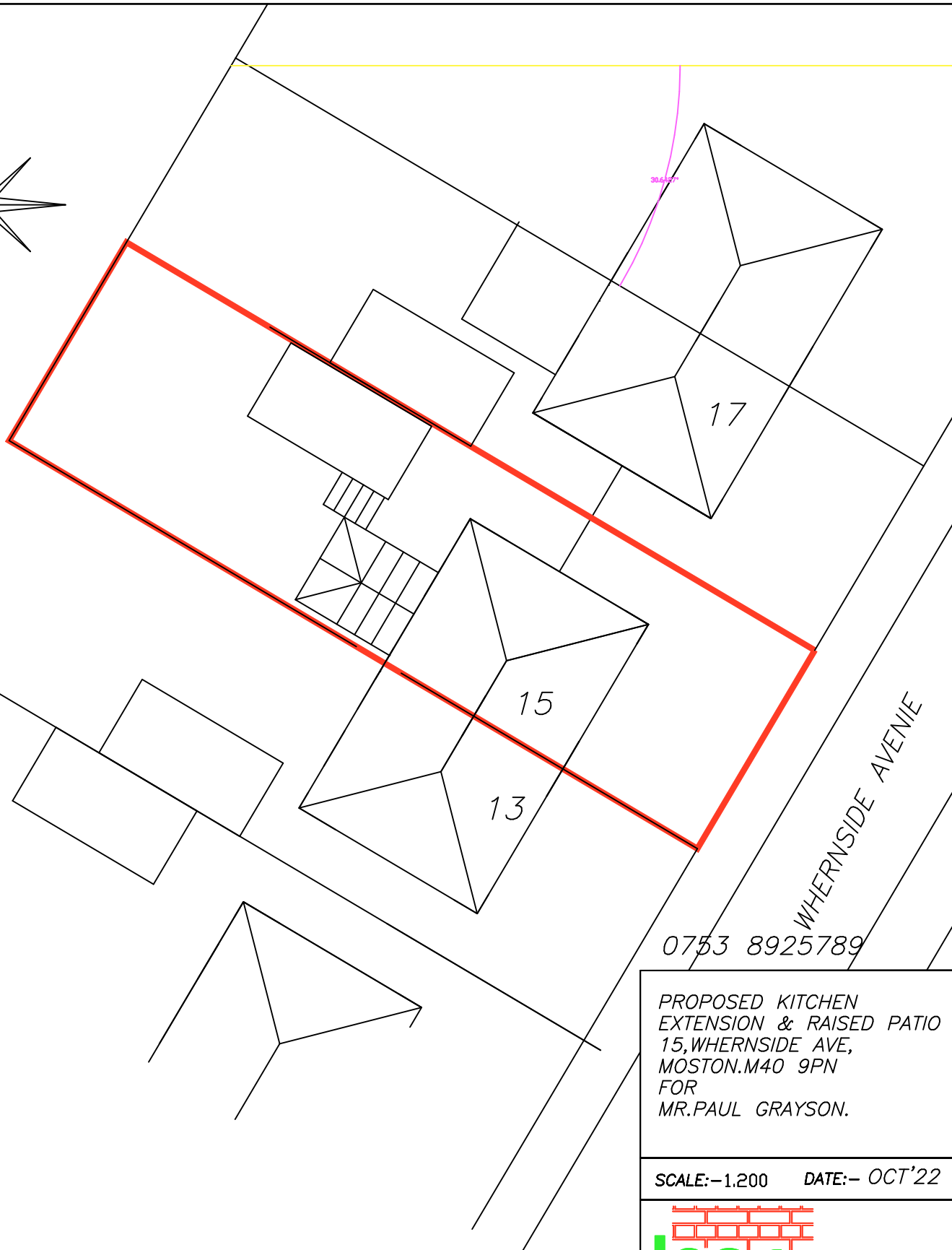
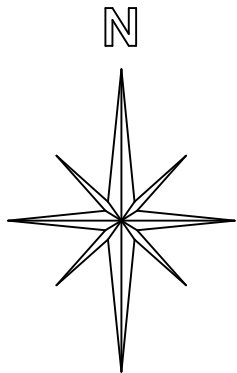




