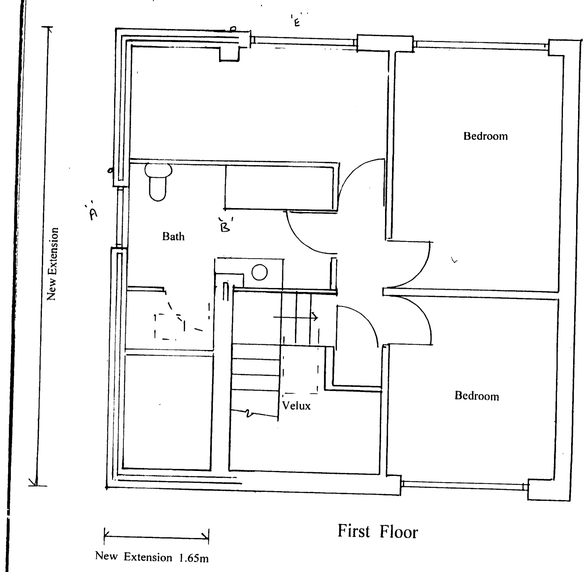
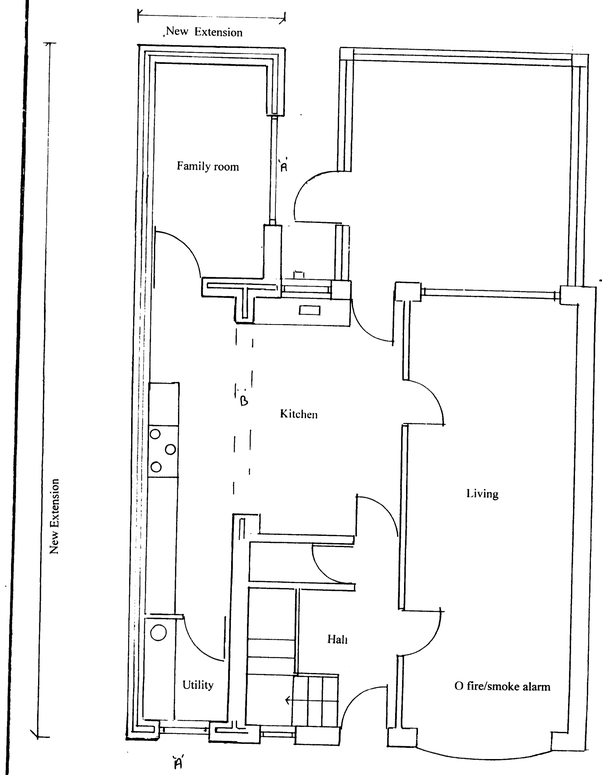


