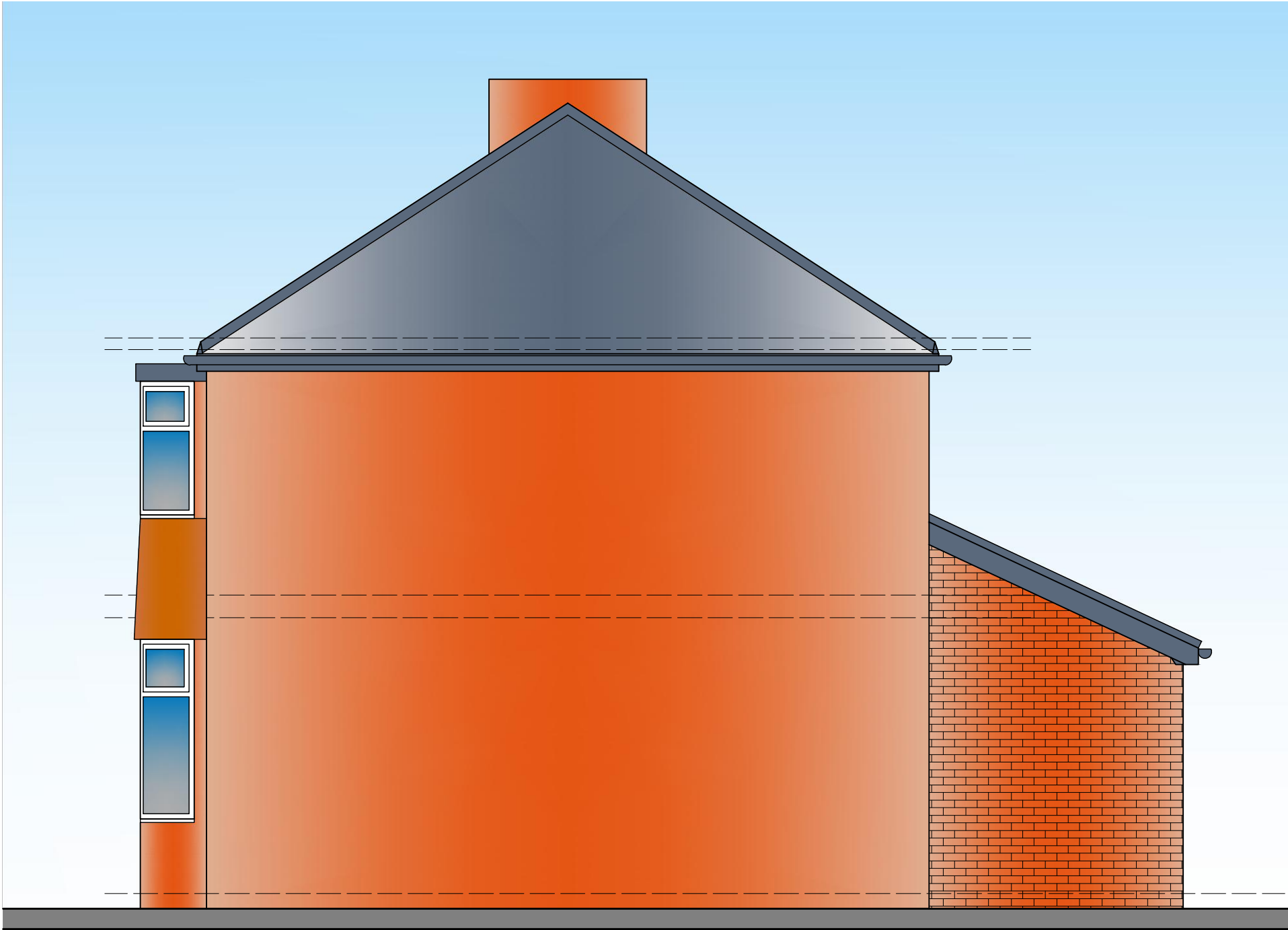
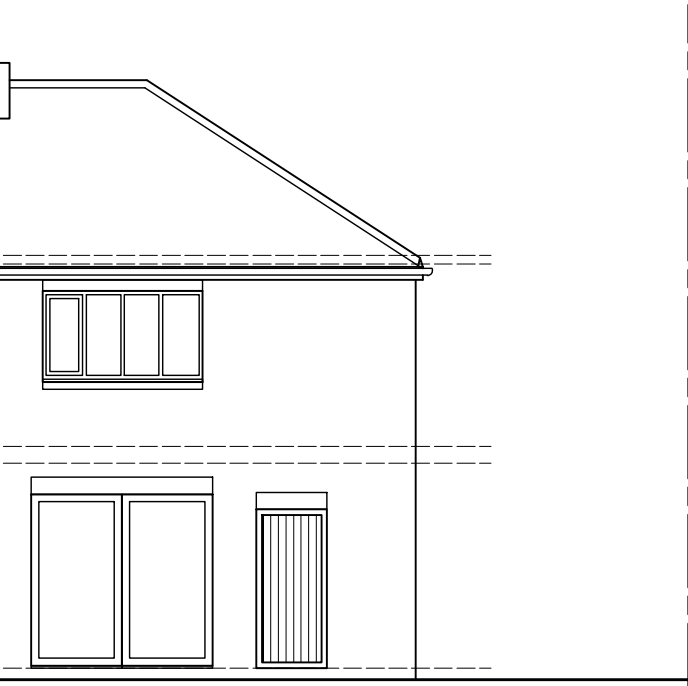




