

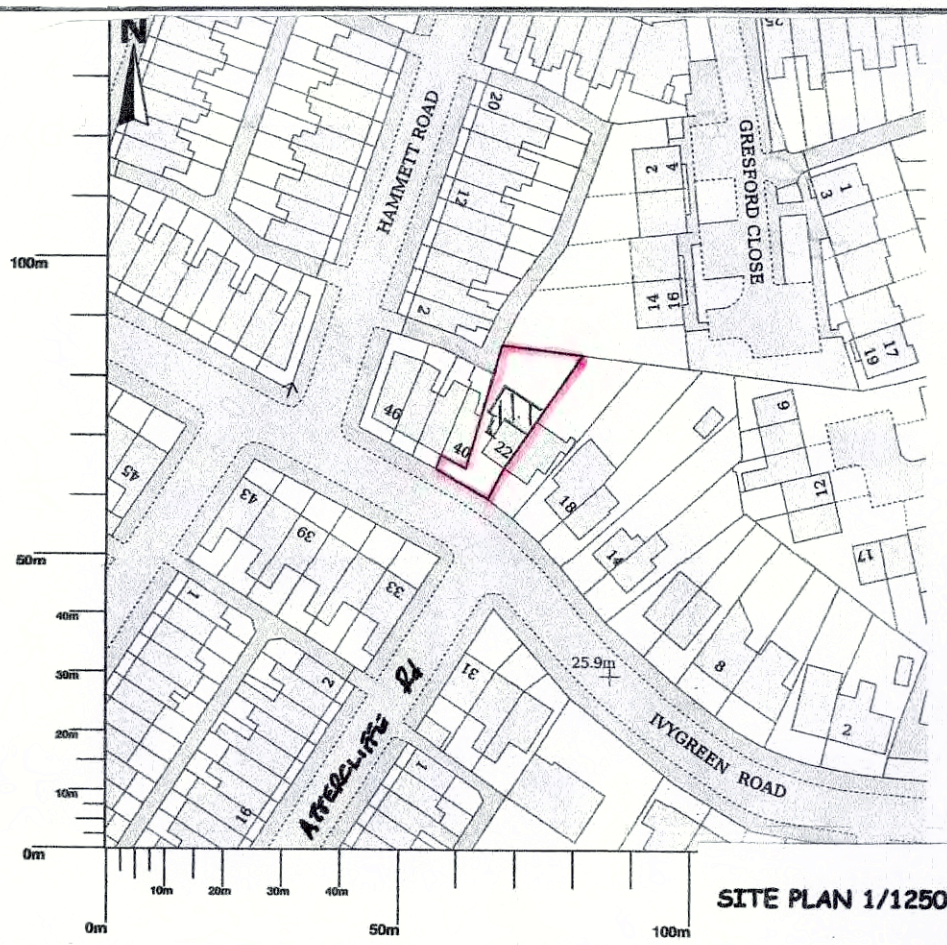
PROPOSED GROUND FLOOR
SIDE and REAR EXTENSION
With Associated works

Mrs H TYNAN
22 IVY GREEN ROAD
CHORLTON-C-HARDY
MANCHESTER
M21 9ET

DW6 No 1910/22

PLANNING NOTES

1. No Encroachment onto neighbouring Property.
2. No Change to highway access
3. No trees to be removed
4. Materials to match existing.



