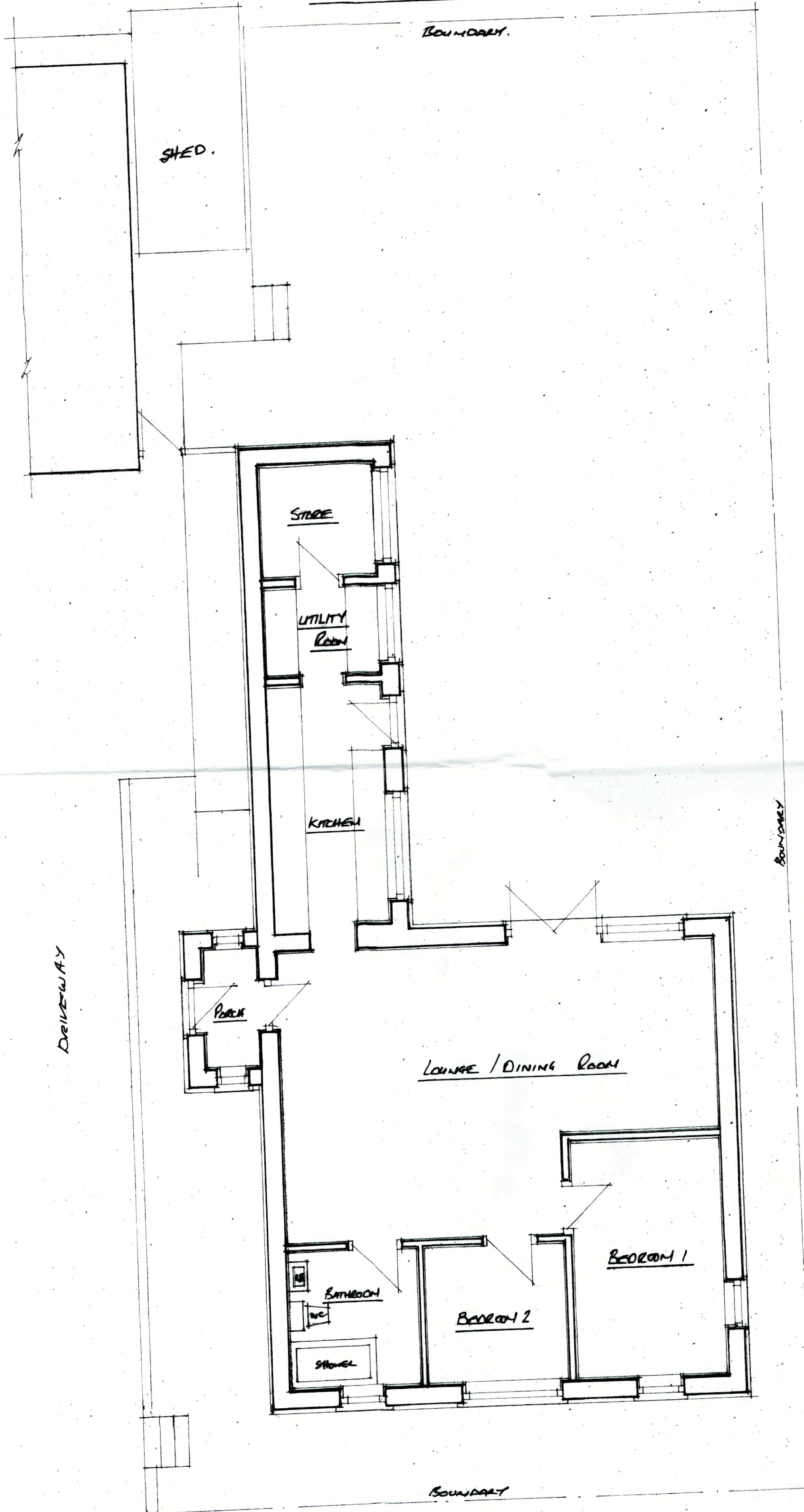


TOTAL VOLUME AS EXISTING
INCLUDING ROOF. 357.139 M³
FLOOR AREA 84.50 M²

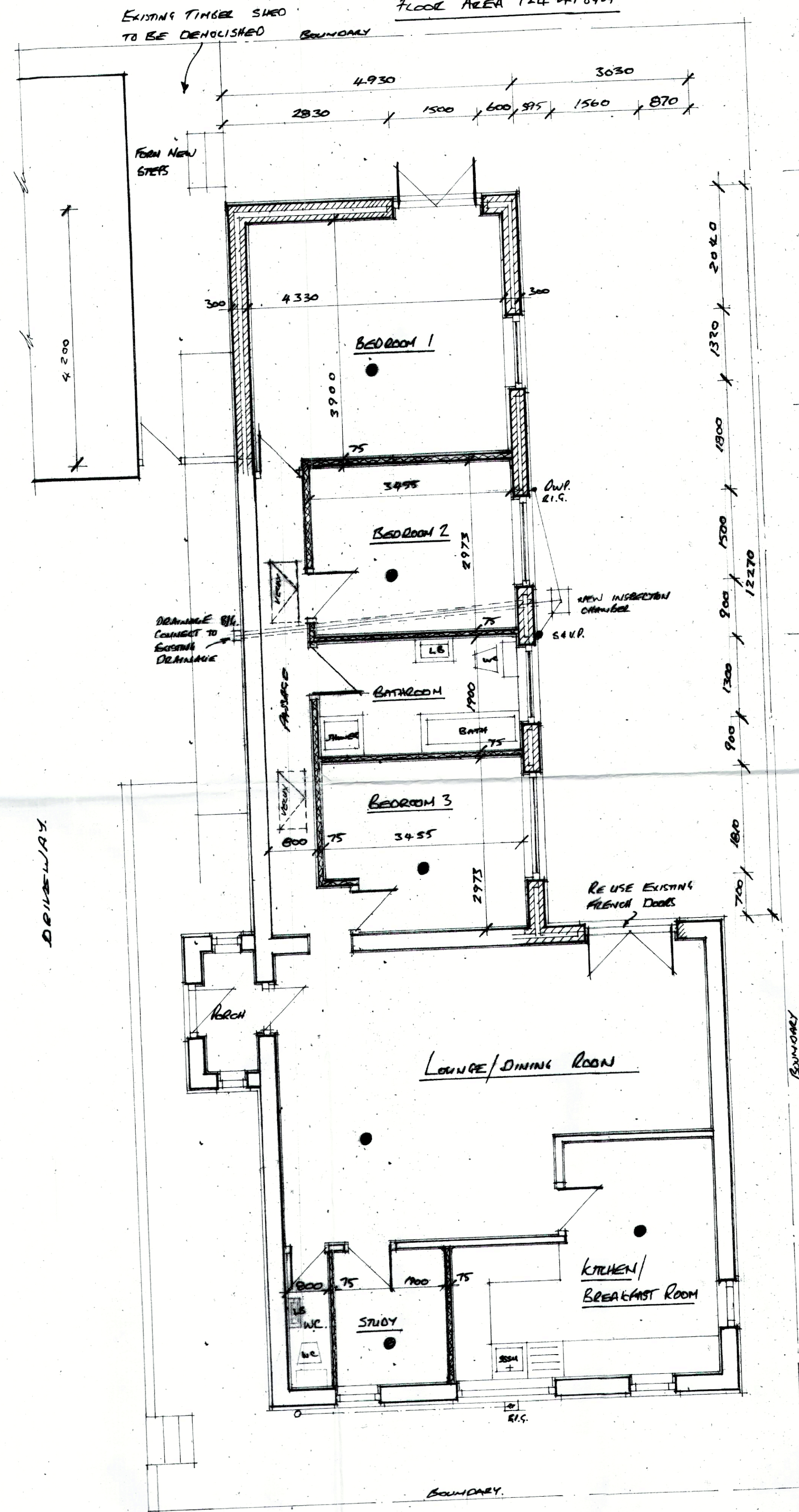
TOTAL VOLUME OF NEW & EXISTING
INCLUDING ROOF 524.57.59 M³
FLOOR AREA 124.49 89 M²

