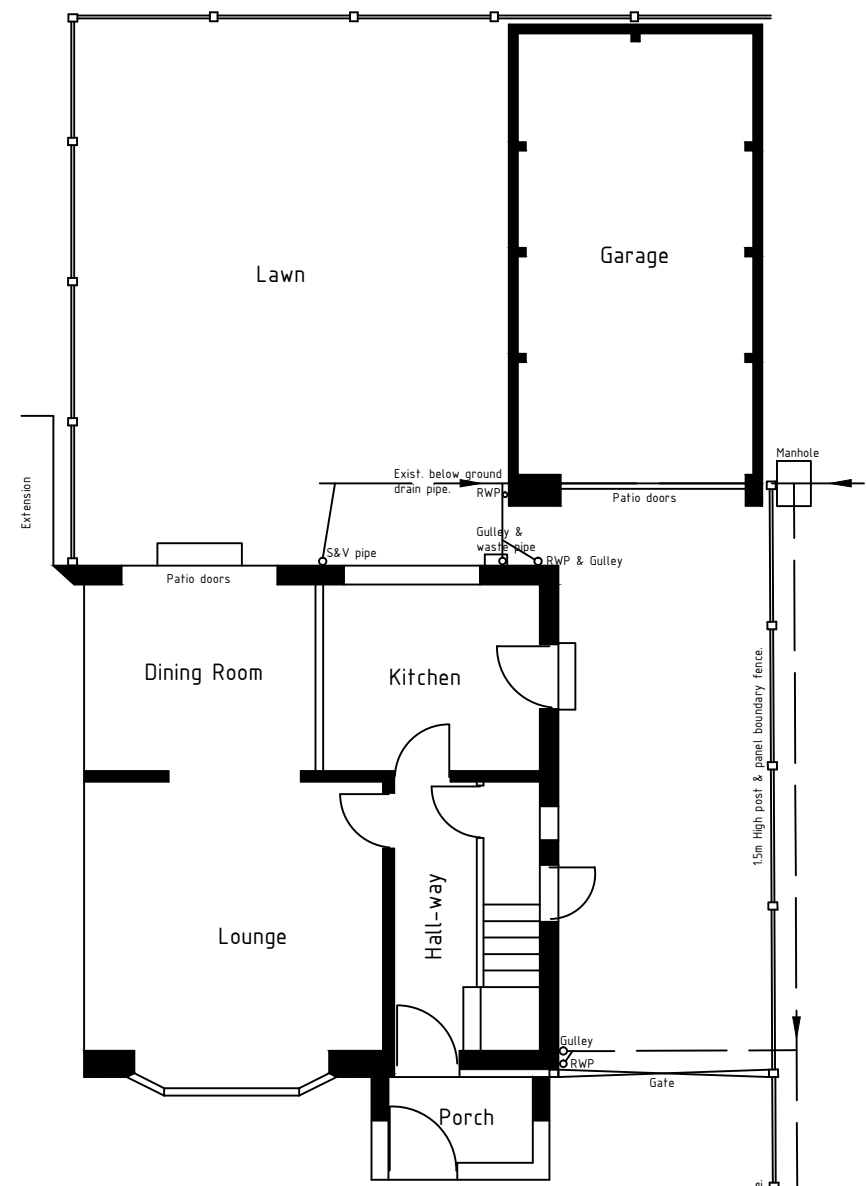
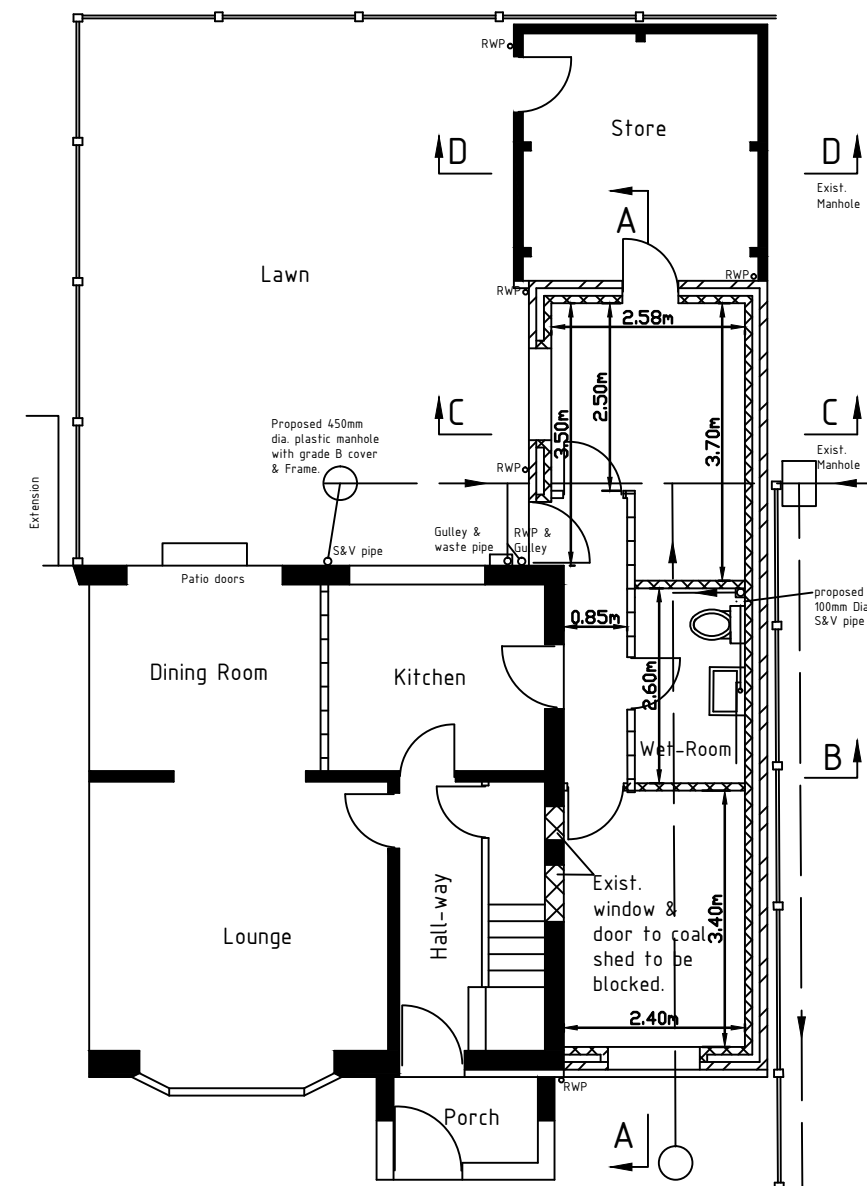
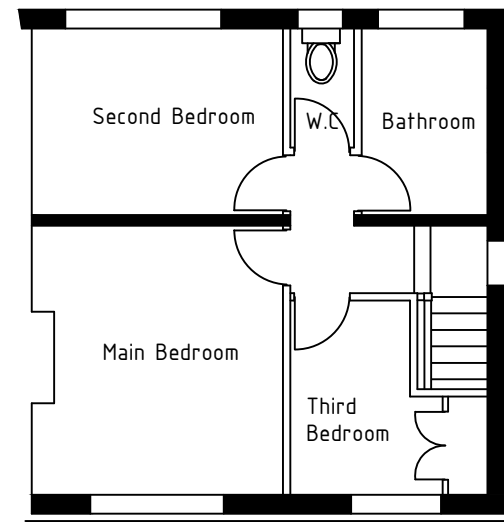