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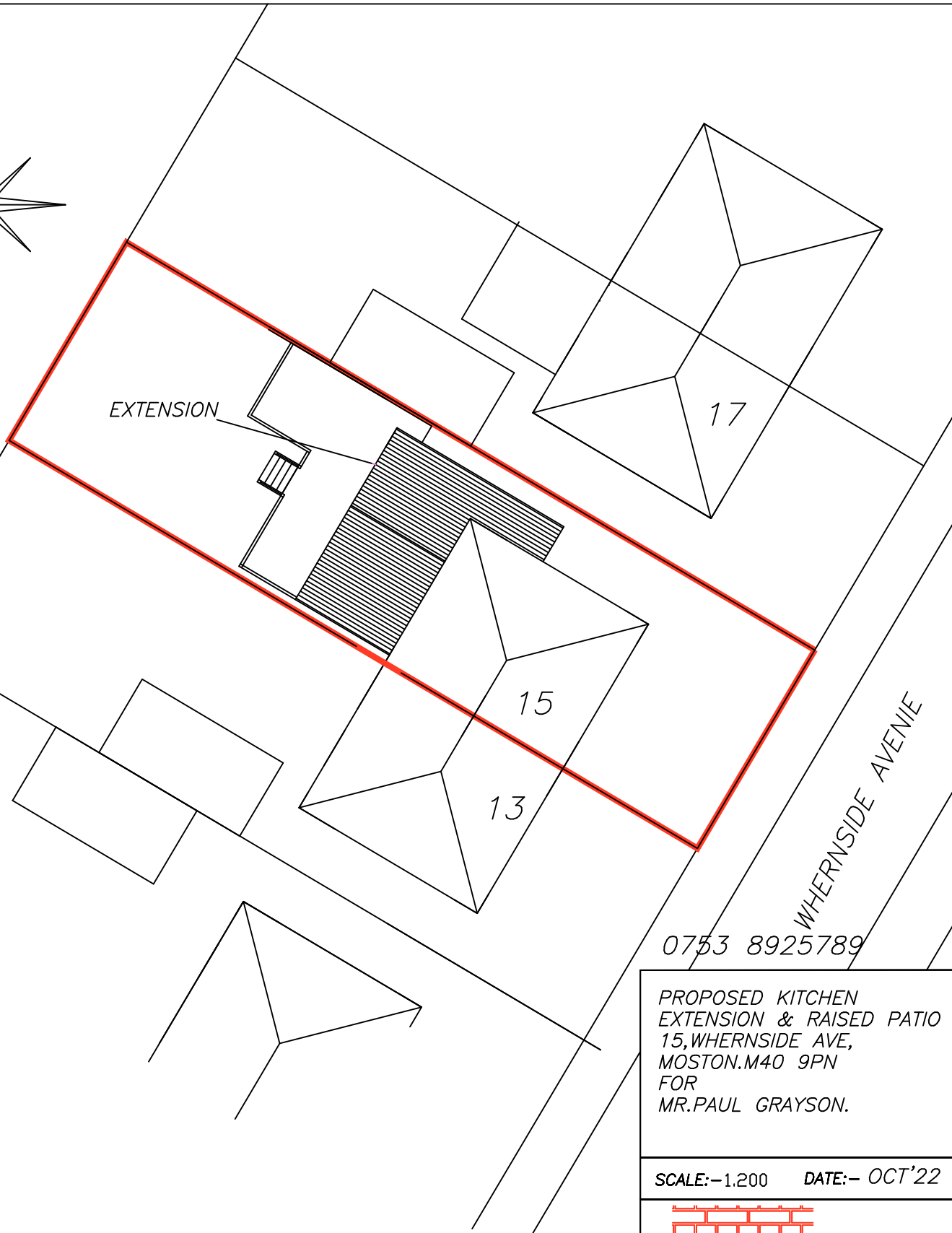
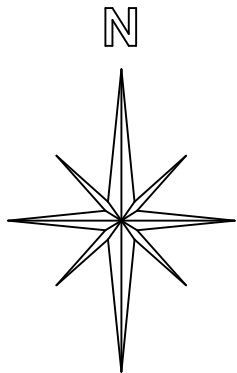
PROPOSED KITCHEN
EXTENSION & RAISED PATIO
15, WHERN SIDE AVE,
MOSTON. M40 9PN
FOR
MR. PAUL GRAYSON.

