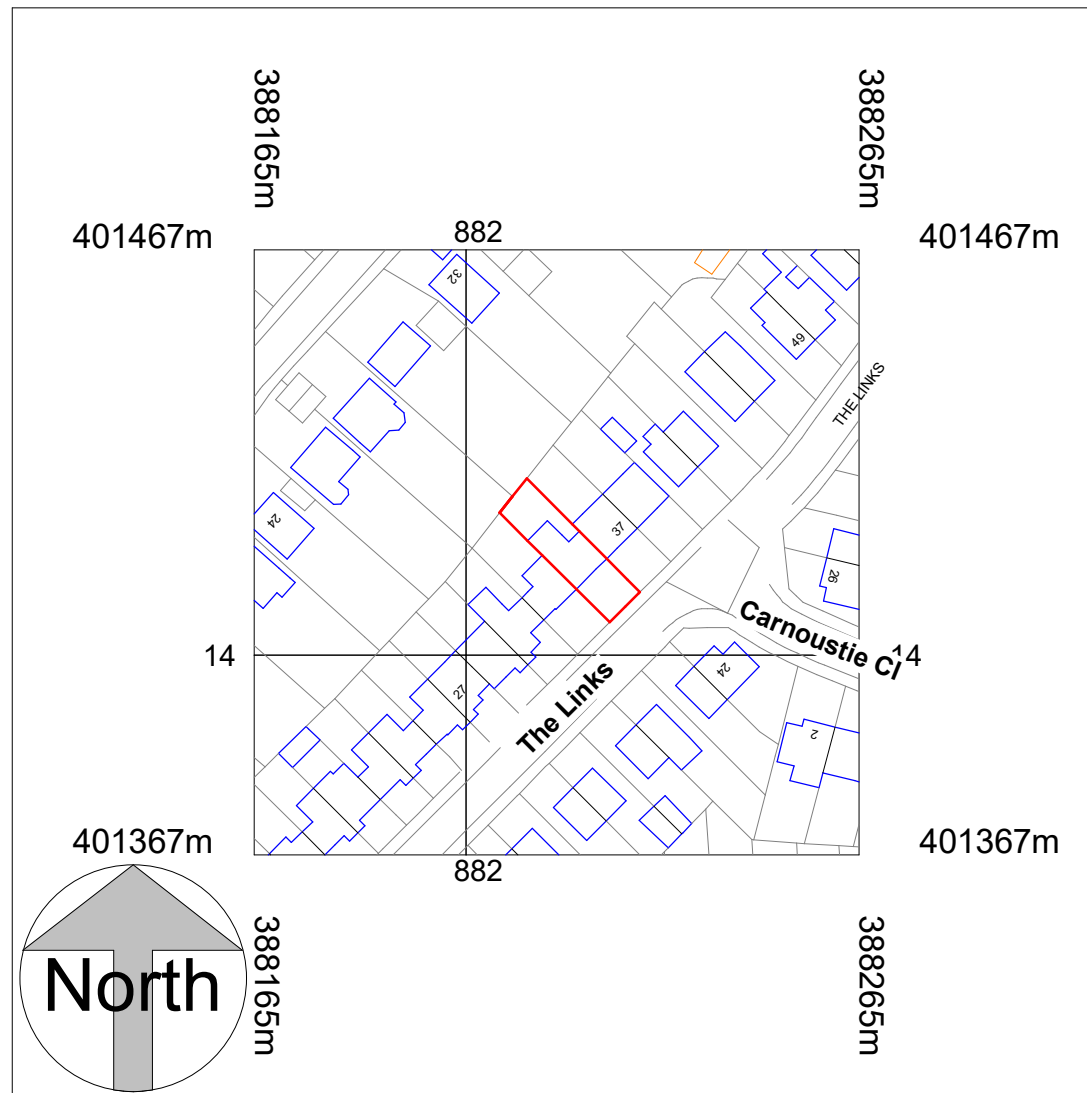
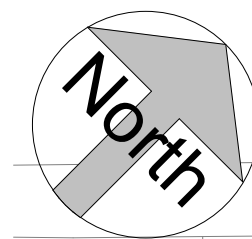
