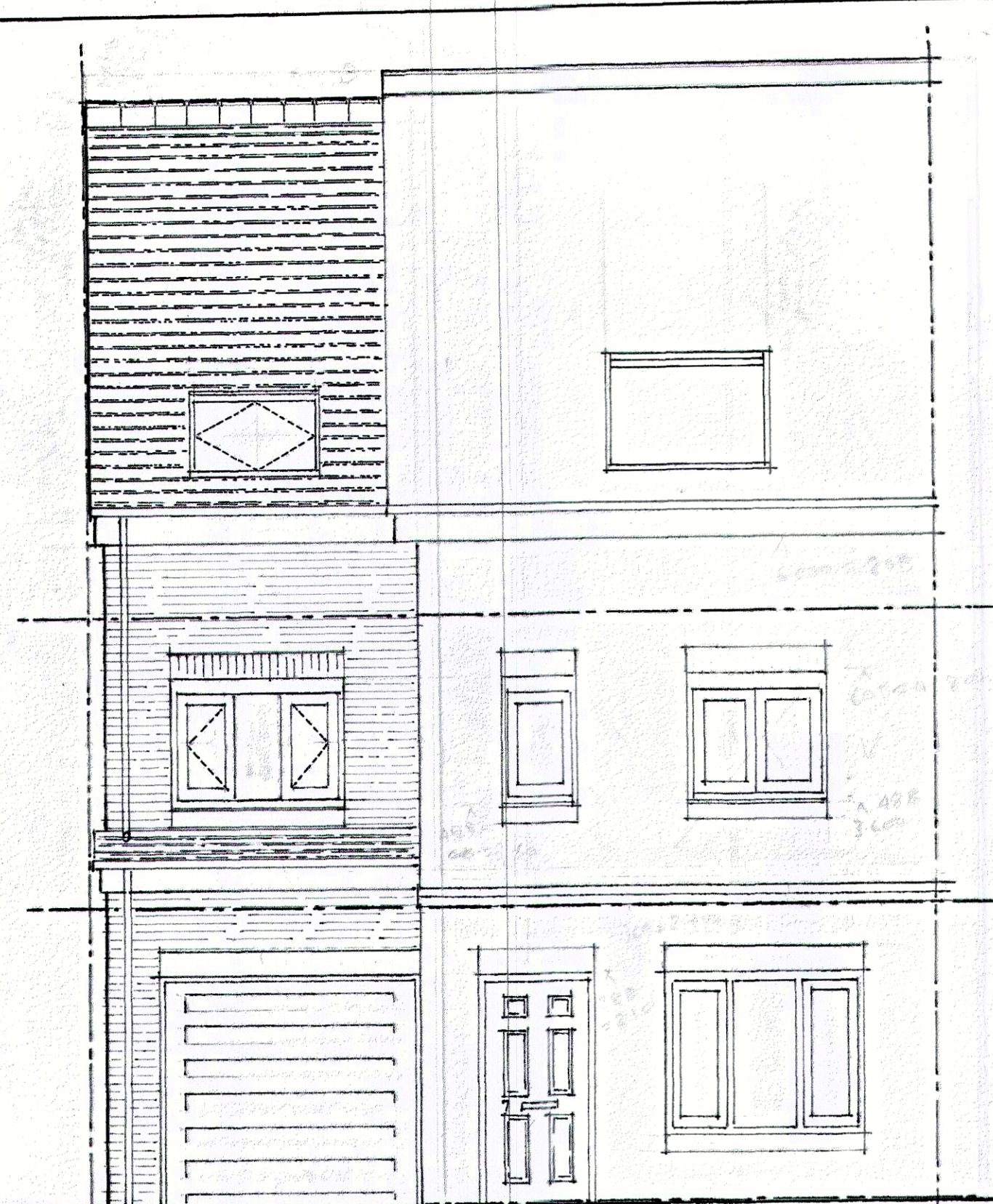
