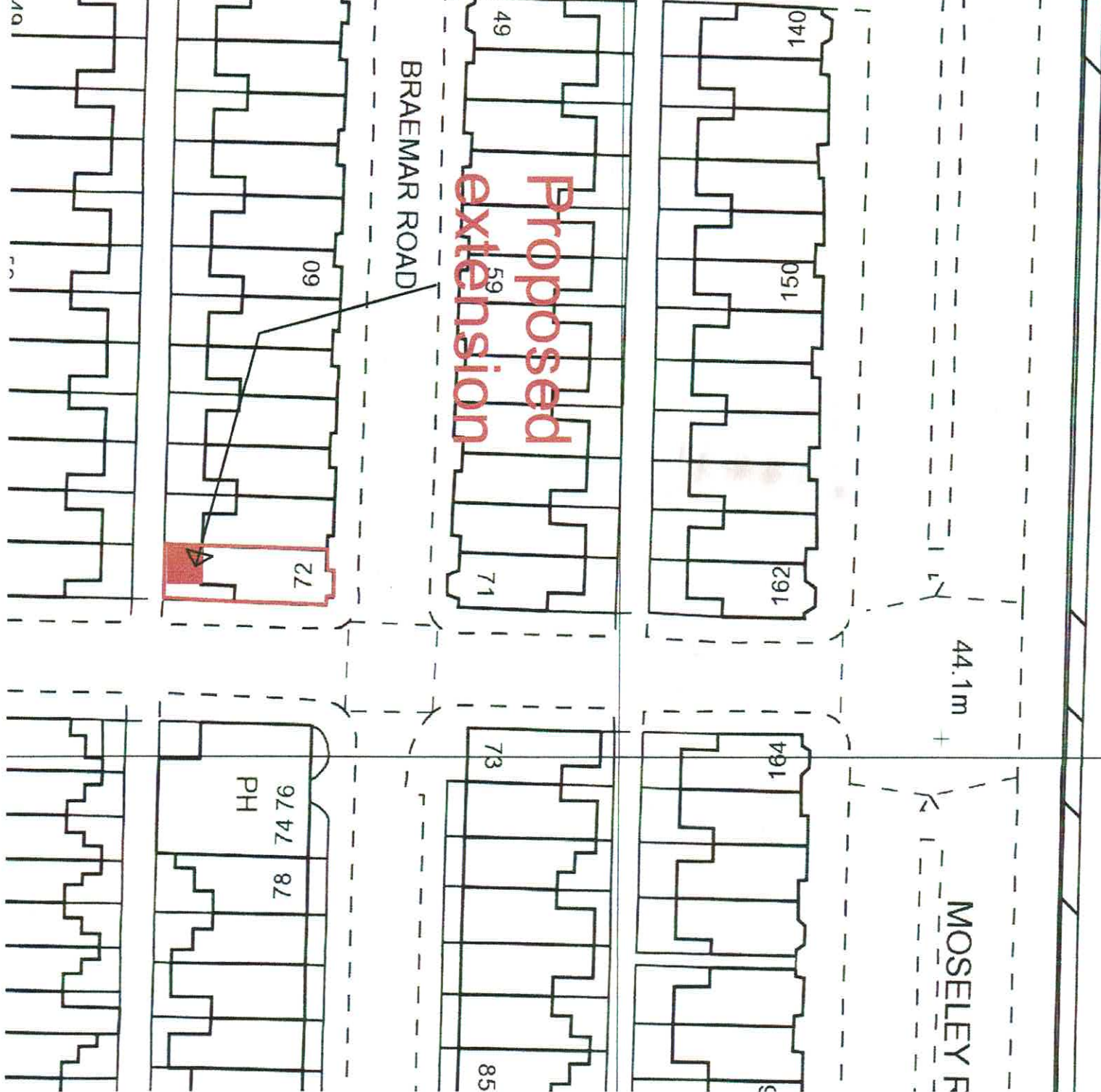
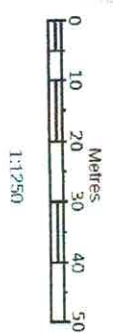


