

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

TIMBER FRAME WALL

To achieve minimum U Value of 0.28W/m²K
Treated timber frame studs constructed using 100mm x 50mm head & sole plates and vertical studs (with noggins) at 400mm ctrs or to s/engineer's details & calculations. Insulation between and over studs; 100mm Kingspan Thermawall TW55 between plus VCL and 22mm Gyproc Thermaline plasterboard over. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206 and Part N of the current Building Regulations.

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension

ELECTRICAL

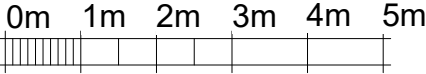
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An 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.

INTERNAL LIGHTING

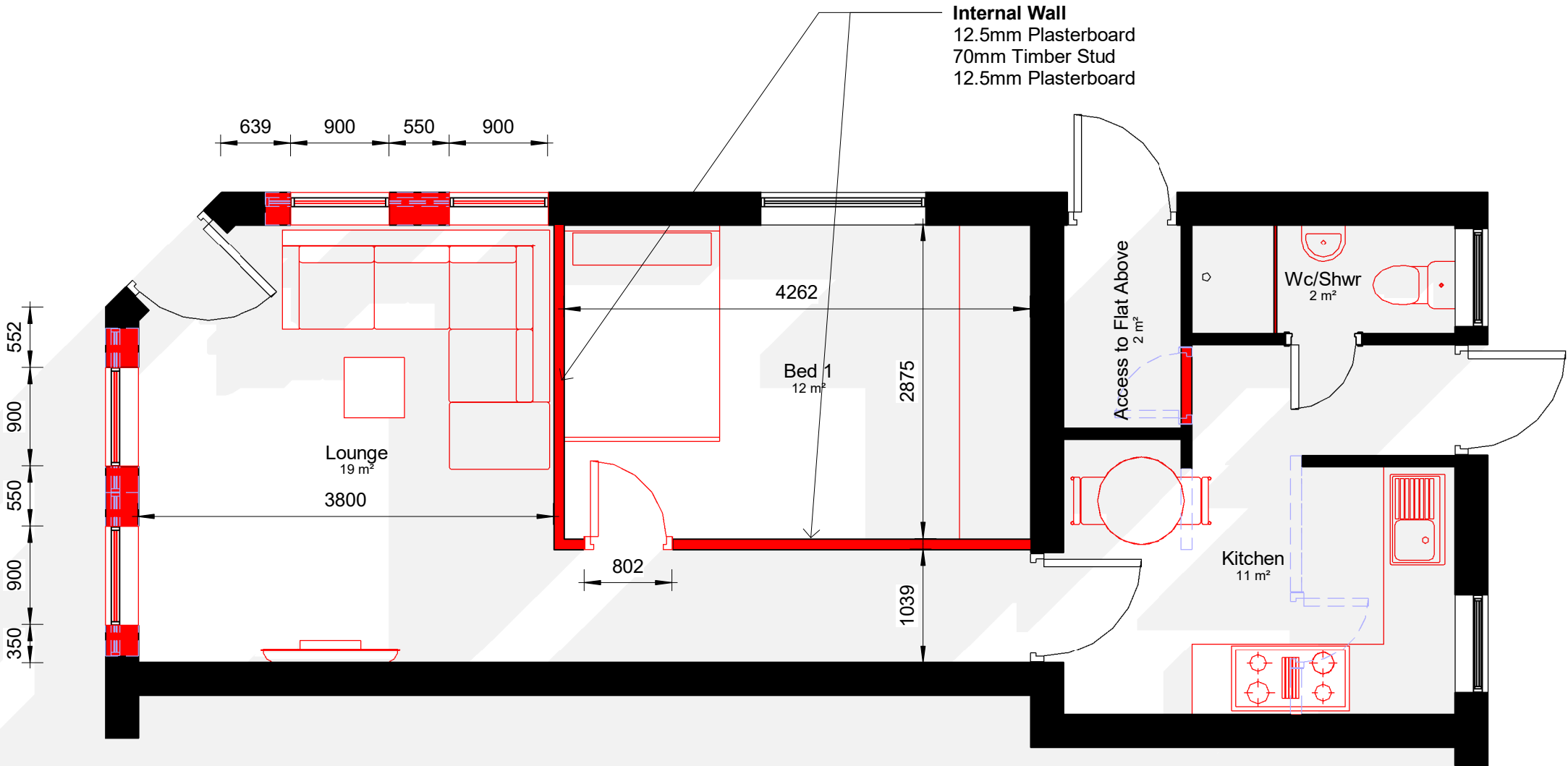
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING

Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.



VISUAL SCALE 1:100 @ A3



00-P-Ground Floor-SO
1 : 50

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 course of 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*

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BUILDING DESIGN CONSULTANCY

architek

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No.	Description	Date
P1	Issue to Client	07.04.2021

PROJECT	
Change of Use- Retail to Residential	
Manchester City Council	PURPOSE OF ISSUE
	Client

ADDRESS	
6 Beechdale Cl, Manchester M40 0AR	
SHEET	
Proposed Floor Plan - Setting Out	

CLIENT		
Next Move Estate		
Date	Project number	Scale (@ A3)
07.04.2021	-	1 : 50
Drawn by	DRAWING NUMBER	
VA	A104	
Checked by	REV	
VA	P1	