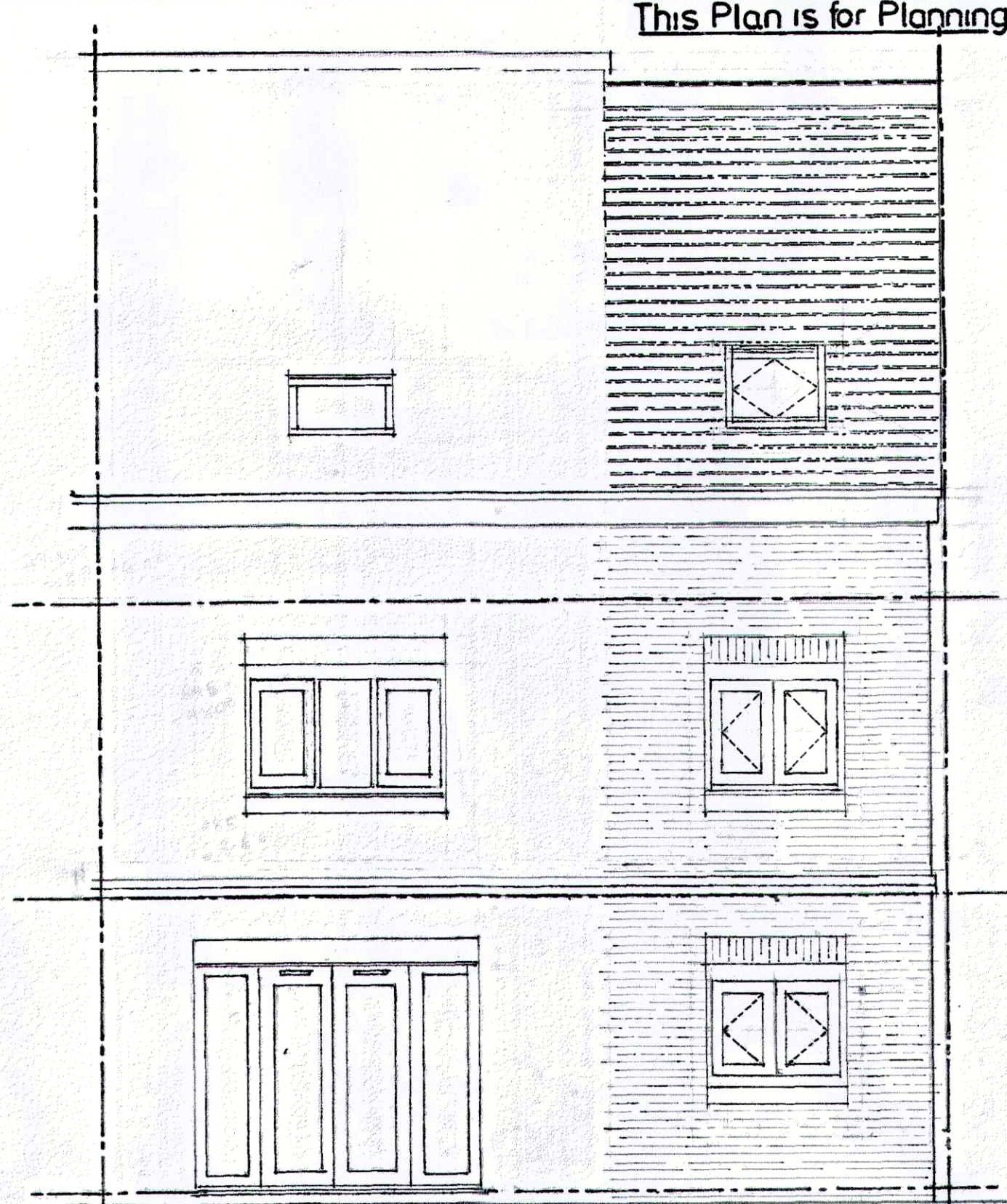


