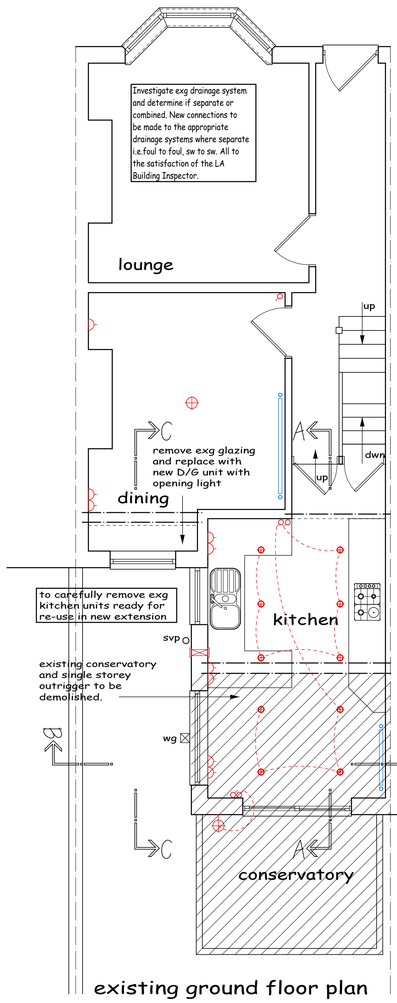
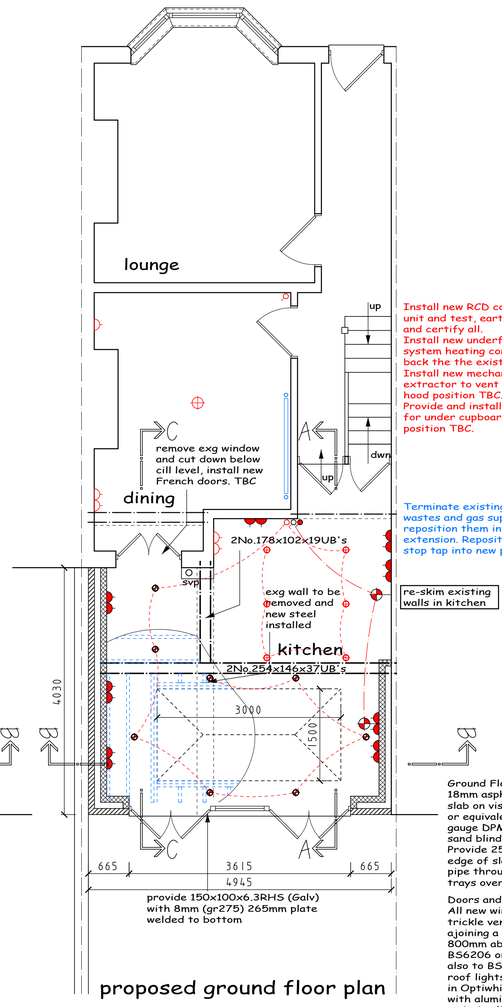
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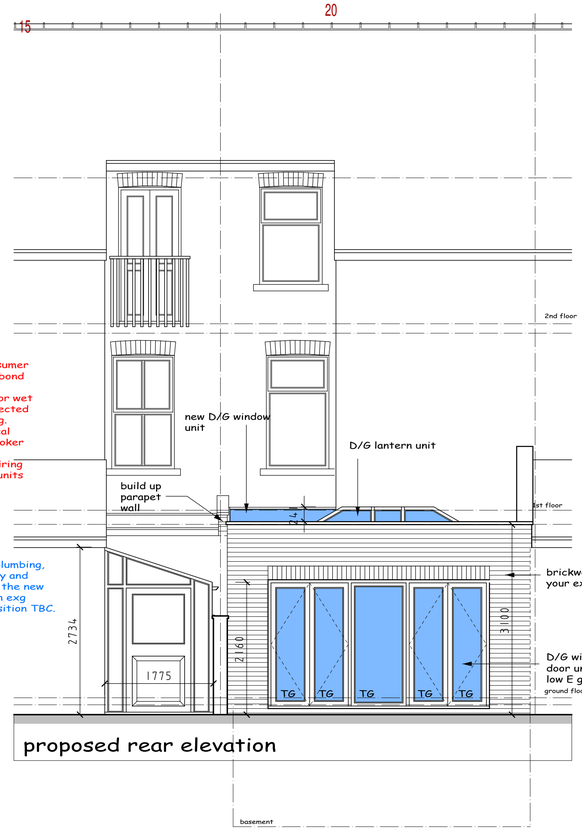