SCALE: - 1:200 DATE: - OCT'22


BUILDING
DESIGN CONSULTANTS

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

EXISTING SITE PLAN



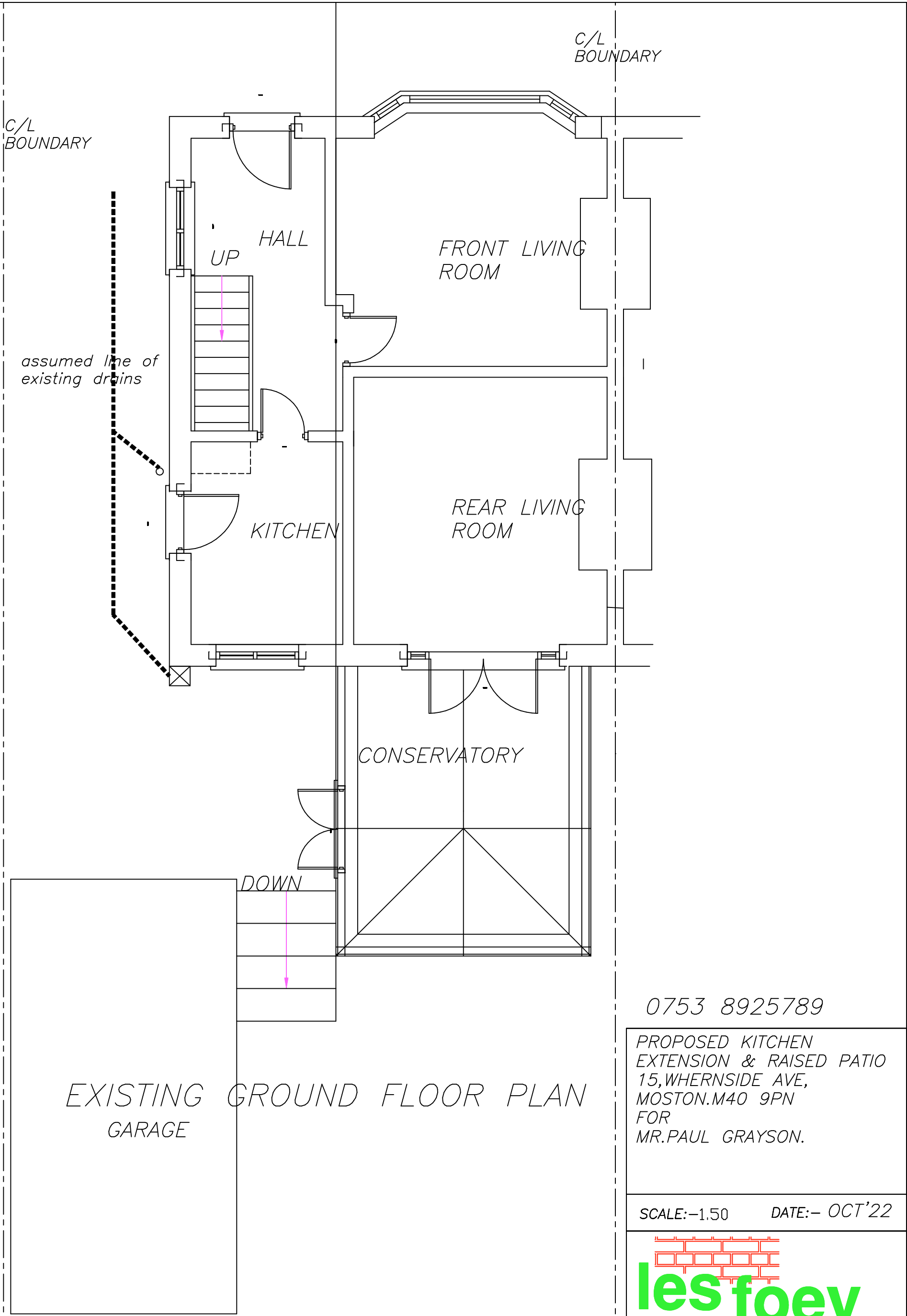
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EXISTING GROUND FLOOR PLAN
GARAGE