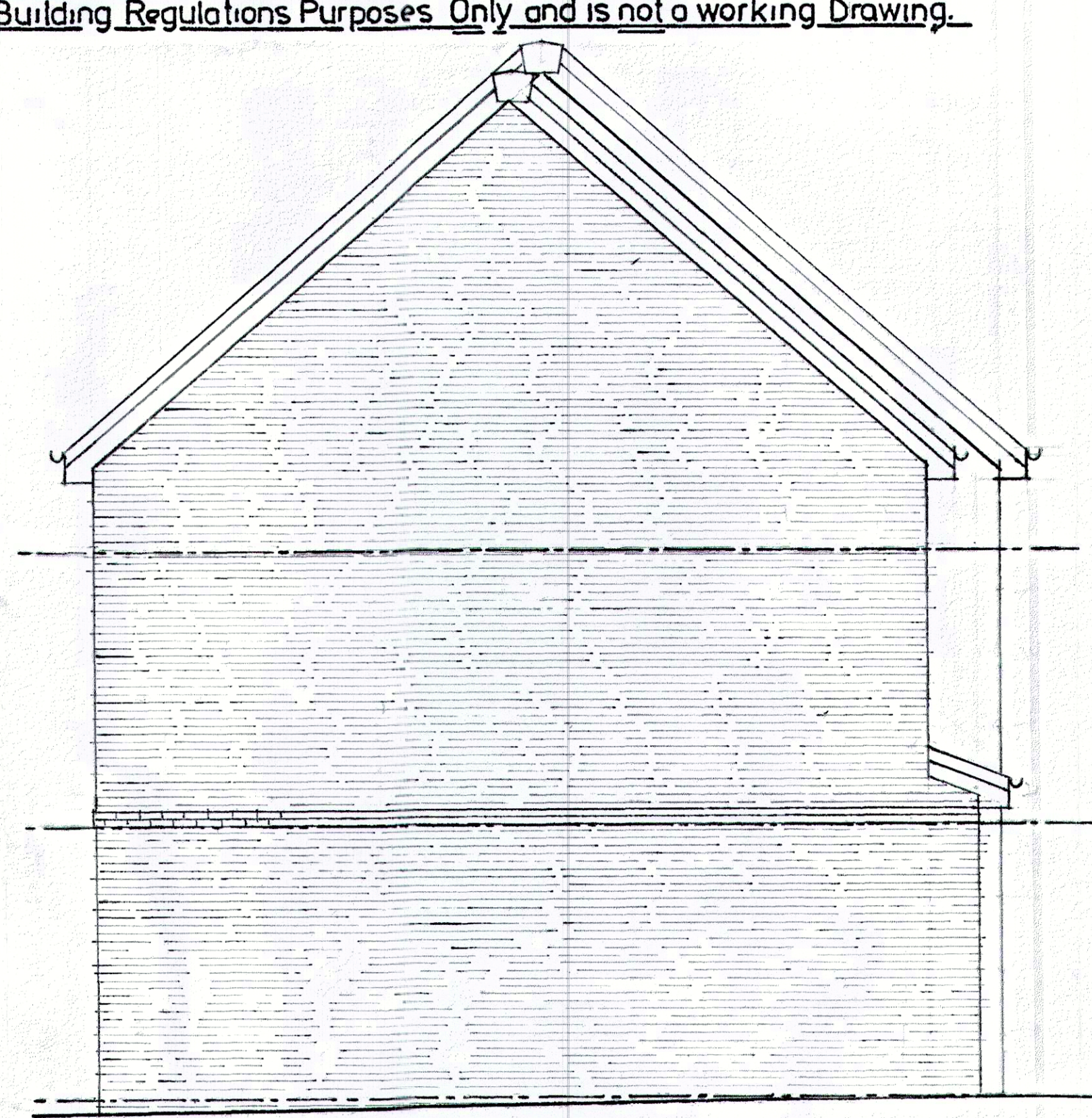
This Plan is for Planning & Building Regulations Purposes Only and is not a working Drawing.