DRAUGHTING SERVICES

Home Extension Plans Prepared



V. Simpson
Tel: 0161 427 6907
Email: vsimpson.simpson30@gmail.com

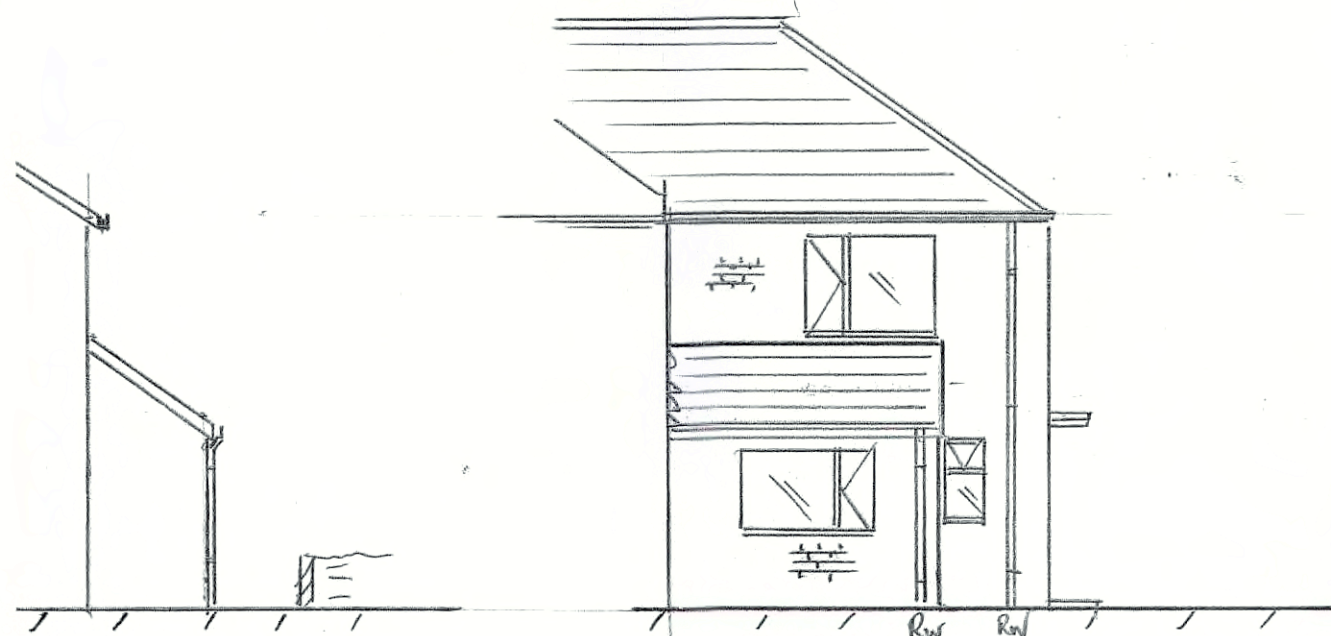
SCALE BAR 1:100

NOTES

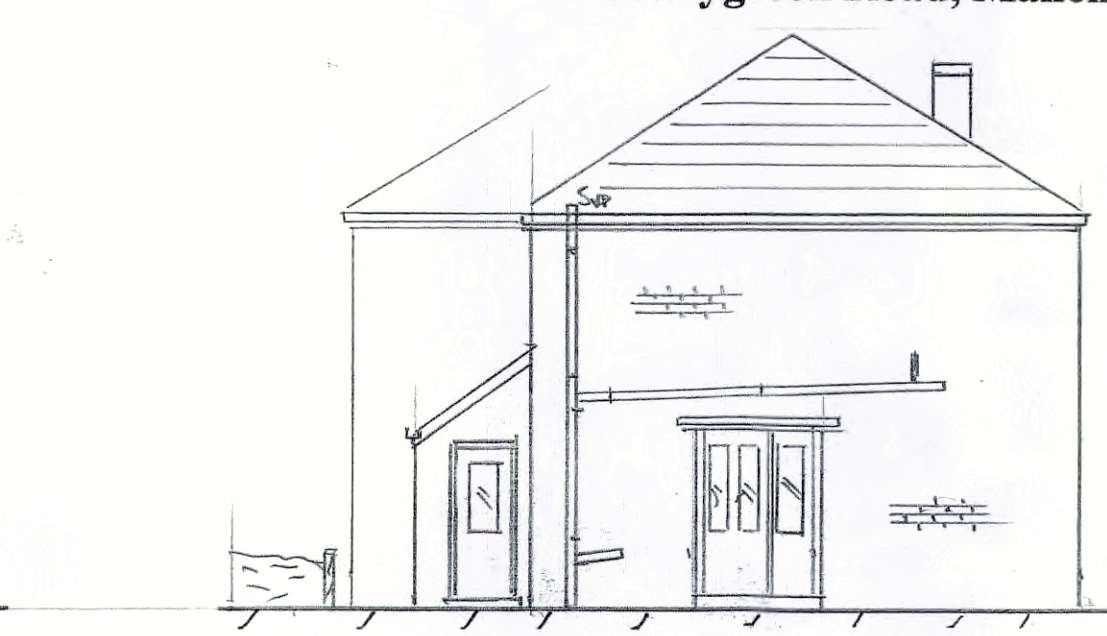
1. Render Blockwork to match existing house frontage.
2. Blockwork 0.28W/m². To be nominal 100mm with 100 mm cavity. Insert 40mm Kingspan K3 water repellent insulation. Inner skin 100 Durox Aircrete 600kg/m³ block above Dpc and class A block below Dpc. Finish with 12mm plaster and 5/Steel wall ties @ 450 x 750 cts and 300 cts @ reveals. DPC 1800g polythene to BS 743.
3. Any drain found under extension to be enclosed in 150mm concrete bed chamber with pea shingle surround. Roding access provided. Bridge over drain using concrete lintels as required. (No H.A.C.) All drainage to the satisfaction of Building Inspector.
4. Existing footings and drainage to be inspected by L.A. Inspection before provided.
5. Any drain found within 1 Metre of footing and below 900mm. Then footings to be taken down to drain invert level.
6. Footings to comply with B. Regs A172. Ground conditions to the satisfaction of the Building Inspector, and poor conditions to be referred to structural engineer.
7. No works or footings to encroach onto neighbouring property without planning permission.
8. Air bricks if required, to be inserted at 1m cts and sleeved with cavity tray over. Ensure existing air bricks have clear ventilation to under floor of existing house timbers.
9. Stud walls from 100 x 75 mm timber @ 400 cts and clad both sides using sound block plasterboard. Insert 100 Celotex insulation between studs. D/1 750 x 1980ht
10. New W/Fs and doorways to be fitted with dpc @ head and reveals. Glazing to comply with BS 6206 and approved document N: 1981 and 16mm argon filled cavity, inner pane low density K glass to give 1.6Wm²/K. New D/glassed doors more than 50% glass to have K glass 1.8Wm²/K and fully draught proofed. New doors less than 50% glazed to be fully draught proofed. Safety glazing to critical locations as Part K of B. Regs.
11. Where applicable Dpc to be inserted at all cavity clappings and insulated. Cavities to remain continuous with existing cavities.
12. Any gas works to heating/hot water system to be installed by a registered company.
13. Energy efficient lighting to be used on new circuits and installed by NICEIC or similar company. Self cert within 30 days of completion.
14. SD - Any smoke sound detectors to be hard wired and interlinked on independent circuit within 7.5m of each unit in accordance with BS5839-6 2004Ld3.

All dimensions to be checked on site by construction supervisor.

