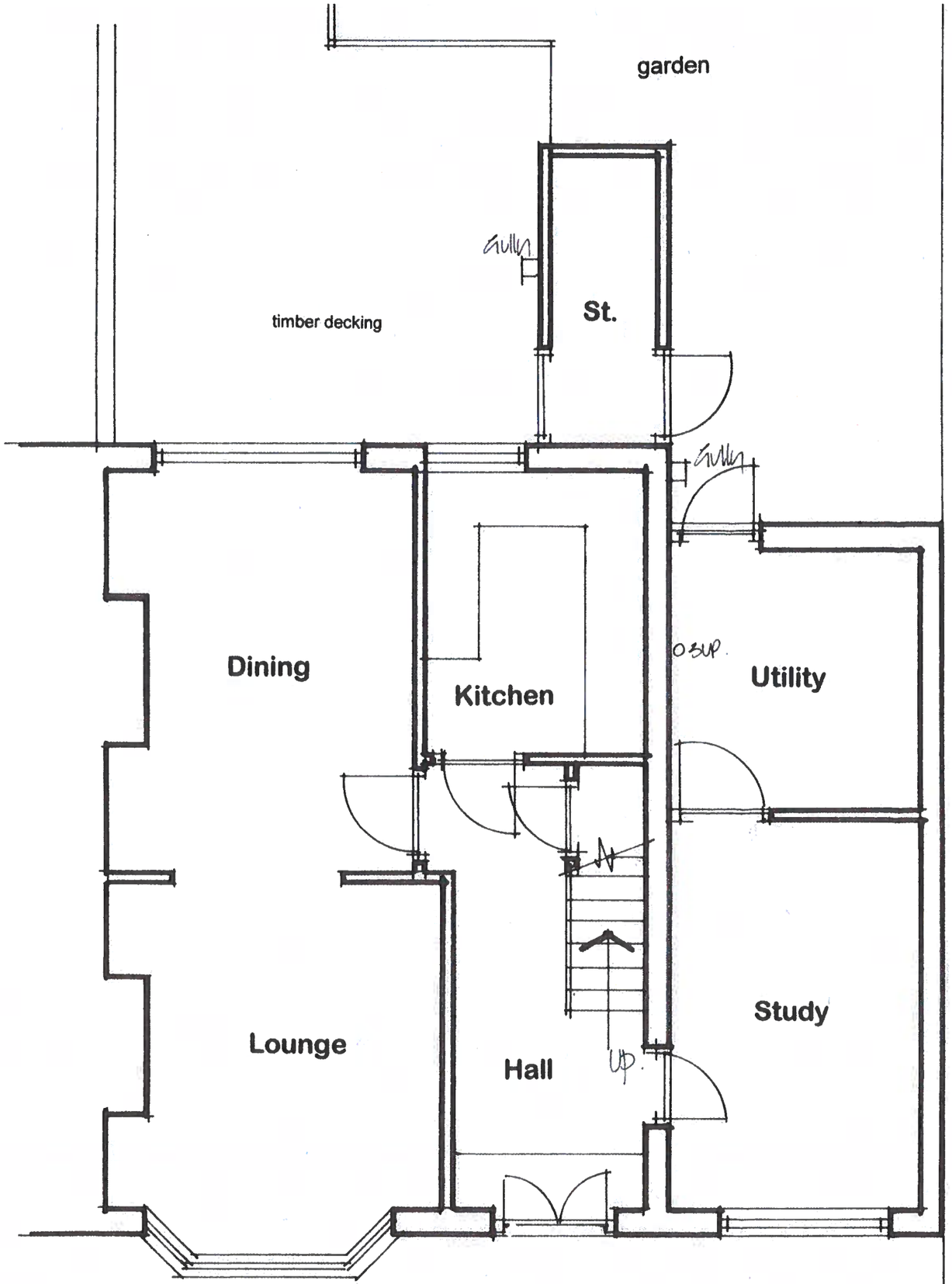
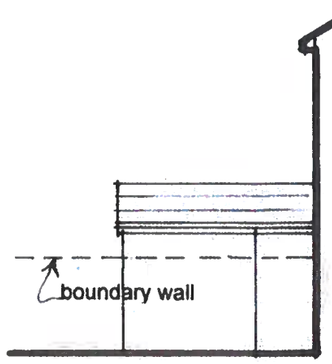
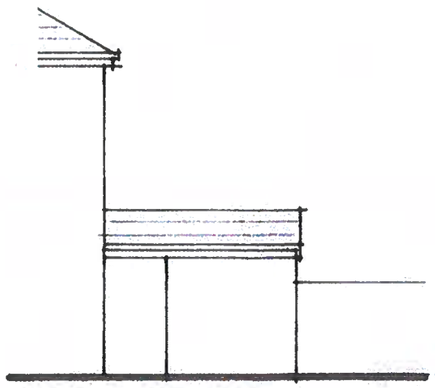




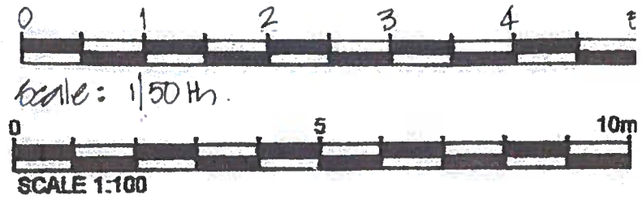
Rear Elevation



Side Elevation to No. 65



Side Elevation to No: 69



Planning Drawing Only

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AS EXISTING
Ground Floor and Elevations

