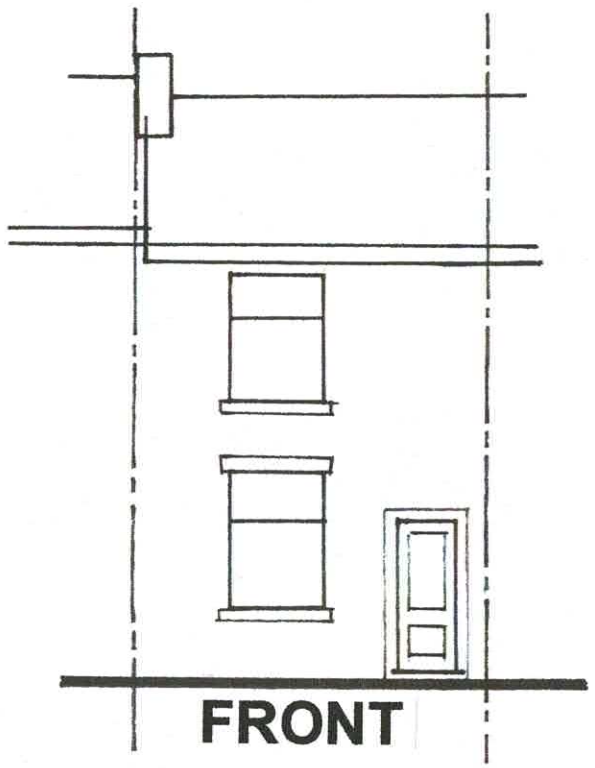
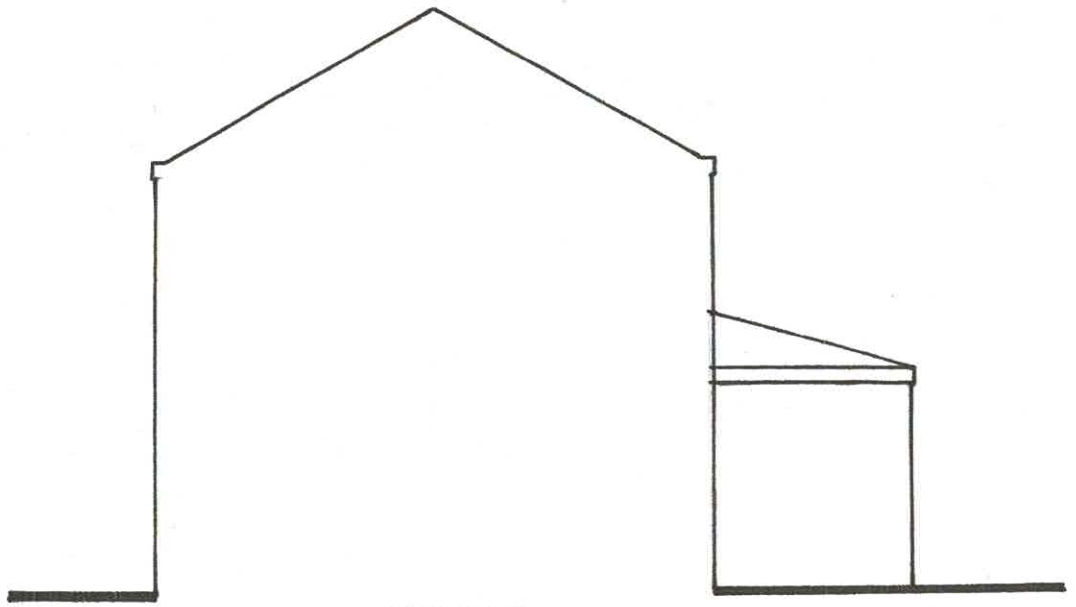
EXISTING ELEVATIONS SCALE 1:100



FRONT



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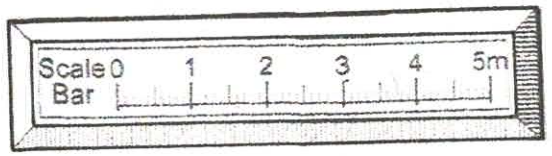
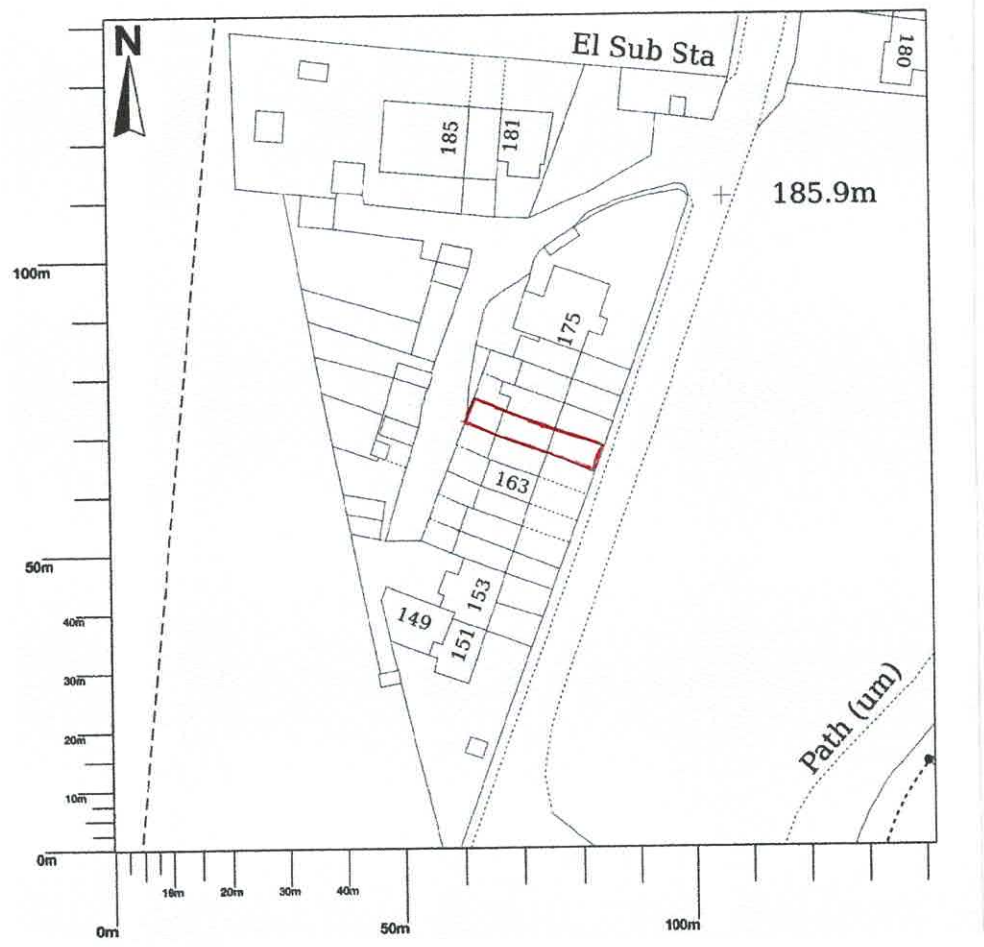
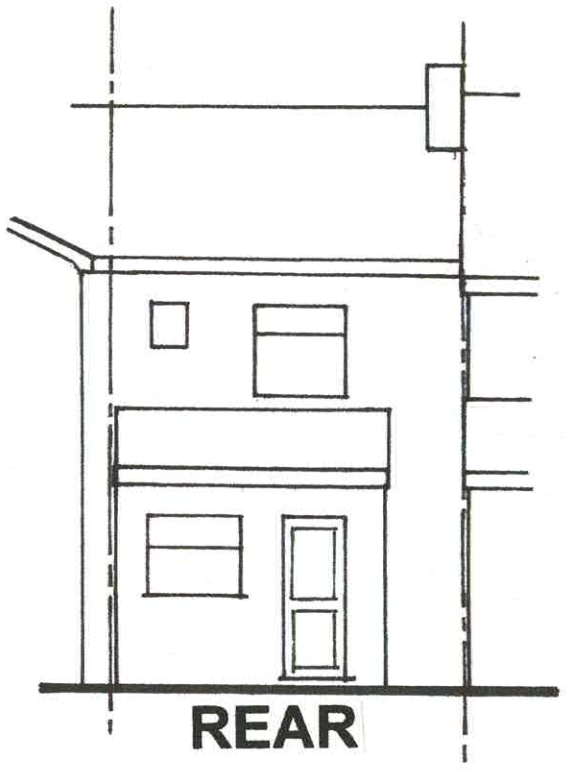