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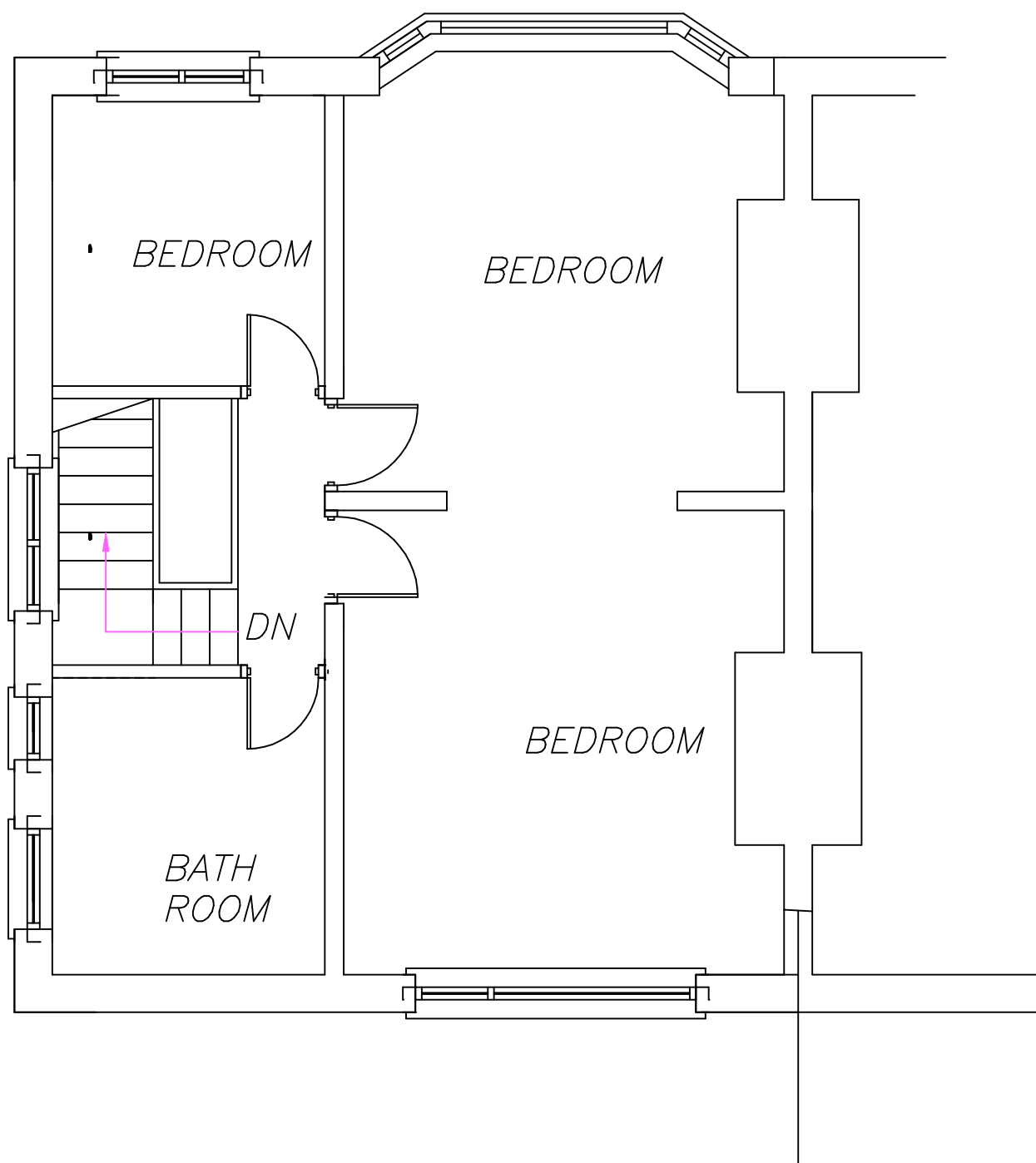
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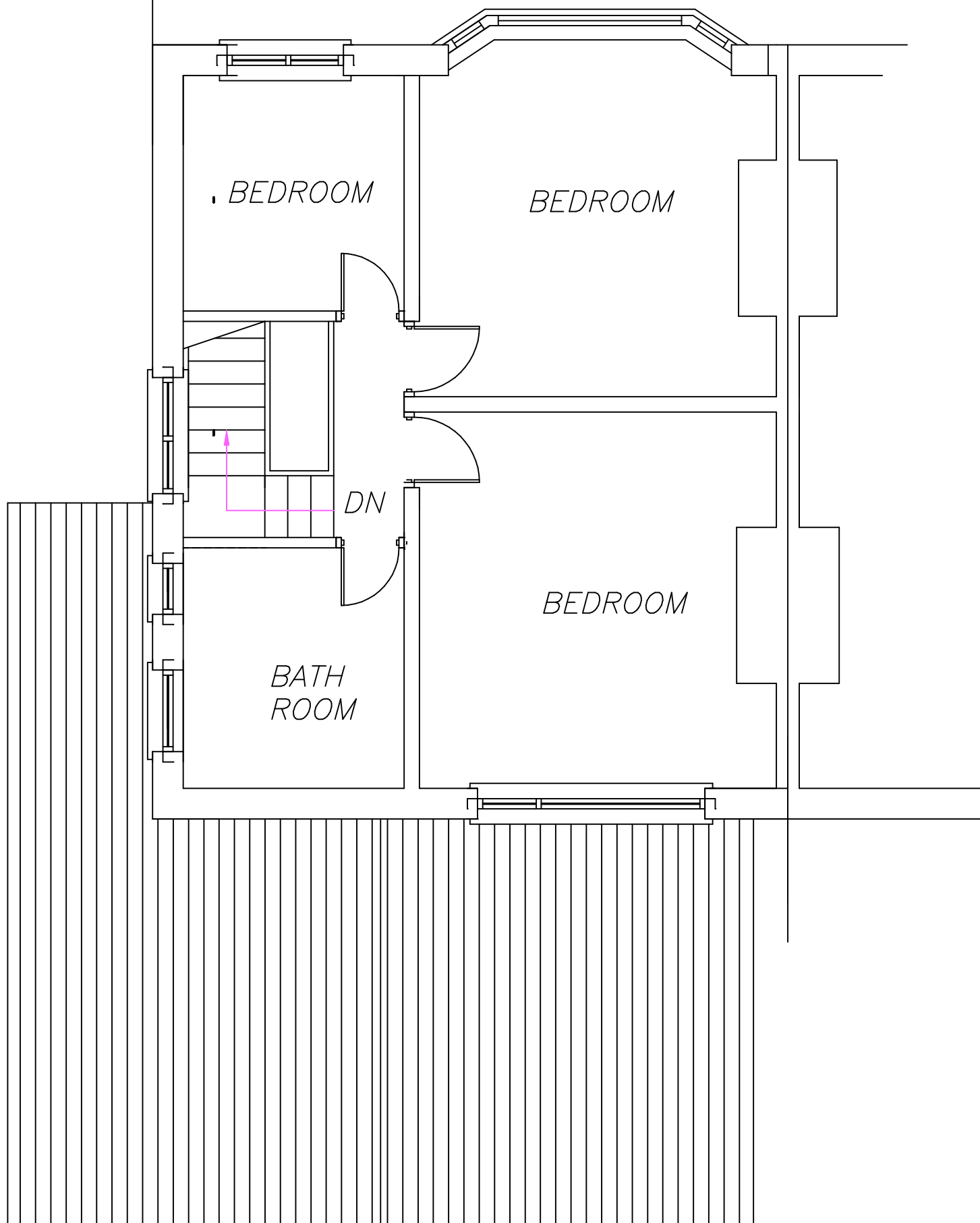
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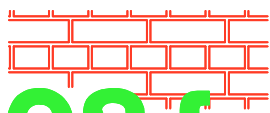
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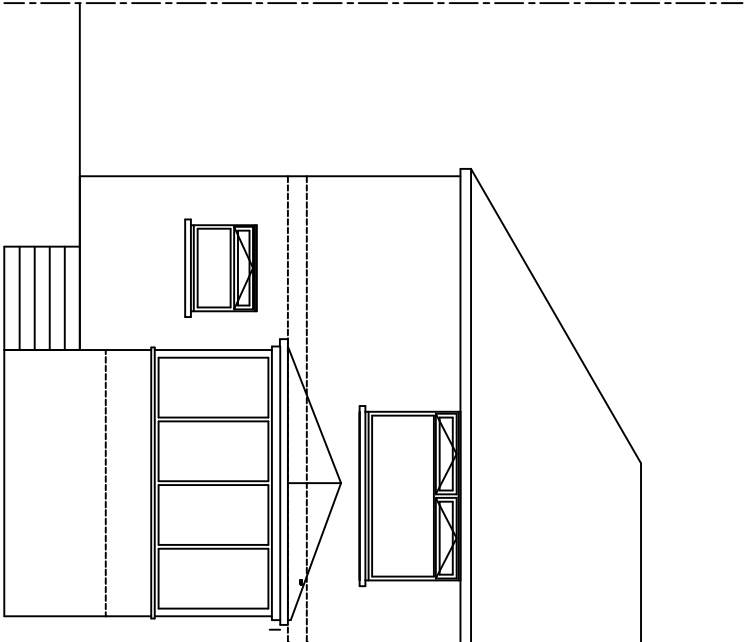
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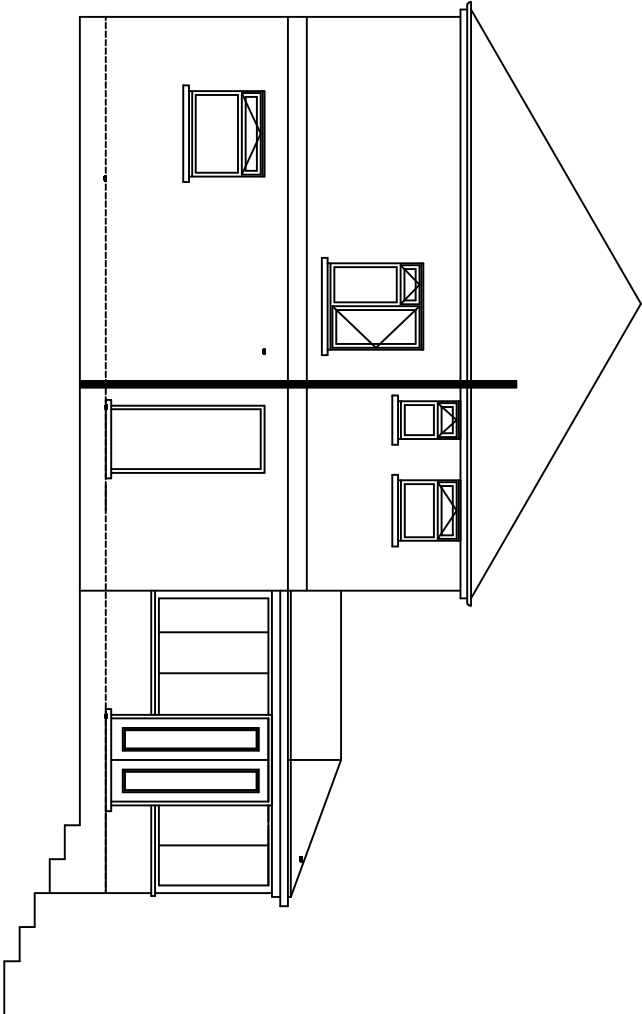