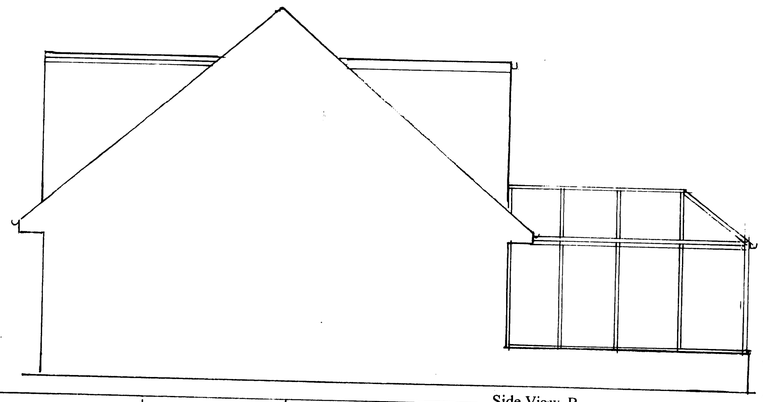
First Floor

New Extension 1.65m

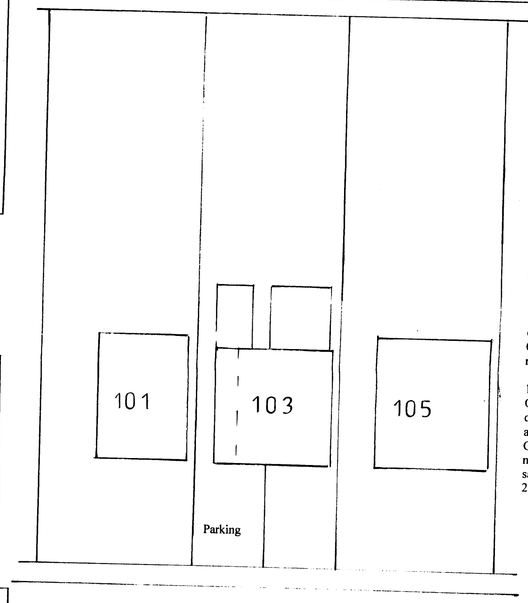


Ground Floor

Separate drainage system 100mm
Gutters and 75mm rain water pipes



Side View B



Layout Plan
1:200

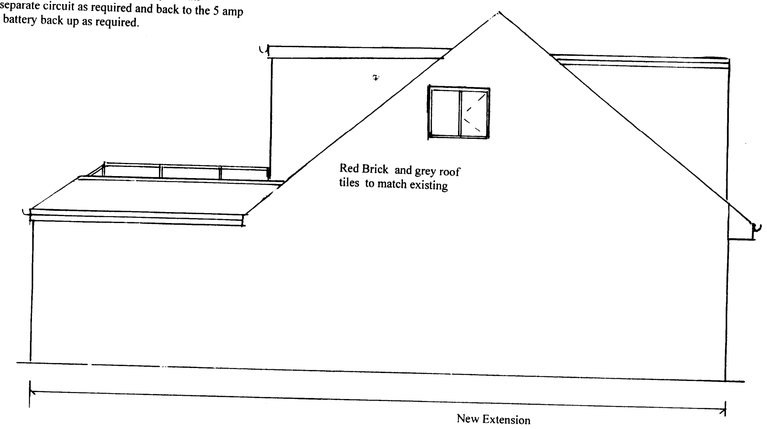
Window's etc Plumbing
Any new windows Velux and doors external, UPVC windows 16 mm Argon filled double-glazing units or 20mm double glazed units both with Low E coating as required. To achieve 1.80w/m2 Rooms, 1/20th opening light to floor area.
All glazing to critical zones to be toughened or laminated to BS6206I.e. glass to doors within 1.50m of floor level and within 300mm of either side of door and where greater than 250mm wide max.o.5sq.metrean doors and to screens/windows within 800mm of floor level Trickle ventilation
Replacement windows background ventilators to be provided as follows Habitable rooms 5,000mm 2 Kitchen.utility, cloak, bathroom2, 500mm 2 All New units to have 8,000 square mm of trickle background ventilation. Any Velux windows to have low E coating as well to be 1.80w/m2Critical Glazing to below 800mm cill height have toughened safety glass BS 6206.
Escape windows to be a minimum 800mm high max. 1.10 m cill height and with .330 m2 opening, a minimum 450 mm wide window all as required, All with a FENSA certificate on completion as required.2 No velux three windows four new radiators, including 1 relocated to kitchen Connected to the existing system with thermostatic radiator valves as required.
All gas works carried out by corgi registered contractors only
All Waste pipes32mm basin 38mm sink, .50mm combined waste's .all with 75 mm deep seal anti vac traps as required.
New separate drainage system 100mm hepsleeve drain laid to falls 1:40 back fill with 5 mm pea gravel 2 rod able back inlet gullies, new soil pipe 100mm and man hole chamber



Rear View

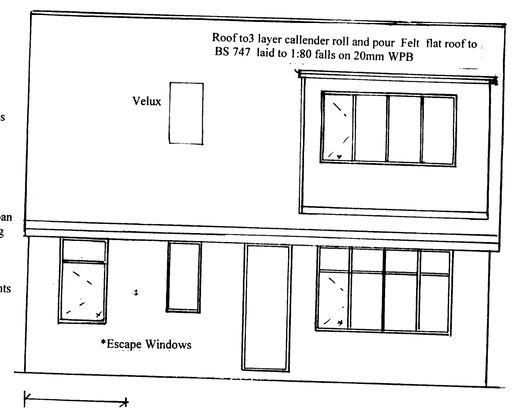
ELECTRICAL WORKS BY A NON- COMPETENT PERSON SCHEME MEMBER:
'All wiring and electrical work will be designed, installed, inspected and tested by a *person qualified* to do so in accordance with the requirements of BS 7671, the IEE 16th edition wiring guidance and Building Regulation Part P (Electrical Safety). On completion of works a copy of installers Electrical Installation Test Certificate compliant with BS 7671 to be provided to the client and Local Authority'. AND
Prior to covering of all wiring / cables, the installation is to be inspected by Building Control. This may include a second check and testing of the installation by a Competent Person Scheme member. Any defective work found will have to be corrected at the owner's own expense.
A person qualified to do so - will have appropriate qualification, knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate calibrated testing equipment. (Building Control will expect suitable evidence to be provided of a person's competency prior to accepting such persons BS7671 certificate – refer to guide checklist).
Members of established national electrical trade organizations who are not Part P certified need to prove evidence of their membership, have a prep aster / pre-covering of wiring inspection carried out by Building Control and they must issue the correct BS7671 installation, inspection and testing certificates on the works completion.
ELECTRICAL WORKS BY A COMPETENT PERSON SCHEME MEMBER:
All wiring and electrical works to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 16th edition wiring guidance and Building Regulation Part P (Electrical Safety) by a member of the O.D.P.M Competent Person Scheme. AND
The competent person is to send to the Local Authority a 'Self-certification Certificate' within 30 days of the electrical works completion. Client must receive both a copy of 'Self-certification Certificate' and a BS 7671 Electrical Installation Test Certificate. All sockets at minimum 450mm height all switches maximum 1.200metres provide a number 33% low wattage fluorescent fitting as required
All works carried out by NICEIC / ECA as required.
Electrical works lighting and switches to new .kitchen, bedrooms, cloak, bath
Distribution board with a 5 amp switch13amp switched double sockets 4 No kitchen, bedroom, s utility back to the distribution board via 32 amp switch as required
Mech, Ventilation at 30(15, bath,) from hob, litres/second kitchen, utility
Fire /smoke alarm fitted to corridor and landing and ground floor, first all interconnected into a hard wired separate circuit as required and back to the 5 amp switch as required. Along with a battery back up as required.

