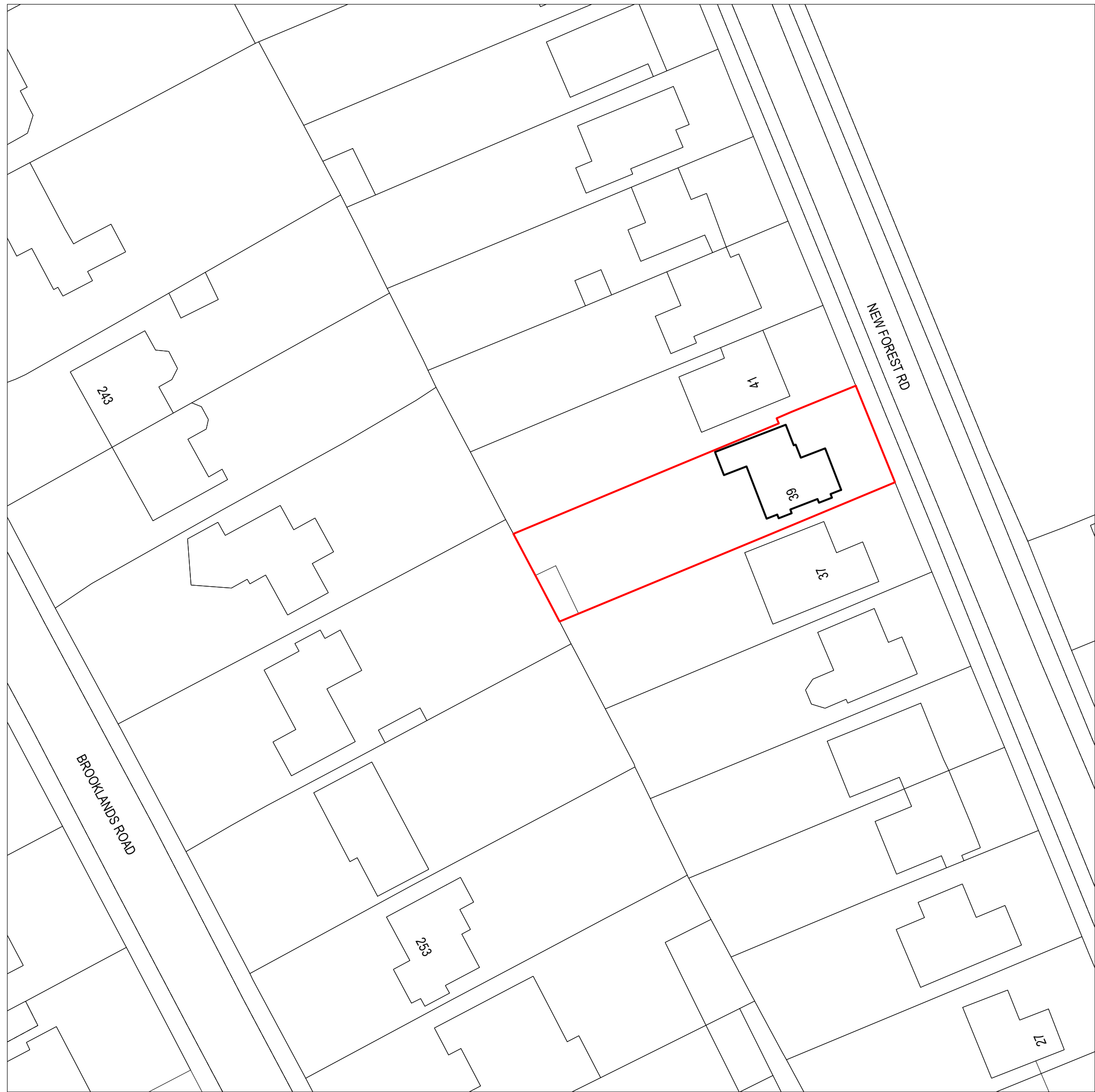
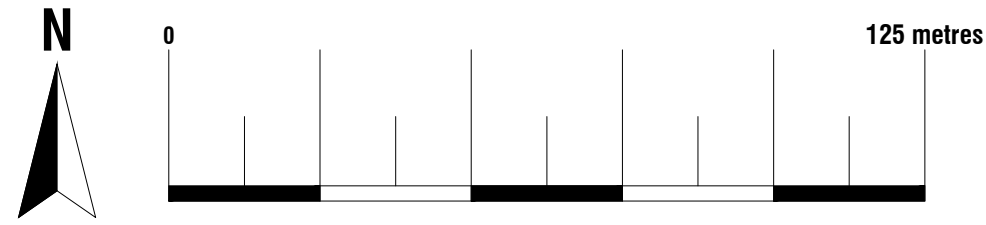
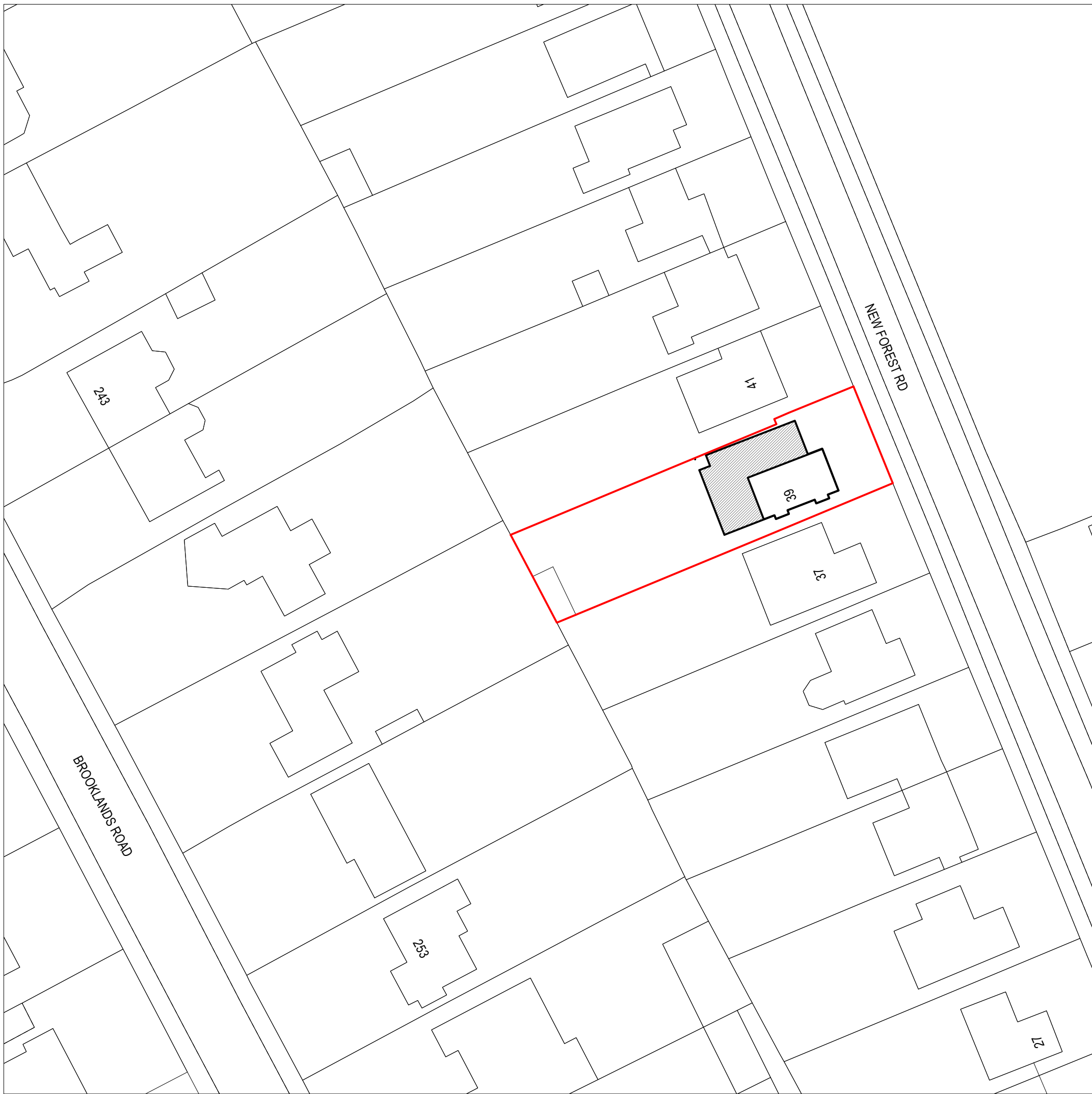
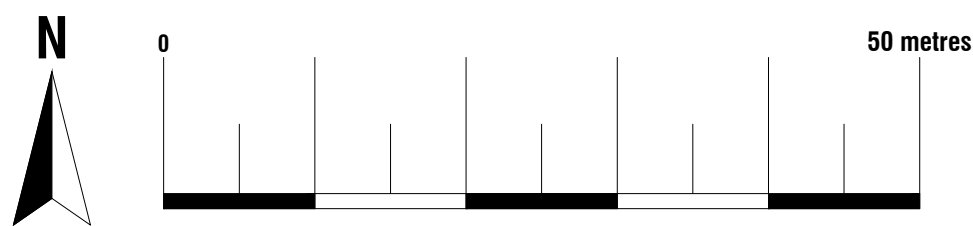




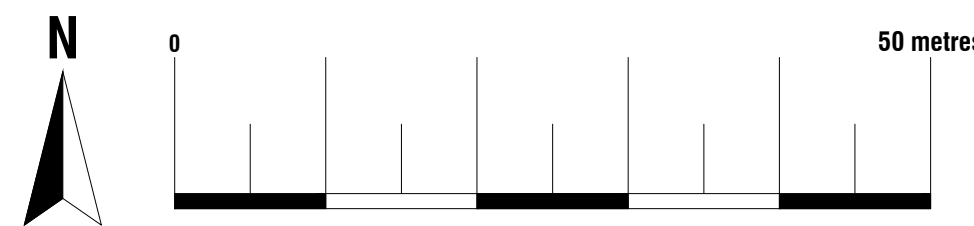
Location Plan
Scale 1:1250
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Existing Block Plan
Scale 1:500
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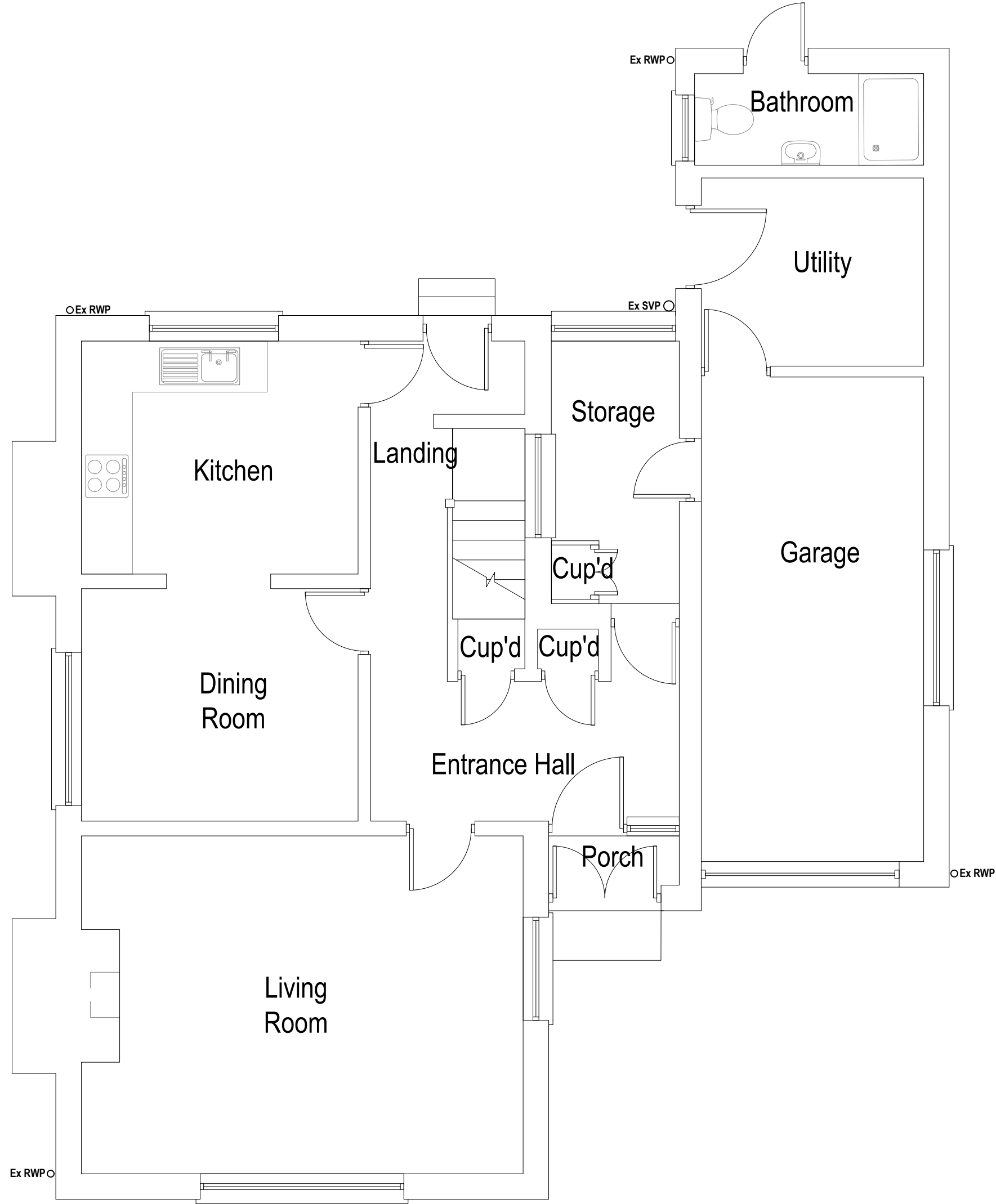
Proposed Block Plan
Scale 1:500
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OS 100047474



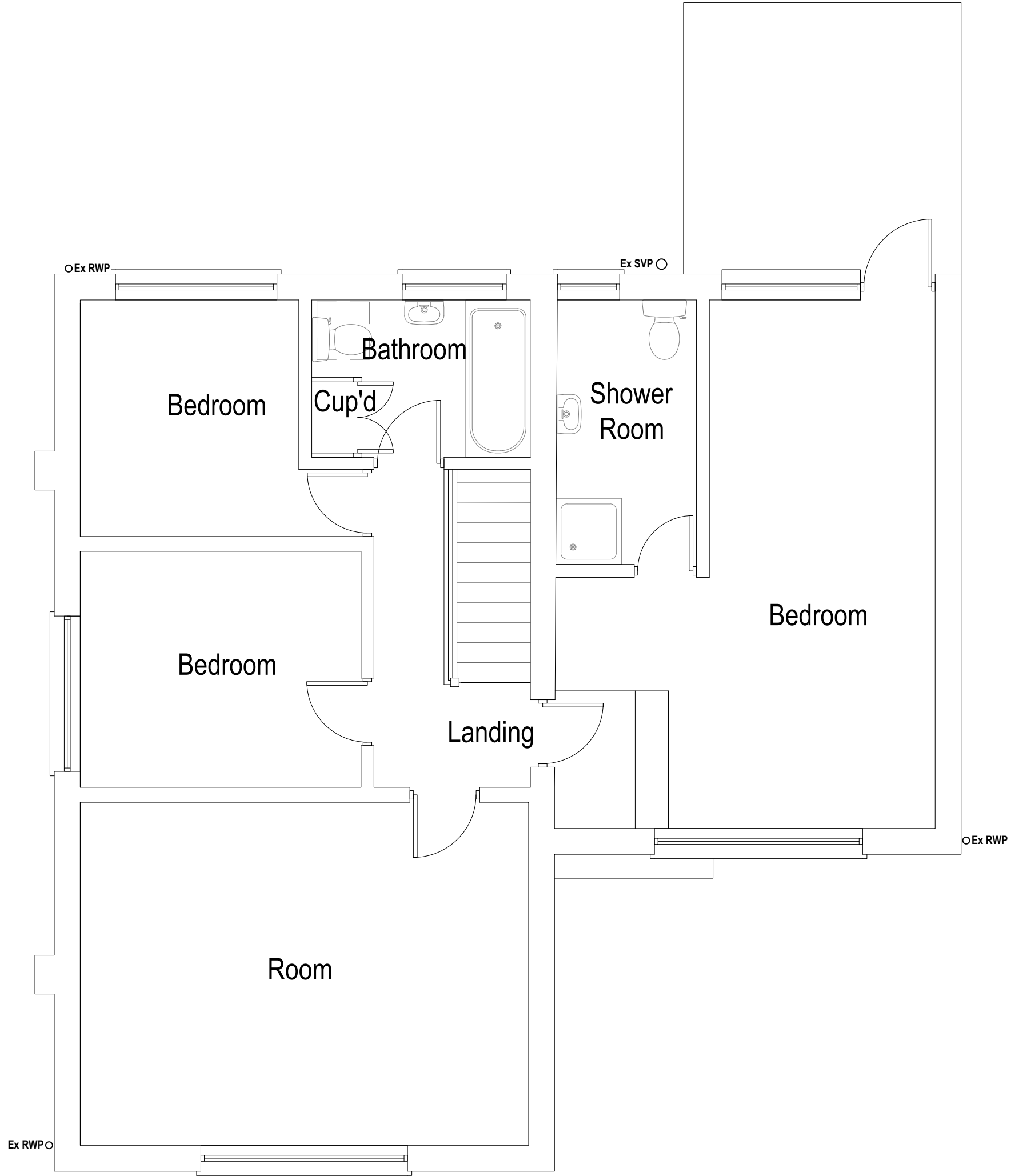


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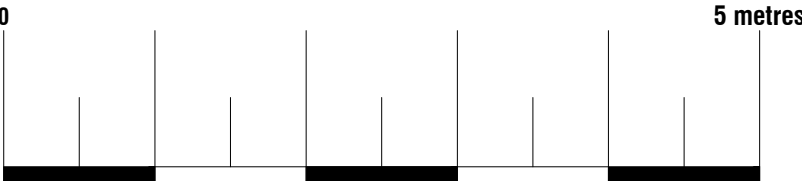
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		Sheet	22-1392 D01 Rev 2
		Job	New Extension
		Scale	As Shown@A1
		Title	As Shown



