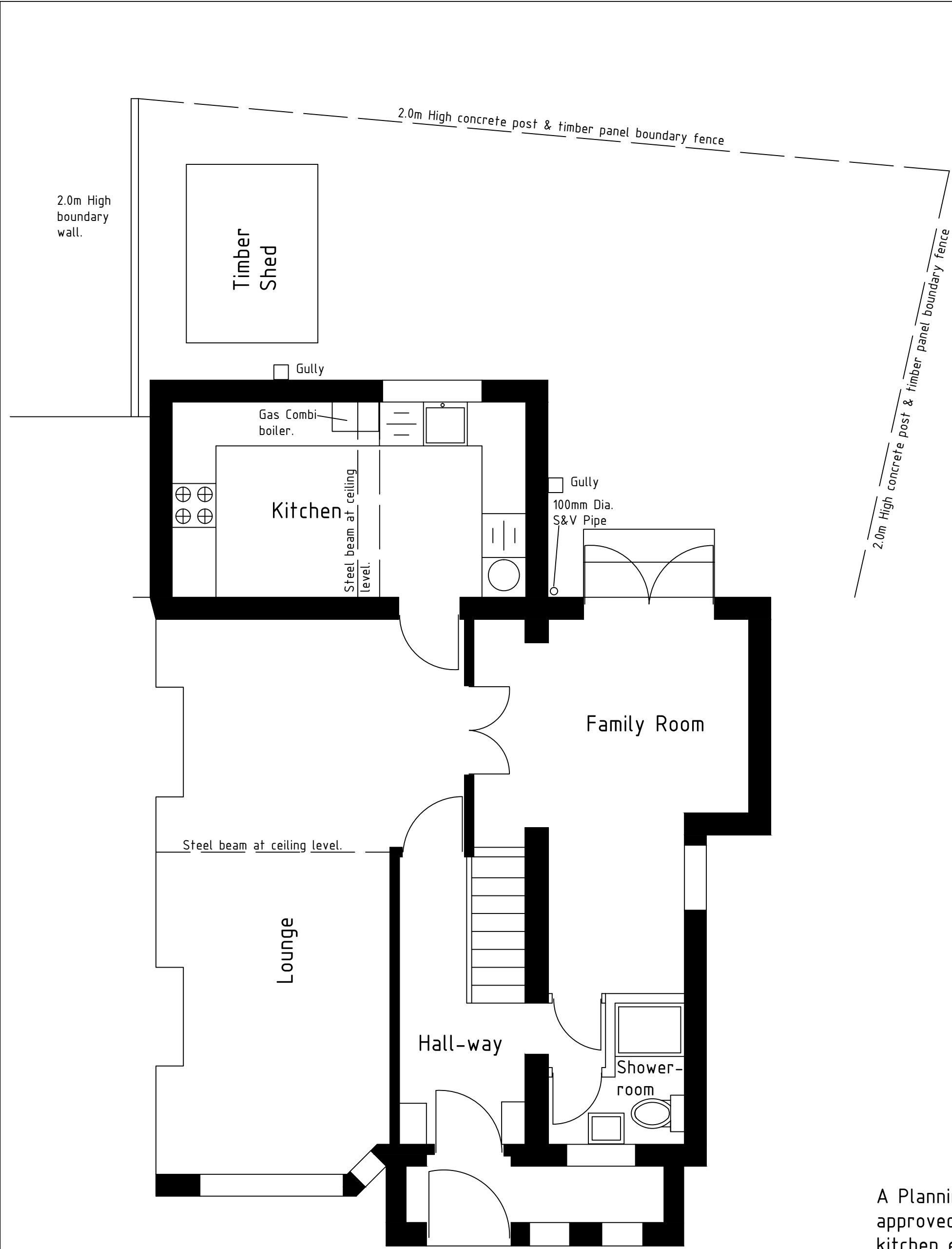
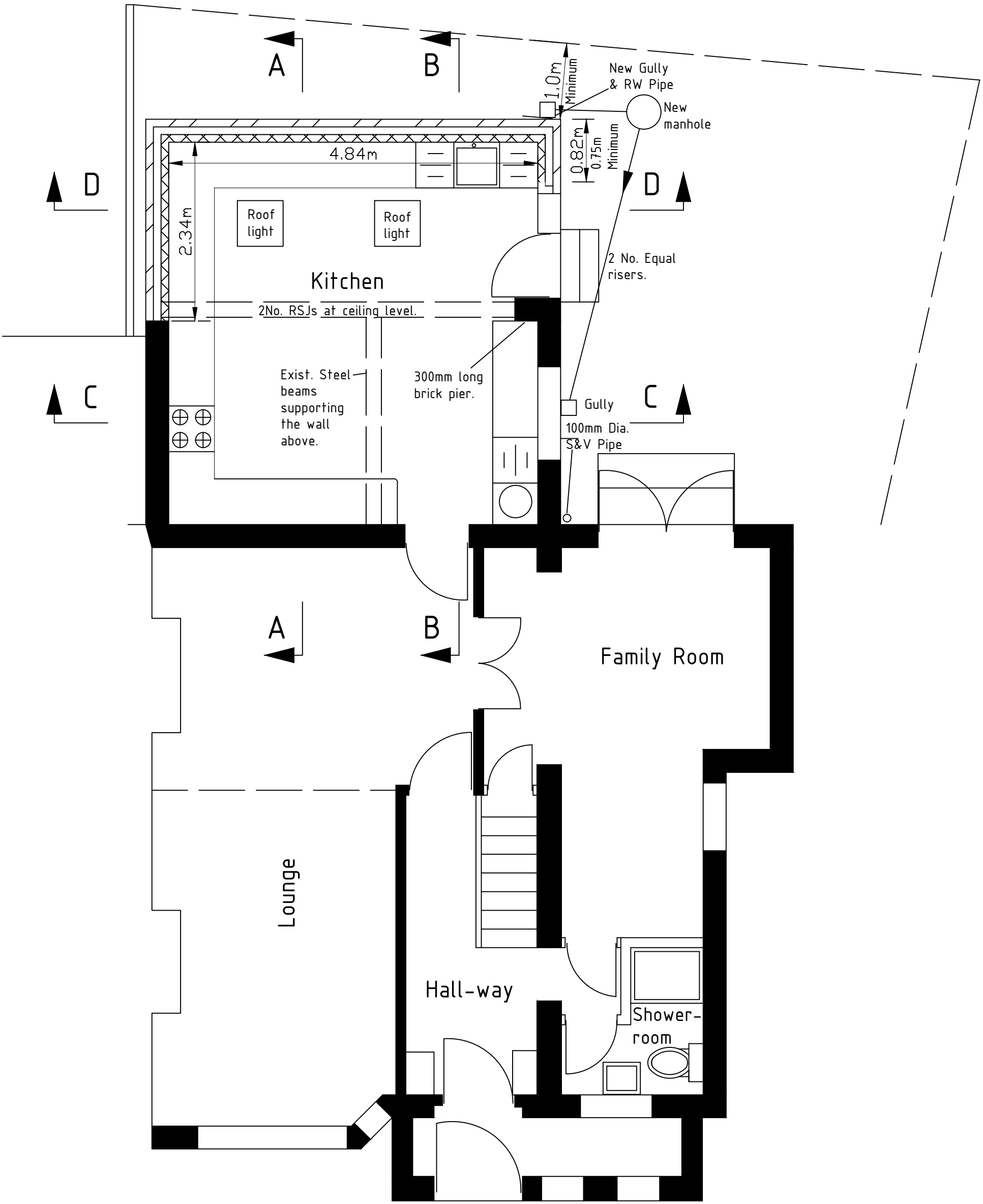




