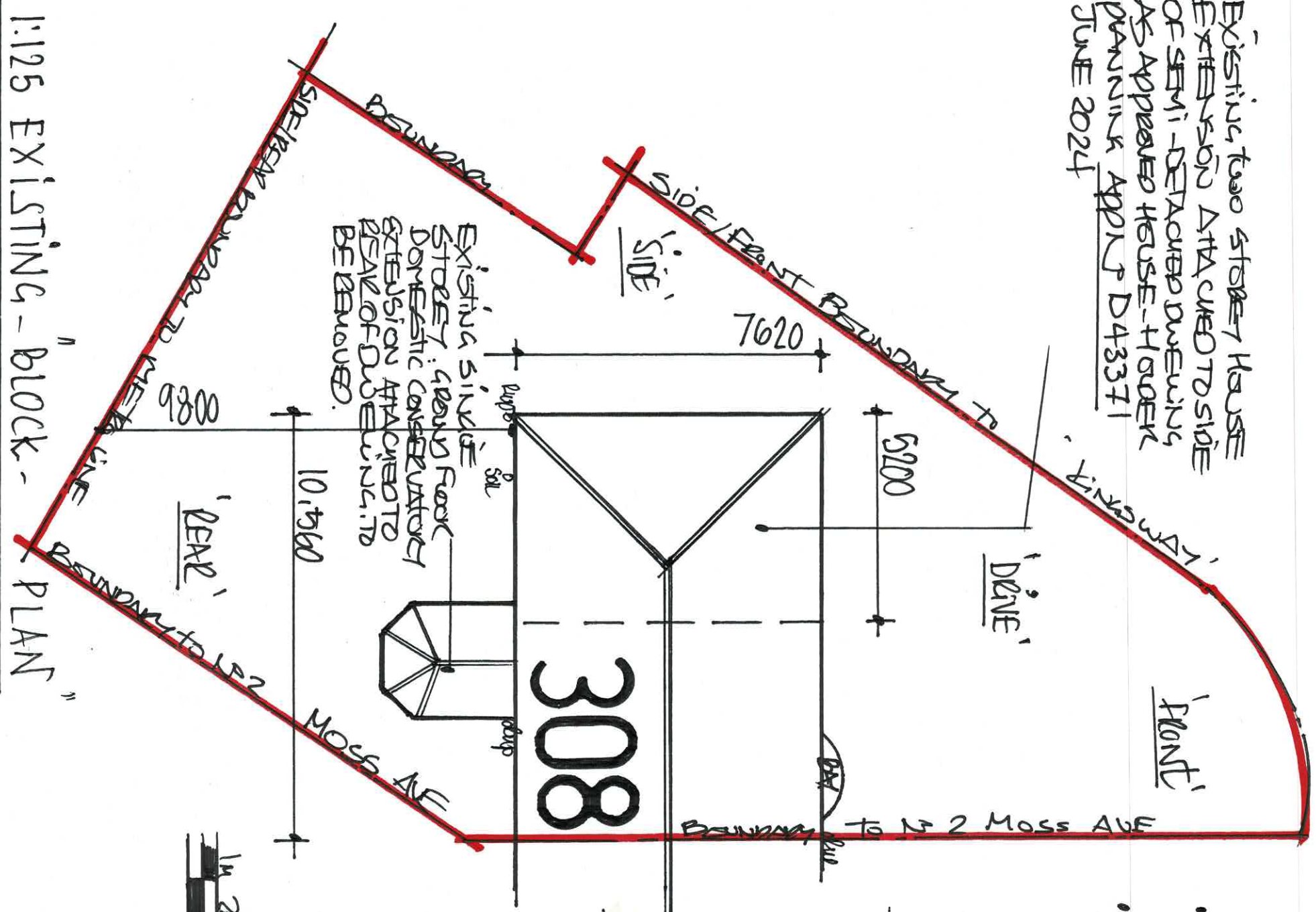


EXISTING TWO STOREY HOUSE  
EXTENSION ATTACHED TO SIDE  
OF SEMI-DETACHED DWELLING  
AS APPEARED HOUSE-HOLDER  
PLANNING APPLICATION D43371  
JUNE 2024