Existing Ground Floor Plan
Scale 1:50



Existing First Floor Plan
Scale 1:50

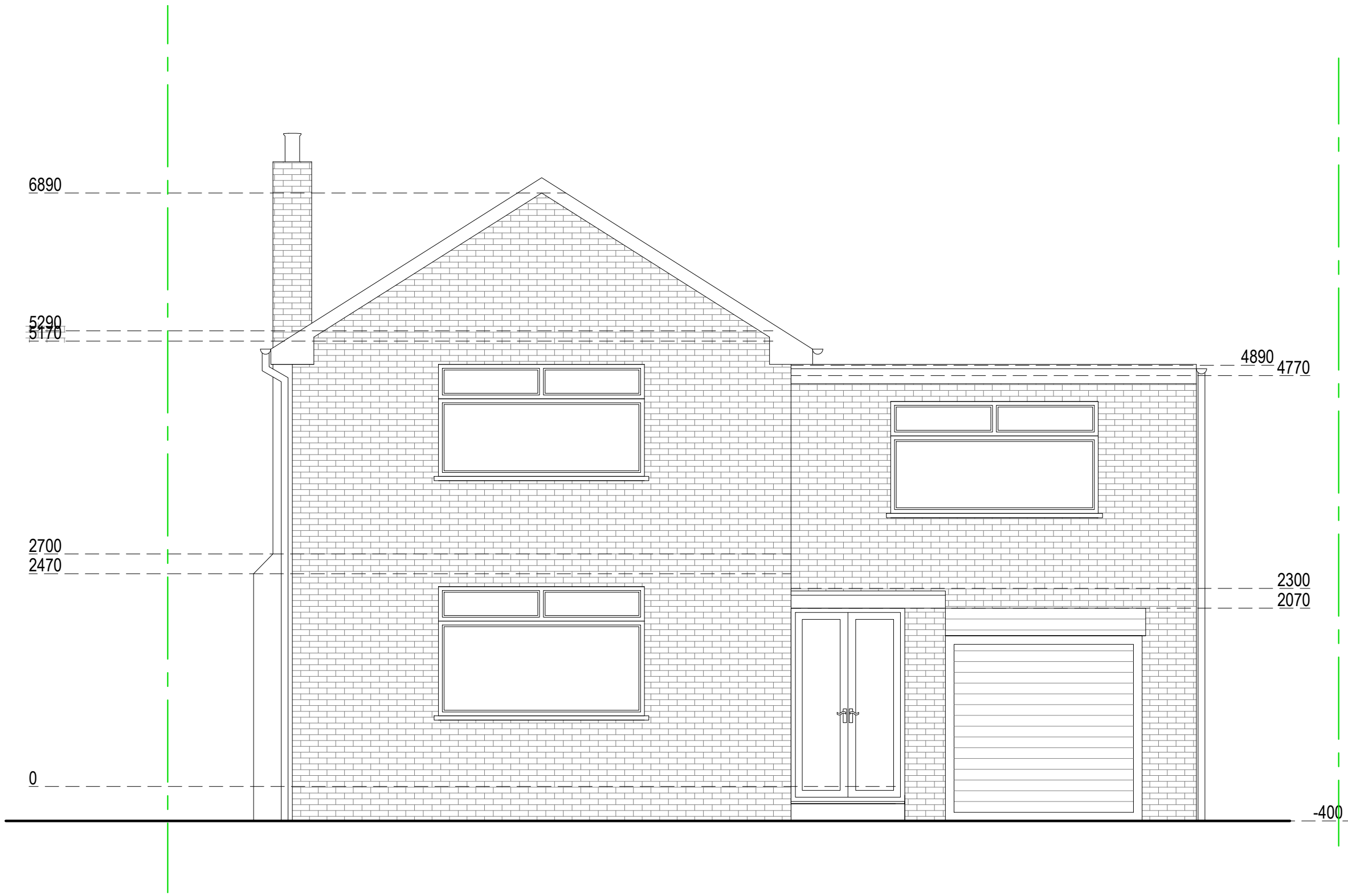




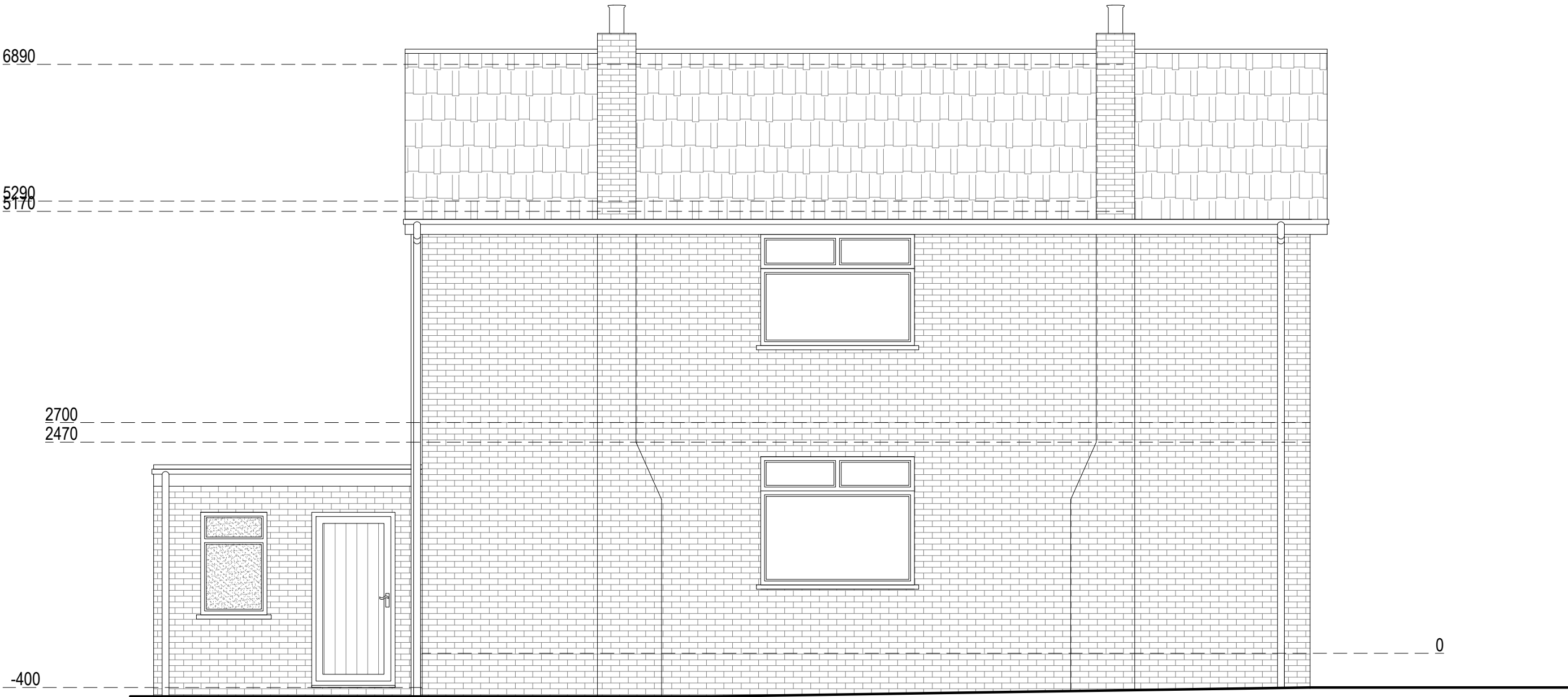
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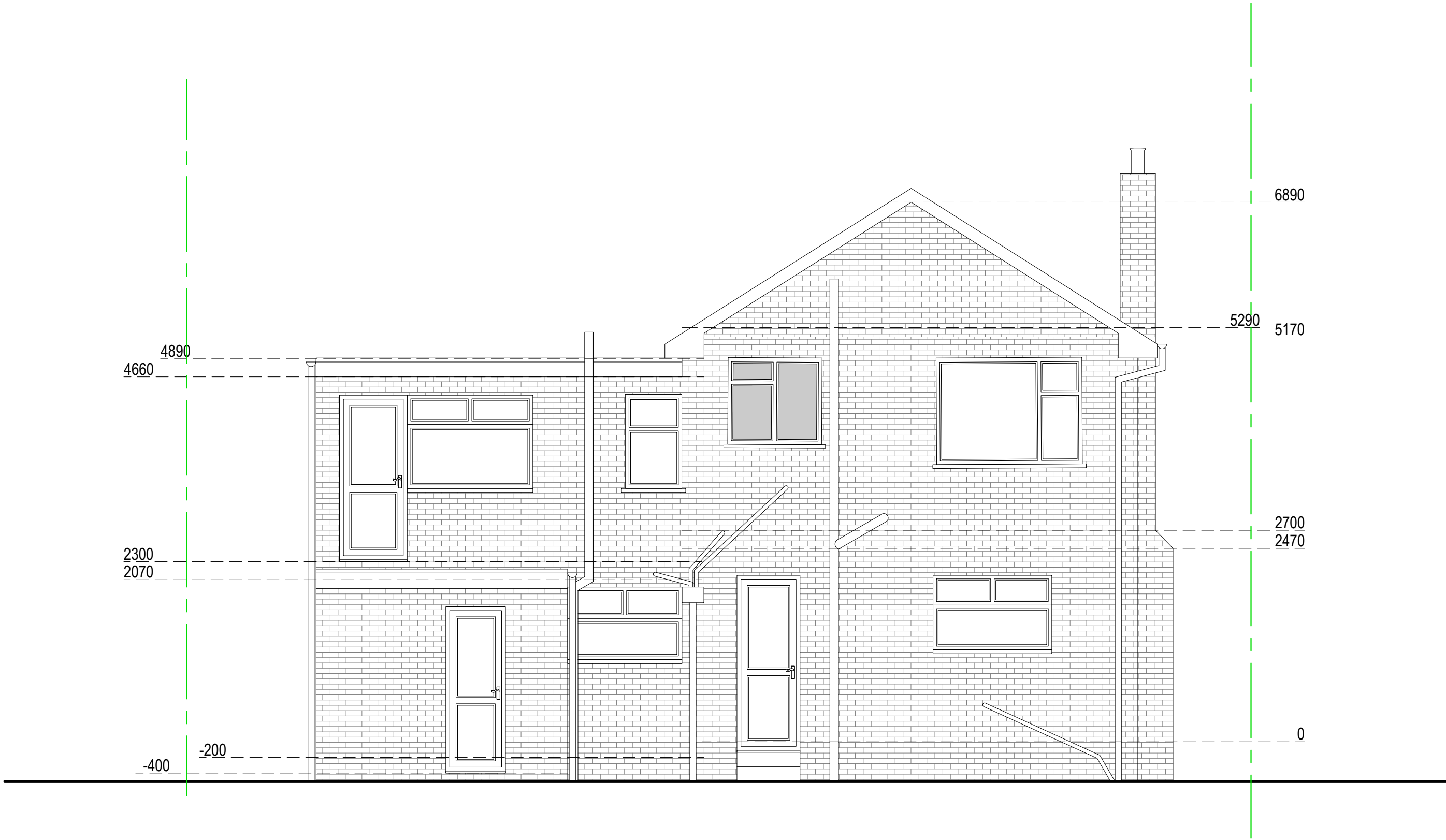
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		Sheet	22-1392 D02 Rev 2
		Job	New Extension
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		Title	As Shown



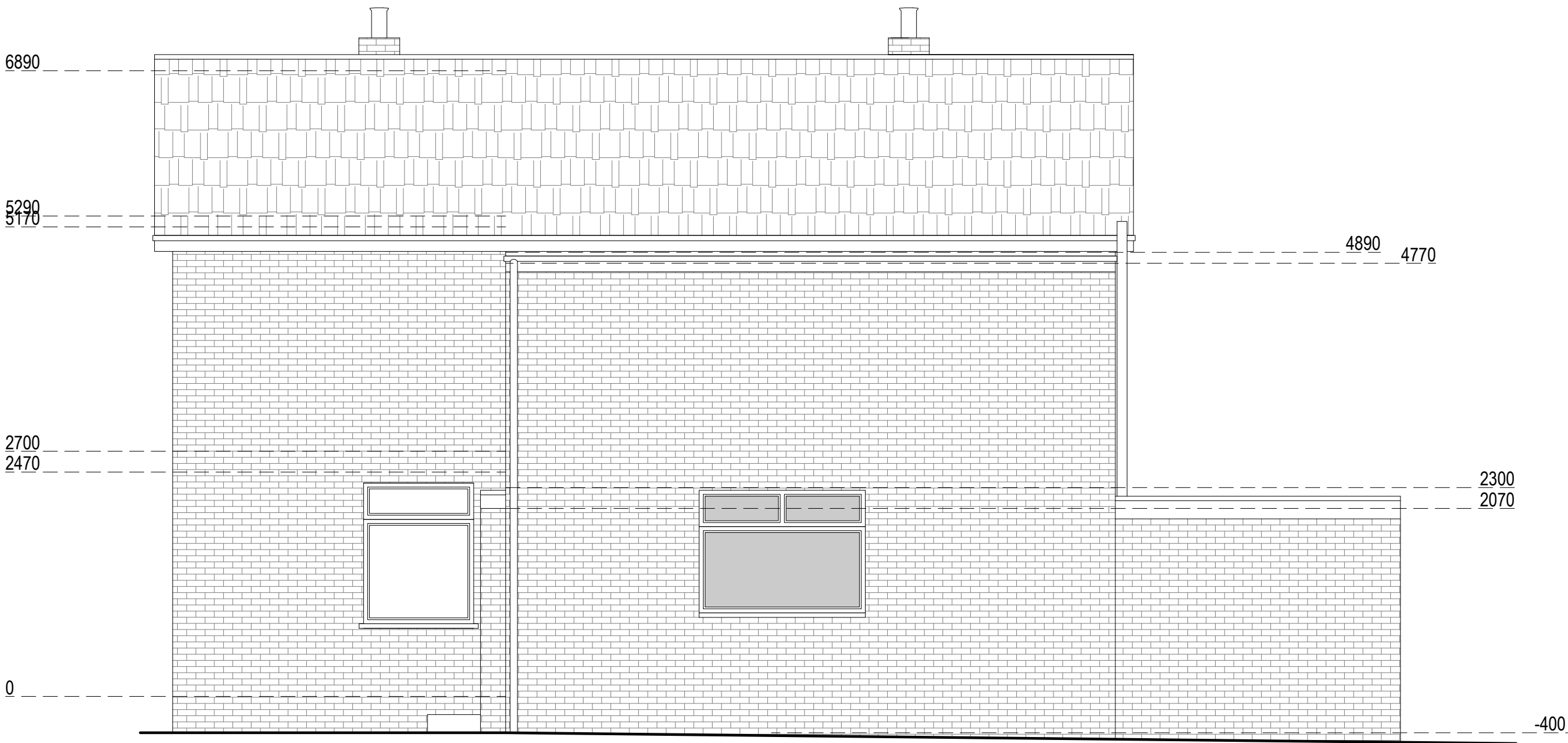
Existing Northeast Elevation
Scale 1:50



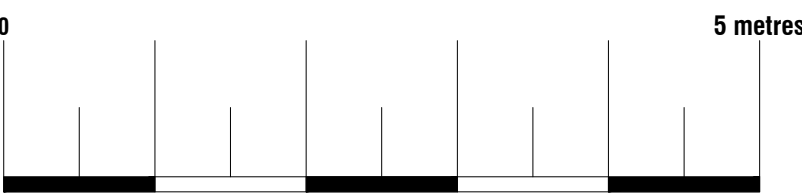
Existing Southeast Elevation
Scale 1:50



Existing Southwest Elevation
Scale 1:50



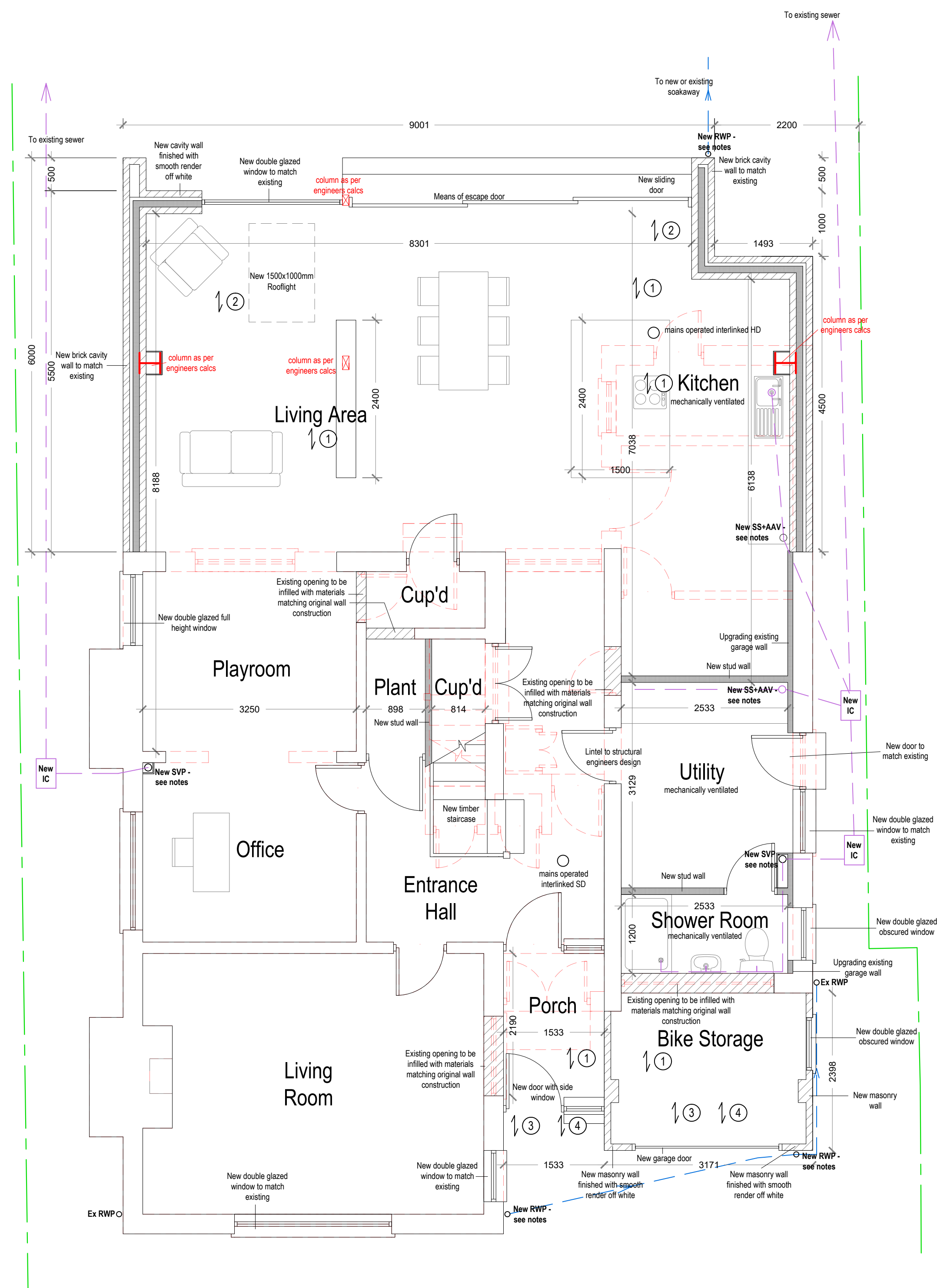
Existing Northwest Elevation
Scale 1:50





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Site	39 New Forest Road, Brooklands, Manchester M23 9JT	Date	11.01.2023
		Sheet	22-1392 D03 Rev 2
		Job	New Extension
		Scale	As Shown@A1
		Title	As Shown