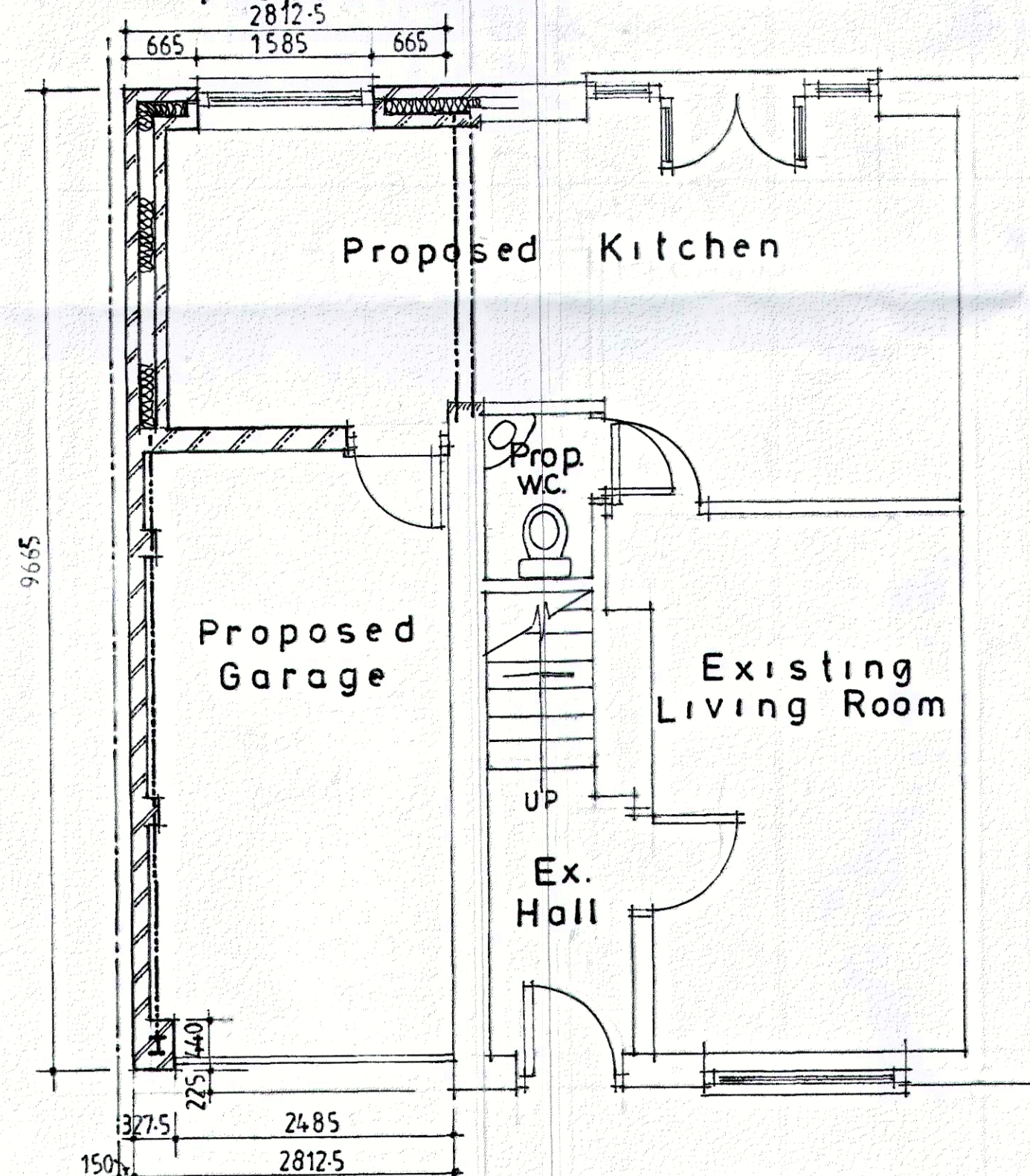
Proposed Front Elevation



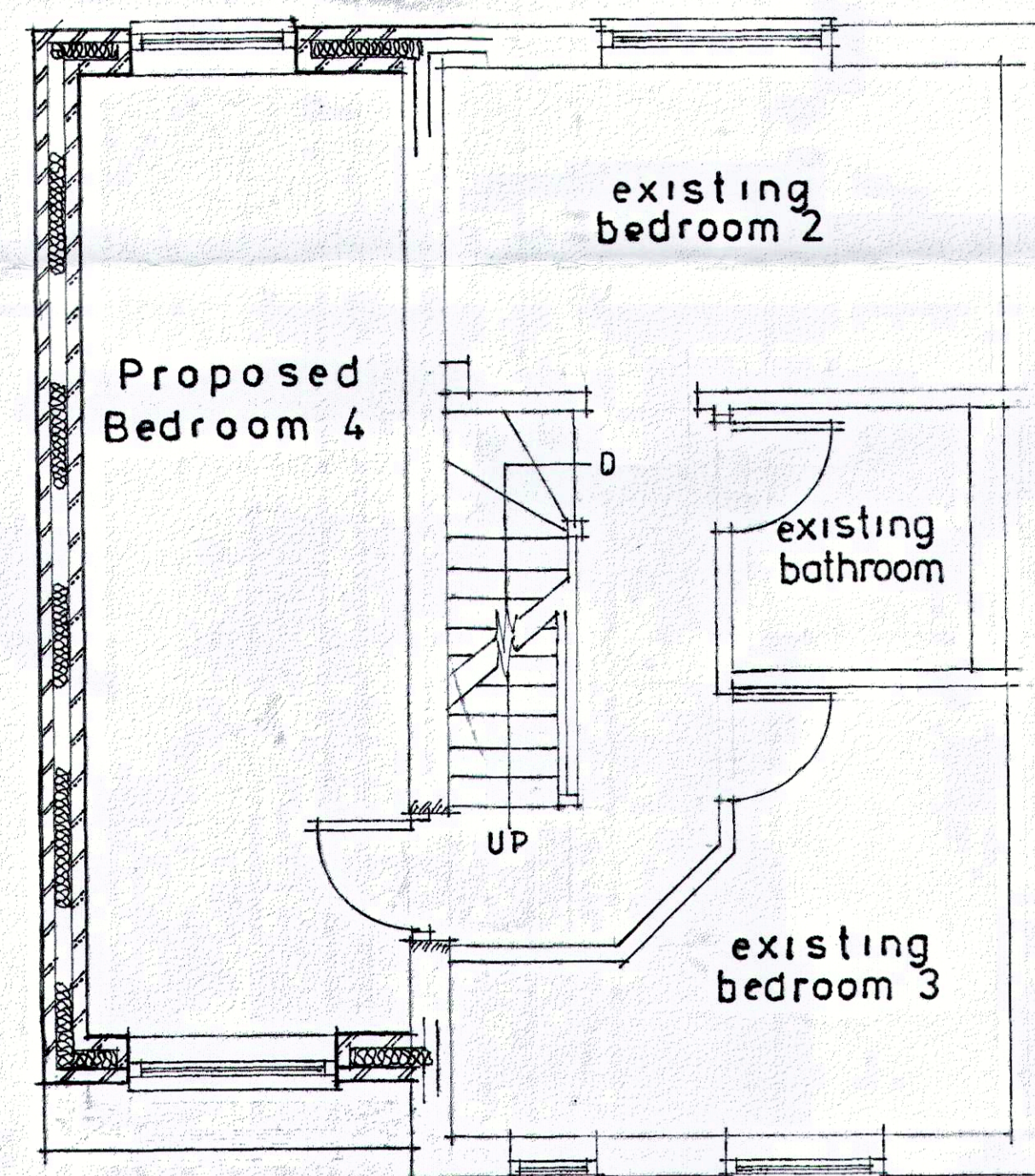
Proposed Rear Elevation



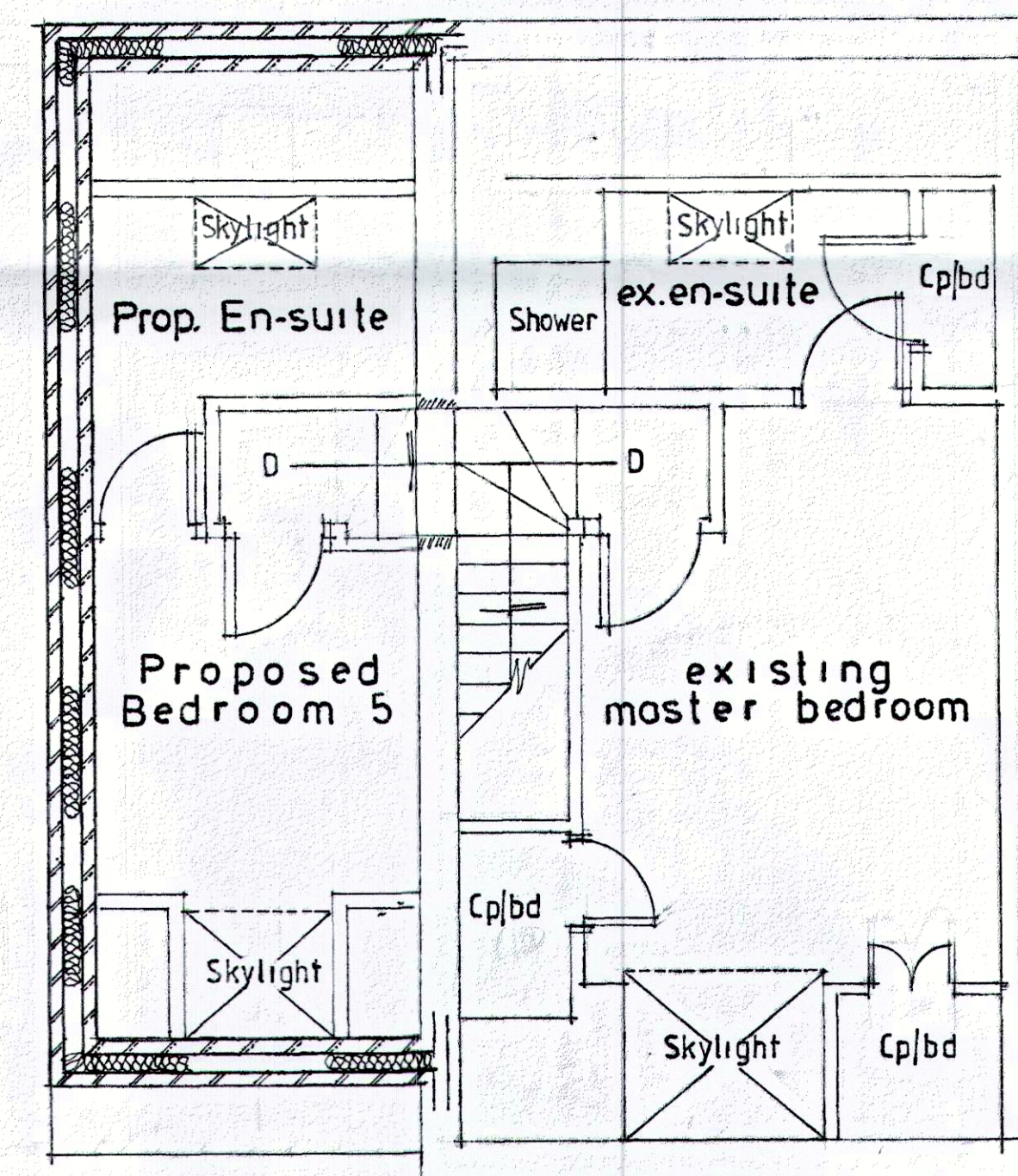
Proposed Side Elevation



Proposed Ground Floor Plan



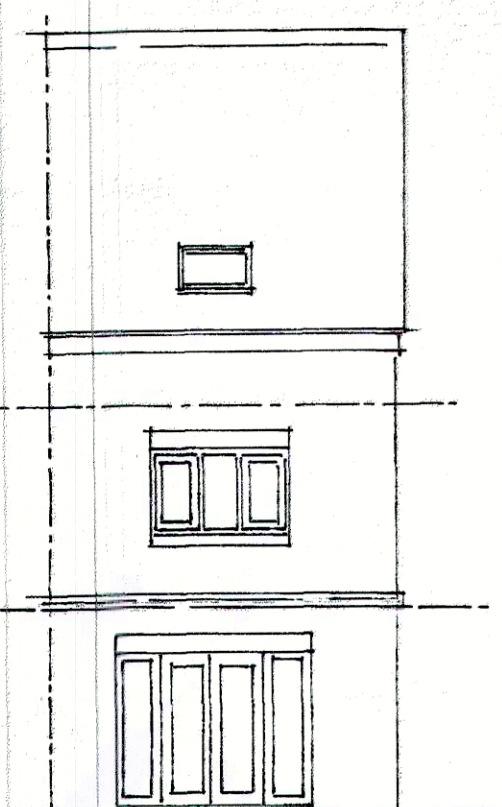
Proposed First Floor Plan



