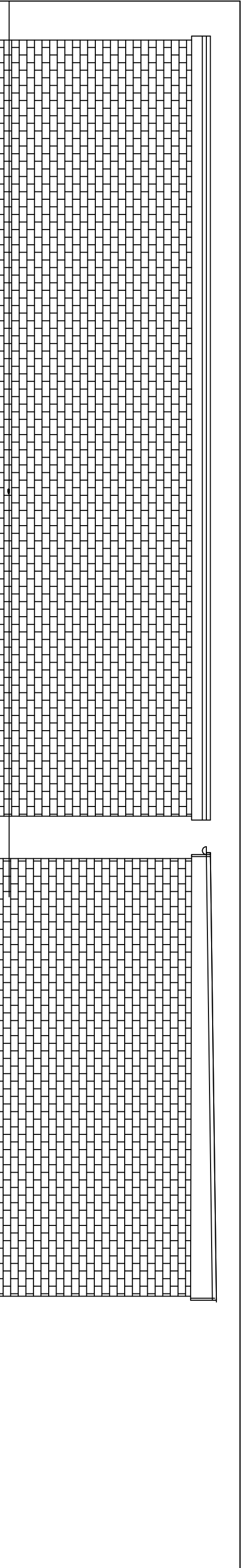
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PROPOSED ANCILLARY
LIVING AT REAR OF
21 ARMADALE AVE.
BLACKLEY,MC
FOR MATTHEW BROWN
07368605689

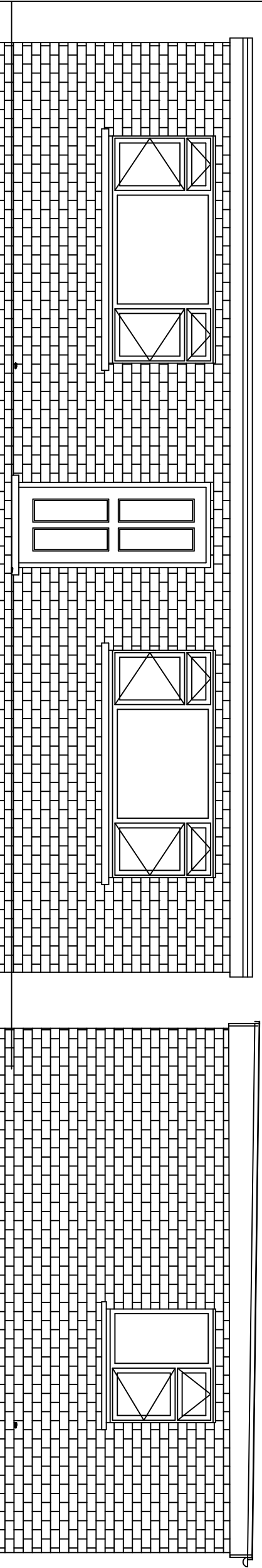
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8, GLASSON WALK,
CHADDERTON,
OLDHAM, OL9 9DR
TEL&FAX: 0161-633-5057
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PROPOSED REAR ELEVATION

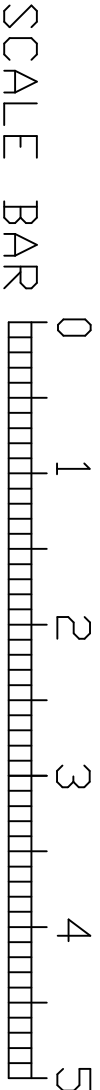
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION

ALTERNATE



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07368605689

SCALE:-1.50 DATE:- JAN'23


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NEW GLAZING IN CRITICAL LOCATIONS TO COMPRISE TOUGHENED SAFETY GLASS TO BS6206

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The provision of cold & hot water supply to the sanitary appliances & in addition to any thermostats, either the heat source or the storage visual, is tied with a device that will prevent the temperature of the stored water exceeding 100deg c at any time.