Proposed Ground Floor Plan
Scale 1:50

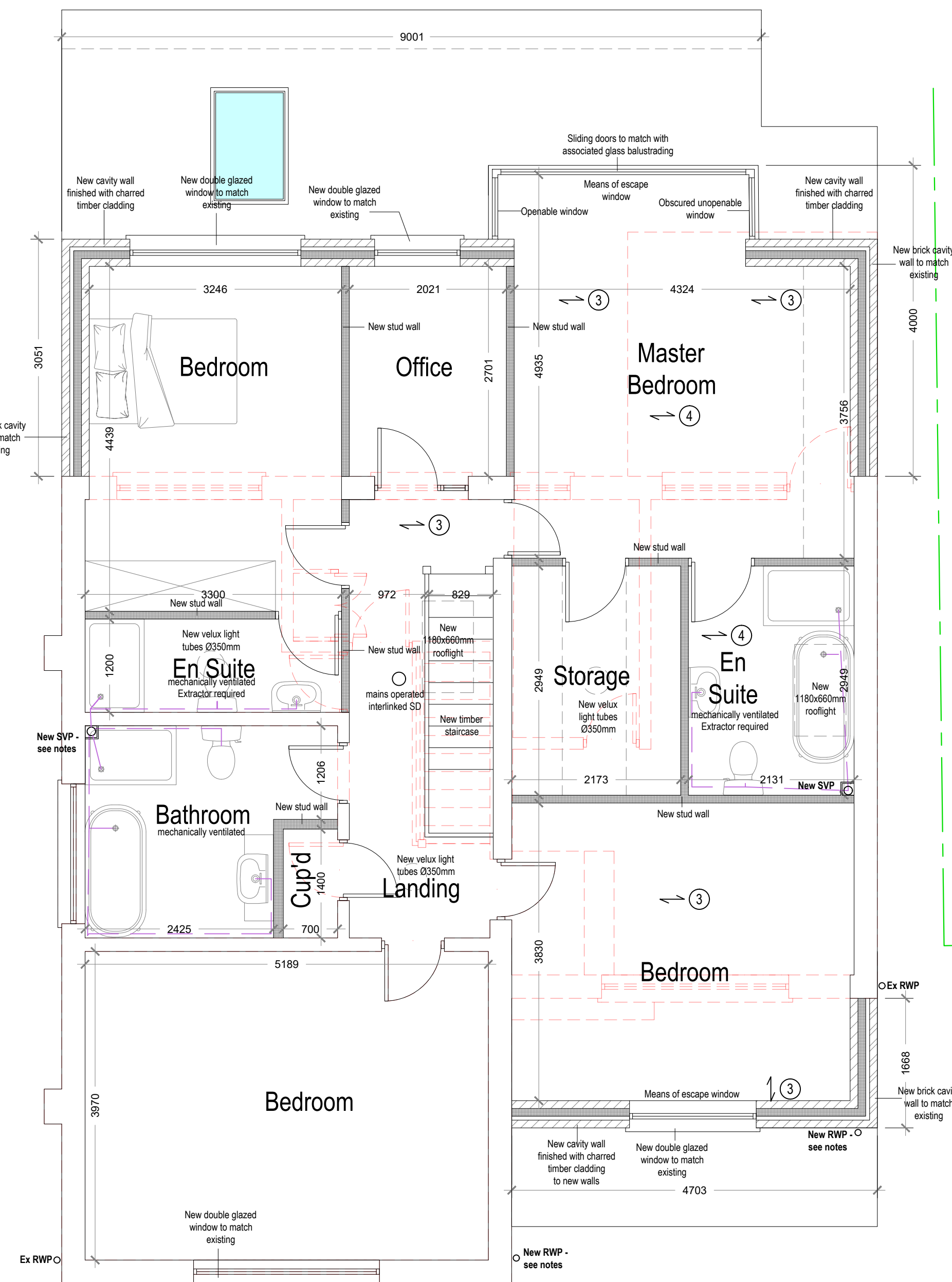
Symbol Key:

	Boundary line	①	50 x 145mm C24 floor joists above as per spec. and detail drawing @ 400mm crs	③	47 x 150mm C24 rafters above as per spec. and detail drawing @ 400mm crs
	Rainwater drainage layout	②	47 x 145mm C24 flat roof joists above as per spec. and detail drawing @ 400mm crs	④	75 x 195mm C24 ceiling joists above as per spec. and detail drawing @ 400mm crs
	Waste drainage layout				
	Details above				
	Demolition				

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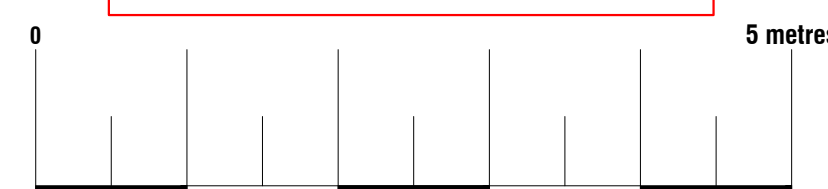
Parts of this project may require new structural steelwork or timberwork. Structural Engineer to provide the necessary calculations and beam sizes/connections to satisfy Building Control Officer requirements. If the proposed area of any new glazing accounts for more than 25% of the new floor area (minus the area of existing glazing being removed) the client may be required to obtain SAP Calculations from a SAP Assessor before Building Control can fully approve the plans. If in doubt please contact Arkiplan:

Arkiplan Architectural Ltd
Lytchett House, 13 Freeland Park, Wareham Road, Pool, Dorset BH16 6FA
0845 852 0852 enquiries@arkiplan.co.uk



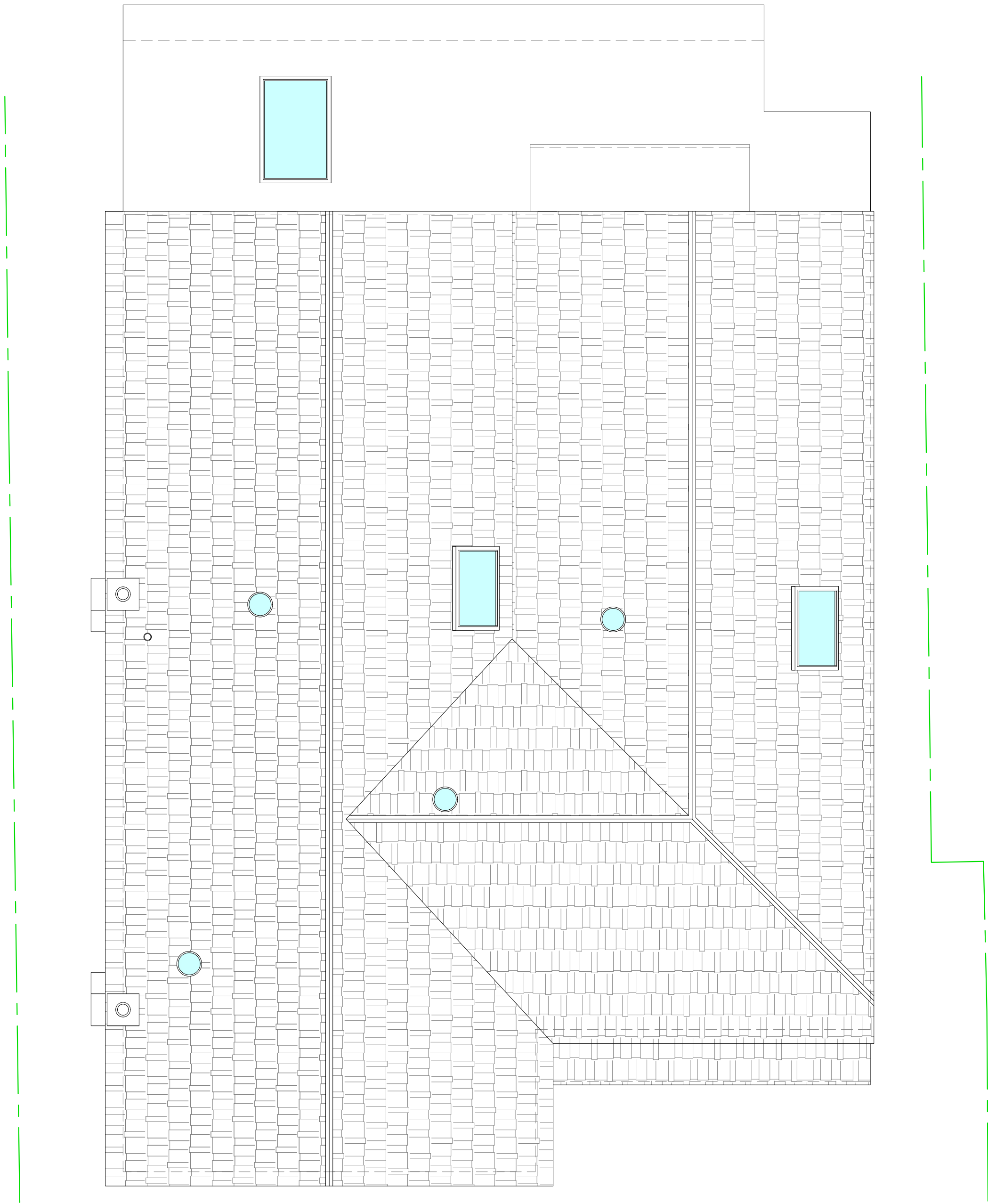
Proposed First Floor Plan
Scale 1:50

Proposed drainage layout is indicative only and has not been surveyed. Existing foul drainage layout to be surveyed by Contractor on site and exact layout and connections are to be agreed on site with BCO before any works commence. All pipes sizes and falls as per spec. and detail drawings



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Site	39 New Forest Road, Brooklands, Manchester M23 9JT	Date	11.01.2023
		Sheet	22-1392 D04 Rev 2
		Job	New Extension
		Scale	As Shown@A1
		Title	As Shown



Proposed Roof Plan
Scale 1:50

Symbol Key:

- Boundary line
- Rainwater drainage layout
- Waste drainage layout
- Details above
- Demolition

- 1 50 x 145mm C24 floor joists above as per spec. and detail drawing @ 400mm crs
- 2 47 x 145mm C24 flat roof joists above as per spec. and detail drawing @ 400mm crs

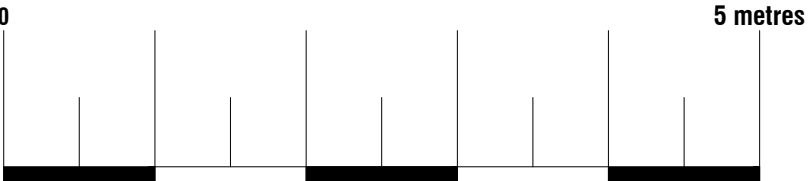
- 3 47 x 150mm C24 rafters above as per spec. and detail drawing @ 400mm crs
- 4 75 x 195mm C24 ceiling joists above as per spec. and detail drawing @ 400mm crs

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Parts of this project may require new structural steelwork or timberwork. Structural Engineer to provide the necessary calculations and beam sizes/connections to satisfy Building Control Officer requirements. If the proposed area of any new glazing accounts for more than 25% of the new floor area (minus the area of existing glazing being removed) the client may be required to obtain SAP Calculations from a SAP Assessor before Building Control can fully approve the plans. If in doubt please contact Arkiplan:

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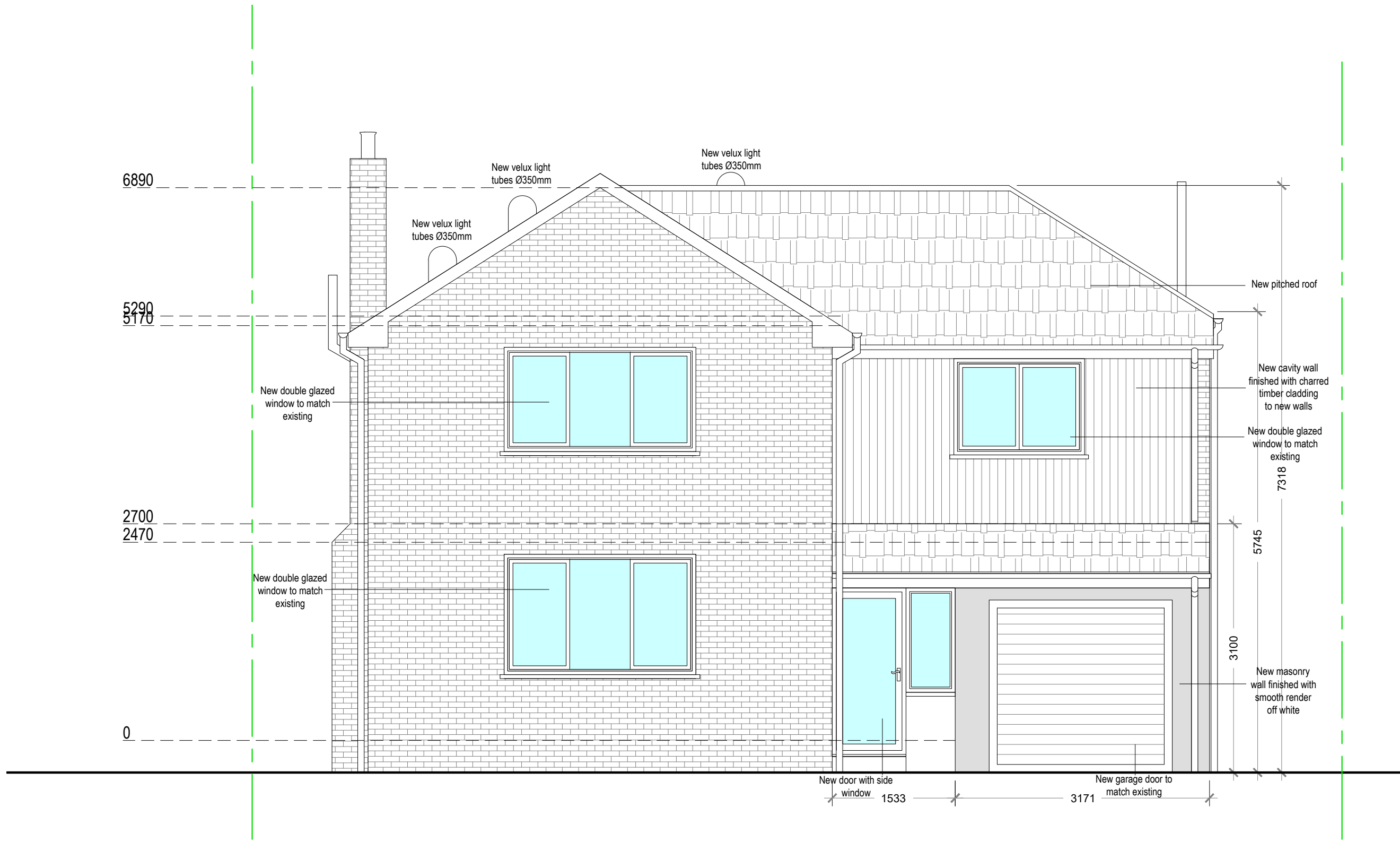
Proposed drainage layout is indicative only and has not been surveyed. Existing foul drainage layout to be surveyed by Contractor on site and exact layout and connections are to be agreed on site with BCO before any works commence. All pipes sizes and falls as per spec. and detail drawings