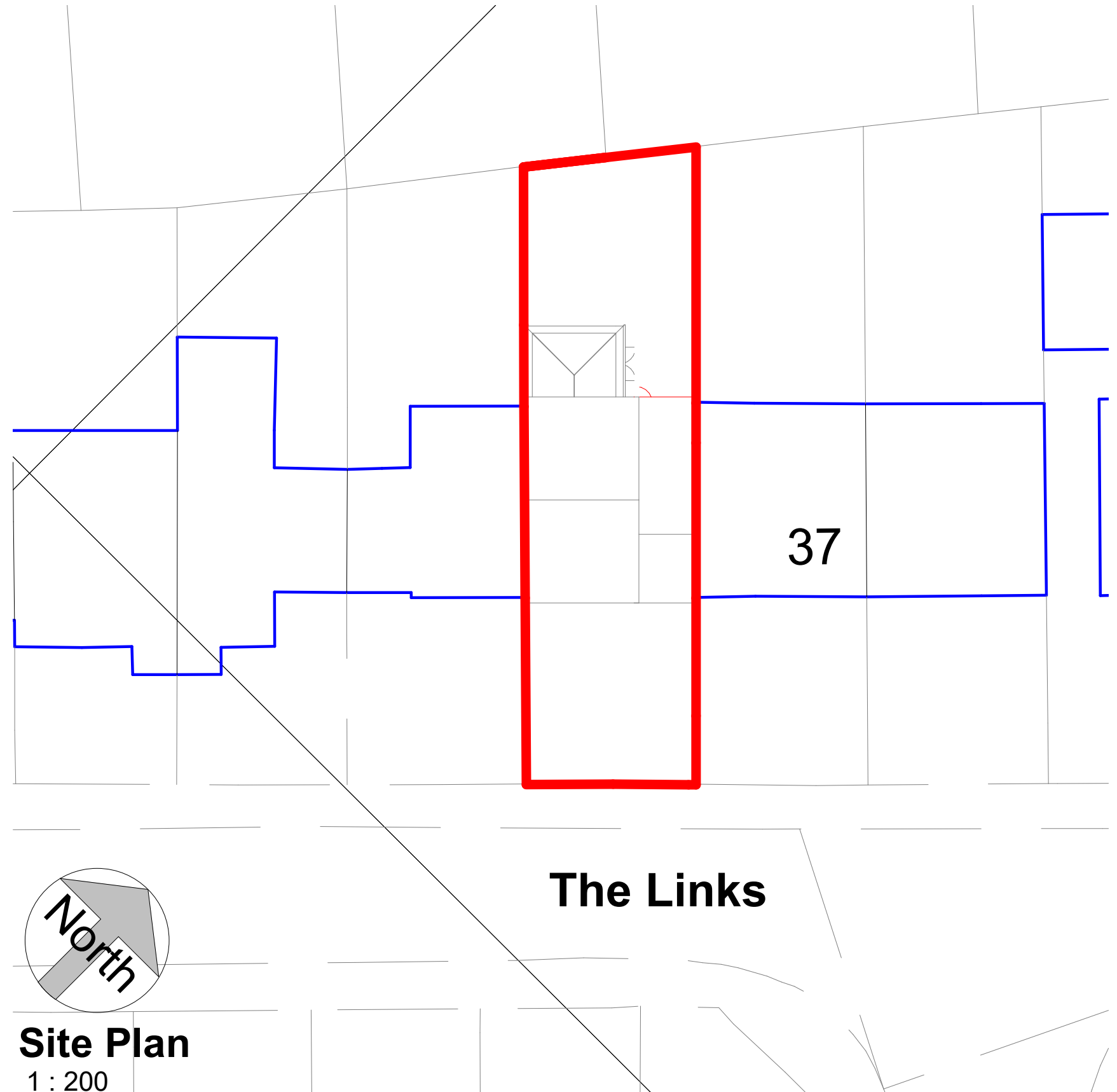




