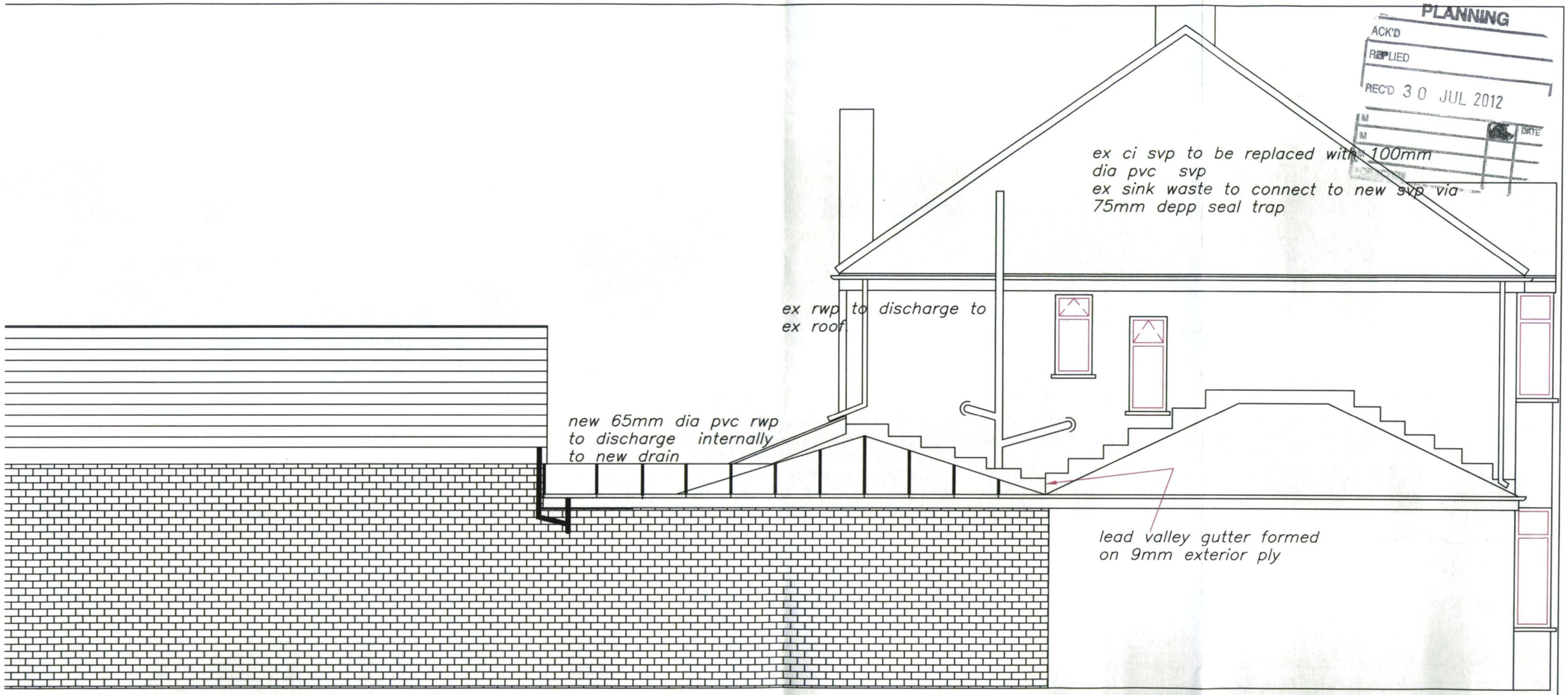
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ACK'D
REPLIED
REC'D 30 JUL 2012
DATE



PROPOSED SIDE ELEV.

SCALE BAR 0 1 2 3 4 5

PROPOSED SIDE CONSERVATORY AND NEW HOBBY ROOM AT NO.53, VICTORIA AVENUE EAST, BLACKLEY, MANCHESTER.
FOR
MR. SCOTT

740-8986 07944-545610

SCALE:-1.50 DATE:- JULY'12

FILE COPY



65mm dia pvc rwp to repositioned tg

PROPOSED REAR ELEV.

SCALE BAR 0 1 2 3 4 5

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INSULATED DPCS TO BE USED ON WINDOW AND DOOR REVEALS.

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M DATE
M
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VALIDATION

