

Proposed erection of a single storey extension at the rear of house and rear dormer in the attic at 153 Burnage Lane, Manchester		
Dwg No. 01	Revision	0
Floor Plans & Elevations		Date: Feb 2021
Scale: 1:100 (All dwg and)		
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153 Burnage Lane, Manchester

Extension construction details

ROOF Concrete interlocking tiles lapped on treated battens on approved breathable roofing felt onto 200 x 50mm rafters at 400 c/c. Insulation to be 225mm deep rockwool quilt insulation or other equal and approved between rafters. 12mm plaster board and skim to underside of 175 x 50mm ceiling rafters at 400 c/c. Roofspace ventilation system (min 25mm gap) with purpose-made eaves-fitting to ensure eaves are not blocked. Gutter to be 100mm half-round gutter with 75mm dia PVC rainwater pipe to roadside gully.

FLOOR 100mm thick concrete (1:3:6) on 1200 gauge visqueen on 100mm thick Kingspan Thermalfloor insulation T170 to give U value of 0.22w/m² with 25mm upstand at perimeter on 50mm sand binding on 150mm well compacted hardcore.

WALLS Outskin to be 110mm approved brick facings to match existing. 100mm cavity with rockwool insulation to give U Value of 0.24w/m², inner skin to be 100mm thermalite blocks. 12mm plasterboard and skim to internal.

Butterfly type wall ties to be fixed 700mm c/c horizontally and 450mm centres vertically. Cavity to be continuous bonded to existing and sealed at eaves level with brick or block on edge. DPC to be 150mm above ground level, and insulated horizontal and vertical DPC to be around all openings and reveals. Stepped lead cavity tray and flashing at dormers. 20mm x 5mm galvanised MS straps to fix to walls and structural timbers of roof at max 1800mm c/c. Weak mix concrete cavity fill in cavity wall below ground level.

FOUNDATIONS Strip foundation 600 x 150mm min concrete (1:3:6) min depth 750mm below ground level to approval of Building Control Officer.

DRAINS 100mm dia PVC drains to connect to existing and fall 1:40 to approval of Building Control Officer. PVC approved inspection chambers to be fitted at junction with main drain.

VENTILATION Opening lights not to be less than 1/20th of floor area of room served. Glazing to be SAFETY glazing to BS 5206 is TENSAR approved and have 8% glass. Any boiler vent to be ducted to external air 500mm clear of opening light. Mechanical fan to be ducted to external air and have extract rate of 60 litres per sec in kitchen and 15 litres per second in bathroom.

FIRE All elements of structure and new ceilings to have 12mm fireline board and skim. 30 minute fire doors with frames to be installed at all relevant openings.

OPENINGS To have standard combs over with min end veering 150mm each end.

SKY LIGHTS Double up rafters on either side of velux windows.

RAINWATER GOODS: 100mm diameter round PVC -u gutters and 60mm diameter downpipes, as Hunter Lightfit, or similar as indicated to discharge to gutters. Gullies to discharge to 100mm diameter PC-u to soakaways.

PLUMBING All work to be carried out in accordance with BS8000 workmanship on Building Site Part 13. Code of practice for above ground drainage. The pipes, fittings and joints should be capable of withstanding an air test of positive pressure of at least 30mm water gauge for at least 3 minutes.