existing ground floor plan



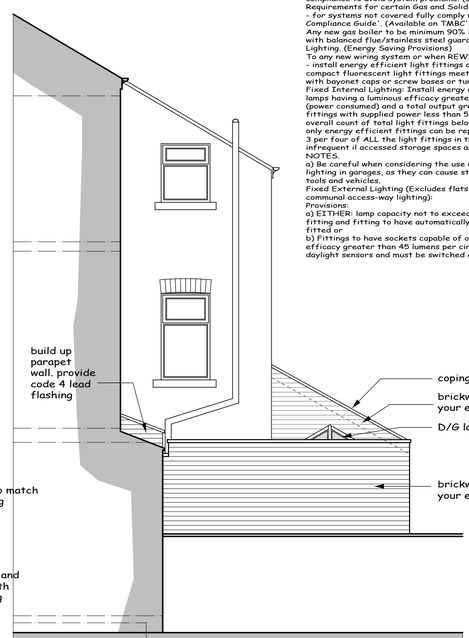

proposed ground floor plan

Install new RCD consumer unit and test, earth bond and certify all.
Install new underfloor wet system heating connected back the the existing.
Install new mechanical extractor to vent cooker hood position TBC.
Provide and install wiring for under cupboard units position TBC.

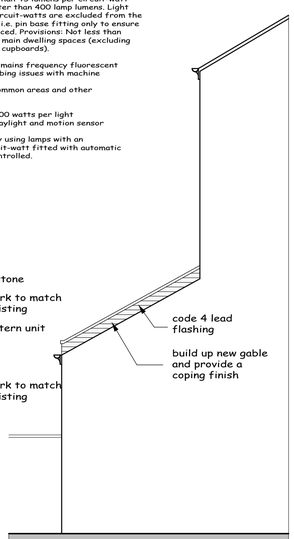
Terminate existing plumbing, wastes and gas supply and reposition them into the new extension. Reposition exg stop tap into new position TBC.




proposed rear elevation




proposed side elevation




proposed side elevation

Primary and secondary heating systems (new and replacement installations)

Primary - main heating and hot water system e.g. main boiler; secondary - localised heating provisions e.g. gas fire/ solid fuel fire / stoves.
Both types of appliances efficiency and controls, whether as a new installation or replacement for an existing system must be designed, installed and commissioned in strick accordance the 'Building Services Compliance Guide' published by the department for communities and Local Government. You are advised to check with the boiler manufacturer as to the appropriate controls to be used to achieve Approved Document L1 compliance to avoid system problems. (see appropriate extract)
Requirements for certain Gas and Solid fuel Appliances are included below - for systems not covered fully comply with the 'Building Services Compliance Guide'. (Available on TMBC's Building Control Web Page)
Any new gas boiler to be minimum 90% SEDBUK Condensing wall mounted with balanced flue/stainless steel guard to outlet.
Lighting. (Energy Saving Provisions)
To any new wiring system or when REWIRING an existing lighting system - install energy efficient light fittings as follows. (NOTE. Fluorescent or compact fluorescent light fittings meet this standard. GLS tungsten lamps with bayonet caps or screw bases or tungsten halogen lamps are not acceptable):
Fixed Internal Lighting: Install energy efficient light fittings that only take lamps having a luminous efficacy greater than 45 lumens per circuit-watt (power consumed) and a total output greater than 400 lamp lumens. Light fittings with supplied power less than 5 circuit-watts are excluded from the overall count of total light fittings below: i.e. pin base fitting only to ensure only energy efficient fittings can be replaced. Provisions: Not less than 3 per four of ALL the light fittings in the main dwelling spaces (excluding infrequent il accessed storage spaces and cupboards).
NOTES.
a) Be careful when considering the use of mains frequency fluorescent lighting in garages, as they can cause strobing issues with machine tools and vehicles.
Fixed External Lighting (Excludes flats common areas and other communal access-way lighting)
Provisions:
a) EITHER: lamp capacity not to exceed 100 watts per light fitting and fitting to have automatically daylight and motion sensor fitted or:
b) Fittings to have sockets capable of only using lamps with an efficacy greater than 45 lumens per circuit-watt fitted with automatic daylight sensors and must be switched controlled.