LOCATION PLAN SCALE 1:1250



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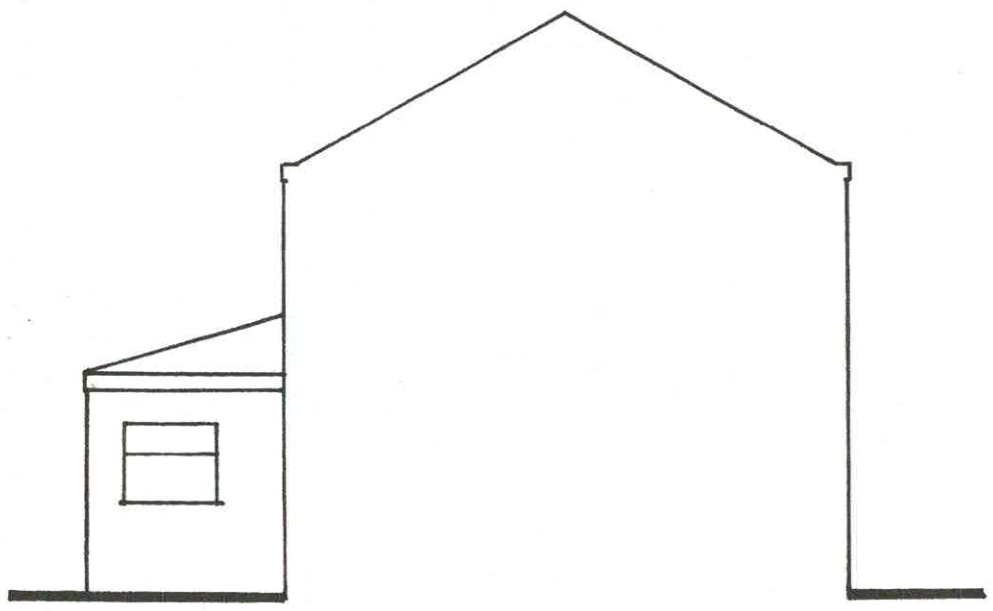


SIDE

Client – A Creswell
Address – 167 Chapeltown Road
Scheme – 2 storey rear extension
Title – Existing elevations/location
Drawing Number – 2024-04-01-01
Revision
Scale – 1:100 and 1:1250 at A3