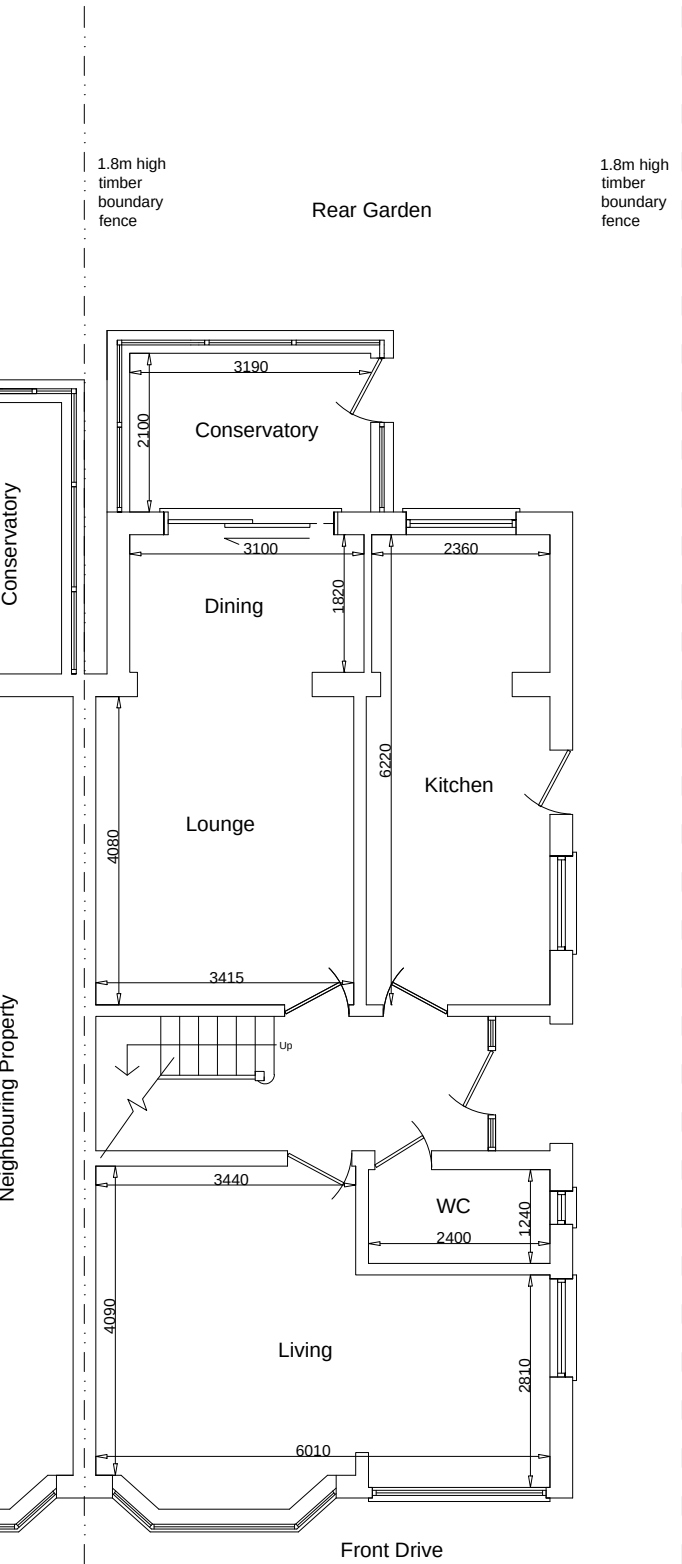
INTERNAL WALL Stud walls to 50x100. Single boarded each side. 100mm acoustic fibre glass or rockwool. Walls taught to underside of ceiling.

WASTES 32mm dia PVC waste with anti vac traps to washbasin and 30mm dia to sink connected direct to gully to new drain as above.

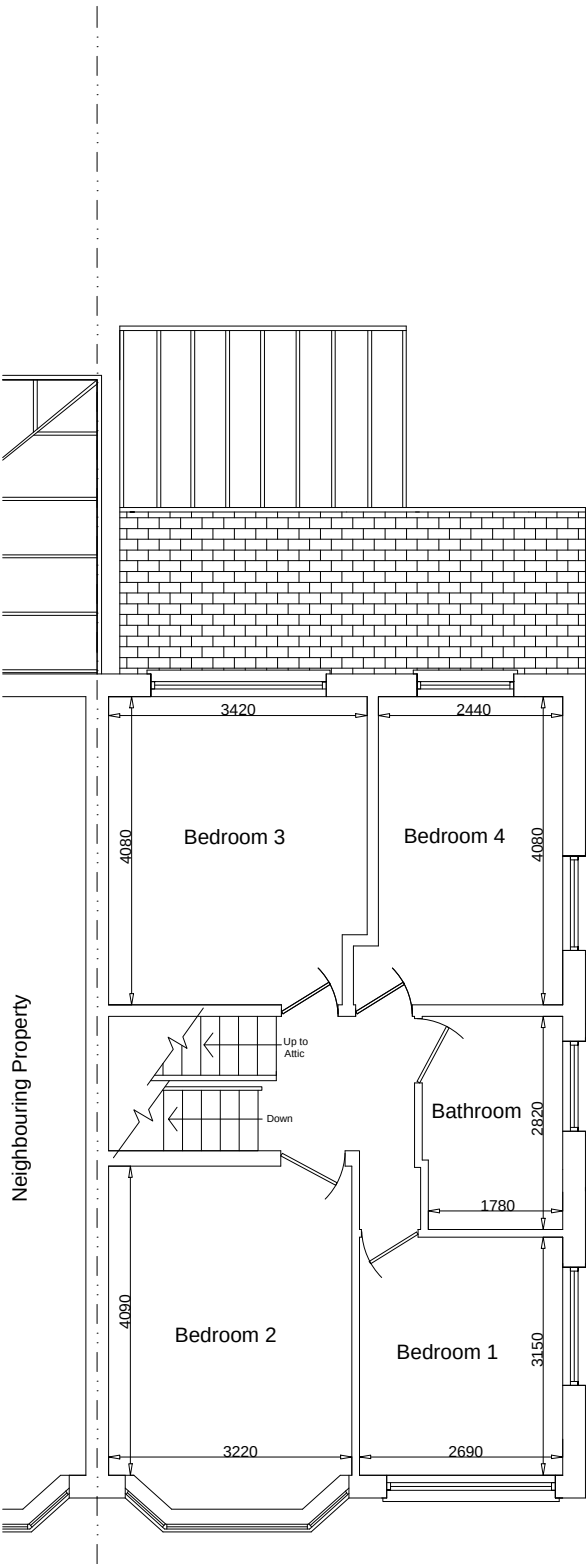
ELECTRICS & GENERAL All electrical installations to comply to BS 7671, 17th Edition of IEE Regs and Part P of Building Regs by a NICEIC electrician with a test certificate forwarded to Building Control within 30 days of completion. New radials to have TRV and if a new boiler is installed, it should be of condensing type and have min SEDRUK rating of 80%. If not, adequacy of existing boiler should be checked to determine that it is capable of handling the proposed increased loads. Service plans to be installed and boiler control interlocks together with zone timing and temperature controls are required. In addition, the heating and hot water systems should be commissioned so that at completion the system and their controls are left in working order and can operate efficiently. A copy of the Corgi Certificate is to be given to the Local Authority on completion.