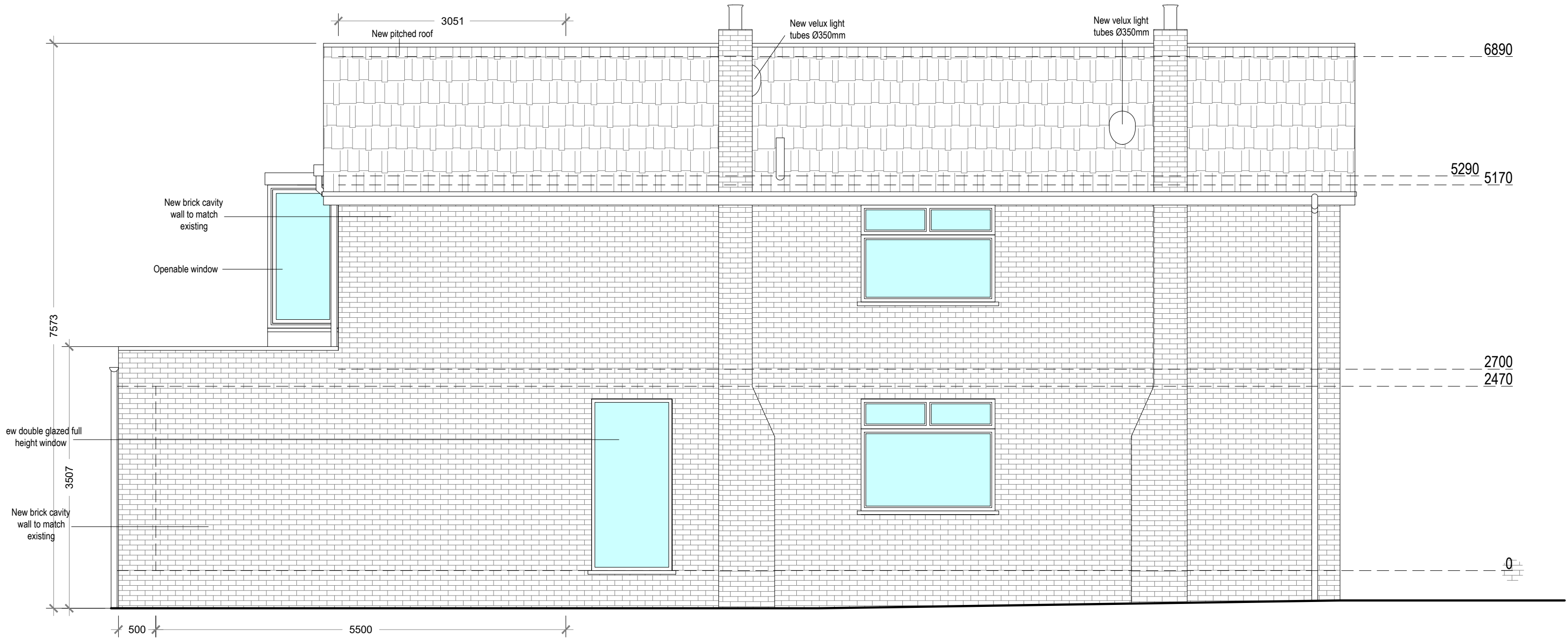


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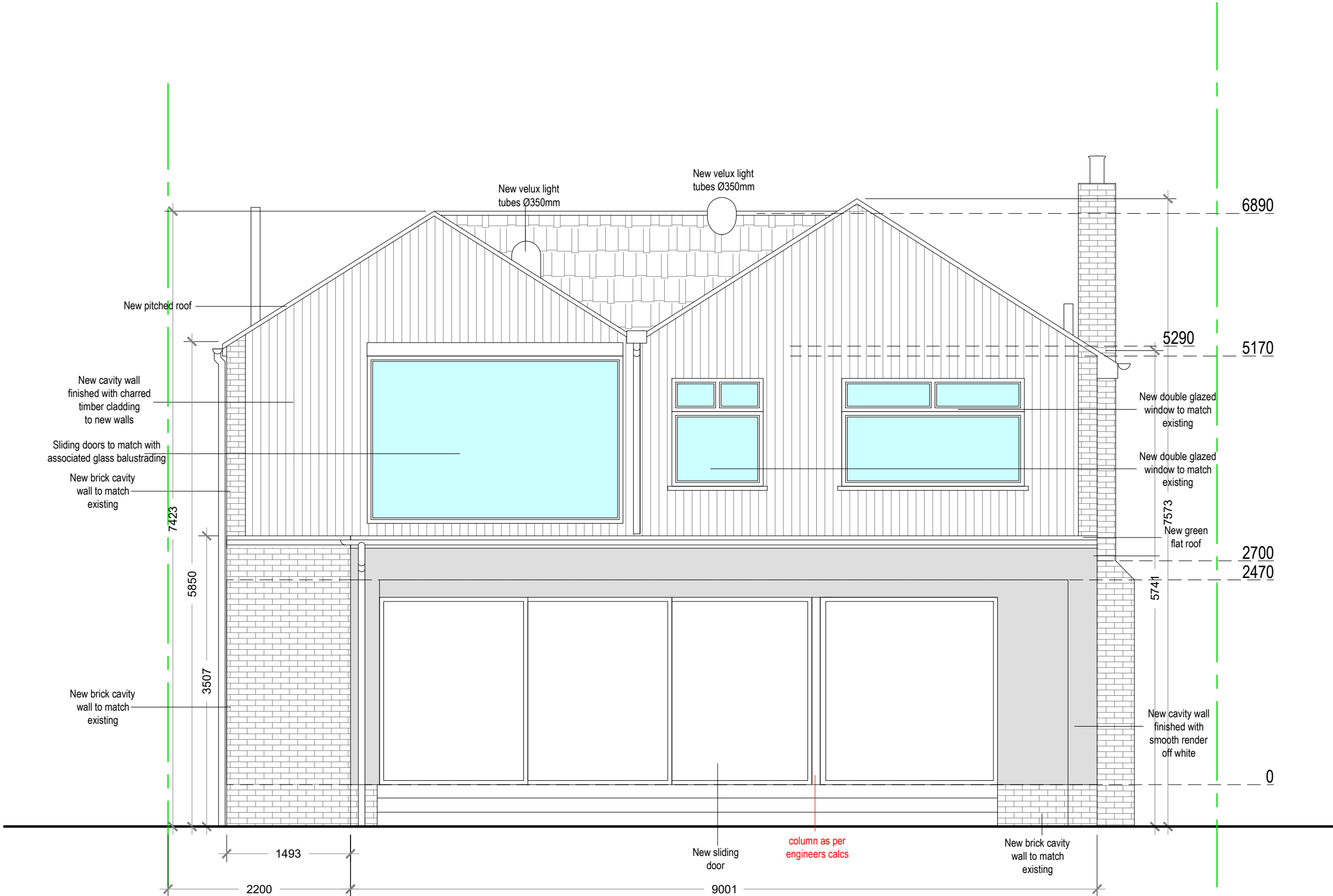
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		Sheet	22-1392 D05 Rev 2
		Job	New Extension
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		Title	As Shown



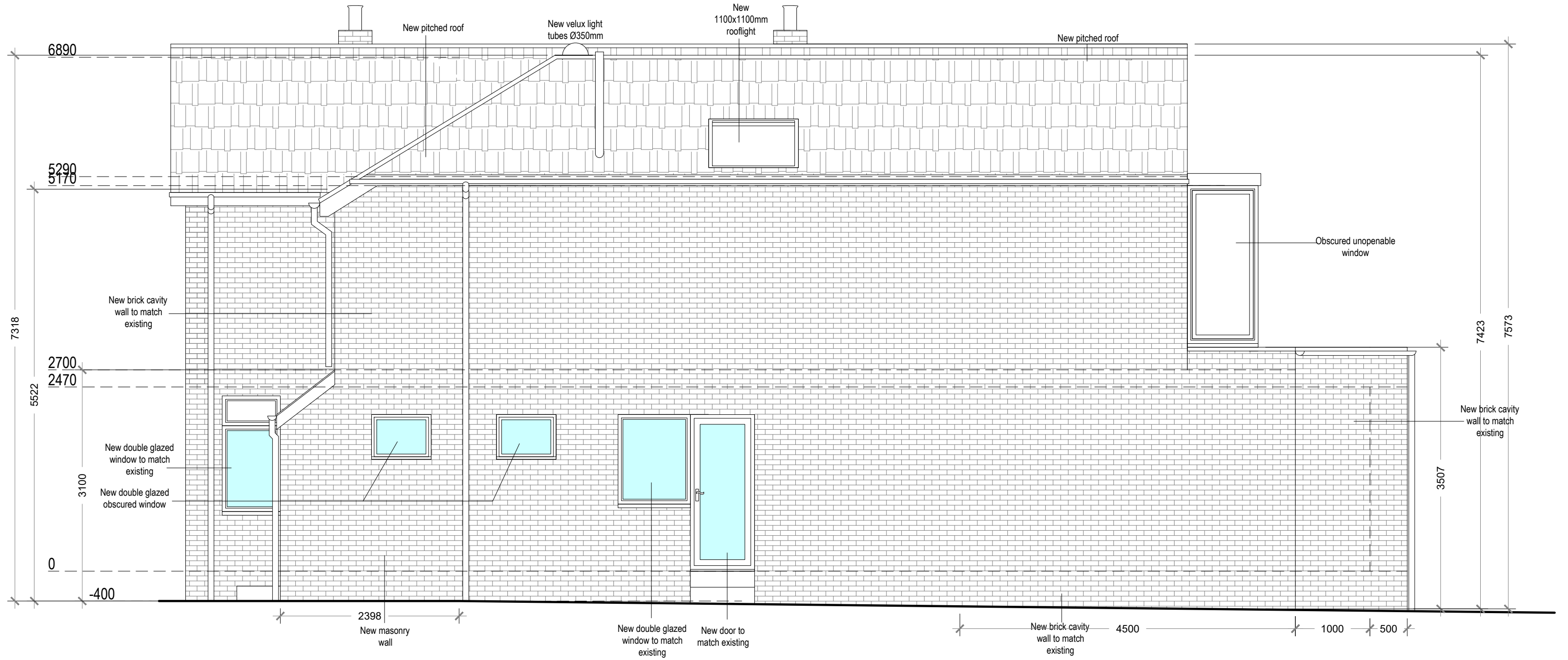
Proposed Northeast Elevation
Scale 1:50



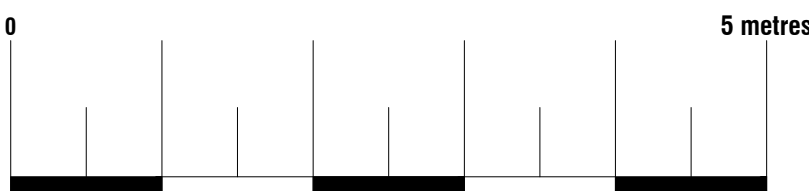
Proposed Southeast Elevation
Scale 1:50



Proposed Southwest Elevation
Scale 1:50



Proposed Northwest Elevation
Scale 1:50



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Site

39 New Forest Road,
Brooklands,
Manchester M23 9JT

Date

11.01.2023

Sheet

22-1392 D06 Rev 2

Job

New Extension

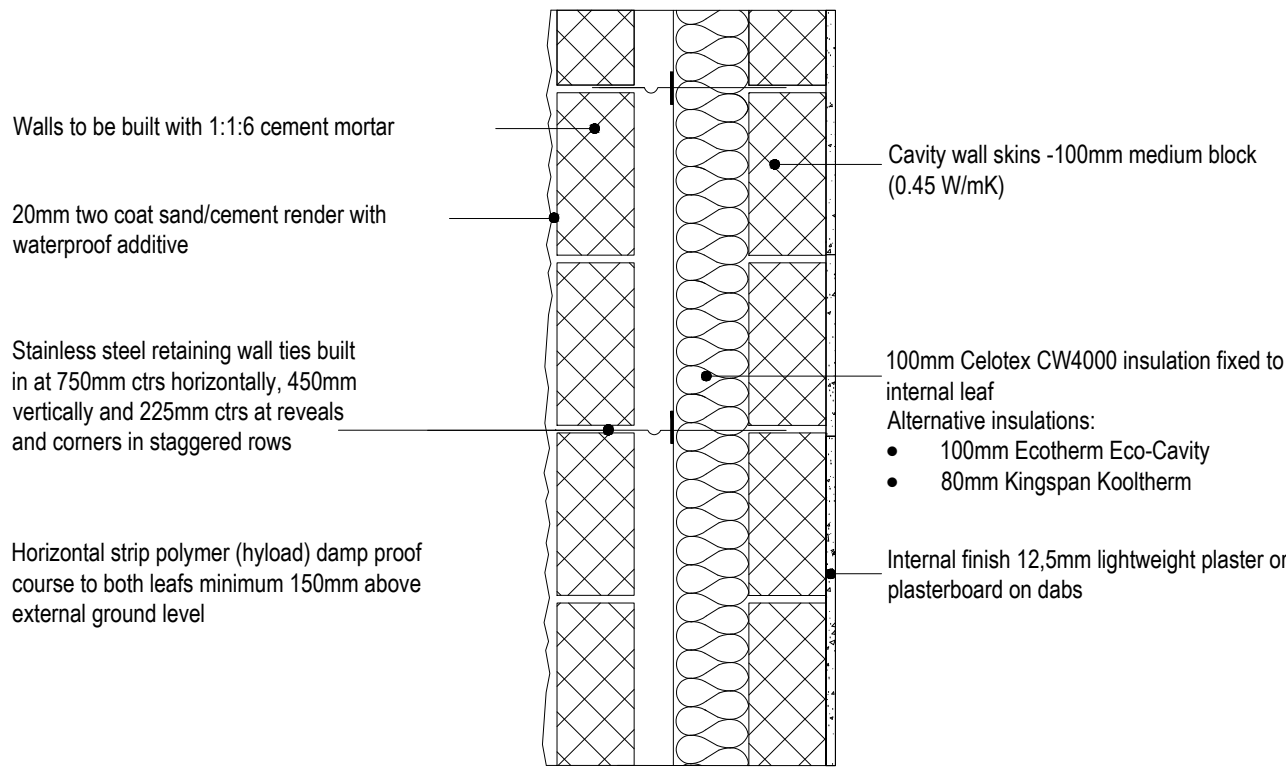
Scale

As Shown@A1

Title

As Shown

STANDARD PARTIAL FILL RENDER
CAVITY WALL



PARTIAL FILL CAVITY WALL
To achieve minimum U Value of 0.18 W/m²K
20mm two coat sand/cement render to comply to BS EN 13914-1 with waterproof additive on 100mm medium block, 0.45 W/m²K. Ensure a 50mm clear residual cavity and provide 100mm Celotex CW4000 insulation fixed to inner leaf constructed using 100mm medium block, 0.45 W/m²K. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

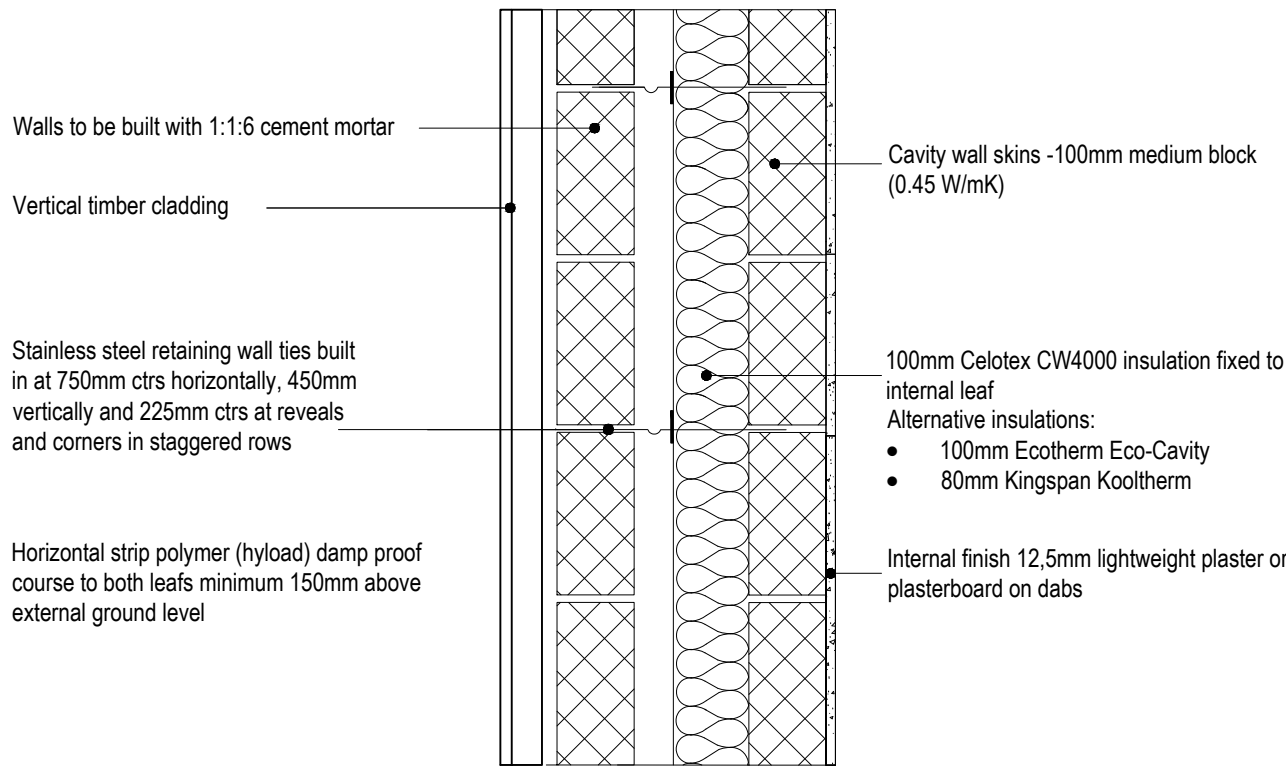
WALL TIES
All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 845

CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

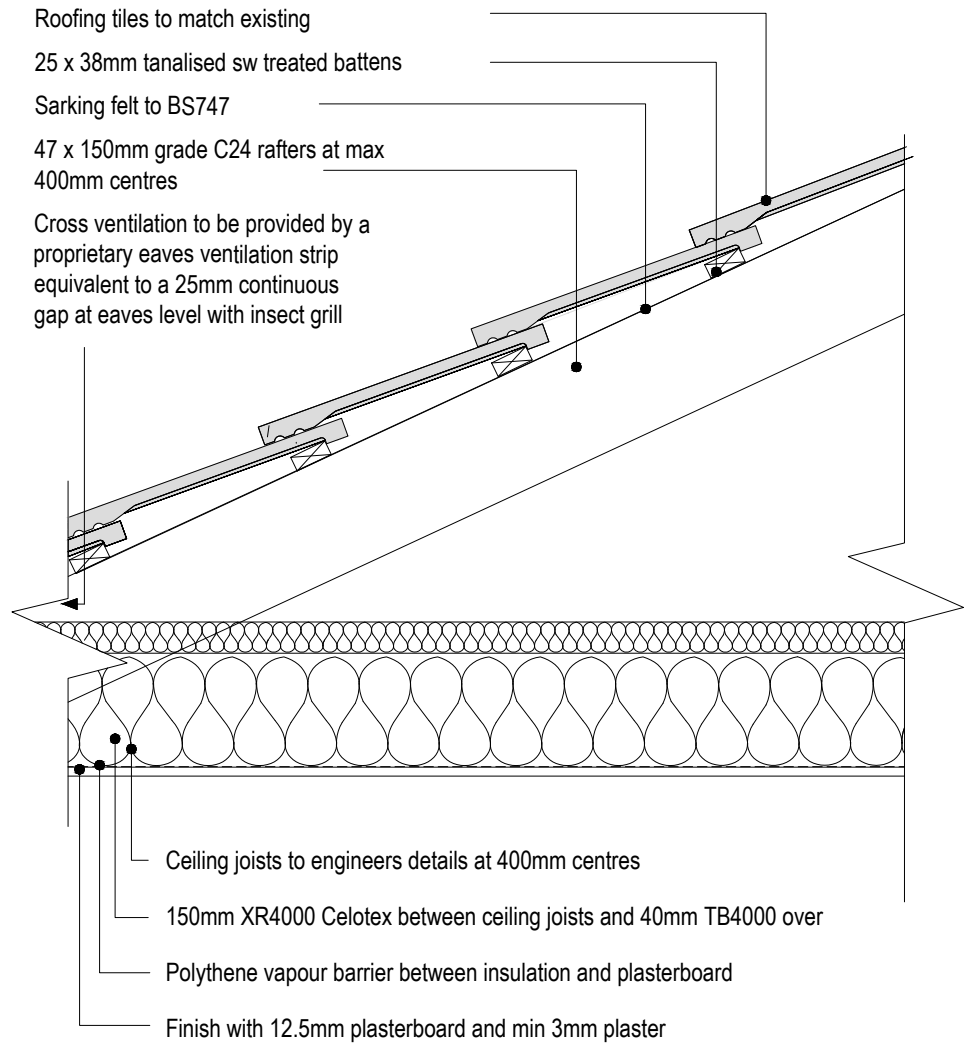
CAVITY BARRIERS
30 minute fire resistant cavity barriers to be provided at at tops of walls, gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturer's details.