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FOR
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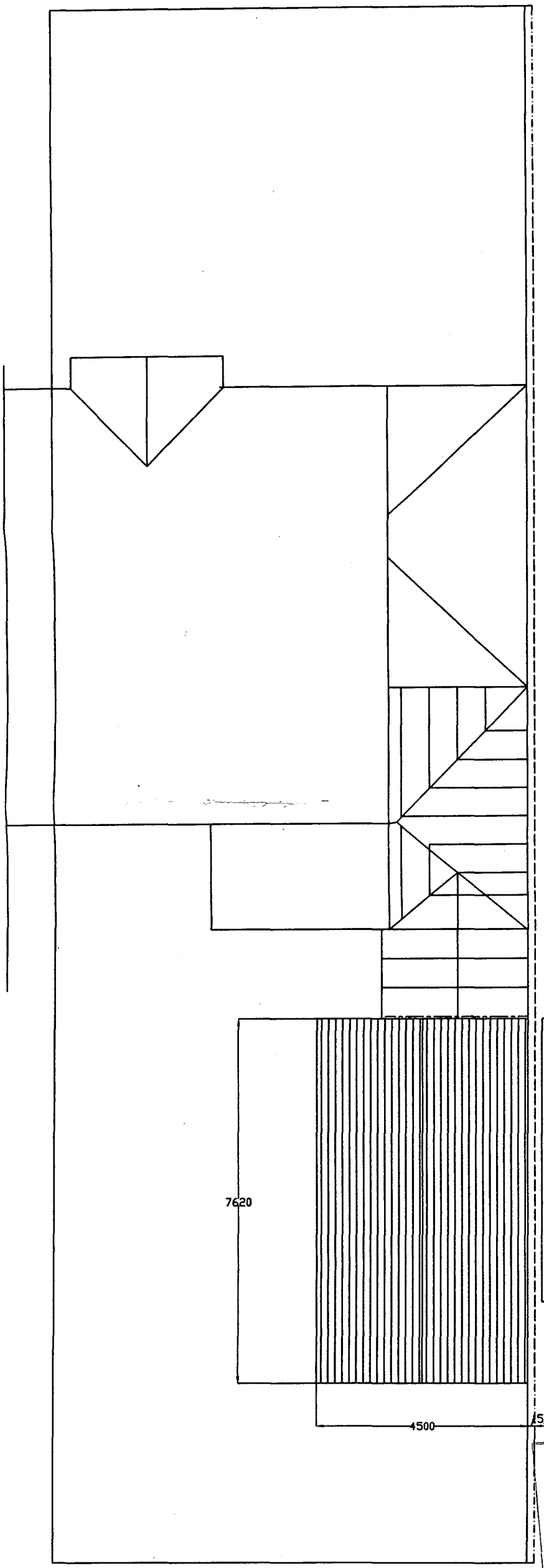
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BUILDING DESIGN CONSULTANTS

8,GLASSON WALK,
CHADDERTON,
OLDHAM,OL9 9DR
TEL&FAX: 0161–633–5057
MOBILE:– 0797 0807441



PROPOSED SITE AND ROOF PLAN

PLANNING AND BUILDING CONTROL
13 JUL 2012

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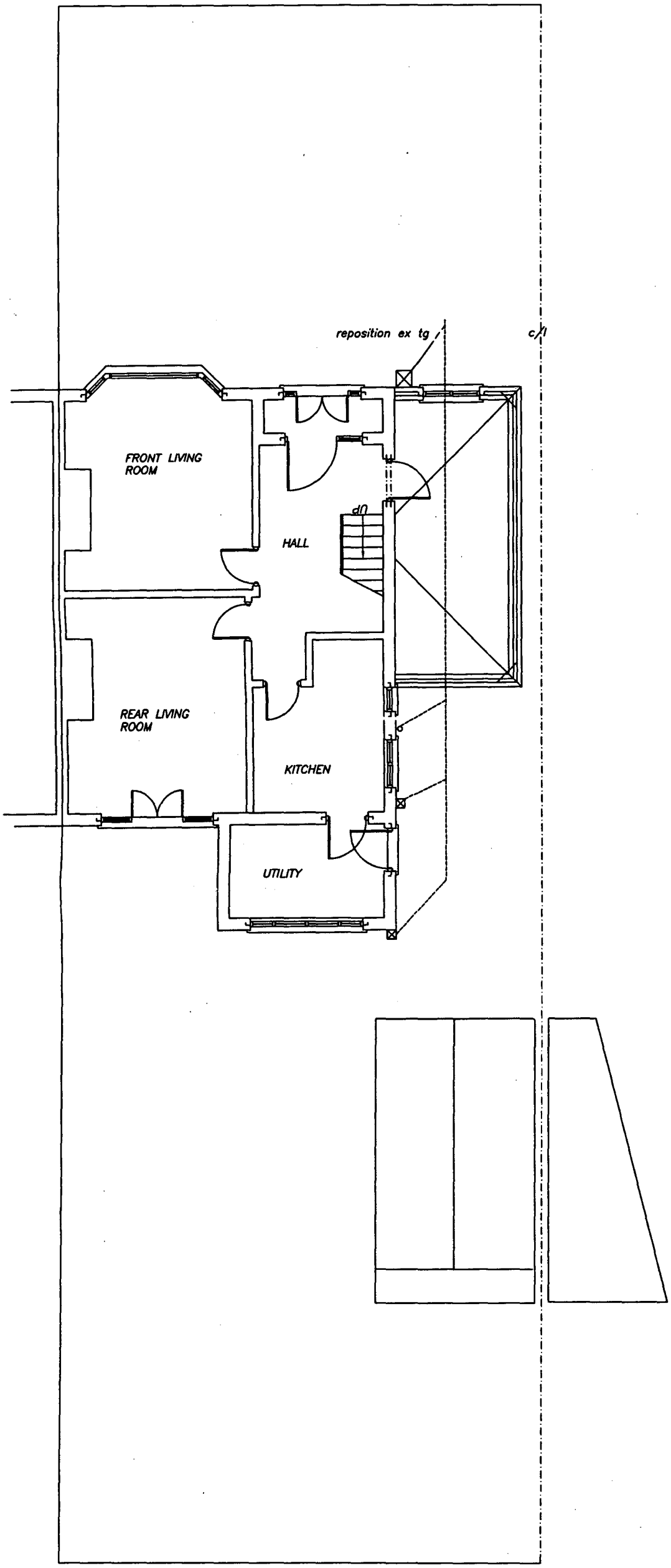
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EXISTING GROUND FLOOR PLAN

