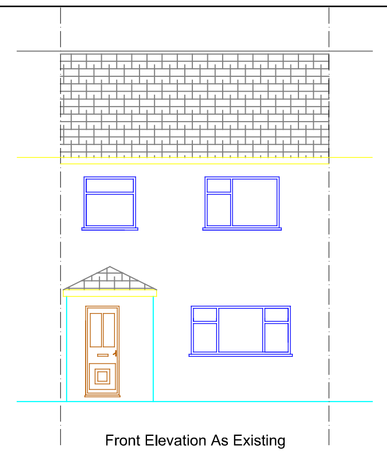
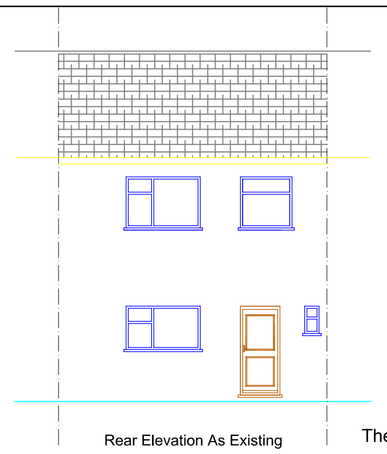
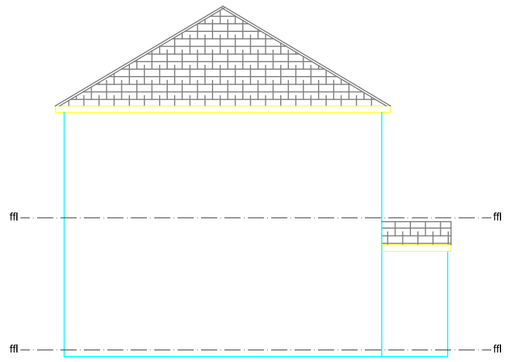


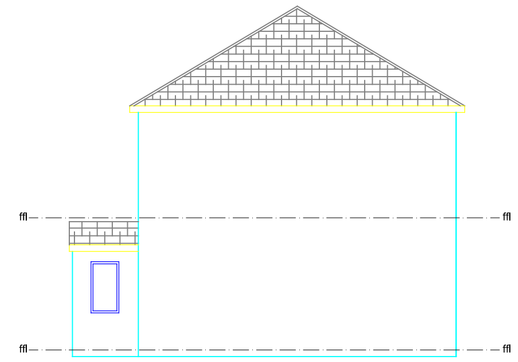
Front Elevation As Existing



Rear Elevation As Existing

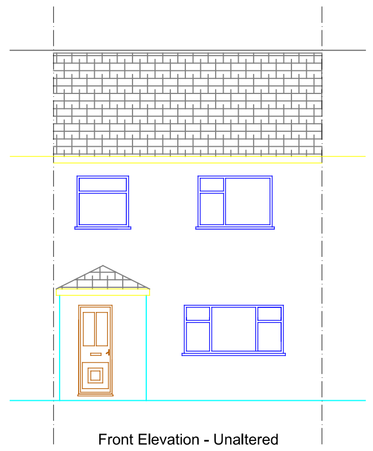


Side Elevation As Existing

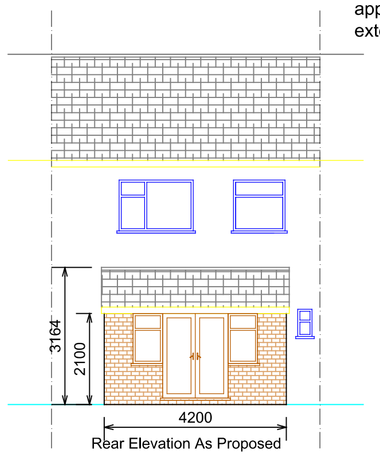


Side Elevation As Existing

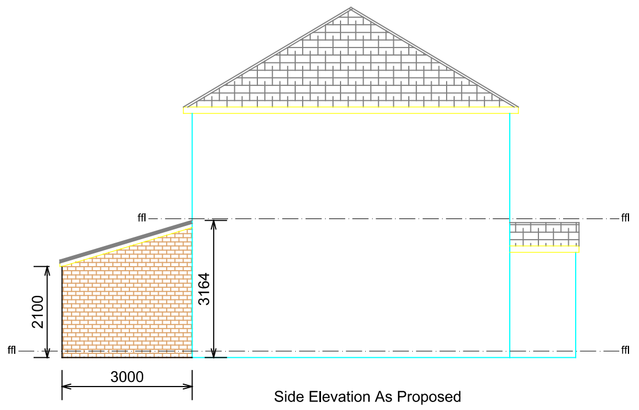
The materials used in any exterior work (other than materials used in the extension will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house