67 Mossway
Middleton, M24 1WS
for Mr. and Mrs. Bell

scale: 1/100th elevations
1/50th Plan

drawing No: 19/05/1

date: Jan. 2019

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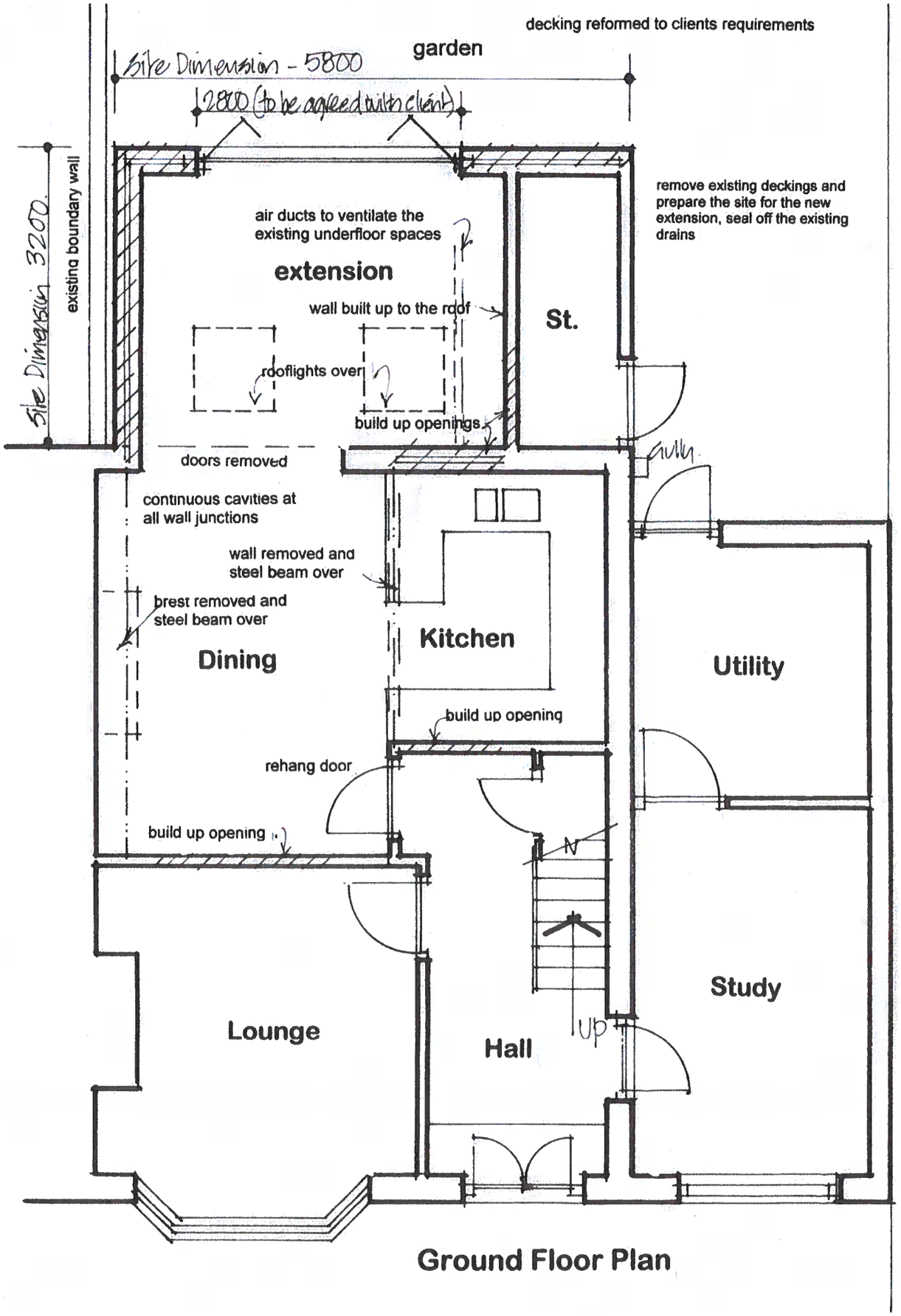


Ground Floor Plan



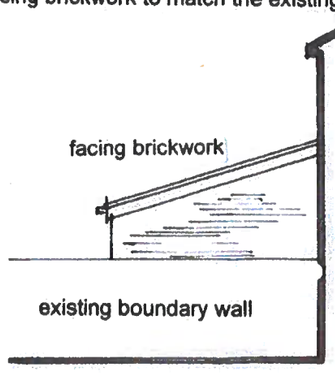
Rear Elevation

0 1 2 3 4 5

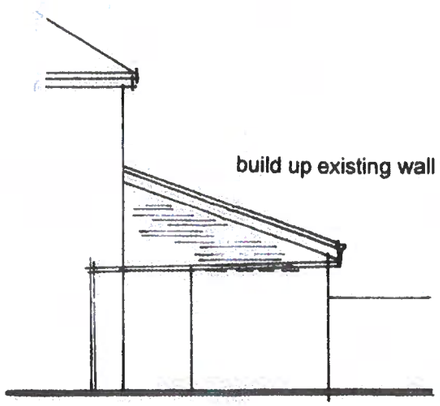
scale: 1/50th.

0 5 10m

SCALE 1:100



Side Elevation to No. 65



Side Elevation to No: 69

Planning Drawing Only

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AS PROPOSED
Ground Floor and Elevations

67 Mossway
Middleton, M24 1WS
for Mr. and Mrs. Bell

scale: 1/100th elevations
1/50th Plan

drawing No: 19/05/2

date: Jan. 2019

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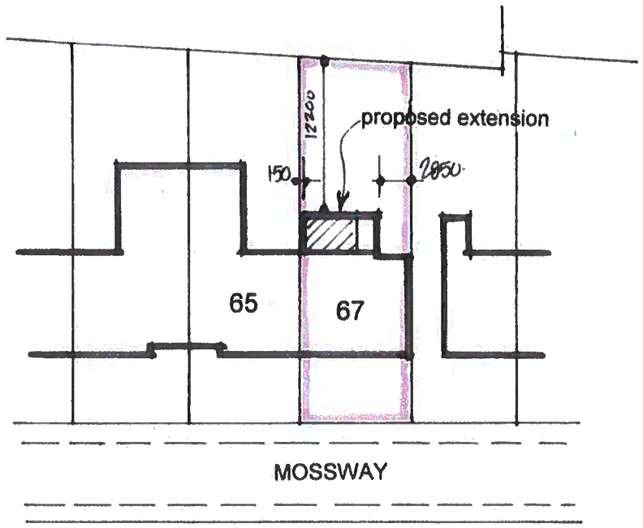
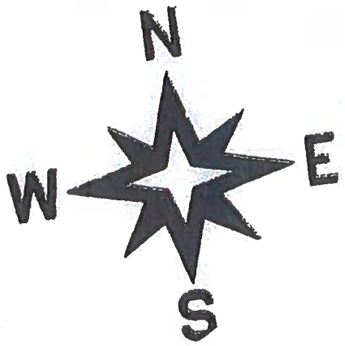
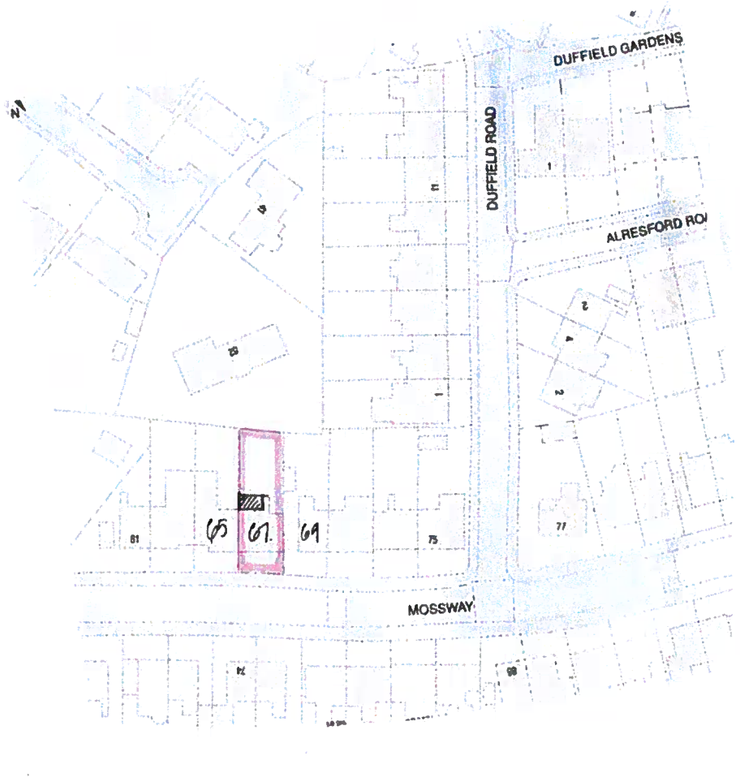


Block Plan scale: 1/500th



scale: 1/500th.