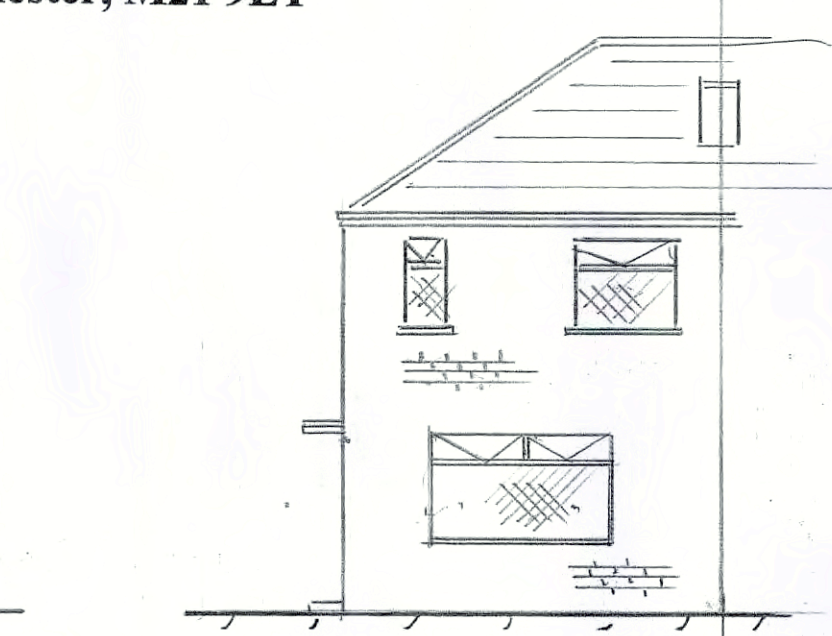
22 Ivygreen Road, Manchester, M21 9ET



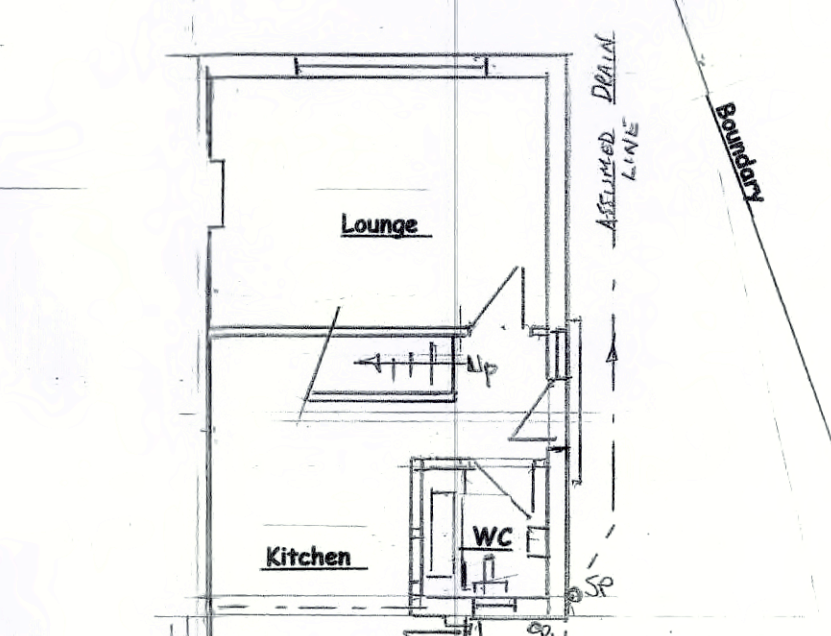
Existing Side Elevation



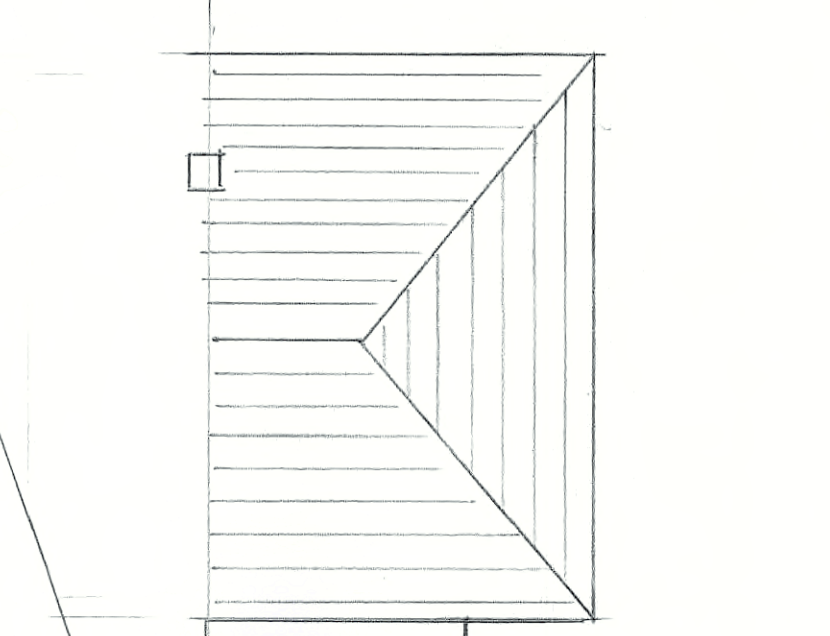
Existing Rear Elevation



Existing Side Elevation



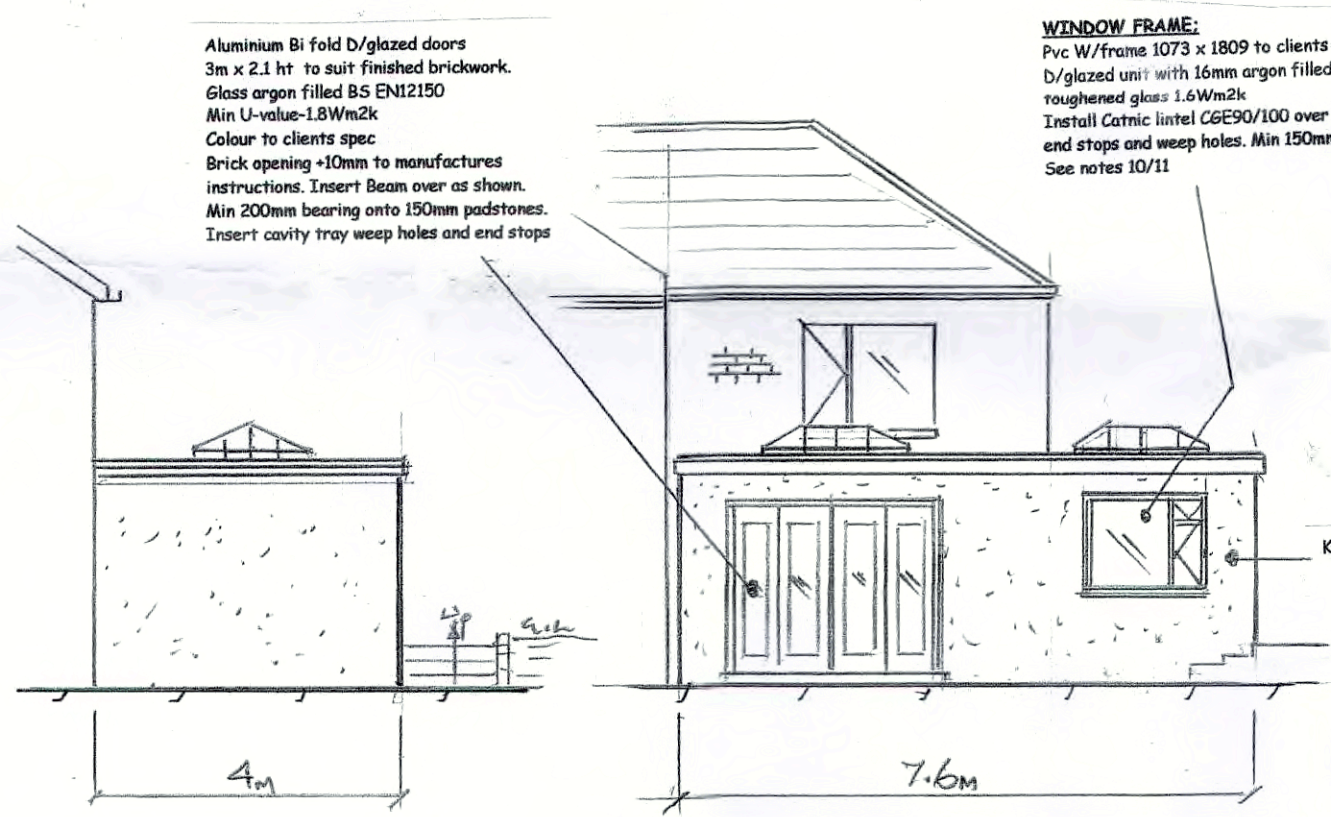