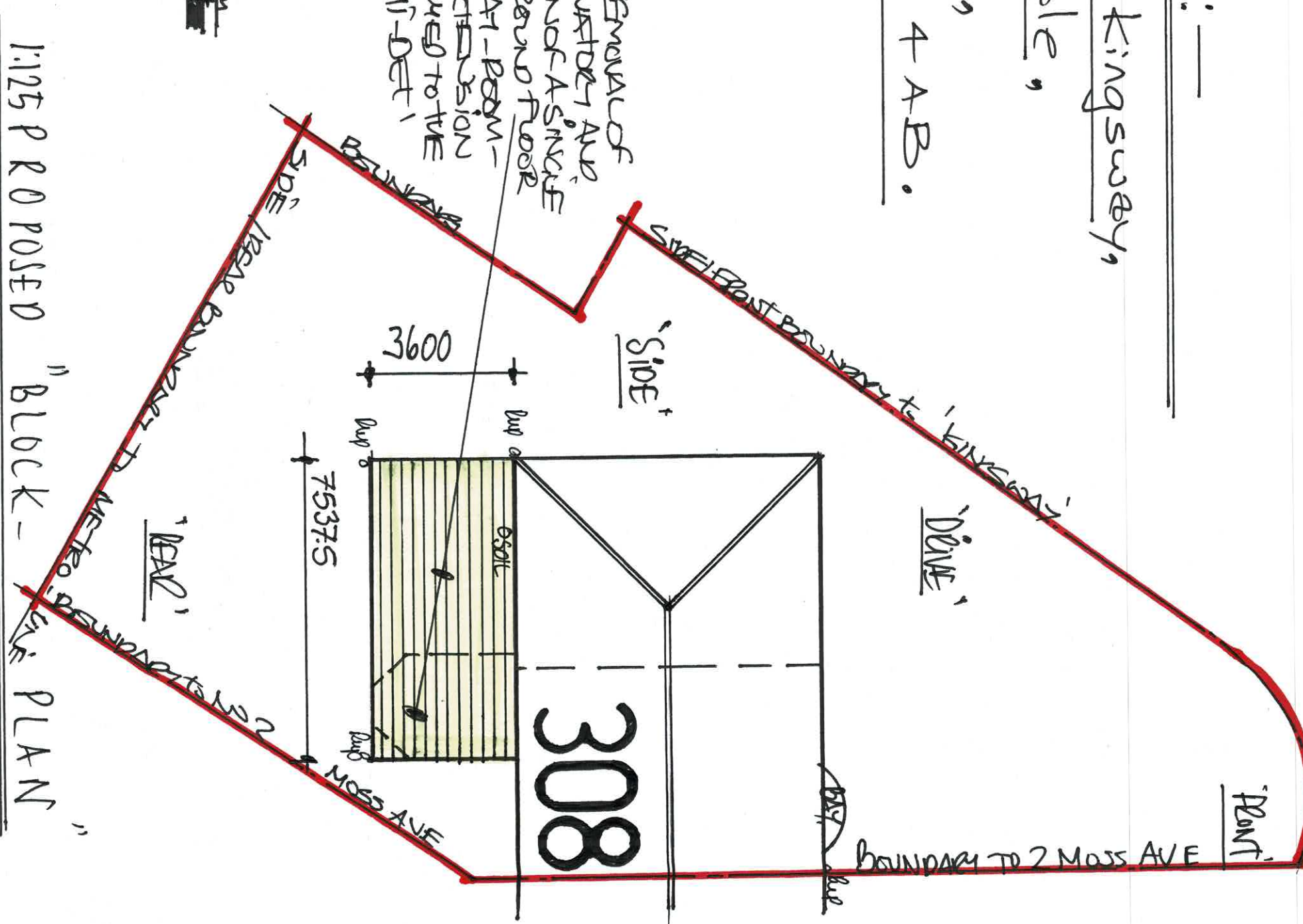


1:125 EXISTING - BLOCK - PLAN

November - 2024

Address: —  
Nº: 308 Kingsway,  
Rochdale,  
Lancs,  
OL14 4AB.

PROPOSED REMOVAL OF  
EX CONSTRUCTION AND  
CONSTRUCTION OF A SINGLE  
STOREY, 4 BED ROOM  
DOMESTIC DAY-ROOM -  
WET ROOM EXTENSION  
BUILT ATTACHED TO THE  
REAR OF SEMI-DET  
DWELLING.