DO NOT SCALE THIS DRAWING. ALL DIMENSIONS TO
BE CHECKED ON SITE BEFORE WORK COMMENCES

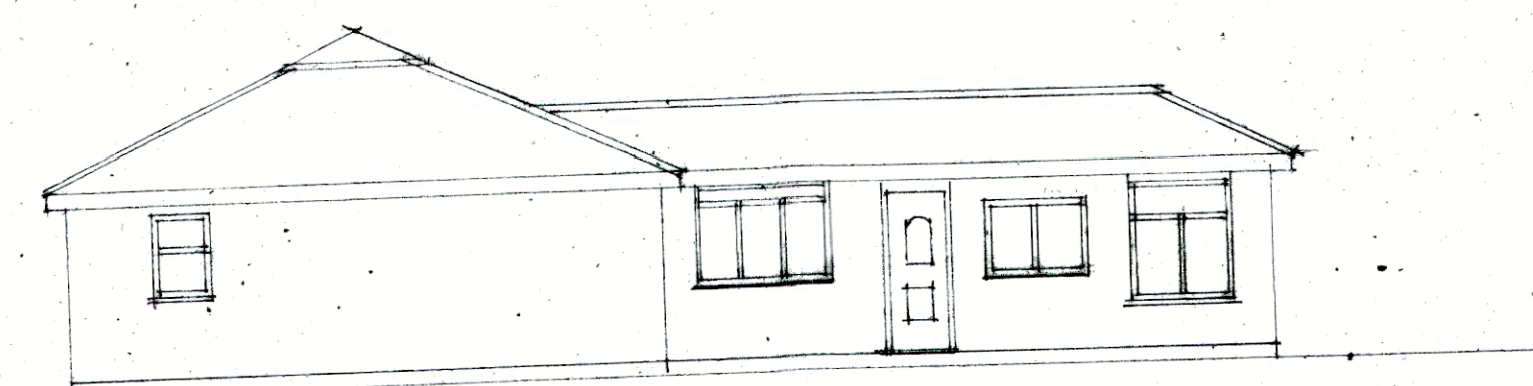
Rochdale BC
19 DEC 2022
Planning and Development
Service