UK Planning Maps

167 Chapeltown Road, Bromley Cross, Bolton, BL7 9AJ

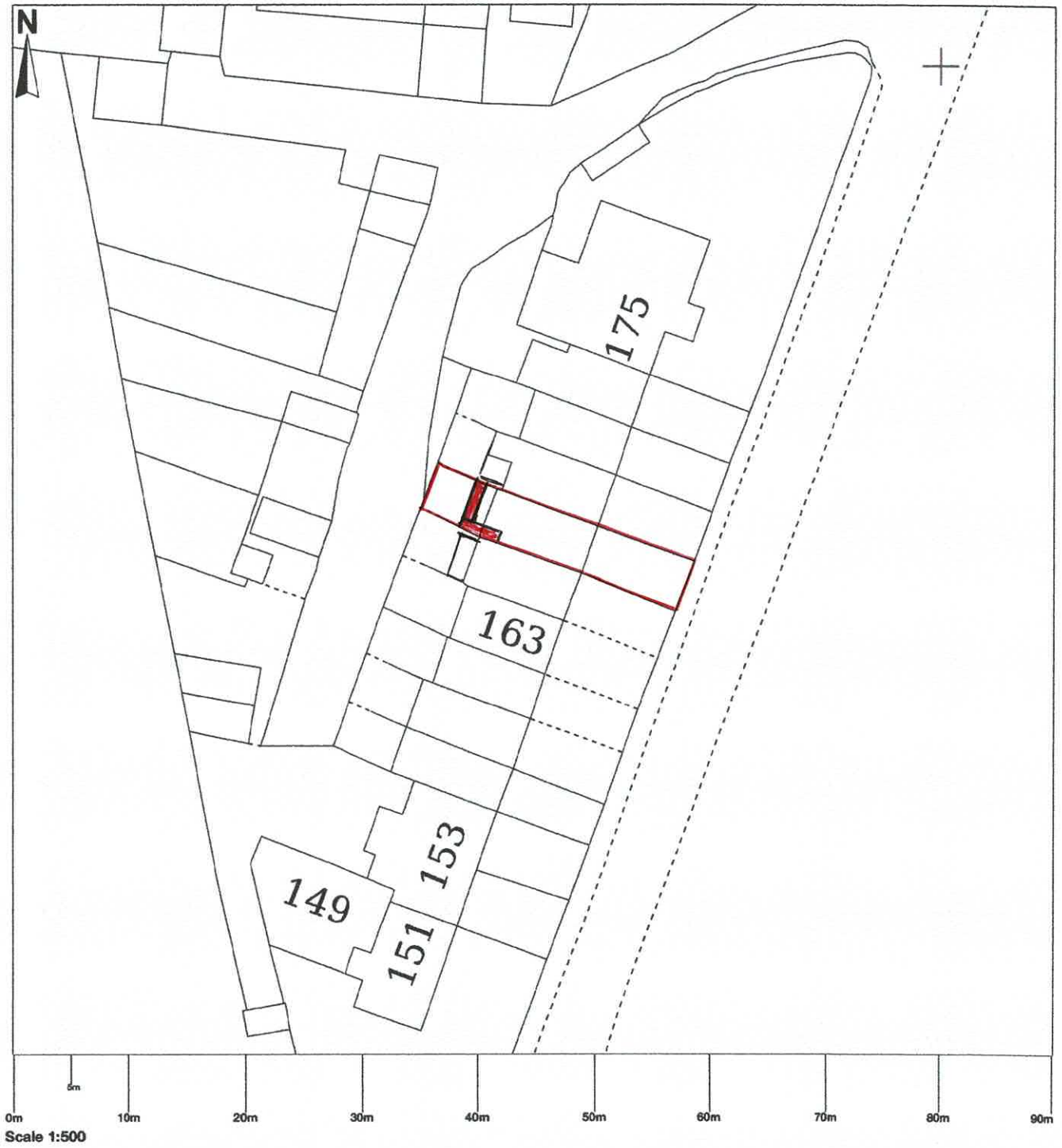
EXISTING SITE
PLAN-SCALE 1:500

Ordnance Survey Licensed Mapping

UK Planning Maps

Client – A Creswell
Address – 167 Chapeltown Road
Scheme – 2 storey rear extension
Title – Site plans
Drawing Number – 2024-04-01-02
Revision
Scale – 1:500 at A3

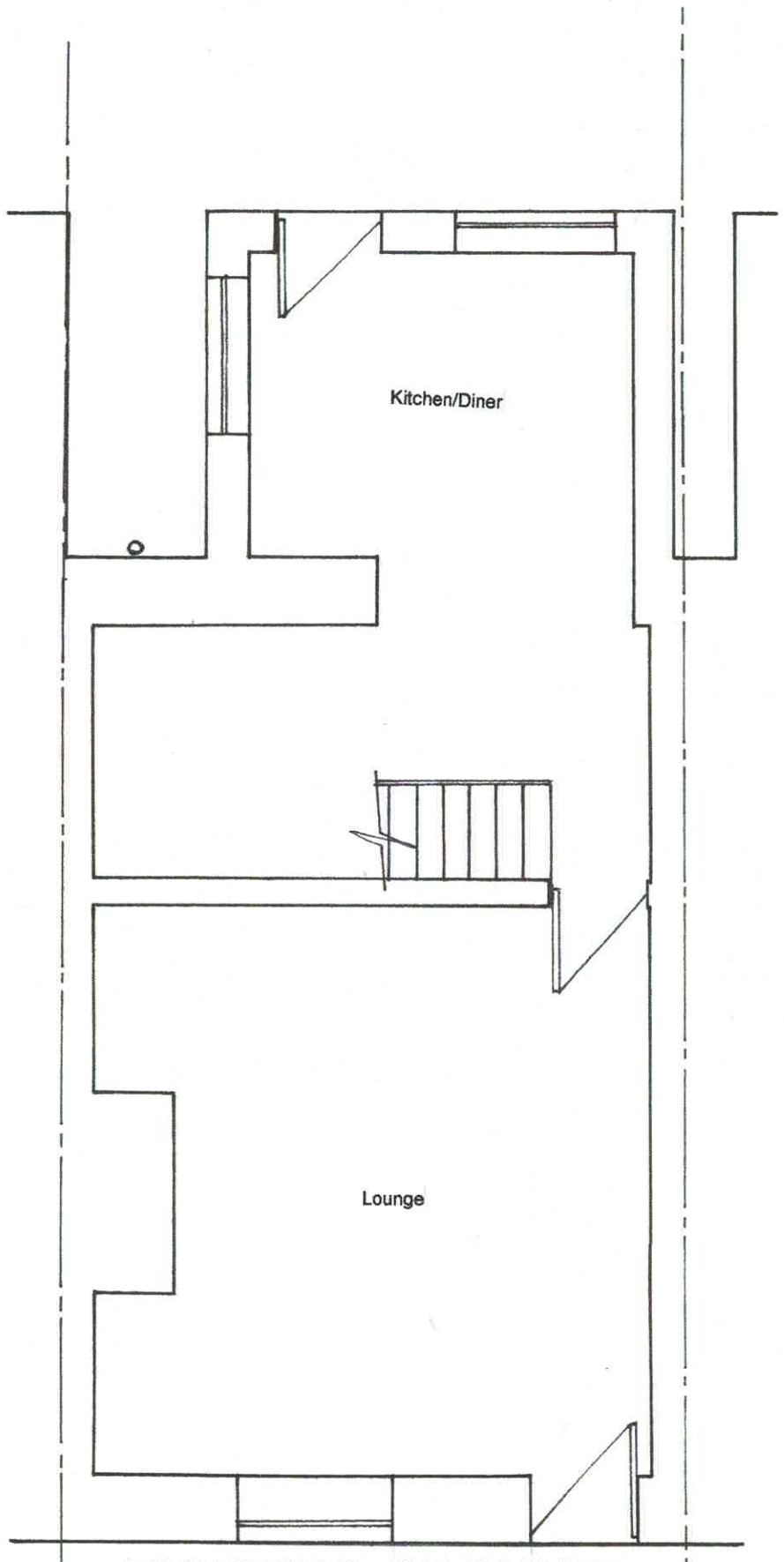
167 Chapeltown Road, Bromley Cross, Bolton, BL7 9AJ