Site Plan 1:500

386200

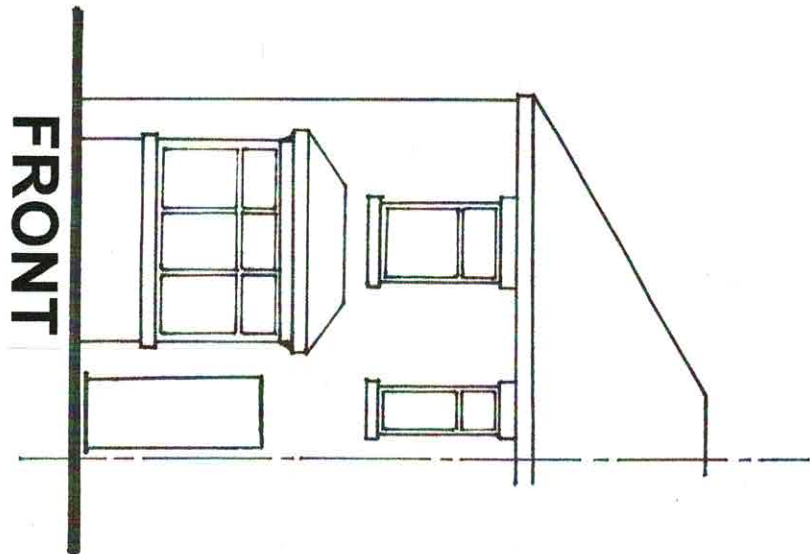


LOCATION PLAN

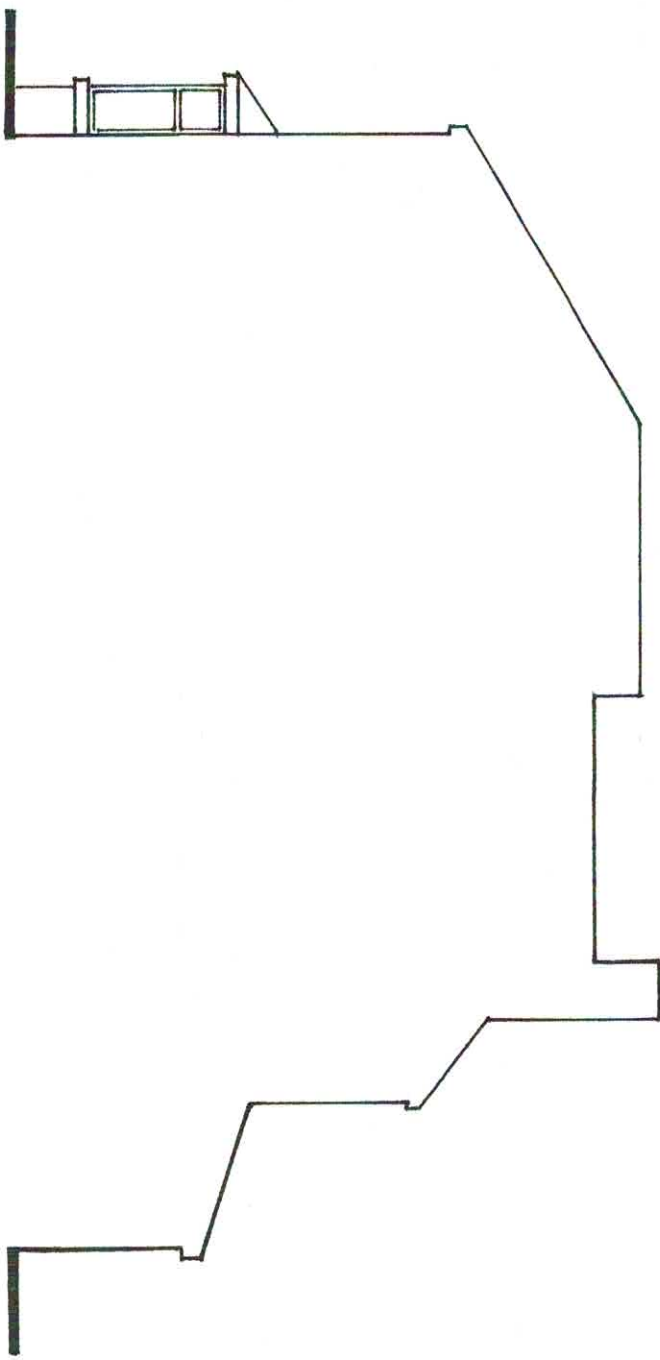


N
72 BRAEMAR ROAD
MANCHESTER
M14 6PU