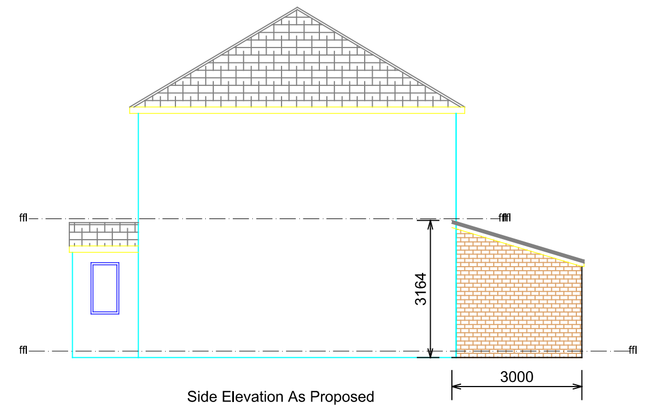
Front Elevation - Unaltered



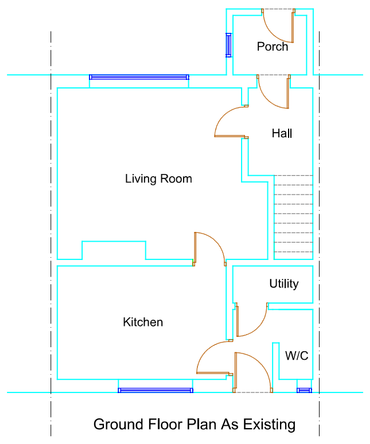
Rear Elevation As Proposed



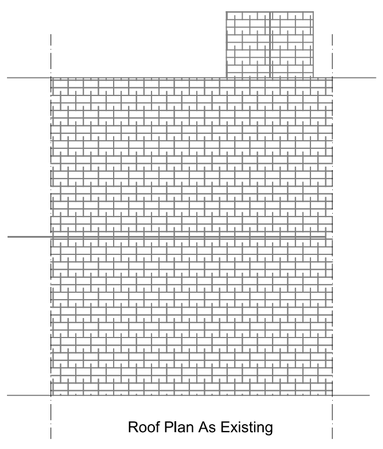
Side Elevation As Proposed



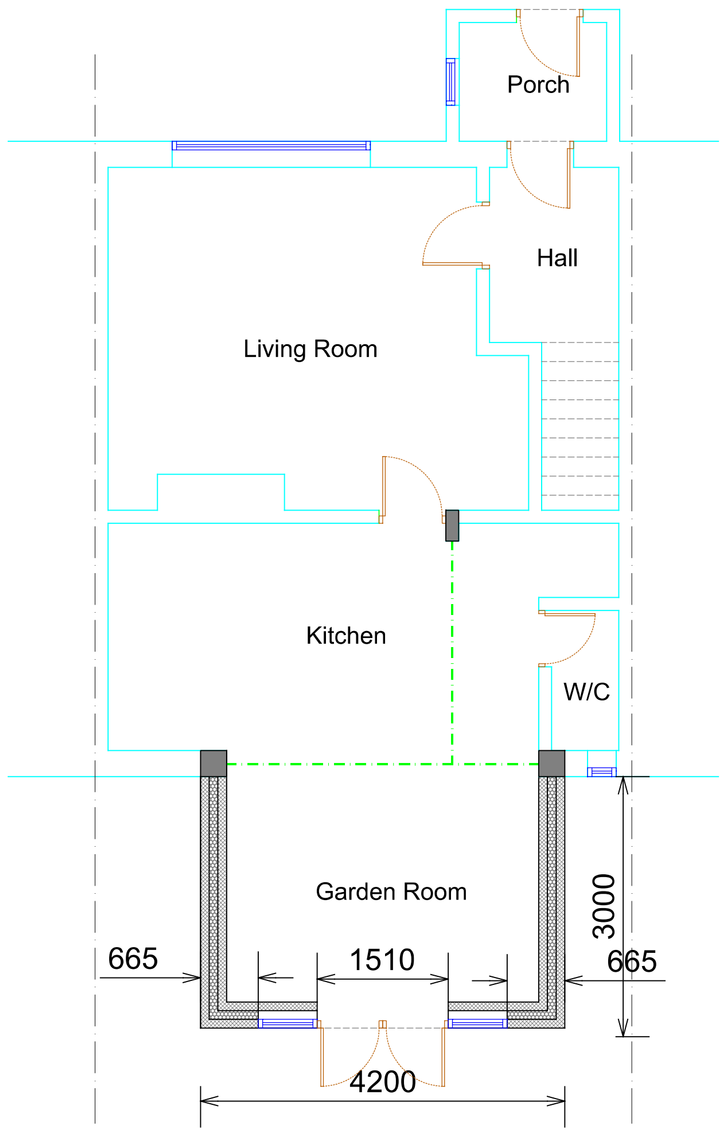
Side Elevation As Proposed



Ground Floor Plan As Existing

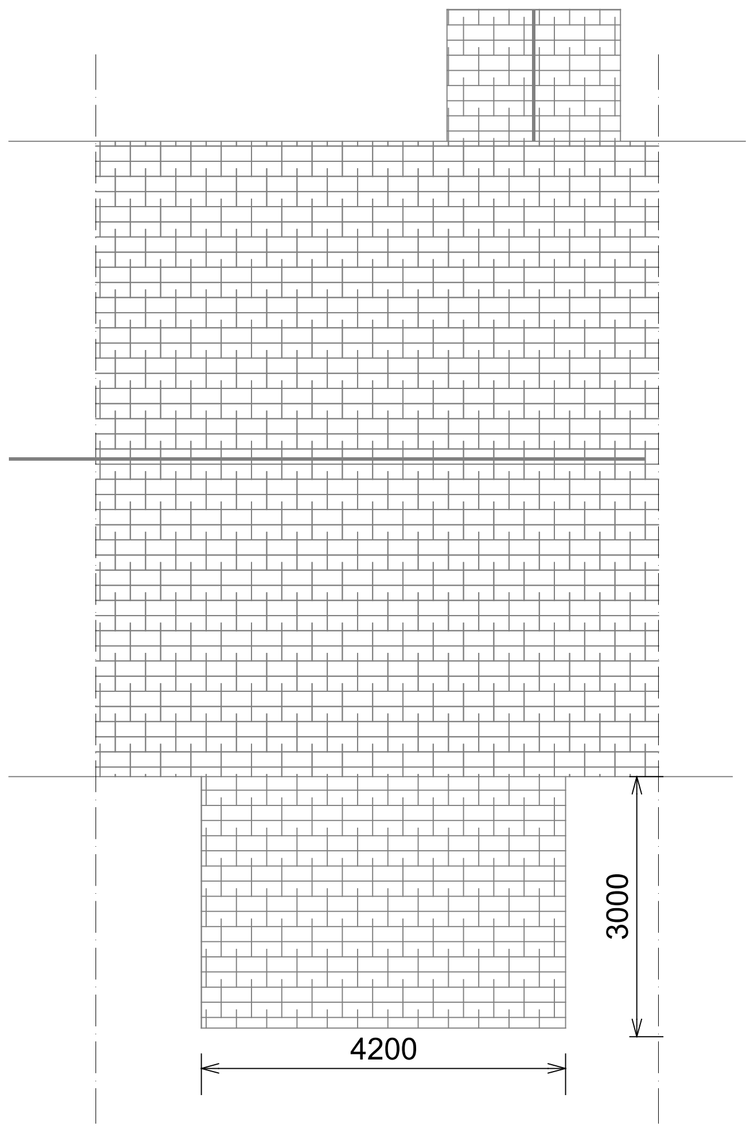


Roof Plan As Existing



Ground Floor Plan As Proposed

Denotes Steel bean arrangement - TBC via structural engineer at building regulations stage.



Roof Plan As Proposed

The materials used in any exterior work (other than materials used in the extension will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house

BUILDING REGULATIONS NOTES - ALL MEASUREMENTS AND PLAN DETAILS TO BE CHECKED ON SITE THE PRINCIPAL CONTRACTOR (THE SITE BUILDER). ANY DESCREPANCIES TO BE REPORTED TO THE PLAN DRAWER

Foundations
Supply and lay minimum 200mm thick strip foundations in C20 concrete mix in accordance with Local Building Control ; contractor may adopt trench fill if desired (and agreed with Building Control) to:

Walls up to ground level
Build new sub-structure brickwork in class FN engineering brickwork in 1:3 cement:sand with plasticiser up to DPC level to all new cavity walls.

Walls above ground

Cavity to be 102.5 facing brick work, 10mm cavity, 90mm celotex thermaclass 21 insulation (or equivalent). 100mm selcon standard block inner leaf with 12.5mm plasterboard on dabs to give a U value of 0.18 w/m2k. Movement joints to be in accordance with manufacturers recommendations. The cavity is to be filled 225mm below DPC.

Wall ties are to be stainless steel to BS: EN845-1 & DD140-2 spaced at 750mm horizontally and 225mm vertically at reveals.

Internal block walls are to be 100mm standard block. Partition walls are to be 100mm x 50mm sw studs @ 400mm centres with horizontal noggins @ ½ height including head and sole plates secured to the structure with Gyproc wall board @ 10mm/skim finish. Infill sound insulation to studs with 100mm rockwool.

