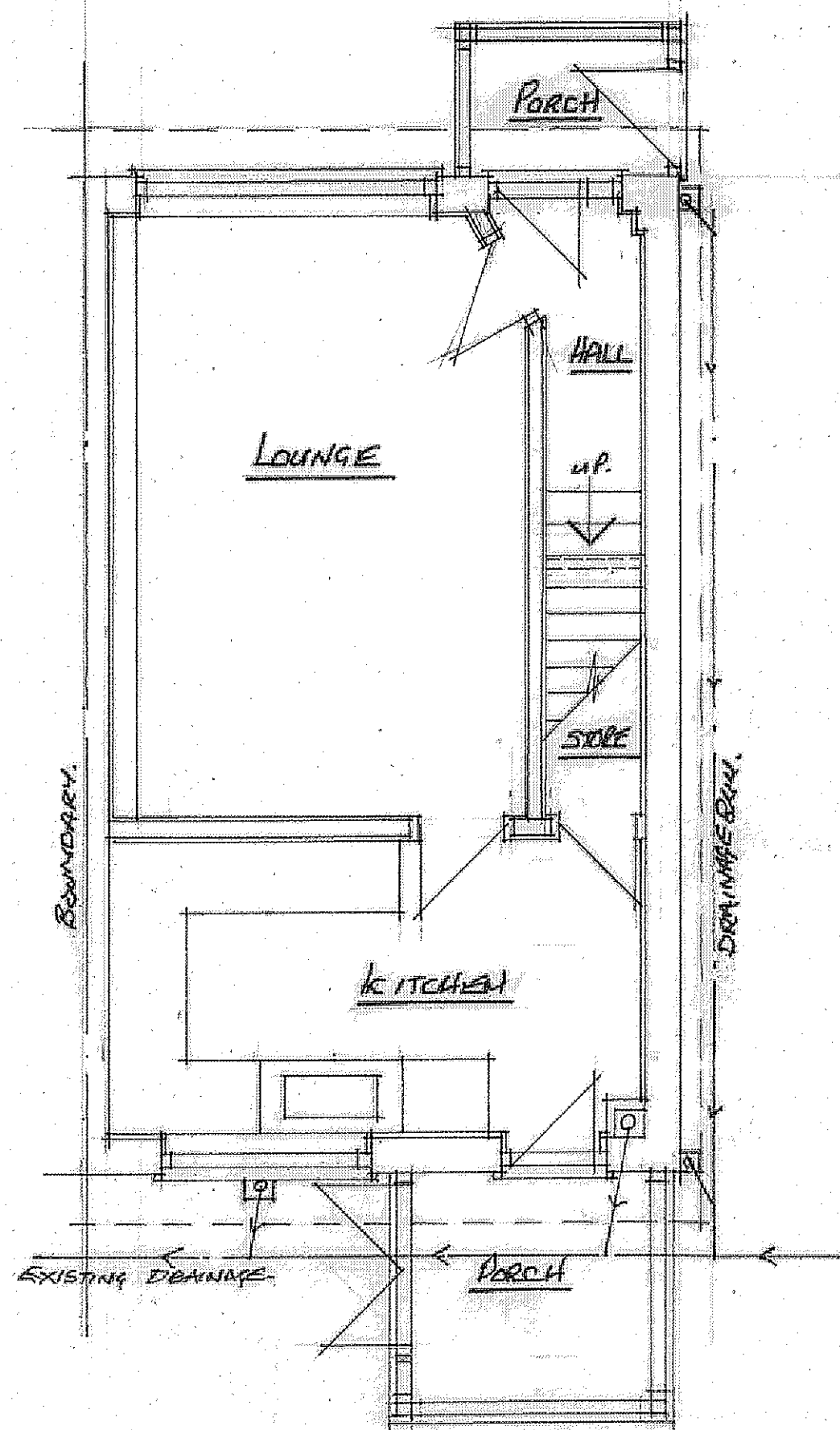