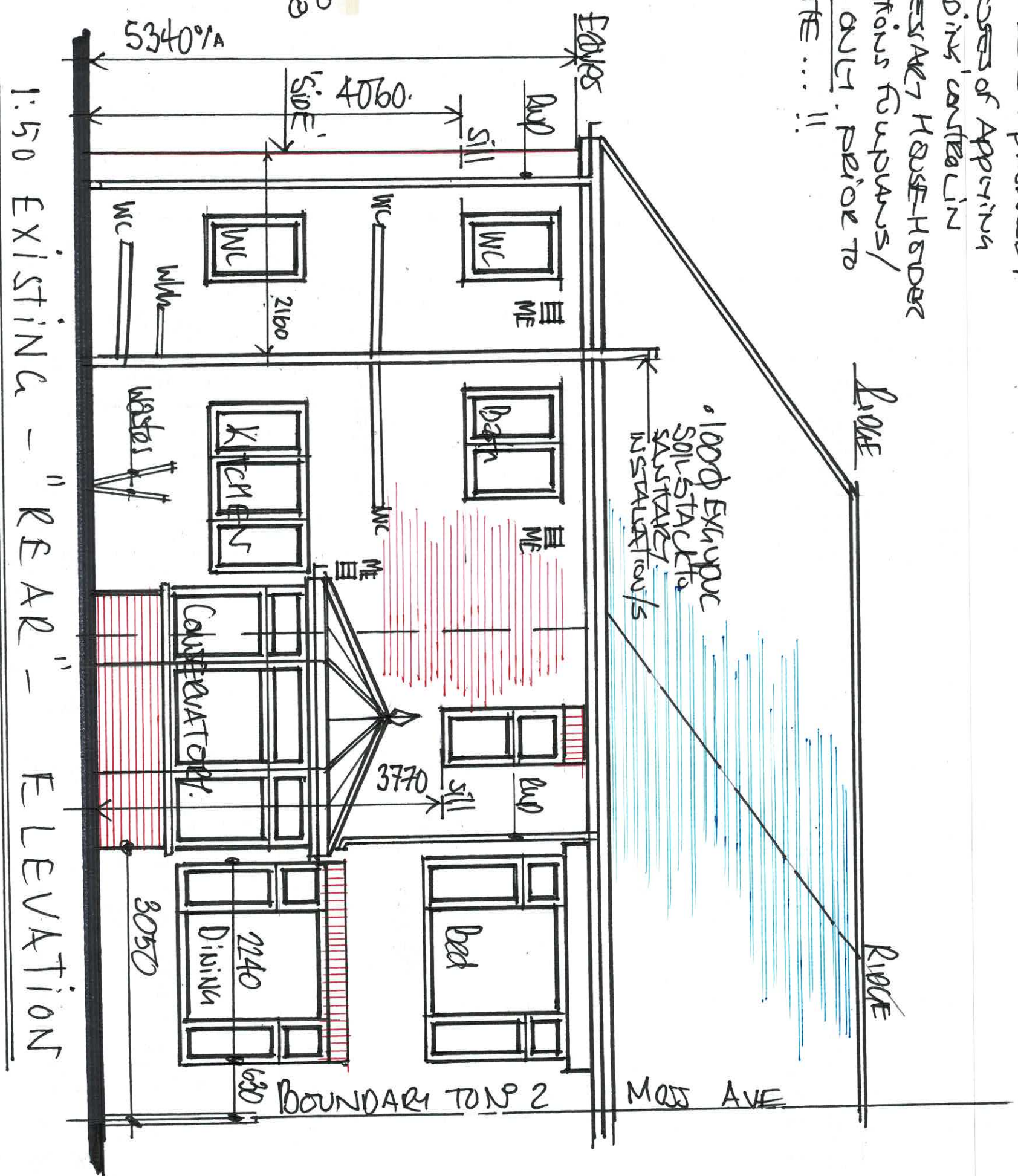
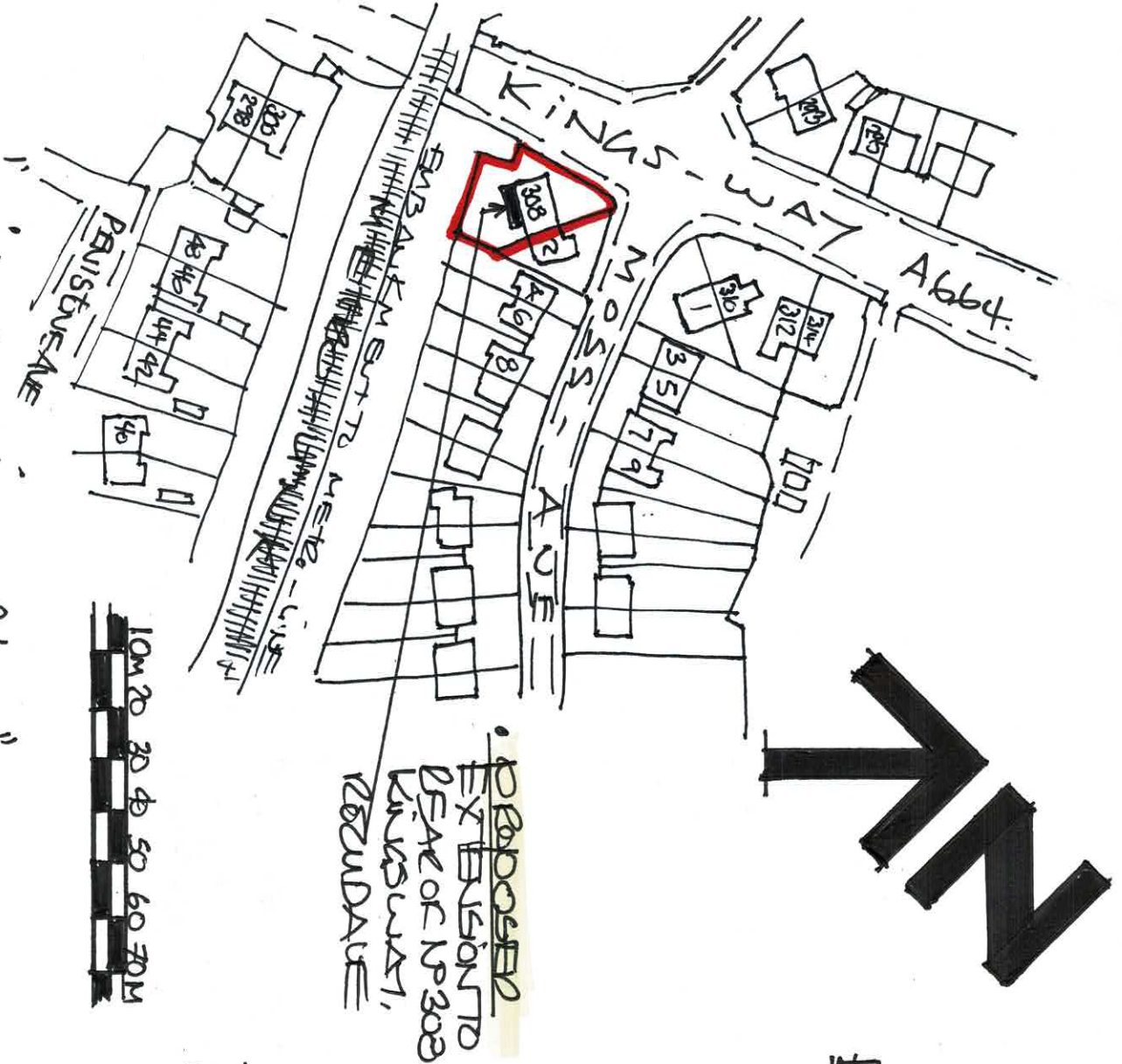
1:125 PROPOSED - BLOCK - PLAN

D & L N°:

1

• GENERAL NOTES:-

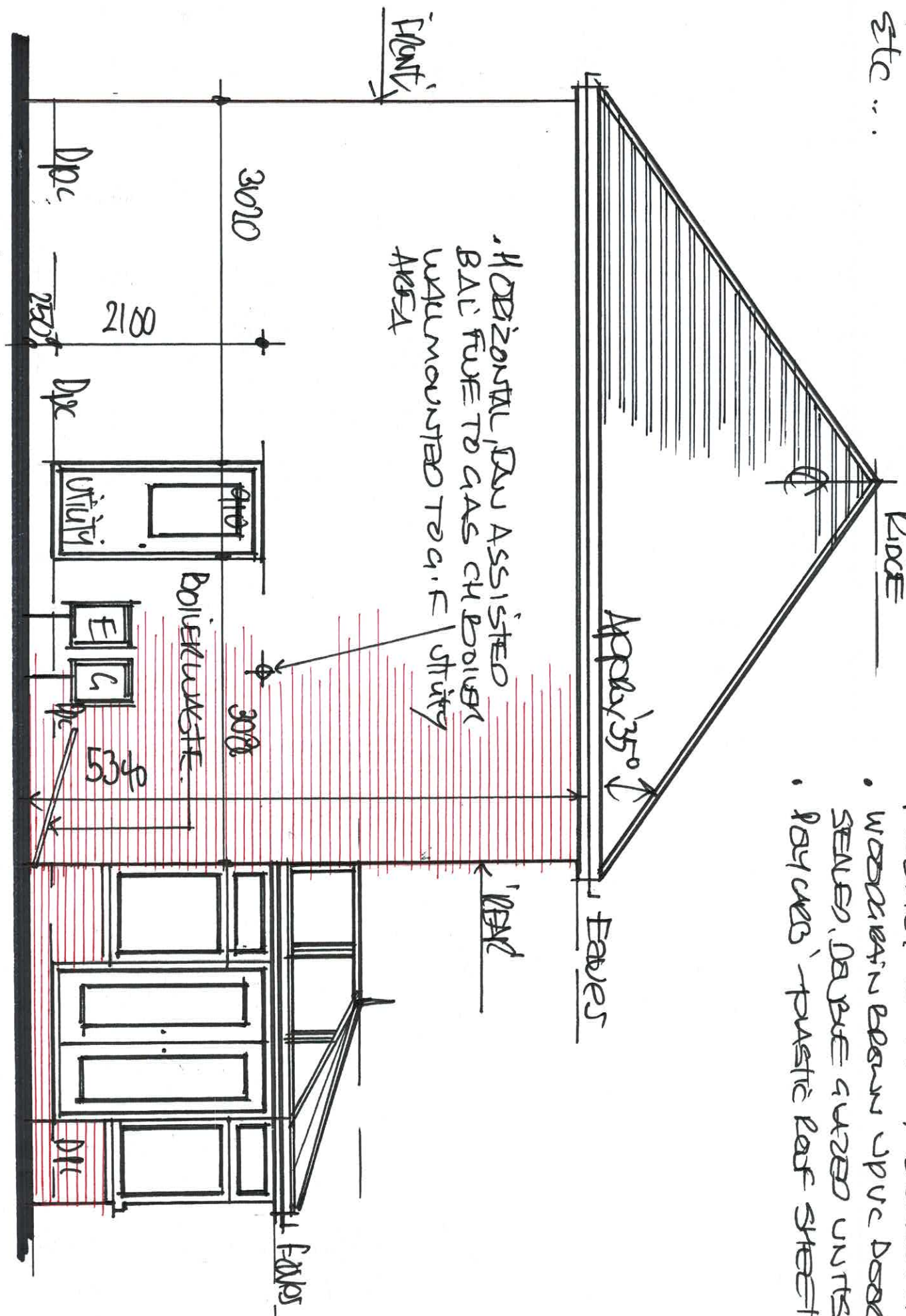
THESE PLANS, DETAILS AND DRAWINGS HAVE BEEN PROVIDED, DETAINED AND DRAWN FOR THE SITE PURPOSES OF APPLYING TO RESIDENCE COUNCIL'S PLANNING AND BUILDING CONTROL IN ORDER TO OBTAIN THE GRANT AND NECESSARY HOUSE-HOLDER PLANNING PERMISSION AND BUILDING REGULATIONS FURNISHES/ PLAN CHECKER'S APPROVALS, CONSISTS ... ONLY. PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE ... !!