Existing Front Elevation



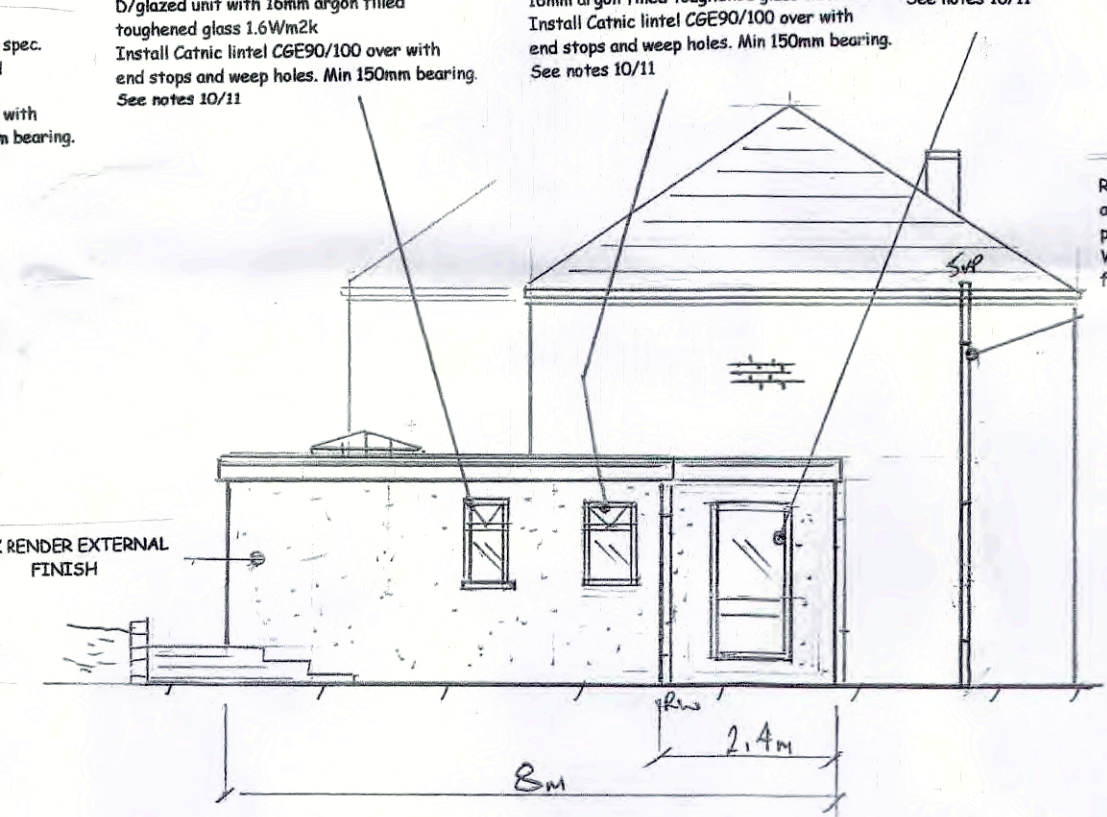
Existing Ground Plan



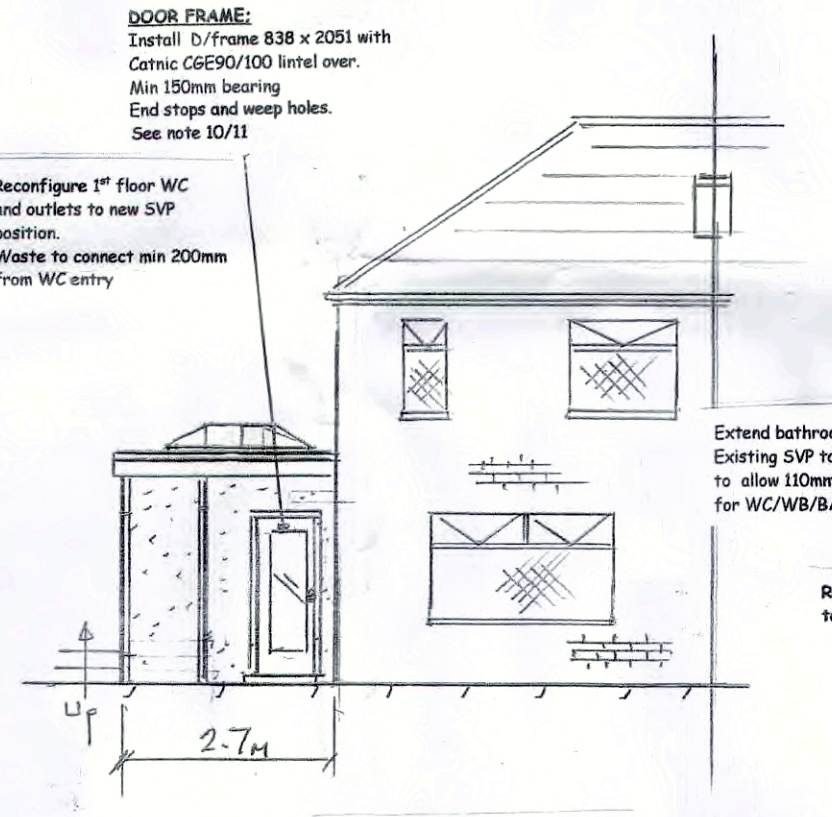
Existing Roof Plan



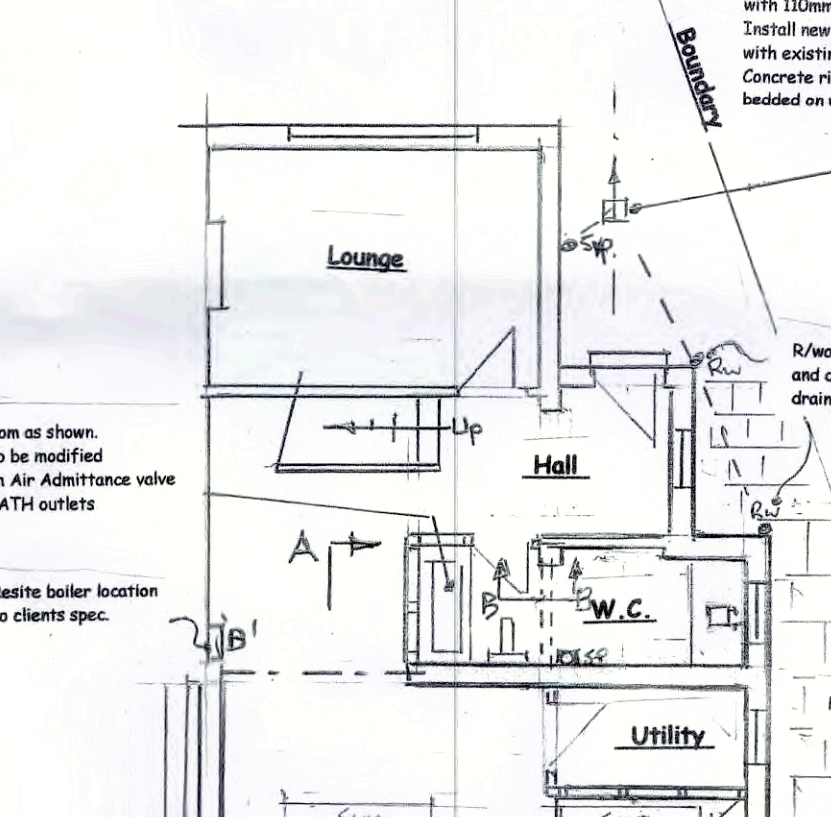
Proposed Side Elevation



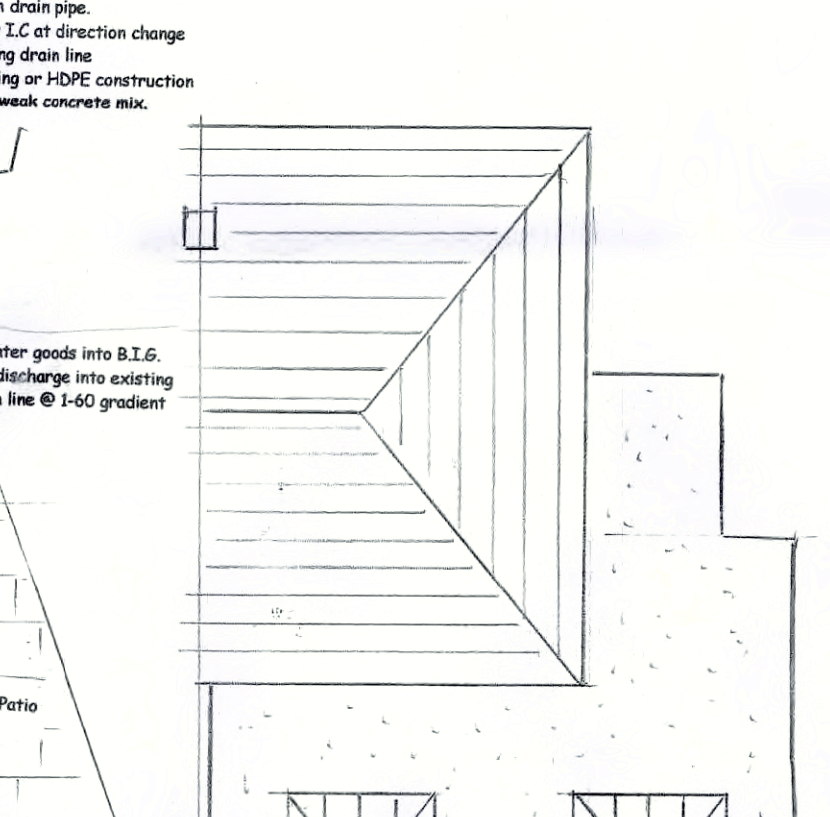
Proposed Rear Elevation



Proposed Side Elevation