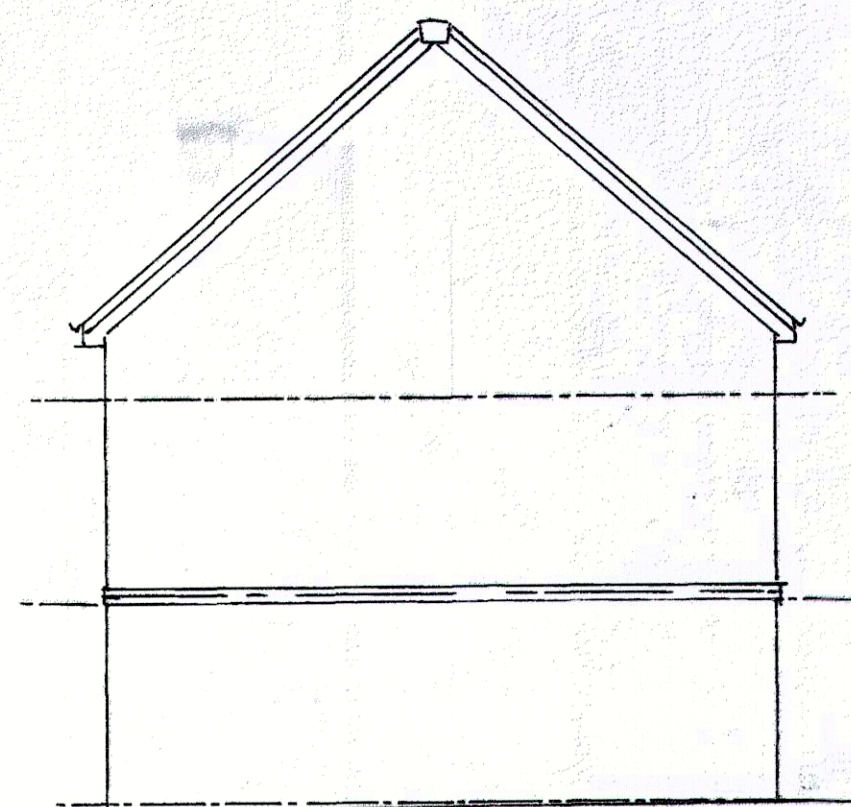
Proposed Second Floor Plan



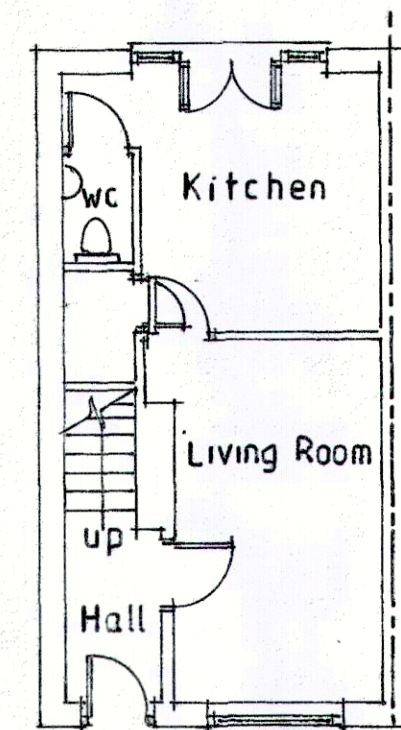
Existing Front Elevation  
1:100



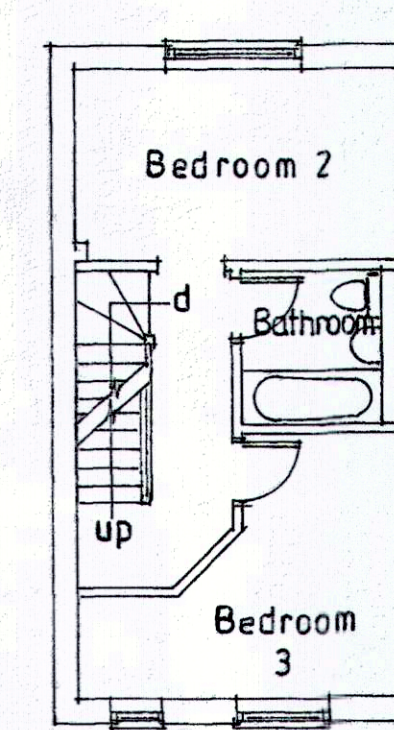
Existing Rear Elevation  
1:100



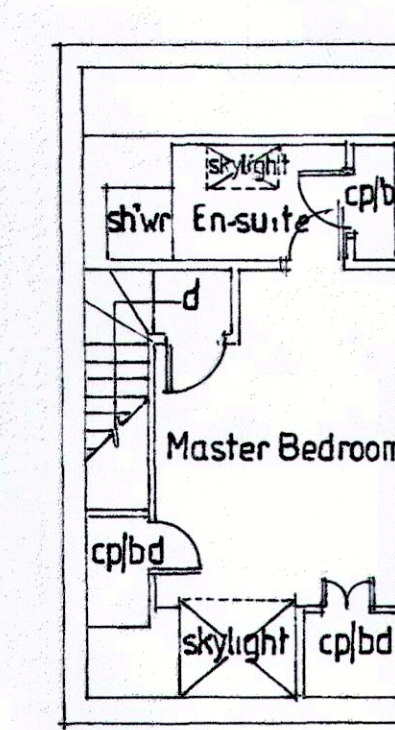
Existing Side Elevation  
1:100



Existing Ground Floor  
1:100



Existing First Floor  
1:100



Existing Second Floor 1:100  
DO NOT SCALE FROM THIS PLAN

## NOTES

### SITE PREPARATION

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

IF THE SITE IS WITHIN 200mm OF EXISTING OR HISTORICAL LAND FILLING THEN A GAS PROOF MEMBRANE SHOULD BE PLACED OVER THE WHOLE BUILD FOOTPRINT AT DAMP PROOF MEMBRANE LEVEL & BE LAPPED UP TO AND OVER THE DAMP COURSE LEVEL TERMINATING AT THE OUTSIDE FACE OF THE BRICKWORK. THE GAS PROOF MEMBRANE SHOULD BE TO MARKS DESIGN B.SPEC. & B.S. EN 13969:2012.