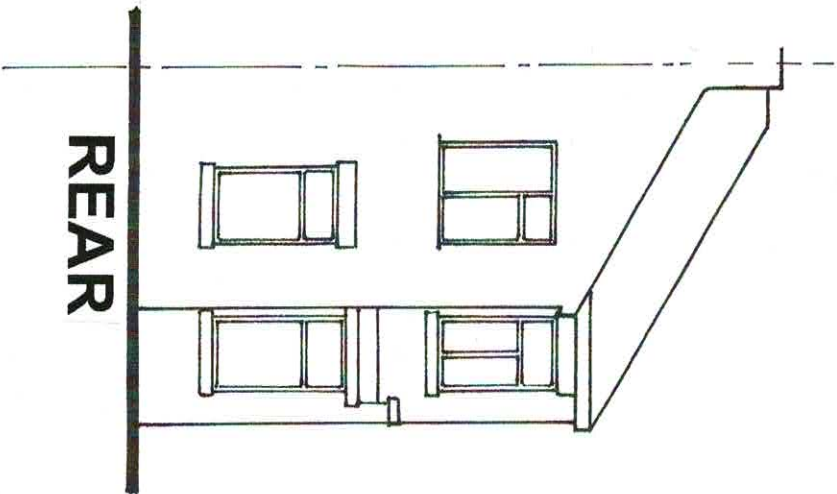
**EXISTING
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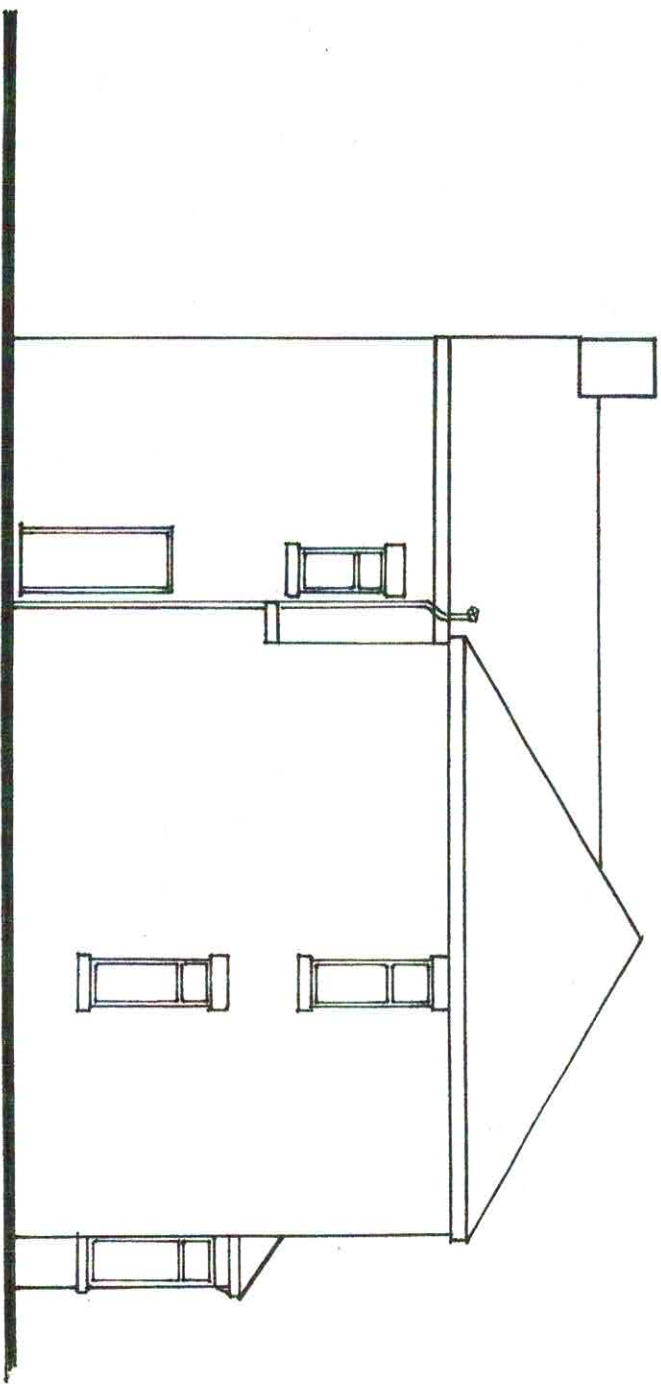
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SIDE