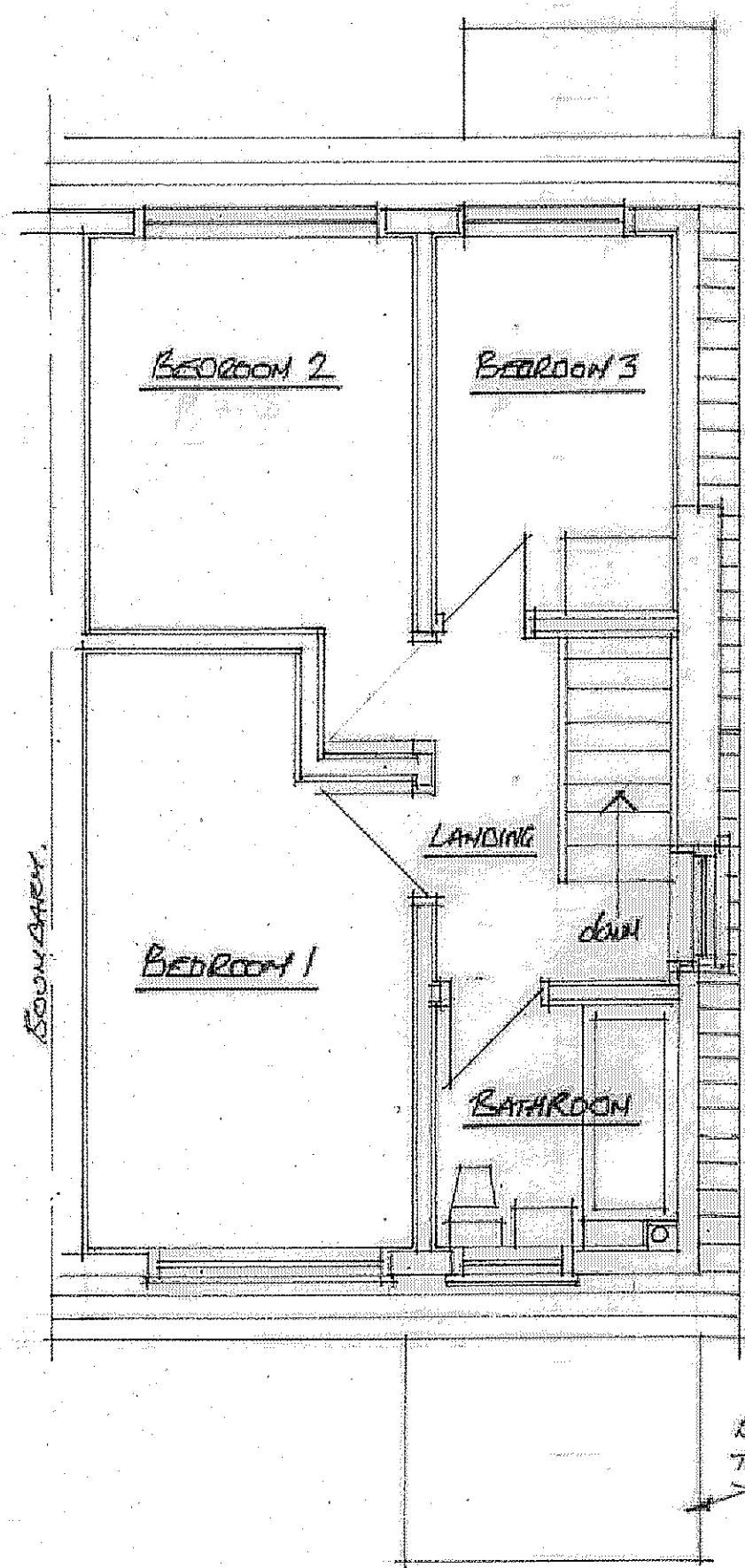




