



1:100 EXISTING "BLOCK" PLAN

• AREA OF AVAILABLE OFF ROAD PARKING TO N. WATERSIDE CURVE AT AVE 5M WIDE x 5.5M LONG; RAISED UP TO ROAD LEVELS/ACCESS OVERDRA KEEPS IN SITU... etc

• AS STAMESIDE COUNCIL'S ADOPTED PLANNING POLICY HOUSEHOLD EXTENSIONS - PARA 6.1 - POLICY RED 3, A LINE TAKEN FROM THE CENTRE OF NEAREST GROUND OR 1ST FLOOR HABITABLE ROOM WINDOW @ 45° WILL NOT BE IMPINDED BY THE PROPOSED TWO STOREY EXTENSION PROJECTING OUT 3M FROM REFNOCP1!!



1:100 PROPOSED "BLOCK" PLAN



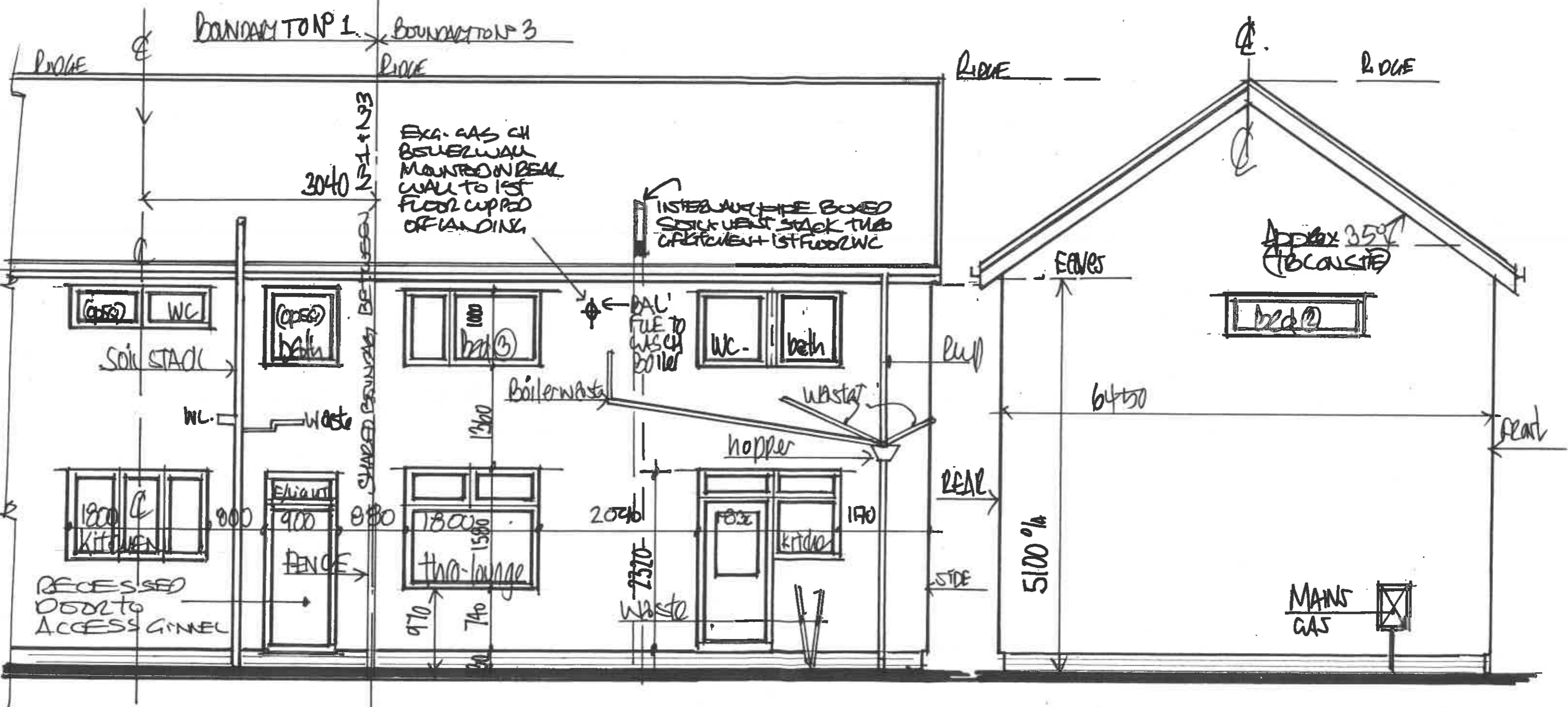
PROPOSED TWO STOREY DOMESTIC HOUSE EXTENSION ATTACHED TO REAR OF TR-SEMI DETACHED DWELLING FOR ADDITIONAL GROUND AND 1ST FLOOR HABITABLE LIVING SPACE ANCILLARY/INCREASING THE USE OF THE PROPERTY AS A FAMILY HOME ... ETC

