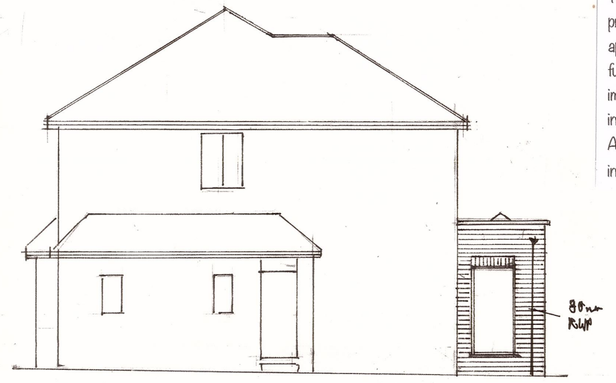
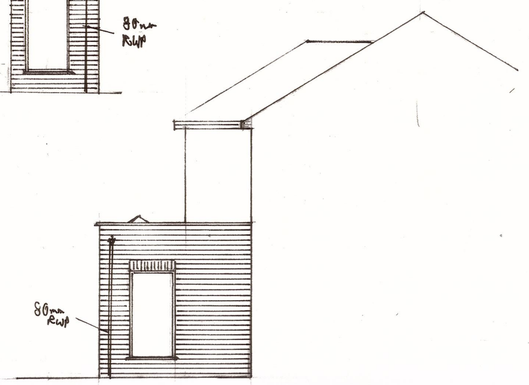
PROPOSED ELEVATIONS



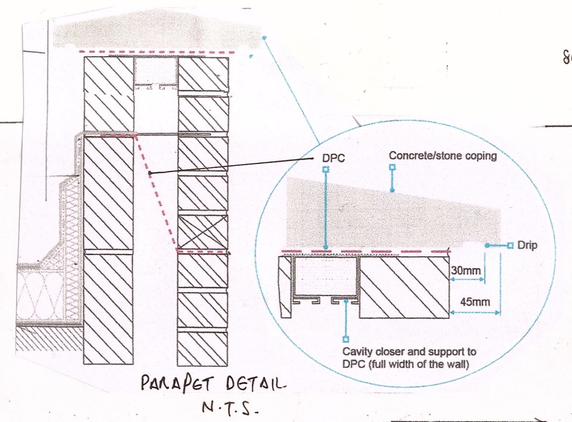
REAR 1:50



SIDE 1:100



SIDE 1:100



PARAPET DETAIL N.T.S.

New Drainage specification

Builder is to do a full site survey to assess and decide upon the best way to implement all drainage for the project

New drainage for WC to connect to existing main drains for property, ie 40mm Dia pvc waste water pipes to be connected to existing 100mm SVP via 80mm D.S Anti-vac traps etc , Builder to decide upon best course of action regarding new drainage on site after carrying out appropriate investigatory work. (**All new above ground drainage and plumbing to comply with BS 5572 1978(Sanitary pipework) All new drainage to be in accordance with Part H of the building regulations.**

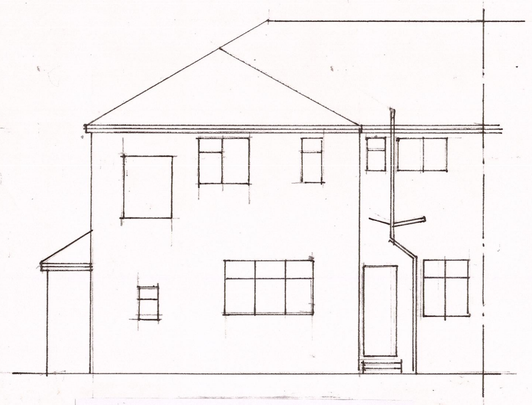
Wastes to have 75mm deep anti-vac bottle traps & rodding eyes to be provided at changes to direction.Sizes of waste pipes and max length of branch connections.
(If max length is exceeded then anti- vacuum traps to be used)
Wash Basin- 1.7m for 32mm pipe, 4m for 40mm pipe
Bath/Shower- 3m for 40mm pipe , 4m for 50mm pipe
W/C - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil & vent pipe terminating min 900mm above any openings within 3m
Or to a 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that outlet is above the trap of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the W/C Connection.)
Supply hot and cold water to all fittings as appropriate.
Max Temperature to bath limited to +48 degrees C