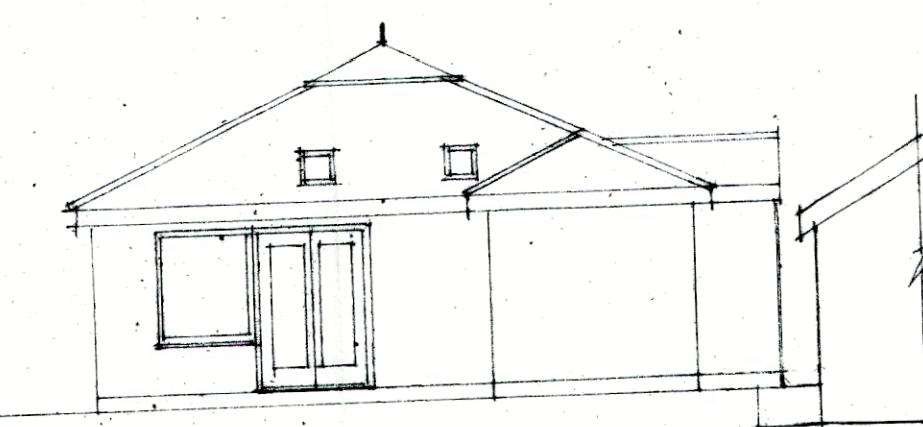
As EXISTING LAYOUT PLAN



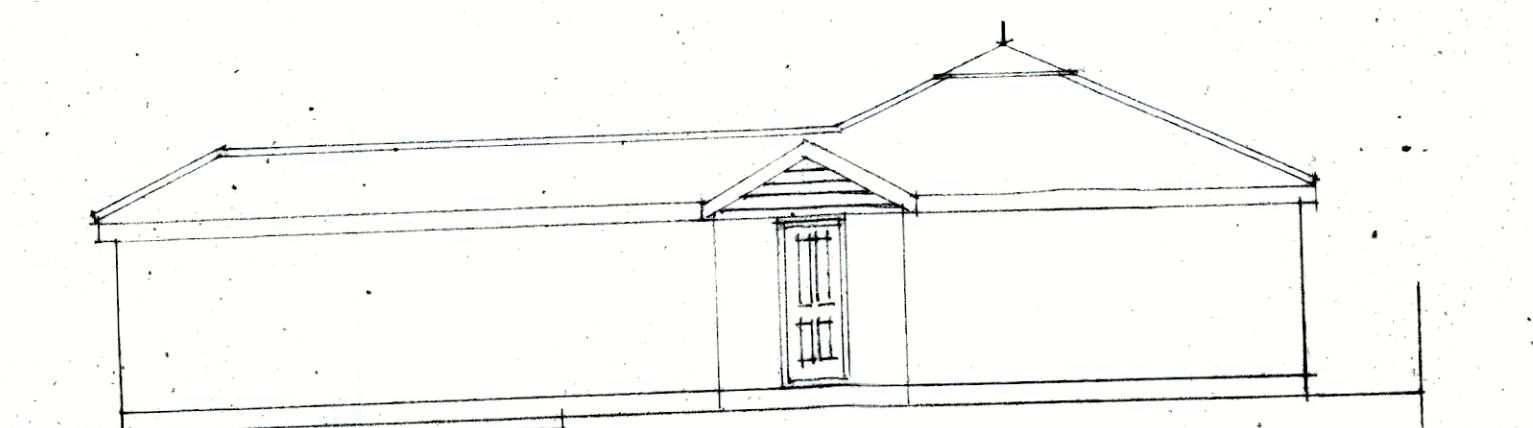
As PROPOSED LAYOUT PLAN



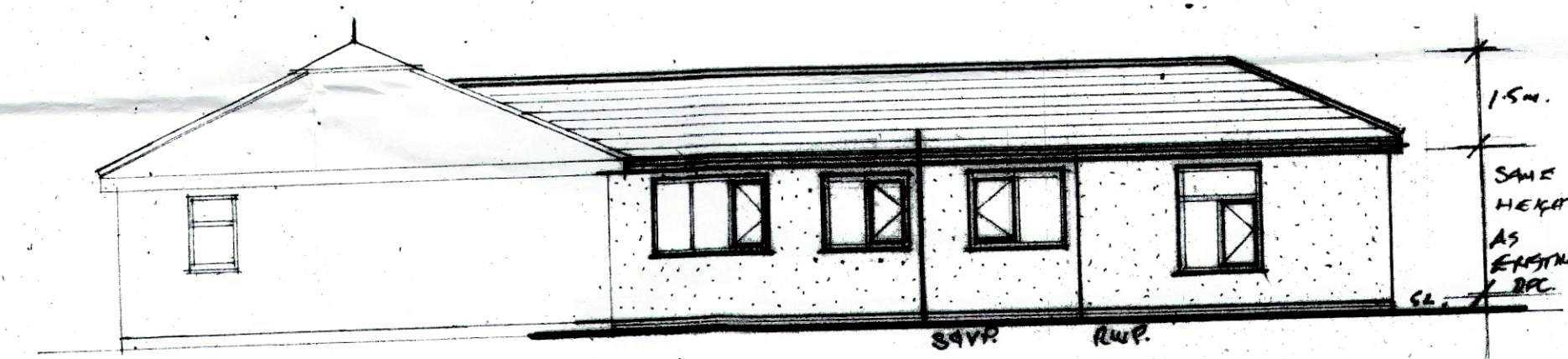
As EXISTING SIDE ELEVATION