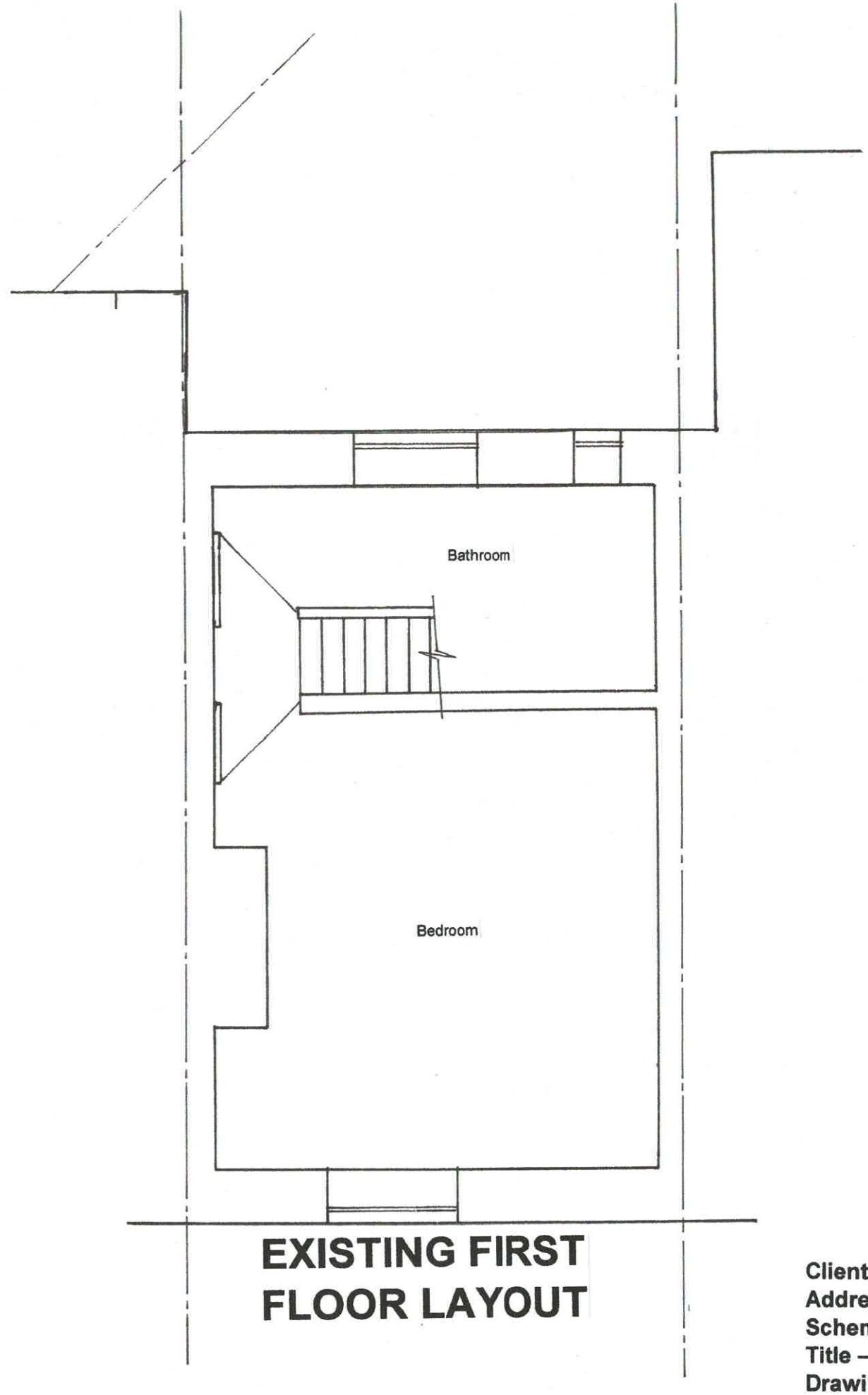
PROPOSED SITE
PLAN-SCALE 1:500

Ordnance Survey Licensed Mapping

SCALE 1:50 AT A3



EXISTING GROUND FLOOR LAYOUT

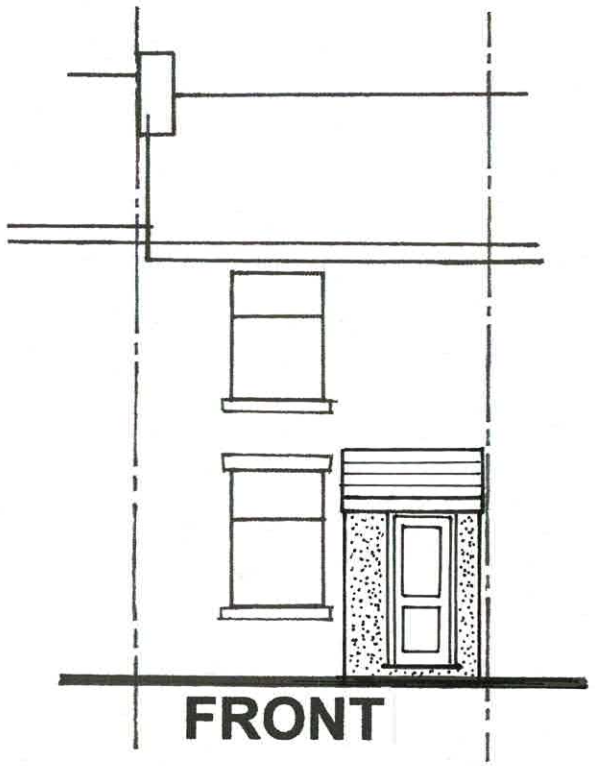


EXISTING FIRST FLOOR LAYOUT

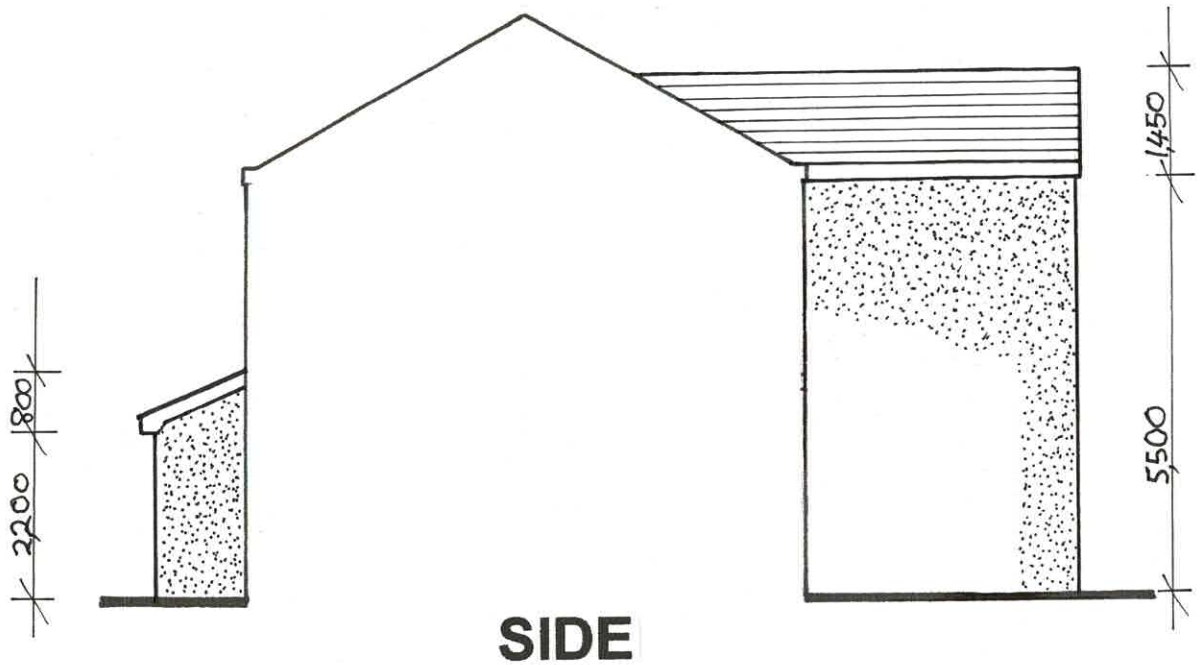
Client – A Creswell
Address – 167 Chapeltown Road
Scheme – 2 storey rear extension
Title – Existing Gen. arrangements
Drawing Number – 2024-04-01-03
Revision
Scale – 1:50 at A3