Foundations and Ground works Extension and Drainage external
All foundations to 1:3:6 mix concrete 600mm wide by 150mm thick a minimum 900 mm below the lowest ground level ground level. Any drains within 1.0m of foundations then the foundations are to go down to the invert level of the drains
300mm wide solid concrete blocks bed in cement mortar 1.3 mixes up to ground level
Any drains passing under the new build are to be exposed and concreted over a minimum of 150mm thick as required, any drains passing through the foundation block works to have R C lintels over bed a minimum of 150 mm as required.
New Construction Face brickwork/block work to match the existing to be agreed with planning, 102 mm to as agreed with 100 mm cavity with TW Board 50mm or equivalent as required.100mm celcon solar block work Vent ducts to existing timber floor including air bricks Stainless steel triangular butterfly wall ties at 700mm horizontal centre and at 450mm vertical centre and double up at openings as required.
DPC to run horizontal to the ground a minimum 150mm high. All above bed in cement mortar 1:3 mix. Structural openings Type 3.A No. Type up to 1.650m long Catnic lintels CN3C from Openings from 1.650 m to 4.350m wide CN4C all bed a minimum 150 mrn onto brick/block as required.
Opening B Open up both external walls with new steel beam's over
1 No as above all steel beams encased in plasterboard for half hour fire protection e
Opening C and C1 C2 kitchen area steel beams to support first floor extension all details to follow for Building Control Close all insulated cavities with insulated DPC as required. All bed Cement mortar 1:3 mix as previously described,
Ground floor construction solid as required100mm over base site concrete base 1.3.6 mix, base laid lay on laid on 80 mm TW Insulation board 1200 gauge DPM on 80mm sand blinding on 150mm clean broken hardcore. Cavity fills 225mm below DPC 25mm insulation to perimeter of floor slab Damp proof membrane to lap DPC, all B.I ullies to be rod able. Cavity tray to extension where it about the existing wall



Side View A

Structural Timber and Roof structure /construction and internal Finishes
All structural timber to be class /grade SC4 as required all pre treated timber as required Roof, Provide a 100mm x 75 mm wall plate to the internal block skin fixed with lateral restraints with 8mm 1.80m long galvanised steel straps at 2.00m centres.
(Rear Roof)200mm x 50 mm ridge board; 200mm x 50 mm hip board 100mm x 75mm dragon ties ,rafter's 125mm x 50 mm jack rafters at 450mm centre. Ceiling joists 175mm x 50 mm at 450mm centre.Mid span purlins at 200mm x 75mm as required Fixed to wall plate and adjoining wall Infill with two layers 300mm min.mineral wool insulation Code 4 lead to any up stands /valleys and roof boards as required as required.
(Main Roof)Roof trusses to BS 5268 part 3
Lead cavity tray as required Provide all necessary timber lateral restraints /hangers as required to form roof structure... Roof Construction,
Provide Tyvak Supro roof sarking felt. 50mm x 25mm battens and Marley double Roman tile roof tiles to match existing at 30 degree pitch to match tiles include for tile edge fixings as required12.5mm plaster board and skim as required.
Internal finishes all new ceilings and internal walls to be finished with 12.5mm plasterboard and Skim, 25mm continuous air vent to the soffit with fly screen protection as required. And 5 mm to top of roof.
Floors 200mm, x 50 mm @450mm centers with mid center herringbone struts and 100mm mineral wool infill Stud walls on concrete base to have DPM under. Plaster board at 10kg/m2 as required. Skirting boards to extension Floor finishes to be agreed Decoration all new walls and ceilings, Sealer coat and two coats emulsion as required. Internal doors and frame's complete as required



Front View

To be read in conjunction with the Attached Construction Notes	Please Do Not Scale of this drawing Take all Dimensions on the site.
TITLE PLANNING APPLICATION MANCHESTER CITY COUNCIL	LOCATION STEPHEN WILLIAMS 103,THE FAIRWAY, NEW MOSTON M40 3WT TEL 01616849918
DETAILS PROPOSED DOUBLE STOREY SIDE EXTENSION TO FORM FAMILY, BEDROOM , DINING , UTILITY NEW KITCHEN SOLAR PANELS ROOF OVER DORMER	PROPOSEDLAYOUT PLAN
SCALE 1:50 1:200	AMENDMENT DATE MAY 2008