Location Plan
1 : 1250



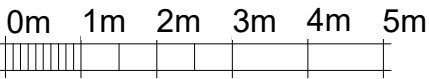
Site Plan
1 : 200

The Links

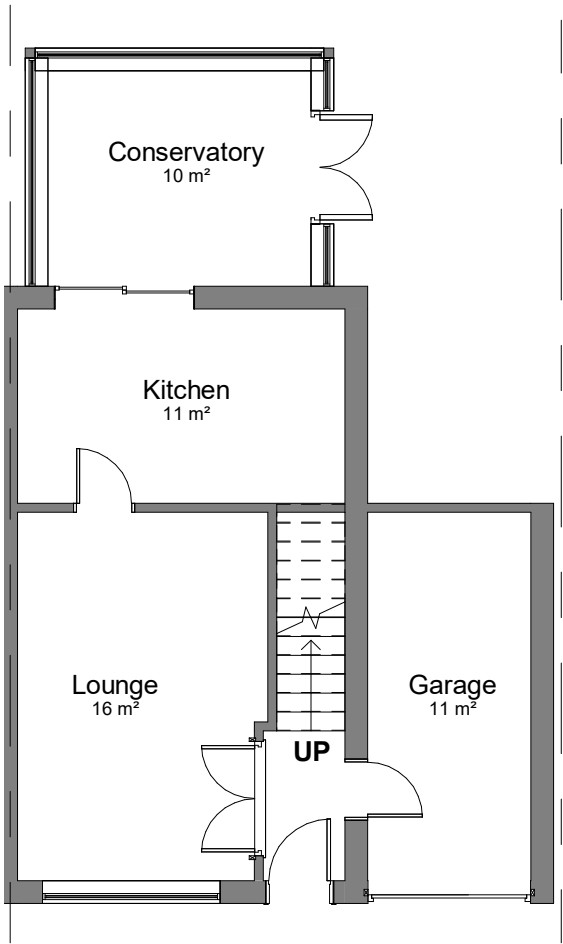
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No.	Description	Date
BR1	Issue to Building Control	16.12.2020

PROJECT		ADDRESS		CLIENT			
Garage Conversion and single storey rear extension		2022_35 The Links Manchester M40 3NT		Afresham Ali			
Manchester City Council		PURPOSE OF ISSUE Building Control		SHEET			
				Location and Site Plan			
				Date 15.12.2020	Project number 2022	Scale (@ A3) As indicated	
				Drawn by VA	DRAWING NUMBER		REV
				Checked by VA	A101		BR1



VISUAL SCALE 1:100 @ A3



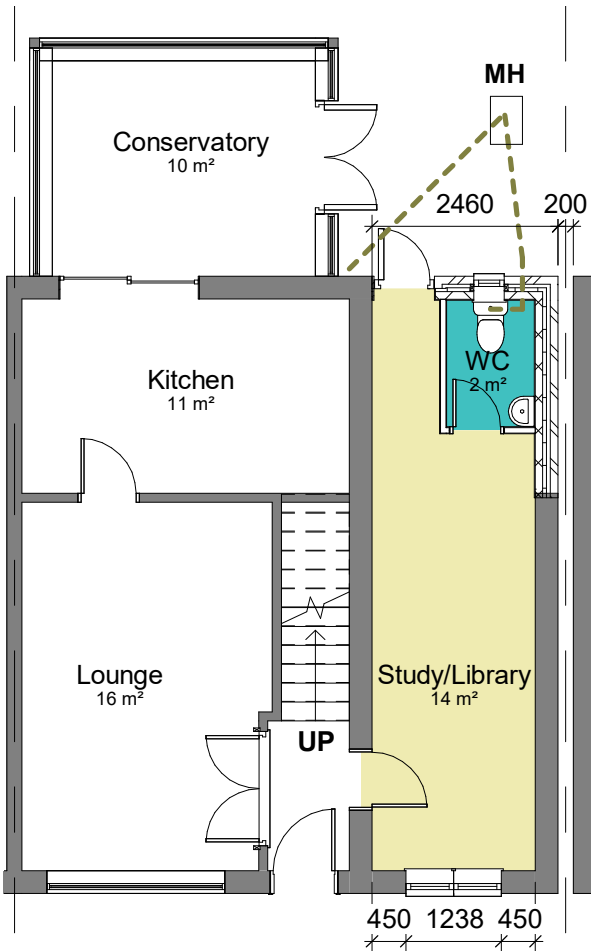
00-E-Ground Floor
1 : 100 Existing

NOTES:
The contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to *Vikas Alyas Ltd* as soon as possible. Any construction work carried out prior to receiving all necessary approval for planning and or building regulations is entirely at the householders/clients risk.