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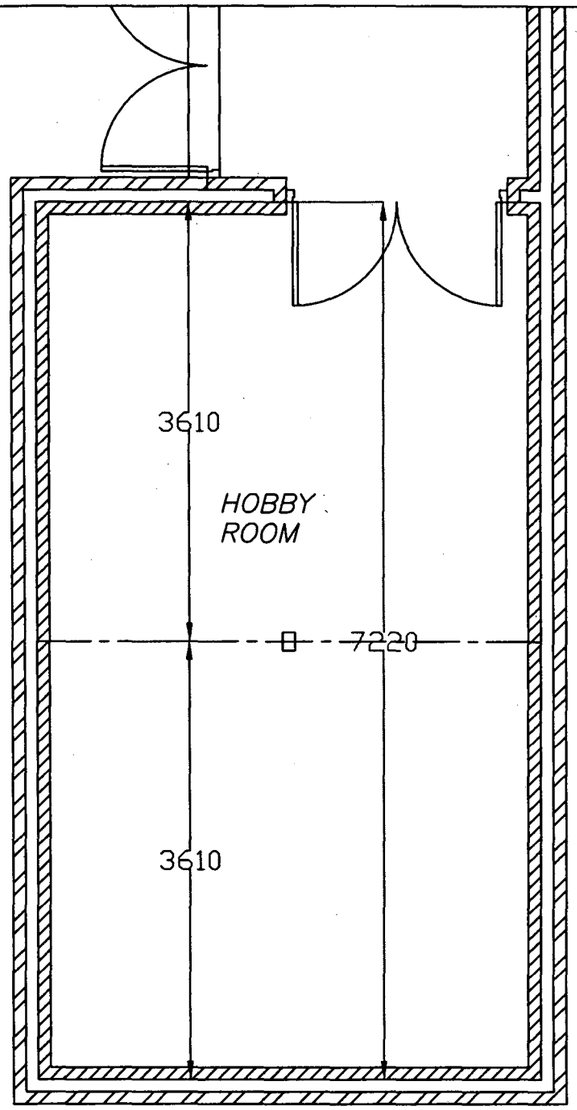
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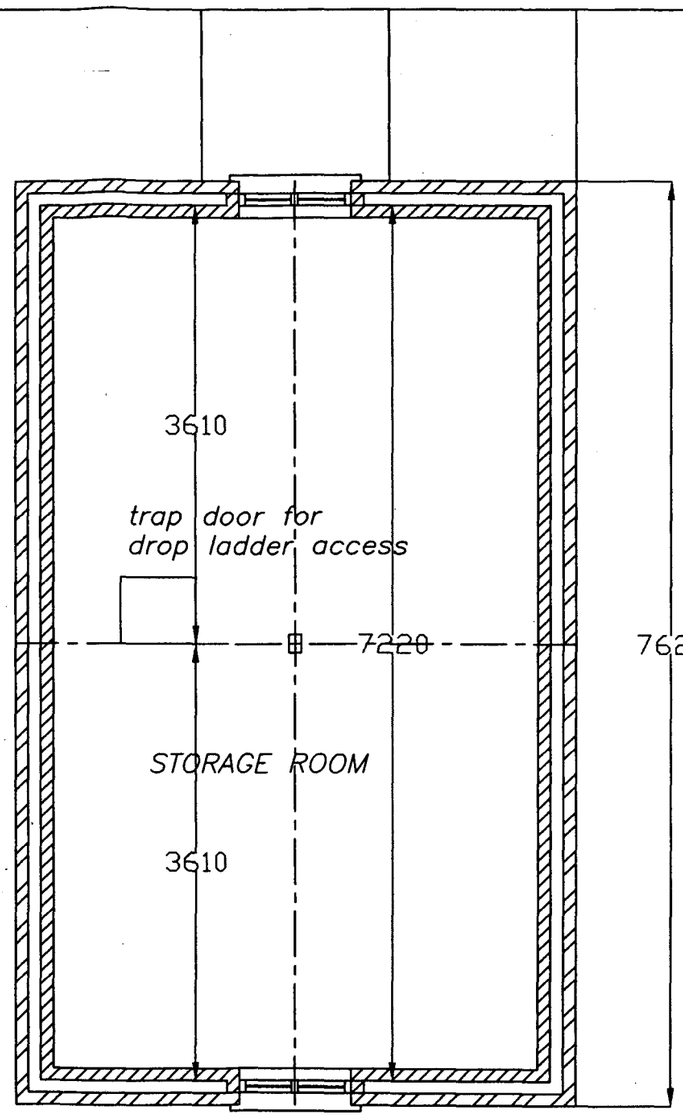
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PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