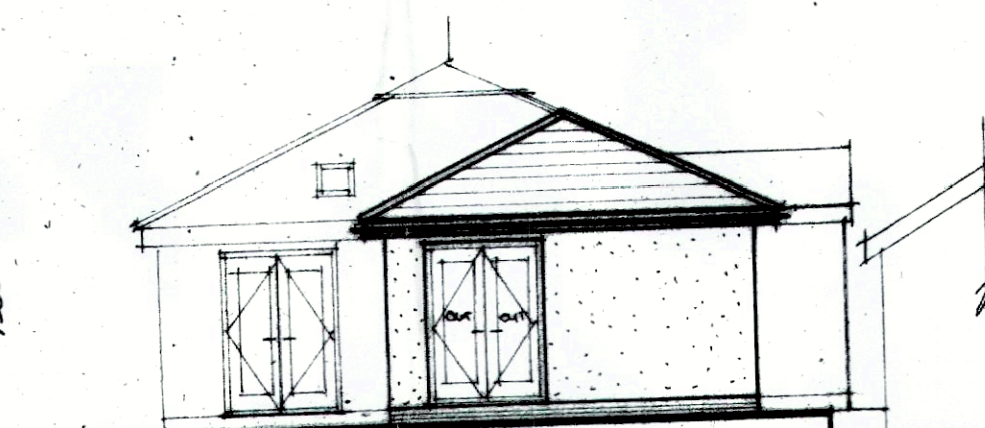
As EXISTING REAR ELEVATION



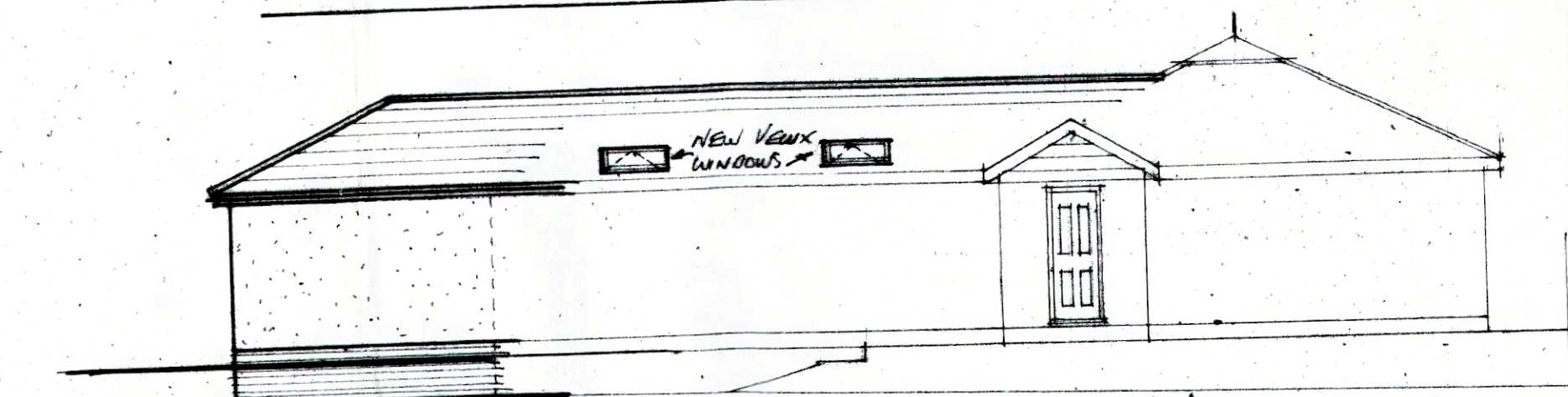
As EXISTING SIDE ELEVATION



As PROPOSED SIDE ELEVATION



As PROPOSED REAR ELEVATION



