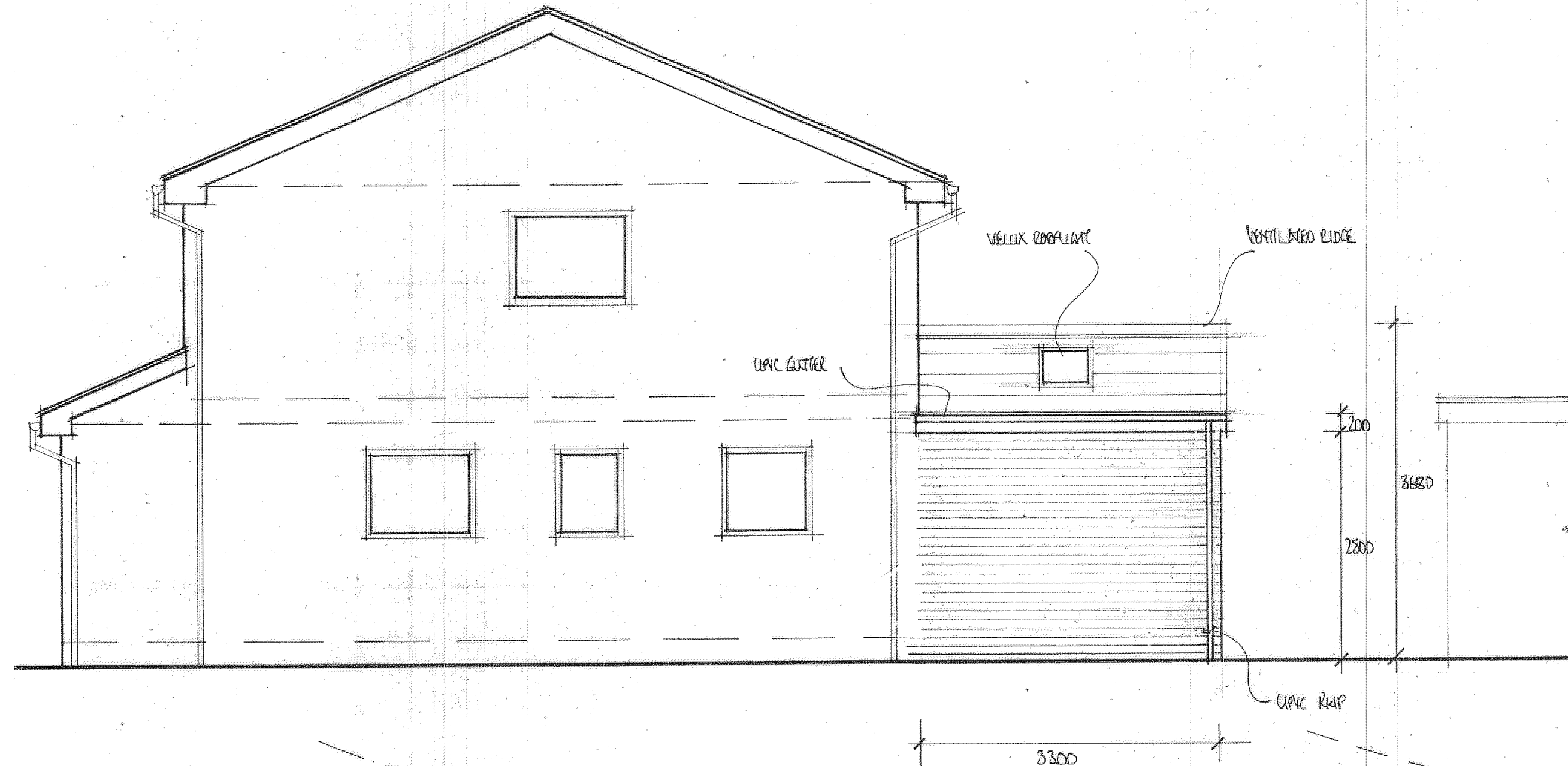