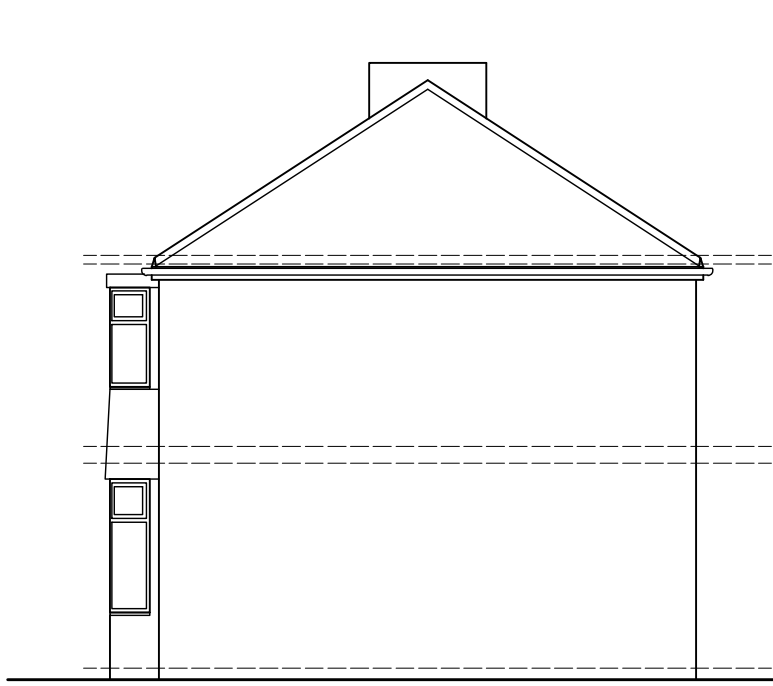
PROPOSED REAR ELEVATION scale 1:50



PROPOSED SIDE ELEVATION scale 1:50



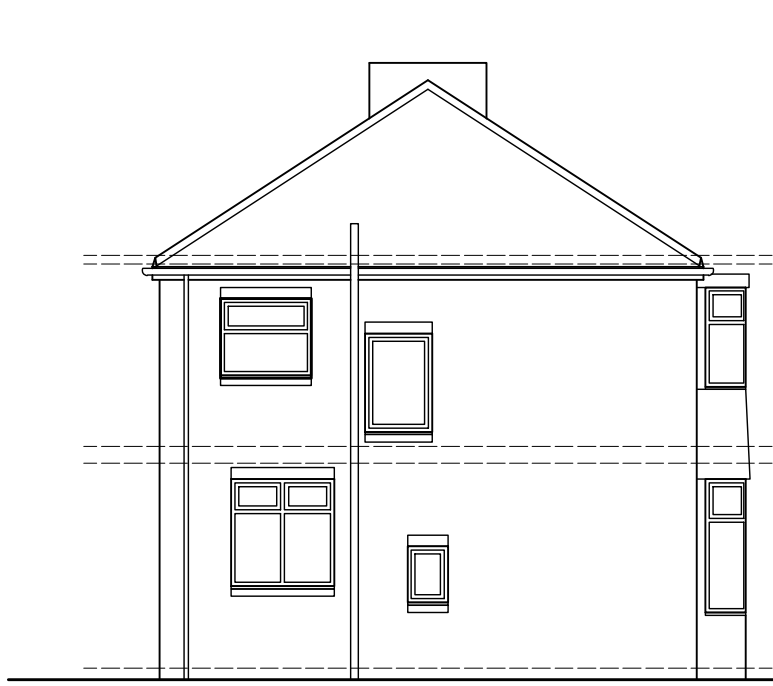
EXISTING REAR ELEVATION scale 1:100



EXISTING SIDE ELEVATION scale 1:100



EXISTING FRONT ELEVATION scale 1:100



EXISTING SIDE ELEVATION scale 1:100

GENERAL NOTES

1. FOUNDATIONS 220mm min thickness, strip foundations to project 150mm min either side of supported wall. Provide 750mm min cover to foundations. Foundations to be min 900mm to bottom of strip footing and when down to level below invert of any drains passing under or immediately adjacent to the building. Although strip foundations have been shown on the drawing, there may not be appropriate and are for illustrative purposes only. Foundations to suit conditions to the satisfaction of the Local Authority once trial hole has been dug - Alternative Foundations to be designed by Structural Engineer.

Concrete mixes to be in accordance with BS 5500 - 1.

CONDITIONS RELATING TO THE GROUND

There should not be:

- a. non-engineered fill (as described in BRE Digest 427) or wide variation in ground conditions within the loaded area, nor
1. weaker or more compressible ground at such a depth below the foundation as could impair the stability of the structure.

2. When new foundations arise in vicinity of old foundations, existing should be fully grouted up and new foundations laid at least the same depth.