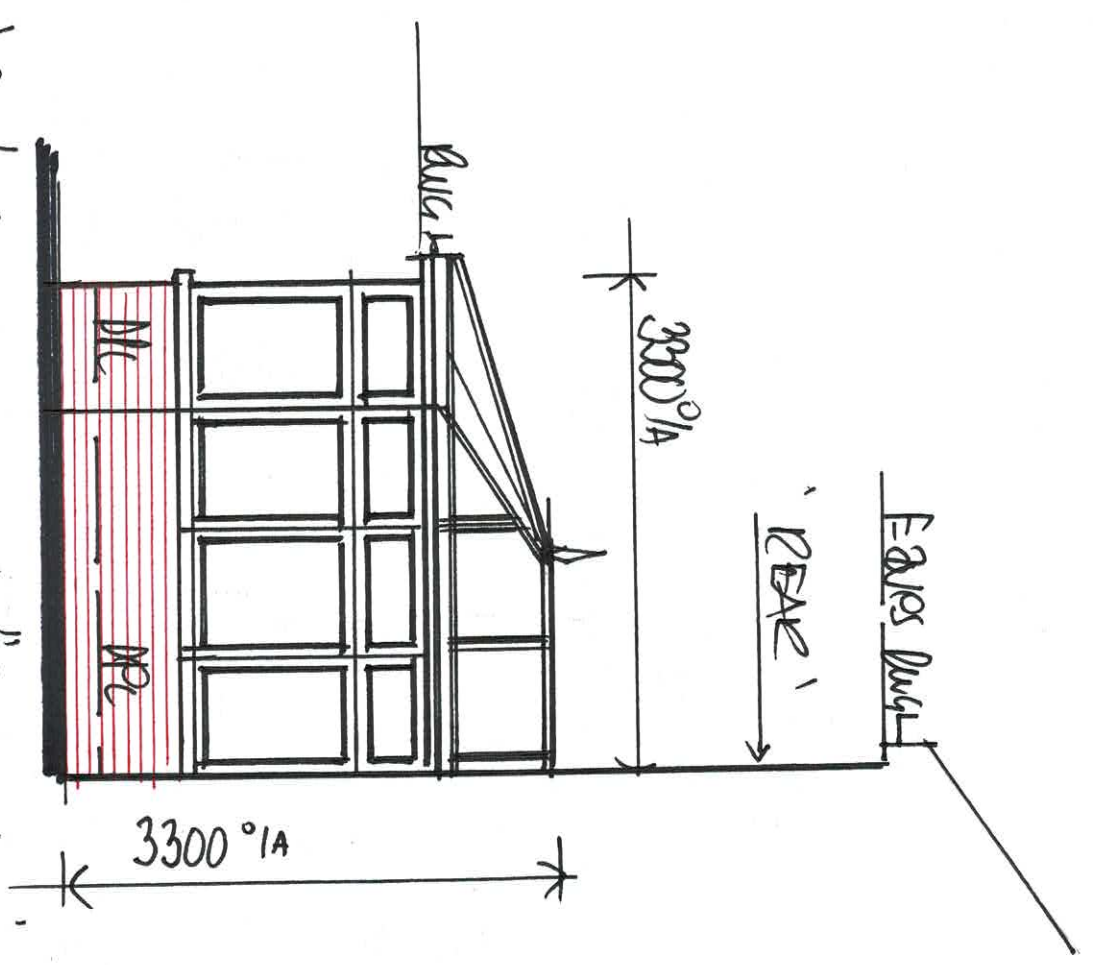
NOTE: AS ADVISED BY ARCHITECTS, THE 1/2 PROPERTY IS OWNED ON A "FREE-HOLD" TENURE (IN USE OF A LEASEHOLD ONE) SUBSEQUENTLY LANDLORDS CONSENT WILL NOT BE OBTAINED TO BE REQUIRED IN ADDITION TO LOCAL AUTHORITY PLANNING & BUILDING CONTROL PERMITS/CONSENTS ETC..

EXISTING MATERIALS:-

- SMALL PAIN CURT - ROSEMARY TYPE 'ROOF TILES TO AN APPROX 1 MIN 350 HIPPED/DUO PITCHED ROOFScape,
- BROWN UPVC FASCIA BOARDS FIXED TO BULK @ EAVES,
- 1 - BOX SECTION UPVC RAINWATER GUTTERS & DOWNSPOUTS,
- CLAY BED, AFTER LEAF-RAGE BEAMS IN STREET FOWER ROOM, 1:3 IS WATER METAL, CONCAVE/BUCKET HANDS POINTED,
- WOODRAIN BROWN UPVC DOOR/WINDOW LEAVES, ASSEMBLYS FIXED WITH SEALS, DABBE GAZED UNITS
- POLYCARBONATE ROOF SHEET CUPOLDS TO CONSERVATORY EXTENSION.



1:50 EXISTING 'SIDE VIEW - OFF "KINGS-WAY"