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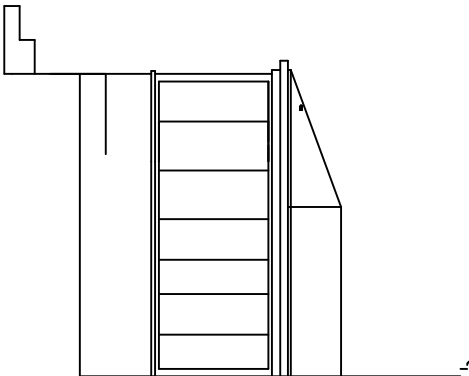
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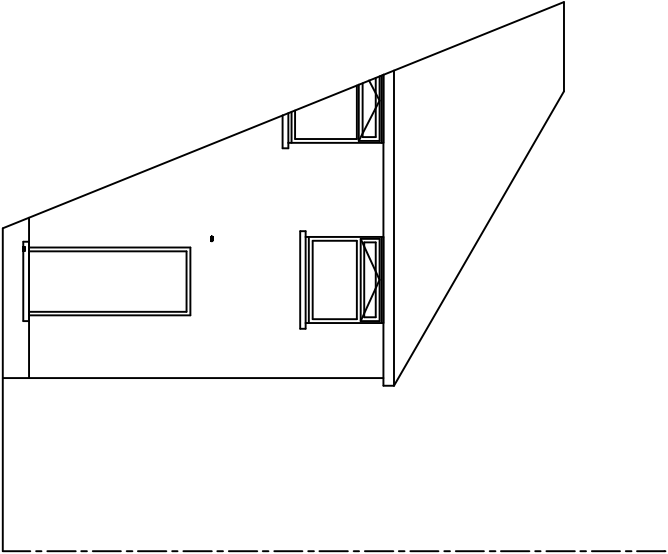
EXISTING REAR ELEVATION