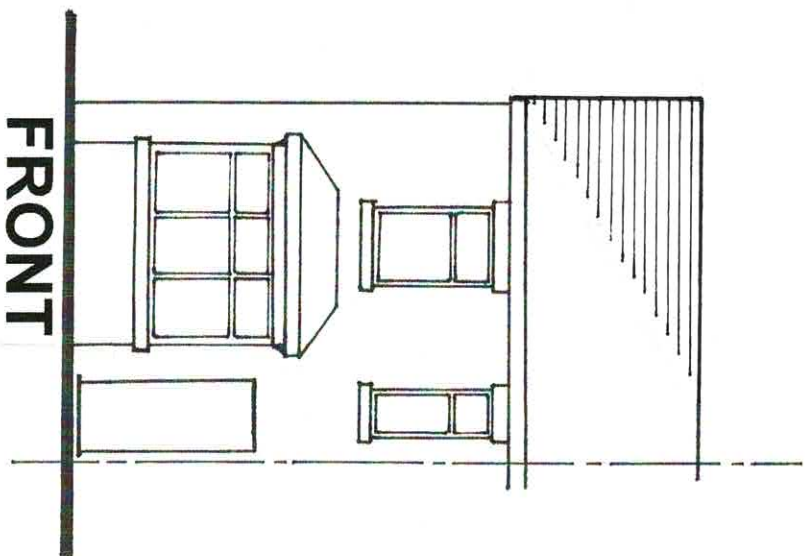


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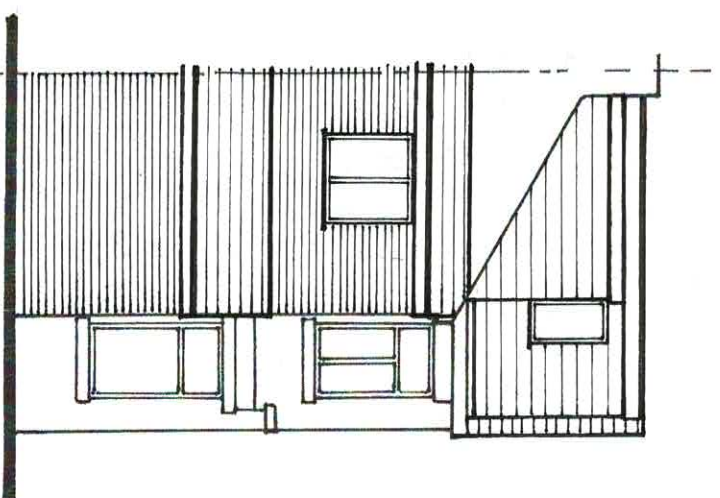
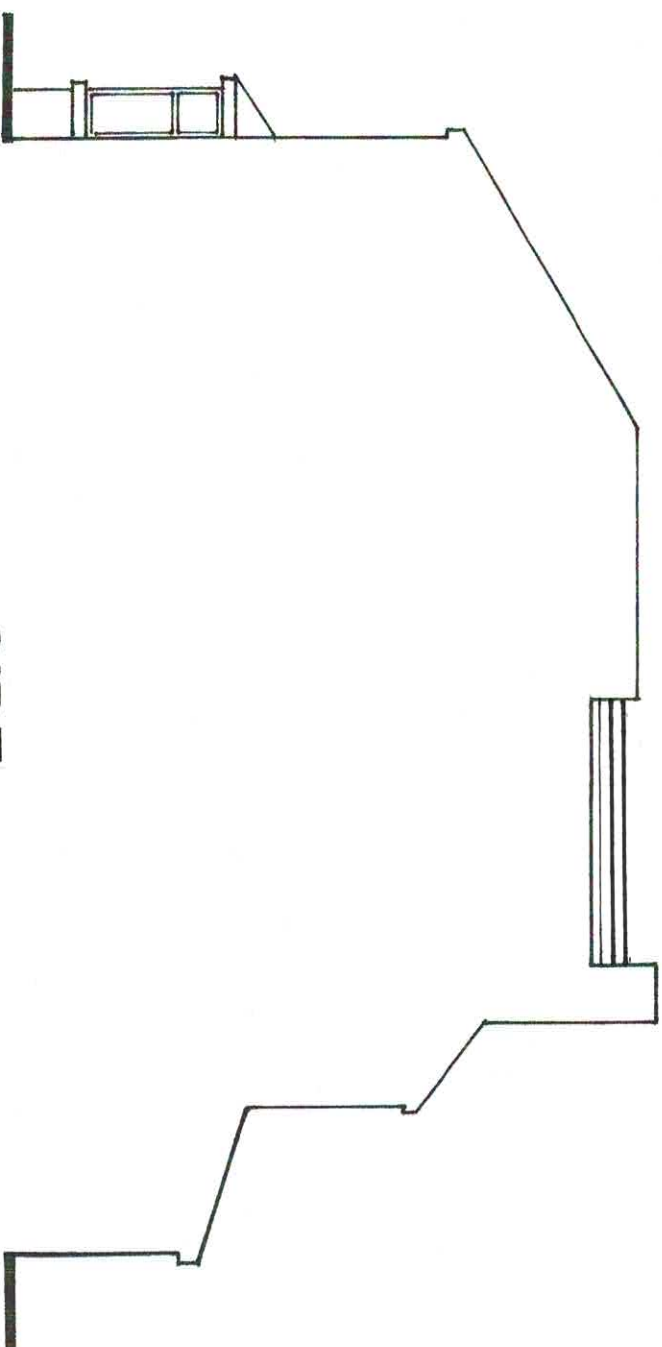