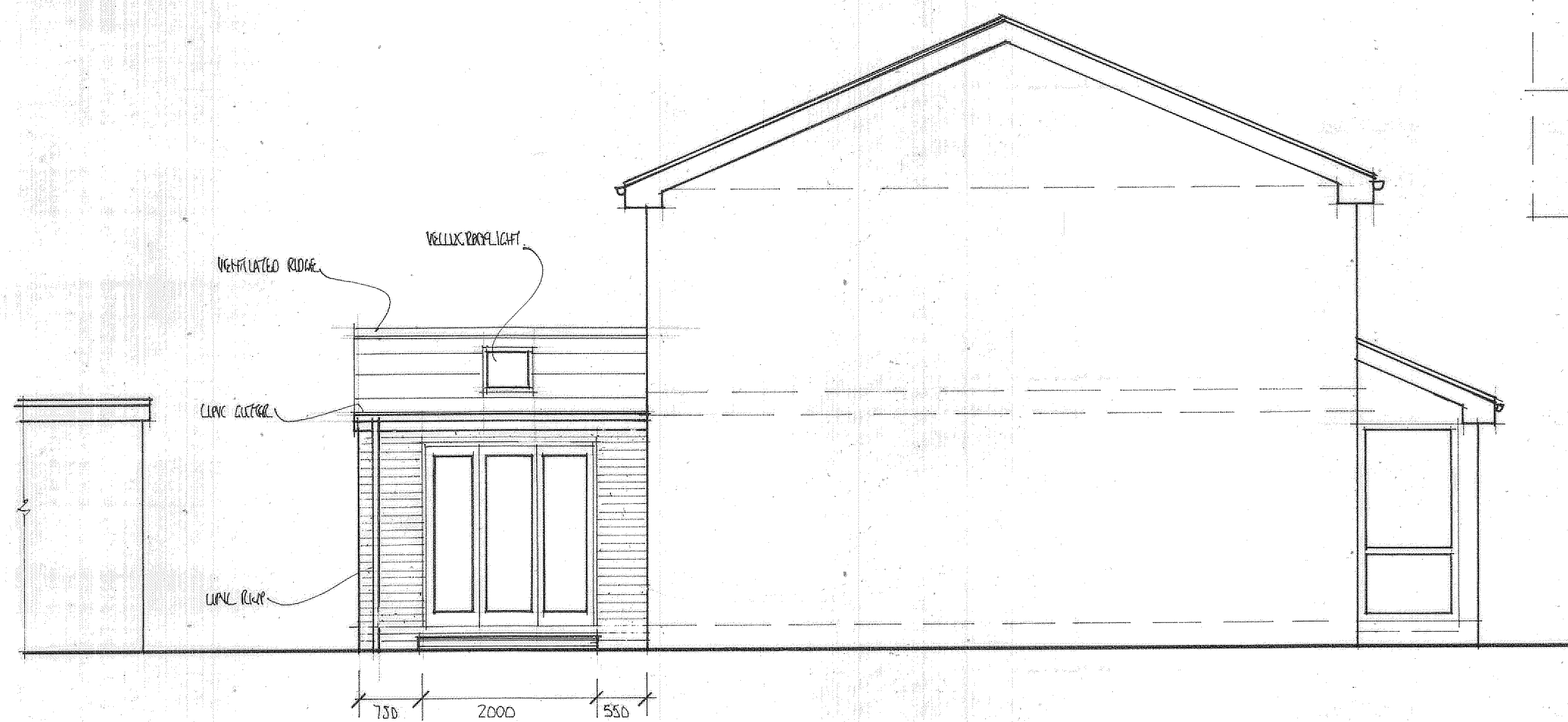




