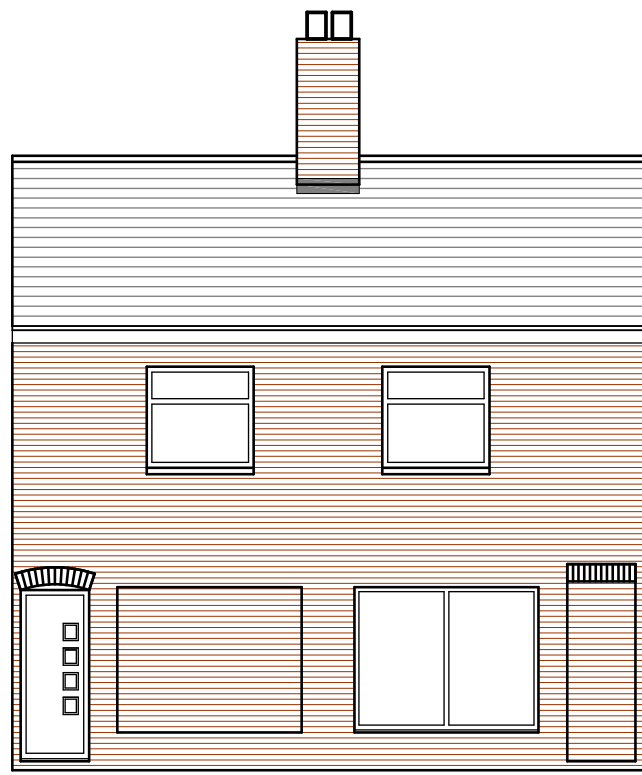
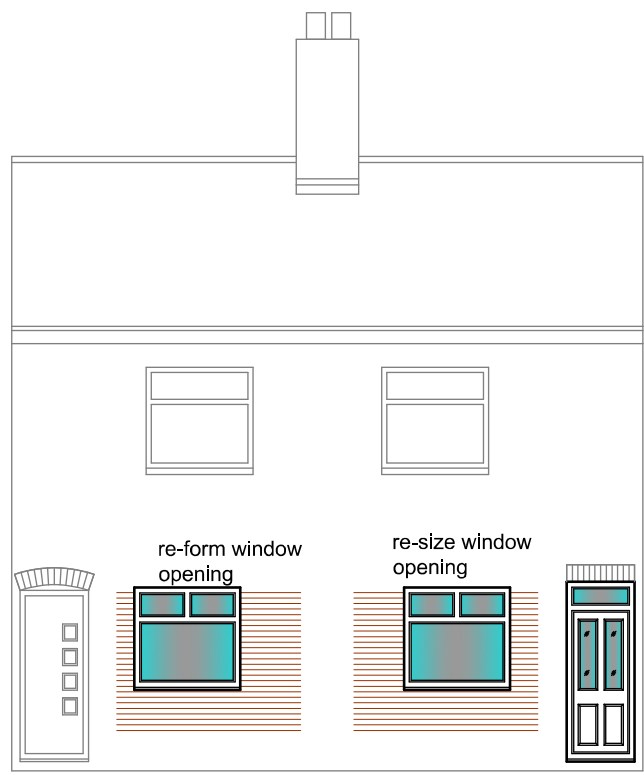
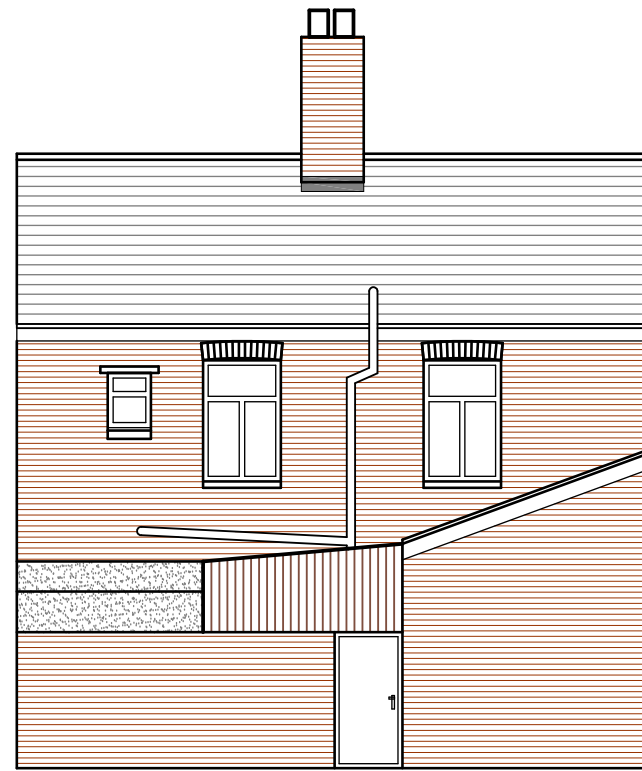