D R G-N: 1

AS MEASURED IN-SITU, THE CENTRE OF THE CLEARANCE GROUND FLOOR KITCHEN WINDOW AND 1ST FLOOR OPEN/OBSCURE GLAZED BETWEEN WC WINDOW MEASURES OVER 3M FROM THE BOUNDARY BETWEEN N1 & 3

EXISTING MATERIALS

- PROFILED CONCRETE INTERLOCKING ROOF TILES TO AN 'APPROX' 35° DUE PITCHED ROOFSCAPE
- UPVC WHITE RAL COLOUR COATED - DRUGGLAZED DOOR AND WINDOW GLAZED CASEMENTS/UNITS
- TEXTURED, SPECKLED PEBBLE-DASHED CONCRETE WALL PANELS OVER LEAF OFF BLUE ENG' BRICK OFF FOUNDATIONS - ASSUMED PCC CONCRETE / COMPOSITE WALL PANEL CONSTRUCTION
- HALF ROUND UPVC PLASTIC GUTTERS / DOWNSPOUTS, UPVC SOIL, SANITARY WASTES

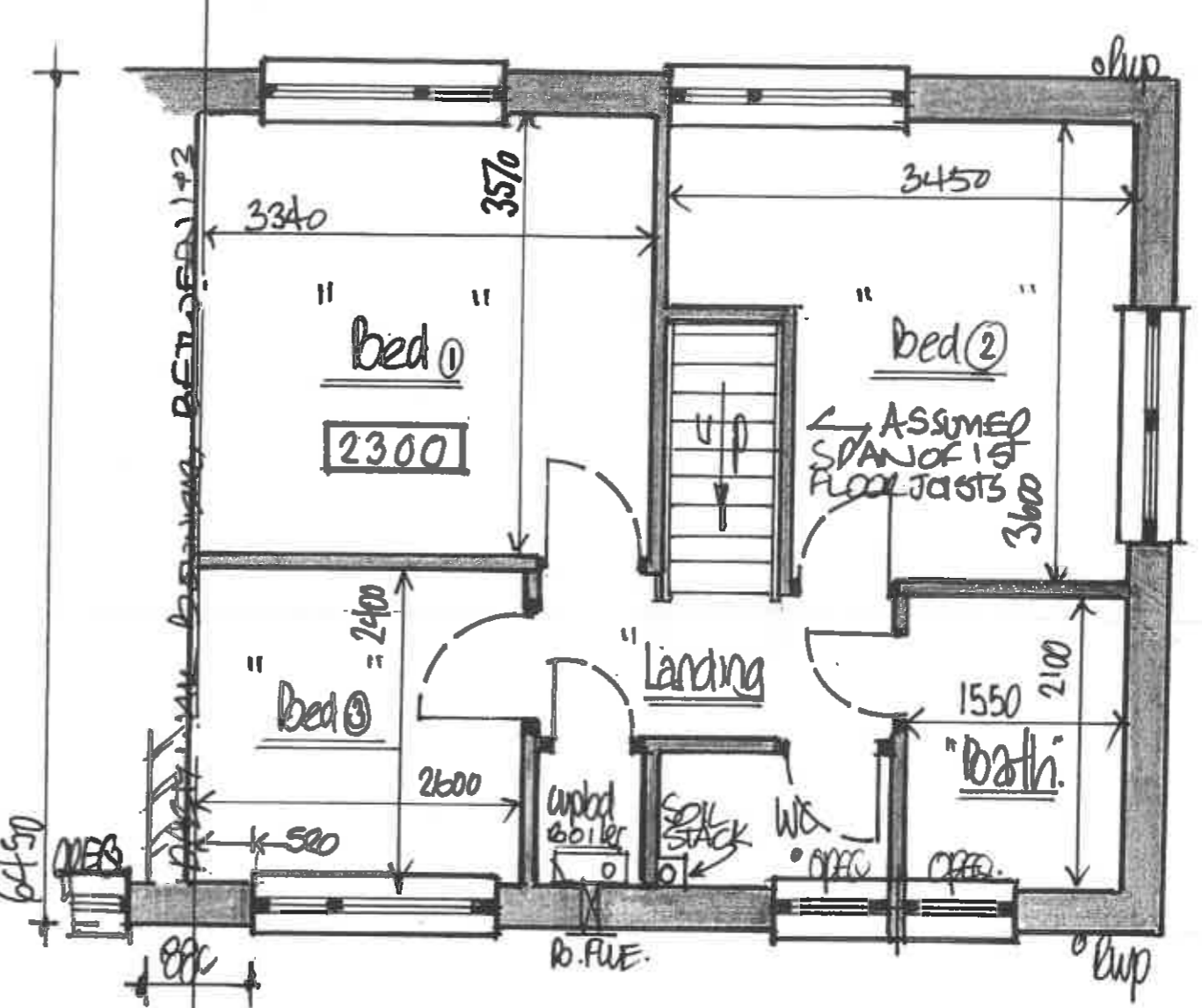
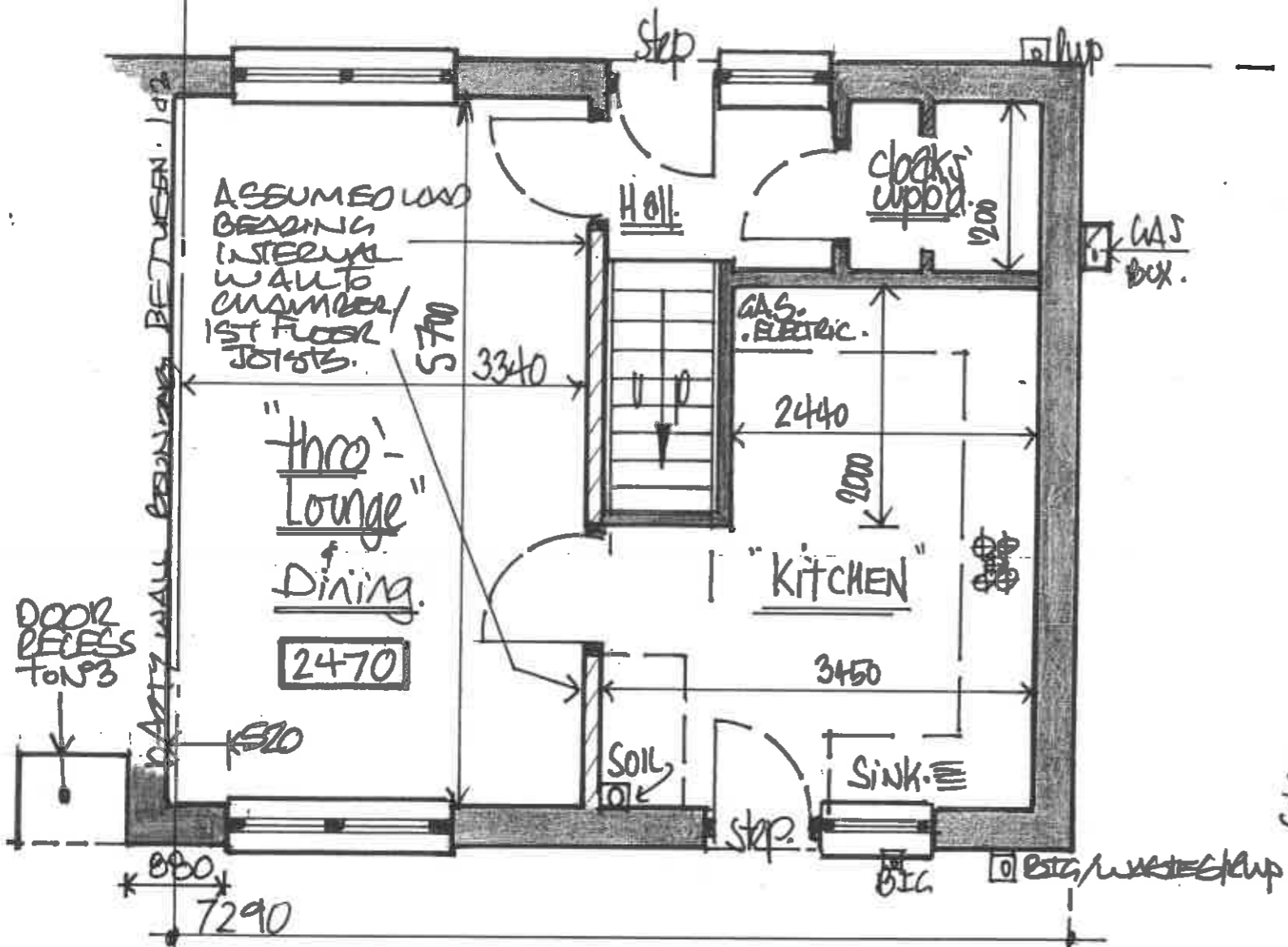


1:50 EXISTING "REAR" ELEVATION.

EXISTING "SIDE VIEW" OFF FIELDS FARM RD.