All building work to be completed to the satisfaction of the Local Authority Building Control Officer in accordance with the current Building Regulations and as such additional unforeseen building works may be required on site.

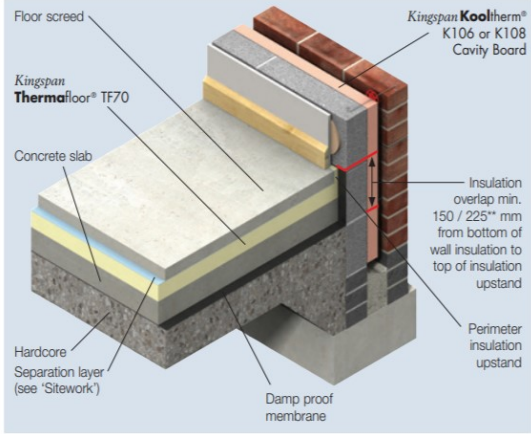
The contractor shall inspect all adjoining properties which may be affected by the works prior to commencement of works and record and report to the owner any defects. The contractor shall be entirely responsible for the security, strength and stability of the building during the works.

Drawings produced for the purpose of Building Regulation approvals only and do not constitute full working drawings. This drawing may not be copied by any third parties without prior permission from *Vikas Alyas Ltd*.



00-P-Ground Floor
1 : 100 Proposed

Insulation Below the Floor Screed



All necessary alteration/modification of any existing adjoining roof as required to enable the proper completion of the works and in agreement with building control.

Insertion of proprietary stepped/cavity tray dpc to follow line of new roof 150mm above all roof/wall abutments as necessary using code 5 lead flashings
Tie new roof into the existing, alter/modify/renew existing roof coverings and form a weather tight structure.

Roof rafters - C24 47mm x 175mm @ 400 ctr
with Insulation to be 100mm Kooltherm K7 between rafters and 50mm Kooltherm K118 insulated plasterboard. Provide 5mm skim coat of finishing plaster to the underside of all ceiling.

IG Lintel L1/S 100 over door and window

Foul and surface foul water drainage discharge connecting to existing combined system.
Existing rwp to be checked for suitability. If below requirements to be replaced with specification as above.

All drainage to the satisfaction of the Local Authority Building Inspector on site.

FOUNDATIONS

To building Regulations A1/2 Part E. depth to be decided on site according to ground conditions. foundation size 600x300 C30 mix. Strip foundation, trench depth to be confirmed on site by building control officer

EXTERNAL WALLS 'U' Value 0.28w/m2k

102mm facing brick to match existing. 100mm cavity with full fill Rockwool insulation baits fixed to inner leaf
lightweight blockwork 'K' value not less than 0.11w/mk and a desnity not less than 450Kg/m3. 13mm lightweight plaster. stainless steel Wall ties at 900mm horizontally, 450mm vertically, 300mm around openings. all cavities dosed with damcor or similar approver insulated cavity closer. Dpc 150mm above finished around level, cavity trays to lintels. weak mix concrete cavity fill to ground level.

FLAT ROOF low slope 'U' value 0.18w/m2k

170mm x 47mm C16 timber joists at 400cc to firings fall 1 :60 slotted into Simpson Strong tie joist hangers fixed to sole plate bolted to RSJ with M10 bolts. overdrawn with 19mm external grade plywood sheeting , over drawn with Firestone rubber cover memebrane. undardrawn with 12.5mm foilback.ed plasterboard .. joists in-filled with 120mm Celotex ot Kingspan TP10 rigid board insulation with 30mm cross fixed to ceiling side to joists.ensure 50mm ventilation gap to the upper side of ceiling joists, Herring bone strutting at mid span.

EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

UPGRADE OF EXISTING GARAGE FLOOR 'U' Value 0.22w/m2k

65mm screed on 75mm Kingspan TF70 insulation thermaboard on 100mm concrete floor slab on 1200guage Visquine dpm on 30mm blinding with 25mm kingspan upstand insulation to perimeters.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless-steel profiles.

VENTILATION

Windows must incorporate openable vents of an area equal to 1/20th of the floor area of the room, and trickle vents to provide background ventilation of 8000mm².