EXISTING FRONT ELEVATION



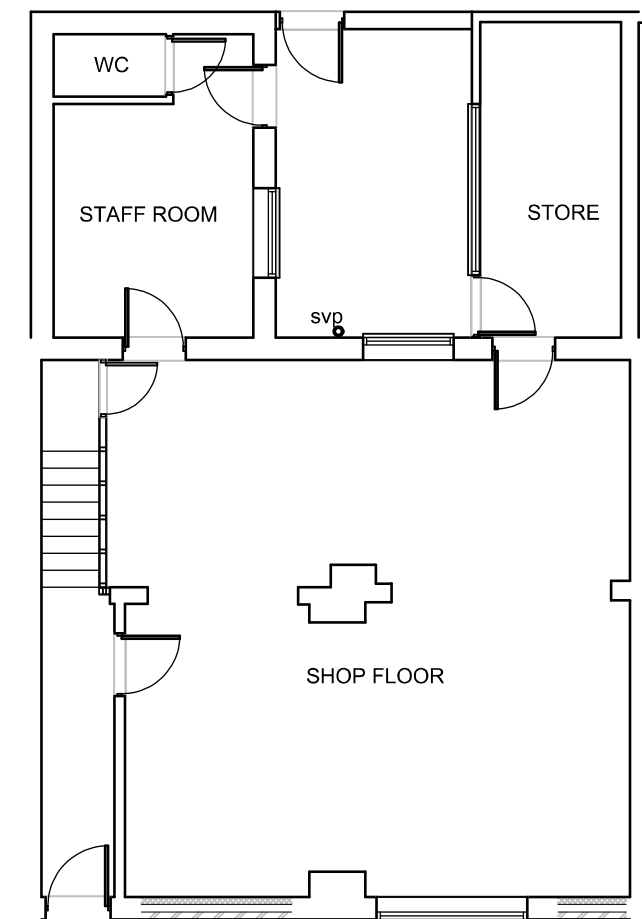
PROPOSED FRONT ELEVATION



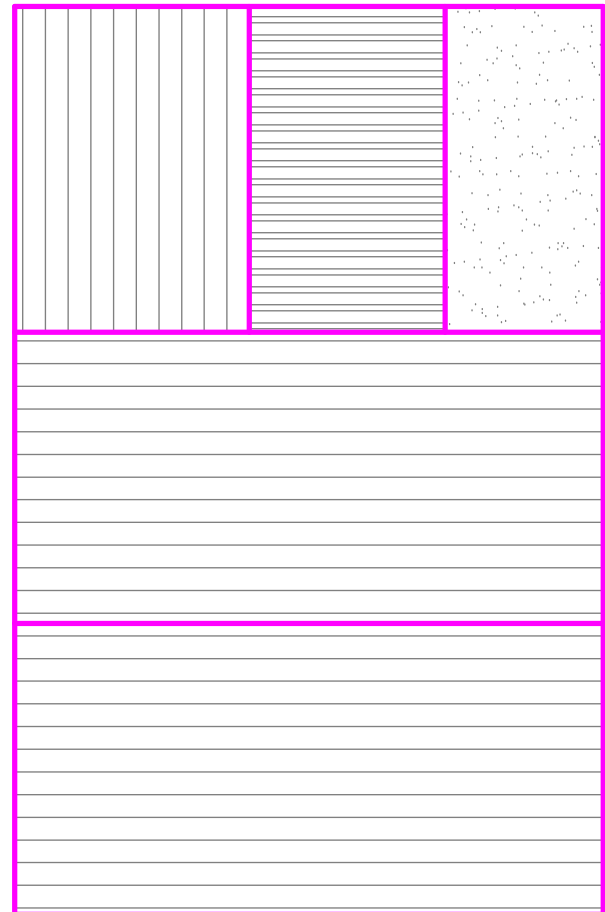
EXISTING REAR ELEVATION



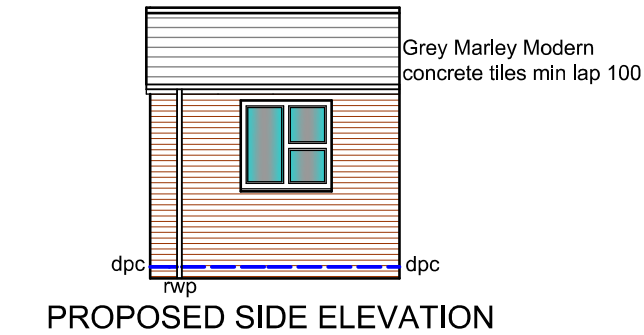
PROPOSED REAR ELEVATION



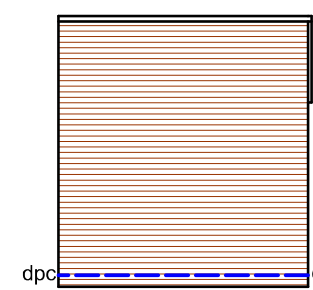
EXISTING GROUND FLOOR PLAN



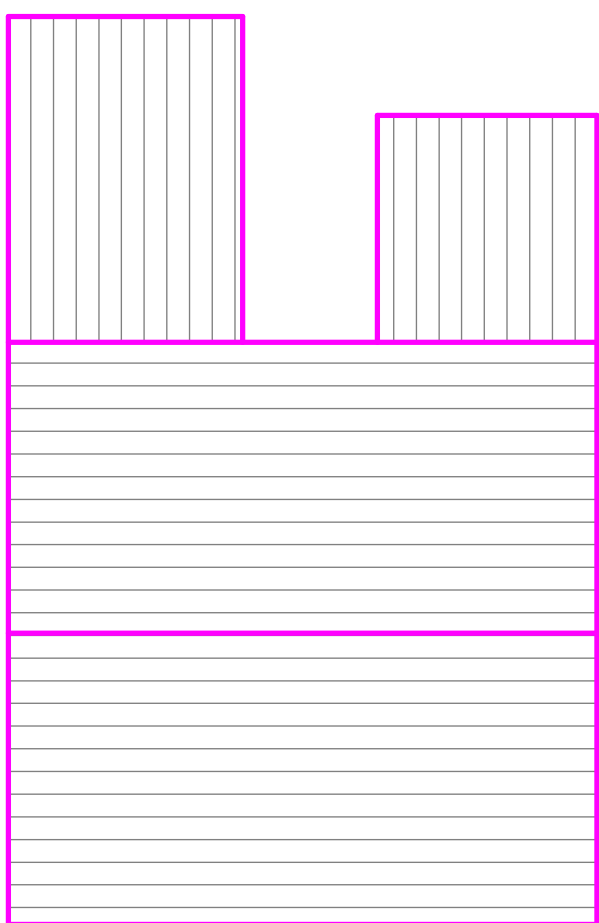
EXISTING ROOF PLAN