D R G N^o: 2



'SITE DRAINAGE'

OBSERVATIONS MADE AT TIME OF SURVEY AND AGE OF PROPERTY CIRCA 1960'S WOULD SUGGEST A COMBINED SYSTEM OF FW/SW BRANCH DRAINAGE EXISTS AND PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE, CONTRACTORS TO LOCATE EX. DRAINS VIA GUY WIRE, DOWNSPOUTS, SOIL STACKS AND ESTABLISH THE EXACT POSITION, DIRECTION, DEPTH/INVERT LEVELS OF ALL DRAINS AND ARRANGE TO UPGRADE, EXTEND AND MODIFY BRANCH DRAINAGE TO SUIT PROPOSED WORKS AND ALWAYS CARRIED OUT TO FULL SATISFACTION OF LABC FROM TAMESIDE BUILDING CONTROL AND TO AN ESTABLISHED CODE OF PRACTICE ETC.



1:50 EXISTING "G. FLOOR" PLAN

'EXISTING CONSTRUCTION METHODS'

PROPERTY IS ON A LARGE POST-WAR 'OVERSPILL' URBAN DEVELOPMENT BUILT CIRCA LATE 1950'S EARLY 1960'S IN A "NON-STANDARD METHOD OF CONSTRUCTION" i.e. COMPOSITE, PRE-CAST CONCRETE WALL PANELS - PEBBLE DASH TYPE / EXPOSED AGGREGATE TEXTURE EXTERNALLY - WITH A "KINGSPAN" ROOF TRUSS SYSTEM TO APPROX 350 DUO - ROOF PITCH CAD WITH INTERLOCKING PROFILED LONG ROOF TILES AND ASSUMPTION THAT 1ST FLOOR JOISTS TO CHAMBER SPAN SIDE TO SIDE.

1:50 EXISTING "1ST. FLOOR" PLAN

D R A W I N G **3**

EXTERNAL WALLS TO CAVITY WALL CONSTRUCTION:

- 100mm 7N DENSE CONC' BLOCK OUTER SKIN SUITABLE SECTION FOR RENDER TO MATCH EXISTING IN TEXTURE / COLOUR / FINISH ETC WITH A 100 WIDE 3 SN CELLON SOLAR OR SA AERATED - LIGHT WEIGHT CONC' BLOCK INNER SKIN WITH PLASTERBOARDS - DOT / DAB / SKIM FINISH - 2CTS EMULSION GEDOR' OR GLAZED CERAMIC'S AS SPECIFIED ON SHEET OR FORM A 150 WIDE CAVITY BETWEEN OUTER - INNER SKIN WITH STAINLESS STEEL CAVITY WALL TIES 750 x 412, 450 x 111, BEADED 50MM INTO EACH LEAF TO SURFACE OUTWARDS WITH EXTRUDERS TO DOOR / WINDOW REVEALS @ 215%
- CLOSE CAVITIES TO DOOR / WINDOW REVEALS USING INSULATED DPC, CAVALOK OR THERMABATE ETC TO REDUCE / LIMIT AIR - HEAT LOSS AS DOCL
- PROVIDE CROWN DITCHES OR SA FULL FULL CAVITY WALL INSULATION TO 150 WIDE CAVITIES FROM DPC TO WAUPLATES / CABLE END VSRGES TO FULL INSULATE EVEN ABOVE CEILING LINES TO ACHIEVE A MAX 0.18 'U' VALUE AS DOCL JUNE 22