NOTES
Copyright in all documents and drawings prepared by the designer and any works executed from these documents and drawings shall, unless otherwise agreed, remain the property of the designer and must not be reproduced, by text or disclosed to, a third party without the written consent of the designer.
Do not build on this drawing.
All dimensions to be checked on site and any discrepancies to be referred to the architectural designer before proceeding.
All levels to be checked on site.
All discrepancies between information shown on the drawings and the information to be checked on site to be referred to the architectural designer prior to proceeding.
All components, sizes and references to be checked prior to ordering of materials.
Positions and degradation (i.e. combined, surface water or not) of existing drains on site are to be checked/confirmed by the building contractor prior to commencement of any draining or installation works. It is the responsibility of the contractor to ensure that they are suitable to accommodate additional capacity and the type of effluent being connected.
All relevant boundary positions to be checked prior to proceeding.

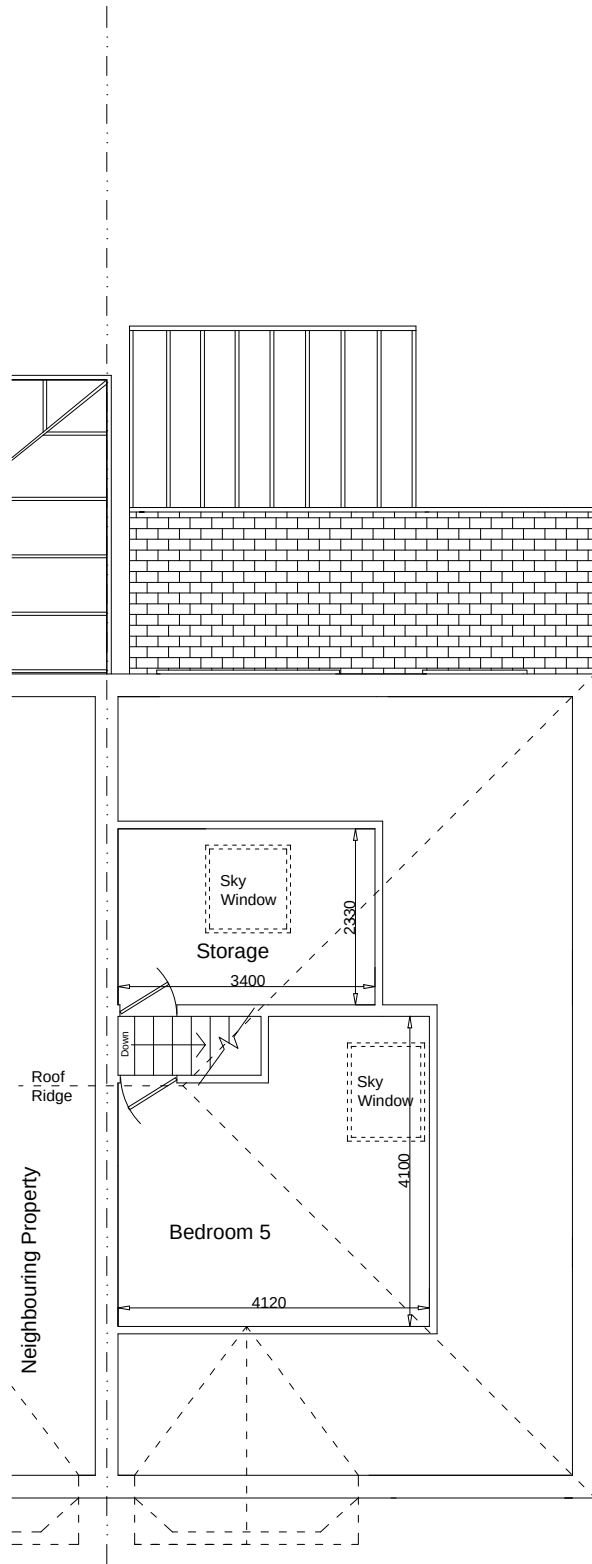
SCALE BAR 1:100
Scale 1:100



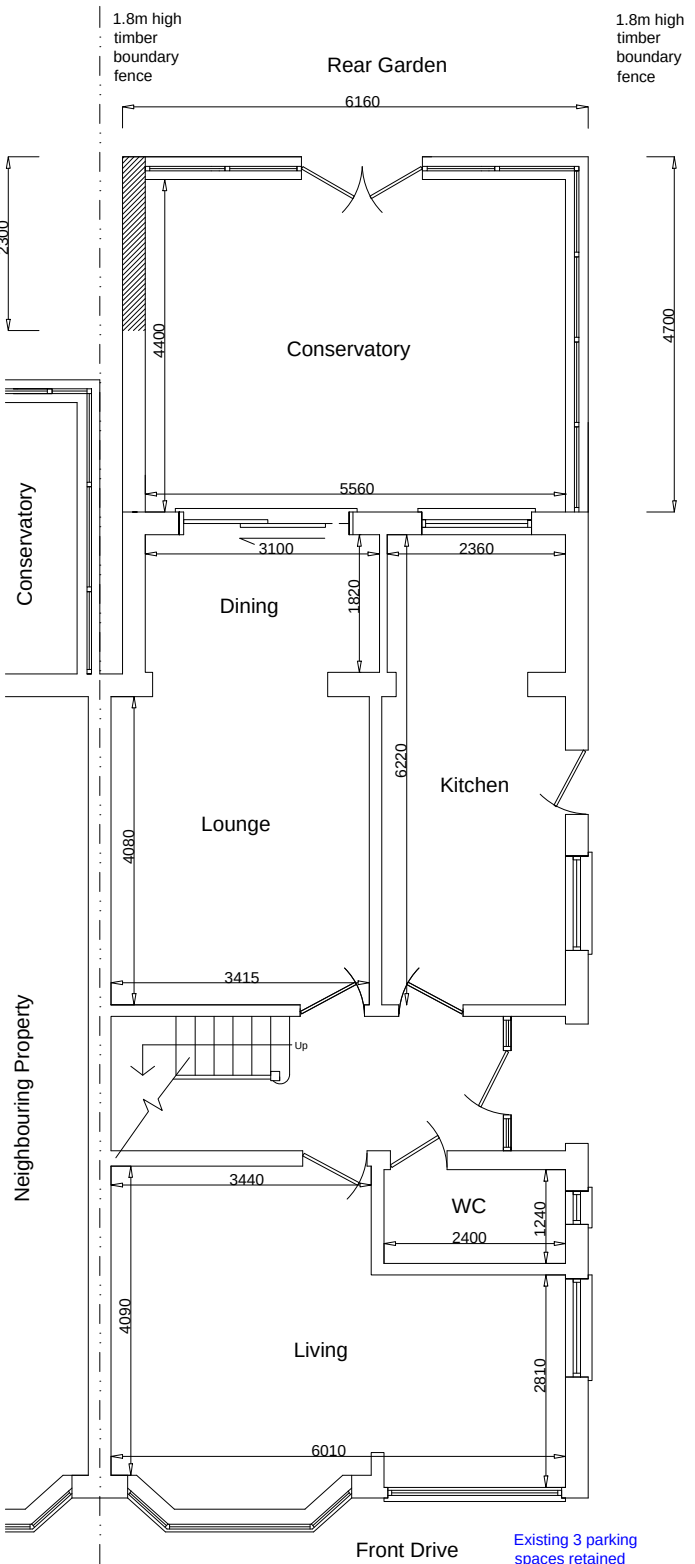
Existing Ground Floor Plan



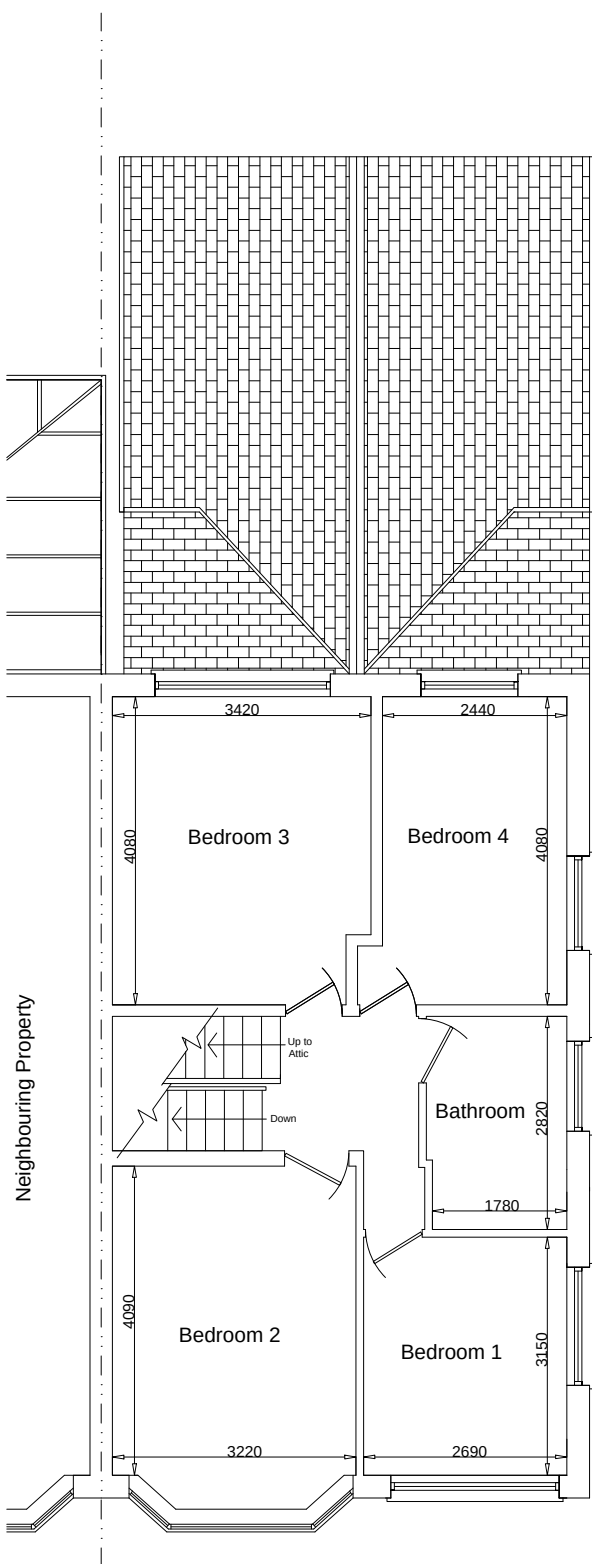
Existing First Floor Plan



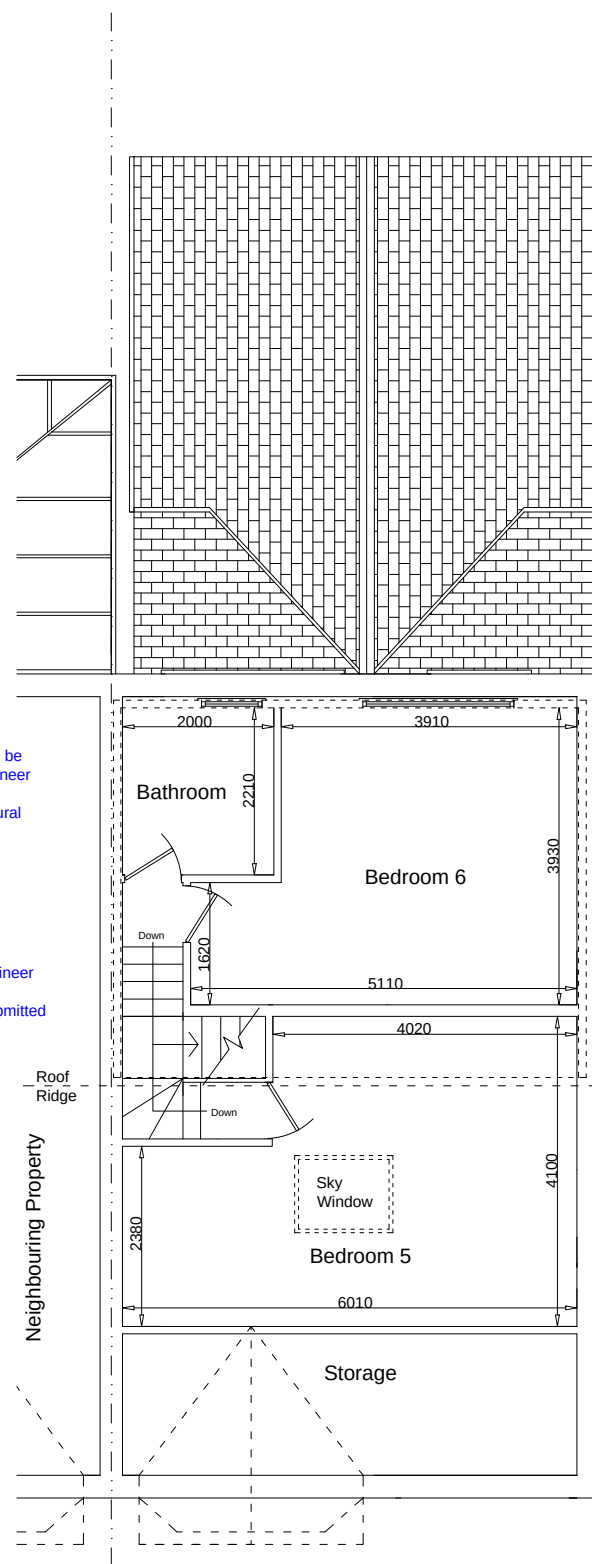
Existing Attic/ Second Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