Location Plan scale: 1/1250th



SCALE 1:1250

Planning Drawing Only

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Block Plan and Location Plan

67 Mossway
Middleton, M24 1WS
for Mr. and Mrs. Bell

scale: 1/1250th 1/500th

drawing no: 19/05/4

date: Jan. 2019

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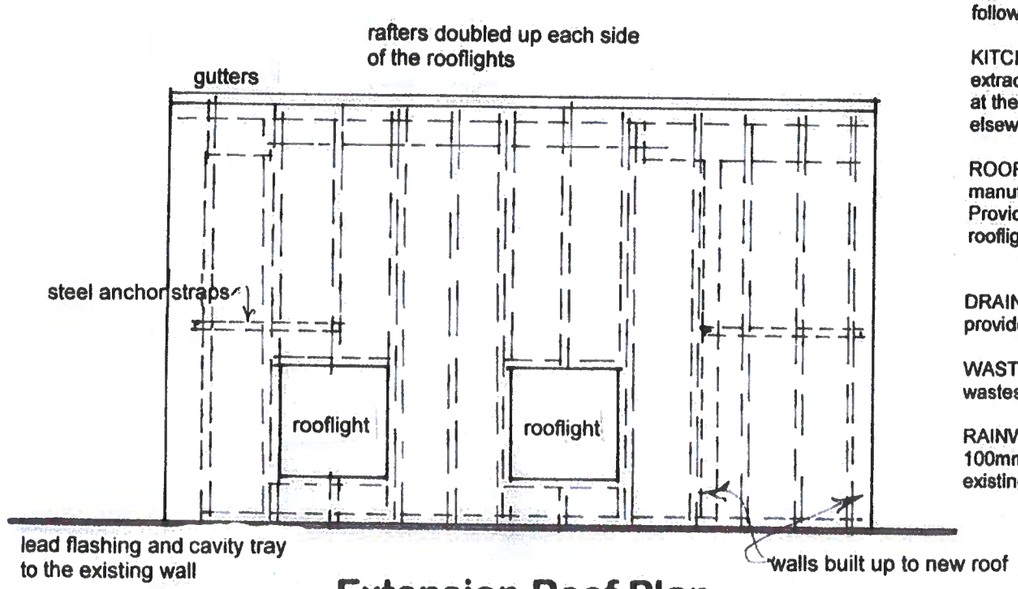
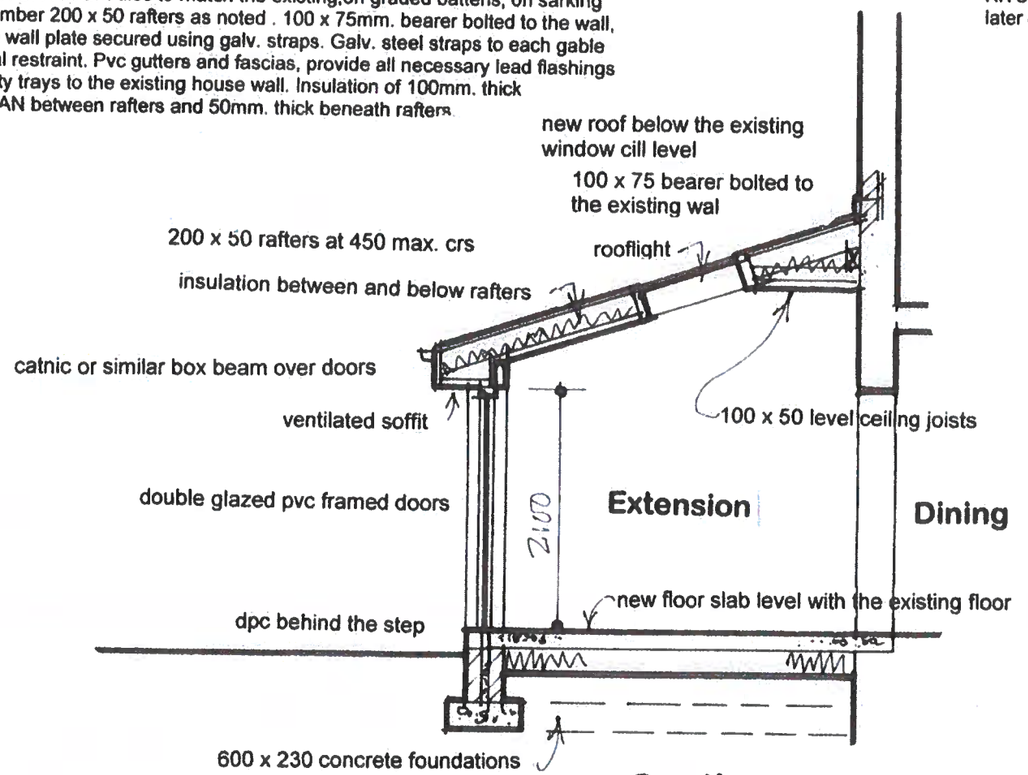


Extension Roof Plan

WINDOWS AND GLAZING: pvcu framed folding windows/doors to clients requirements. Sealed double glazed units, min. 16mm. air gap, low 'e' coating, all glazing to be safety glass and all glazed elements of walls to comply with Building Regs. A.D.- L.1.

MONOPITCH ROOF: tiles to match the existing,on graded battens, on sarking felt, on timber 200 x 50 rafters as noted . 100 x 75mm. bearer bolted to the wall, 100 x 50 wall plate secured using galv. straps. Galv. steel straps to each gable for lateral restraint. Pvc gutters and fascias, provide all necessary lead flashings and cavity trays to the existing house wall. Insulation of 100mm. thick KINGSPAN between rafters and 50mm. thick beneath rafters.



Section

ELECTRICAL INSTALLATION: the whole of the electrical installation is to be in accordance with IEE regulations and also Building Regulations, Part P in accordance with BS.7671. A certificate is to be forwarded to the Local Authority following completion of the electrical work.

KITCHEN EXTRACTS: kitchens to be ventilated to open air by mechanical extract fan, intermittent operation
at the rate of 30litres/sec. if incorporated in cooker hood and 60litre/sec. elsewhere.

ROOFLIGHTS: double glazed Velux or similar, fixed in accordance with the manufacturers instructions, top hung roof windows with central pivot for cleaning Provide all necessary lead flashings, trims etc. rafters doubled up either side of rooflight.

DRAINAGE: drainage to be in accordance with BS. 8301. Access rodding points provided at all changes of direction or gradient.

WASTES: 38mm. dia. wastes to the sink and dishwasher, 50mm. dia. combined wastes. 75mm. deep seal traps.