UNDERGROUND FOUL DRAINAGE (Builder is to do on site investigation to locate existing property main drains & decide on best course of action to join new Rain water & foul water pipes)

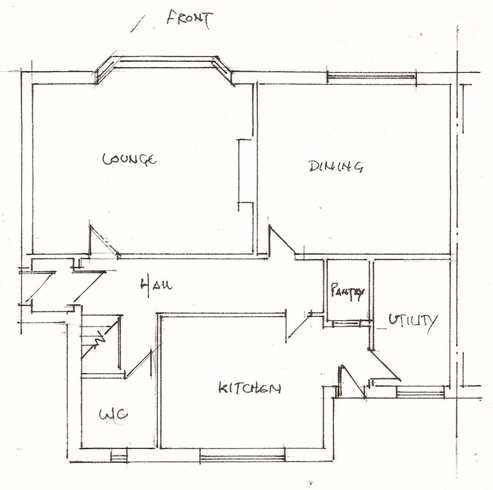
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS7158 and BS8301. Builder is to liaise with the Building inspector on any on site queries concerning the drainage for the extension.

Steelwork:
In addition to the usual risks associated with building works and materials, of which a competent builder should be aware, the following site and work specific health and safety risks have been identified:
The calculations are not to be used as working drawings and any setting out dimensions should be checked by the builder on site prior to work commencing/ordering materials. Where these calculations are used to obtain local authority/Building control approvals, no reliance shall be placed upon them and contained herein are not to be used until such approval have been given in full. Contractor to provide all lifting equipment, temporary support and Personal Protective Equipment for all people who may be impacted by the installation of heavy steel beams, particularly when working at height. Demolition, excavation drilling and cutting into existing structure or materials should be carried out carefully in case there are any unknown services hidden in the area
Also JRheslop is NOT responsible if builder chooses to use existing brick and blockwork as load bearing Elements without input /confirmation of Building control to confirm suitability.

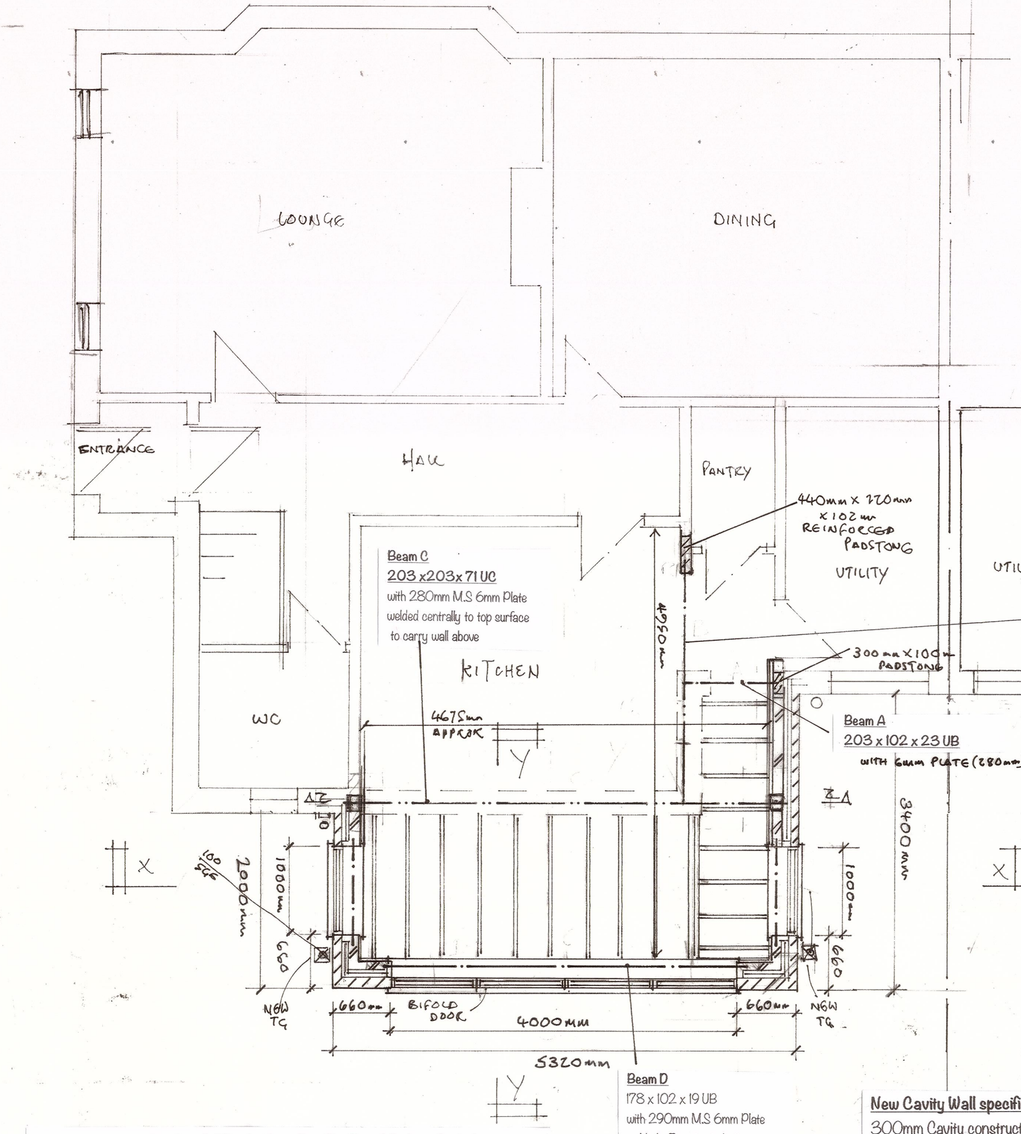
New Extension Roof structure :U Value achieved 0.15W/m2k.
Flat Warm Roof Construction From Top surface down:
Bitumen Roofing 3 layers laid (fining installed to fall to D/S RWPS)
on 150mm deep Celotex XR4000 roofing insulation panels
on a Vapour control layer Laid on Construction grade Plywood
on 47 mm x 120mm Flat roof Timber joists at 400mm
centres with a 12.5 plasterboard & 3mm skim finish to under side