Hload DPC's to be a minimum of 150mm above ground level to coincide with the top of the slab & laid on a mortar bed above and below t oall cavity closers.

Damcore insulating DPC to all cavity closers around openings. Tooth and bond brickwork to existing and maintain clear cavity were new joins existing. All cavity closers to have Kingsapn Kooltherm cavity closers installed

Steel work
Refer to structural engineer design and calculations

Lintels
Catnic CG 90/100 lintels over new openings to suit span plus bearing, wall construction and loadings with 150mm min. bearing. Enure lintel is suitable for use in connection with bi-fold doors, All openings in excess of 3m to be checked and supported by Structural Engineers calculations.

Cavity wall ties
IG or equivalent stainless steel ties with insulation clips at 750mm; horizontal and 450mm vertical centres, staggered, and 300mm centres about reveals. Include Cavity Tray W-type weap holes at 900mm centres above dpc level, to all elevations, including lintels.

Extension Floor slab
150mm compacted hardcore; 50mm sand blinding rolled to accept Visqueen; 1200 gauge Visqueen lapped to DPC; with 100mm Kingspan Thermafloor TF70 insulation; Provide 35mm insulation between floor slab and wall perimeter. Provide A142 mesh @ 2/3 up from base. All to to achieve U-Value 0.18 W/m2K.

Holding down straps
30x5mm gms straps fixed to wall plates at 1.2m centres and continued 900mm down walls, screwed to masonry. Include similar vertical twist straps to alternate rafters, screwed to masonry to restrain extension and porch roof.

Pitched roof structure
Supply and install C16 softwood sizes TBC and ceiling ties at 400mm centres (ties on galvanized steel joist hangers) including for all sabre tooth washers, M12 bolt connectors where required, tantalized 100x50mm wall plates, 100x50mm pole plates, 19x37mm battens, noggins, breathable membrane, code 4 lead flashings, plain concrete tiling to match No.91 with 125 mm K7 Kingspan insulation boarf with 37.5mm inulstatd p.b. to achieve 0.15 W/m2K. Dependent of what product you use, this may 150mm - 175mm ridged PIR board so you will also need to check the rafters as this may dictate the product you use.

Double up rafter and top and bottom trims around roof lights

Use foilbacked (Duplex) plasterboard to kitchen ceiling.

Supply and fix gutter with downpipe. Include for all brackets, non-ferrous fixings stop ends, bends and outlets as required rainwater pipes into gullys / drainage. Gutter to accomodate falls of any neighbour

Electrical Installations
Electrical works to be carried out by NICEIC qualified electrical engineer in accordance with Part P of the Building Regulations and to current IEE Regulations.

Ventilation
Opening lights to be provided to ensure 1/20th floor area rapid ventilation, Allow for new / kitchen mechanical extraction to achieve min. 30 l/s over hob to vent to outside air.

Windows & Glazed Doors
New windows & doors to be to be double glazed (low E soft coat n=0.05) with 20mm argon filled gap between panes (U value 1.4 W/m2C). Window and door set energy rating to be Band B or better.

Double glazing to new extension to be K-rated low emissivity glass to BS 6206 (kite mark to be visible to all glazing) with toughened panes to any window panes below 800mm, and door panes below 1500mm.

Background ventillation to be achieved by secure window stays or trickle vents to windows; min 4000mm2.

New Velux roof lights to roof slope to be fitted to manufacturer's specification with standard double glazing and flashing kit to suit roof tiles.

Drainage
Kitchen sink waste to discharge via 40mm diameter waste with anti vac trap laid to min. fall 18mm per metre to connect into SVP via multi boss connector.

Include pre-cast concrete drain lintels to new walls/foundations generally. Where drains penetrate walls. Allow for polypropylene inspection chamber (or equivalent manhole) to suit drain invert.

Health & Safety Responsibilities
Health & safety responsibilities on site, and during all construction works associated with this project, are the sole responsibility of the principal contractor (The builder employed by the site owner), All site operative to be provided with and wear recognised protective clothing, head gear and equipment.

0 1 2 3 4 5 6 7 8 9 10m 1:100
0 1 2 3 4 5m 1:50

Rev	Description	Date

Project
SINGLE STOREY REAR EXTENSION AT 3 NEWVILLE DRIVE, MANCHESTER. M20 4TE

Client
MR & MRS WALLACE

Contract. No.	Drg. No.	Revision	Scale 1:50 & 1:100 @ A1	
	2		By MCC	Date AUG 2026
			Chkd	

Drawing Title
EXISTING AND PROPOSED PLANS

MAT DESIGN LIMITED
Town Planning & Building Control Consultants

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