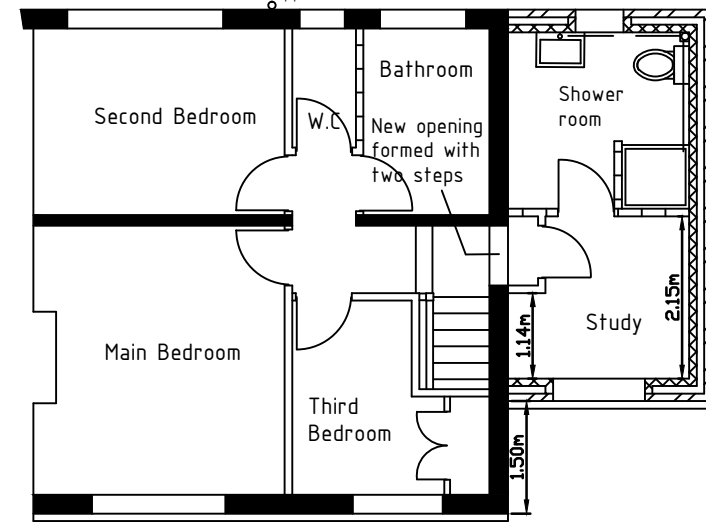
Exist. Ground Floor Plan



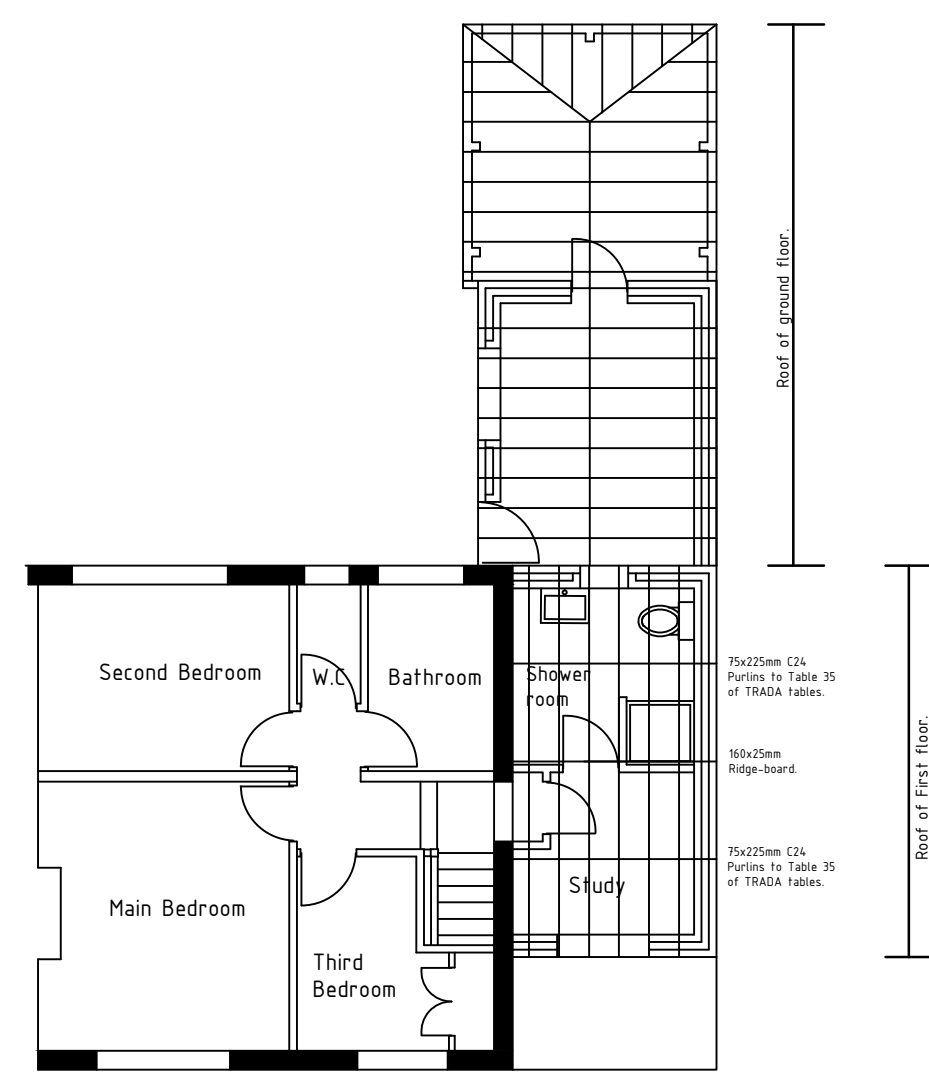
Proposed Ground Floor Plan



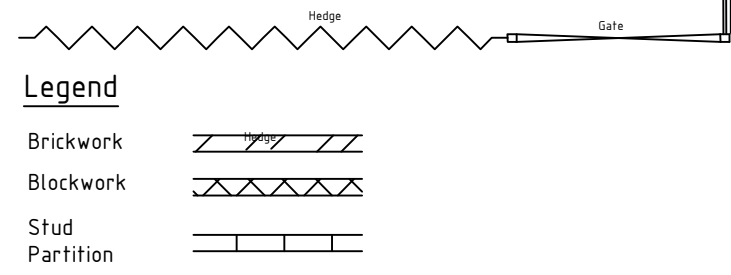
Exist. First Floor Plan



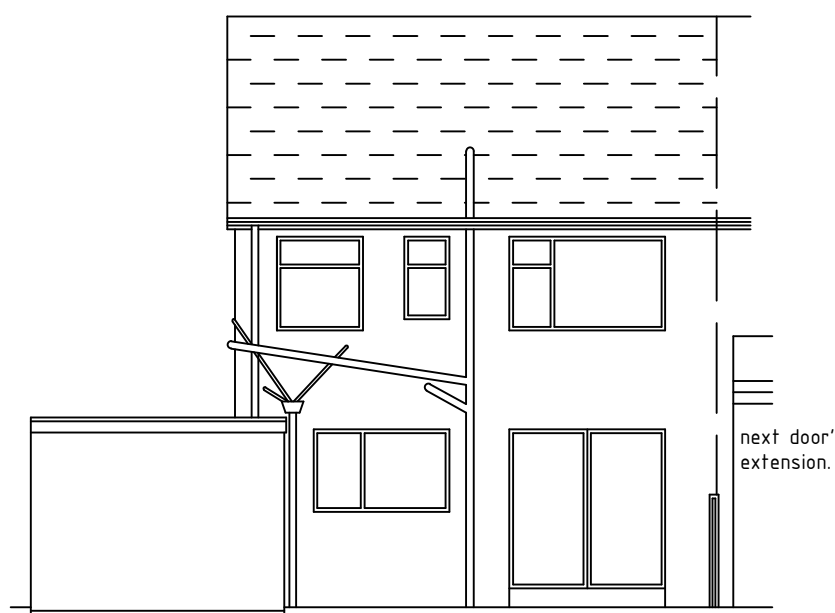
Proposed First Floor Plan



Proposed Roof Plan



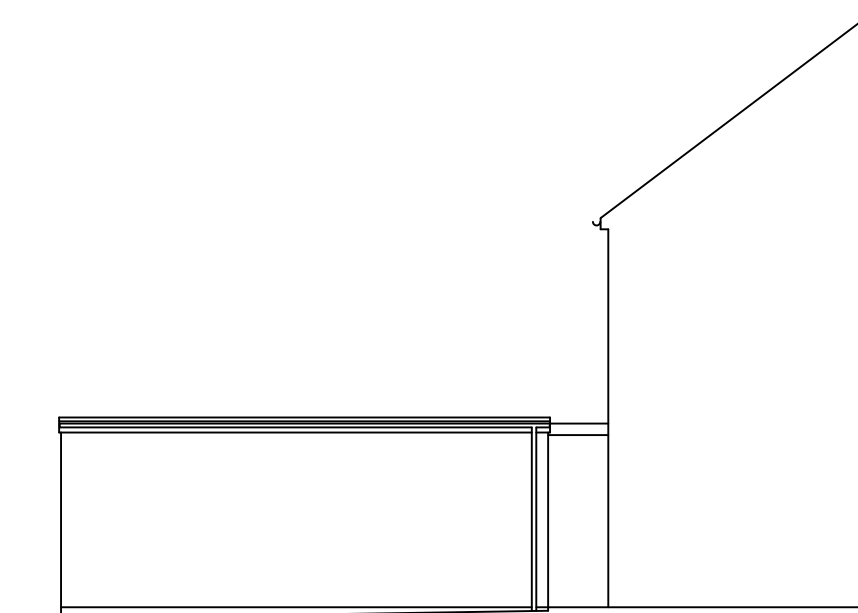
Exist. Front Elevation



Exist. Rear Elevation



Exist. South Elevation



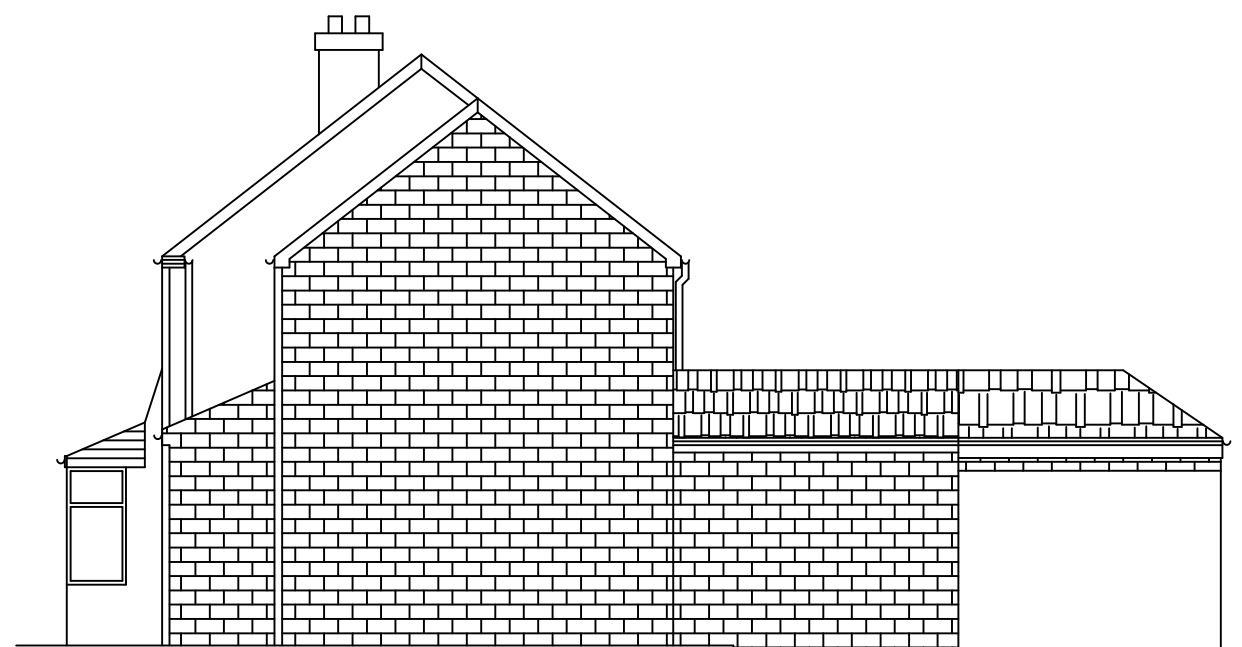
Exist. North Elevation



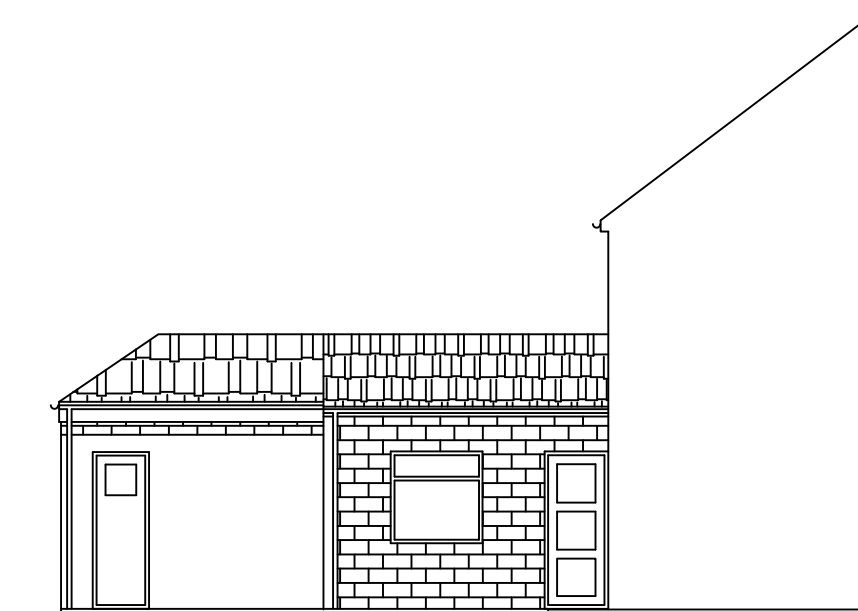
Proposed Front Elevation



Proposed Rear Elevation



Proposed South Elevation



Proposed North Elevation

- NOTES
1. Do not scale from this drawing.
 2. The Contractor must check all dimensions on site prior to starting any works.
 3. The Contractor must comply with all current Health & Safety legislation.