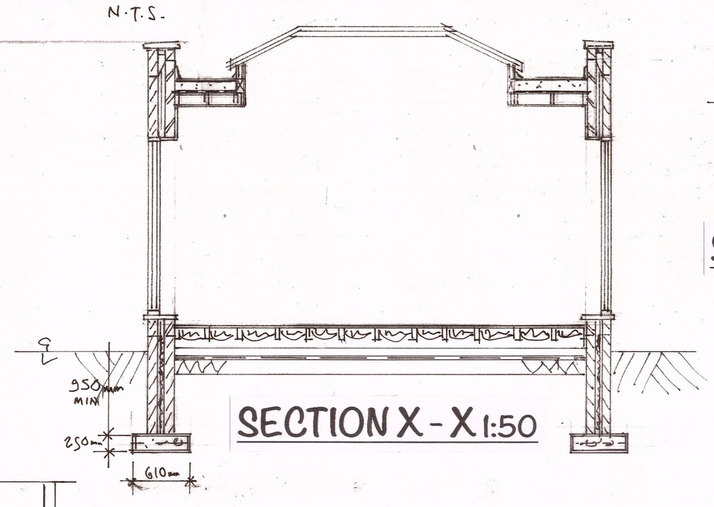
EXISITING REAR ELEVATION1:100



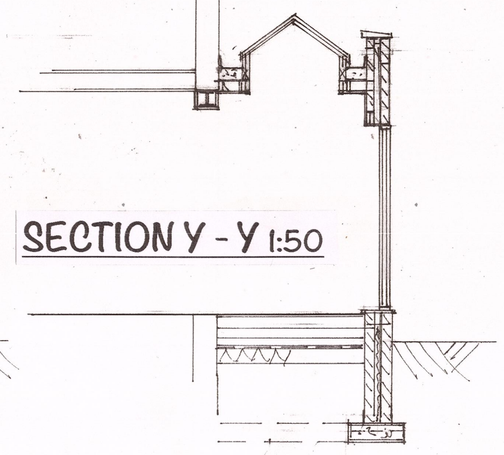
EXISTING FLOOR PLAN 1:100



PROPOSED FLOOR PLAN 1:50

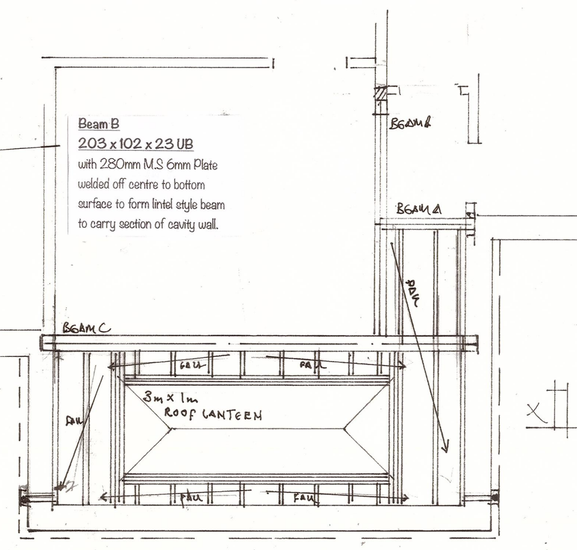


SECTION X - X 1:50



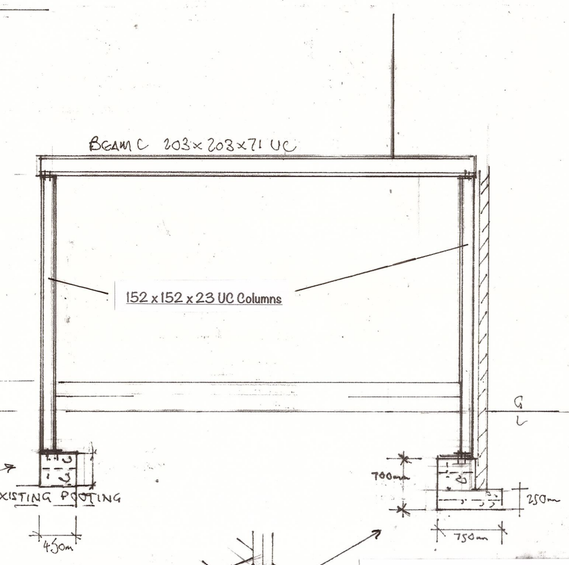
SECTION Y - Y 1:50

New Extension Floor specification(U Value achieved 0.21W/m2k)
(Floor to be level with existing house floor)
Inside surface down -18mm Floor grade T&G Chipboard on 0.5 Polythene separation layer on 150mm x 50mm Grade C16 Construction quality Treated timber floor joists at 400mm ctrs with 150mm Kingspan Quilt insulation Laid between joists using metal chicken wire, Air gap below then 100m oversite concrete on 1200g Visquene DPM with 150mm consolidated stone hardcore below,
(Air ventilation bricks to be fitted into new external cavity wall for floor ventilation)

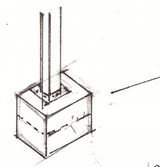


PROPOSED ROOF PLAN 1:50

New Cavity Wall specification. U Value achieved 0.18W/m2K
300mm Cavity construction comprising 100mm External facing Brick to match & key into existing. A 100mm cavity comprised of a 10mm residual cavity. (The cavity must be clear of mortar droppings) with 90mm Celotex Thermaclass Cavity wall 21 Insulation installed using Self adhesive breathable tape on all joints and at wall tie locations
(Stainless steel wall ties to B.S 1243 1978. Maximum spacing 750mm Horizontal 450mm Vertical and 300mm vertical near any openings.)
The inner leaf to be of a 100mm 7n concrete Blockwork construction with a 12.5mm Plasterboard & skim finish.



SECTION VIEW 2 -2
(STEEL GOAL POST 1:50)



Column footing :
450mm x 450mm x 450mm
New reinforced concrete footing
Concrete strength Fcu= 20 N/mm 2

NOTES (WHERE APPLICABLE)

- HOME OWNER/CLIENT & BUILDER MUST READ
- ONLY THE PLAN APPROVED BY BUILDING CONTROL TO BE USED FOR CONSTRUCTION PURPOSES.
- ALL DIMENSIONS ARE TO BE SITE CHECKED BY BUILDER DO NOT SCALE DRAWING