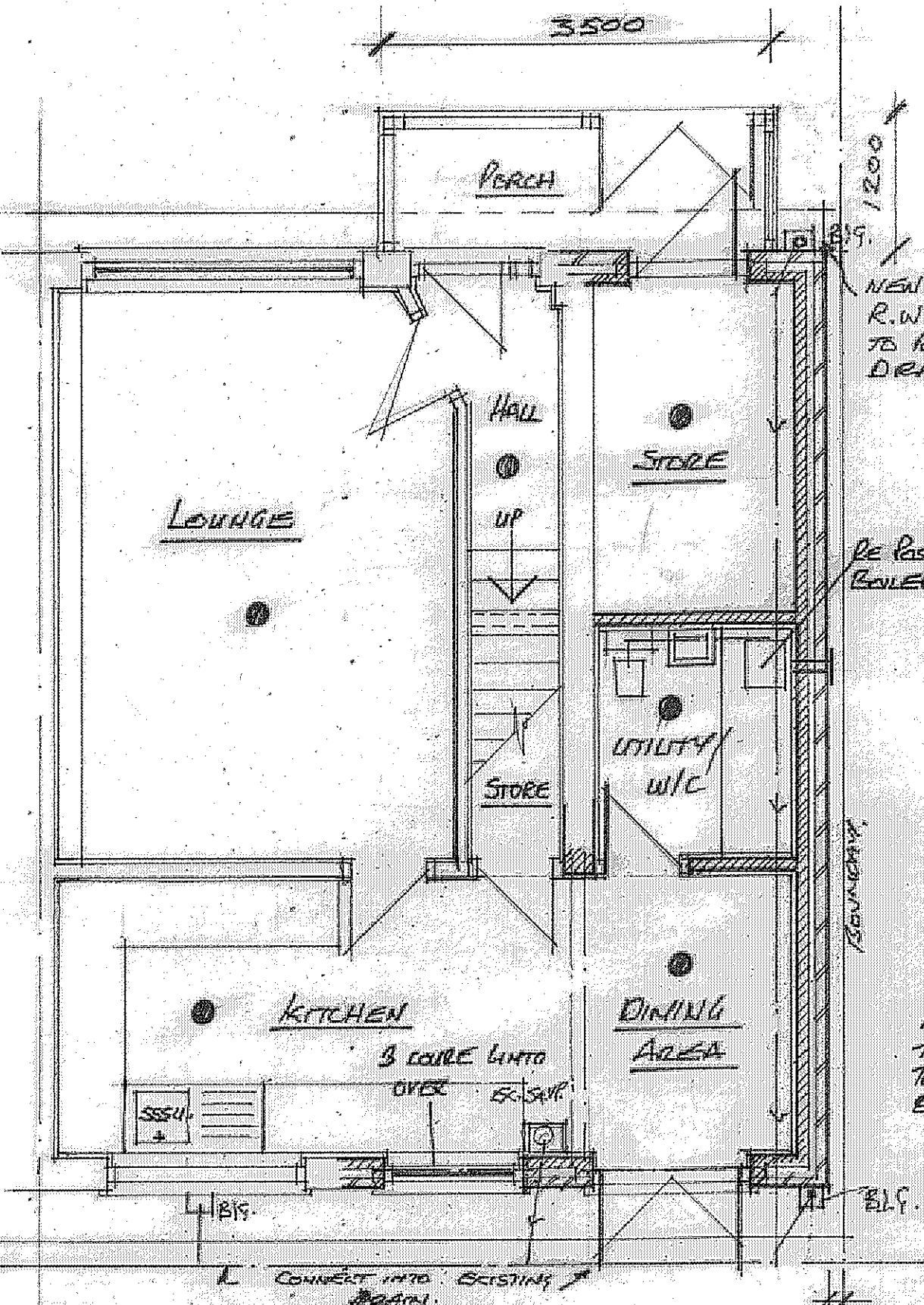
AS EXISTING GROUND FLOOR LAYOUT PLAN



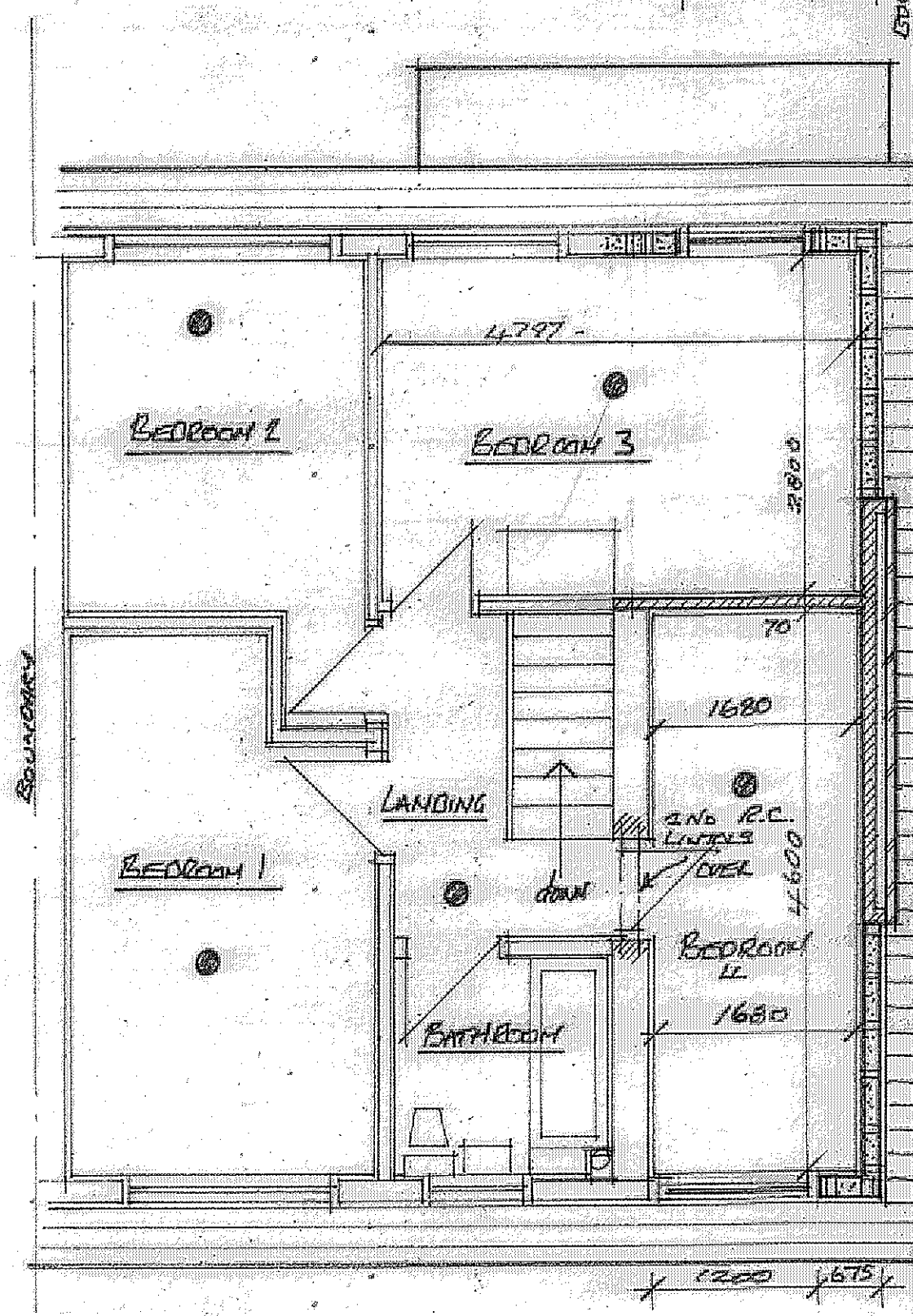
AS EXISTING FIRST FLOOR LAYOUT PLAN

BOUNDARY

BOUNDARY



AS PROPOSED GROUND FLOOR LAYOUT PLAN



AS PROPOSED FIRST FLOOR LAYOUT PLAN

NOTES:-

1. ALLOW FOR PERMISSION FROM ADJOINING OWNER PARTY WITH ACT 1996 BUILDING TO THE BOUNDARY.
2. ALLOW FOR CHECKING SERVICES. EXISTING WALLS.
3. ALLOW CONSTRUCTIONAL & MATERIALS QUERIES TO BE MADE BEFORE CONSTRUCTION.
4. ALL BUILDING WORKS TO COMPLY WITH DOMESTIC BUILDING SERVICES.

BE PASSED BY LOCAL

NEW BRICKWORK TO MATCH EXISTING TO BE APPROVED BY L.A.

CONVERT INTO EXISTING DRAIN.