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 6399 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 LAND 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 352mm WIDE WITH OUTER LEAF OF 102mm 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 0.18 W/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 THAT AREA BELOW THE STEELWORK WHICH IS WITHIN THE ANGLE OF REPOSE.

THE INSIDE FACE IS TO BE FINISHED WITH 12.5mm PLASTERBOARD AND SKIM ON DABS. BRICKWORK IN FILL TO BE PLACED BETWEEN ROOF SPARS WHILST ALLOWING A 50mm AIR GAP OVER FOR ROOF VENTILATION ALONG WITH VENTED RIDGE TILES ALL IN ACCORDANCE WITH B.S. 3250.

A 12.5mm 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 142 MESH TO PREVENT CRACKS ON 150mm OF FILL BACKED KINGSPIR OR CADTEX WHICH IS BROUGHT UP AT THE ROOM PERIMETER. 50mm THICK.

THE WHOLE TO BE PLACED ON A 1200 GAUGE VISQUEEN VAPOUR BARRIER LAPPED UP TO THE D.P.C. ON A 35mm THICK SAND BUILDING COURSE Laid LEVEL ON 200mm OF M.O.T. STONE IN 20mm LAYERS EACH 100mm THICK WITH EACH SEPARATELY CRUSHED AND CONSOLIDATED USING A MEDIUM DUTY VIBRATING PLATE OR WHACKER.

THE ROOF TO THE EXTENSION TO BE DUAL PITCHED AND CONSIST OF MATCHING ROOF TILES OR SLATES SET TO THE CORRECT GRADE ON 50mm X 35mm THINLISED LATHS ON A TYVEK OR WET 40 BREATHABLE MEMBRANE ON 220mm X 50mm ROOF SPARS AT 100mm 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 SPARS AT THE RIDGE.

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

300mm OF MINERAL WOOL INSULATION IN 2 LAYERS OF 150mm BETWEEN THE SPARS AND 200mm OVER AT RIGHT ANGLES.

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

CROSS FLOW ROOF VENTILATION TO MEET B.S.S.250 CLAUSE 9.1 1989. VENTED ROOF TILES TO BE EMPLOYED WITH 10mm GAPS INCORPORATING INSECT MESH.

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

ROOF

THE ROOF TO THE EXTENSION TO BE DUAL PITCHED AND CONSIST OF MATCHING ROOF TILES OR SLATES SET TO THE CORRECT GRADE ON 50mm X 35mm THINLISED LATHS ON A TYVEK OR WET 40 BREATHABLE MEMBRANE ON 220mm X 50mm ROOF SPARS AT 100mm 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 SPARS AT THE RIDGE.

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## 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 100% CONTINGENT ON THE INNER FRAME CAVITY 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 'K' PART 4 OF THE BUILDING REGS.

Background opening AIR FILTERS TO ALL WINDOW FRAMES TO HAVE CLOSING PORTS. ALL DOORS AND WINDOWS TO MARKERS 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 53 & 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. 7531 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 & 5461. INSPECTION CHAMBERS TO ARRANGEMENT CERTIFICATE 811877. 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 SULLIES BELOW GRATE LEVEL AND ABOVE WATER LEVEL WHERE POSSIBLE SURFACE WATER AND FOUL DRAINS ARE TO BE SEPT SECTED.

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

CODE 4 LEAD FLASHING AT ROOF JUNCTION OF BOTH ROOFS TO BE SET & CAULKED INTO BRICK & STEEPED 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 Chedlin Drive Wythenshaw M23 2AD for Josh & Chloe Howarth

L.H.ARDON Building Design

1 Ashlands Drive Audenshaw M34 5EL

tele 07950829709

SCALE 1:50 DATE 05-04-23

BUILDING CONTROL 23 MAY 2023