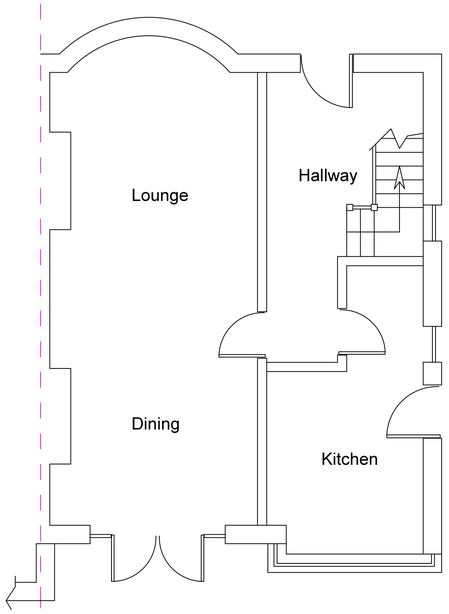
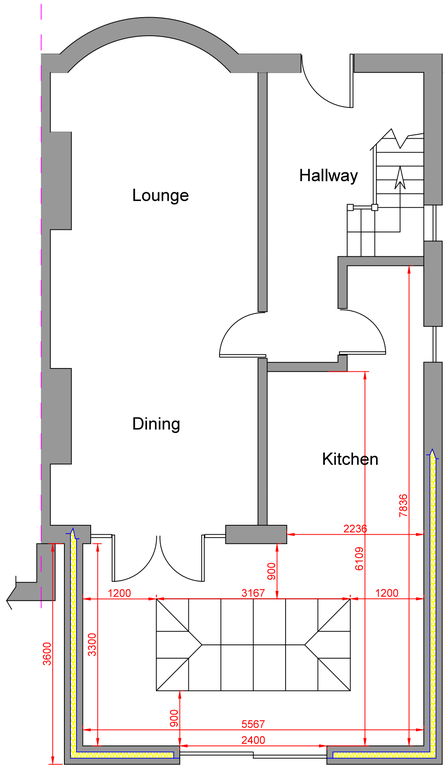
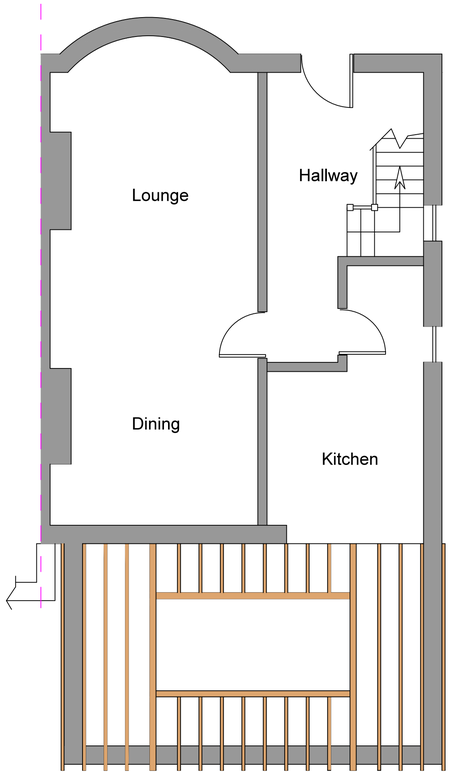