1. ANY NEW BRICKWORK IS TO MATCH & KEY INTO EXISTING.
2. GLAZED AREAS OF WINDOWS IS TO BE MIN OF 1/10 FLOOR AREA , WINDOWS TO OPEN A MIN OF 1/20 ROOM FLOOR AREA. GLAZING TO BE IN PILKINGTON "K" GLASS LOW "E" WITH 16mm CAVITY ARGON FILLED U VALUE= 1.6. NEW DOORS MIN UPVC DRAUGHT PROOF "K" GLAZED 16mm AIR FILLED CAVITY U VALUE = 1.8
3. ALL NEW BEAMS & LINTELS TO HAVE A MIN BEARING OF 150mm , TIMBER MEMBERS MUST HAVE A 100mm MIN BEARING.
4. ROOF & FIRST FLOOR MUST BE TIED DOWN TO WALLS WITH M.S GALVANISED STRAPS OF 32mm x 5mm AT 1500mm CENTRES.
5. NEW ROOF SPACE TO BE VENTILATED TO B.S. 5250.
6. NEW FOUNDATIONS/ WALLS ARE TO CONFORM TO BUILDING REGULATION 1 & 2 / APPROVED DOCUMENT A.
7. THE FOUNDATION DIMENSIONS SHOWN ARE MINIMUM ONLY AND ARE GIVEN WITHOUT ANY KNOWLEDGE OF "ON SITE" SOIL CONDITIONS. IF THE EXISTING FOUNDATIONS OF THE PROPERTY HAVE TO TAKE ANY ADDITIONAL LOADS THEY SHOULD BE EXPOSED AND PASSED BY THE L.A OR PRIVATE BUILDING CONTROL INSPECTOR ON SITE.
8. ANY UNDERSITE DRAINAGE MUST BE EXPOSED & ENCASED IN 150mm CONCRETE.
9. NEW WALL CAVITIES MUST BE INSULATED AS PER SPECIFICATION OR WITH B.C APPROVED INSULATION TO ACHIEVE THE MIN "U" VALUE FOR WALLS.
10. NEW STEELWORK MUST HAVE A MINIMUM FIRE RESISTANCE OF 30 MINUTES.
11. ALL WALL CAVITIES ARE TO BE CONTINUOUS.
12. ALL CAVITY BARRIERS TO E2/3/4 APPENDIX Q2
13. R.O LINTELS BUILT INTO WALLS OVER DRAINS.
14. FOUNDATIONS WITHIN 1000mm OF DRAINS TO BE TAKEN DOWN TO TO DRAIN INVERT LEVEL.
15. CAVITY CLOSURES TO HAVE VERTICAL & HORIZONTAL D.P.C'S INSULATED TYPE.
16. ALL NEW PLUMBING IS TO COMPLY WITH B.S 5572.
17. ALL MATERIALS USED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
18. NEW DRAINAGE LAID TO SELF CLEANSING FALLS WITH RODDING ACCESS.
19. NEW INSULATION TO BE INSTALLED AS PER " ROBUST DETAILS" ISSUED BY DEFRA.
20. NEW LIGHT FITTINGS / BULBS TO BE HIGH EFFICIENCY TYPE.O2.
21. MAINS OPERATED INTERLINKED SMOKE DETECTORS TO B.S 5446 DOMESTIC or B.S5446-1:2000 or B.S5446-2 2003/COMMERCIAL
DETECTORS INTERLINKED WITH BATTERY/ SHOWN AS :
22. THE CLIENT / HOME OWNER MUST INFORM THEIR NEIGHBOURS OF WORK TO BE CARRIED OUT ON OR NEAR TO BOUNDARY AS REQUIRED BY THE PARTY WALL ACT IN WRITING 2 MONTHS BEFORE WORKS BEGIN.
THE CLIENT/HOMEOWNER IS RESPONSIBLE FOR CORRECT LOCATION / ACCURACY OF THE BOUNDARY SHOWN.
THE BUILDER MUST BE AWARE OF THE REQUIREMENTS OF THE PARTY WALL ACT AND MUST STUDY THE BOOKLET AVAILABLE FORM THE LOCAL AUTHORITY BEFORE COMMENCING THE PROJECT.
23. ELECTRICAL WORKS BY "COMPETENT PERSON SCHEME" MEMBER."
THE CLIENT / HOMEOWNER MUST SATISFY THEMSELVES THAT THE ELECTRICIAN (WETHER EMPLOYED VIA THEMSELVES OR BUILDING CONTRACTOR) IS QUALIFIED TO CARRY OUT ALL OF THE PARTS OF THE PROPOSED ELECTRICAL WORKS & TEST THE WORKS IN ACCORDANCE WITH B.S 7671 THE IEE 18th EDITION WIRING GUIDANCE AND ARE FULLY AUTHORISED TO ISSUE RELEVANT CERTIFICATES AS REQUIRED BY PART P OF THE BUILDING REGULATIONS EFFECTIVE 11.01. ALL ELECTRICAL WORKS MUST MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) AND WILL BE DESIGNED , INSTALLED , INSPECTED& TESTED BY A PERSON COMPETENT & QUALIFIED TO DO SO AND A SELF CERTIFICATION CERTIFICATE BE SUBMITTED /ISSUED TO THE LOCAL AUTHORITY BY THE COMPETENT PERSON WITH 30 DAYS OF COMPLETION OF THE ELECTRICAL WORKS.
THE CLIENT / HOMEOWNER MUST ALSO RECEIVE A COPY OF THE SELF CERTIFIED CERTIFICATE & A B.S 7671 ELECTRICAL INSTALLATION TEST CERTIFICATE