STANDARD PARTIAL FILL CAVITY
WALL WITH TIMBER CLADDING

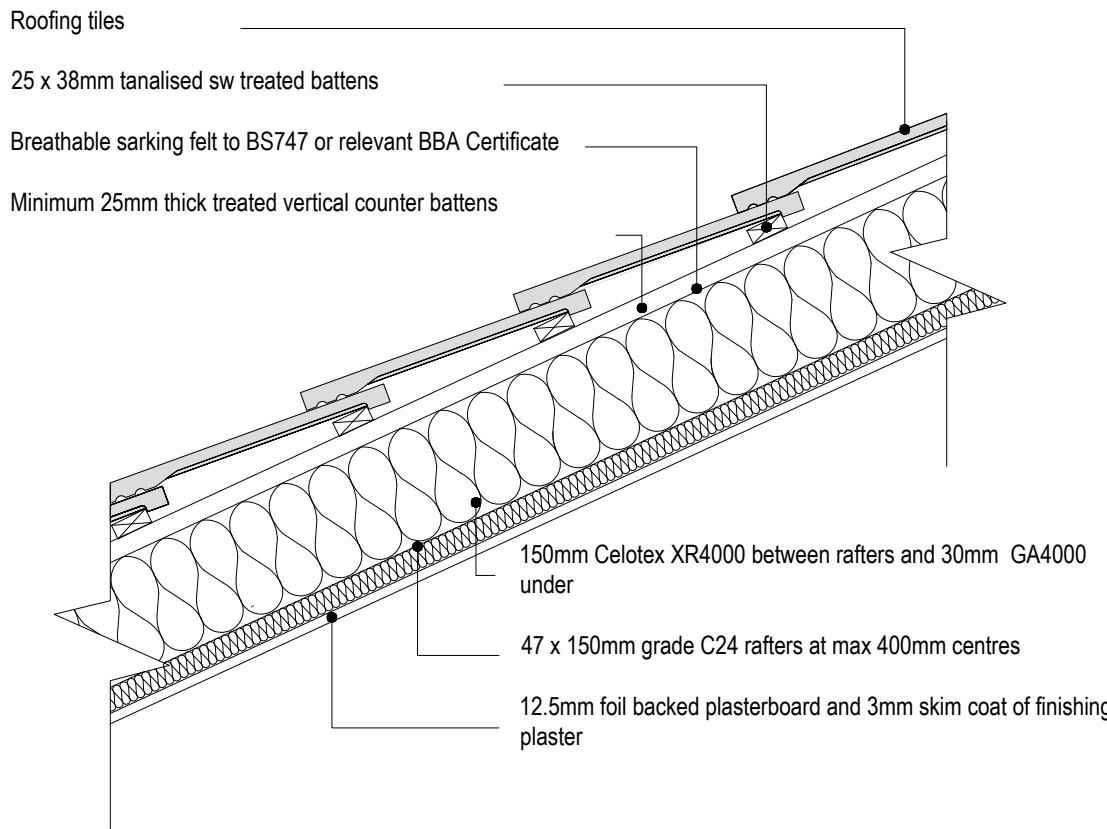


PARTIAL FILL CAVITY WALL
To achieve minimum U Value of 0.18 W/m²K
Vertical New cavity wall finished with charred timber cladding with support timber battens on 100mm medium block, 0.45 W/m²K. Ensure a 50mm clear residual cavity and provide 100mm Celotex CW4000 insulation fixed to inner leaf constructed using 100mm medium block, 0.45 W/m²K. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.