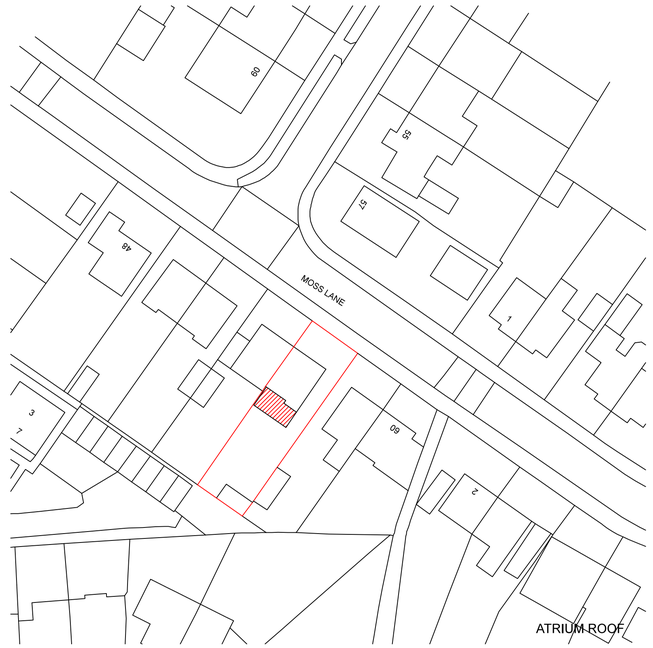
Existing Ground Floor Layout



Proposed Ground Floor Layout

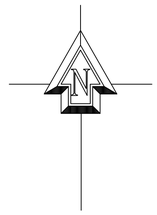


Proposed Lantern Roof Layout





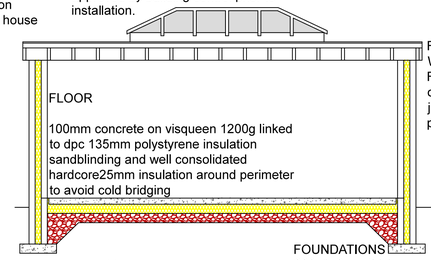
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ATRIUM ROOF

Cavity Tray at intersection with new extension and existing house wall

Roof to be designed and installed by specialist calculations to be provided and approved by building control prior to installation.



FLAT ROOF
Warm roof construction
Fibre glass on 135mm cellotex TSI boards on 19mm ply on firrings for falls 200x50mm joists at 400 c/c. 12.5mm gyprock 10 plasterboard and skim finish

FLOOR

100mm concrete on visqueen 1200g linked to dpc 135mm polystyrene insulation sandblinding and well consolidated hardcore25mm insulation around perimeter to avoid cold bridging

WALLS

Brickwork 85mm drytherm32
100mm thermalite shield blockwork
plasterboard & skim finish

FOUNDATIONS

600x150mm thick concrete finds min 600mm below ground level concrete 1.3.6 to part A exact depth of foundations is subject to ground conditions and approval from building control

delete as necessary
form extension as shown
windows to be double glazed with pilkington K,E glass with min 16mm air gap between glazing. Trickle vents fitted giving min 8000mm2 openers min$\frac{1}{20}$th opening lights.
Windows to be quality C or better
window and door openings to have draught seals fitted.
All glazing to windows within 800mm of floor & 1.5m in doors & side panels to be fitted with safety glass
stainless steel cavity ties at 750 mmc/c horizontal and 450mmc/c vertical and to each block course at reveals.
tooth bond walls to existing, cavities to be continuous.
secure roof timbers to wall plates bolted to existing wall.
all new drainage to be 100mm supersleeve laid at 1:40 falls.
drainage passing under extensions to be protected to satisfaction of L.A provide lintol support when passing through walls.
provide cavity tray and lead flashing at junction with roof and house wall.
rainwater via 100mm gutter and 63mm downspout to new/existing gulleys.
vertical and horizontal dpc"s to all new openings.
internal stud walls to be 100x50mm or 75x50mm studs with plasterboard both sides having a density of 10kgm2 & infilled with rockwoll insulation
existing foundations/lintols to be exposed to determine suitability
insulated catnic lintols over all new openings.
30*5mm mild steel straps secured to trusses/ joists/rafters and ceiling spars at max 2mc/c
turned down cavity/wall and built in.
provide min 12.5mm gap between wall and facia to ventilate piched roof space.
encase rsj"s in 12.5mm fireline boards
if boiler is to be replaced it must be a type A or type B condensing boiler. And be installed by a CORGI registered installer.
Cavities to be closed with Thermabate cavity closers
1 in 4 light fittings in new rooms to be energy efficient.
Provide TRV's to all new radiators.
No beams to be ordered or work commenced on site until calculations have been checked by building control and a full approval issued.
this drawing is to used only for planning/building regulation submission not as a "working drawing" if used as such all dimensions to be checked on site by contractor.
all work to be carried out to satisfaction of local authority.
prior to commencement of work on site principal contractor/building owner to produce a method statement with regard to saftey of occupiers/ employees during building operations
builder to allow for safe support of existing/new structure during contract.