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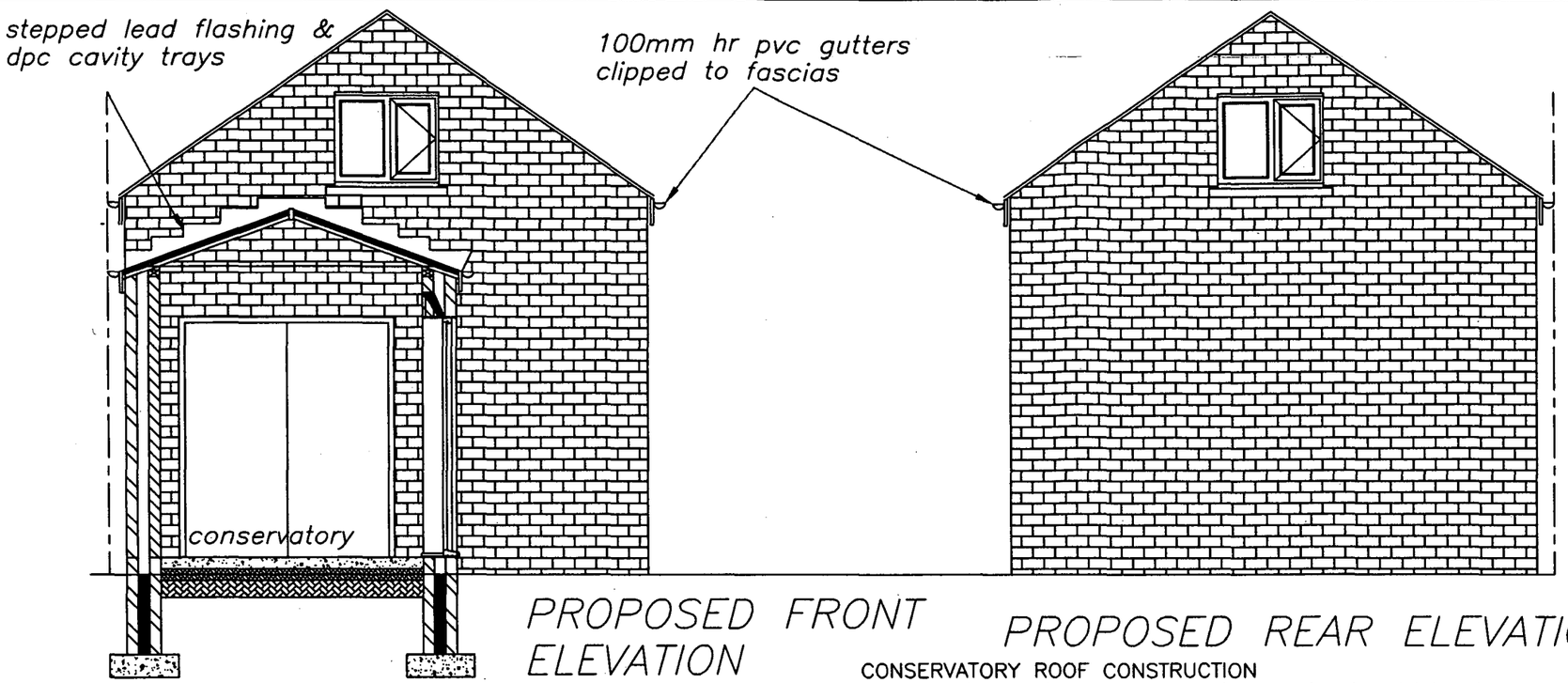
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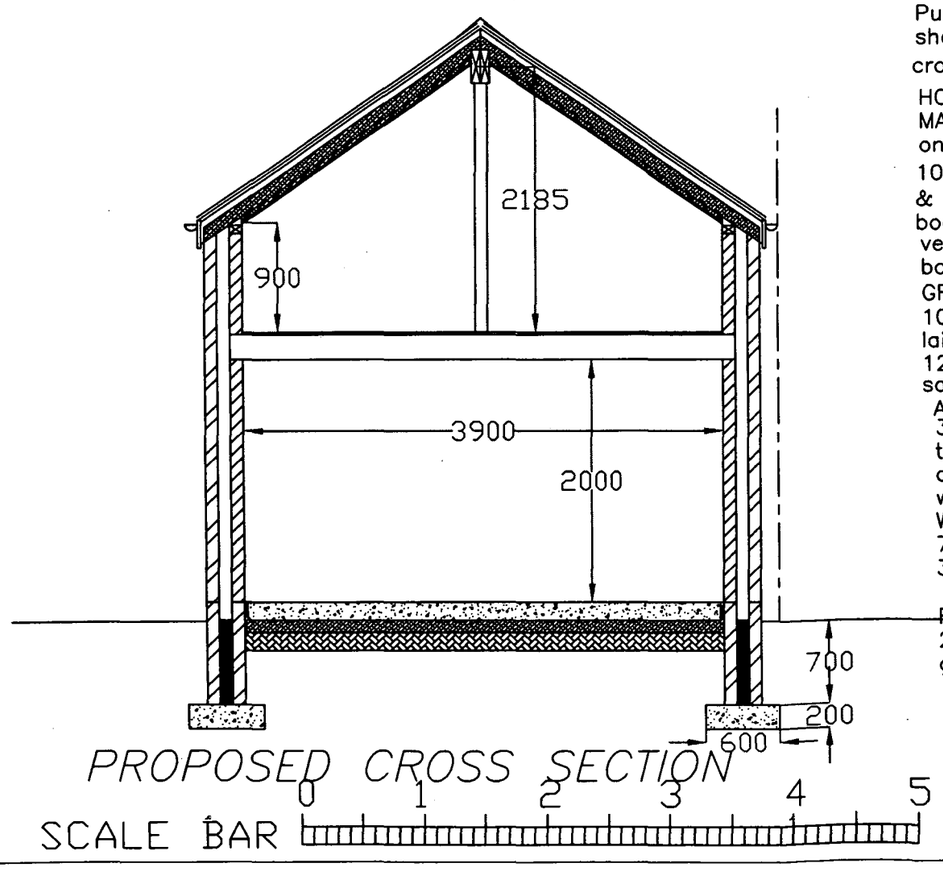
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PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION



PROPOSED CROSS SECTION

SCALE BAR 0 1 2 3 4 5

CONSERVATORY ROOF CONSTRUCTION
Purpose designed conservatory style roof using triple glazed polycarbonate sheeting in reinforced pvc rafters roof to be fitted with cross ties as required.

HOBBY ROOM ROOF CONSTRUCTION
MARLEY MODERN tiles on 25 x 50 mm sw timber battens on breathable felt on 150x50 rafters @400mm ccs
100mm celotexGA4000 insulation fixed between joists & 35mm fixed across joists u/s to be finished with 12.5mm plaster-board and skim. Roof to be provided with eaves ventilation equivalent to a 25mm continuous strip both sides.

GROUND FLOOR CONSTRUCTION(CONSERVATORY&HOBBY ROOM) U Value=0.22
100mm concrete slab
laid directly over 100mm kingspan thermafloor TF70 on
1200g visqueen continuous dpm lapped onto dpc on
sand blinded consolidated hardcore. 25mm insulated upstand to ext'n perimeter.

ALL WALL CONSTRUCTION
300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm cavity(DRYTHERM FILLED) 100mm celcon walling blocks with stainless steel wall ties (16mm lightweight plaster) (brickwork only below dpc).
Wall ties to BS.1243 : 1972 (1981 amended) placed at 750mm horizontally and 450mm vertically and every 300mm of height adjacent to openings.U value=0.28

FIRST FLOOR CONSTRUCTION
20mm thick flooring
grade chipboard on x 50mm timber joists at 400mm