3. All exposed timbers to be treated with a suitable preservative to BS 1282:1975.
4. All new cavities to be closed with 9mm squal, all new cavities to be linked with existing.
5. All new drains to be Hopworth supersewer and to be bedded and surrounded in min. 150mm pea gravel. 100mm diameter drains to fall in 40. 150mm diameter drains to fall 1 in 80. New drains to be encased in new 150mm concrete where they pass under new buildings. All existing drains found to be in use to be capped and sealed in concrete. 150mm pre-cast concrete linings inserted where new drains pass through external walls. Soil and vent pipes to be 100mm U.P.V.C. 40mm diameter U.P.V.C. waste pipes to showers, sinks and baths with 40mm diameter to basins. S.V.P. to be taken up to a ridge terminal or roof vent the outlet or otherwise as noted in the plans. Provide rodding eye or removable traps to give access to all parts of the soil system. All traps are to be 75mm deep sealed anti-vec traps. All the plumbing installations are to comply with BS 5572. All bores in for concealed service pipes should be sealed at floor and ceiling levels, and service pipes which penetrate or project into hollow constructions or voids. Refer to the D diagram of the Approved Document L1. Deep live gases and 4. 15 mm diameter P.V.C. downpipes.
6. Insulated 2 x 2's treated to all head, joints and cills of new external openings or flat-roofed eaves.
8. All new rain water pipes to be trapped gullys.
9. 75 x 100mm wallboard to be strapped to wall at 2m centres with 38 x 6mm mild steel straps.
10. Ceiling lights to be min 1.00m total floor plan area.
11. All glazing to critical zones to be toughened or laminated to BS 6206. In glass to doors where 1200mm of finished floor level and within 300mm of either side of doors and where greater than 250mm wide max 0.5sqm in doors, and to screen windows within 800mm of finished floor level.
12. Scaffolding as noted on plan to comply with BS 4840, BS 6069 & be encased in 2 layers of 12.5mm plasterboard with angle brads and 3mm plaster coat to give 12 hour the restoration. Links to have minimum 100mm end bearings at each end or as specified by Structural Engineer or listed manufacturer.
13. Carley top to be fitted to timber within external wall with stops and weepholes at each end and @ 900mm c/s. Loadbearing internal walls to be 100mm concrete blockwork.
13. D.P.C. to water level to be min 150mm above ground level and at slab level to inner leaf.
14. Facing brickwork/skewwork to extend min 2 courses below ground level.
15. New concrete lintols over new openings to BS 5977 Part 2:1986 (120mm x 225mm) deep where shown.
16. Stainless steel wall ties to be spaced at 750mm centres horizontally staggered and 450mm centres vertically. Wall ties to comply with BS 1224:1978 and to have proprietary type relating ties to secure the insulation to the inner leaf. Joints to be built solid by returning the blockwork into 150mm wide vertical U.P.C. Provide additional wall ties at 225mm vertical centres around door window openings and to movement joints. Cavities be closed at eaves level to comply with Building Regulations.
17. Noches and holes to timber joists to be within the following limits. notches - no deeper than 1.25 times depth of joist and not cut closer than 1/10 of the span, nor further away than 0.25 times the span. Holes - should be no greater diameter than 0.25 times the depth of joist should be drilled at the neutral axis, and should be not less than 3 diameters (centre to centre) apart, and be located between 0.25 and 0.4 times span from the support. No notches or holes to be cut in roof rafters, other than supports where the rafter may be bedmounted to a depth not exceeding 0.33 the rafter depth.
18. All pipework incorporated in the water / heating system, that is situated in an unheated space is to be surrounded in 40mm of insulating material (min conductivity 0.040W/mK).
19. All masonry work to comply with BS 5400: P3.