UPVC CLADDING TO MATCH EXISTING

UPVC CLADDING TO MATCH EXISTING

UPVC CLADDING TO MATCH EXISTING

UPVC CLADDING TO MATCH EXISTING

UPVC CLADDING TO MATCH EXISTING

UPVC CLADDING TO MATCH EXISTING

UPVC CLADDING TO MATCH EXISTING

UPVC CLADDING TO MATCH EXISTING

UPVC CLADDING TO MATCH EXISTING

UPVC CLADDING TO MATCH EXISTING

UPVC CLADDING TO MATCH EXISTING

UPVC CLADDING TO MATCH EXISTING

UPVC CLADDING TO MATCH EXISTING

UPVC CLADDING TO MATCH EXISTING

UPVC CLADDING TO MATCH EXISTING

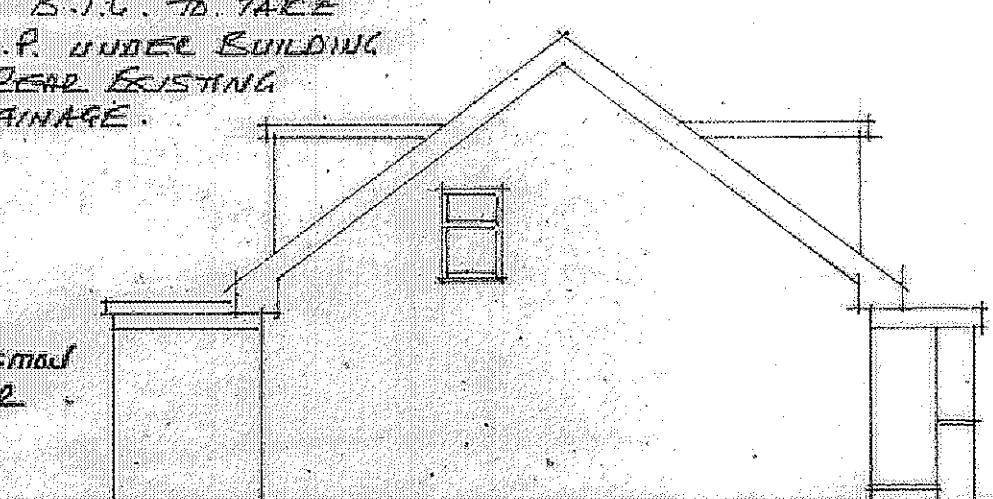
UPVC CLADDING TO MATCH EXISTING

UPVC CLADDING TO MATCH EXISTING

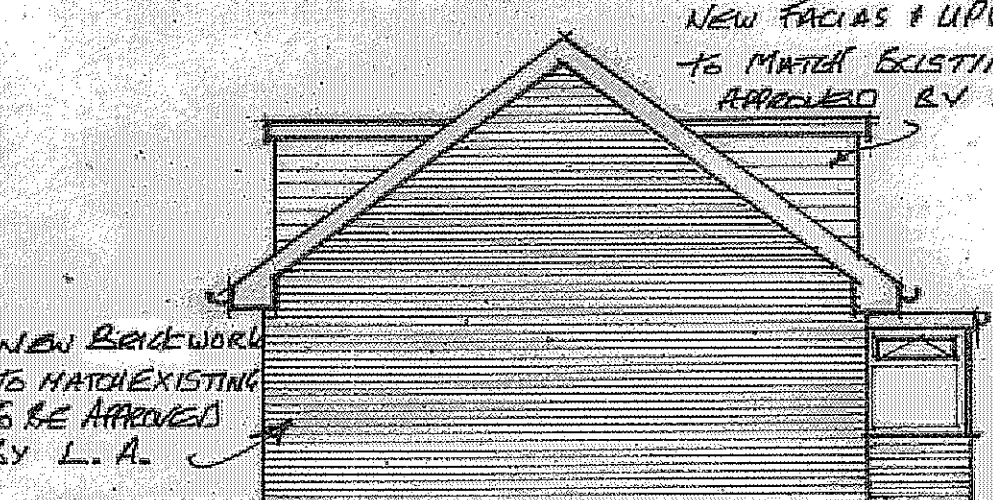
UPVC CLADDING TO MATCH EXISTING

UPVC CLADDING TO MATCH EXISTING

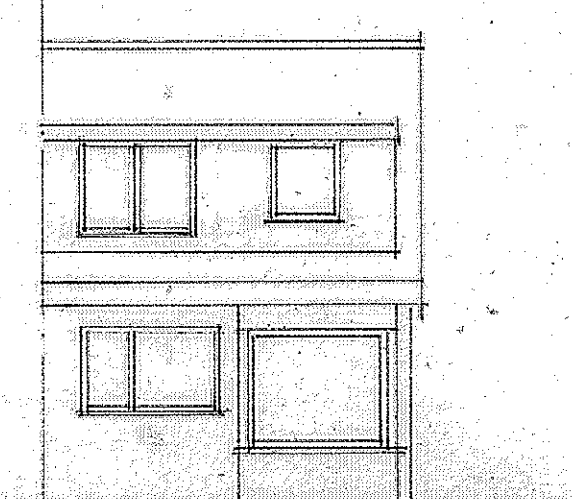
DO NOT SCALE THIS DRAWING ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK COMMENCES