RAINWATER GOODS: Gutters and RWP,s to match those existing, or, new 100mm. square section or ogee gutters and square section RWP,s taken to the existing gully.

12.5mm. vapourcheck plasterboard and skim ceiling, 100mm. thick KINGSPAN or similar insulation between rafters and 50mm. thick Kingspan to the underside of rafters, across the whole of the roof

CEILINGS TO ROOFS: use 12.5mm. vapourcheck plasterboard and skim.

KITCHEN: layout, design, tiling and equipment to clients later details.

EXTERNAL WALLS ABOVE DPC: facing brickwork, 110mm. cavity and 100mm. concrete blockwork inner leaf. Minimum of 60mm. KINGSPAN insulation on inner side of cavity, fixed using insulation retaining clips, (50mm. clear cavity) Thermal Economics 2L2 cavity closing dpc's or similar to all openings. Stainless Steel wall ties at 750mm. horizontal crs. and 450mm. vertical crs. and staggered. ties at 220mm. crs. vertically at all window and door openings.

FOUNDATIONS: foundations type, design and construction to suit building and site conditions and approved by the Building Inspector.
Concrete strip foundations to be a min. of 230mm. deep and 600mm. wide and to have minimum cover of 600mm. Foundations taken down to suitable load bearing strata.

EXTERNAL WALLS BELOW DPC: facing brick, between path and dpc. Cavity as specified and 100mm.thick concrete block, 7N/sq.mm. inner leaf. Lean mix concrete cavity fill from foundations to 225mm. below dpc level..

UNDERFLOOR VENTILATION: provide 100 dia. pvc ducts from the existing air bricks positions passing through the new external walls of the extension.

DAMP PROOF COURSE: to be to BS.743:1970 and laid a min. of 150mm. above external path/ground levels.
Dpc lapped at least 150mm.

INSITU GROUND FLOOR: 100mm. concrete slab, on visqueen separating membrane, on130mm. rigid insulation (KINGSPAN) on Visqueen 1200 grade on sand blinded hardcore, well compacted. Provide 30mm. thick rigid insulation all round the floor perimeter edge. Visqueen from the underside of the insulation taken up the floor edge and lapped into the wall dpc.

General Notes For Building Regulations Purposes

Sizes and strengths of all materials, and workmanship to comply fully with all current, relevant Building Regulations and B.S. Codes of Practice. .

Contractors must check all building and site dimensions, sewer details and leve before commencing any site works or fabrication works.

The whole of the works to be in accordance with the DISABILITY and DISCRIMINATION ACT, wide, light switches set at 1200mm. above floor level and socket outlets set at 450mm. above floor level.

HEATING: extend the existing heating system as required by the clients. Radiators to have thermostatic valves fitted.

CEILINGS: generally all ceilings to be 12.5mm. p/brd. 10kg/sq.m. and skim. Boards fixed at 150mm. crs. Using 40mm. galv. Steel screws. Perimeter suppo battens to be provided for all board edges.

ROOF VOID: ventilated to NHBC requirements 7.2 by use of Glidevale open eaves ventilator or similar. All vents to provide the equivalent of 25mm. air gap eaves.

FLASHINGS: and soakers to be in Code 4 lead. All leadwork to comply to BS.1182:1982 and to be in accordance with the Lead Development Association guide – Lead Sheet in Buildings.

TIMBER: all carcasing timber to be graded in accordance with BS.5268: Part 2: 1984. all external timber/joinery to be treated with a pressure impregnated clear preservative to BS.1282:1985. all cut ends, joints etc. must be flood coated with preservative prior to building in. all external fixings to be non ferrous type.

STEEL BEAMS: new steel beams to be to a Structural Engineers design and details, pre-cast concrete bearing pads each end, beams supporting upper floor structures to be encased in 2 layers Gyproc Fireline p/brd. and plaster so as to achieve 1 hour fire resistance.



Planning Drawing Only

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AS PROPOSED
Extension Roof and Section