20. Only bricks to BS 3802. Engineering bricks to BS 3921. Concrete bricks to BS 6070. Manufactured stone complying with BS 6467.
21. Mortar: Selection of mortar used below dpc to be in accordance with BS 5400: Part 3.
22. Substrate existing cement to be used where recommended by brick manufacturer and where sulphates are present in the ground.
23. DPM below slab to BS 6625, when the membrane is located below the slab a binding layer of sand should be provided. The continuity of the membrane as follows: laps in polyethylene should be 300mm and joints sealed, where necessary, membranes beneath slab should link with wall dpc.
24. STAIRCASE Equal risers (Rise not 220mm) Equal treads (Min going 220mm) Min Going in Tapered treads of 50mm, 2000mm headroom to stair measured along pitch line. No step of less than 2 degrees. Handrail between 900mm and 1000mm above pitch line. No gap in balustrading to allow the passage of 100 diameter sphere.
25. Plans of application: Flues bricks to be inserted into inner leaf of external wall in locations shown on plans. Flue line with max. 45 degree (30 degree preferred), offset at base, bedded in cement mortar grade to comply with BS 1171: 1971. All floor and roof finishes will be trimmed 40mm clear from the outer face of chimneys and flues.
26. Chases: Vertical chases should not be deeper than 1/3 of the wall thickness or, in cavity walls, 1/5 of the thickness of the leaf. Horizontal chases should not be deeper than 1/6 of the thickness of the leaf of the wall. Chases should not be so positioned as to impair the stability of the wall, particularly where hollow bricks are used.
27. All workmanship and materials to comply with Building Regulations, British Standards, Codes of Practice requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the work, to the satisfaction of the "inspector" whether or not indicated on the drawing. Sample of external materials to be submitted to Local Authority for approval.
28. The Builder is entirely responsible for all temporary works and for maintaining stability of the new and existing structures during work.
29. Contractor to visit site prior to commencement of work and check all dimensions and landmarks listed with the site conditions. The drawing must then be checked and verified by the contractor prior to work commencing on site. No Encroachment by the building over the neighbouring boundary line. Client to obtain written permission from relevant bodies for any encroachment whatsoever if unavoidable.
30. Trade Ventilation: Background ventilators to be provided as follows: Habitable rooms - 5000mm³ equivalent area Kitchens, Utility room and bathroom - 2500mm³ equivalent area **Adoption of a habitable room (not including a conservatory) to an existing building.** Background ventilators to be provided to new windows as follows: If the Additional room is converted to an existing room that has no window opening to external air, the room can be ventilated through another room or conservatory if background ventilation is provided with ventilators - 8000mm³ equivalent area to opening between rooms and to new windows, and if background ventilation is provided conservatory if, or more openings with min total floor area as follows: Windows - hinged or pivot window that opens 30° or more, or the Height x width of the opening part should be at least 40% of the room floor area. For a hinged or pivot window that opening less than 30° opening part should be at least 40% of the room floor area. External doors the Height x width of opening part should be at least 40% of the room floor area. If the room contains a combination of at least 1 external door and at least 1 external window, the opening part may be added to achieve at least 40% of the room floor area. Note: Background ventilation should be located at least 1700mm above floor level and need not be within the door frame. Openings between habitable rooms and conservatories must be closable.