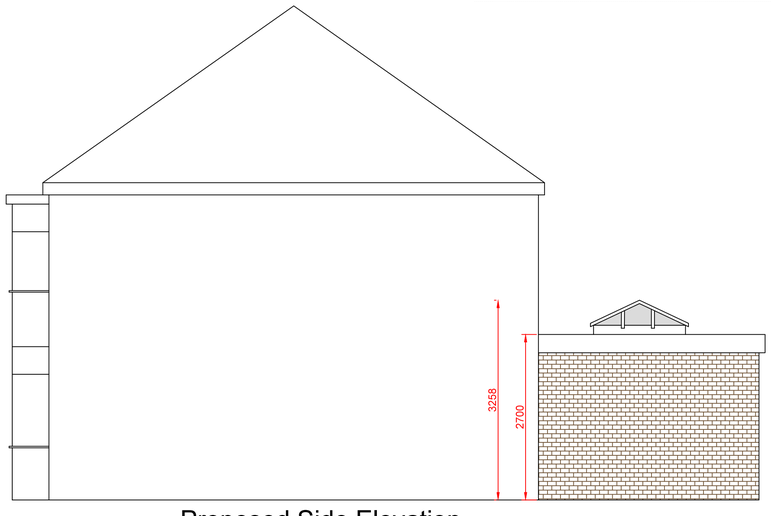
All electrical work to be carried out to BS7671:2001 and be installed and tested by a competent person. The Local Authority may request a test certificate under the above BS.



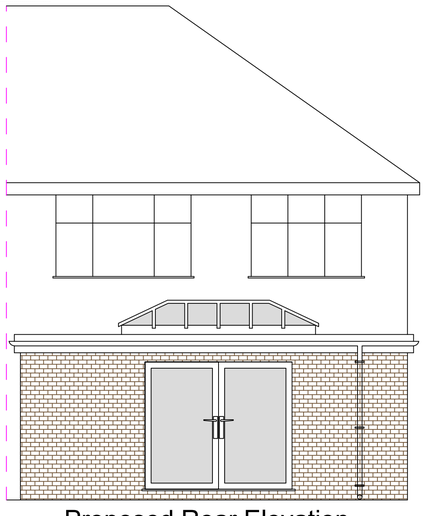
Existing Rear Elevation



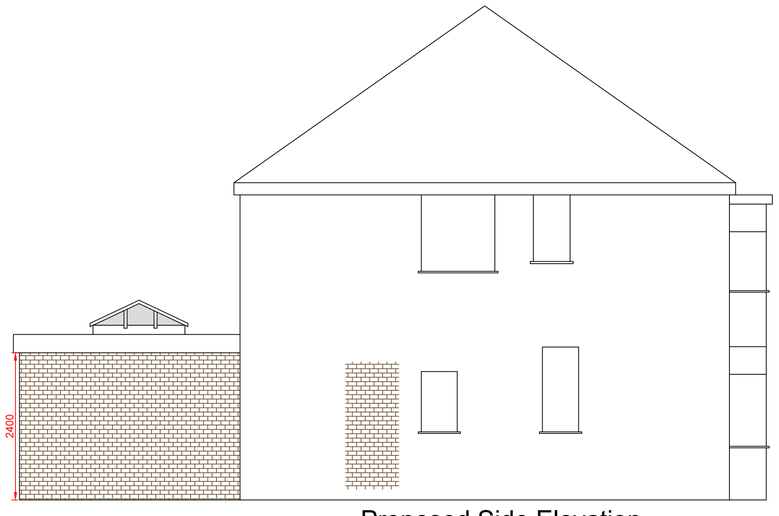
Existing Side Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Proposed rear extension at :

56 Moss Lane
Middleton
Manchester
M24 1NX

CLIENT:	Keith Stephens
CONTRACT No:	PCE-Stephens-January-19
DATE:	27th January 2019
SCALE:	1:50, 1:100, 1:500, 1:1250 @ A1
DWG No:	PCE-Stephens-January-19/BR
L.A:	Rochdale Metropolitan Borough Council
AMENDMENTS:	DATE:

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