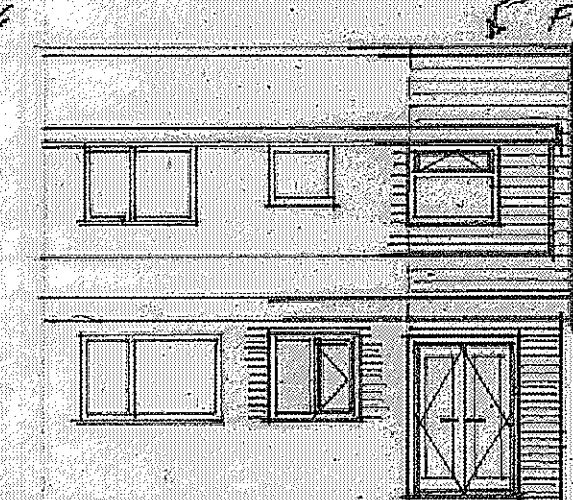
AS EXISTING SIDE ELEVATION



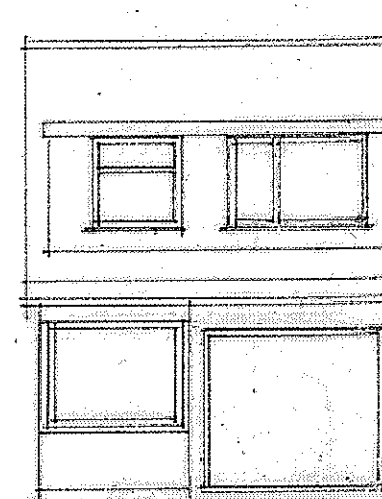
AS PROPOSED SIDE ELEVATION



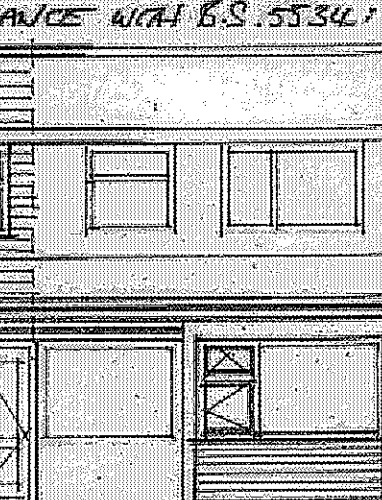
AS EXISTING REAR ELEVATION



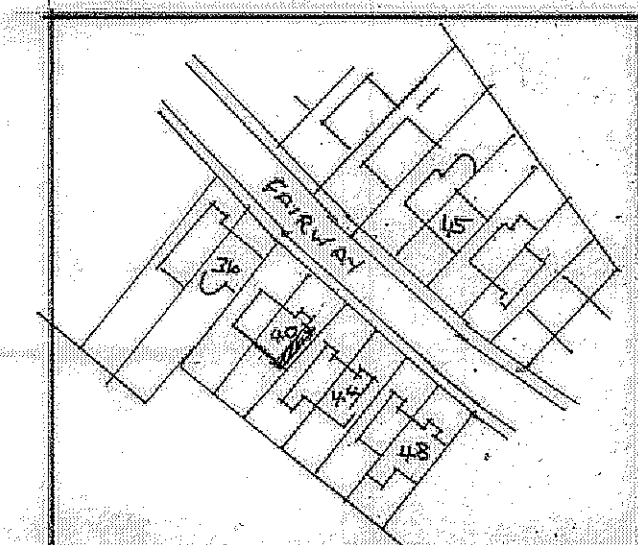
AS PROPOSED REAR ELEVATION



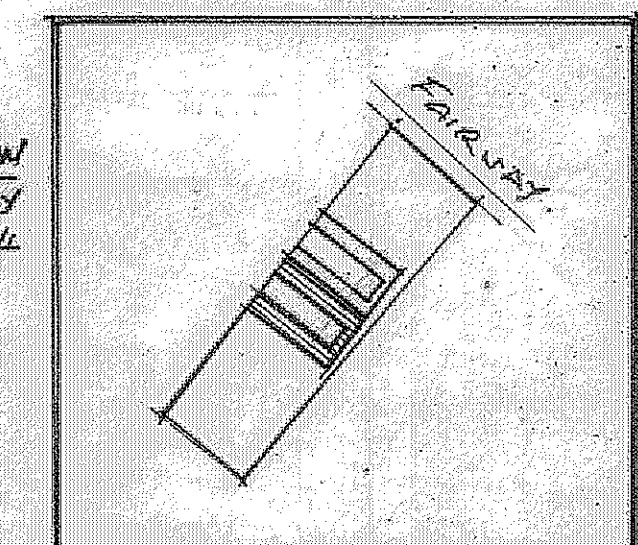
AS EXISTING FRONT ELEVATION



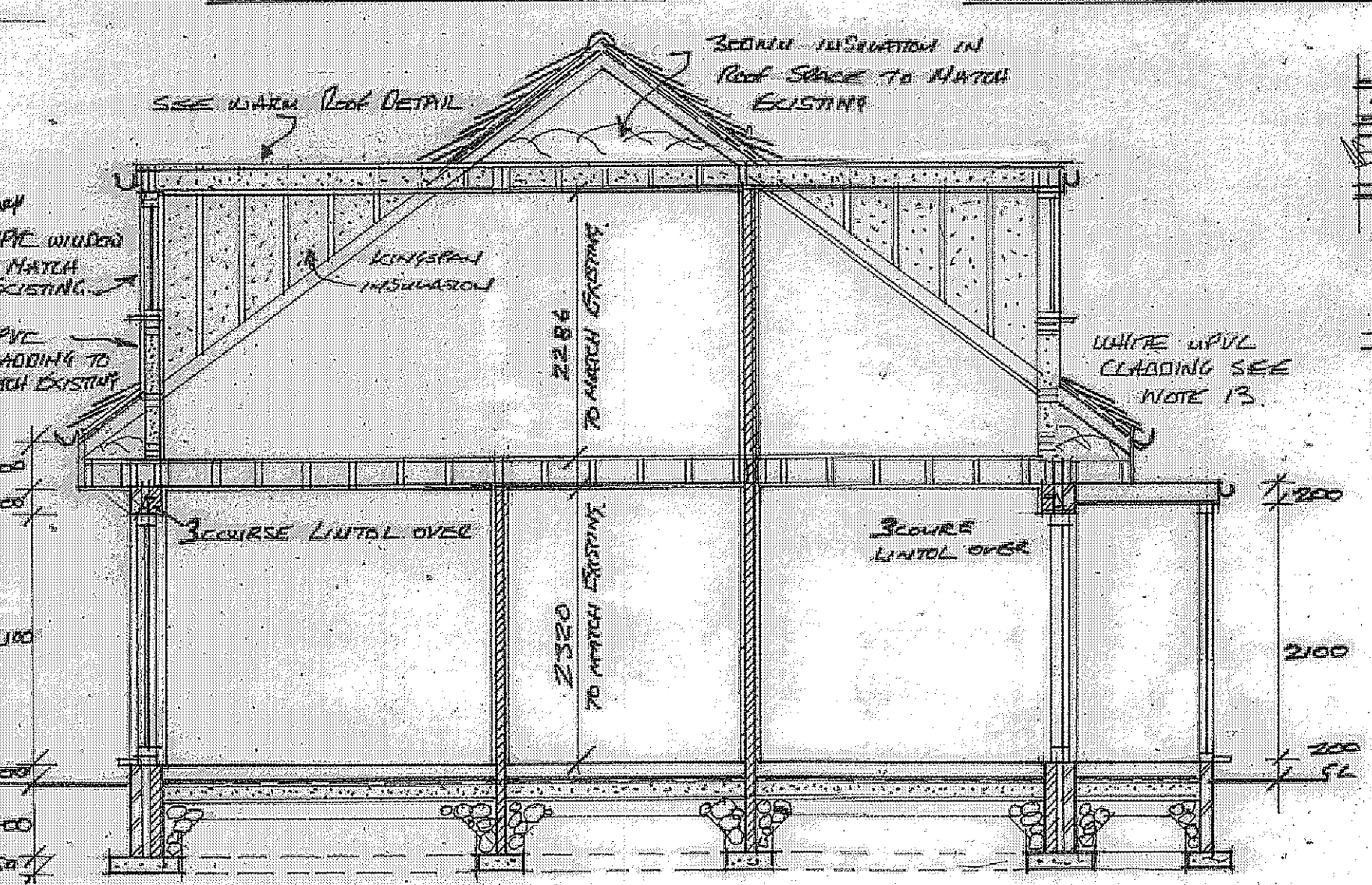
AS PROPOSED FRONT ELEVATION



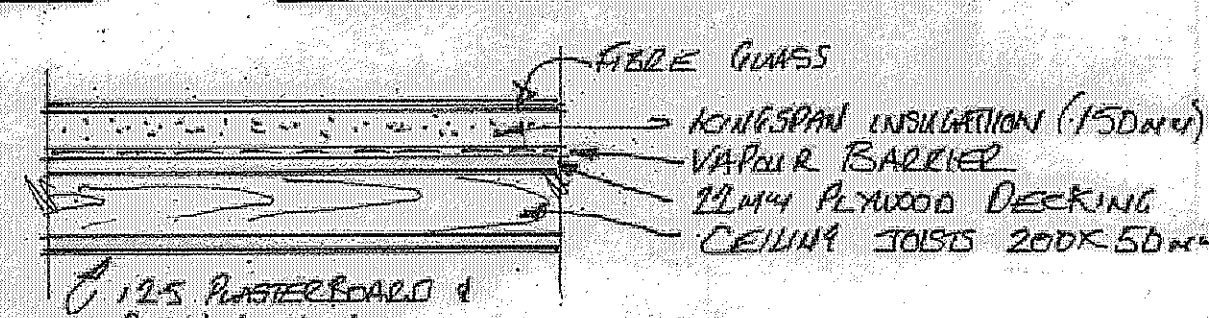
LOCATION PLAN 1:1250



BLOCK PLAN 1:500



PROPOSED SECTION THROUGH



SECTION THROUGH ROOF 0.15 V VALUE

5. ALL WORKING DIMENSIONS TO BE CHECKED ON SITE BEFORE CONSTRUCTION
6. ALL STRUCTURAL TIMBER JOISTS GRADED & TREATED ENDS.
7. NEW WINDOWS VENTILATION 1/20TH FLOOR AREA TRICKLE VENTS CHECKED
8. BACKGROUND (TRICKLE) VENTILATION OF 500MM² EQUIVALENT VENTILATION AREA IS REQUIRED TO EACH NEW HABITABLE ROOM.