29. **Unsuitable material**

The Client is respectfully reminded of his or her duties under the above act and referred to the Health and Safety Executive's Guidance note 39 "The Risk of the Client".

The Designers encompassed in this drawing are classed as simple construction using traditional methods and materials available to general builders. As such they do not present any unusual circumstances in their execution or risks which a competent builder could not be reasonably expected to know.

For alteration work requiring new openings in walls or the removal of existing walls, the builder is to follow the guidance in the Building Research Establishment Good Building Guide Nos 15 & 16 providing temporary support during work on openings in external walls and removing internal load bearing walls in older dwellings.

1. The Contractor shall ensure that he and all visitors to the site are fully aware of these regulations and ensure full compliance with same and shall include for all necessary documentation.

2. Contractor to provide all necessary scaffolding with edge protection to prevent persons falling or falling debris. Also to provide protection to adjoining properties along the boundary.

3. All necessary safety precautions to be taken when working at high level. I.e using safety harness.

4. Contractor to investigate possible live or redundant services within the site and any hazardous material that may be present. Refer to [Guidance document from endogenous services, HSE, C, Control of Asbestos at Work Regulations 2002, Control of Substances Hazardous to Health Regulations 2002 and Dangerous Substances and Explosive Atmospheres Regulations 2002](#).

5. All persons entering site to have all necessary protective clothing and head protection compliant with health and safety. Refer to [Personal Protective Equipment at Work Regulations 1989](#) for more detail.

6. Cleaning of windows to be accessible from inside if they are unable to be accessed from exterior.

7. All necessary propping and support required for excavation of trenches, retaining walls and underpinning to be installed in accordance with a structural engineers details and specification.

8. Contractor to provide all necessary support to maintain stability of existing or neighbouring structures.

9. Danger of collapse to trenches caused by heavy machinery working above or near.

10. Danger of persons falling into trenches.

11. Use of power tools and equipment. Refer to [Provision and Use of Work Equipment Regulations 1998](#) and [Electricity at Work Regulations 1987](#).

12. [Electricity Safety, Quality and Continuity Regulations 2002](#).

13. Avoid crushing of walls by Services.

14. Risk of working with dust. Risks of working at height and from falling objects.

15. Risks of working with dust. Isoment - protective gear/breathing protection to wear. Refer to [Control of Substances Hazardous to Health Regulations 2002](#).

16. Precautions to be taken when lifting heavy materials, objects and beams into position above 200g - use Adequate lifting machinery. Refer to [Lifting Operations and Lifting Equipment Regulations 1998](#). [Manual Handling Operations Regulations 1992](#).