EXISTING REAR/SIDE ELEVATION



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION

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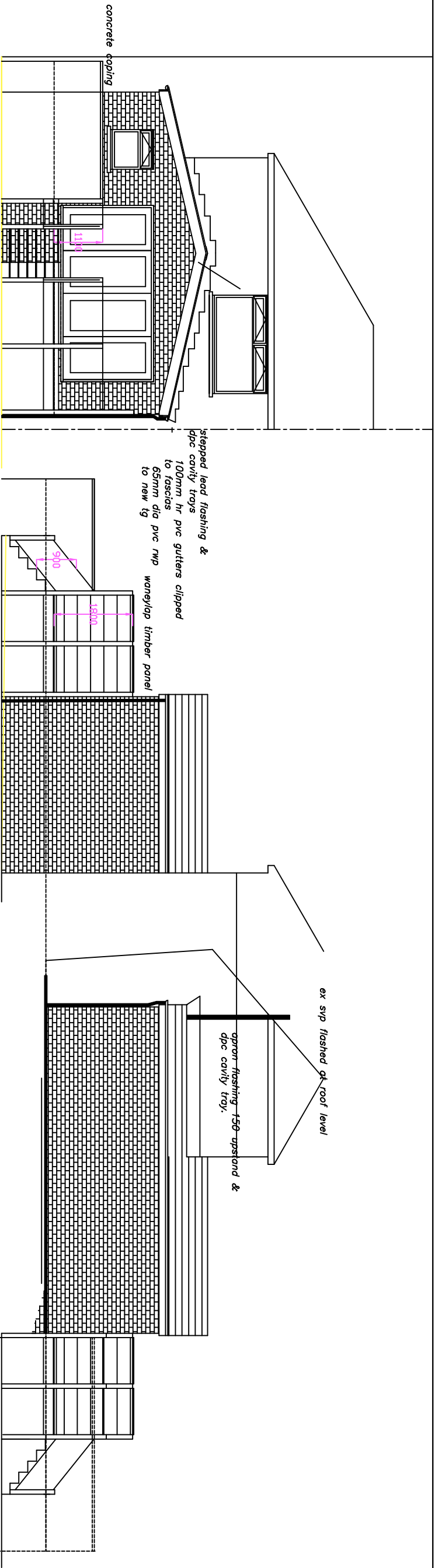
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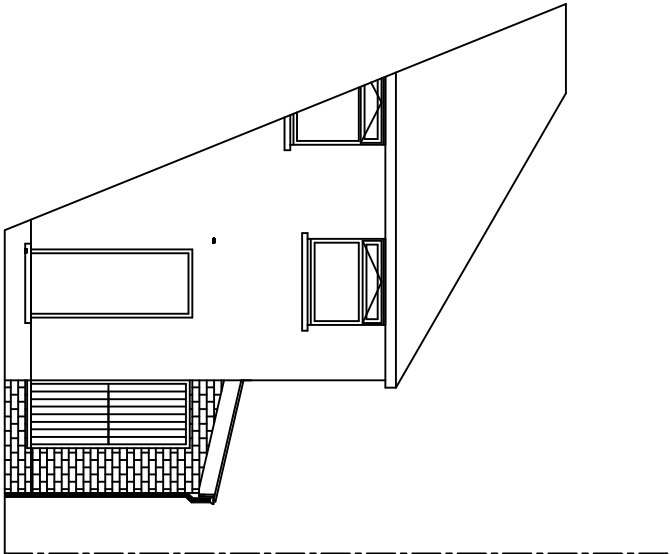