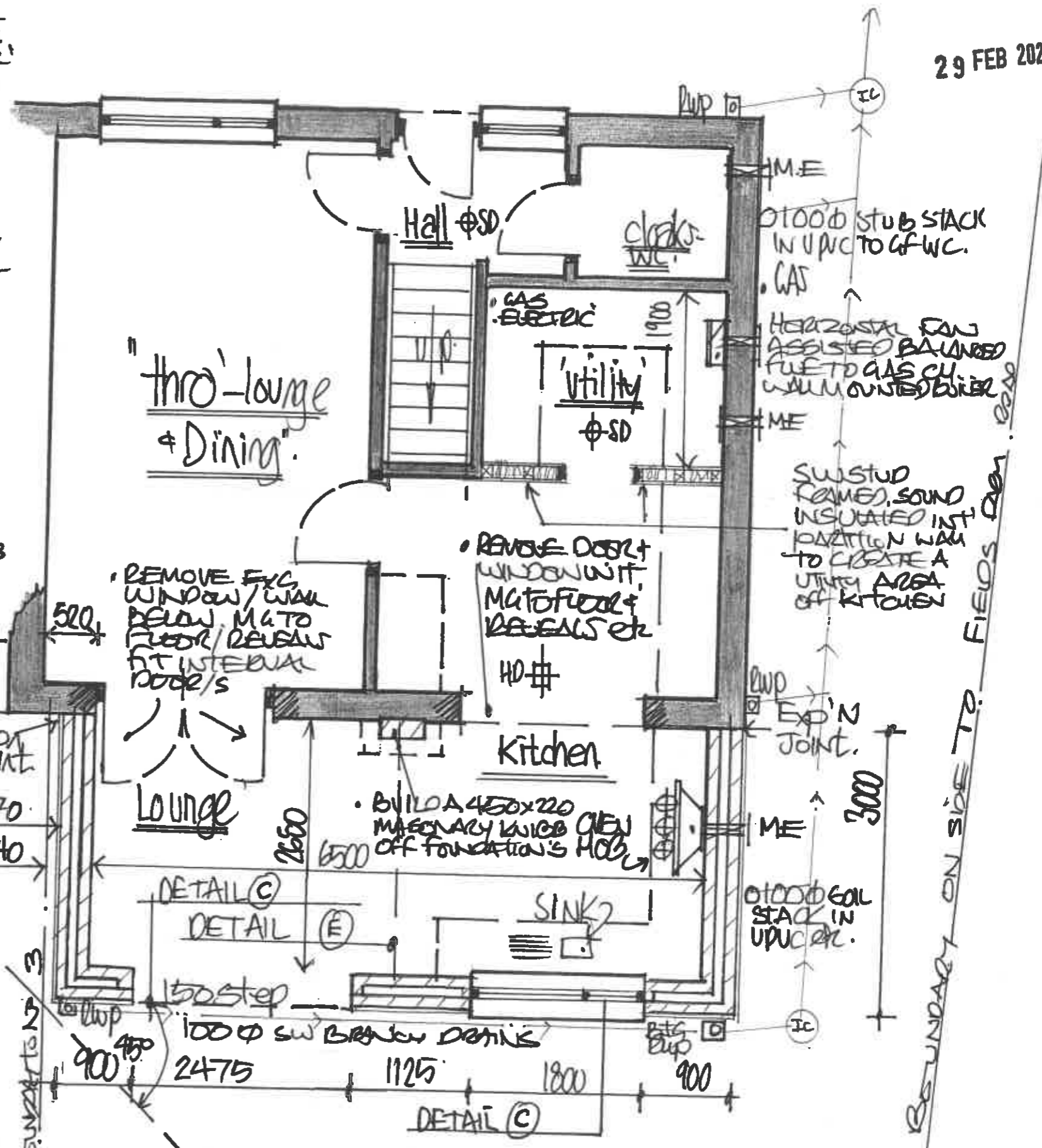
- DUE TO EXISTING DWELING BEING OF A 'NON-STANDARD BUILD' TYPE USE DCC WAUPLATES / MODULAR 1900'S SYSTEM PROVIDE FORM A VERTICAL EXPANSION JOINT BETWEEN EXISTING / PROPOSED USING "AN CON" OR SA STAINLESS STEEL PPB TIES @ 225 LONG, SCREWED / SECURED TO FR STRUCTURE @ 450 YTD BOTH SKINS W INNER + OUTSLAND DEBONDING SLEEVES RE STAIN THE MASONRY AGAINST LATERAL WINDLOADS WITH THE DEBONDING SLEEVE ALLOWING FOR EXPANSION / CONTRACTION OF MASONRY.

- 1800 WIDE CLEAR GLAZED WINDOW CASEMOUNT TO GROUND FLOOR KITCHEN ON REAR ELEVATION OF N3 AND LOWEST WINDOW TO BOUNDARY TO N1 NOT CLASSIFIED AS A MAIN ROOM W KITCHEN !!

- AS TAMESIDE COUNCIL'S PLANNING POLICY SUB A WINDOW 45° FROM CENTRE OF G. FLOOR KITCHEN WINDOW ON REAR OF N3 IS NOT IMPAIRED BY PROPOSED TWO STOREY EXTENSION TO REAR OF N1 PROJECTING OUT 3M.

EARLY-WARNING SYSTEM (#SD, #HD) INSTALL A SERIES OF CEILING MOUNTED, AUTOMATED AND INTERLINKED SMOKE AND HEAT DETECTOR ALARMS (#SD, #HD) FOR EARLY WARNING OF HEAT / SMOKE / FLAME LOCATED TO HALLWAY BOTTOM - LANDING TOP OF STAIRS - COMMUNAL AREAS, IN G. FLOOR KITCHEN ADJACENT TO COOKER-OVEN HOOD AND IF A DOOR IS TO BE FITTED BETWEEN KITCHEN / UTILITY AREA (INNER ROOM) SD# IN UTILITY ETC... ALL UNITS TO BE MAINS WARD WIRED / SEPARATELY FUSED BATTERY BACK UP TO BS 5839 Pt 1 etc AND INSTALLED ACCORDINGLY.