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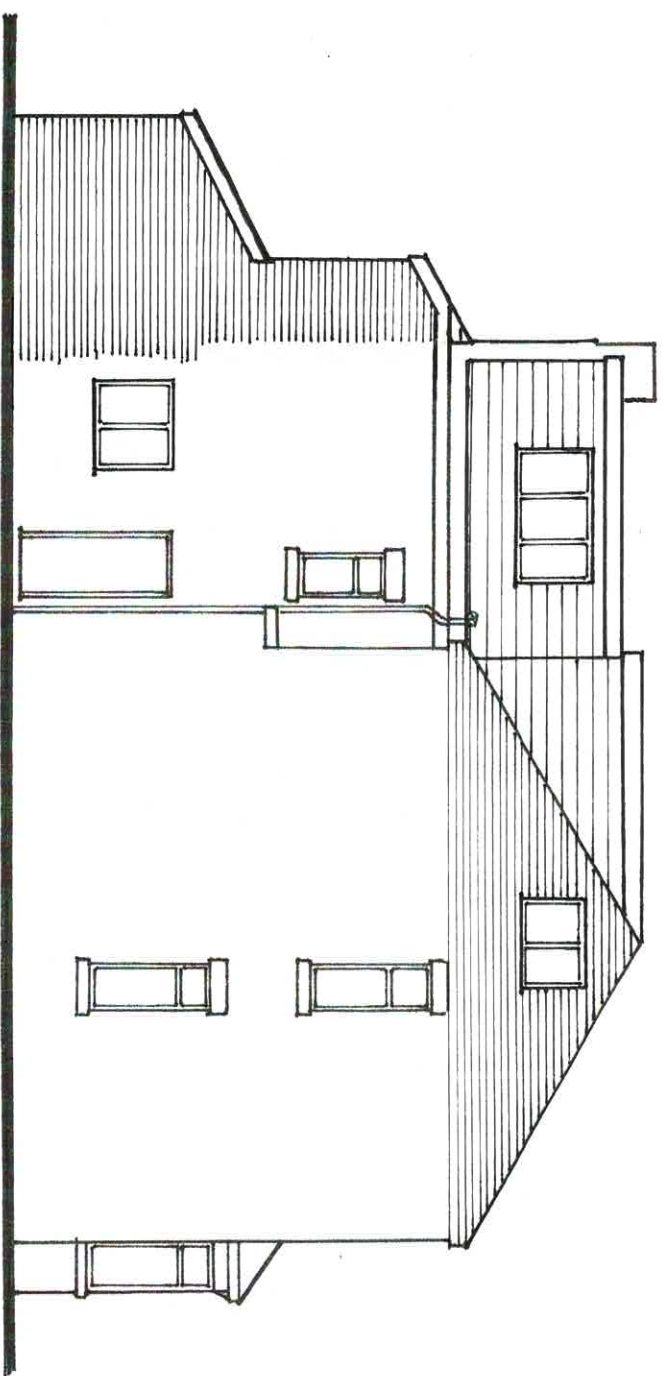
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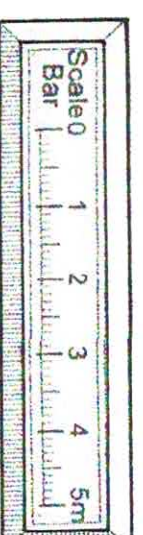
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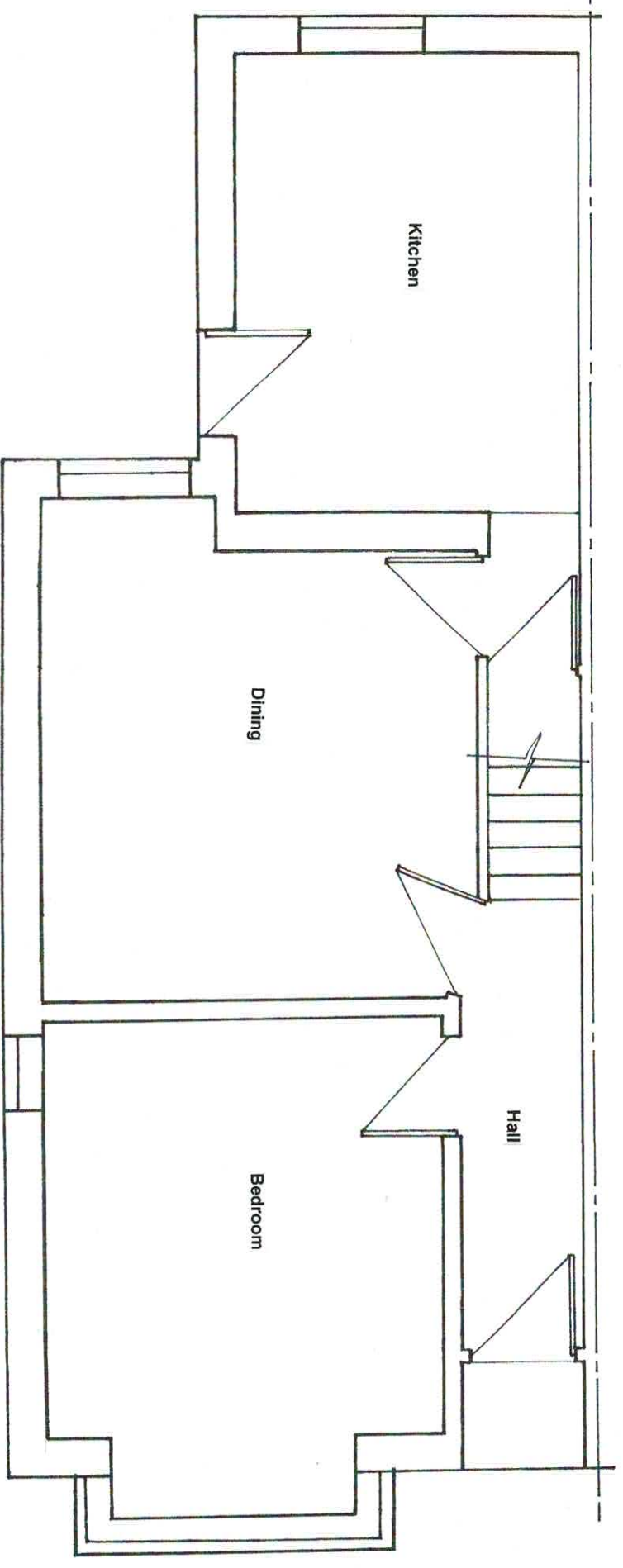