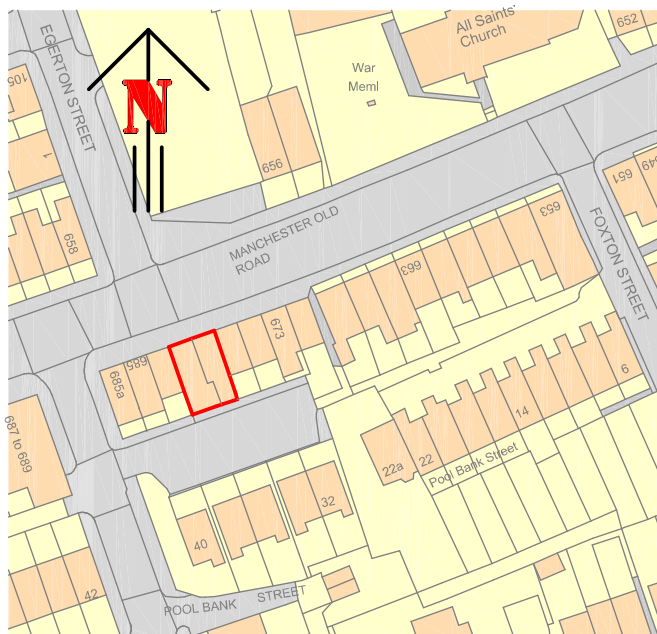
PROPOSED SIDE ELEVATION



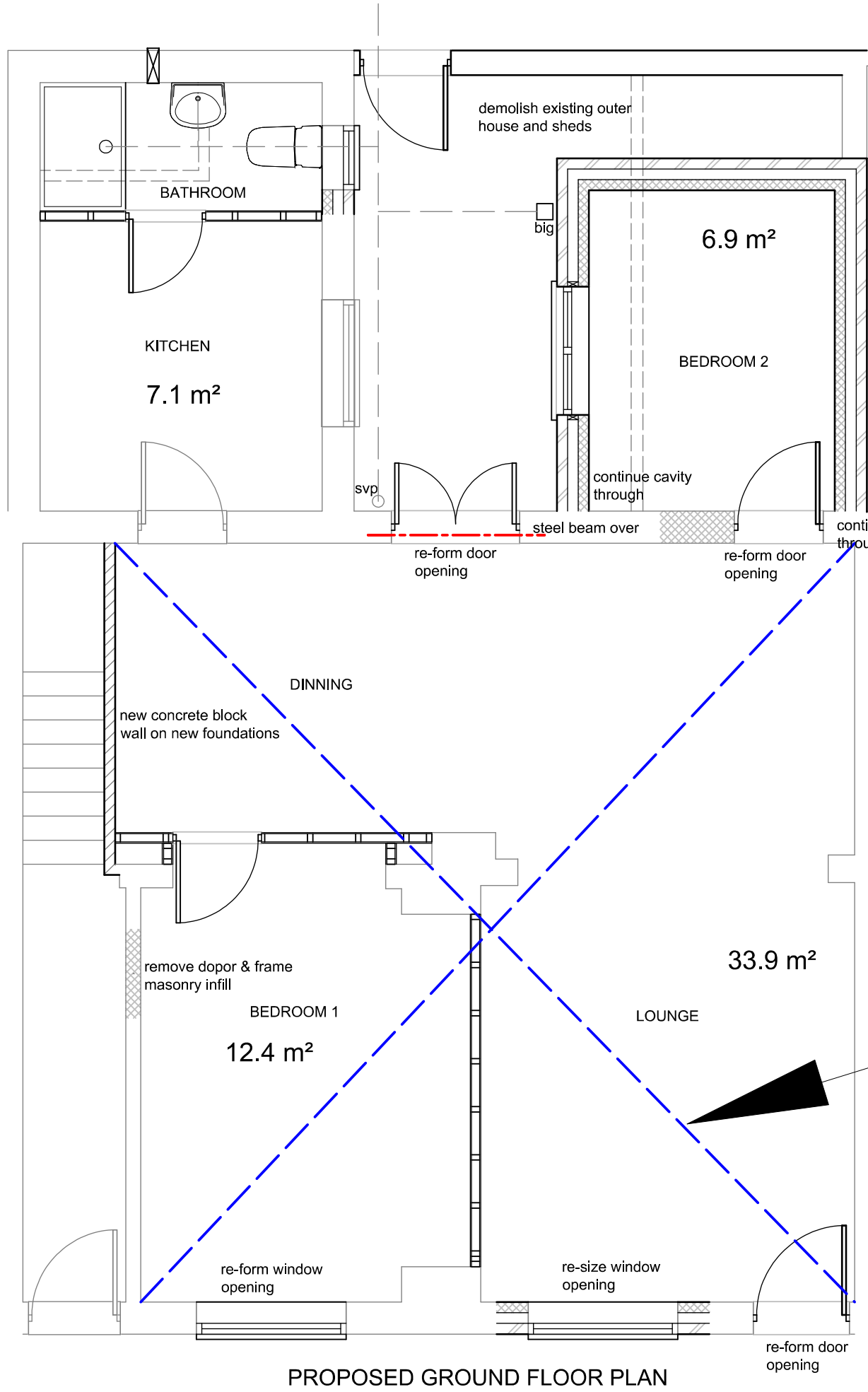
PROPOSED SIDE ELEVATION 2



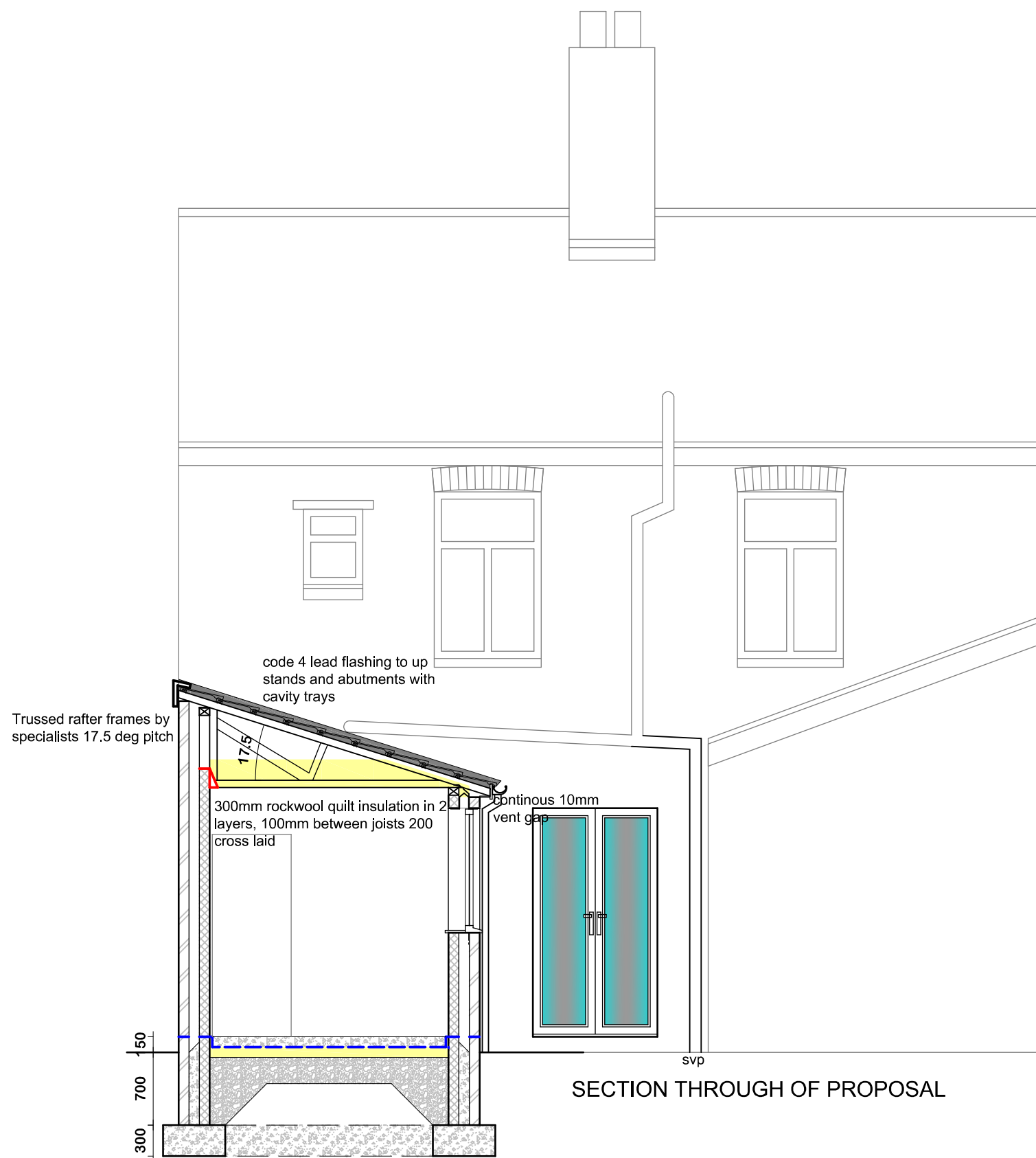
PROPOSED ROOF PLAN



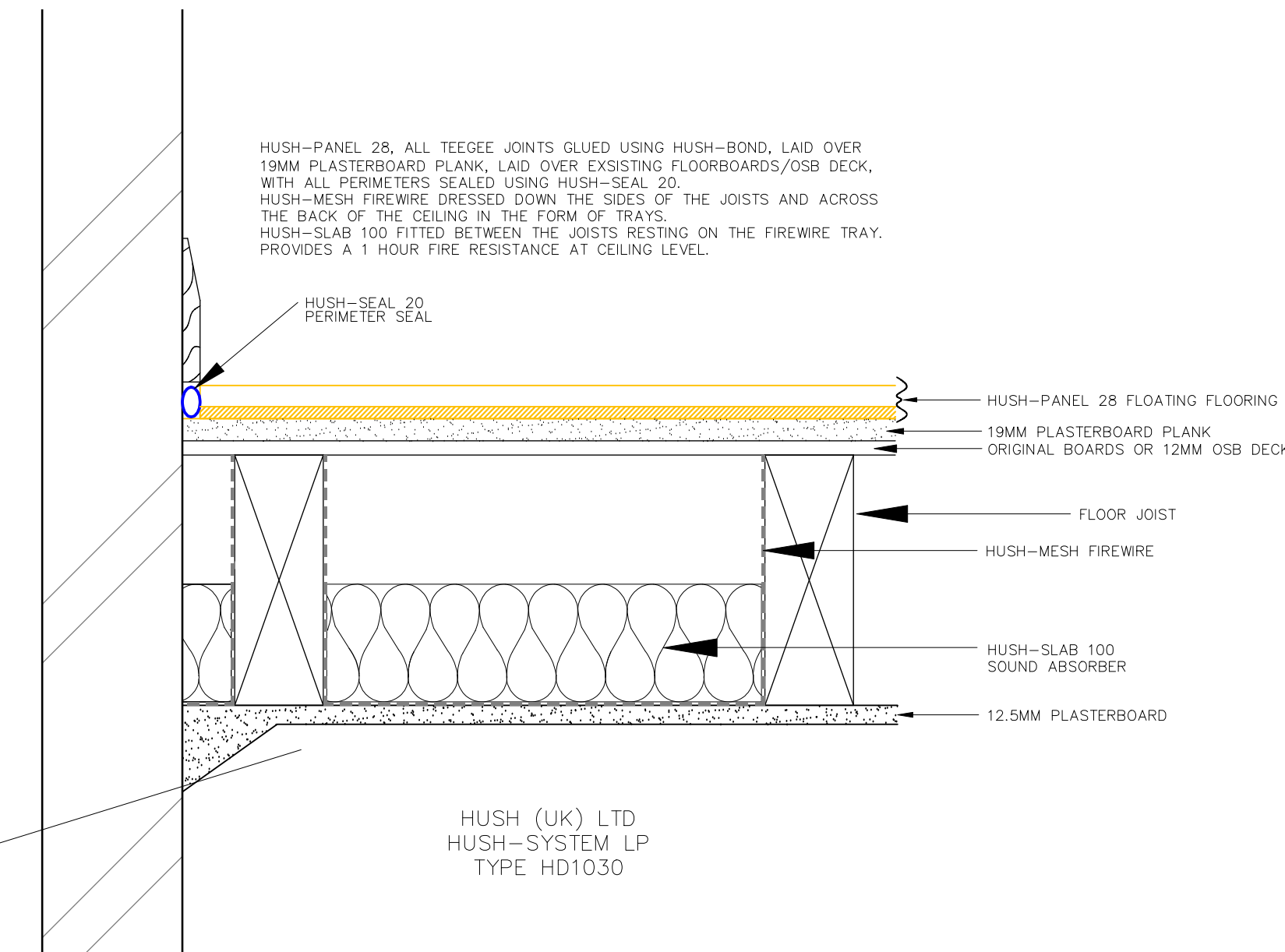
Scale 1:1250



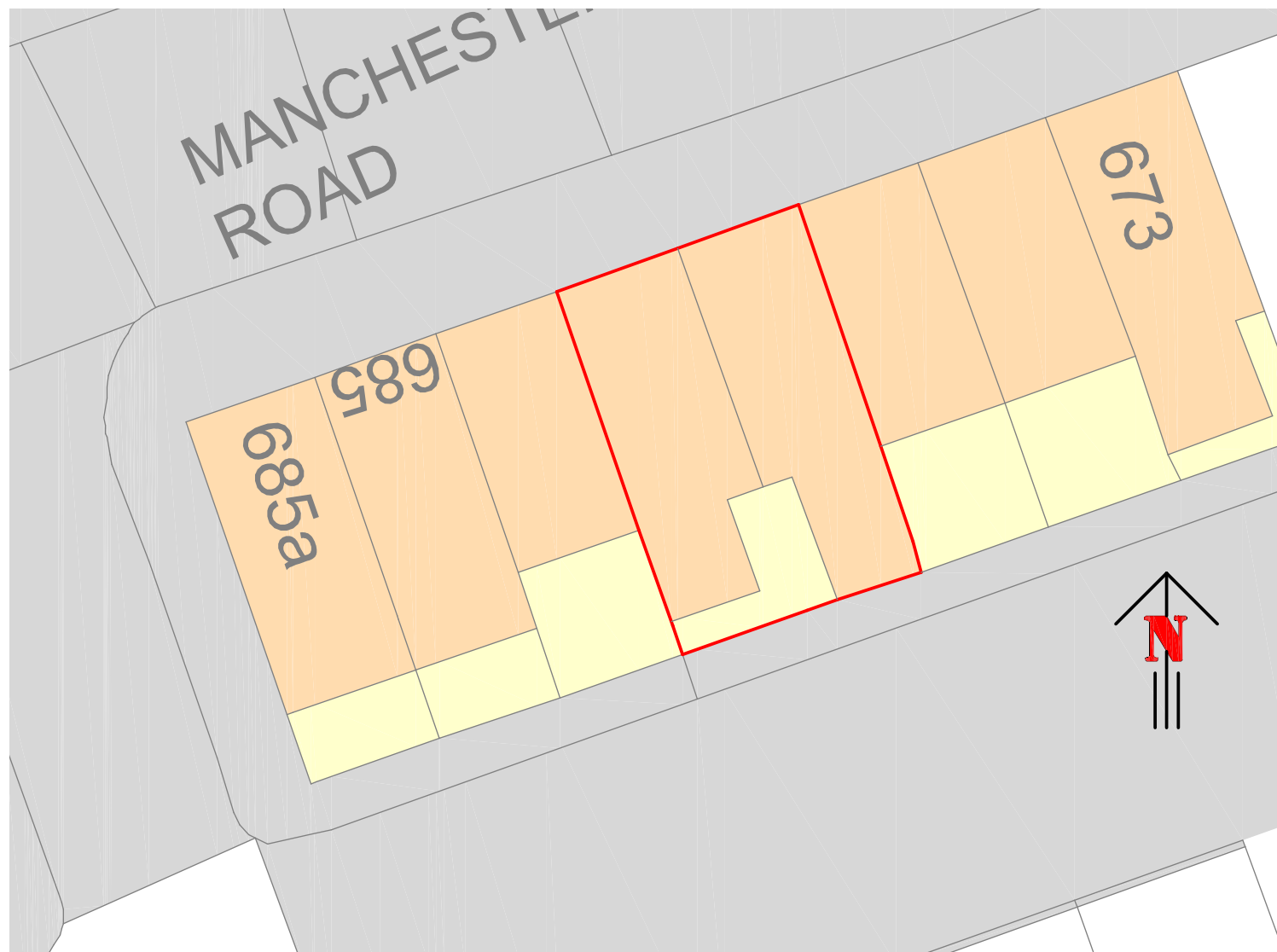
PROPOSED GROUND FLOOR PLAN



SECTION THROUGH OF PROPOSAL