PROPOSED ELEVATIONS SCALE 1:100

Client – A Creswell
Address – 167 Chapeltown Road
Scheme – 2 storey rear extension
Title – Proposed Elevations
Drawing Number – 2024-04-01-04
Revision
Scale – 1/100 at A3



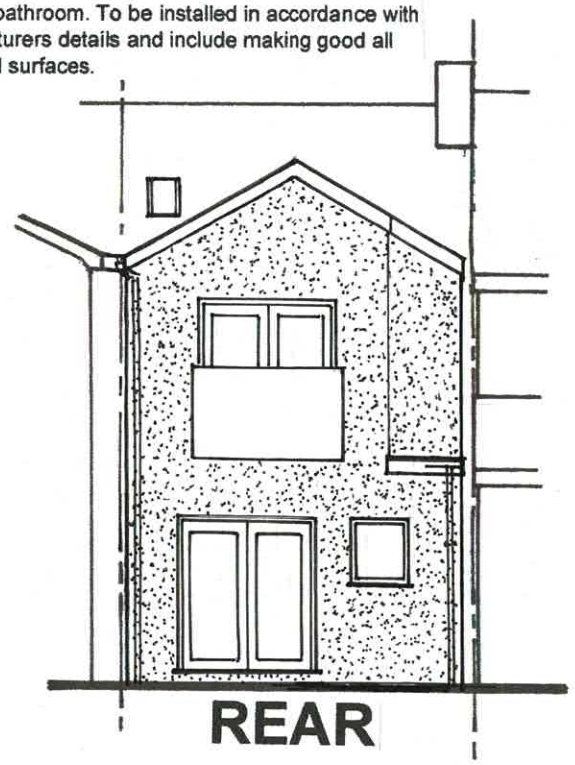
FRONT



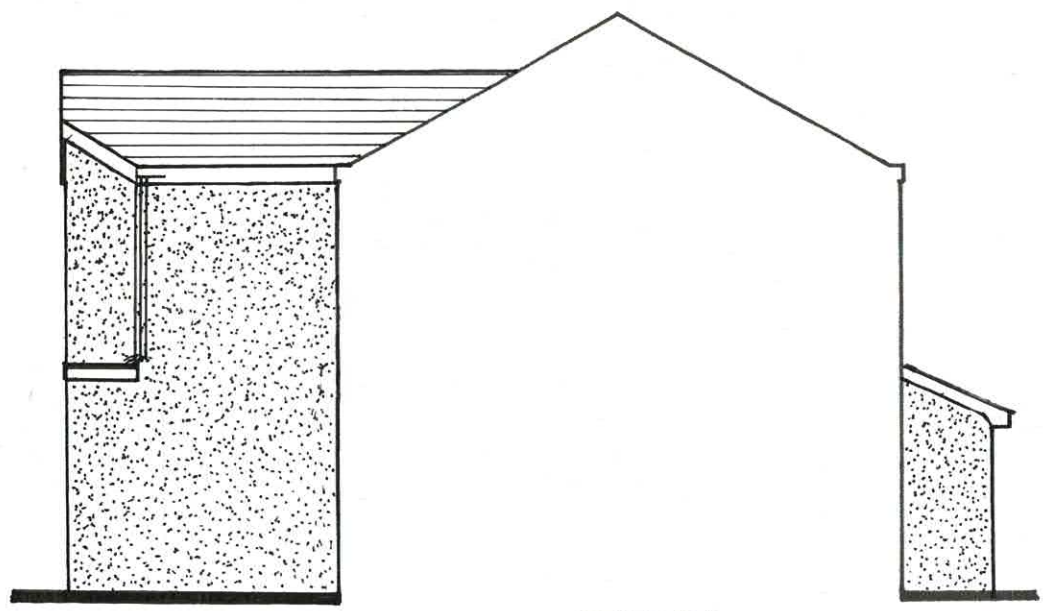
SIDE

Workmanship and materials to be suitable for their purpose and should be in accordance with British Standards, Codes of Practice or equivalent European Standards.
Any dimension should be used in preference to scaling drawings and should be site checked before that part of the works commences or materials ordered.
Any alterations or deviations from the drawings should be agreed in advance with Client, planning Authority if applicable and any other supervising body.
Permission for development should also be sought off land owner before work commences if site is not freehold.
If the work is subject to The Construction Design and Management (CDM) Regulations the Health and Safety Executive should be notified before work commences.
Where the development is within close proximity of a boundary, the Party Wall Act may apply and written intention should be given to the adjoining owners.
This drawing has been prepared for the purpose of obtaining Planning and/or Building Regulation approval and is not intended as a full working document.
All electrical, heating and plumbing requirements should be agreed with Client before work commences.

If required by Client include for new 'velux' window to existing bathroom. To be installed in accordance with manufacturers details and include making good all disturbed surfaces.