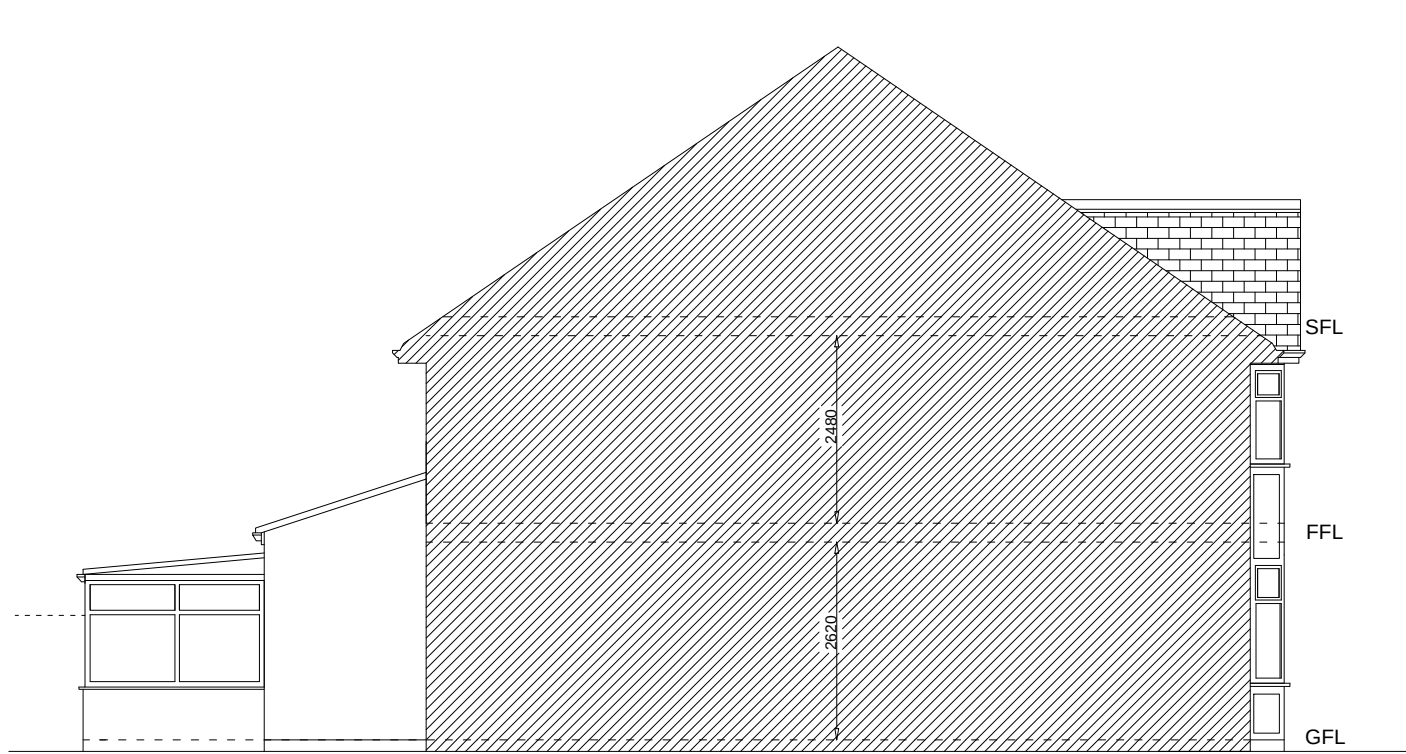
Proposed Attic/ Second Floor Plan



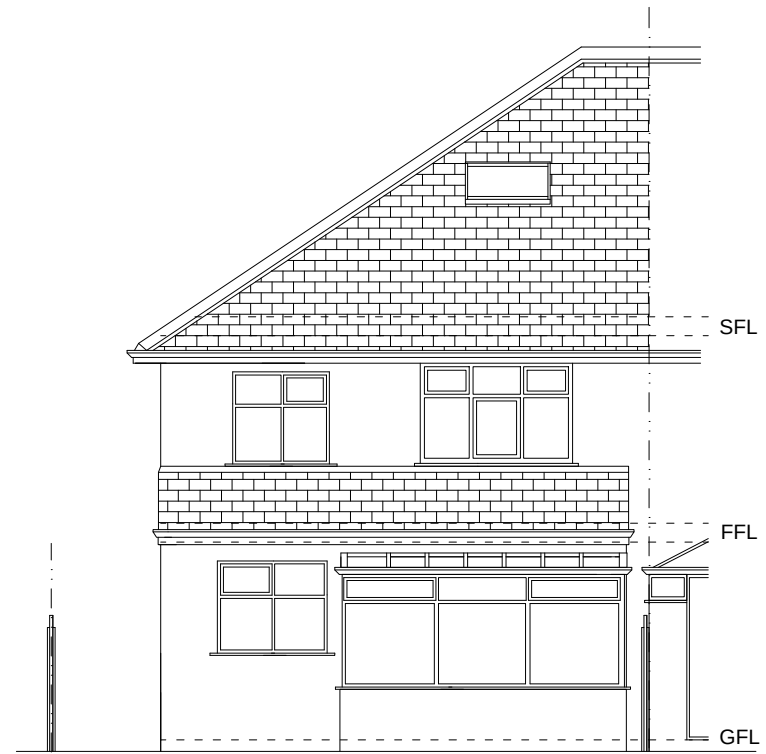
Existing Front Elevation



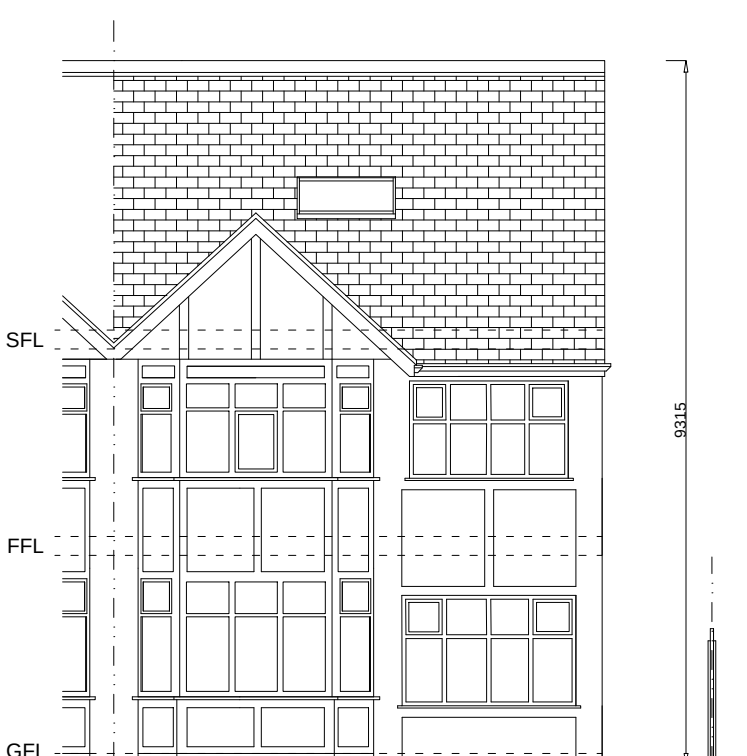