Ground Floor Construction Main:
18mm asphalt screed on 100mm concrete slab on visqueen 110mm Celotex XR4000 or equivalent floor insulation on 1200 gauge DPM lapped into DPC on 25mm sand blinding on consolidated hardcore. Provide 25mm ridged insulation to the edge of slab. Provide 100mm dia duct pipe through to air bricks with cavity trays over to vent any exg air bricks.

Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm2. All windows ajoining a door or a glazed door or less than 800mm above floor to be in toughened glass to BS6206 or EN12150. Glazing below 1500mm in doors also to BS6206. New and replacement windows and roof lights fully draught proofed & double glazed in Optiwhite (outer pane) 16mm argon filled air space with aluminium spacer bar with an inner pane of low emissity 'k' glass to give a 'U' value of 1.6w/m² or window energy rating band C certificates of compliance to be provided to building control on completion. New windows to habitable rooms without alternative at least 1no opening light with a clear opening of 450 x 750mm. Top hung Windows to have assist arms and stays to keep up.

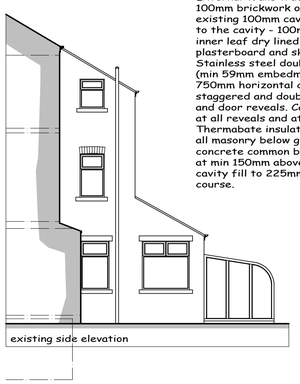
Heating:
Mode of heating to extension as yet unknown if a new boiler to be fitted this is to have a Class A SEDBUK energy efficiency rating. NB All plumbing work to be carried out by GAS SAFE registered installer Hot water & heating systems to comply with Domestic Heating Compliance guide.

Lighting:
One third of the primary light fittings in the proposed extension (minimum one) to be of a type which will only receive high efficiency lamps.

Flat Roof:Warm roof construction.
GRP roof finish on 18mm sterling board decking on firrings to fall on 100mm Celotex tuff-R GA3100 insulation on 500g visqueen vapour check on 12mm sterling board decking on 150 x 50mm joists @ 400mm centres with 12.5mm plasterboard and skim finish.

Structural Steel:
All structural steel to be encased in a minimum 18mm Gypsum plaster to give minimum half hour fire protection.



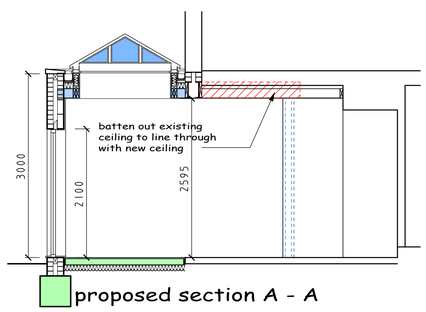




External Walls traditional:
100mm brickwork outer leaf to match existing 100mm cavity batt insulation to the cavity - 100mm thermalite block inner leaf dry lined in 12.5mm plasterboard and skim on Drywall dabs. Stainless steel double triangle wall ties (min 59mm embedment) 750mm horizontal c/c & 450 vertical c/c staggered and doubled up at all window and door reveals. Cavities to be closed at all reveals and at eaves - using Thermabate insulated cavity closers. NB all masonry below ground level to be in concrete common brick. DPC to be fixed at min 150mm above ground level. Provide cavity fill to 225mm below damp proof course.