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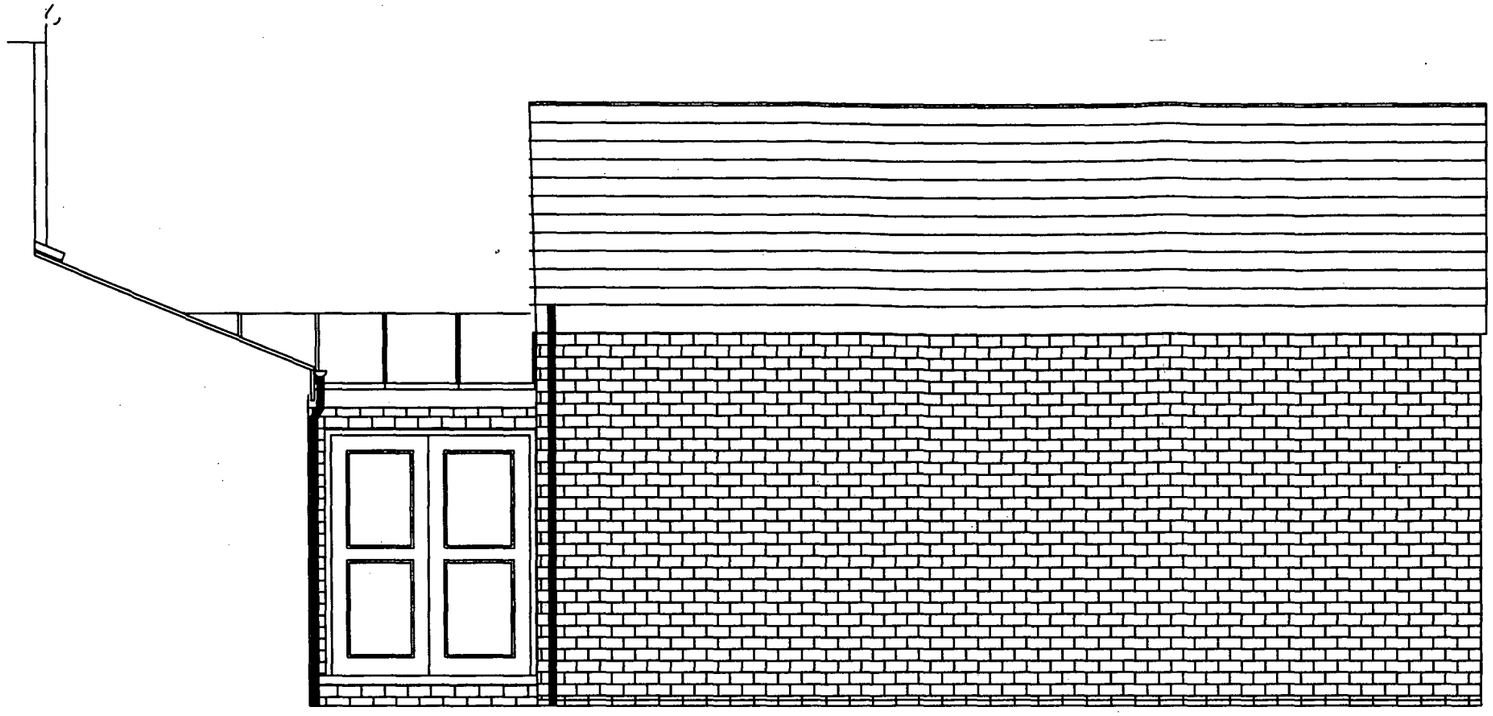
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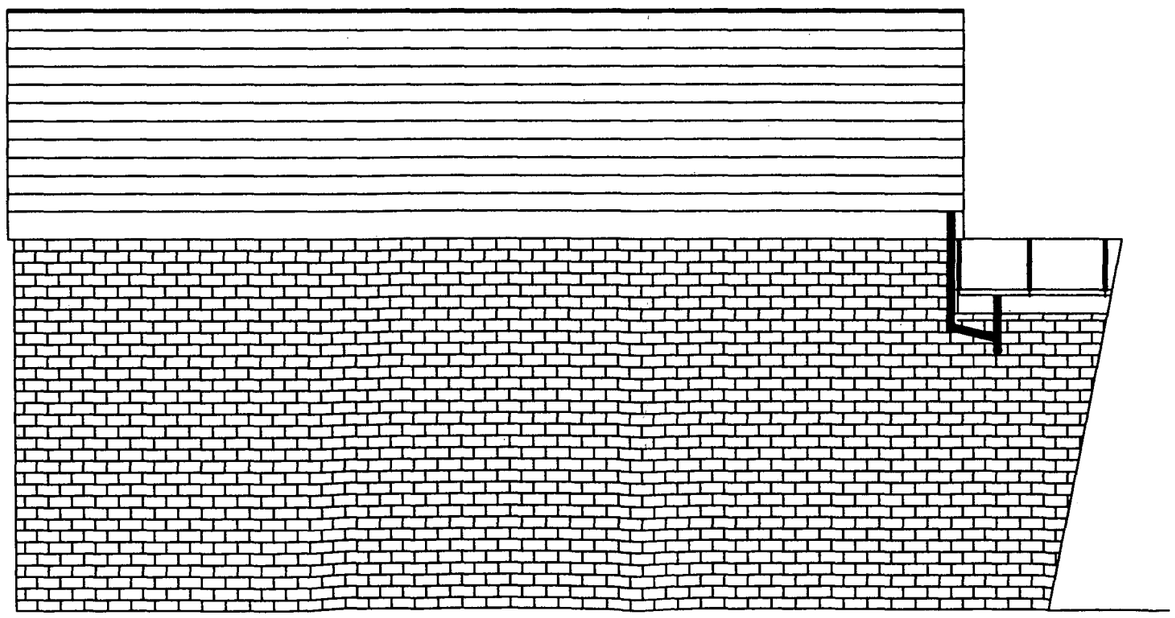
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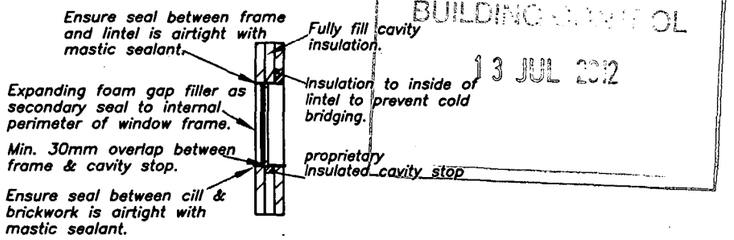
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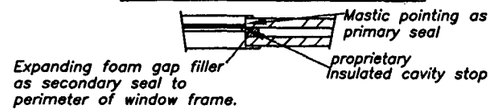