67 Mossway
Middleton, M24 1WS
for Mr. and Mrs. Bell

scale: 1/50th
drawing No: 19/05/3
date: Jan. 2019

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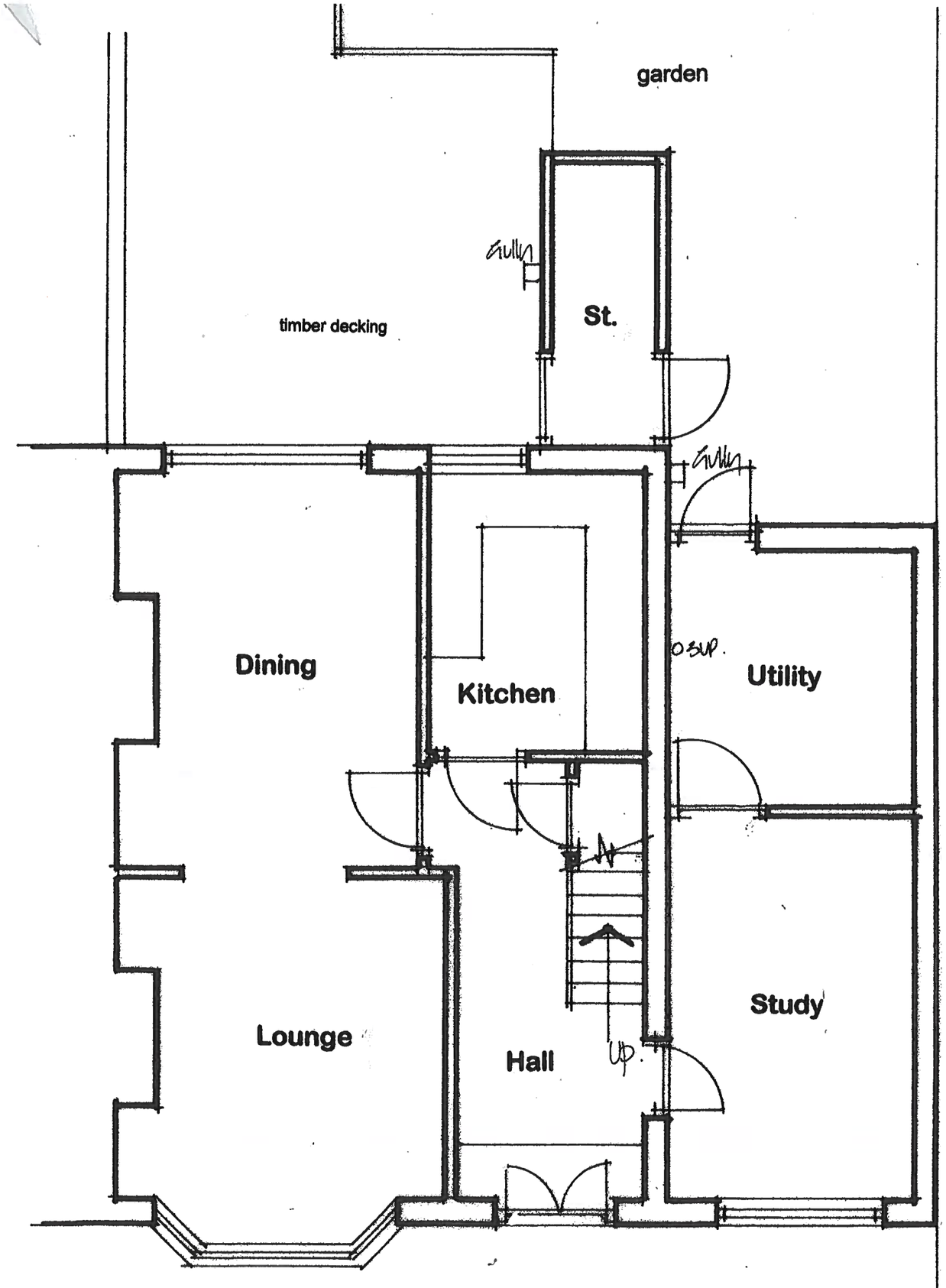
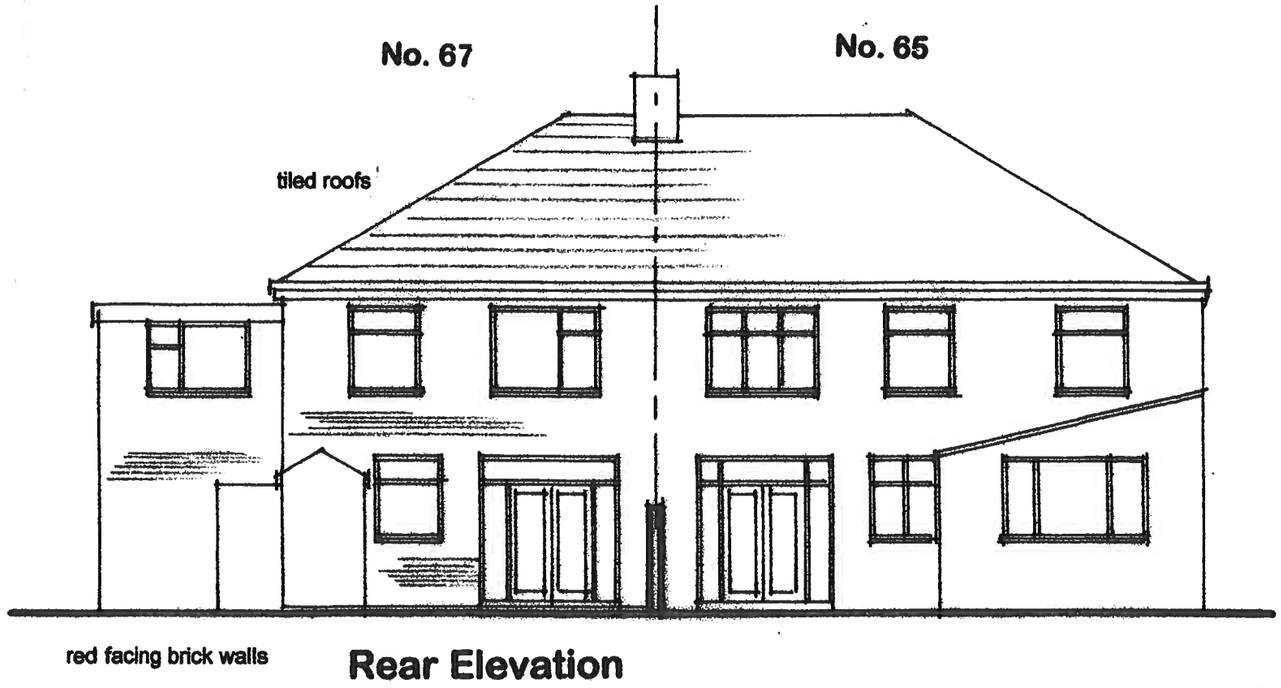
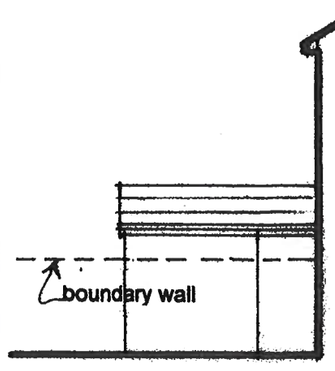
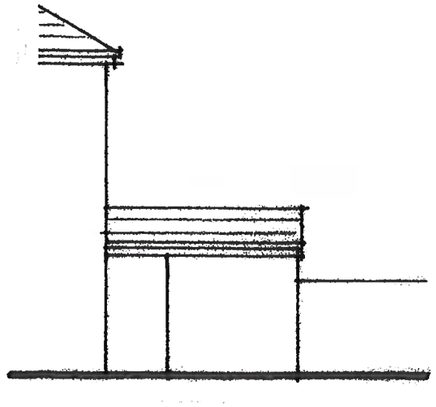




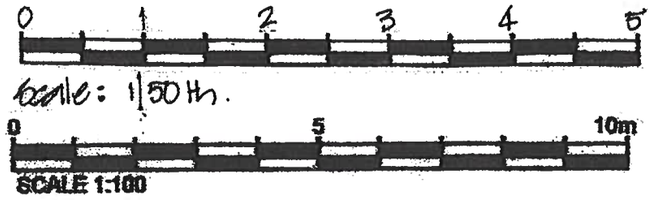
Rear Elevation



Side Elevation to No. 65



Side Elevation to No: 69



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AS EXISTING
Ground Floor and Elevations