EXTRACT TO W/C

W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch, to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

SMOKE DETECTION

Where the new room does not have a external door smoke detection will be required. Mains operated linked smoke alarm detection system to BS 5446 - 1:2000 and BS5839-6:2004 to at least a Grade D category LD3 standard to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

WALLS BELOW GROUND

All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

DPC

Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5268-6.1: 1996 and BS EN 845-1: 2003

CAVITIES

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non-combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

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BUILDING DESIGN CONSULTANCY

architek

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0161 505 1345

vikasalyas@gmail.com

880 Stockport Road, Levenshulme, Manchester, M19 3BN

No.	Description	Date
BR1	Issue to Building Control	16.12.2020

PROJECT		ADDRESS		CLIENT		
Garage Conversion and single storey rear extension		2022_35 The Links Manchester M40 3NT		Afresham Ali		
Manchester City Council	PURPOSE OF ISSUE Building Control	SHEET	Floor Plans	Date 15.12.2020	Project number 2022	Scale (@ A3) 1 : 100
				Drawn by VA	DRAWING NUMBER	
				Checked by VA	A102	REV BR1

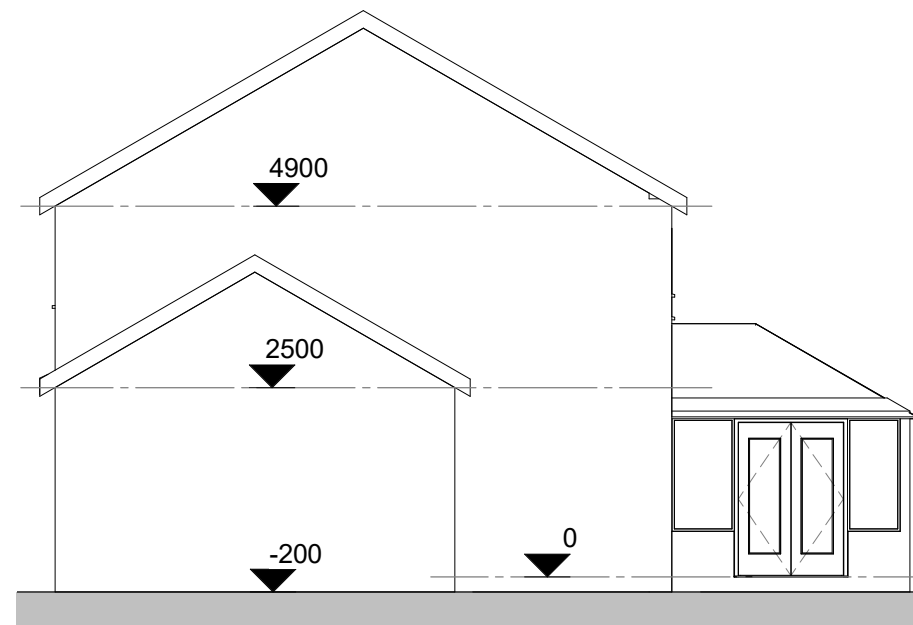
0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:100 @ A3