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PROPOSED REAR ELEVATION PROPOSED REAR/SIDE ELEVATION PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

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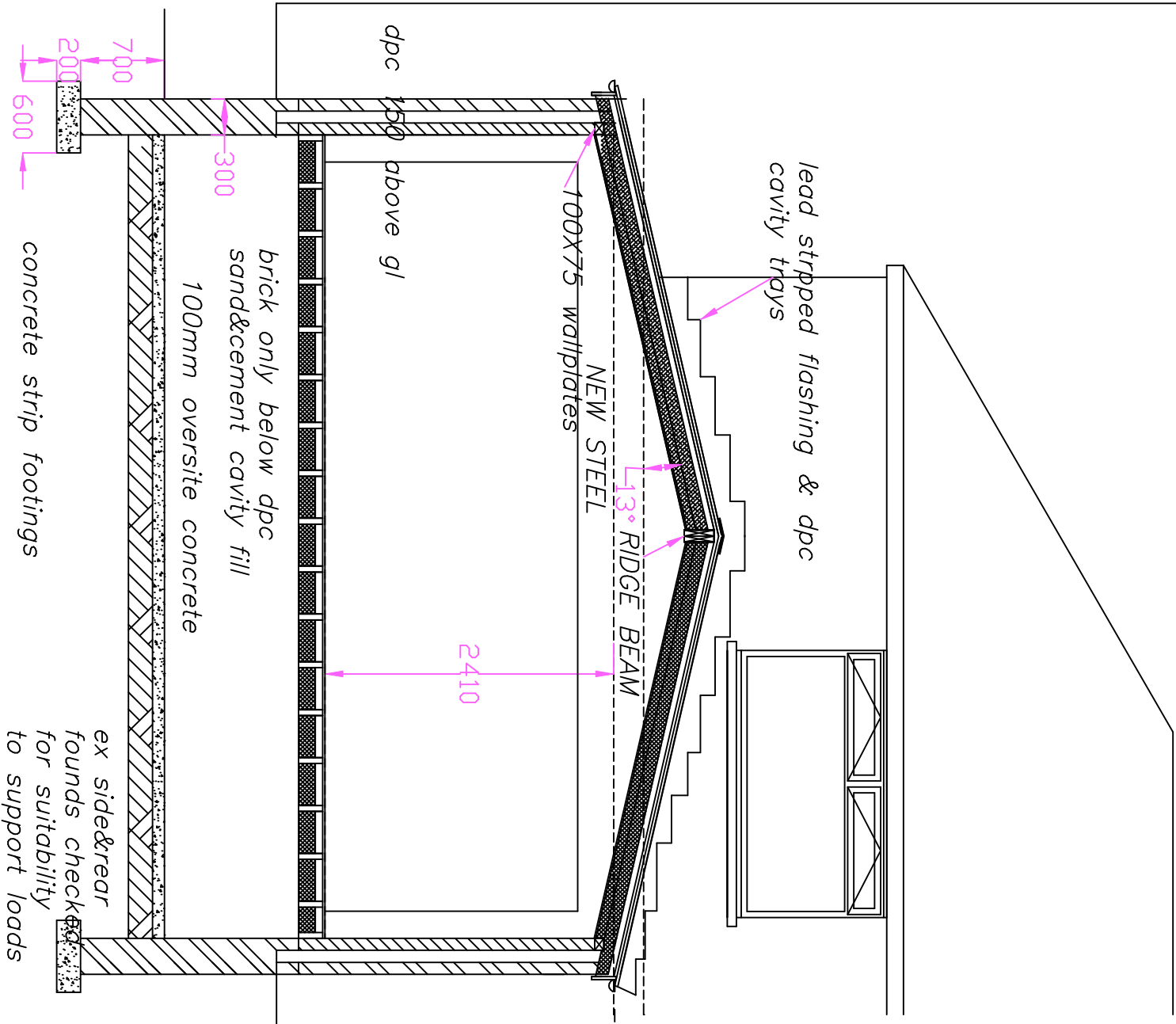
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ALL DIMENSIONS TO BE VERIFIED AT SITE PRIOR TO COMMENCEMENT OF WORKS BY APPOINTED CONTRACTORANY DISCREPANCY IN THE DRAWING MUST BE REPORTED TO LES F&EY.WITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED OFF DIMENSIONS.