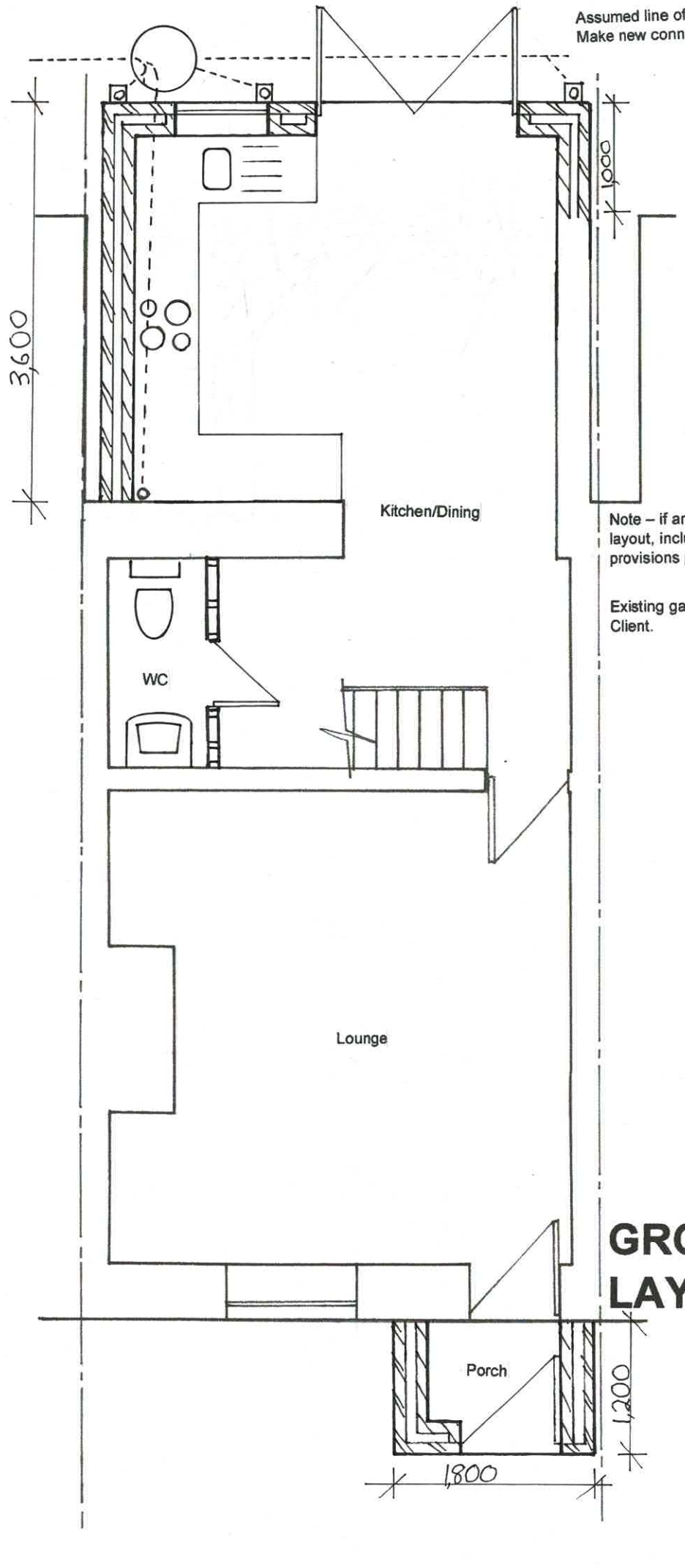


REAR



SIDE

SCALE 1:50 AT A3

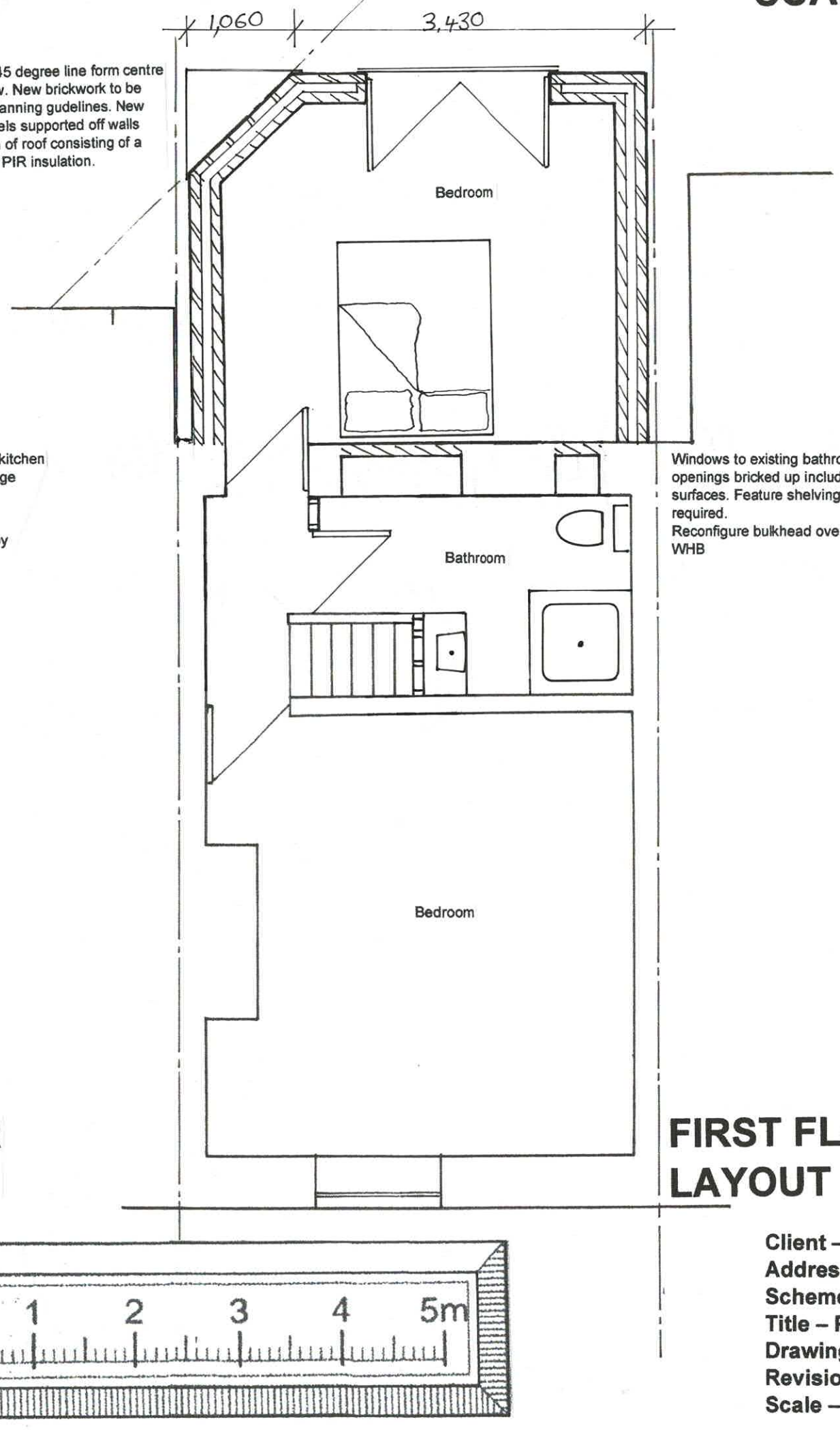


Note – hatched line indicates a 45 degree line form centre line of adjacent bedroom window. New brickwork to be built on this splay line to meet planning gudelines. New brickwork to be built off R.C. lintels supported off walls beneath. Construct a small Area of roof consisting of a 'warm deck' roof with 200mm of PIR insulation.