67 Mossway
Middleton, M24 1WS
for Mr. and Mrs. Bell

scale: 1/100th elevations
1/50th Plan

drawing No: 19/05/1

date: Jan. 2019

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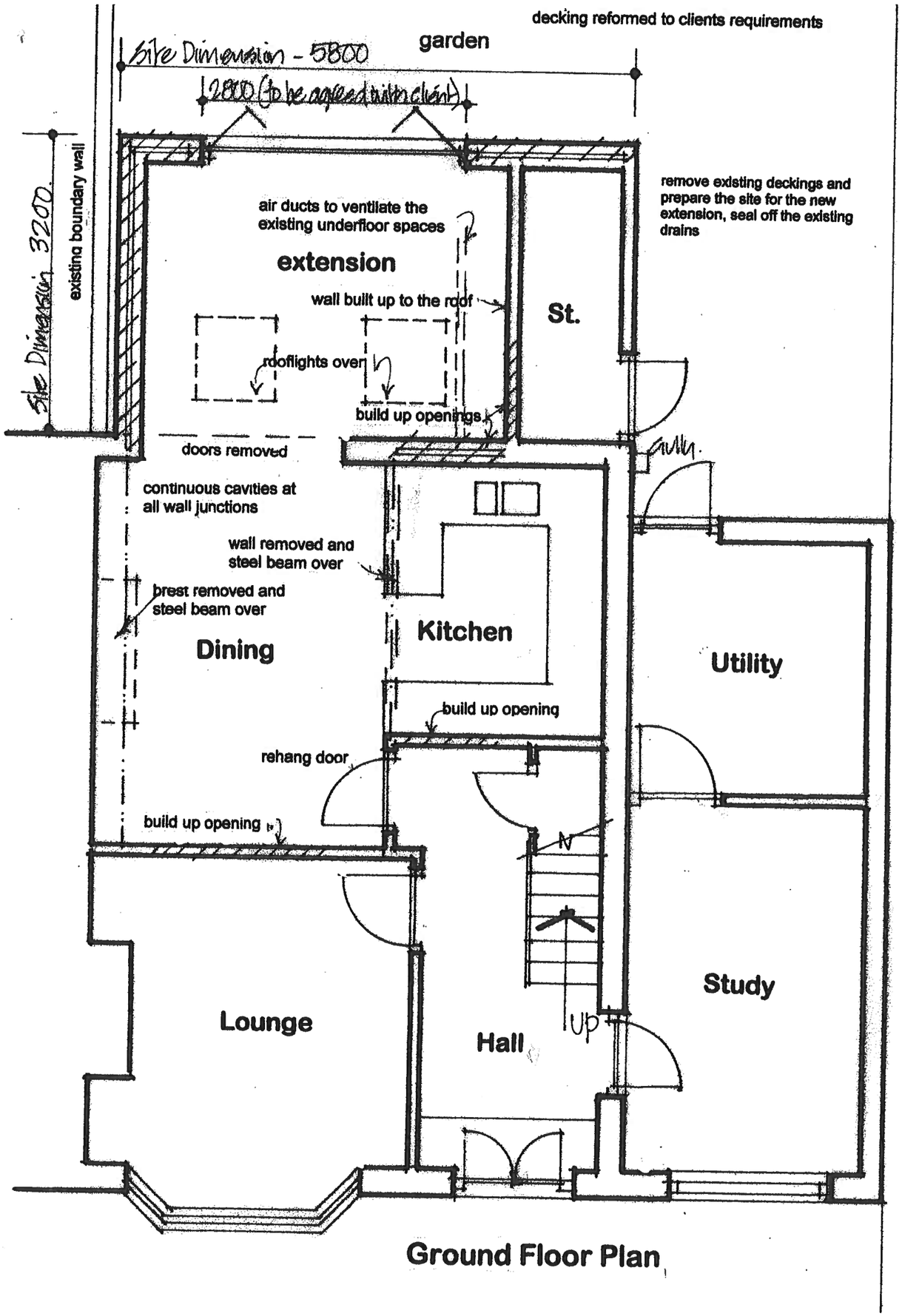
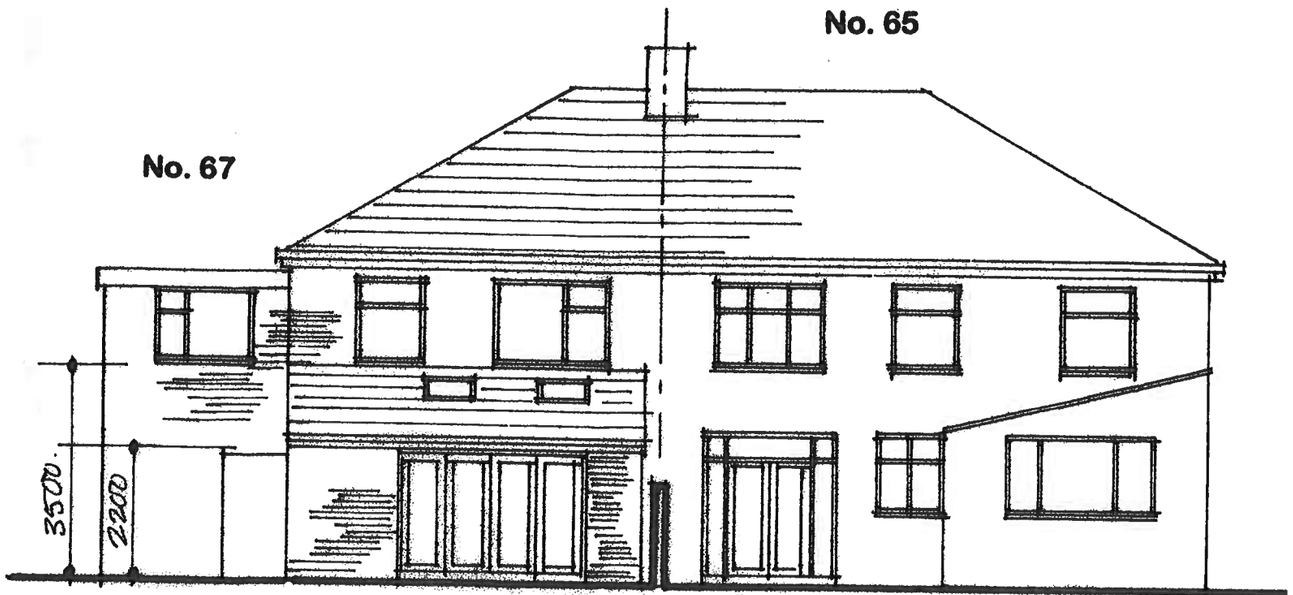


Ground Floor Plan



tiled roof to match the existing
double glazed rooflights
pvc fascias and rainwater goods
facing brickwork to match the existing

step up

double glazed folding doors to clients requirements

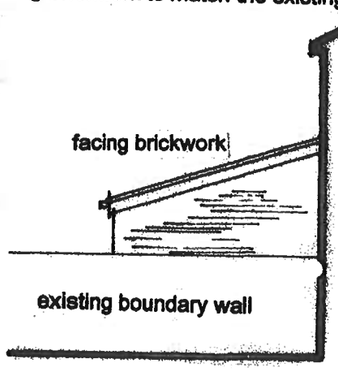
Rear Elevation

0 1 2 3 4 5

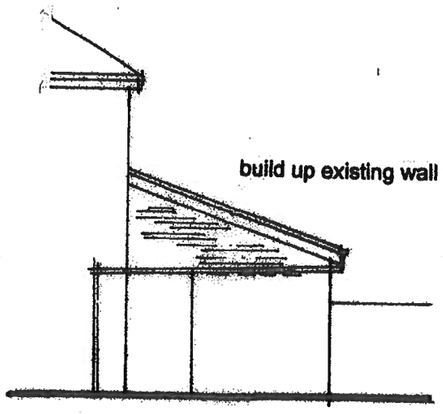
scale: 1/50th.