17. Covering of roofs. All work to be carried out with due regard to health and safety regulations.

18. Risk of overhead power cables within and around the site.

19. Installation and use of flammable materials. Refer to [Fire Precautions \(Workplace\) Regulations 1997](#).

20. Access into and out of the site - traffic management into and out of site. Refer to [Design of Work - Managing work-related road safety](#) (HSE 382).

21. Precautions to be taken when working in confined spaces. Refer to [Confined Spaces Regulations 1997](#) and [Safe work in confined spaces, Approved Code of Practice, Regulations and Guidance](#) (HSE).

22. THE CONTRACTOR IS ADVISED OF THE FOLLOWING REGULATIONS APPLICABLE.

23. [Planning \(Listed Buildings and Places\) Act 1989](#).

24. [Construction \(Design, Safety and Health\) Regulations 1996](#).

25. [Health and Safety \(First Aid\) Regulations 1981](#).

26. [Health and Safety \(Construction\) Regulations 1997](#).

27. [Working Regulations 1996](#).

28. [Management of Health and Safety at Work Regulations 1999](#).

29. [Noise at Work Regulations 1989](#).

30. [Provision Safety Regulations 1996](#).

31. [Control of Substances Hazardous to Health Regulations 2002](#).

32. [Control of Substances Hazardous to Health Regulations 2002](#).

33. [Control of Substances Hazardous to Health Regulations 2002](#).

34. [Control of Substances Hazardous to Health Regulations 2002](#).

35. [Control of Substances Hazardous to Health Regulations 2002](#).

36. [Control of Substances Hazardous to Health Regulations 2002](#).

37. [Control of Substances Hazardous to Health Regulations 2002](#).

38. [Control of Substances Hazardous to Health Regulations 2002](#).

39. [Control of Substances Hazardous to Health Regulations 2002](#).

40. [Control of Substances Hazardous to Health Regulations 2002](#).

41. [Control of Substances Hazardous to Health Regulations 2002](#).

42. [Control of Substances Hazardous to Health Regulations 2002](#).

43. [Control of Substances Hazardous to Health Regulations 2002](#).

44. [Control of Substances Hazardous to Health Regulations 2002](#).

45. [Control of Substances Hazardous to Health Regulations 2002](#).

46. [Control of Substances Hazardous to Health Regulations 2002](#).

47. [Control of Substances Hazardous to Health Regulations 2002](#).

48. [Control of Substances Hazardous to Health Regulations 2002](#).

49. [Control of Substances Hazardous to Health Regulations 2002](#).

50. [Control of Substances Hazardous to Health Regulations 2002](#).

51. [Control of Substances Hazardous to Health Regulations 2002](#).

52. [Control of Substances Hazardous to Health Regulations 2002](#).

53. [Control of Substances Hazardous to Health Regulations 2002](#).

54. [Control of Substances Hazardous to Health Regulations 2002](#).

55. [Control of Substances Hazardous to Health Regulations 2002](#).

56. [Control of Substances Hazardous to Health Regulations 2002](#).

57. [Control of Substances Hazardous to Health Regulations 2002](#).

58. [Control of Substances Hazardous to Health Regulations 2002](#).

59. [Control of Substances Hazardous to Health Regulations 2002](#).

60. [Control of Substances Hazardous to Health Regulations 2002](#).

61. [Control of Substances Hazardous to Health Regulations 2002](#).

62. [Control of Substances Hazardous to Health Regulations 2002](#).

63. [Control of Substances Hazardous to Health Regulations 2002](#).

64. [Control of Substances Hazardous to Health Regulations 2002](#).

65. [Control of Substances Hazardous to Health Regulations 2002](#).

66. [Control of Substances Hazardous to Health Regulations 2002](#).

67. [Control of Substances Hazardous to Health Regulations 2002](#).

68. [Control of Substances Hazardous to Health Regulations 2002](#).

69. [Control of Substances Hazardous to Health Regulations 2002](#).