ADDITIONAL AREA ON G. FLOOR = 4.5 x 2.65 = 11.7225m²



1:50 PROPOSED "G.FLOOR"-PLAN



DRGN: 4

BOUNDARY ON SIDE TO FIELDS

PLUMBING AND SANITARY INSTALLATION

APPLICANTS/ CONTRACTORS TO PRE-AGREE A SCHEDULE OF WORKS FOR THE PROPOSED G. FLOOR KITCHEN, UTILITY, WC AND 1ST FLOOR BATHROOM/WC AREAS INC MADE/ MODEL OF APPLIANCES, BATH/ SANITARY SUITE AND THEIR EXACT ARRANGEMENT/ POSITIONS + SETTING OUT. PLUMBERS TO EXTEND MAINS COLD WATER SUPPLY TO AN ISOLATING VALVE, NEARBY ARRANGE ALL PIPEWORK TO RUN HORIZONTALLY AND VERTICALLY AVOID EXCESSIVE NOTCHING. ADEQUATELY LAG ALL PIPEWORK TO ROOF/ CEILING - FLOOR JOIST AND CURBME PLATE ALL PIPEWORK IN SURFACE MOUNTED LOCATIONS.

ALL SANITARY INSTALLED TO BS 5572:1978 WITH UPVC WASTEPIPES/FITTINGS TO BS 5254. BS 5255 AND REED SEAL ANTI-VAC BOTTLE TRAPS TO BS 3943 100 Ø UPVC WASTE/BOT TRAPS, BATH/WUB/SHOWER/SINK/WASHING MACHINE WASTE 32/38 Ø UPVC WASTE WITH 75 DEEP ANTI-VAC BOTTLE TRAP - ALL SET TO ADEQUATE RUNS. FALL/RADIANTS BY NUMBERS - TO SUIT ROOM LAYOUTS + CONNECTED UP TO NEW 100 Ø UPVC SOIL AND VENT/STUB STACKS TO BS 4514 AND/OR SEALED BACK-INLET WUBS AND CONNECTED UP TO EXISTING BRANCH DRAINAGE ETC

ELECTRICAL INSTALLATION:- APPLICANTS/ CONTRACTORS TO PRE-AGREE A SCHEDULE OF WORKS TO UPGRADE. EXTEND AND MODIFY ELECTRICS TO SUIT PROPOSED EXTENSION WORKS TO PROVIDE ADEQUATE LIGHTING, POWER, SOCKET & SWITCHES MECHANICAL EXTRACTION, SMOKE/HEAT DETECTOR - ALARMS/ FURBERM EFFICIENT LIGHTING WITH ALL NEW ELECTRICS DESIGNED, INSTALLED, INSPECTED AND TESTED TO BS 7661. IEE 18TH EDITION WIRING GUIDANCE AND AS OF 1ST JANUARY 2007 CARRIED OUT BY AN NICEIC ACCREDITED ELECTRIC CONTRACTOR WHO, UPON COMPLETION SHALL CARRY OUT AN ELECTRICAL TESTING/COMMISSIONING FOR LABC - CERTIFICATION. ETC.