Note – if an island unit is to be incorporated within kitchen layout, include for all necessary service and drainage provisions prior to laying floor.

Existing gas boiler to be repositioned as required by Client.

GROUND FLOOR LAYOUT



Windows to existing bathroom to be removed and openings bricked up including making good all disturbed surfaces. Feature shelving can be created in bathroom if required.
Reconfigure bulkhead over stairs to create shelf and inset WHB

FIRST FLOOR LAYOUT

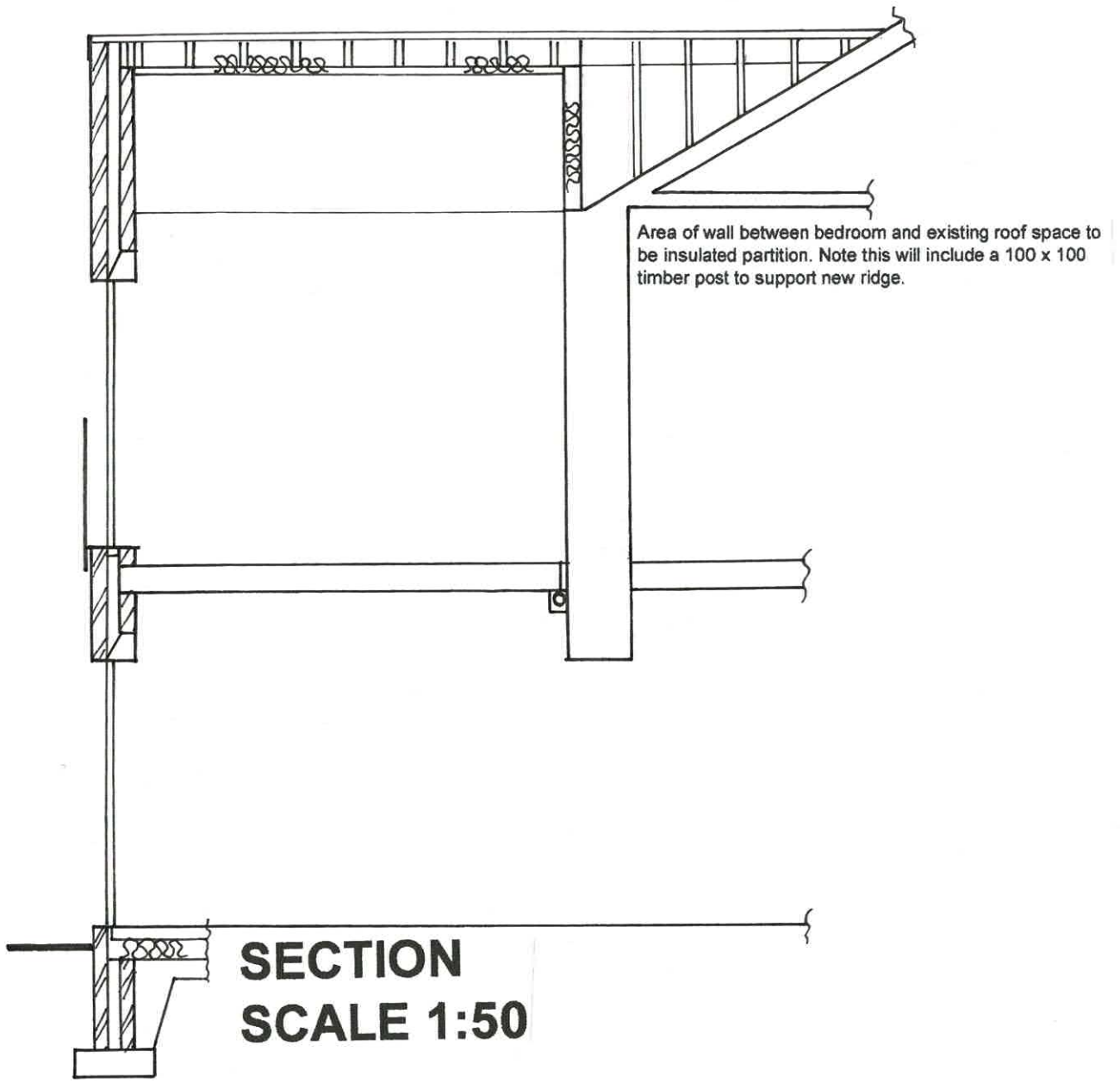
Client – A Creswell
Address – 167 Chapeltown Road
Scheme – 2 storey rear extension
Title – Proposed Gen. arrangements
Drawing Number – 2024-04-01-05
Revision
Scale – 1/50 at A3

General Comments
All new electrical installations to be installed in accordance with Approved Document 'P' and to be carried out or inspected by an approved contractor. Commissioning certificate to the Building Control body within 30 days of completion of work.
Energy efficient light fittings and bulbs to be used whenever possible.
All new radiators to be fitted with thermostatic valves.
If it is found that the existing heating system is not sufficient to service the new radiators, a replacement boiler installation should be carried out by a registered 'Gas safe' engineer.

Foundations
To consist of concrete strip foundations (C24 grade) 600mm wide X 200mm thick and taken to a minimum depth of 1M from ground level in clay strata. In all cases to be taken below level of existing drainage, and where any drainage passes through foundation to be lintelled over within foundation brickwork.
Walls within foundation to be constructed of engineering brickwork or dense block work.
Cavity filled with concrete up to 1 course below ground level.

Ground floor (ground bearing Slab)
To consist of floor covering to clients' requirements laid on 100mm thick concrete slab over 1200 gauge visqueen over 100mm 'Kingspan' or similar insulation including 25mm thick upstand around perimeter. Insulation to sit on additional 1200 gauge visqueen on 150mm thick sand blinded compacted hardcore. Any existing air bricks in existing walls to be ducted through new floor construction and via. telescopic vents through new brickwork.

Walls (extension)
New cavity walls to consist of 100mm facing brickwork, stone or rendered blockwork to meet both Client and Local Authority Planning requirements.100mm cavity with 'full fill' cavity insulation 'celotex' or similar and include for fully taped joints. To be installed in accordance with manufacturers details. Inner leaf to consist of 100mm 'Thermalite' or similar blockwork with skimmed plaster board on 'dabs' to inner face. Cavity ties to be provided at 750mm cts horizontally and 450mm vertically. Ties to be staggered and doubled up at reveals.
New walls to be tied to existing brickwork and either cavities continued or vertical DPC cut in existing wall at intersection.
Mild steel lateral restraint straps to be provided at floor and roof levels at 2.0M cts.
Note – on side wall, where existing kitchen wall is to remain, this is to be built with a 50mm full fill cavity but internally to be dry lined with additional 50mm insulation behind plaster board.