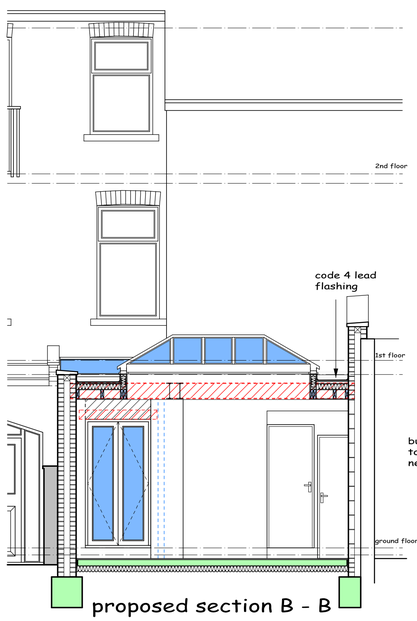
Drainage:
New drains bridged where passing through footings. Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter Polypipe Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed pea shingle. New gullys to be roddable NB Drainage systems to be checked on site to determine - combined or separate systems - if separate ensure foul and surface water are connected to correct drainage system.

Foundations: (check exg foundations)
600 x 600mm concrete trench fill taken down to firm bearing strata at min 900mm below ground level. Foundations to be taken down to invert of any drain within 1000mm of excavation.

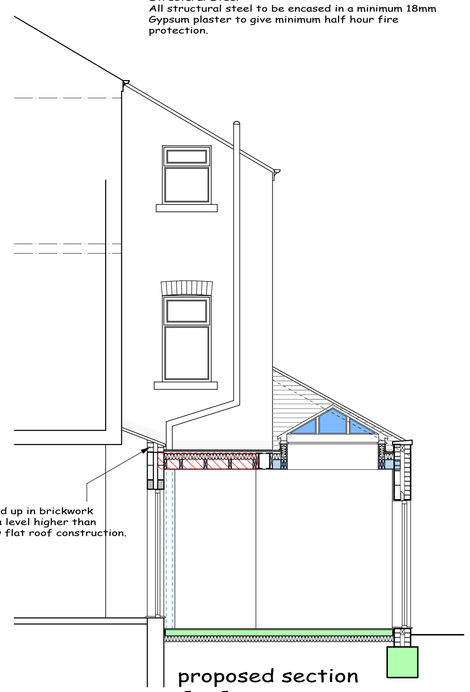
Flashings:
Code 4 lead stepped and straight flashings with DPC cavity trays over at all abuttments.




proposed section A - A




proposed section B - B




proposed section C - C

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulation Approval ONLY. All structural calculations are to be checked by structural engineer prior to construction.

All dimensions & details are to be check on site prior to construction, any discrepancies reported to CPM Design & Build prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval is at the builders own risk. CPM Design & Build will not be held responsible for any problems arising.

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Plotted on 16/01/2013
CPM Design & Build reserve the right to modify and make necessary alterations dependent on site conditions.

| | | |
|---|---|---|
| D | | |
| C | | |
| B | 16-1-13 | wall and structural details added |
| A | 2/1/13 | elevation added |
| | DATE | |

| | |
|---|---|
| SCALE 1:50 | DATE Nov 12 |
| DRAWN JDJ | P.P B.R |

CUSTOMER
Mr & Mrs Alnuamaani

PROJECT
Extension to Rear

LOCATION
108 Old Lansdown Road, Didsbury

LOCAL AUTHORITY
Manchester City Council

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