FLAT ROOF CONSTRUCTION

Freestone rubber roofing to makers specification on 19mm exterior quality plywood fitted to fall on joists at 400mm ccs.(SEE BELOW)

Ceiling underdrawn with 12.5mm plasterboard and skim

0.15 U-value.

JOISTS ARE 200X50(SC24) OR 225X50(SC16)
150mm Kingspan Thermoplich TP10 between joists +40mm TP10 under 0.15 U-value.

GROUND FLOOR CONSTRUCTION

U Value=0.18
100mm concrete slab on 500g visqueen on 100mm kingspan kingspan thermafloor on 1200g visqueen lapped onto dpc on sandblinded well consolidated hardcore.

GENERAL NOTES

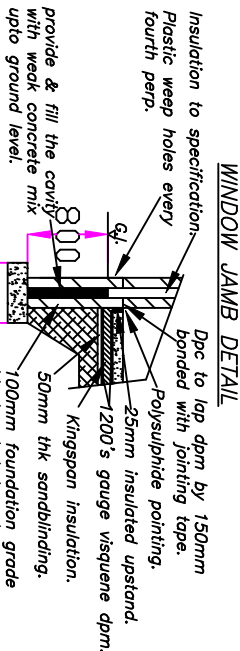
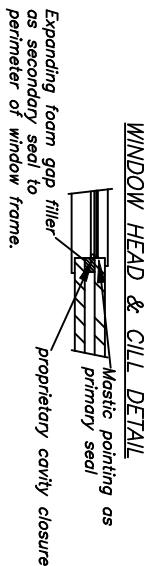
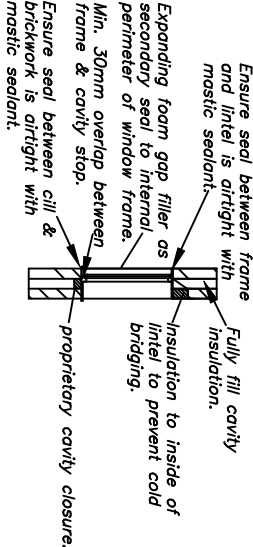
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4. New brickwork to match and key into existing
5. Roof and floors to be tied down to walls with 30mm x 5mm ms straps at 2000mm ccs.
6. R.C. lintels over drains passing through walls
7. Any undersight drainage to be exposed and encased in 150mm pea gravel, flexible jointed and have rodding access provided to L.A. approval.
11.All cavities to be continuous
14.All plumbing to comply with B.S.5572
17.Depth of foundations to be taken to suitable sub-stratum irrespective of dimensions shown on drawing
18.Cross flow ventilation to be provided to roof space in accordance with B.S.5250 : 1989 clause 9.1

WALL CONSTRUCTION(BRICK/BLOCK with 150mm cavity
350mm cavity wall comprising 100mm facing bricks to L.A. approval, 150mm cavity with inner leaf 100mm plasmor fiboite walling blocks
with stainless steel wall ties (12.5mm plasterboard & skim) (brickwork only below dpc) Wall ties to BS.1243 : 1972 (1981 amended) placed at 750mm horizontally and 450mm vertically and every 300mm of height adjacent to openings.U value=0.18.

WALL CONSTRUCTION(Brick/block&insulated plasterboard)
300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm cavity dritterm 32 ultimate filled with inner leaf 100mm plasmor fiboite walling blocks
finished internally with 47.5mm insulated plasterboard.
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WALL CONSTRUCTION(Block/block without nsulated plasterboard)
350mm cavity wall comprising rendered 100mm plasmor oglite 150mm cavity dritterm 32 ultimate filled with inner leaf 100mm plasmor fiboite walling blocks
finished internally with 12.5mm plasterboard & skim.
with stainless steel wall ties (brickwork only below dpc) Wall ties to BS.1243 : 1972 (1981 amended) placed at 750mm horizontally and 450mm vertically and every 300mm of height adjacent to openings.U value=0.18.



FOUNDATION DETAIL
IF 350mm WALL BUILT FOOTING WIDTH TO BE 650mm

PROPOSED ANCILLARY LIVING AT REAR OF 21 ARMADALE AVE.
BLACKLEY.M/C
FOR MATTHEW BROWN
07368605689

SCALE:-1.50 DATE:- JAN'23



BUILDING DESIGN CONSULTANTS

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