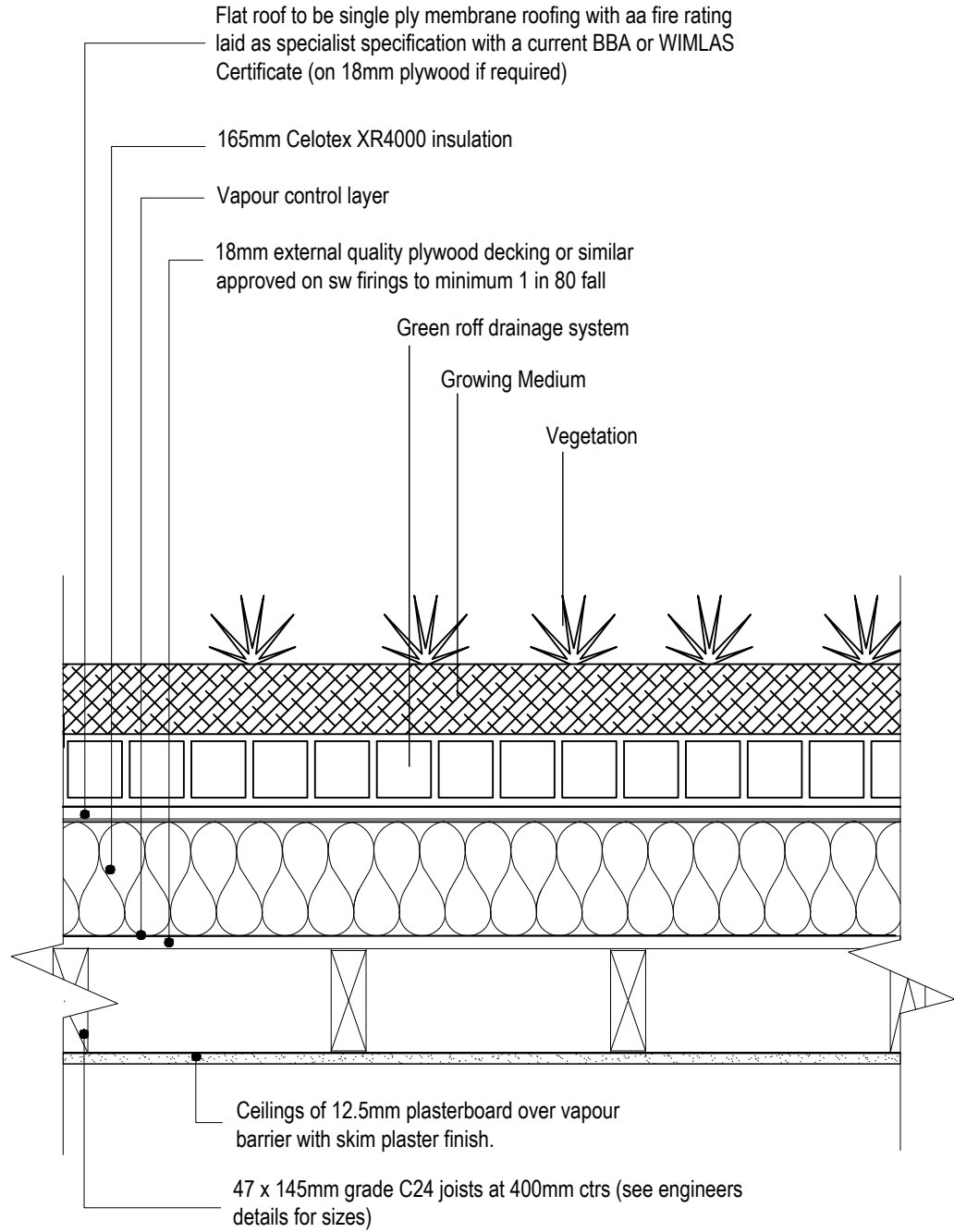
PITCHED ROOF
U-value 0.15 W/m²K



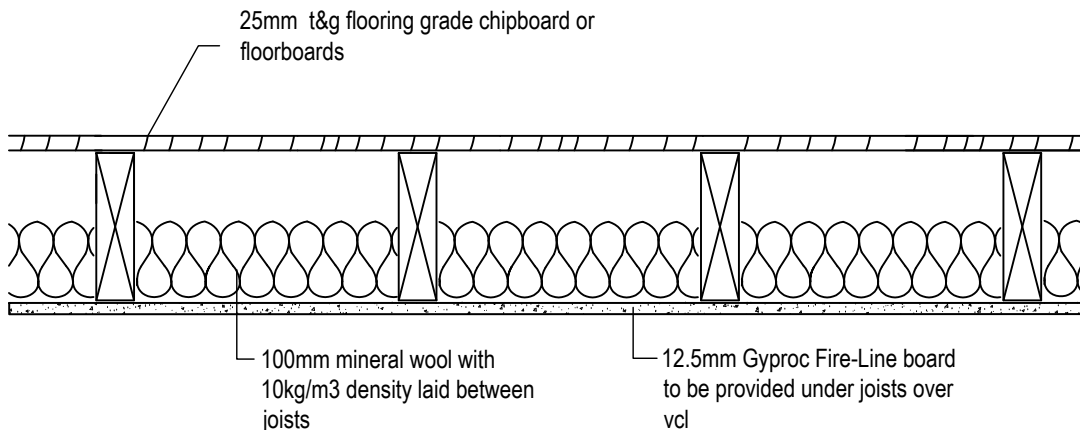
PITCHED ROOF
U-value 0.15 W/m²K



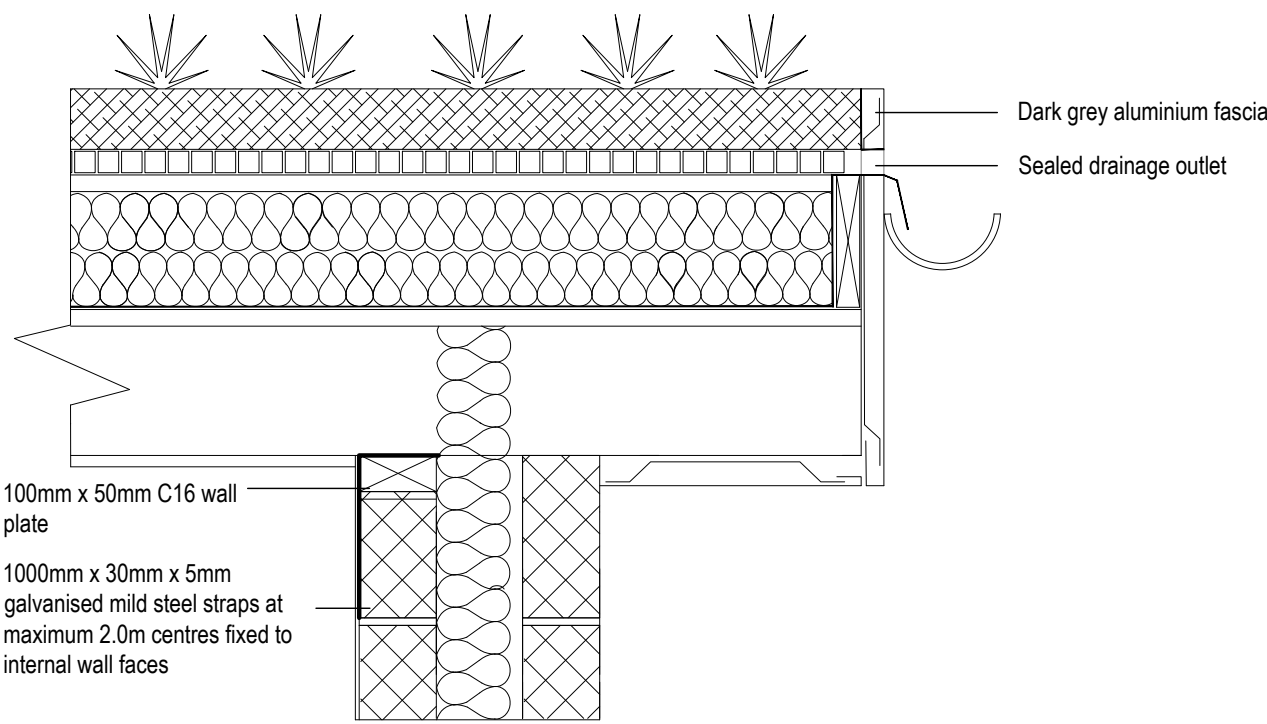
WARM FLAT ROOF
U-value 0.15 W/m²K



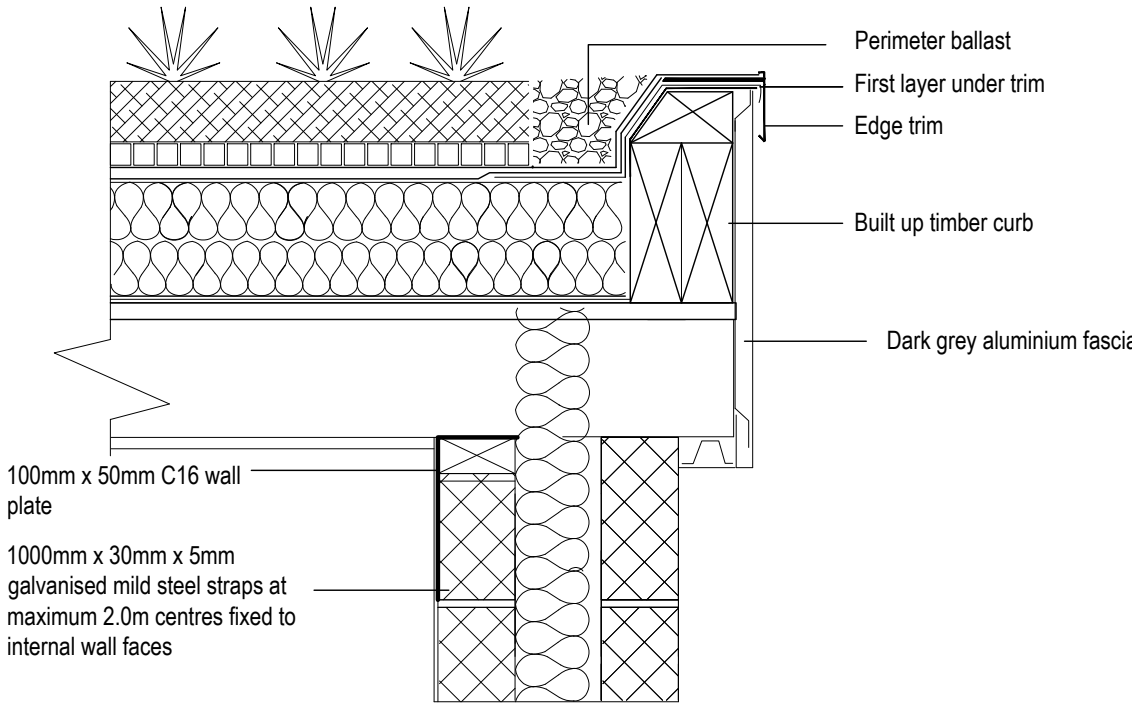
INTERMEDIATE TIMBER FLOOR



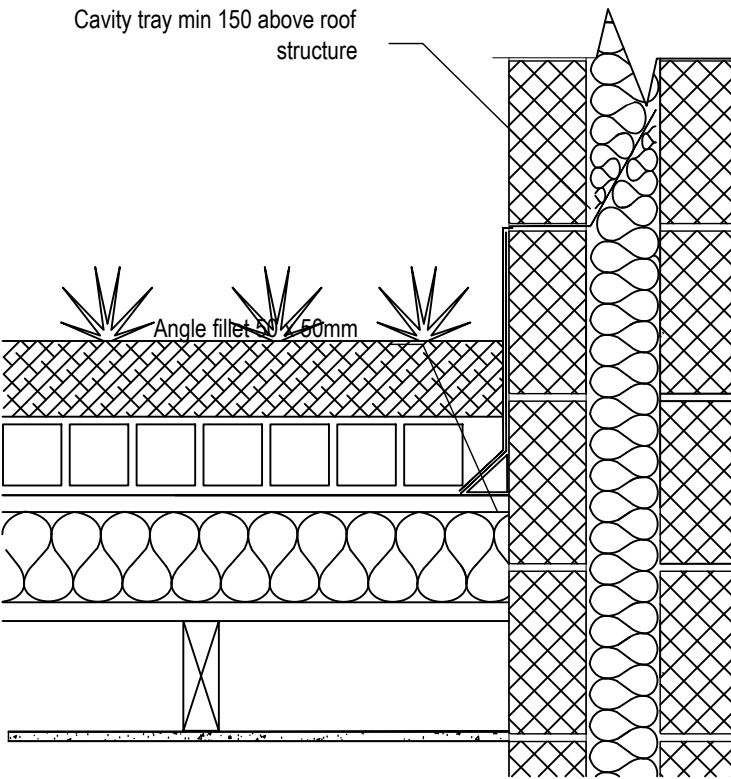
WELTED DRIP TO EXTERNAL GUTTER
MAIN ROOF



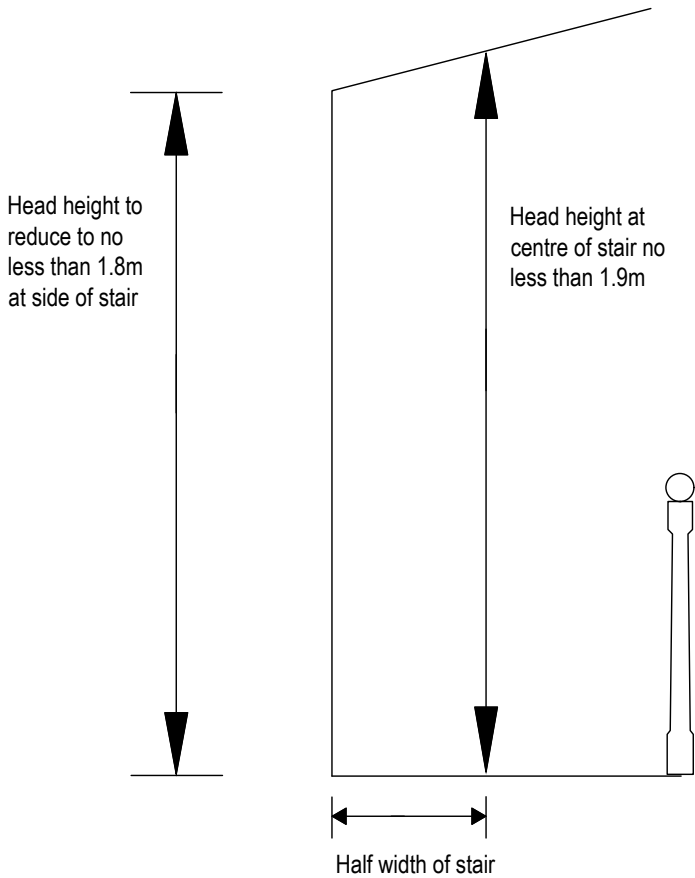
VERGE DETAIL
MAIN ROOF



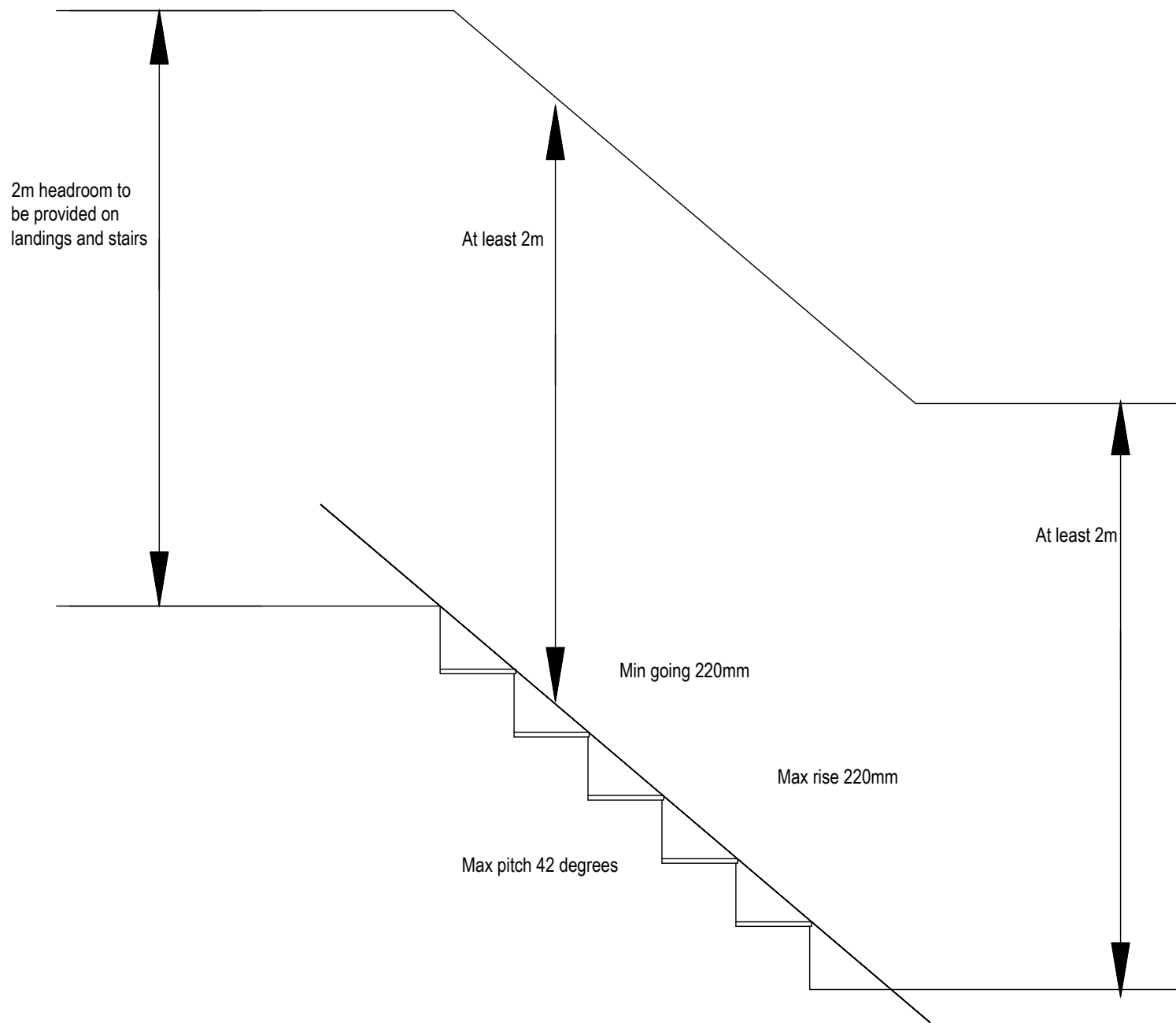
ROOF TO WALL ABUTMENT



REDUCED HEADROOM FOR LOFT STAIRS



HEADROOM FOR NEW STAIRS

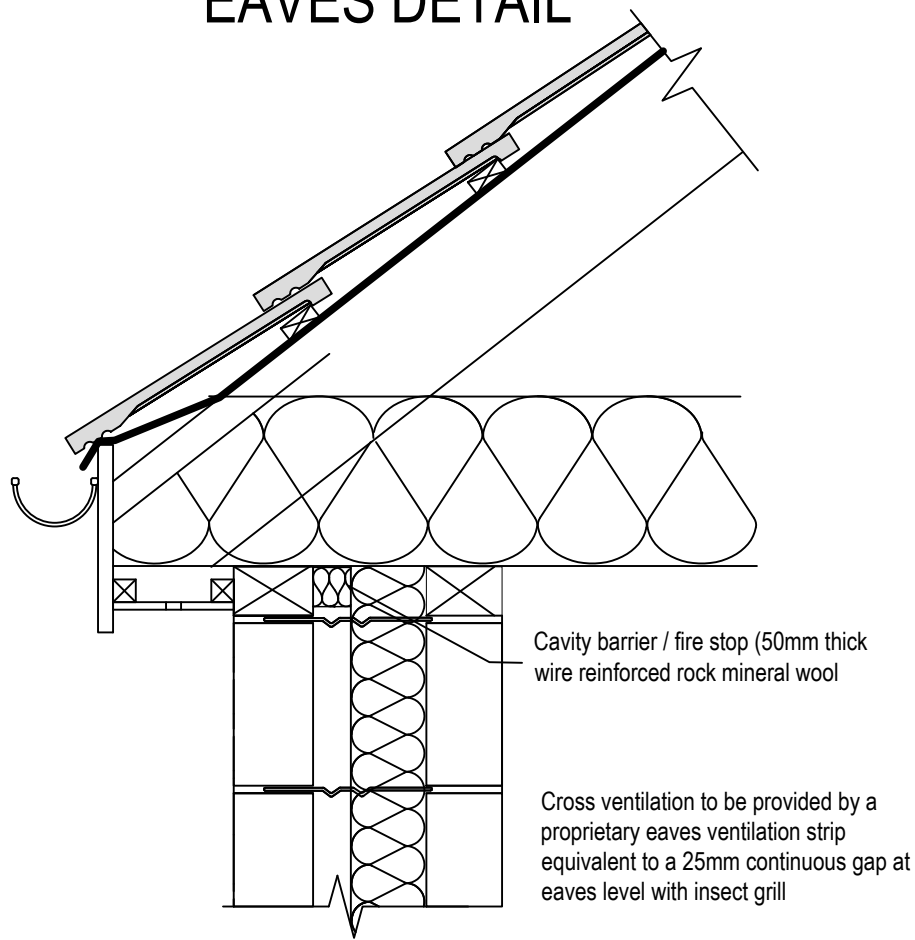




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Site	39 New Forest Road, Brooklands, Manchester M23 9JT	Date	11.01.2023
		Sheet	22-1392 D08 Rev 2
		Job	New Extension
		Scale	As Shown@A1
		Title	As Shown

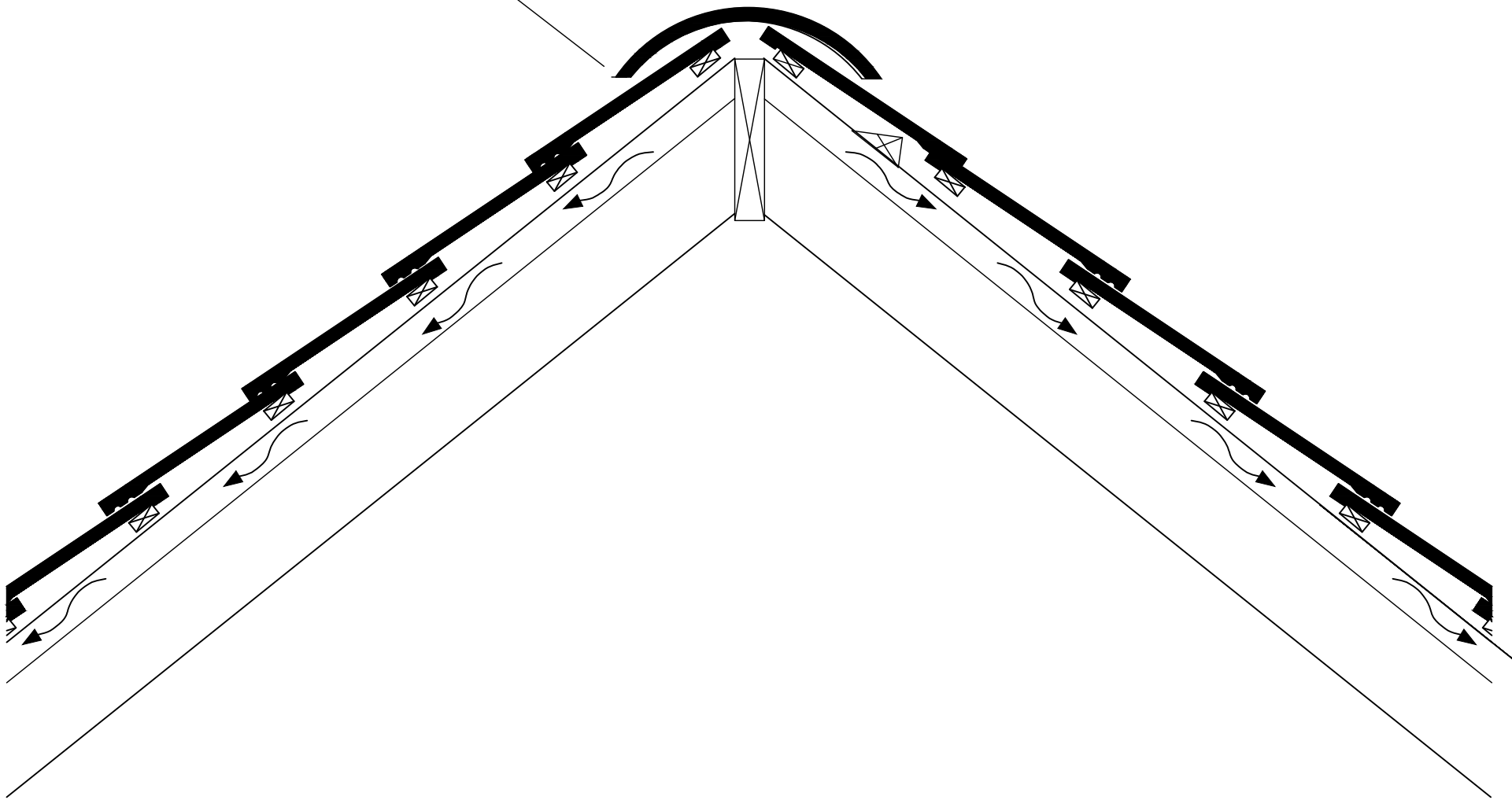
EAVES DETAIL



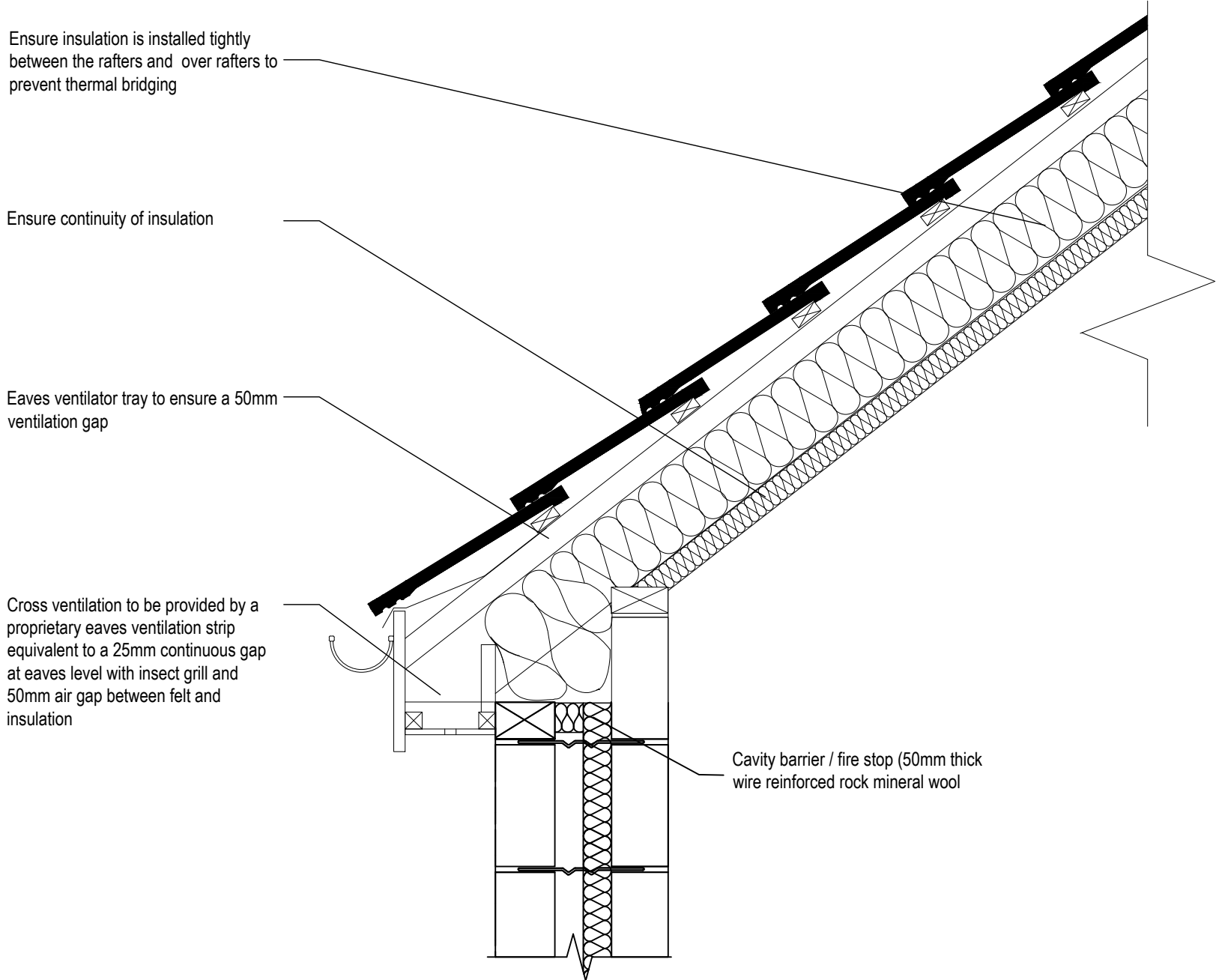
RIDGE VENTILATION DETAIL

A continuous 5mm wide opening or the equivalent area is required to the length of the ridge or provide high level tile vents as agreed with the Building Control Officer

Structural design by suitably qualified engineer

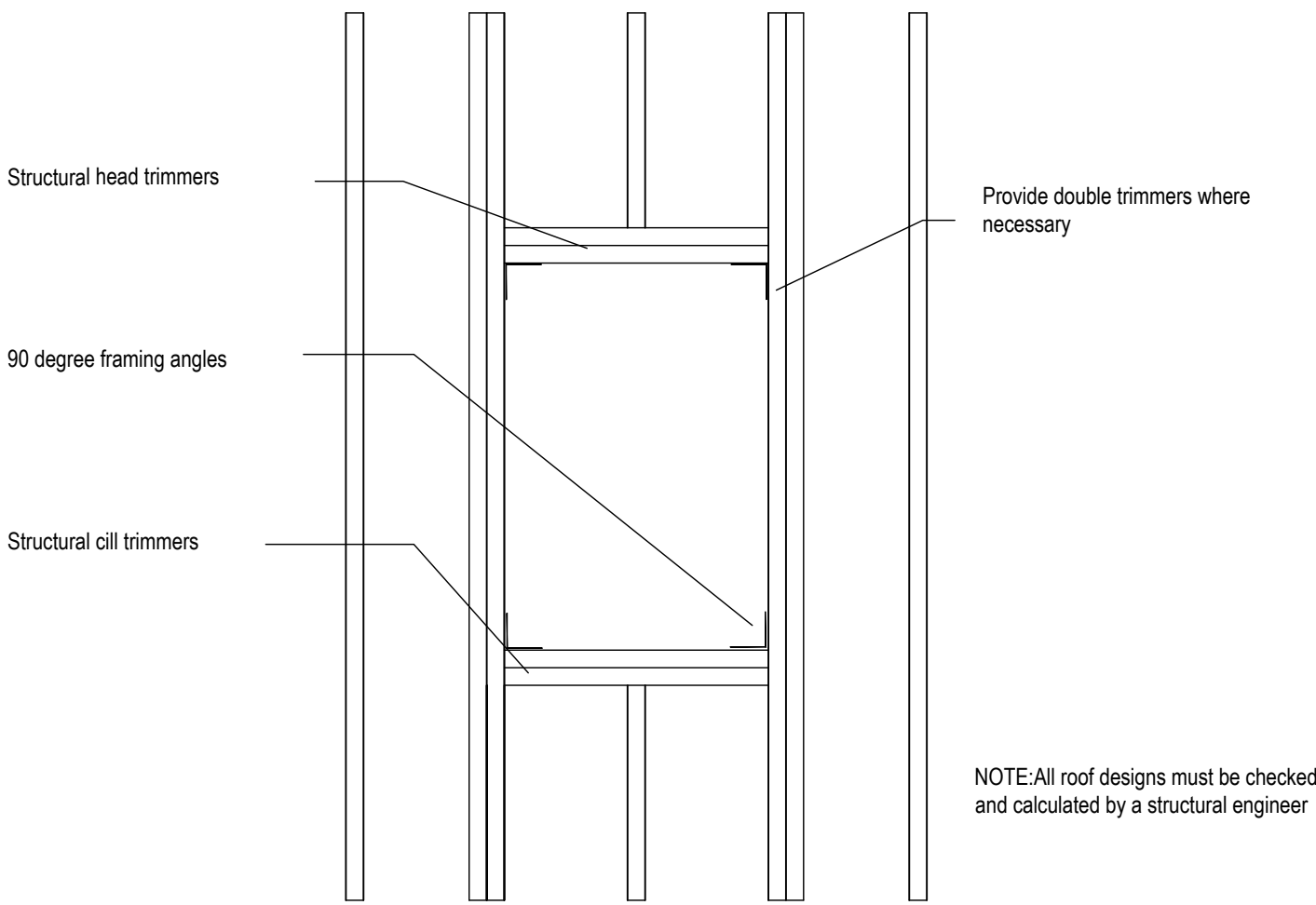


COLD ROOF EAVES DETAIL



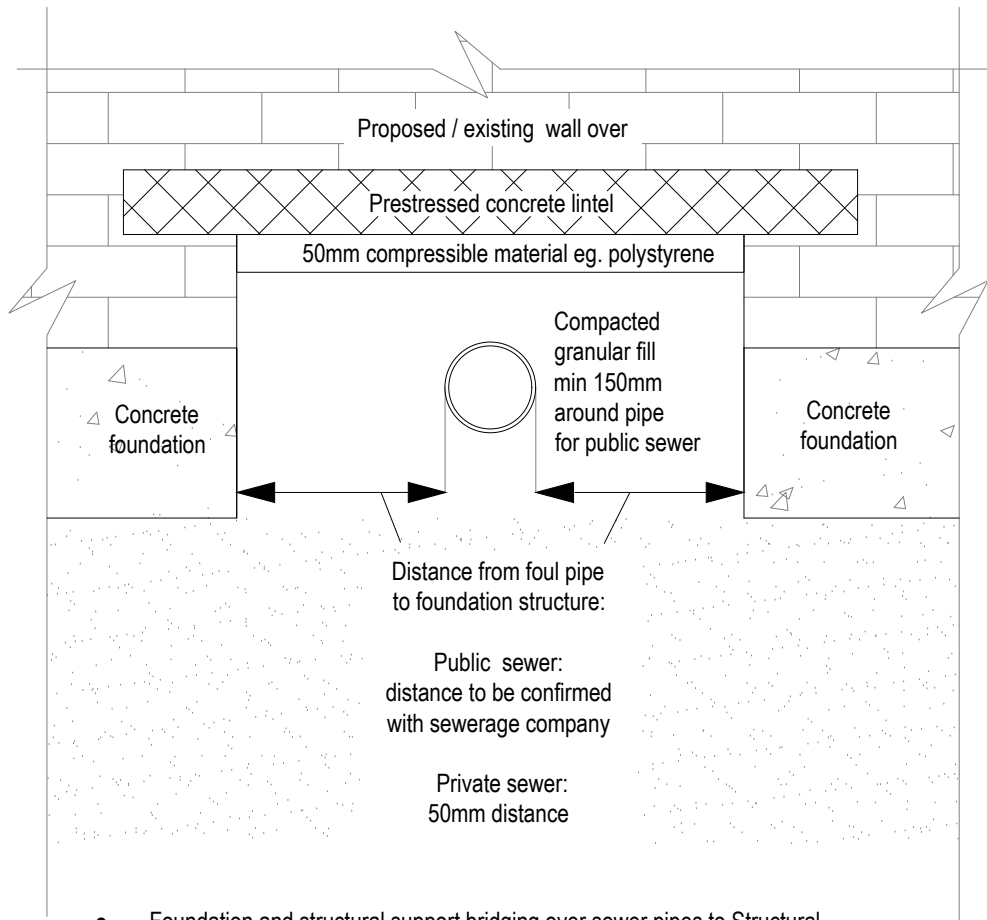
ROOFLIGHTS (STRUCTURE)