PROPOSED CROSS SECTION

ROOF CONSTRUCTION(lean to or piked roof)
Redland Regent Tiles on 25 x 50 mm sw timber battens on breathable felt on 175 x 50 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.

WALL CONSTRUCTION(Brick/block&insulated plasterboard)
300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm cavity dritherm 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.

GROUND FLOOR CONSTRUCTION
20mm thick flooring grade chipboard on 200 x 50mm timber joists at 400mm ccs. 140mm Kingspan TF70 incorporated. U value 0.18

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ELECTRICAL SPECIFICATION
THE INSTALLATION WILL BE DESIGNED,INSTALLED,INSPECTED AND TESTED TO THE STANDARDS REQUIRED BY PART'P' OF THE BUILDING REGULATIONS.
A'COMPETANT' ELECTRICIAN WILL UNDERTAKE THE WORK AND AN INSTALLATION CERTIFICATE WILL BE PROVIDED.

PRIOR TO COMMISSIONING THE INSTALLATION WILL BE TESTED BY AN ELECTRICIAN COMPETANT IN TESTING HOLDING A SUITABLE QUALIFICATION.
TESTING WILL BE COMPREHENSIVE WITH TESTS FOR CONTINUITY,AND EARTH LOOP IMPEDANCE.
ANY INSTALLATION UNDERTAKEN BY SOMEONE WHO IS NOT REGISTERED WITH NICEIC OR ECA MUST PROVIDE AN INSTALLATION CERTIFICATE TOGETHER WITH A TEST CERTIFICATE PREPARED BY A MEMBER OF THE NICEIC OR ECA.

THE PROPOSED DOMESTIC ELECTRICAL INSTALLATION WILL BE INSTALLED IN ACCORDANCE WITH BS 7671 AND THE CURRENT 17th EDITION OF THE WIRING REGULATIONS.
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.

NEW BEDROOM WINDOWS TO HAVE ESCAPE WINDOW 0.33M2 WITH MINIMUM WIDTH OF ESCAPE WINDOW 450mmx740mm height to achieve 0.33M2.
BEAM OVER NEW EXTERNAL WINDOWS AND DOORS CATINIC COMBINED LINTOLS.
NEW GLAZING IN CRITICAL LOCATIONS TO COMPRISE TOUGHENED SAFETY GLASS TO BS6206

- 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.
- 2)SEPARATE TIMING CONTROLS SHOULD BE PROVIDED FOR SPACE HEATING AND HOT WATER(EXCEPT FOR COMBINATION BOILERS AND SOLID FUEL APPLANCES.
- 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..

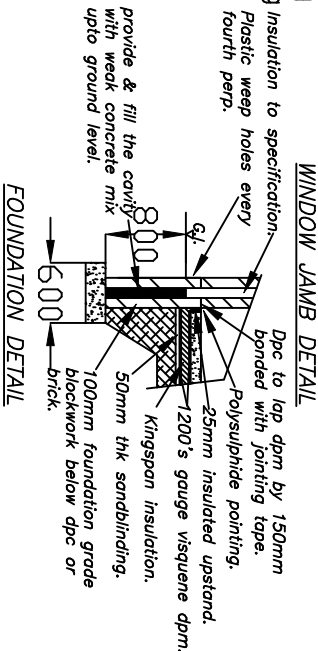
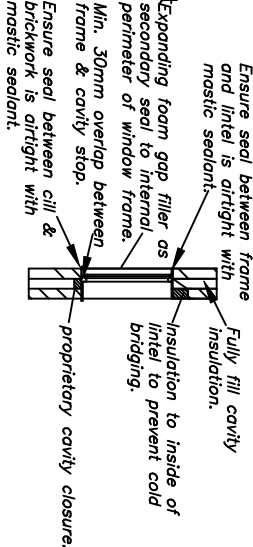
ROBUST METHODS OF CONSTRUCTION TO BE ADOPTED.

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.

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 60 litres/sec elsewhere 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 pea 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 fascias
- 11.All cavities to be continuous
- 12.Air bricks ducted through wall cavity
- 13.Podstones to all steelwork
- 14.All plumbing to comply with B.S.5572
- 15.Cavity barriers (9mm masterboard or brick on edge
- 16.Foundations 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 re–roof to be carried out as necessary.



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