70. [Control of Substances Hazardous to Health Regulations 2002](#).

71. [Control of Substances Hazardous to Health Regulations 2002](#).

72. [Control of Substances Hazardous to Health Regulations 2002](#).

73. [Control of Substances Hazardous to Health Regulations 2002](#).

74. [Control of Substances Hazardous to Health Regulations 2002](#).

75. [Control of Substances Hazardous to Health Regulations 2002](#).

76. [Control of Substances Hazardous to Health Regulations 2002](#).

77. [Control of Substances Hazardous to Health Regulations 2002](#).

78. [Control of Substances Hazardous to Health Regulations 2002](#).

79. [Control of Substances Hazardous to Health Regulations 2002](#).

80. [Control of Substances Hazardous to Health Regulations 2002](#).

81. [Control of Substances Hazardous to Health Regulations 2002](#).

82. [Control of Substances Hazardous to Health Regulations 2002](#).

83. [Control of Substances Hazardous to Health Regulations 2002](#).

84. [Control of Substances Hazardous to Health Regulations 2002](#).

85. [Control of Substances Hazardous to Health Regulations 2002](#).

86. [Control of Substances Hazardous to Health Regulations 2002](#).

87. [Control of Substances Hazardous to Health Regulations 2002](#).

88. [Control of Substances Hazardous to Health Regulations 2002](#).

89. [Control of Substances Hazardous to Health Regulations 2002](#).

90. [Control of Substances Hazardous to Health Regulations 2002](#).

91. [Control of Substances Hazardous to Health Regulations 2002](#).

92. [Control of Substances Hazardous to Health Regulations 2002](#).

93. [Control of Substances Hazardous to Health Regulations 2002](#).

94. [Control of Substances Hazardous to Health Regulations 2002](#).

95. [Control of Substances Hazardous to Health Regulations 2002](#).

96. [Control of Substances Hazardous to Health Regulations 2002](#).

97. [Control of Substances Hazardous to Health Regulations 2002](#).

98. [Control of Substances Hazardous to Health Regulations 2002](#).

99. [Control of Substances Hazardous to Health Regulations 2002](#).

100. [Control of Substances Hazardous to Health Regulations 2002](#).

Approved Document P (Electrical Safety)

All Electrical Work to which the Requirements of Part P (Electrical Safety) apply, will be designed, installed, inspected and tested by a person competent to do so. Prior to completion of works the Local Authority must be satisfied that either: An Electrical Installation Certificate issued under a "Competent Person" scheme has been issued or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a "Competent person". A "Competent person" will have a sound knowledge and suitable experience relevant to the nature of the work undertaken and the technical standards set out in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

NOTE: THE ELECTRICAL LAYOUT SHOWN IS FOR BUILDING REGULATIONS SUBMISSION ONLY.

THE BUILDING INSPECTOR MUST BE INFORMED OF ANY CHANGES TO THE LAYOUT PRIOR TO WORKS COMMENCING AND WORKS TO BE CARRIED OUT BY A COMPETENT PERSON AS DESCRIBED ABOVE.

CONTRACTOR TO AGREE POSITION OF ELECTRICAL ITEMS AND RADIATORS WITH CLIENT PRIOR TO WORK COMMENCING.

This drawing is Produced for submission to the Local Authority for Approvals under the Building Regulations and Town and Country Planning Acts only and this drawing is the copyright of T.O.M. ARCHITECTURAL LTD and any reproduction in whole or part is strictly forbidden. All dimensions shown on drawing are approx and do not allow for Building tolerance and must be checked on site prior to work commencing.

Client: MIKE

Address: 12 BEECH WALK, MIDDLETON, MANCHESTER

Project: TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION

Dwg Title: PLANNING PROPOSED & EXISTING PLANS & ELEVATIONS

Date: NOVEMBER 2022

Job No: 11.22.011

Drawn: D.L.

Scale: 1:50 / 1:100

Dwg No: PL02

Checked: D.L.