Rooflight installed in accordance with manufactures details



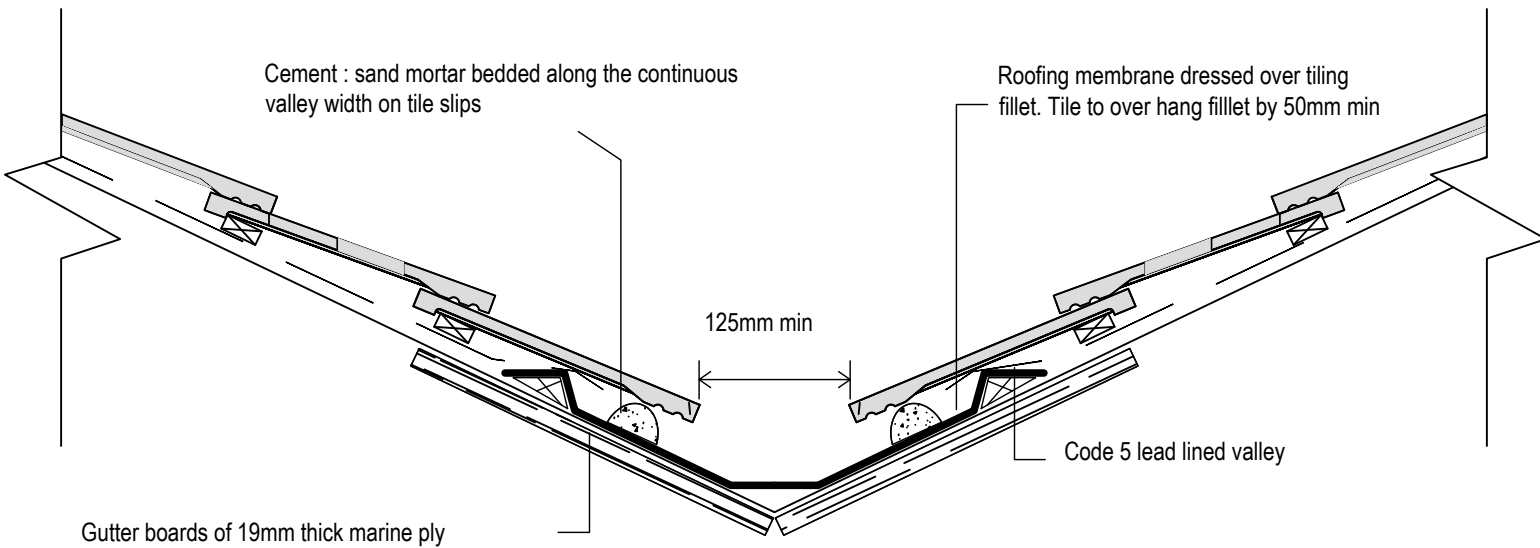
ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufactures instructions with rafters doubled up to sides and suitable flashings etc.

BRIDGING DETAIL OVER SEWER



- Foundation and structural support bridging over sewer pipes to Structural Engineer details, specifications and bearing requirements
- No additional loads to be transmitted to sewer pipes
- New connections to existing sewer network to be constructed in matching materials and via a manhole or a pre-formed junction
- Foundations to be taken down a minimum of 150mm below invert.
- Minimum 300mm space between floor level and crown of pipe.
- Mask opening on all sides with rigid sheet material to prevent entry of fill or vermin.

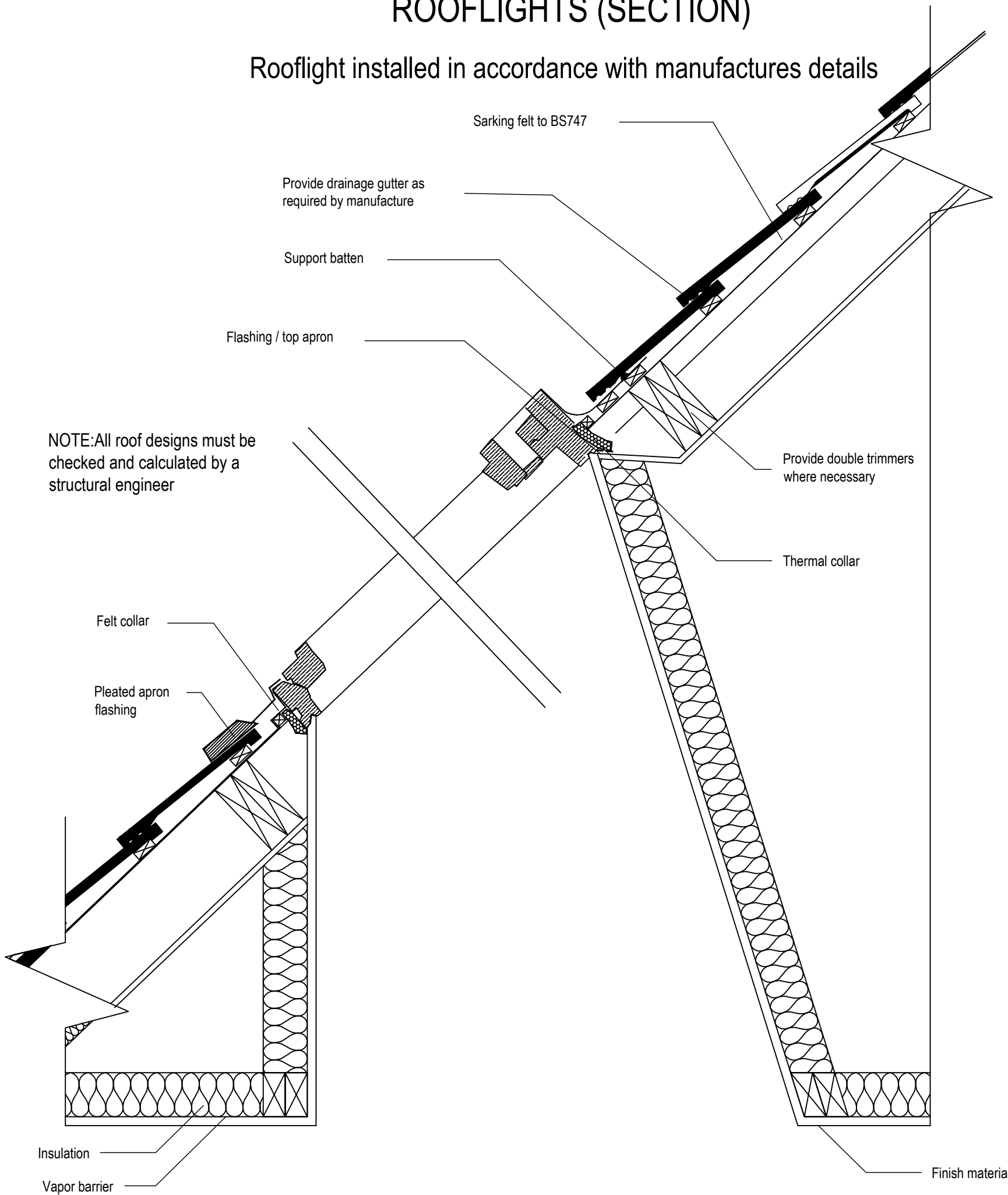
VALLEY DETAIL



LEAD VALLEYS
Lead-lined valleys to be formed using Code 5 lead sheet. Valley lead and two tiling fillets to be supported on min 19mm thick and 225mm wide marine ply valley boards on either side of the rafters. Lead to be laid in lengths not exceeding 1.5m with min 150mm lap joints and be dressed 200mm under the tiles.
Roofing tiles to be bedded in mortar placed on a tile slip to prevent direct contact. Valley to have a minimum 100mm wide channel (125mm minimum for pitches below 30°).
All work to be in accordance with the roof cladding manufacturers and the Lead Development Association recommendations.

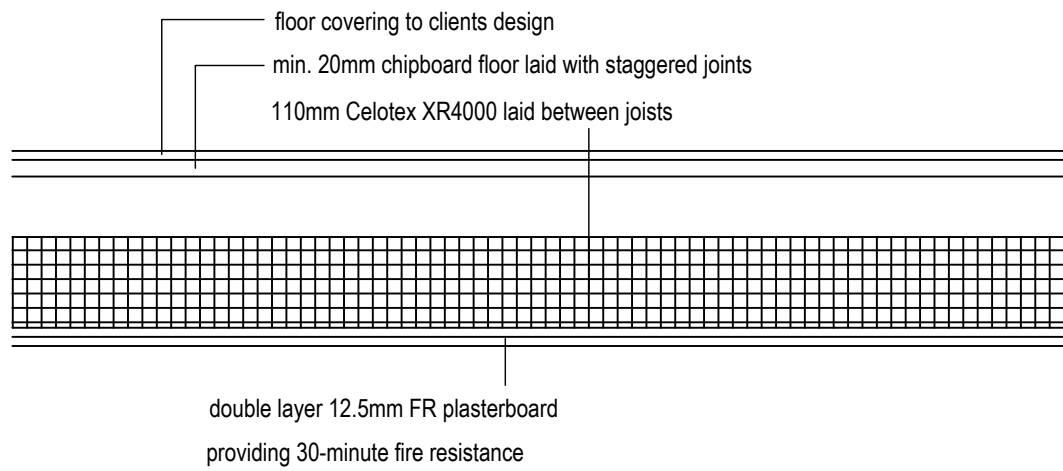
ROOFLIGHTS (SECTION)

Rooflight installed in accordance with manufactures details



ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufactures instructions with rafters doubled up to sides and suitable flashings etc.

FLOOR ABOVE GARAGE



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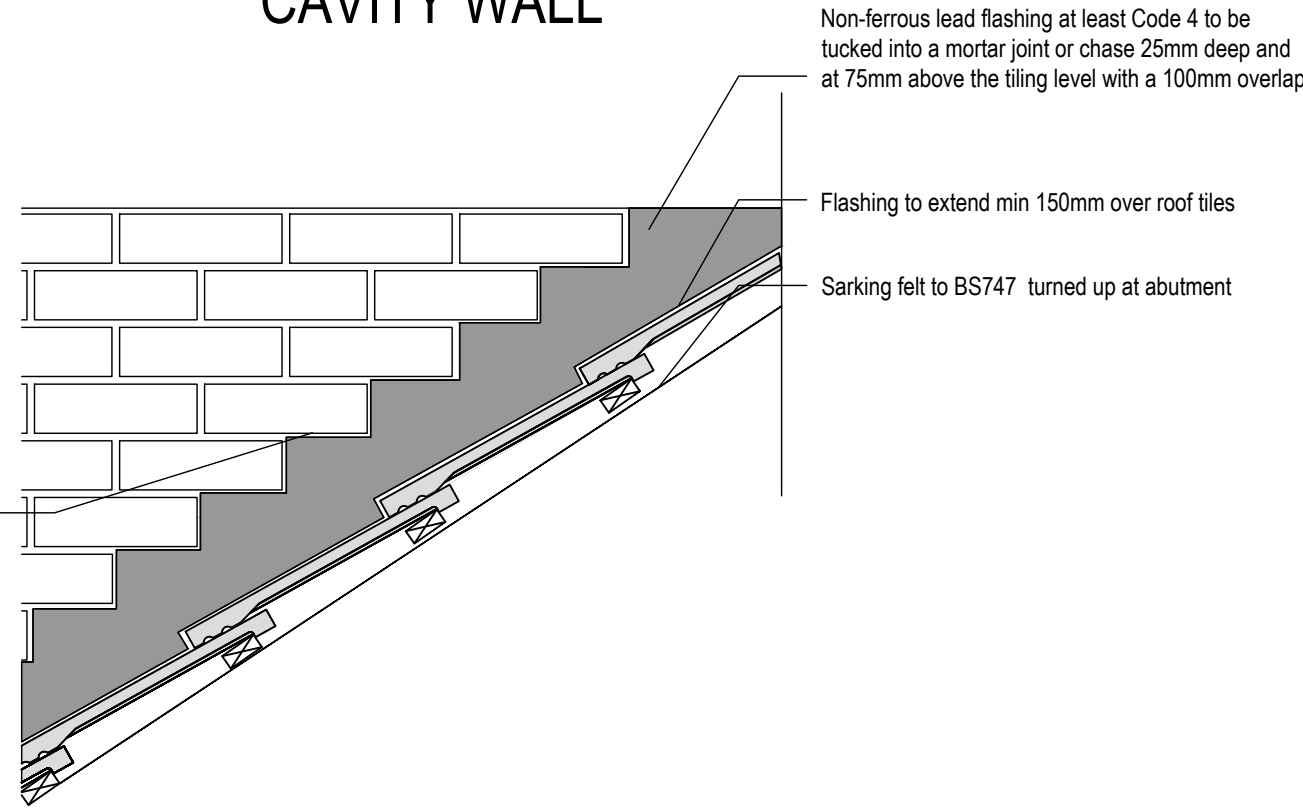
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		Sheet	22-1392 D09 Rev 2
		Job	New Extension
		Scale	As Shown@A1
		Title	As Shown

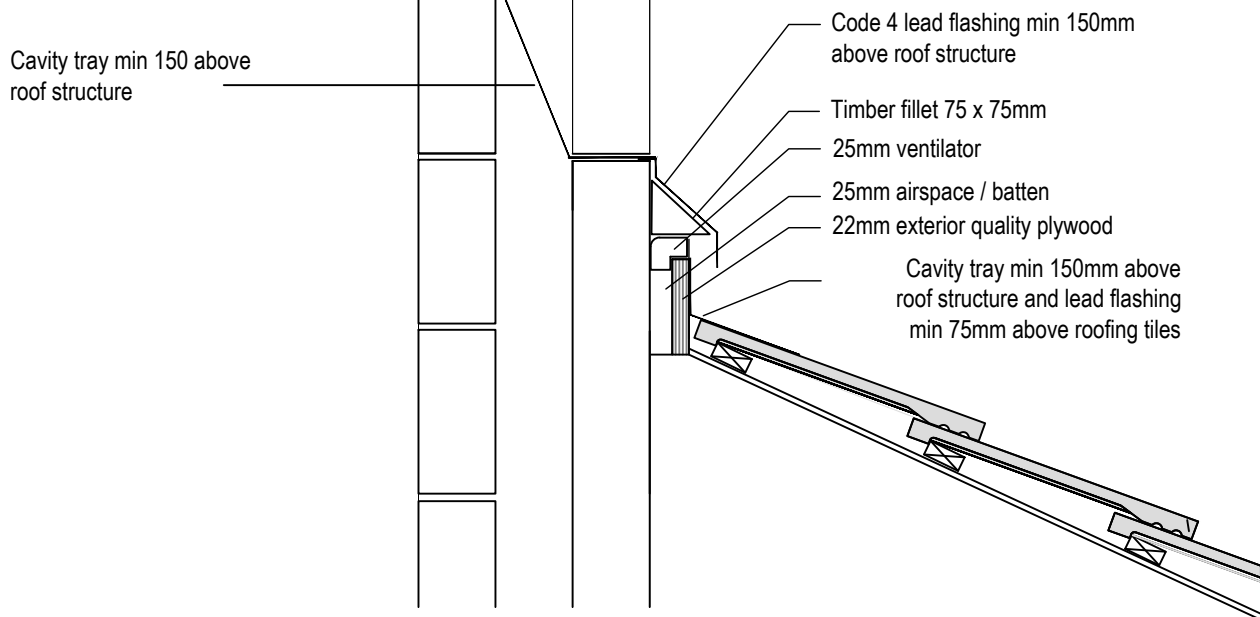
PITCHED ROOF ABUTMENT WITH CAVITY WALL

A stepped cavity tray linked to a stepped flashings should be used. Stepped flashings should be cut from a strip at least 150mm wide. Soakers or a secret gutter should be installed at abutments where slates, flat interlocking tiles plain tiles are used.