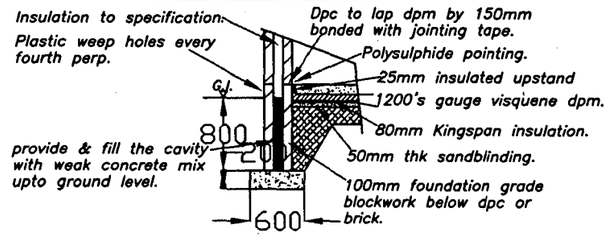
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WINDOW HEAD & CILL DETAIL



WINDOW JAMB DETAIL



FOUNDATION DETAIL

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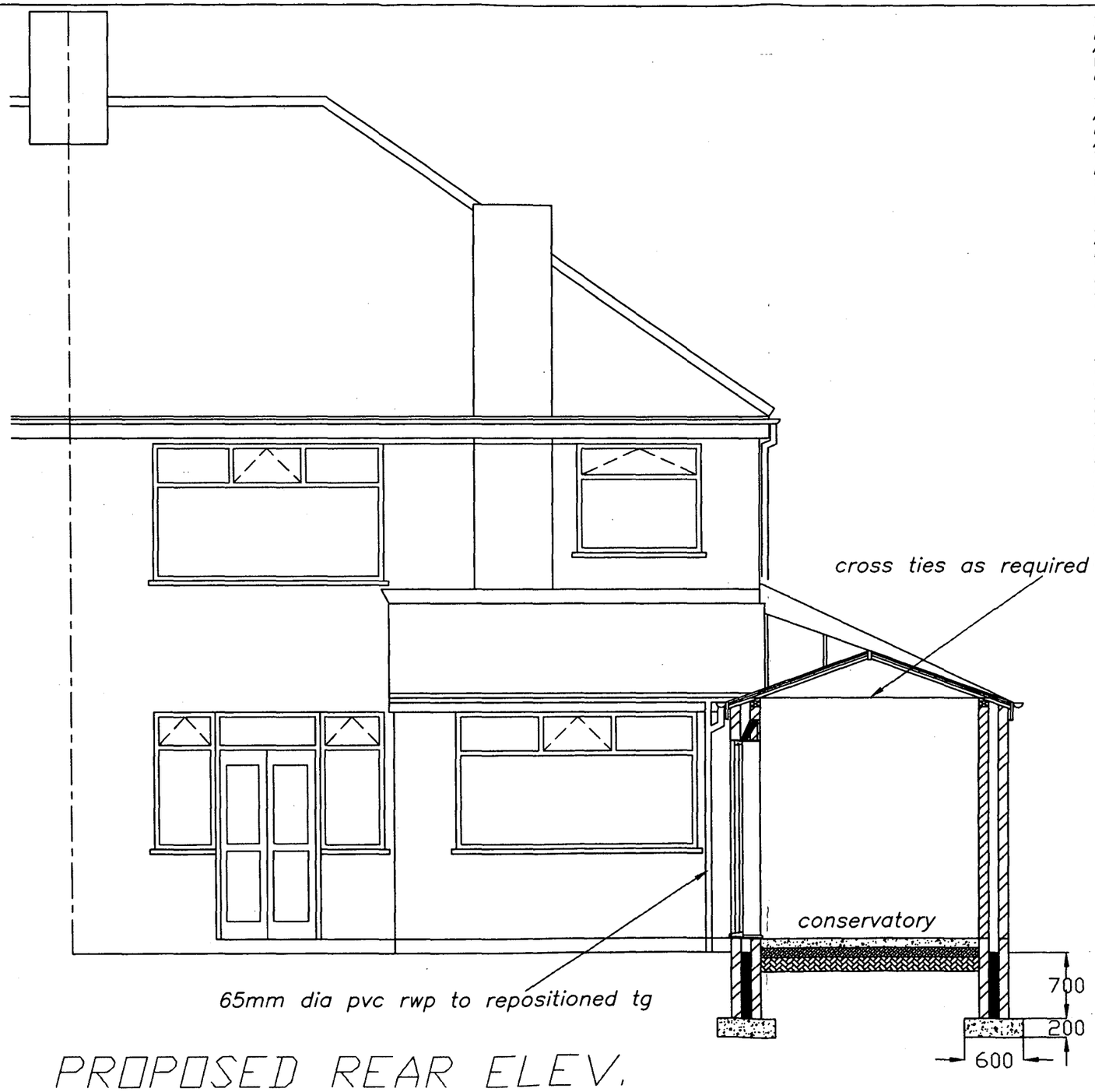
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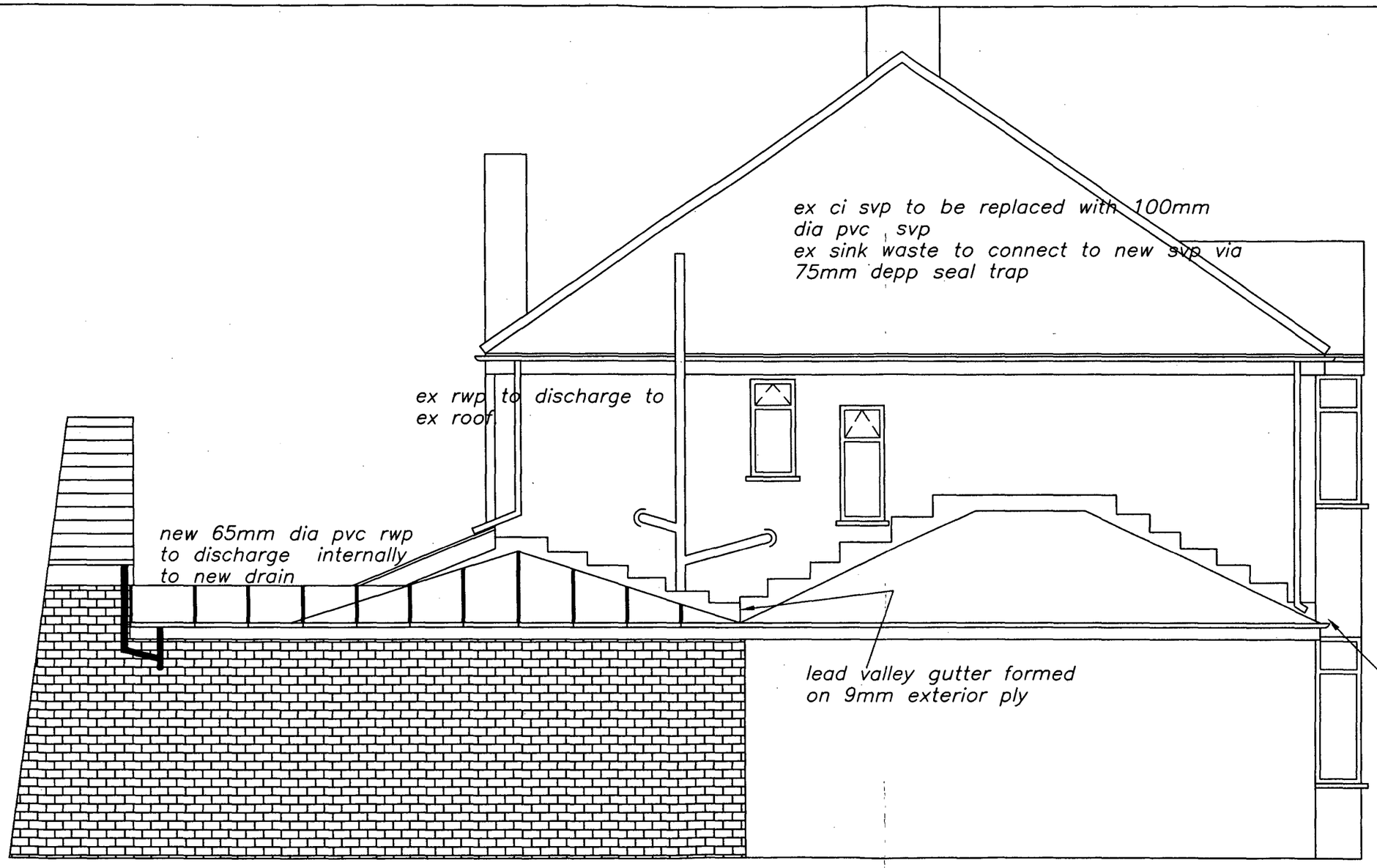
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740-8986 07944-545610