SECTION
SCALE 1:50

First Floor
To consist of 18mm T&G boarding on 170 X 50mm C16 grade timber joists at 400mm cts. To be under drawn with 12mm Plaster board and skim. 100mm acoustic quilt to be installed between joists. Where joists run parallel to walls, include for mild steel lateral restraint straps at 2.0M cts. Provide for herring bone strutting at third spans.

Lintels
'Catnic' or similar lintels to be used over all new openings unless specified otherwise. Model to be suitable for situation, span and loading conditions. To be installed as per manufacturer's instructions and to be plastered to give 30 minutes fire resistance.

Windows
Provide new PVC'u' windows unless specified otherwise.
Background ventilation to be provided by trickle ventilation incorporated into head of frame.
'U' value of window should not exceed 1.4.
Insulated cavity closures to be incorporated around all reveals.

Roof (pitched)
Roof covering to match existing or to be in accordance with any planning conditions. Materials used should be suitable for pitch and exposure, and to be installed in accordance with manufacturer's details including type and number of fixings. All verges and ridges to be 'dry fix' type.
At intersection of roof with walls, include for all necessary lead flashings and cavity trays as required.
Where new roof intersects with existing roof include for new valleys constructed over existing roof. To consist of 18mm plywood lay boards and valley boards and code 5 lead.
Roof structure to consist of 50 x 25mm tanalised slate battens fixed over breathable roofing membrane 'Tyvek' or similar over traditional roof carcass. Rafters to consist of 150x50 C16 timbers at 450mm cts. Ridge to be either steel or timber – see attached beam calculations.
Rafters to be 'birds mouthed' jointed to 100 x 50 timber wall plate which in turn is to be strapped to walls at 1.5M cts. with mild steel straps.
Rainwater gutters, pipes, fascia boards and soffits to be PVC'u unless specified otherwise by Planning conditions or Client requirements.
Insulation to consist of 100mm 'Kingspan' insulation positioned between joists with additional 75mm fixed to underside.
Ceiling to consist of 12mm plaster board and skim.
If required the number, size and position of roof lights to be agreed with client. To be installed in accordance with manufacturers details and to include all necessary flashing kits. Rafters either side of rooflights to be doubled up to form trimmers.

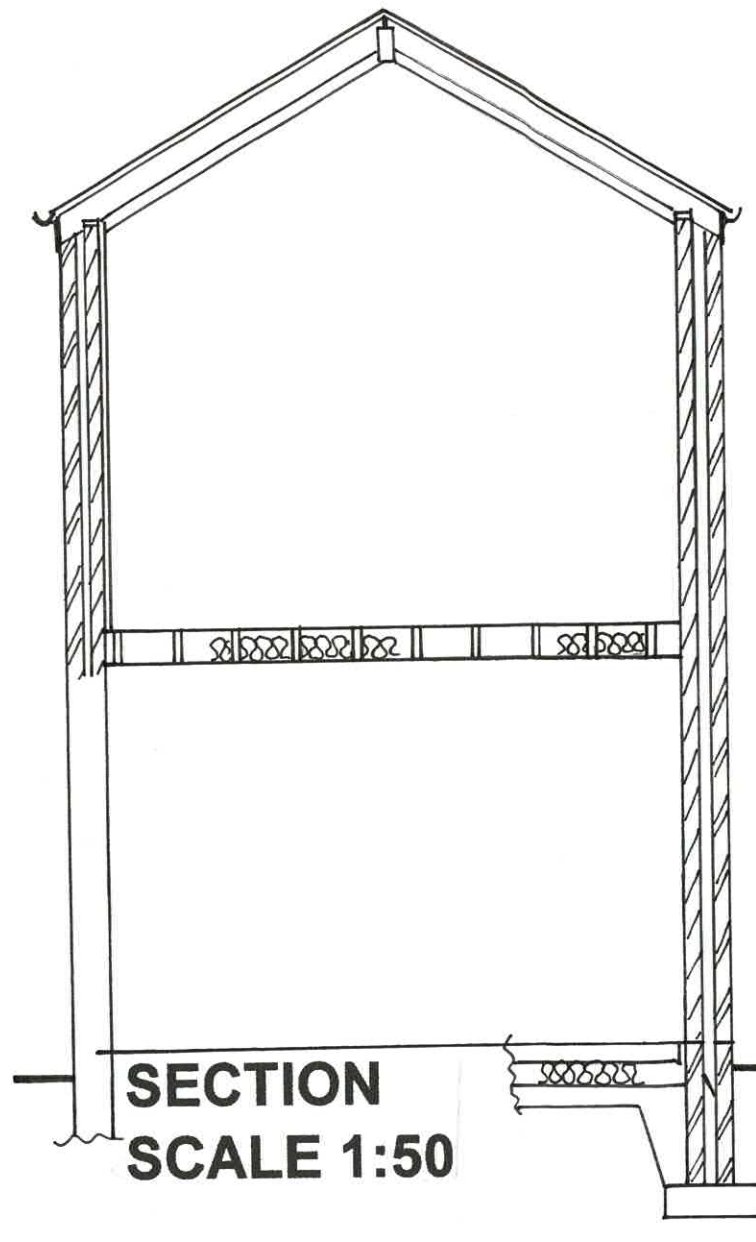
Partition Walls
To consist of 100 x 50mm timber studs at 450mm cts. 100mm acoustic wool positioned between studs and clad either side with plaster board and skim.

Fire Precautions
If not already installed provide a mains operated interlinked smoke detection and alarm system with heads positioned within Hall and landing together with an additional heat detector in kitchen area.
First floor windows to be designed for means of escape. Cill height to be between 800 and 1100mm from floor level. Opening to be of minimum size of 0.33 Sq.M with no dimension less than 450mm clear. Handle should not be key operated.

Ventilation
In addition to natural ventilation, mechanical ventilation is required to the kitchen Bathroom and WC. This should be ducted to outside air and provide a minimum extract rate of 60 L/S.

Client – A Creswell
Address – 167 Chapeltown Road
Scheme – 2 Storey rear extension
Title – Sections/ Specifications
Drawing Number – 2024-04-01-06
Revision
Scale 1:50 at A3

Above and below ground drainage
All new guttering to discharge via. rainwater pipes to new gullies as shown.
New drainage to be laid in 100mm plastic pipe at 1:40 minimum fall and connected to existing system. Drainage to be on pea gravel bed and surround.
Make new connection from WC and basin into existing SVP as shown.
Existing SVP and branch pipe to be boxed in but include for rodding access at bends.



SECTION
SCALE 1:50