EXISTING SITE PLAN PLAN @ 1:200



PROPOSED SITE PLAN PLAN @ 1:200

SPECIFICATION GENERAL

All materials and workmanship to comply with the recommendations and requirements of all current and relevant British Standards and Codes of Practice and Building Regulations.
CONTRACTOR & CLIENT TO ENSURE ALL WORKS, SITE SAFETY, SECURITY & WELFARE CARRIED IN ACCORDANCE WITH HSE STANDARDS AS SET OUT IN CDS0: IND0411 AND COM REGULATION 2015.
All proprietary products to be used fully in accordance with manufacturers instructions. All structural timbers C16 grade and preservative treated. These must be read in conjunction with any Structural Engineers details and calculations by others, showing fabrication details etc., from which the builder must work to.

FOUNDATIONS

To building Regulations A12 Part E, depth to be decided on site according to ground conditions. foundation size 600x300 C30 mix.

EXTERNAL WALLS

'U' Value 0.18W/m²K
102mm facing brick to match existing, 100mm cavity with 90mm Kingspan board insulation batts fixed to inner leaf lightweight blockwork 'K' value not less than 0.11W/mK and a density not less than 450Kg/m³, 13mm lightweight plaster, stainless steel Wall ties at 900mm horizontally, 450mm vertically, 300mm around openings, all cavities closed with damcor or similar approved insulated cavity closer. Dpc 150mm above finished ground level, cavity trays to lintels, weak mix concrete cavity fill to ground level.