EXISTING SIDE VIEW FROM N°2 MOSS-AVE

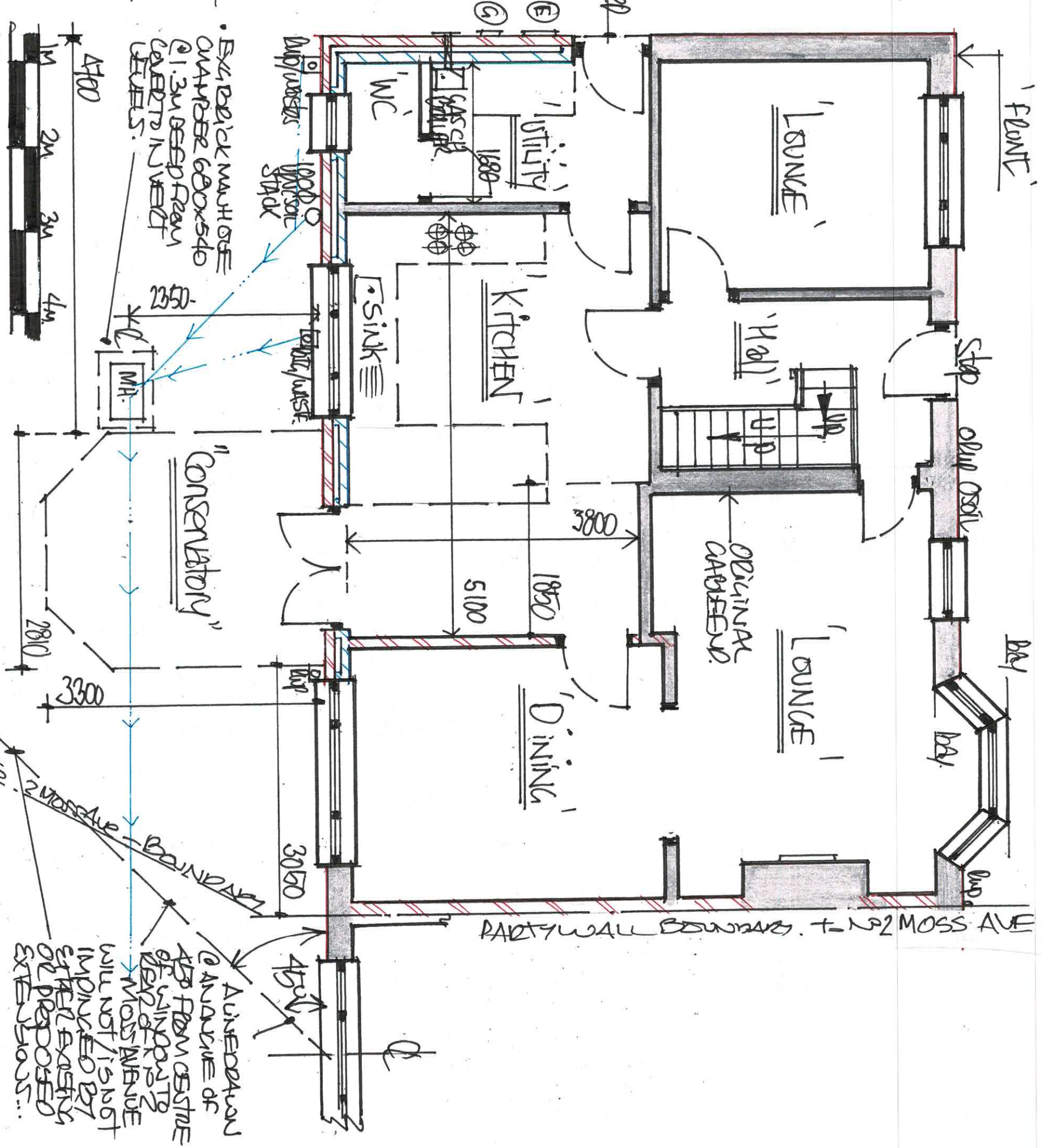
# SITE DRAINAGE:-

• AGE OF PROPERTY & OBSERVATIONS MADE  
 • TIME OF SURVEY, WOULD SUGGEST THAT A COMBINED SYSTEM OF FUL/SUB-BRANCH DRAINAGE EXISTS AND ATTITUDE BEAR OF THE PROPERTY APPEAR TO INTERSECT INTO A BRICK MANHOLE QUANTER TO REAR PARTS AREA. A DIAGRAM TO EX. CONSTRUCTORS @ APPX 2300/2400m AWAY FROM REAR WALL TO GUTTER OF 4100  $\phi$  (W/ DRAIN WITH AN INVERT LEVEL 1.3m BELOW GUTTER LEVEL AND IN DIRECTION OF N22 MOSS AVE. RUNNING BEHIND EX. CONSERVATORY ESTABLISHED @ REAR

• AS B. CONTRA. DO NOT STANDARDS  
 • PROTOCOL APPLIES FOR SHOWN DRAINAGE AND AS LONG AS DRAIN BRANCH IS NO MORE THAN 3m DEEP AND/OR LESS THAN 300  $\phi$  LOCAL AUTHORITY BUILDING CONTROL (LAB) ARE ABLE TO DEAL WITH SITE DRAINAGE WORKS IN VIEW OF 'UNITED. UTILITIES' NEEDING TO GET INVOLVED....

• PRIOR TO ANY WORKS COMMENCING ON SITE, CONTRACTORS TO ASCERTAIN RELEVANT EXACT POSITIONS, DIRECTIONS, DEPTHS, INVERTS AND ARISE TO UP-CRAVE, EXISTING TRENCH DRAINAGE TO SUPPORT PROPOSED WORKS AND AT ALL TIMES CARRIED OUT TO FULL SATISFACTION AND APPROVAL OF ABCO ON SITE... REAR REQUEST.

• MAINTAIN/ENSURE :-  
 1) EASY ACCESS TO ALL DRAINAGE INVESTIGATIONS TO FIND DRAINS VIA EX. PVC SOLESTACK TO BS4514 etc



1:50 EXISTING "G. FLOOR - PLAN"