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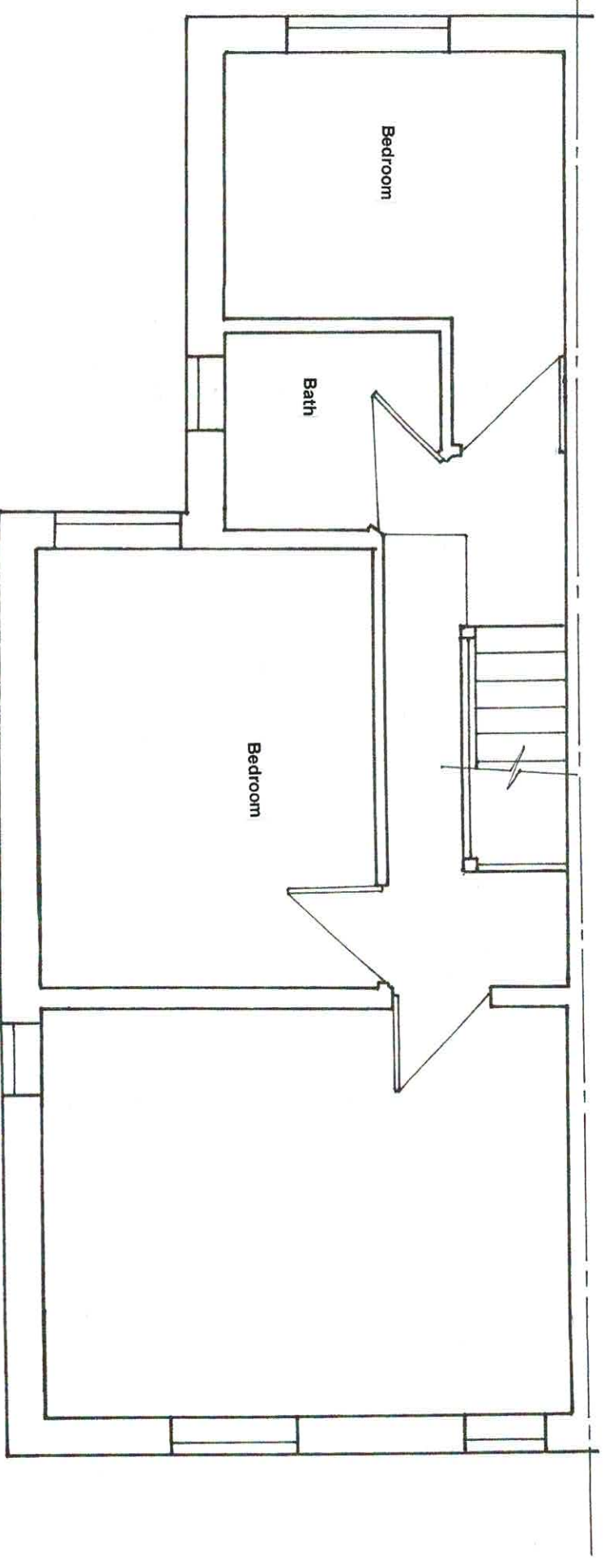


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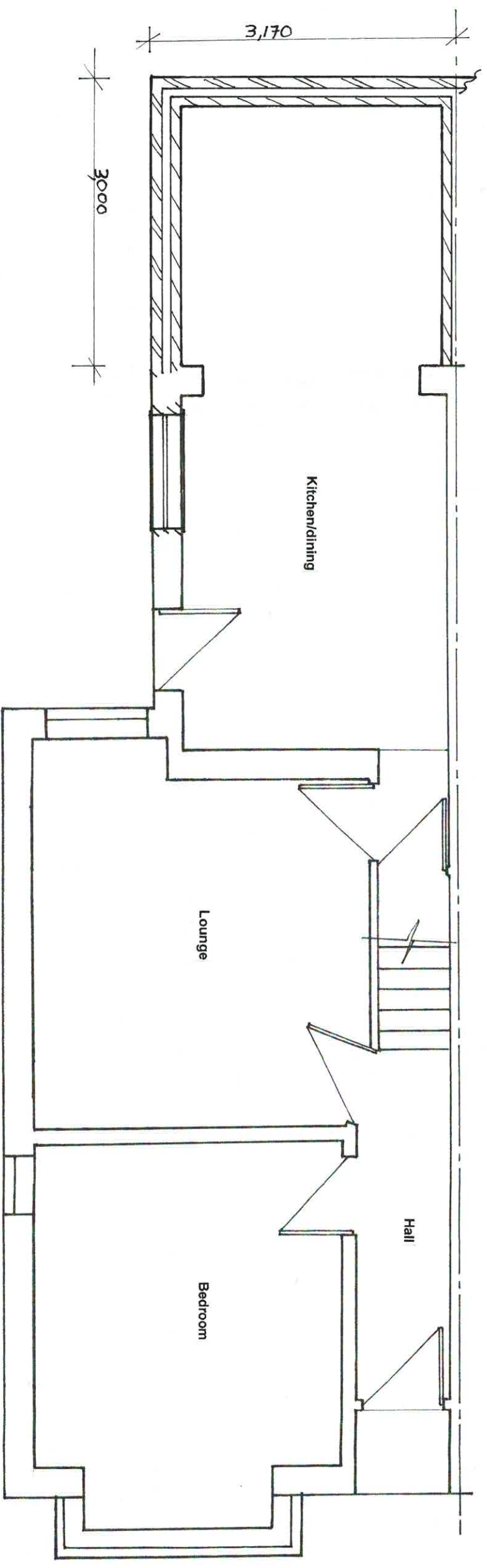