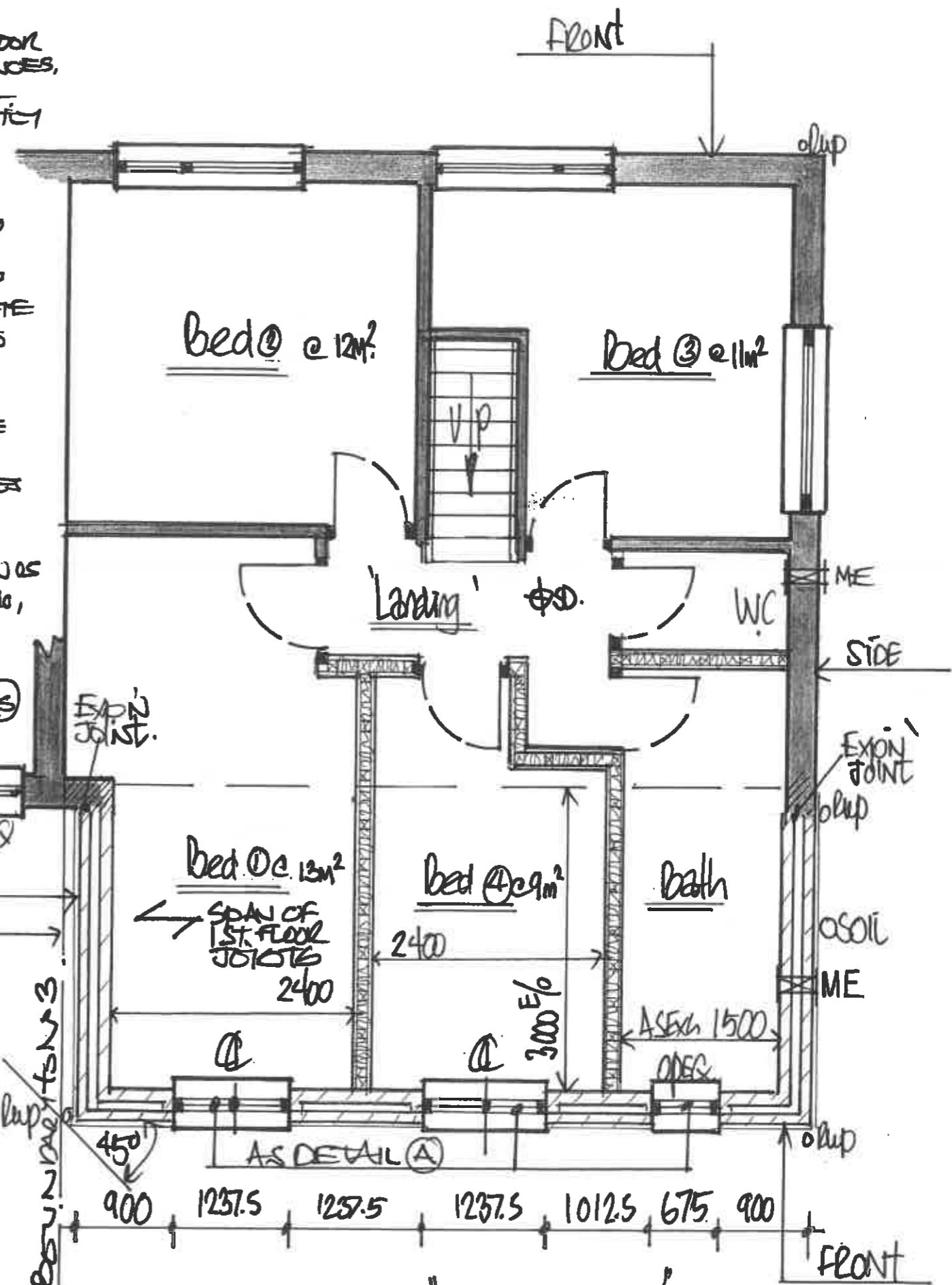
CONTRACTOR'S TO CHECK EXA RCD/ CONSUMER UNIT & ELECTRICAL PANEL IS FIT FOR PURPOSE OR, PRIOR TO EXTENDING THE ELECTRICAL INSTALLATION.

CONFIRMATION THAT A LINE TAKEN FROM 1 OF WINDOW NEAR TO BATHROOM/WC AREAS WILL NOT BE IMPAIRED BY PROPOSED EXTENSION TO REAR OF N° 1 PROJECTING OUT 3M BY AN ANGLED LINE @ 45°

POINT OUT THAT BOTH THESE WINDOWS NEAR THE BOUNDARY TO N° 1 ARE IN FACT 1/2 OF SURVED GAS 1/2 FROSTED AND ARE TO 1ST FLOOR BATH/WC AREAS OF N° 3 - REFER TO DRG N° 2 - EXISTING REGENERATIONS AND IS THEREFORE FULLY COMPLIANT TO TAMESIDE COUNCIL'S RESIDENTIAL DESIGN SPD 6.1 REGENERATIONS POLICY RED 3

INTERNAL PARTITION WALLS :- UNLESS STATED OTHERWISE TO BE OF A NON LOAD BEARING STATUS SET OUT. POSITIONED AND ARRANGED TO SUIT PROVISIONAL PROPOSED GROUND AND 1ST FLOOR PLANS. BUILT IN SOFTWOOD TIMBER WITH 100 X 50 SOLE PLATES TO FLOOR. 75 X 50 VIT STUDS @ 400% CROSS NOUNS TO SUIT WITH 50MM 10KG/M³ DENSE QUIET WOOL SOUND INSULATION BETWEEN STUDS AS DET E2 AND UNDO WITH 12.5MM GYPSUM BOARD WALLBOARD (FOIL-BACKED TO WC/BATHROOM) FOR 2MM SUMP CT/2CT3 EMULSION DECOR AND/OR GLAZED CERAMIC WALL TILING AS SPE OFFER TO BATH/WC ROOM AREAS FOR SPOUT BED/S 50/50 AND BATH TO BE SAME WIDTH AS EXS MIN 1500MM