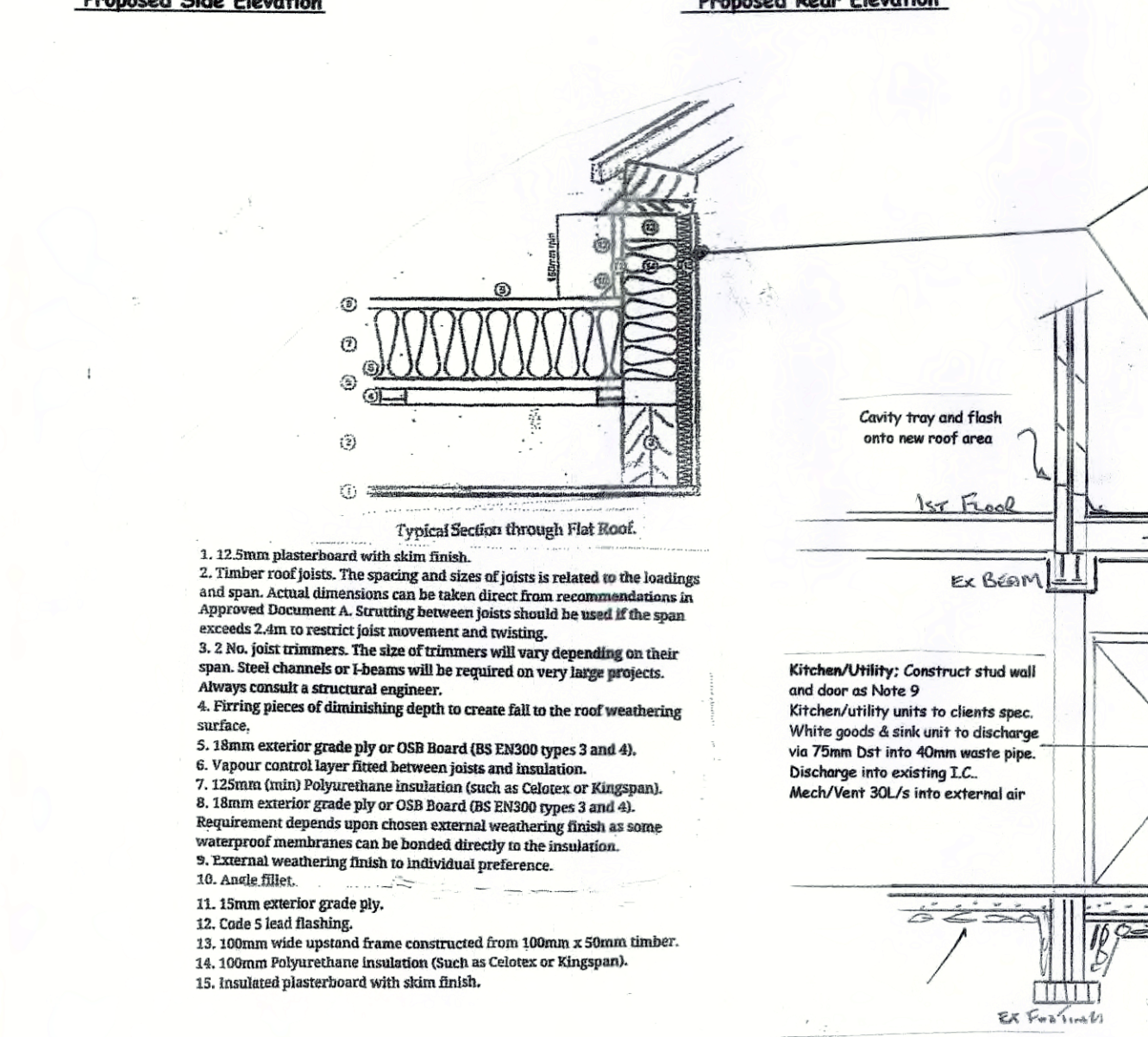
Proposed Front Elevation



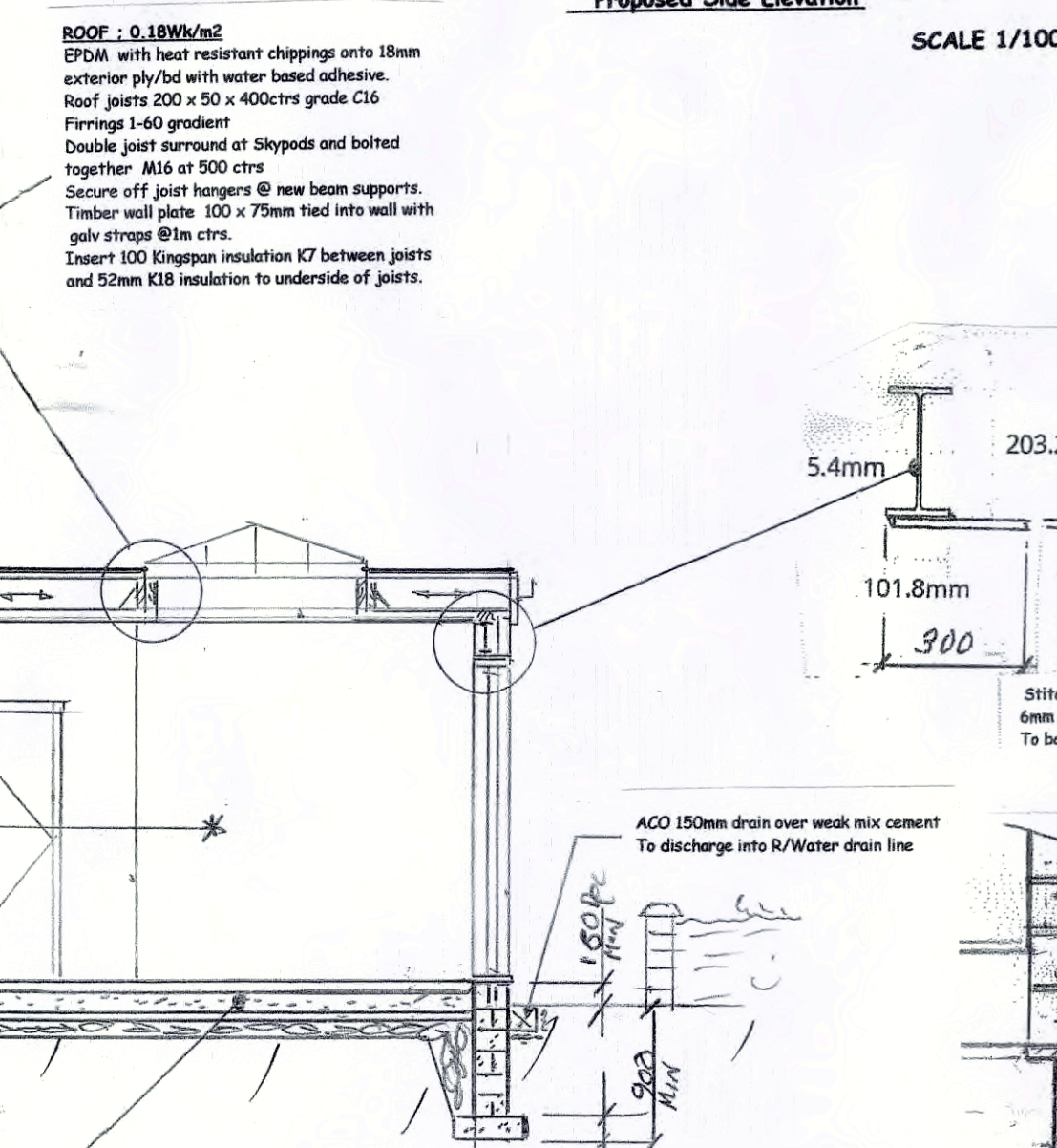
Proposed Ground Plan



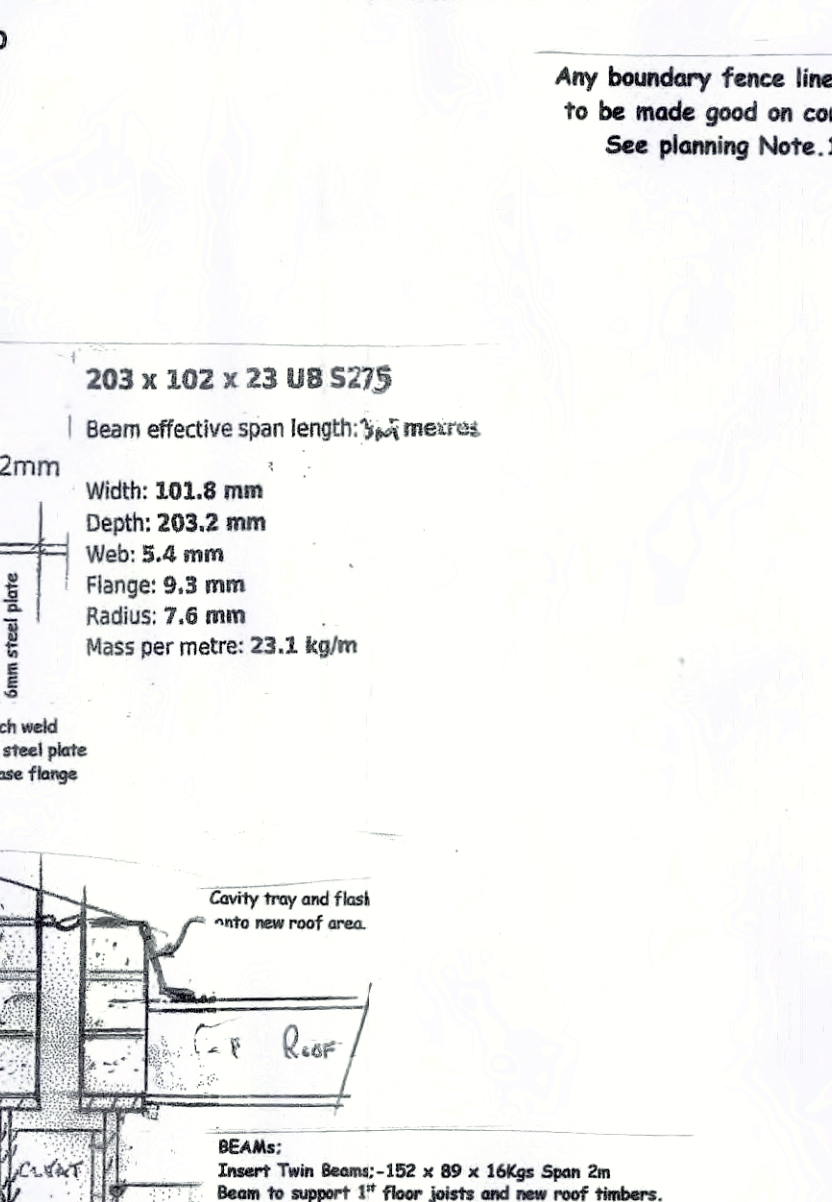
Proposed Roof Plan



Typical Section through Flat Roof



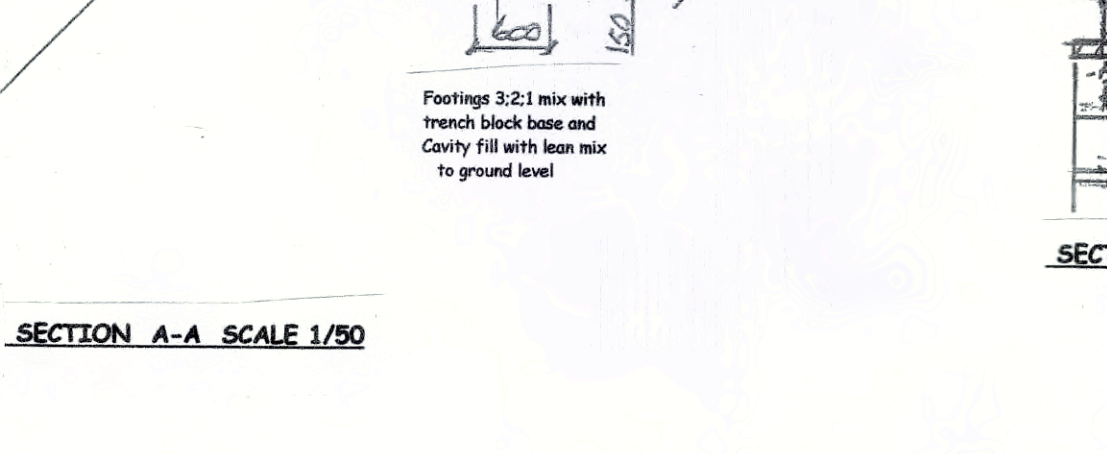
Kitchen/Utility