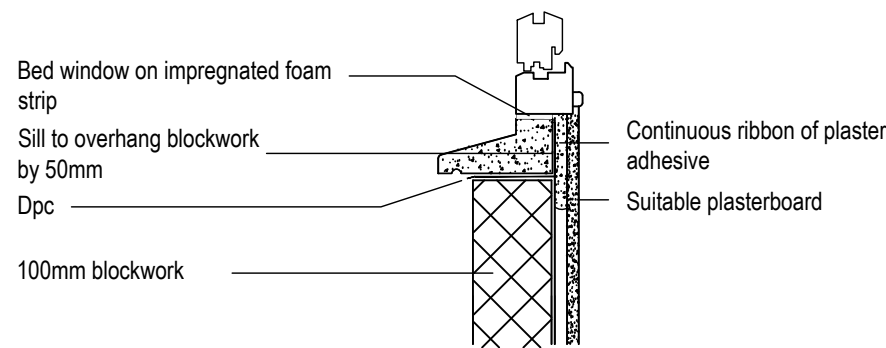
Weepholes to be provided min 1 per tray



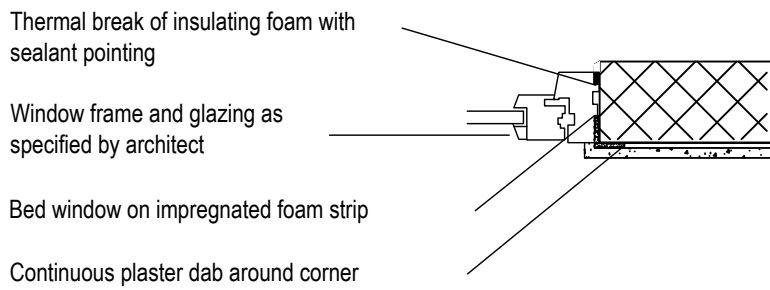
COLD PITCHED ROOF / CAVITY WALL ABUTMENT



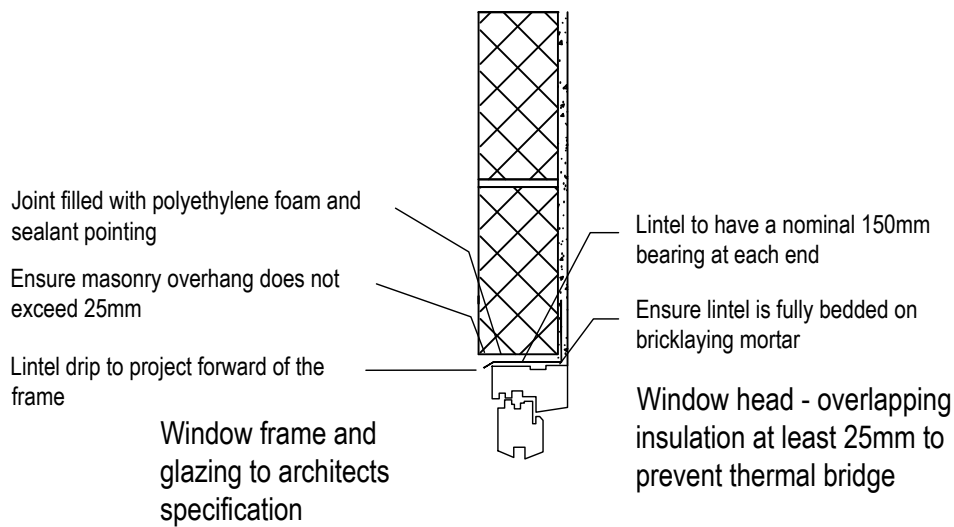
WINDOW SILL



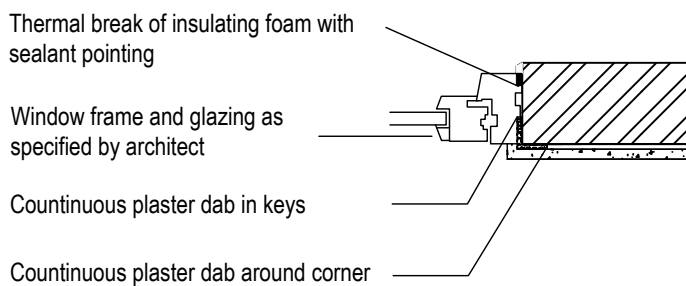
WINDOW REVEAL (Plan)



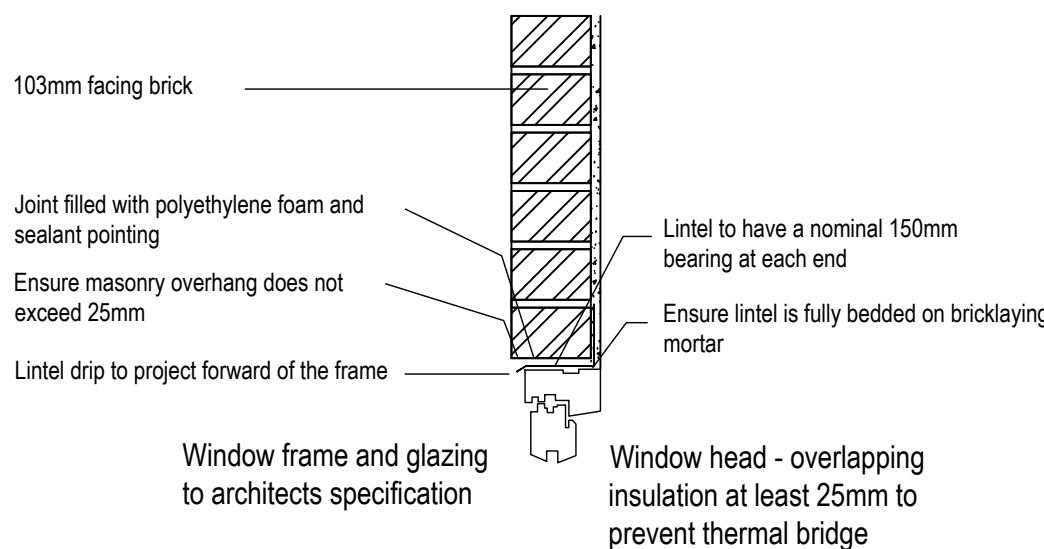
WINDOW HEAD AND LINTEL



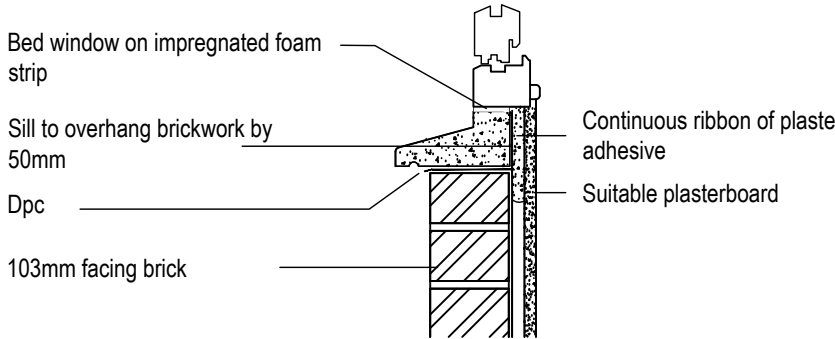
WINDOW REVEAL (Plan)



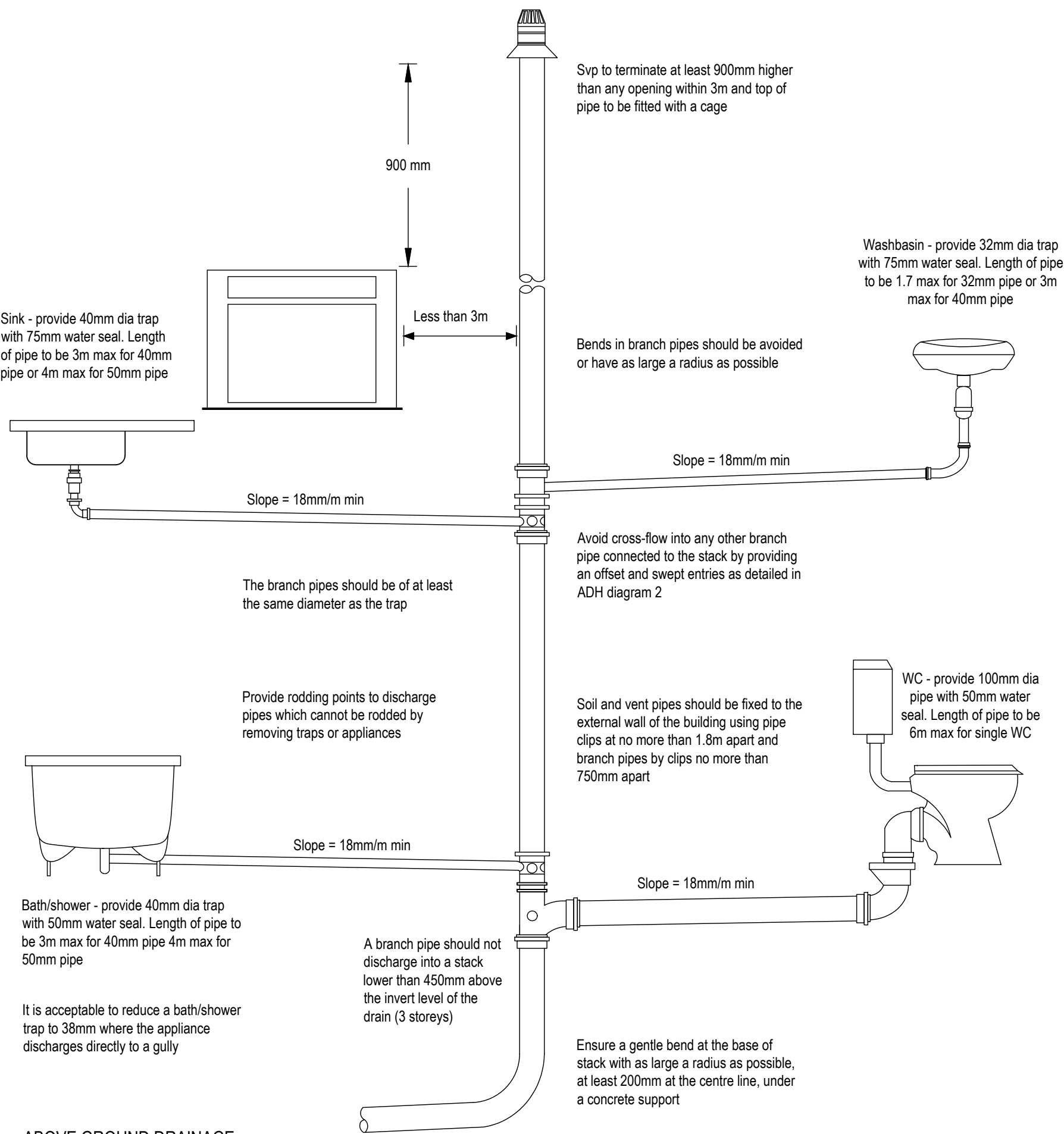
WINDOW HEAD AND LINTEL



WINDOW SILL



ABOVE GROUND DRAINAGE SCALE 1:20



ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)

- Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe

- Bath/shower - 3m for 40mm pipe 4m for 50mm pipe

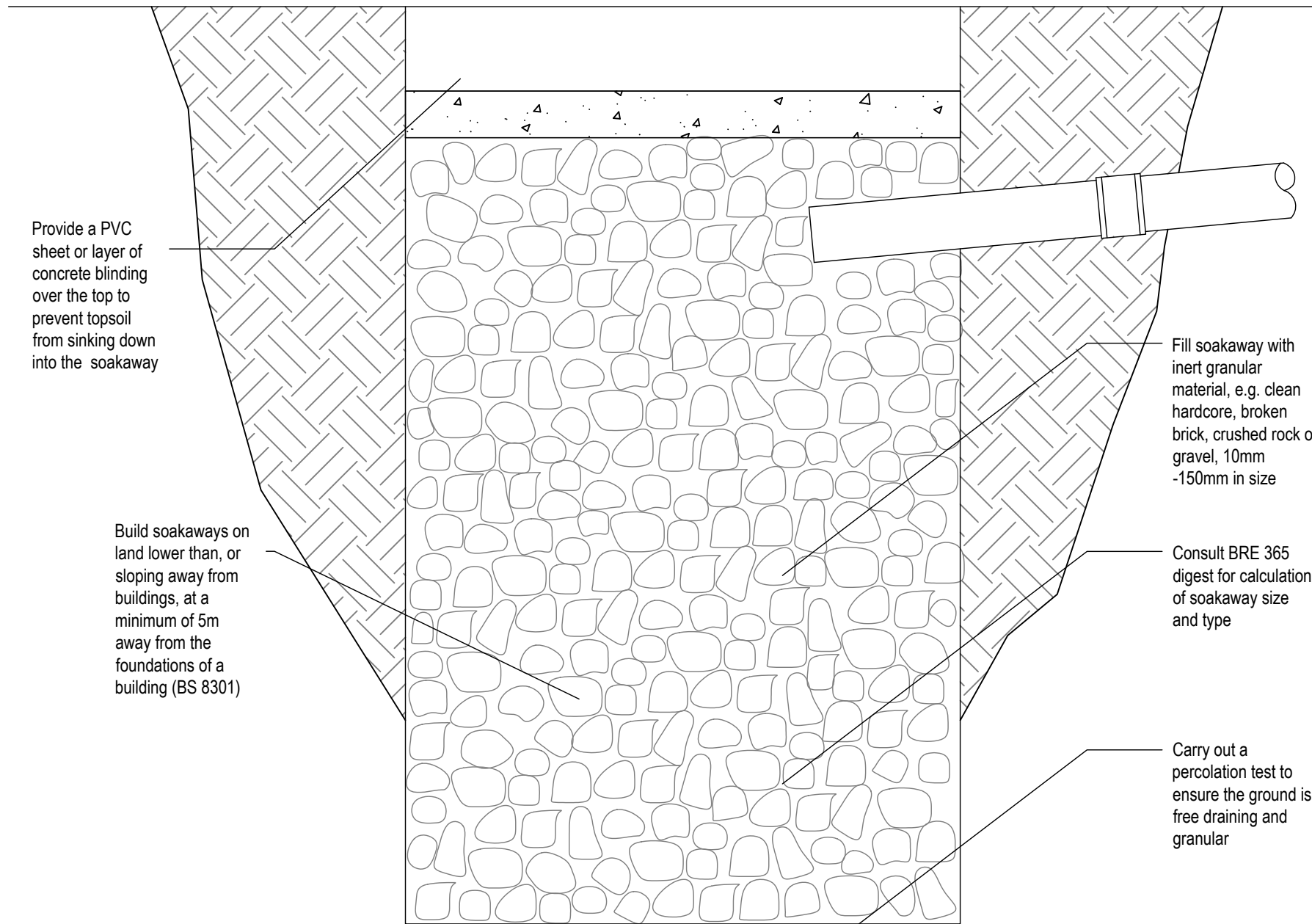
- W/C - 6m for 100mm pipe for single WC

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m, or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

SOAKAWAY

Soakaway size and type dependent on space requirements, site layout, topography, water table, subsoil type, etc.

Designed to BS EN 752:2017 and BRE digest 365



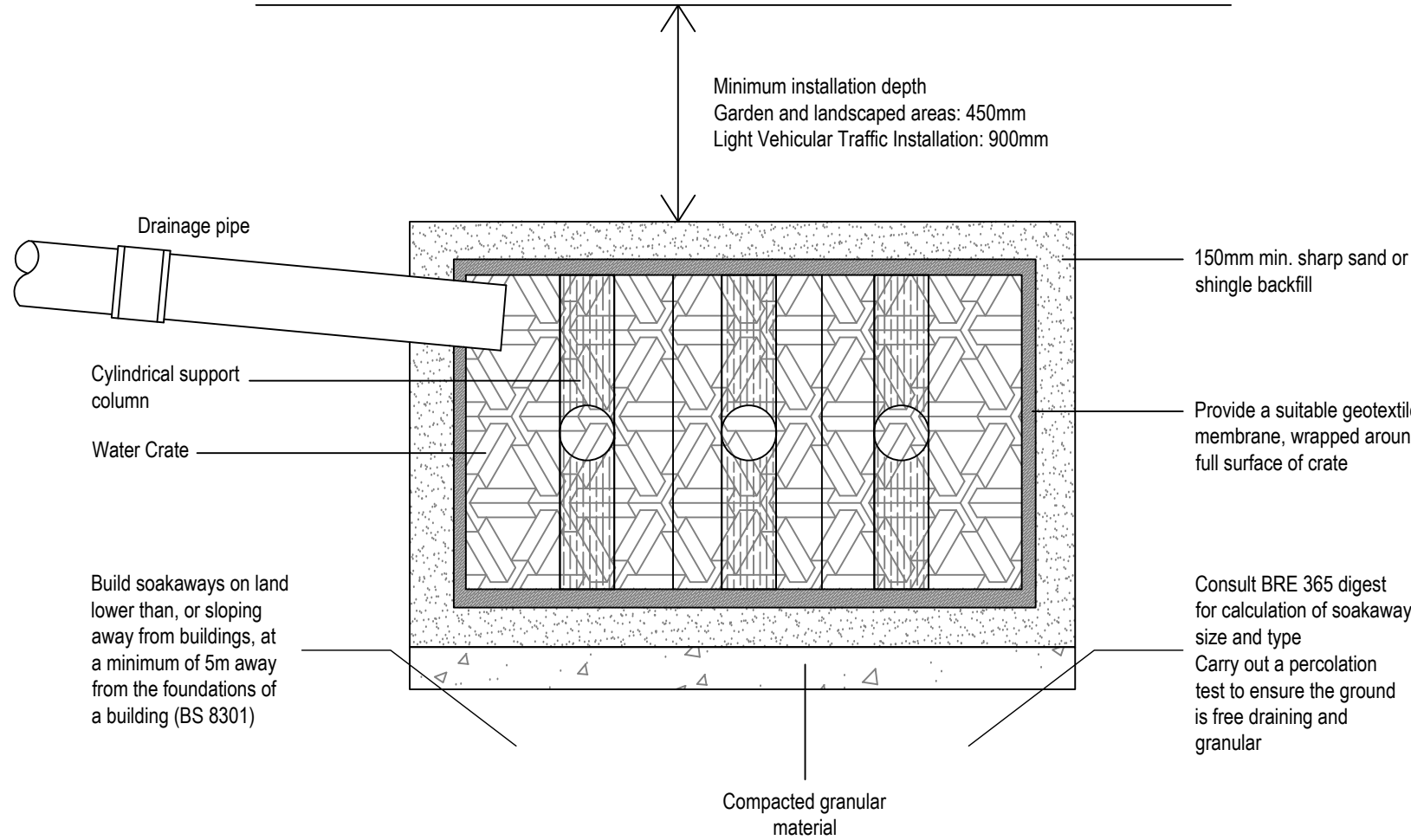
SOAKAWAY OPTIONS -

please confirm on site with the BCO the required method

SOAKAWAY CRATES

Soakaway size and type dependent on space requirements, site layout, topography, water table, subsoil type, etc.

Designed to BS EN 752



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Site	39 New Forest Road, Brooklands, Manchester M23 9JT	Date	11.01.2023
		Sheet	22-1392 D10 Rev 1
		Job	New Extension
		Scale	As Shown@A1
		Title	As Shown