01-E-Elevation

1 : 100



02-E-Elevation

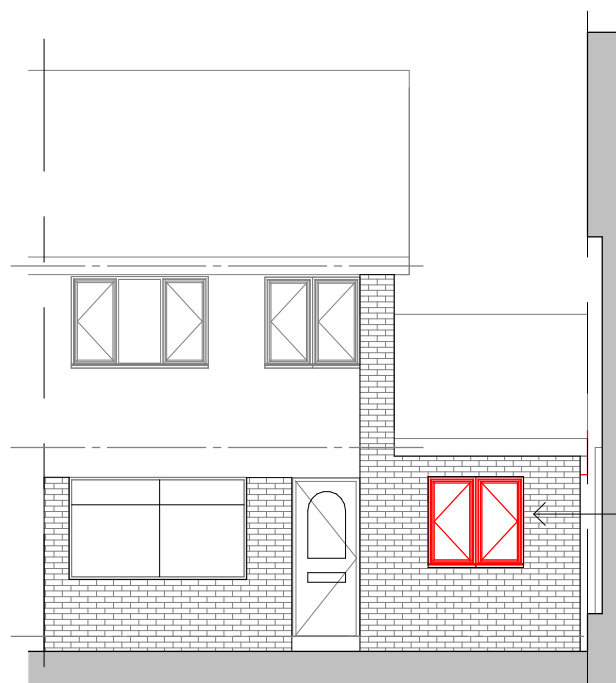
1 : 100



03-E-Elevation

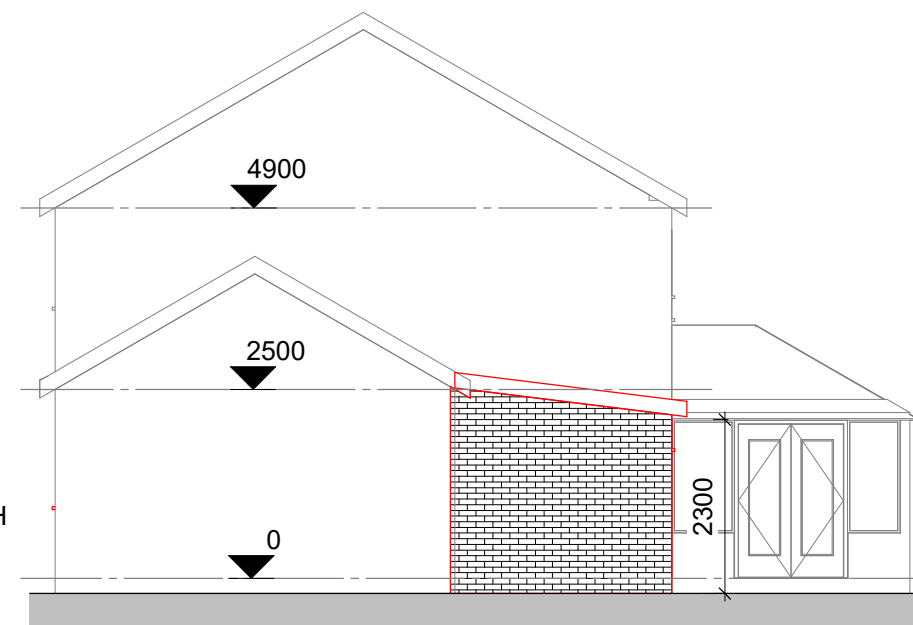
1 : 100

Existing



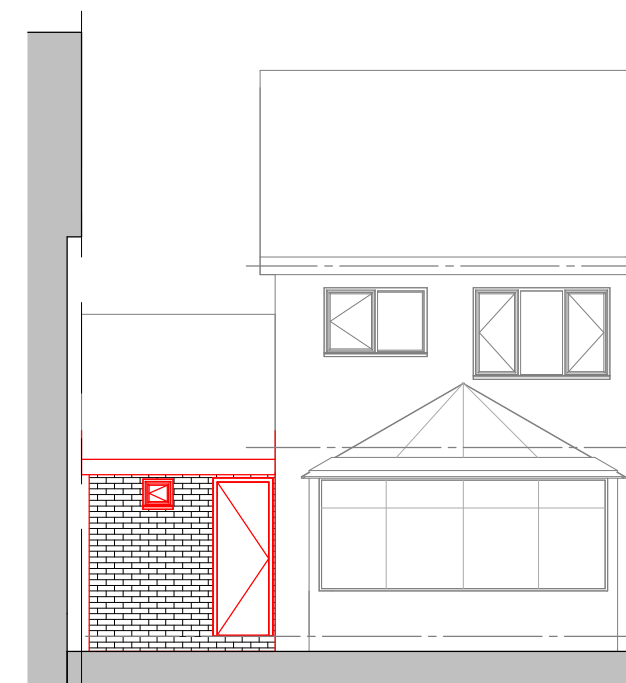
01-P-Elevation

1 : 100



02-P-Elevation

1 : 100



03-P-Elevation

1 : 100

Proposed

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No.	Description	Date
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PROJECT		ADDRESS		CLIENT			
Garage Conversion and single storey rear extension		2022_35 The Links Manchester M40 3NT		Afresham Ali			
Manchester City Council	PURPOSE OF ISSUE Building Control	SHEET	Elevations	Date 15.12.2020	Project number 2022	Scale (@ A3) 1 : 100	
				Drawn by VA	DRAWING NUMBER		REV
				Checked by VA	A103	BR1	