D R C N: 4

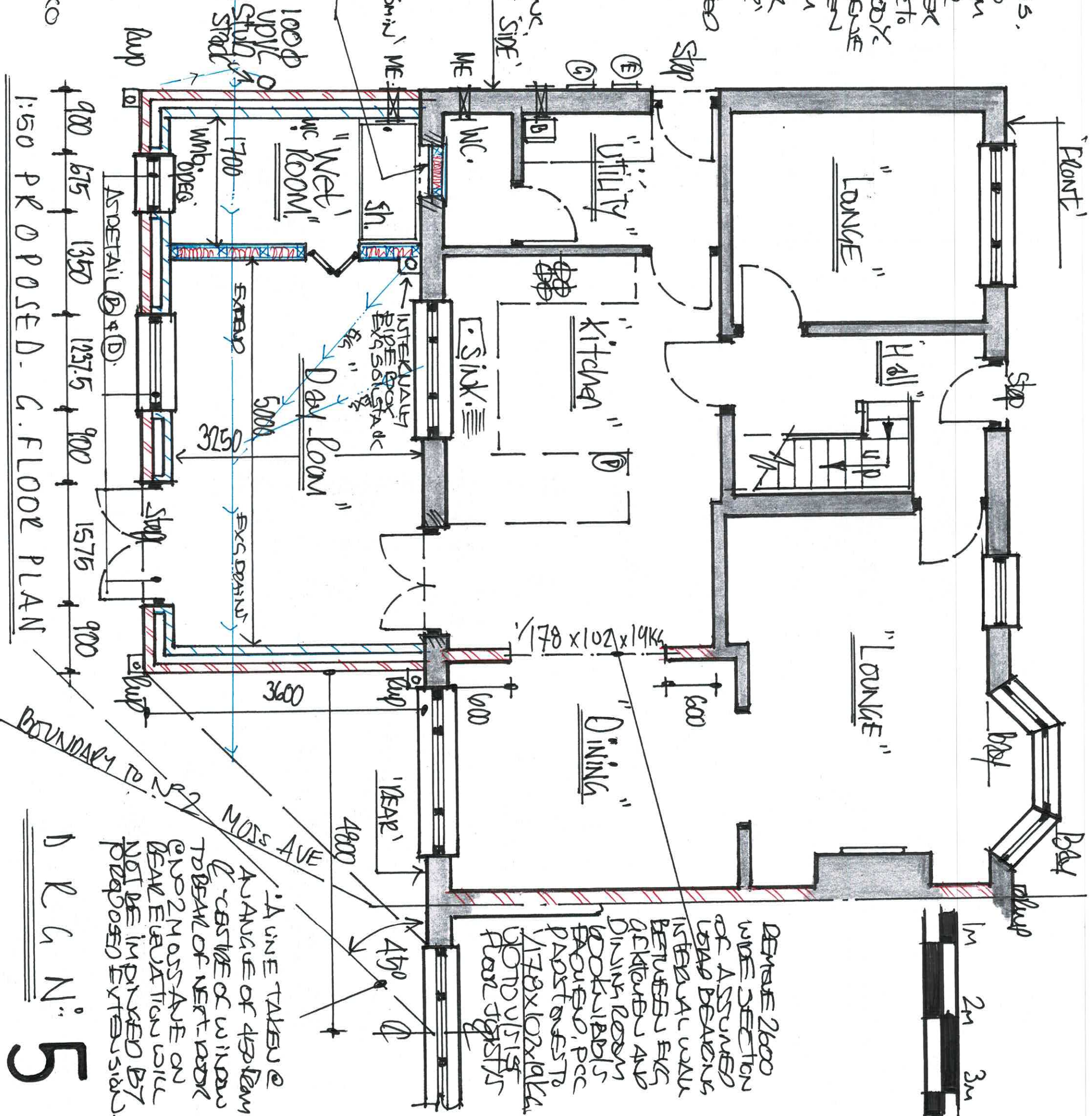
• AVOIDANCE OF ANNUAL OF 450 FROM COSTS OF WORKING TO REAR OF PROPERTY. WILL NOT BE IMPROVED BY EITHER EXISTING OR PROPOSED EXTENSIONS...

BUILD AS NON-LOAD BEARING, STUDS, GABLE END POSITIONED / AHEAD OF TO SUIT PROPOSED G. PORCH PART TO FORM A. G. FRONT WET-ROOM OFF BATH-ROOM @ MIN. 1700 WIDE IN TREATMENT SUSTAINABLE FRAME, 180x50 SUE PAPER OFF OPTO LONG FLOOR S40. VERTICAL STUDS @ 40% NOTATION TO SUIT. WITH 50mm 10kg/m<sup>3</sup> DENSE QUIT WOOD SAND INSULATION BETWEEN STUDS AS DETER AND 12.5mm x 125mm BASED FOR BACKED PASTERBOARD FOR INSULATION AND 2 SYSTEM UNIDECOR FINISH OR SPECIALIST GLAZED CEILING WITH FINISH TO WET ROOM AS SPECIFIED

$$\begin{array}{r} \text{DAY-ROOM} = 5.0 \times 3.25 = 16.25 \\ \text{WET-ROOM} = 1.70 \times 3.25 = 5.525 \\ \hline \end{array}$$
$$TDA = \frac{21.77}{M^2}$$

• REMOVE EXC. WINDMOUNT BEAR OF CFWK  
BUT UP OPENING IN TRIMMER RAMP IS  
PREFERRABLE AS ABOVE SPECIN —  
AND AS DEC F. B. BEGS PROVIDE AN  
EXTRACTION DUCT TO RUN NO RESISTANCE  
TO REC' FOR MECHANICAL RESISTANCE TO  
WINDMOUNT WITH A 1/4 H. TOR. — Bm in  
ONE-2-BURST

• CONSTRUCTION TO LOCATE EXISTING FOUNDATION DRAINAGE AND EXTEND BELOW PROPOSED EXISTING FOUNDATION WALLS OF FOUNDATION TO A NEW (I) INSPECTION CHAMBER @ HEAD OF (II) EXTENDED DRAINAGE AND @ THE INTERSECTION OF DRAINAGE (I) FOR EASY / READY ACCESS TO LOG NET, CCTV-CAMERA-SUBSET ETC FOR REMOVAL OF EXISTING CONCRETE CHAMBER BEING BUILT OVER ETC. AU REQUEST FOR SATISFACTION / APPROVALS OF LABCO ON SITE ETC....



1. A vine taken @  
A vine of 43 ft  
l - cost of wind  
to bear of net - 1000  
on 2 moss and  
bear evaluation  
NOT BE IMPROVED BY  
proposed extension.

DRSNI

Roof/skyline: 2x equal size, double

- Roof/Sky unit's :- 2x2 EQUALS SIZE, DOUBLE GAZED WINDOW/ KITCHEN TYPE OR SA ROOF/SKY UNITS INSTALLED TO INSULATE, VENTED ROOF-SCAFF TO DRY-ROOM AREAS, INSTALLED TO MANUFACTURERS RECOMMENDATIONS AND OTHER EXACT MATCHES. THE TYPE/POSITION AS ADVISED TO INSITE
- ENSURE A MIN 150MM NO. ROOF PITCH.
- DOUBLE PANE UP DO ROOF SPARE TO EITHER SIDE OF OPENINGS TO SUIT SIZE/POSITION ETC.