As PROPOSED SIDE ELEVATION

AMENDED 12.12.22

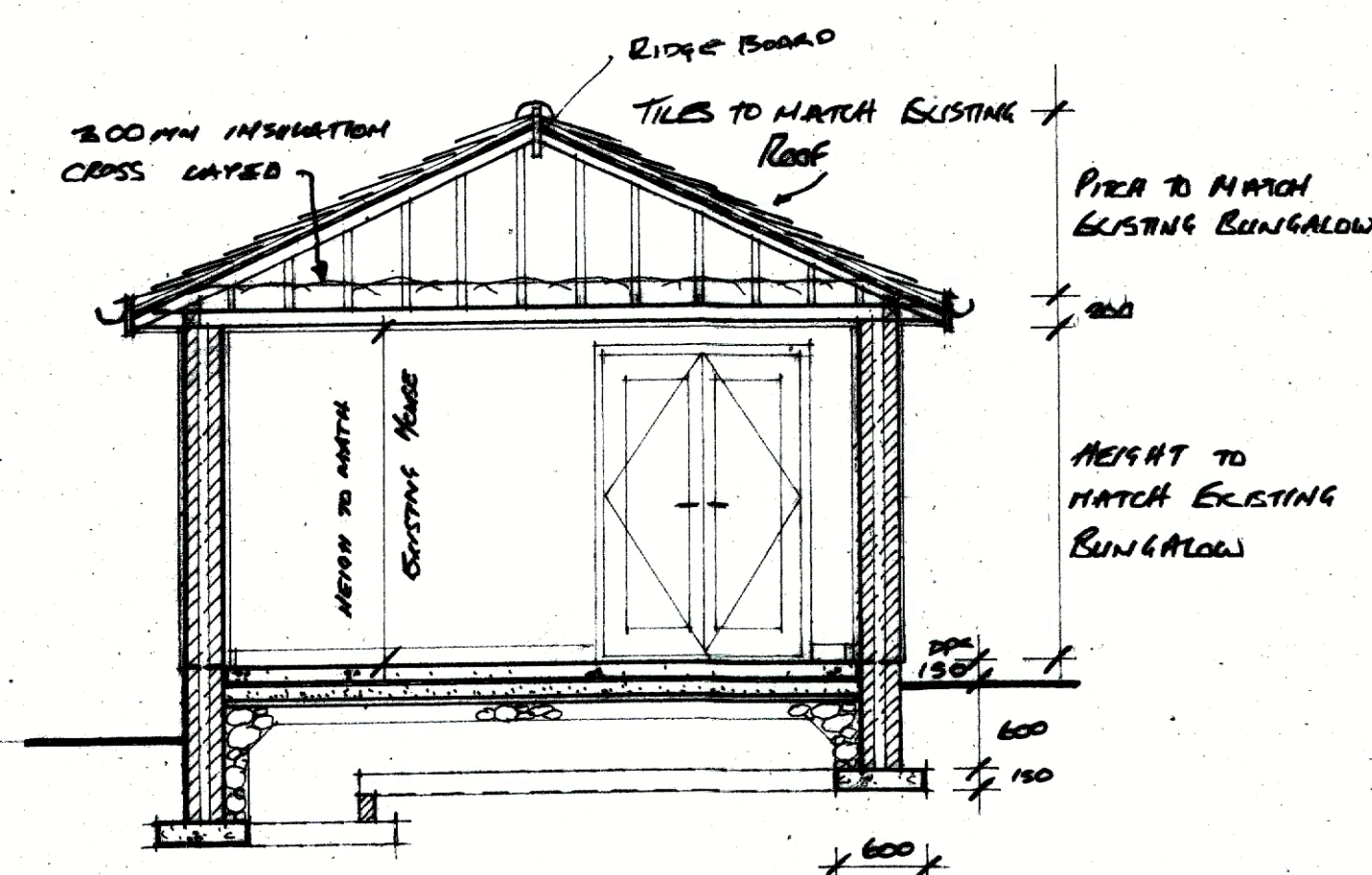
DWG NO. W/1

PROPOSED REAR EXTENSION & INTERNAL ALTERATIONS TO
1492 WAROLE ROAD ROCHDALE OL12 9JA.
FOR MR. STEPHEN MORRIS.