GROUND FLOOR

'U' Value 0.18W/m²K
65mm screed on 100mm Kingspan TPI10 insulation board on 100mm concrete floor slabs on 1200gauge Viqueine dpm on 30mm blinding, with 25mm kingspan upstand insulation to perimeters.

LINTOLS

to have min end bearing of 150mm, and 2nr weep holes.

PARTITIONS

100mm lightweight blockwork, 13mm lightweight plaster, 75mm studs at 450cc, 12.5mm plasterboard both sides, 3mm skim, in-filled with Rockwool sound insulation.

VENTILATION

Opening casements to be min 1/20th floor area, fit mechanical ventilation to shower room with timer overrun min 150sec achieving 3 air changes per hour, 225x150 air bricks sleeved through to inner leaf, with plastic hit and miss vent internally to room housing washing machine, 150mm diam extractor to kitchen to achieve 60 l/sec as per regulation F1 1995

ROOF

'U' value 0.15W/m²K insulated at pitch line
Grey Marley Modern tiles on treated sw battens on sheathing untearable breathable roofing felt on Trussed rafters at 600cc notched over 100x75 Wall plate strapped to Wall at 900cc, eaves vented by 10mm continuous air gap with Trimlock eaves ventilator or similar.

PLUMBING & ABOVE GROUND DRAINAGE

with 32mm trap, 75mm seal, 50mm waste, shower 40mm trap, 75mm seal, 50mm waste, wc 75mm trap, 50mm seal, 100mm waste, washing machine, 38mm pipe.
Sanitary pipe work in accordance with BS5572, provide 110mm dia. soil and vent pipe, terminating 900mm above any adjacent window opening via a suitable wire mesh bird guard and provide a roding access point at base, svp's to discharge into inspection chamber via a suitable rest bend connected to existing drainage

RAINWATER

100mm half round upvc gutters, 68mm diam water pipe to discharge into sealed back inlet gully.

DRAINAGE

100mm Hepworths or similar approved upvc pies with flexible joints bedded and surrounded in limestone chippings, drains under and within 100mm of external walls to be encased in 150mm concrete and linted over through walls, foundations to be taken down below Invert level of drainage, any drains becoming redundant to cut an capped off with a sand cement mix.

MANHOLE

precast concrete or 230 class B engineering brick on 150 concrete base with sand cement haunching to channels, Grade B cover bedded in grease and frame set in 150mm concrete surround.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) will be designed, submitted, inspected and tested by a competent person to do so. Prior to completion the Local Authority must be satisfied that either Electrical Installation Certificate issued by competent person or appropriate certificate and for as defined in BS 7671 is to be submitted.

HEATING:- GAS

Ensure existing boiler power output is adequate for additional radiator loads, from the new extension.

OTHERWISE:-

Boiler size an configuration to be adequate to provide the following design temperatures, unless otherwise stated, Balanced flue Condensing Combi boiler, with radiators to min SEDBUK efficiency 90% Gas line to same to be in 22mm run

GENERAL

All steel beams to have min 1 hour fire resistance protection, intumescent paint or fire line board covering min 12.5mm and skim.

INSULATION GENERAL

Wall 0.18W/m²K
Roof 0.15W/m²K insulated at ceiling level
Roof 0.15W/m²K insulated at pitch level
Ground Floor 0.18W/m²K
Windows 1.4W/m²K
Doors 1.4W/m²K
All new window frames fitted with tricklevents
1 in 4 new light fittings to be of low energy type only

The Party Wall Act 1996 is applicable.
The client is responsible to serve all Relevant Notices to the neighbors

Project	CHANGE OF USE TO A ONE TWO BED FLAT WITH REAR SINGLE STORY EXTENSION
Client	Ms SEMAH IRSHAD
	679/681 MANCHESTER OLD ROAD MIDDLETON M24 4GF
Drawing	ELEVATIONS & FLOOR PLANS
Scale	1:100, 50
Revision	
Date	26.01.2026
Drawing No.	SI26126
	This drawing and design is copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions on site before commencing work or preparing shop drawings.