9. NEW WINDOWS TO BE WHITE UPVC DOUBLE GLAZED SAFETY GLASS Pilkington 'K' GLASS ARGON FILLED CAVITIES TO PROVIDE 0.14W/M²K U-VALUE DRAINAGE
10. 100MM PVC GUTTERING TO MATCH EXISTING INTO 100MM DIA RAINWATER PIPE TO NEW S.I.C. TO RUN INTO DRAINAGE SYSTEM TO REAR.
11. NEW INTERNAL WALLS TO BE 70MM BLOCKWORK TO BE BUILT INTO NEW CABLE WALL TO ACT AS A BUTTRESS WITH PLASTERBOARD & SKIN ON DOGS.
12. SEE SECTION DRAWING WARM ROOF.
13. DORMER CHECKS SHOULD BE FIRE PROTECTED FROM OUTSIDE TO PROVIDE 30MIN FIRE RESISTING UPVC WHITE U-VALUE CLADDING ON 50X25MM TREATED BATTENS ON REINFORCED ROOFING FELT ON 200X50MM TREATED ROOF SPARS @ 400MM CTS NEW ROOF TO BE ANKORED TO HOUSE WALLS WITH M.S. STEPS @ 2M CTS 50MM AIR GAP TO PROVIDE VENTILATION TO ROOF.
14. MECHANICAL EXTRACTOR VENTILATION TO UTILITY & W.C. AREA GIVING 15 LITRES/SECOND M.C. FAN TO HAVE 15MINUTE OVER RUN CONFORM DOCUMENT 6 VOLUME 1.