ADDITIONAL FLOOR AREA	BEDS 2.4 x 3.0 x 2 =	14.40
	BATH 1.5 x 3.0 =	4.50
	TOTAL % 1ST FLOOR AREA:	10.90M ²



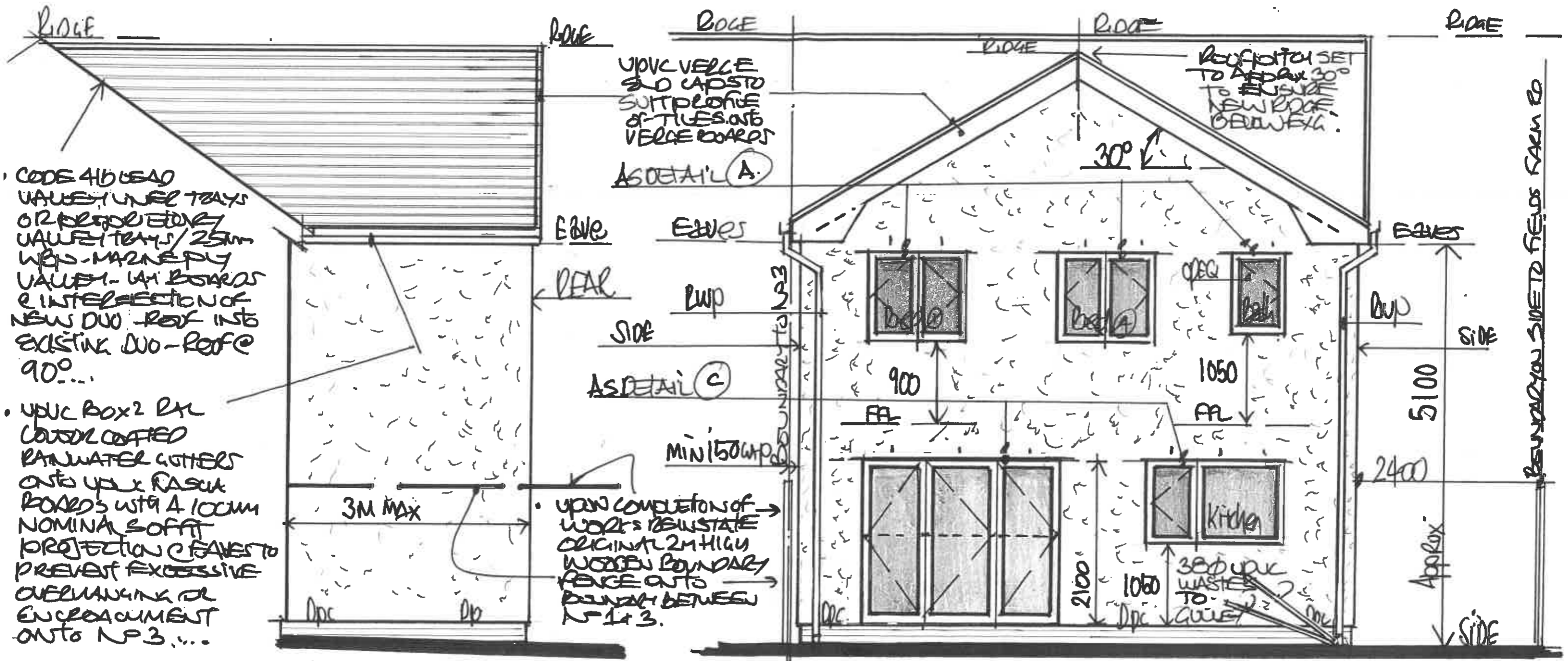
1:50 PROPOSED 1ST FLOOR - PLAN



DRG N° 5

NEW/REPLACEMENT DOOR/WINDOW FRAME, CASIMENTS AND GLAZING

- Form UPVC VEKA/REHAU/LSA profiled frames, casements and sections, to match existing and fitted with 'A' rated double glazing / sealed units 9A-28mm in 2x4mm panes with a soft low E coating and 20mm argon gas sealed vacuum/airty between panes to achieve a max U-value as per L June 22
- Windows / doors to be fitted with trickle vents equal to 8000mm² for secure background ventilation as per F para 1.52 table 1.7.
- Door/window openers for rapid, natural - pressure ventilation & fresh air, equivalent in opening size to 1/20th room area
- As best practice ensure all 1st floor habitable room windows have side opening, secondary means of escape openers as per B1 2.8(a) min 450 wide x 750 high = min 0.33m² in opening area and flush to sill height at max 1100mm above ch
- All glazing deemed to be in critical locations as defined in B. Rev 008 2013 to be toughened / safety glass to BS 6206
- Glazing to bathroom to be opaque / obscure & frosted and flush to sill & 1050 for a 150mm x 1 course tiled splash back etc



1:50 PROPOSED "SIDE" FROM N 3

AND PROPOSED "REAR" ELEVATION