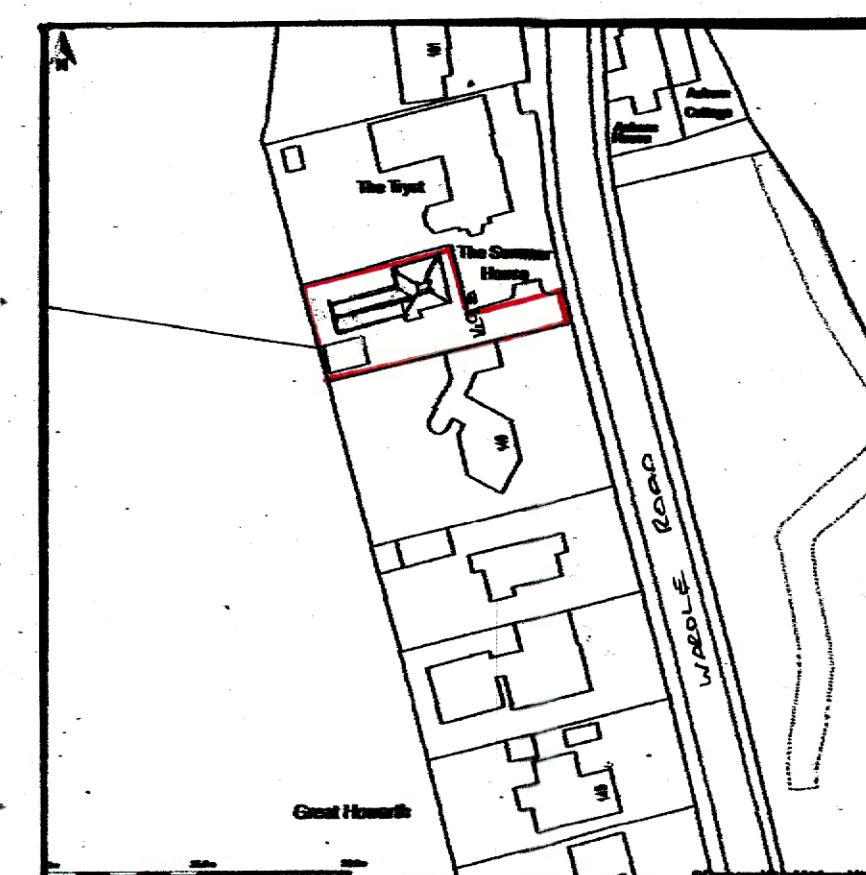
SCALE:-
1:100 1:50

DATE:-
OCTOBER 2022

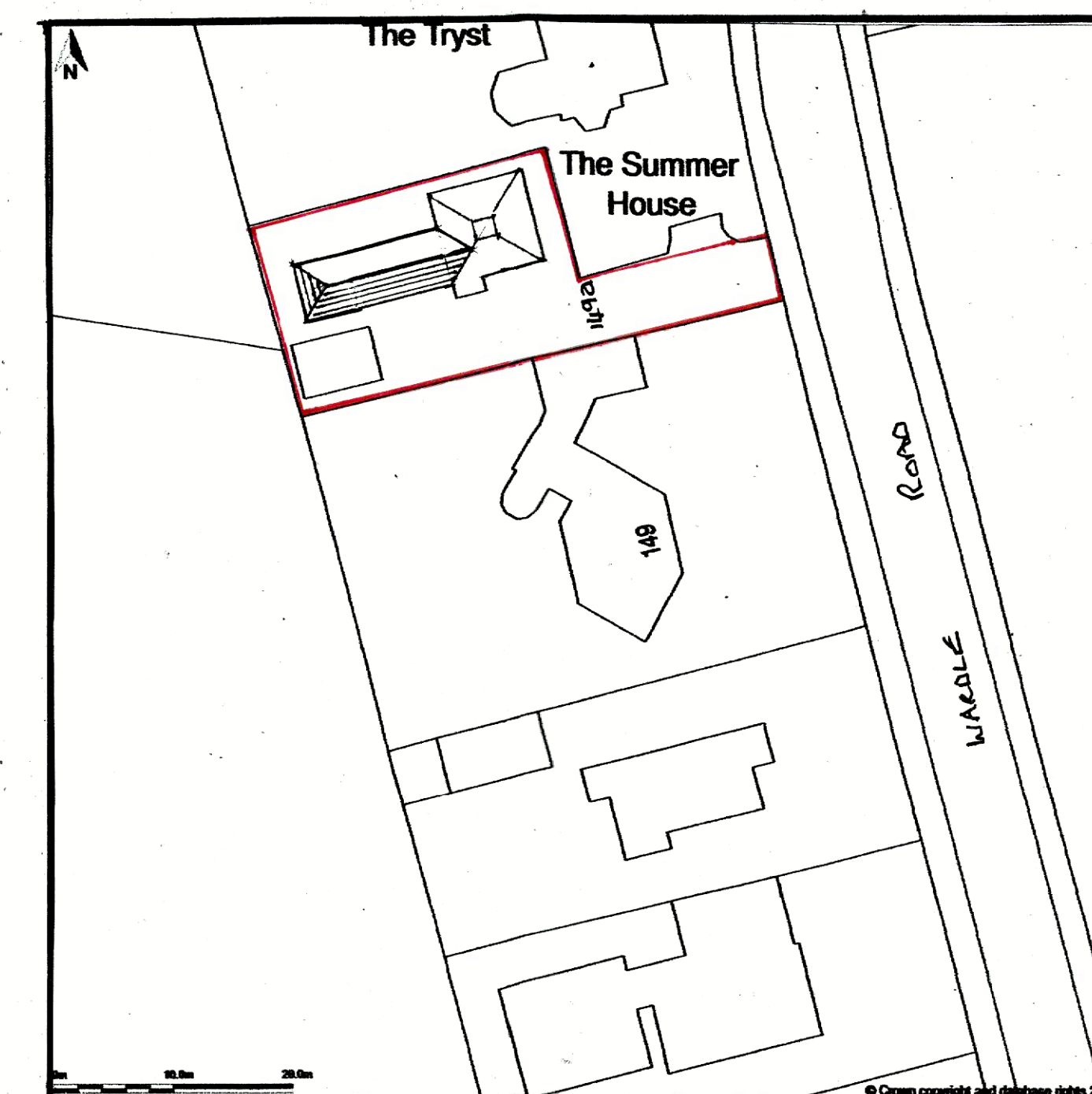
DO NOT SCALE THIS DRAWING. ALL DIMENSIONS TO
BE CHECKED ON SITE BEFORE WORK COMMENCES



SECTION THROUGH



LOCATION PLAN - 1:1250



BLOCK PLAN - 1:500

NOTES:-

1. ALLOW FOR CHECKING SERVICES. EXISTING WALLS. FOUNDATIONS. CHECK GROUND CONDITIONS.
2. ALL CONSTRUCTIONAL & MATERIAL QUERIES TO BE MADE BEFORE CONSTRUCTION.
3. ALL BUILDING WORKS TO COMPLY WITH DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE.
4. ALL WORKING DIMENSIONS TO BE CHECKED ON SITE BEFORE CONSTRUCTION.
5. ALL STRUCTURAL TIMBERS STRESS GRADED & TREATED ENDS.
6. ALL CAVITIES TO BE CONTINUOUS CUT DOWN INSULATED CATHIC OR SIMILAR LINTOLS.
7. NEW WINDOWS UPVC COLOUR TO MATCH EXISTING HOUSE. WINDOW VENTILATION 1/20TH FLOOR AREA. TRICK VENTS CHECKED
8. BACKGROUND (TRICKLE) VENTILATION OF 5000MM² EQUIVALENT VENTILATION AREA IS REQUIRED TO EACH NEW HABITABLE ROOM 2500MM² TO UTILITY ROOM.

FOUNDATIONS:-

9. FLOOR 150MM 1:2:4 CONCRETE SLAB ON 1200 GAUGE VISQUEEN D.P.M. ON 100MM KINGSPAN ON 50MM SAND BLINDING ON 150MM CONSOLIDATED hardcore.
10. FOUNDATIONS TO COMPLY WITH SECTION A1/A2 OF BUILDING REGULATIONS. FOUNDATIONS TO BE TAKEN DOWN TO INVERT LEVEL OF DRAINS. WHEN PASSING WITH R.C. LINTOLS OVER DRAINS. PIPES TO BE ENCASED IN 150MM CONCRETE WHEN RUNNING UNDER NEW BUILDING. R.C. LINTOLS OVER DRAINS PASSING THROUGH WALLS & VOID FILLED COMPRESSIBLE SEALANT.