ELECTRICAL WORKS BY "NON-COMPETENT PERSON SCHEME" MEMBER
ALL WIRING & ELECTRICAL WORKS MUST BE DESIGNED , INSTALLED INSPECTED & TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF B.S 7671 IEE 18th EDITION WIRING REGULATIONS & PART P ELECTRICAL SAFETY, ON COMPLETION OF THE WORKS A COPY OF THE INSTALLERS TEST CERTIFICATE COMPLIANT WITH B.S. 7671 IS TO BE PROVIDED TO THE CLIENT / HOMEOWNER & LOCAL AUTHORITY AND PRIOR TO ANY COVERING OF THE WIRING & CABLES OF THE INSTALLATION BE INSPECTED BY A INDEPENDENT " COMPETENT PERSON" AND ON COMPLETION OF THIS INSPECTION IN ADDITION TO THE ABOVE STATED CERTIFICATE A ADDITIONAL "COMPETENT PERSONS ELECTRICAL INSTALLATION CERTIFICATE COMPLIANT WITH B.S 7671 TO BE PROVIDED TO THE HOMEOWNER/ CLIENT & LOCAL AUTHORITY. COMPETENT PERSON MEANS A MEMBER OF O.D.P.M ELECTRICAL COMPETENT PERSONS SCHEME.