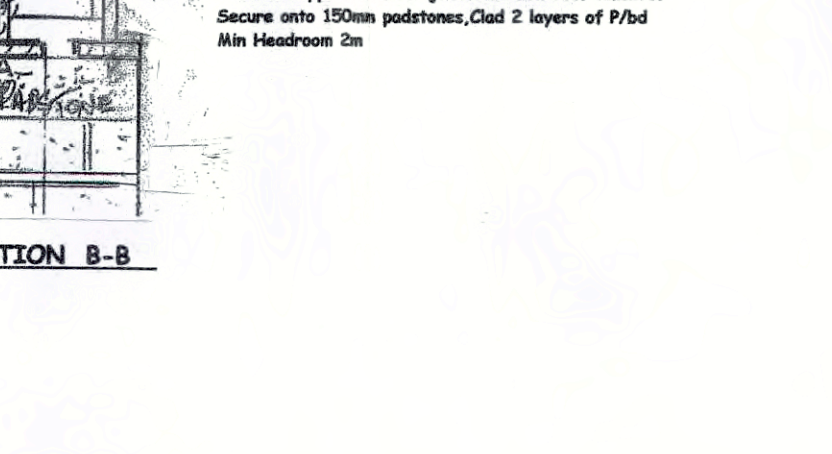
Roof Joist Layout



Ground Floor Extension



SECTION A-A SCALE 1/50



SECTION B-B

Any boundary fence lines removed to be made good on completion. See planning Note 1.

INSPECTION CHAMBER

SVP/BIG into new IC and existing drain line. Connect to existing drain @ 1-40 gradient with 110mm drain pipe. Install new L/C at direction change with existing drain line. Concrete ring or HDPE construction bedded on weak concrete mix.

R/Water goods into B.I.G. and discharge into existing drain line @ 1-60 gradient

Resite boiler location to clients spec.

Extend bathroom as shown. Existing SVP to be modified to allow 110mm Air Admittance valve for WC/BATH outlets

Reconfigure 1st floor WC and outlets to new SVP position. Waste to connect min 200mm from WC entry

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PLANNING AND
BUILDING CONTROL
09 FEB 2023