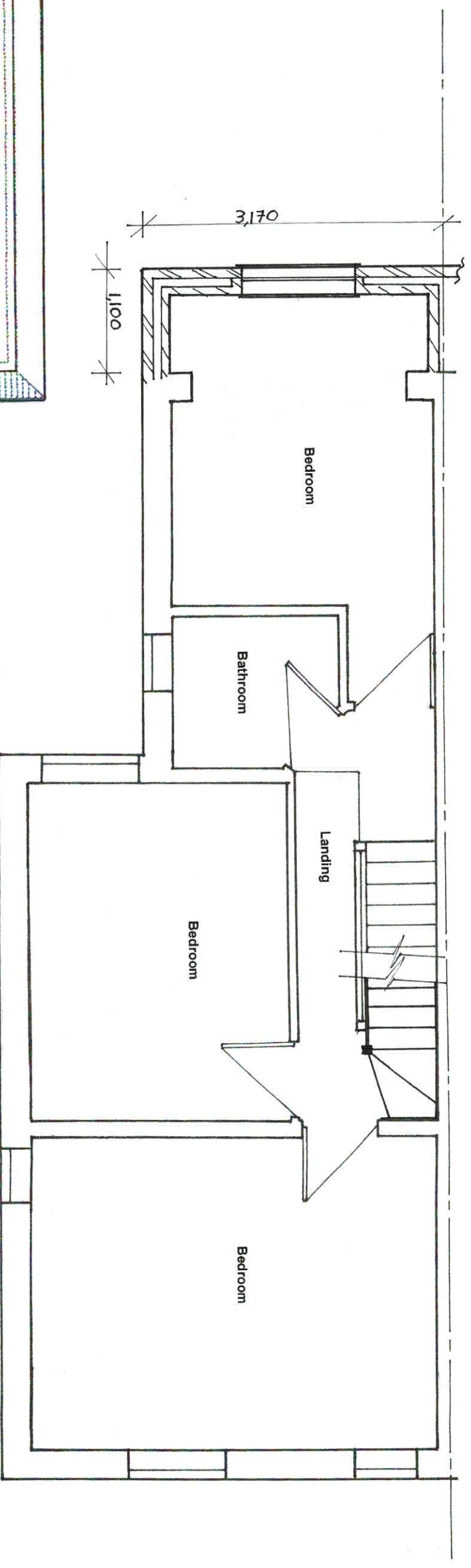
**EXISTING
GROUND FLOOR
LAYOUT**



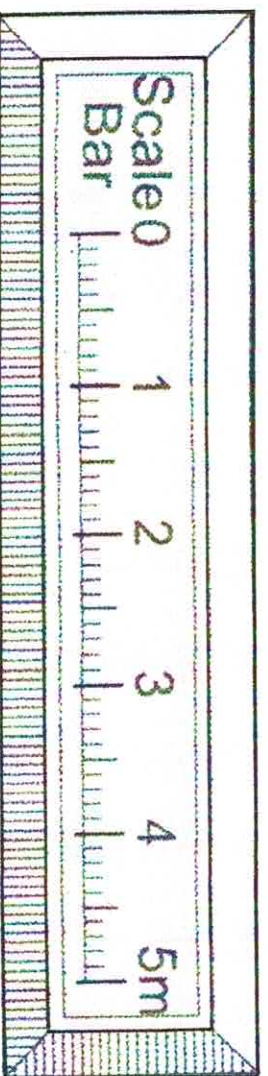
**EXISTING FIRST
FLOOR LAYOUT**

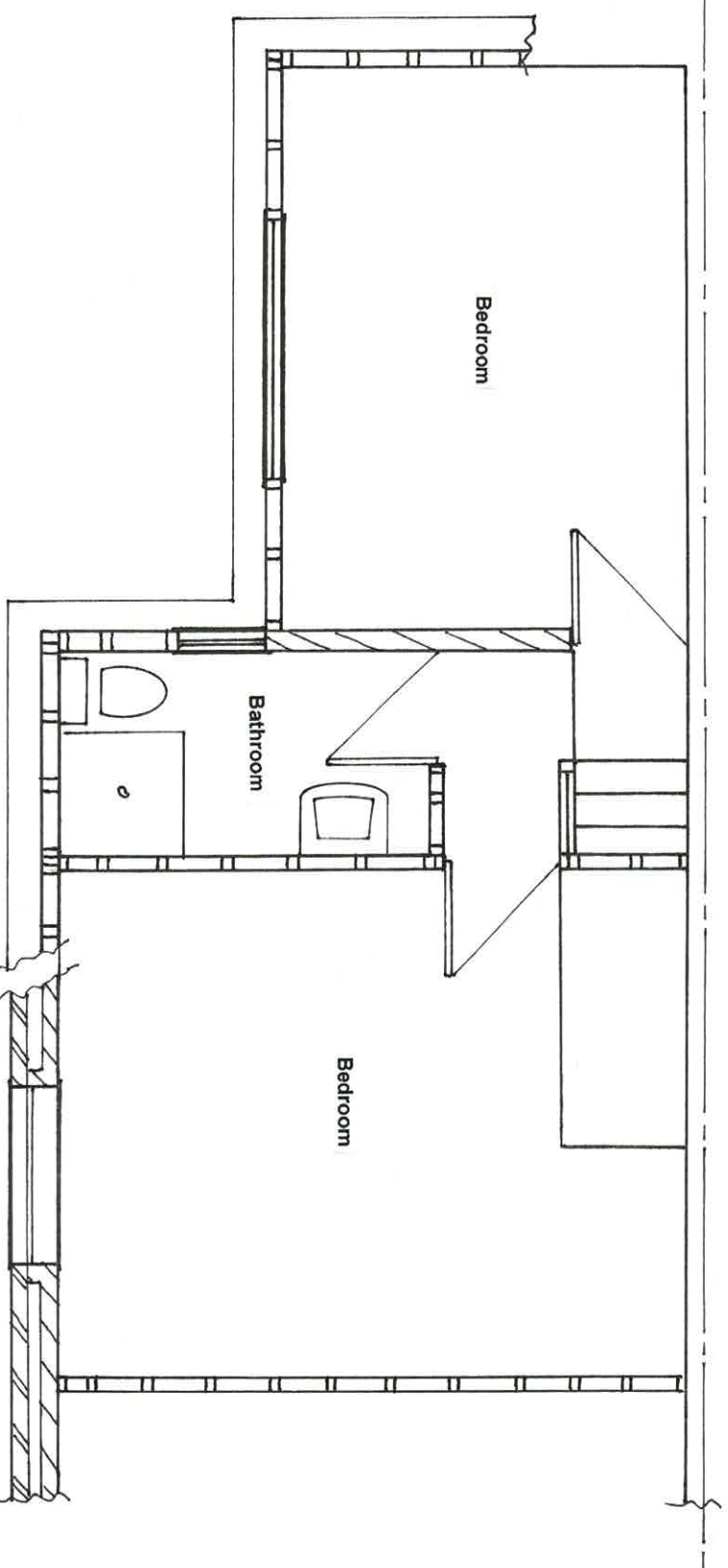


**PROPOSED
GROUND FLOOR
LAYOUT**

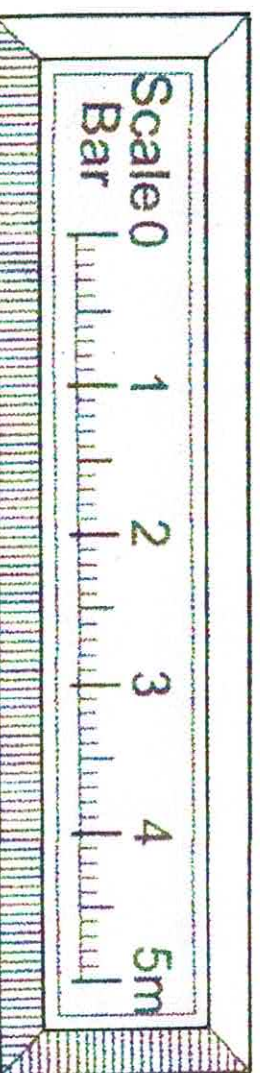


**PROPOSED
FIRST FLOOR
LAYOUT**





PROPOSED DORMER LEVEL



Fire Precautions

This is an existing Shared house, and a degree of fire precautions are already in place, but due to increased fire load because of the additional storey, following items should be included if not already provided –

Fire escape routes – all walls and doors forming the escape route (protected shaft) should be 30 minutes fire rated. Fire doors should be FD30s specification with self-closing devices and intumescent strips and cold smoke seals.

Fire alarm – the property is designed for simultaneous evacuation and therefore a mains operated, interlinked smoke detection and alarm system is required with detectors positioned within all rooms except the kitchen bathrooms. A heat detector should be used in the kitchen to avoid false activation.

Emergency Lighting – emergency lighting and directional escape signage should be positioned within stair enclosure at all levels.

Above and below ground drainage

All new guttering to discharge via rainwater pipes to existing gullies.

New above ground drainage to connect to existing SVP. This should be carried up to a height of 900mm above any nearby opening windows

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.

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.

Facing brickwork to match existing

Roof tiles to match existing

Antracite grey cladding to dormer

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 polyurethane including 25mm thick upstand insulation 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

New cavity walls to consist of 100mm facing brickwork, 100mm cavity with 'full fill' cavity insulation 'Drytherm' or similar. 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.

Lintels

'Cantrac' 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' double glazed windows, incorporating an escape opening of minimum size 0.33 Sq M with a clear dimension of 450mm, cill height from floor level to be between 800mm and 1100mm. In addition, background ventilation should be provided by trickle ventilation incorporated into head of frame.