0 5 10m

SCALE 1:100



Side Elevation to No. 65



Side Elevation to No: 69

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AS PROPOSED
Ground Floor and Elevations

67 Mossway
Middleton, M24 1WS
for Mr. and Mrs. Bell

scale: 1/100th elevations
1/50th Plan

drawing No:

date: Jan. 2019

19/05/2

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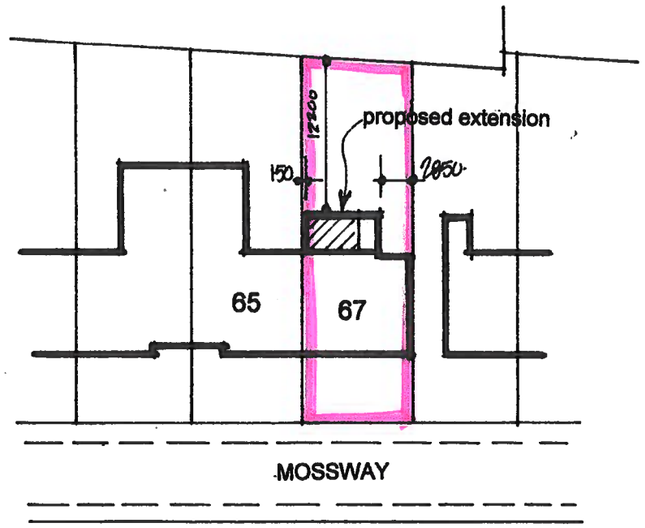
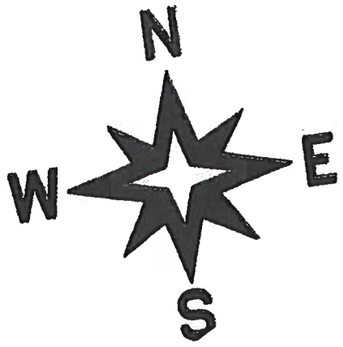
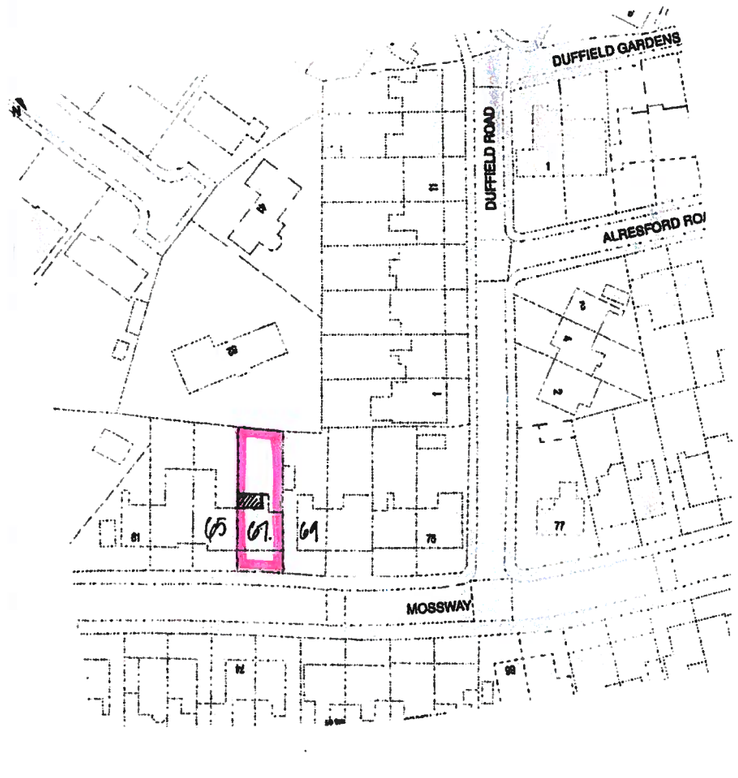


Block Plan scale: 1/500th

0 10 20 30 40 50

Scale: 1/500th.





Location Plan scale: 1/1250th

0 10 20 30 40 50 60 70 80 90 100m

SCALE 1:1250

Planning Drawing Only

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Block Plan and Location Plan

67 Mossway
Middleton, M24 1WS
for Mr. and Mrs. Bell

scale: 1/1250th 1/500th

drawing no: 19/05/4

date: Jan. 2019

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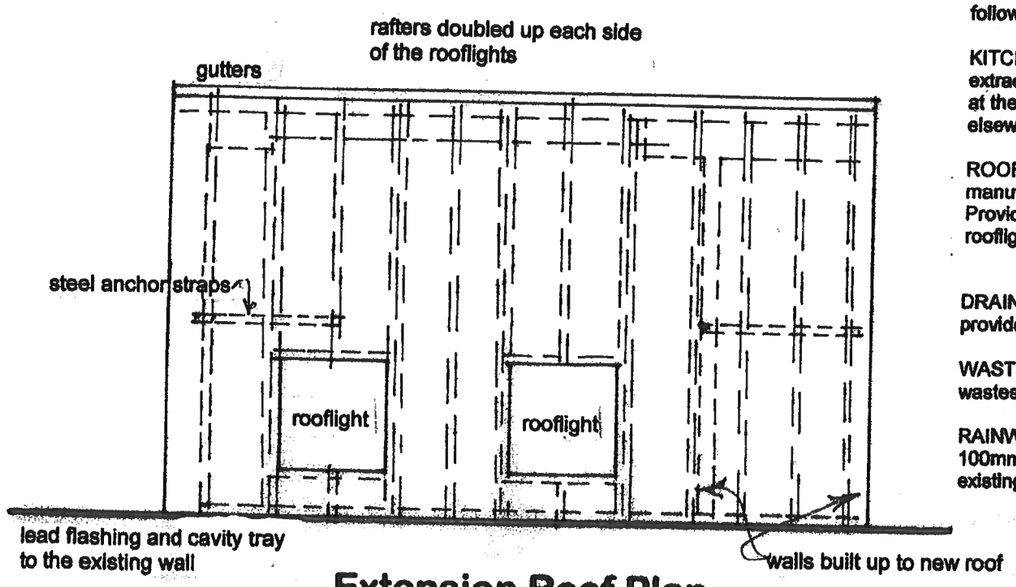
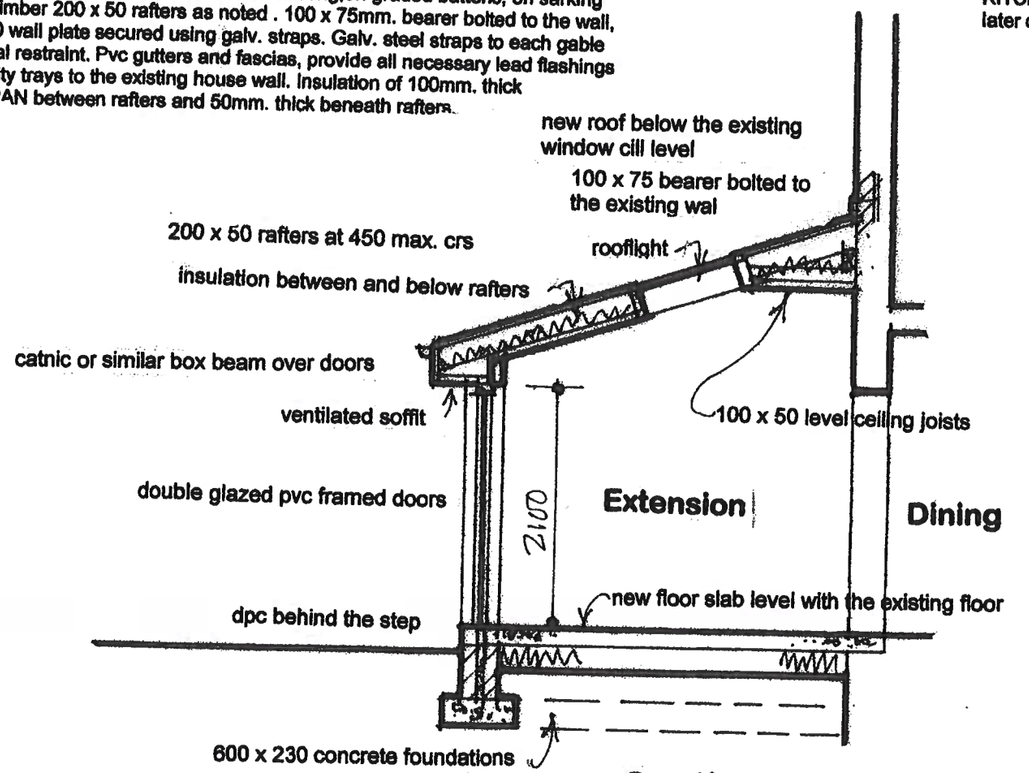