三

- AS DEEMED NECESSARY TO SPLIT INTO 180°  
AND OTHER BEAM SIZES AND WINDOW AND  
RAISE UP WINDOW SIZE HEIGHT TO MATCH  
THOSE TO BE TITLED / WITH EXTENSION  
AND FIT A NEW UP-DOUBT A VARIOUS  
WINDOW UNIT TO SUIT DEPENDS SIZE OF  
APERTURE etc

Page 1

## Abstract

# Detail

05

12

10

11

7

1:50 PROPOSED - "FEAR" - ELEVATION

PARTY WALL BOUNDARY TO N°2

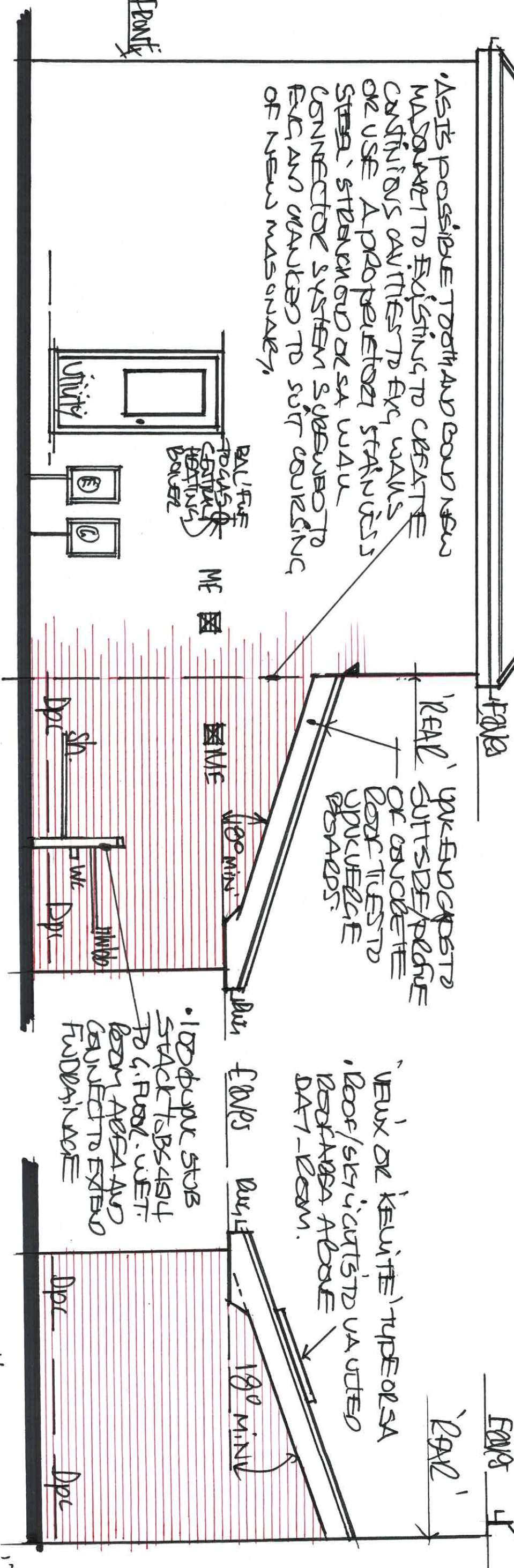
MASS. AVE

1m 2m 3m 4m

DRKN

EXTRACTION FANS (EXH) AS B. REQS DO NOT PROVIDE  
MECHANICAL EXHAUSTION TO C.F. WEST ROOM TO RUN NO  
LESS THAN 15 C/SEC AND TO C.F. WC @ 6 C/SEC USING  
A TOPPS S12 OR A 100-ALTE TYPE LOW VOLTAGE EXTRACTION  
FAN WITH AN ADJUSTABLE RUN-ON TIMER TO DIRECTLY  
OUT THE EXTRACTOR WALL CONSTRUCTION OF A CULITY WALL  
DUCT. SUESE, MAGNETIC CRUISE AND LOUVERE AND RANT  
WINDOW-LESS TO HAVE A 14 HOUR 15 MINUTE OVER RUN  
ETC.

A. FLOOR, WEST ROOM INSTALLATION  
 • CONSTRUCT PUMPS ETC AND APPURTENANCES TO PEE ABOVE A SQUARED  
 OF WELLS IN ORDER TO SUPPLY AND ISSU A WC WITH B. SHOWER (BATH  
 TO WEST ROOM AREA AND IN 1700 W/EX 3250 WITH EXACT SETTING  
 OUT AND AREA IN EAST OF SUITE AS ABOVE TO ON SITE  
 PUMPS TO EXTRACT MAINS SUPPLIED SUPPLIES AND HOT WATER  
 FROM EX GAS CH BOTTLE IN NEUTRAL ADJACENT PIPEROCK, VACUUM  
 TO CEILING / ROOF UNITS, ABOVE PATED IF SURFACE MOUNTED IN  
 HORIZONTAL / VERTICAL RUNS  
 • PUMPS TO CARRY OUT ALL SANITARY INSTALLATION'S TO BS 5572:-  
 1978 WITH UPUC WASTES, FINISH TO BS 5254.5255 FROM WC 1500  
 50 TRAYS, 3250 UPUC WASTES TO WIP, SHOWER (BATH WITH 75 DEEP  
 BESSAGES AUTH-VAC BOTTLE TRAP AUGER TO ADJACENT RUN'S  
 FANS / GABO BOTS BY PUMPS AND CONNECTED UP TO A NEW 1000  
 UPUC - 5011-5012 STACK TO BS 4514 ETC. CONNECTED UP TO  
 EXH FAN BRANCH DRAINAGE AS USUALLY. EXTRA ACCORDING.



1:50 PROPOSED "SIDE" VIEW - OFF KINGSWAY - AND - FROM NO 2 "MOSS-AVE

D R G N: 7