'U' value of window should not exceed 1.6.

Insulated cavity closures to be incorporated around all reveals.

Dormer Walls

To consist of 100 x 50 timber studs at 450mm cts and built off load bearing structure beneath.

To be insulated with 100mm polyurethane insulation positioned between studs and include for vapour barrier internally prior to fixing 12mm plaster board and skim. Breather membrane to be fixed externally and to be clad with plastic cladding fixed directly to structure. Ensure cladding complies with surface spread of flame requirements and when within 1m of boundary also include for fire rated cement board behind cladding. Include for all necessary lead flashings at intersection of walls and roof.

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.

Roof structure to consist of 50 x 25mm tanalised slate battens fixed over breathable roofing membrane 'Tyvek' or similar over 150 x 50mm c16 grade rafters at 450mm cts. 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' or similar fixed flush with bottom of rafters to maintain ventilation over. Additional 50mm insulation is to be fixed across face of rafters prior to fixing 12mm plaster board and skim.

Dormer Roof

EPDM roofing system bonded to 18mm exterior grade plywood fixed over firing pieces at 1.80 minimum fall to 170 X 50 C16 joists at 400mm cts.

100mm polyurethane insulation to be positioned between joists, maintaining ventilated airspace over. Provide additional 50mm of insulation to underside of joists prior to fixing plaster board and skim. Ventilation to be provided via. 25mm fly screened sill fascia vent and ventilated ridge tiles.

Structural Steelwork

New steelwork to be installed as per structural calculations.

Steelwork to seat on concrete pad foundations and to be encased with 'fire line' board to give 30 minutes fire resistance.

Staircase

New timber staircase to consist of 12 number 217mm risers with 241mm goings. Also include for tapered treads to bottom of flight. Headroom over existing and new staircase to be 2.0M minimum. Guarding to be provided to staircase and landing with no gaps greater than 100mm.

Floor
18mm T&G boarding fixed to 150 x 50mm C16 timber joists at 400mm cts. Supported off loadbearing structure. 100mm acoustic quilt positioned between joists and ceiling underdrawn with 12mm plaster board and skim. Mild steel lateral restraint straps to be provided at 2.0M cts.

SECTION