Exist. Ground Floor Plan

A Planning application was approved in April 2022 for the kitchen extension, half the size as proposed here.
Application No. 132646/FH/2022.



Proposed Ground Floor Plan

- 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 trinangular 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. The kitchen to be fitted with an extractor fan of 30 l/s adjacent to hob or 60l/s elsewhere.
 16. The 42mm Dia. New sink waste to discharge to new gully.
 17. All electrical work to be undertaken by a competent person and a completion certificate must be produced to the Local Authority Building Inspector.
 18. All gas works to be undertaken by a trained person on "Safe Gas Register".
 19. All new heating appliances to be fitted with independent thermostatic control valves.
 20. New window assemblies to achieve "U" value of 1.8W/m2K and have argon gas filled cavities.
 21. The kitchen to be fitted with 2No. roof windows as shown on the plan, the windows shall be electricall operated.
 22. The existing part of kitchen shall be fitted with new window, 1.225x1.225m (/20th floor area to open).
 23. The kitchen door shall be 1.372m wide combined door/fixed window frame.
 24. The proposed external drainage pipe below ground shall be 100mm diameter of clay or plastic.

P3	09.06.22	AUH	AUH	A note regarding the previous Planning approval added between the plans.
P2	07.06.22	AUH	AUH	The internal width of extension increased from 2.50m to 4.84m.
P1	04.04.22	AUH	AUH	Proposed drainage amended due to change of roof of proposed extension, from pitched roof to flat roof.
No	DATE	DRAWN	CHK'D	AMENDMENT

DRAWING STATUS

Planning

CLIENT

Mr M.Ahmed

PROJECT

2 Malgam Drive, Didsbury,
Manchester M20 5GN

DRAWN

A. Ul-Haq

CHKD

AUH

TITLE

Proposed Single Storey Rear Kitchen
Extension

Existing & Proposed Plans - Sheet 1 of 2

SCALE

1:50

DRAWING No

2021/05/01

DATE

June 2021

AMDT

P3