DRAINAGE:-

11. 100MM PVC GUTTERING TO MATCH EXISTING INTO 68.21 R.W.P. TO CONNECT INTO NEW B.I.G. TO CONNECT INTO NEW MANHOLE COMBINED SYSTEM. TO CONNECT INTO EXISTING DRAINAGE SYSTEM. CONNECT BATHROOM WASTE INTO NEW MANHOLE SEE DRAWING.

WALLS U VALUES 0.28 W/M²K:-

12. 100MM EXTERNAL BLOCKWORK TO BE SUBMITTED TO L.A. FOR APPROVAL.
13. 50MM CLEAR CAVITY 50MM KINGSPAN INSULATION TO CAVITY.

14. 100MM THERMAL BLOCK WORK TO INNER LEAF.
15. STAINLESS STEEL WALL TIES @ 450MM CTS. VERTICALLY & 900MM HORIZONTALLY.
16. 12.5MM PASTERBOARD & SKIM ON DRES TO ALL NEW WALLS.

ROOF U VALUES 0.15 W/M²K:-

17. FIX VENT SLATES.
18. ROOF PITCH TO MATCH EXISTING HOUSE. NEW ROOF TILES TO MATCH EXISTING HOUSE TO BE APPROVED BY L.A. ON 50x25MM TREATED BATTENS ON REINFORCED ROOFING FELT ON 120x40MM TREATED ROOF SIPS @ 400MM CTS. 170x47 CEILING JOISTS @ 400MM CTS WITH 300MM THICK INSULATION LAYED IN 2 LAYERS @ 90° OVER. 12.5MM FOIL BACKED PASTERBOARD & SKIM. NEW ROOF TO BE ANCORED TO NEW WALLS WITH M.S. STRAPS @ 2M CTS.

GENERAL NOTES:-

19. MAINS WIRED INTERLINKED SMOKE DETECTORS AREA TO BE PROVIDED IN CIRCULATION AREAS TO CONFORM TO B.S. EN 14601:2005 OR 5846-2:2005
20. ALL ELECTRICAL WORK TO MEET REQUIREMENTS OF PART P (ELECTRICAL SAFETY) WILL BE DESIGNED, INSTALLED & INSPECTED & TESTED BY A PERSON REGISTERED WITH COMPETENT PERSON SCHEME AND IN ACCORDANCE WITH B.S.7671 OF CURRENT EDITION OF WIRING REGULATIONS.

21. 75% OF NEW LIGHTING MUST BE LOW ENERGY LIGHT FITTINGS EFFICIENT WITH LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 145 LAMP LUMEN PER CIRCUIT-WATT

22. INSULATION TO WALLS & ROOF TO BE CONTINUOUS TO LIMIT THERMAL BRIDGING & AIR LEAKAGE.

23. RAFTERS TO BE BIRDS MOUTHED OVER WALL PLATE WITH MECHANICAL FIXING OF RAFTER TO WALL PLATE.

24. NEW FRENCH DOORS TO BE WHITE UPVC DOUBLE GLAZED SAFETY GLASS PILKINGTON 'K' GLASS.

25. ALL NEW WINDOWS TO BE WHITE UPVC DOUBLE GLAZED PILKINGTON 'K' GLASS.

26. U VALUES:- WALLS:- 0.28 W/M²K
ROOF:- 0.15 W/M²K
WINDOWS:- 1.6 W/M²K.

27. ALL NEW PARTITION WALLS 75x30MM STUD PARTITION INSULATED 12.5 PASTERBOARD & SKIM.

28. NEW BATHROOM WASTER W.C. K.W.I.F. AT WASTE BATH & SINK 75MM DEEP SEAL TRAYS ALL CONNECTED INTO NEW 150MM S&VP.

29. PROVIDE 2 VELUX ROOF LIGHTS MUST BE INSTALLED WITH PROPRIETARY KERES UPSTANDS TO PROVIDE MIN 28° PITCH PROVIDE DOUBLE RAFTERS TO VELUX ROOF LIGHTS TO TRIM OUT ROOF LIGHTS.

30. WHITE UPVC FACIA BOARDS TO MATCH EXISTING.

Amended 12.12.22

DWG NR W.R.2.

PROPOSED REAR EXTENSION & INTERNAL ALTERATIONS TO
1492 WADDLE ROAD ROCCHDALE OL12 9JA
FOR MR. STEPHEN MORRIS

SCALES:-
1:50 1:500 1:1250

DATE:-
OCTOBER 2022.