Extension Roof Plan

WINDOWS AND GLAZING: pvcu framed folding windows/doors to clients requirements. Sealed double glazed units, min. 16mm. air gap, low 'e' coating, all glazing to be safety glass and all glazed elements of walls to comply with Building Regs. A.D.- L.1.

MONOPITCH ROOF: tiles to match the existing,on graded battens, on sarking felt, on timber 200 x 50 rafters as noted . 100 x 75mm. bearer bolted to the wall, 100 x 50 wall plate secured using galv. straps. Galv. steel straps to each gable for lateral restraint. Pvc gutters and fascias, provide all necessary lead flashings and cavity trays to the existing house wall. Insulation of 100mm. thick KINGSPAN between rafters and 50mm. thick beneath rafters.



Section

ELECTRICAL INSTALLATION: the whole of the electrical installation is to be in accordance with IEE regulations and also Building Regulations, Part P in accordance with BS.7671. A certificate is to be forwarded to the Local Authority following completion of the electrical work.

KITCHEN EXTRACTS: kitchens to be ventilated to open air by mechanical extract fan, intermittent operation
at the rate of 30litres/sec. if incorporated in cooker hood and 60litre/sec. elsewhere.

ROOFLIGHTS: double glazed Velux or similar, fixed in accordance with the manufacturers instructions, top hung roof windows with central pivot for cleaning Provide all necessary lead flashings, trims etc. rafters doubled up either side of rooflight.

DRAINAGE: drainage to be in accordance with BS. 8301. Access rodding points provided at all changes of direction or gradient.

WASTES: 38mm. dia. wastes to the sink and dishwasher, 50mm. dia. combined wastes. 75mm. deep seal traps.

RAINWATER GOODS: Gutters and RWP,s to match those existing, or, new 100mm. square section or ogee gutters and square section RWP,s taken to the existing gully.

12.5mm. vapourcheck plasterboard and skim ceiling, 100mm. thick KINGSPAN or similar insulation between rafters and 50mm. thick Kingspan to the underside of rafters, across the whole of the roof

CEILINGS TO ROOFS: use 12.5mm. vapourcheck plasterboard and skim.

KITCHEN: layout, design, tiling and equipment to clients later details.

EXTERNAL WALLS ABOVE DPC: facing brickwork, 110mm. cavity and 100mm. concrete blockwork inner leaf. Minimum of 60mm. KINGSPAN insulation on inner side of cavity, fixed using insulation retaining clips, (50mm. clear cavity) Thermal Economics 2L2 cavity closing dpc's or similar to all openings. Stainless Steel wall ties at 750mm. horizontal crs. and 450mm. vertical crs. and staggered. ties at 220mm. crs. vertically at all window and door openings.

FOUNDATIONS: foundations type, design and construction to suit building and site conditions and approved by the Building Inspector.
Concrete strip foundations to be a min. of 230mm. deep and 600mm. wide and to have minimum cover of 600mm. Foundations taken down to suitable load bearing strata.

EXTERNAL WALLS BELOW DPC: facing brick, between path and dpc. Cavity as specified and 100mm.thick concrete block, 7N/sq.mm. inner leaf. Lean mix concrete cavity fill from foundations to 225mm. below dpc level..

UNDERFLOOR VENTILATION: provide 100 dia. pvc ducts from the existing air bricks positions passing through the new external walls of the extension.

DAMP PROOF COURSE: to be to BS.743:1970 and laid a min. of 150mm. above external path/ground levels.
Dpc lapped at least 150mm.

INSITU GROUND FLOOR: 100mm. concrete slab, on visqueen separating membrane, on130mm. rigid insulation (KINGSPAN) on Visqueen 1200 grade on sand blinded hardcore, well compacted. Provide 30mm. thick rigid insulation all round the floor perimeter edge. Visqueen from the underside of the insulation taken up the floor edge and lapped into the wall dpc.

General Notes For Building Regulations Purposes

Sizes and strengths of all materials, and workmanship to comply fully with all current, relevant Building Regulations and B.S. Codes of Practice. .

Contractors must check all building and site dimensions, sewer details and levels before commencing any site works or fabrication works.

The whole of the works to be in accordance with the DISABILITY and DISCRIMINATION ACT, wide, light switches set at 1200mm. above floor level and socket outlets set at 450mm. above floor level.

HEATING: extend the existing heating system as required by the clients. Radiators to have thermostatic valves fitted.

CEILINGS: generally all ceilings to be 12.5mm. p/brd. 10kg/sq.m. and skim. Boards fixed at 150mm. crs. Using 40mm. galv. Steel screws. Perimeter support battens to be provided for all board edges.

ROOF VOID: ventilated to NHBC requirements 7.2 by use of Glidevale open eaves ventilator or similar. All vents to provide the equivalent of 25mm. air gap at eaves.

FLASHINGS: and soakers to be in Code 4 lead. All leadwork to comply to BS.1182:1982 and to be in accordance with the Lead Development Associations guide – Lead Sheet in Buildings.

TIMBER: all carcasing timber to be graded in accordance with BS.5268: Part 2: 1984. all external timber/joinery to be treated with a pressure impregnated clear preservative to BS.1282:1985. all cut ends, joints etc. must be flood coated with preservative prior to building in. all external fixings to be non ferrous type.

STEEL BEAMS: new steel beams to be to a Structural Engineers design and details, pre-cast concrete bearing pads each end, beams supporting upper floor structures to be encased in 2 layers Gyproc Fireline p/brd. and plaster so as to achieve 1 hour fire resistance.

0 1 2 3 4 5

Scale: 1/50th

Planning Drawing Only

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AS PROPOSED
Extension Roof and Section

67 Mossway
Middleton, M24 1WS
for Mr. and Mrs. Bell

scale: 1/50th

drawing No: 19/05/3

date: Jan. 2019

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