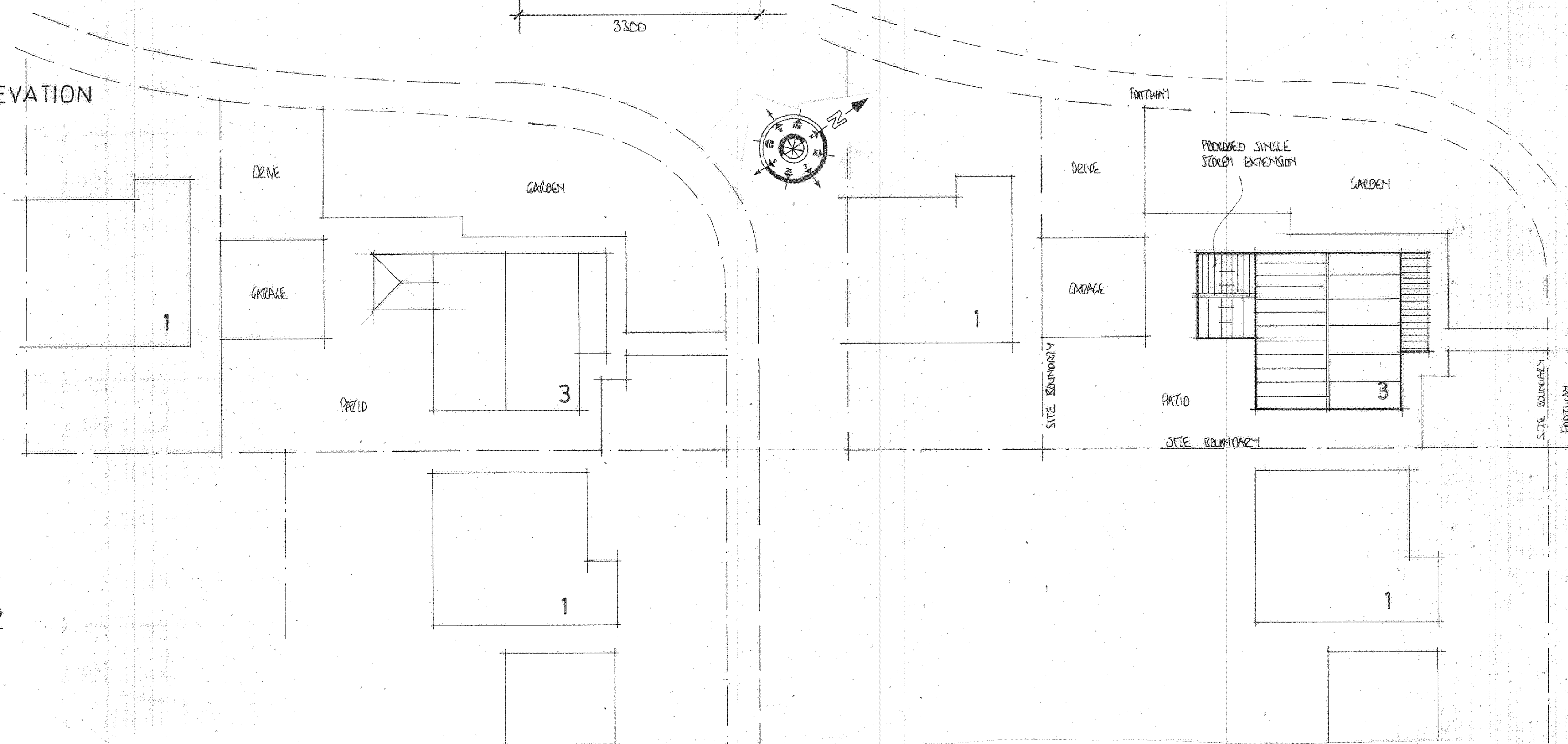
REAR ELEVATION



SIDE ELEVATION



RETURN ELEVATION



EXISTING SITE AND ROOF PLAN SCALE 1:200

PROPOSED SITE AND ROOF PLAN SCALE 1:200

Cavity Walls Brick/Block full fill 150mm cavity
(U value 0.18W/m2K)