GENERAL NOTES:-

14. MAINS WIRED INTERLINKED SMOKE DETECTORS ARE TO BE PROVIDED IN CIRCULATION AREAS TO CONFORM TO BS. EN 14604:2005 OR 5446-2:2005

15. ALL ELECTRICAL WORK TO MEET REQUIREMENTS OF PART P (ELECTRICAL SAFETY) WILL BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON REGISTERED WITH A COMPETENT PERSONS SCHEME & IN ACCORDANCE WITH BS.7671 CURRENT 17TH EDITION OF WIRING REGULATION.
16. 75% OF NEW LIGHTING MUST BE LOW ENERGY LIGHT FITTINGS EFFICIENT WITH LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 105 LUMENS PER WATT.
17. INSULATION TO WALLS & FLOORS & ROOF TO BE CONTINUOUS TO LIMIT THERMAL BRIDGING & AIR LEAKAGE.
18. 6% INTERLINKED FIBRED SMOKE ALARMS TO EACH FLOOR. BS.5839.
19. 516 LEAD FLASHING AROUND PERIMETER OF NEW DORMERS

FOUNDATIONS:-

20. FLOOR 150MM 1:2:4 CONCRETE SLAB ON 1200 GAUGE VISQUEEN D.P.M. ON 150MM KINGSPIR ON 50MM SAND BEDDING ON 150MM CONSOLIDATED HARDWARE. FOUNDATIONS TO COMPLY WITH A1/A2 OF BUILDING REGULATIONS FOUNDATIONS MUST BE TAKEN TO INVERT LEVELS OF DRAINS WHEN PASSING WITHIN 1M OF DRAINS WITH R.C. LINTOLS OVER DRAINS PASSING THROUGH WALLS. VOID FILLER WITH COMPRESSIBLE SEALANT.

DRAINAGE:-

21. 100MM PVC GUTTER TO MATCH EXISTING INTO 100MM DIA RAINWATER PIPE TO NEW S.I.C. 42MM WASTE 75MM DEEPER ANTI VAC TRAPS TO SINKS. W.C. KWIC FIT TO CONNECT INTO 100MM S.I.P.
22. ENSURE NEW PIPES IN 100MM CONCRETE WHEN RUNNING UNDER BUILDING.
23. 3 COURSE CATNIC OR SIMILAR LINTOLS OVER NEW OPENINGS.

WALLS:-

24. WALLS:- WALLS - 0.18W/M²K ROOF - 0.11W/M²K WINDOWS - 0.14W/M²K
25. 90MM KOWTHERN INSULATION TO BRICK WALLS WITH 10MM AIR GAP TO CAVITY

PITCH ROOF CONSTRUCTION:-

26. NEW ROOF TILES TO MATCH EXISTING ROOF ON 50X25MM TREATED ROOF BATTENS ON REINFORCED ROOFING FELT ON 200X50MM TREATED ROOF SPARS @ 400MM CTS NEW ROOF TO BE ANKORED TO HOUSE WALLS WITH M.S. STEPS @ 2M CTS 50MM AIR GAP TO PROVIDE VENTILATION TO ROOF.
27. MECHANICAL EXTRACTOR VENTILATION TO UTILITY & W.C. AREA GIVING 15 LITRES/SECOND M.C. FAN TO HAVE 15MINUTE OVER RUN CONFORM DOCUMENT 6 VOLUME 1.

PROPOSED SIDE EXTENSION & DOUBLE DORMER TO PROVIDE EXTRA BEDROOM & ENLARGE BEDROOM UPSTAIRS. STORAGE AREA UTILITY & W.C. ROOM DINING AREA ON GROUND FLOOR. FOR JOSIE KENNY. 140 FAIRWAY CASTLETON. ROCHDALE OL11 3BU.

SCALE:- 1:100 1:50 1:1250 1:500

DATE:- FEBRUARY 2025