24. MECHANICAL VENTILATION TO BE FITTED AS FOLLOWS: BATHROOMS TO HAVE 15LTR/SECOND AIR CHANGE , KITCHENS AND OTHER AREARS TO HAVE A MIN OF 60LTR/SEC AIR CHANGE DUCTED TO EXTERNAL AIR . FANS TO HAVE A 15 minute OVER RUN TIME IN ADDITION THE WINDOWS TO THESE AREAS TO HAVE CONTROLLABLE VENTS OF MIN 25000m2.
25. ANY WORKS CARRIED OUT ON THE GAS APPLIANCES OR CENTRAL HEATING SYSTEM MUST ONLY BE DONE SO BY A GAS SAFE REGISTERED CONTRACTOR,NEW BOILERS TO BE OF CONDENSING TYPE SEDBUK 90%.
OIL FIRED SYSTEMS INSTALLED BY AN OFTEC REGISTERED INSTALLER. EITHER INSTALLER MUCH BE FULLY LICENSED / QUALIFIED TO INSTALL CONDENSING BOILERS AND MUST HOLD A CURRENT CERTIFICATE IN ENERGY EFFICIENCY FOR DOMESTIC HEATING OR AN EQUIVALENT QUALIFICATION, ON COMPLETION OF THE WORK (INCLUDING A FULL TEST OF SYSTEM) THE CONTRACTOR MUST PROVIDE THE HOMEOWNER / CLIENT WITH A COMPLETION CERTIFICATE . IN ANY CASE THE REGISTERED INSTALLER MUST BE FAMILIAR WITH CURRENT APPROVED DOCUMENT LI
26. THERE MAY BE FEES DUE TO PAY TO THE L.A or PRIVATE BUILDING CONTROL BEFORE THE BUILDING INSPECTOR PASSES/ SIGNS OFF THE PROJECT, THE HOMEOWNER/CLIENT SHOULD CHECK WITH THEIR BUILDING CONTRACTOR.
27. THE BUILDER MUST TAKE REASONABLE MEASURES TO PREVENT AIR LEAKAGE FROM THE PROPERTY ie AIRGAPS AROUND DOOR & WINDOW FRAMES TO BE SEALED , FLOORS MUST BE AIRTIGHT AND ANY HOLES IN THE EXTERNAL WALLS FOR DRAINAGE ECT TO BE FULLY SEALED , ALL INSULATION TO BE CONTINUOUS WITHOUT AIR GAPS.
28. PLYWOODS MUST MEET A MINIMUM STANDARD OF EN 13986 UNTIL THE TRADA TEST STANDARD HAS BEEN ESTABLISHED.
29. THE DESIGNER (JRHESLOP) IS NOT RESPONSIBLE FOR ANY VOIDS / DRAINS OR OTHER UNDERGROUND OBSTRUCTIONS FOUND NEAR OR UNDER THE BUILD SITE.
30. A PROPER SUPPLY OF AIR IS TO BE PROVIDED TO THE KITCHEN IN ORDER THAT THE COOKING APPLIANCES CAN FUNCTION EFFICIENTLY WITHOUT CAUSING DISCOMFORT.
31. A CONTINUOUS SUPPLY OF HOT WATER TO BE PROVIDED TO THE KITCHEN THAT DOES NOT EXCEED THAT LAID DOWN.
32. ALL NEW STEELWORK IS TO BE 30 minute FIRE PROOF IE 2 X 10mm PLASTERBOAD LAYERS AND SKIM ON 50mm x 50mmTIMBER NOGGINS @ 400mm CENTRES.
33. THE CLIENT MUST BE SURE THAT THE SIZES OF THE ROOMS SHOWN ARE SATISFACTORY
34. IF THE PROPOSED ROOF IS TO BE OF A GANG NAILED TRUSS SYSTEM THE BUILDER MUST OBTAIN APPROVAL FROM BUILDING CONTROL FOR THE DESIGN/ TRUSS CALCULATION BEFORE WORK COMMENCES
35. THIS PLAN IS PRODUCED FOR BUILDING REGULATION SUBMISSION / APPROVAL AND IF REQUIRED PLANNING PERMISSION AND DOES NOT TAKE INTO ACCOUNT ANY FAULTS IN THE EXISTING STRUCTURE OF THE PROPERTY
36. AMENDMENTS TO THE PLAN AFTER PLANNING PERMISSION HAS BEEN ACHIEVED MAY REQUIRE A NEW APPLICATION.
37. IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO OBTAIN A COMPLETION CERTIFICATE FROM THE PRIVATE OR L.A BUILDING CONTROL DEPARTMENTS ONCE THE FINAL CHECK HAS BEEN COMPLETED AND THE PROJECT IS SIGNED OFF BY THE BUILDING INSPECTOR.
38. IF REQUIRED THE HOMEOWNER /CLIENT MUST INFORM THE LEASEHOLDER OF THE PROPOSED WORKS/PROJECT THAT IS TO BE CARRIED OUT ON THE PROPERTY BEFORE WORKS COMMENCE
39. **IF THE HOME OWNER/CLIENT OR BUILDER COMMENCES ANY WORK WITHOUT FULL PLANS APPROVAL IN PLACE THEY DO SO AT THEIR OWN RISK AND THE DESIGNER (JR HESLOP) WILL NOT ACCEPT ANY LIABILITY FOR ANY PERSONAL INJURY SUFFERED , ALTERATIONS , COSTS, DELAYS or LEGAL PROCEEDINGS RESULTING FROM THIS.**
40. AS AGREED THE DESIGNER (JRHESLOP) WILL VISIT & MEASURE THE PROPERTY, THEN DESIGN THE PROJECT TO THE CLIENTS WISHES , COMPLETE RELEVANT APPLICATION FORMS ADVISE AS BEST ON FEES AND PREPARE APPLICATION PACKS READY FOR SUBMISSION BUT WILL NOT TAKE PART IN ANY BUILDING WORKS.

PROPOSED SINGLE STOREY REAR EXTENSION

(Creating Larger kitchen)
for
Mr & Mrs Kennedy
No 17 Woodlands Way
Middleton
Manchester

Drawn by
J.R Heslop
johnheslop@live.co.uk
07593863058

Scale 1-50 / 1-100 @ A1