Existing RHS Elevation



Existing LHS Elevation



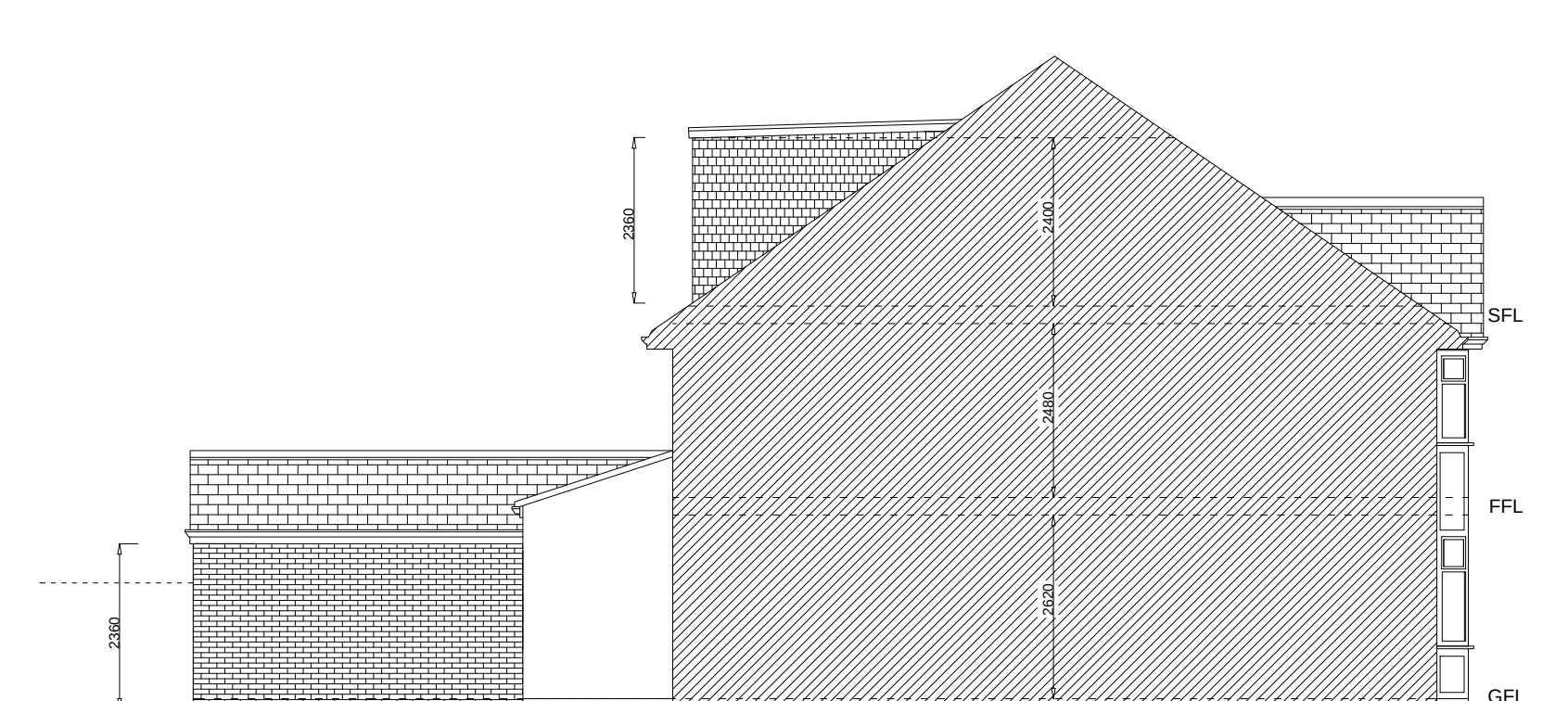
Existing Rear Elevation



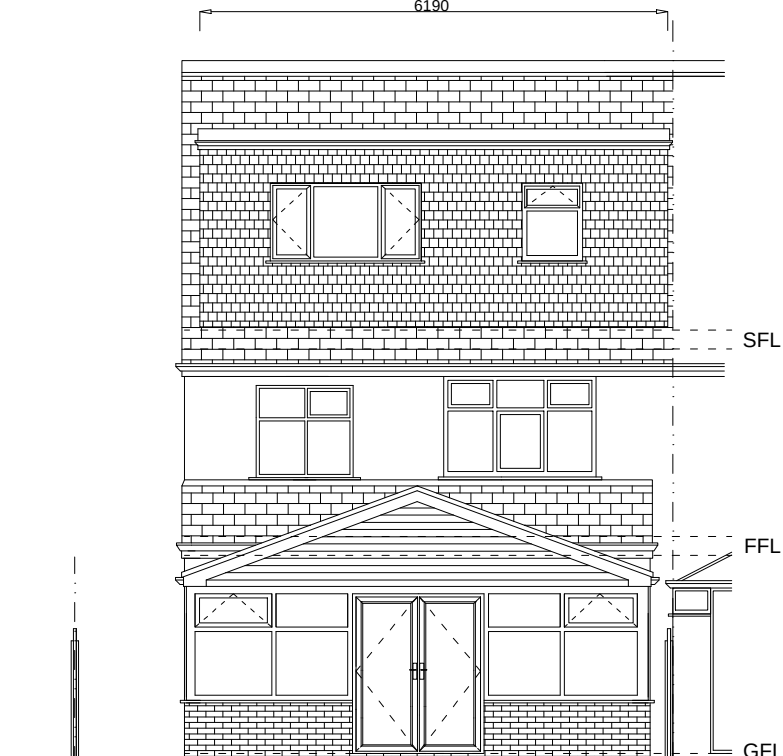
Proposed Front Elevation



Proposed RHS Elevation



Proposed LHS Elevation



Proposed Rear Elevation

Scale 1:100
153 Burnage Lane, Manchester

SCALE BAR 1:100