 4. All new brickwork to match and bond into existing. The proposed walls to achieve "U" value of 0.28W/m2K.
 5. New external walls to be 300mm thick, consisting of 100mm thick thermolite or similar blocks to outer and inner leaf, 100mm cavity with drytherm or similar insulation.
 6. Brickwork to outer-leaf to DPC level only.
 7. Internal face of inner leaf to have 12.5mm plasterboard & skim.
 8. All internal dimensions shown are brickwork to brickwork.
 9. Stainless steel double triangular wall ties at 750mm horizontal & 450mm vertical centres. Ties at reveals to be at 300mm centres.
 10. All new cavities to be suitably closed and protected by DPC.
 11. Catnic or similar lintols to be provided over the new door & window openings.
 12. Minimum bearing to any beam or lintol to be 150mm.
 13. All exposed steelwork to be protected by 2 layers of 12.5mm plasterboard & skimmed to provide 30minutes fire resistance.
 14. 6mm M.S. straps to span 3 joists to be used to fix the roof to the walls.
 15. All electrical work to be undertaken by a competent person and a completion certificate must be produced to the Local Authority Building Inspector.
 16. All gas works to be undertaken by a trained person on "Safe Gas Register".
 17. All new heating appliances to be fitted with independent thermostatic control valves.
 18. New window assemblies to achieve "U" value of 1.8W/m2K and have argon gas filled cavities.
 19. The windows to both of the new rooms on ground floor shall be each 1.225x1.225m (1/20th floor area to open).
 20. The window to the study 1.225x1.225m (/20th floor area to open).
 21. The window to new shower-room on first floor shall be 0.641m wide x 1.073m high with obscure glazing.
 22. The proposed external drainage pipe below ground shall be 100mm diameter of clay or plastic.

Notes continued on sheet 2 of 2

P3	24.01.23	AUH	AUH	Titles of existing and proposed first floor plans amended.
P2	20.01.23	AUH	AUH	Proposed plans and elevations amended. The first floor extension beyond the rear main wall of the house removed as per the instructions of the Planning Officer. Also, note 21 altered.
P1	15.12.22	AUH	AUH	Proposed plans and elevations amended following discussions with the Planning Officer.
No	DATE	DRAWN	CHK'D	AMENDMENT

DRAWING STATUS
Planning

CLIENT		Mr M. Shafique	
PROJECT		14 Bankside Road, Didsbury, Manchester M20 5GD	
DRAWN	A. Ul-Haq	CHKD	AUH

TITLE			
Proposed Double Storey Side Extension			
<u>Existing & Proposed Plans and Elevations</u>			
Sheet 1 of 2			
SCALE	DRAWING No	DATE	AMDT
1:100	2022/02/01	Aug 2022	P3