Cavity walls to be 350 mm overall construction to comprise of 102 mm outer skin of facing brickwork with inner skin of 100 mm Thermalite Shield blockwork. Both skins laid on 1:6 mortar mix with plasticizer and bonded together with Ancon Staifix RT2 cavity wall ties type DD140, suitable for cavities up to 150 mm wide, staggered in alternate rows and spaced 750 mm horizontally and 450 mm vertically. All cavities closed at eaves, door and window openings with Thermabate or similar insulated cavity closers. 150 mm cavity, 150mm full fill cavity with 150mm Drithern 32 Ultimate, installed in strict accordance with the manufacturers instructions. Blockwork lined internally with 12.5 mm plasterboard on dabs to provide a maximum 'U' value of 0.22W/m2K. Plasterboard returned into all window and door openings and with continuous band of adhesive around all openings at base and heads of wall and at external corners, in accordance with Accredited Construction Details with details checked on site to maintain quality assurance.

All masonry work to comply with BS 6268: P3. Clay bricks to BS 3921, Engineering bricks to BS 3921. Concrete bricks to BS 6073. Manufactured stone complying with BS 6457. Mortar: Selection of mortar used below dpc to be in accordance with BS 5268: Part 3. Wall ties to comply with BS 1234:1978 type DD140. All lintels to have 150mm end bearing. All new brickwork to be bonded to existing unless foundations design differs and cavities to be maintained - alternatively used proprietary bolted starter anchor system together with inserted insulation V.d.p.c (installed in strict accordance with manufacturers recommendations) All return corners to be min 665mm unless otherwise indicated. Where a former external wall becomes internal as a result of the extension - check condition of existing H.D.P.C.s and clean out existing cavities. Where defective - insert injection dpc. Limelite cement based water proof rendering to be used to finish off walls (not gypsum based plaster). New Internal Blockwork Walls (if applicable) to provide Buttrressing to gable walls and to be fully bonded at junction to inner leaf of external wall and to be taken down to a suitable bearing stratum on concrete foundation to be agreed with Building Control Contractor to check indicated walls are non load-bearing prior to removal. If found to be load-bearing, seek structural engineer's advice as to additional support required.

Lighting
Provide 75% of new primary light fitting units to new extension to be of type, which will only take high efficiency lamps Provide min one third of primary lights to have a luminous efficiency greater than 40 lumens per circuit watt. The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site.

Electrical Contractor (Competent Person)
All the wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 18th edition wiring guidance and Building Regulations Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the Secretary of State, AND
The competent person is to send to the approved inspector a 'self certification certificate' within 30 days of the completion of the electrical works. The Client is to be provided with a copy of the 'self certification certificate' and a BS 7671 electrical installation test certificate.

Condition Notes
1. The drawings relating to the proposed project are for the purpose of obtaining Planning and Building Regulations approval only. All work thereafter is undertaken solely at the Clients/ Contractors discretion and liability is therefore transferred.
2. In order to prepare these drawings, certain assumptions have been made which have to be verified both before and during the course of the works. Should at any time the existing construction be exposed which does not agree with these drawings or dimensions vary, then the engineer should be informed immediately and suitable actions taken.
3. All work must be carried out in accordance with the relevant building regulations and codes of practice.
4. Do not scale from drawings. Work only from figured dimensions. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
5. The drawings relating to the proposed project must be read in conjunction with and checked against any structural engineer's or specialist drawings and details provided.
6. The Contractor is to notify Building Control at the appropriate stages of construction - necessary for them to determine the works statutory compliance.
7. Before work commences - ensure all Planning and/or Building Regulations Conditions have been resolved to the satisfaction of the Local Authority.

Amendments:

REV	DETAILS	DATE
A	RENDER TO BRICKWORK	NOV 2023

PROJECT
PROPOSED SINGLE STOREY KITCHEN EXTENSION.
DRAWING TITLE
PROPOSED ELEVATIONS AND EXISTING AND PROPOSED ROOF PLANS
CLIENT
MR. & MRS LAWLOR.
ADDRESS
3, DERWENT DRIVE, LITTLEBOROUGH, ROCHDALE.
SCALE
SCALE 1:50@A1
DATE
SEPT 2023.
1:200@A1
DRAWING No
FO 09235853/4. A