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PROPOSED SIDE ELEV.

SCALE BAR 0 1 2 3 4 5

GENERAL NOTES
1. Vertical and horizontal dpc's to all cavity closures
2. Windows to open 1/20th room floor area along with controllable trickle vents with an equivalent area of 5000mm2.
where opening restrictors are to be provided the opening lights are to be increased in size to 1/10th of the room floor area.

wet room areas to be provided with mechanical extract ventilation using the following extract rates:–
kitchen–30 litres/sec adjacrent to hob or
60 litres/sec elsewhere
utility room–30 litres/sec
bathroom–15 litres/sec.

3. Steelwork to be 1/2 hour fire protected, encased in 20mm plasterboard and skim, 2mm wire binding at 100mm pitch
4. New brickwork to match and key into existing
5. Roof and floors to be tied down to walls with 30mm x 5mm ms straps at 2000mm ccs.
6. R.C. lintels over drains passing through walls
7. Any undersight drainage to be exposed and encased in 150mm pea gravel, flexible jointed and have rodding access provided to L.A. approval.
9. Foundations to regulation A1/A2
10.Exterior quality timber to facias
11.All cavities to be continuous
13.Padstones to all steelwork
14.All plumbing to comply with B.S.5572
16.Foundations within 900mm of drains to be taken down to drain invert level
17.Depth of foundations to be taken to suitable sub–stratum irrespective of dimensions shown on drawing
18.Cross flow ventilation to be provided to roof space in accordance with B.S.5250 : 1989 clause 9.1

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FRONT LIVING ROOM

HALL

UP

NEW STUDY

REAR LIVING ROOM

KITCHEN

NEW CONSERVATORY

UTILITY

6900

3000

150

1840

4500

HOBBY ROOM

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