PLANNING DRAWINGS ONLY

NOTES:

(1) THE BUILDER IS TO FAMILIARISE HIMSELF AND FULLY UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.

(2) THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS.

(3) DO NOT SCALE FROM PLANS. USE FIGURED AND ON-SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT ENGINEER IMMEDIATELY.

(4) THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.

(5) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 1991. CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.

(6) ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY THE APPROVED INSPECTOR PRIOR TO ANY COVERING UP OF WORK.

(7) ANY EXISTING BEAMS/LINTELS AT GROUND FLOOR LEVEL CARRYING ADDITIONAL LOAD ARE TO EXPOSED AND BE CHECKED ON SITE FOR SUITABILITY AND IF NECESSARY REPLACED.

(8) ALL DRAINAGE AND FOUNDATION WORK IS PROVISIONAL AND IS SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.

(9) ALL CONCRETE WORK TO BE CARRIED OUT TO B.S. 5328 : 1981, AND B.S. 1282 : 1985.

(10) ALL BRICKWORK TO BE CARRIED OUT TO B.S. 5328 : pt3 1985.

(11) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS.1282:1975.

(12) ALL BUILDING WORK TO BE CARRIED OUT TO THE GENERAL REQUIREMENTS FOR WORKMANSHIP. WORKMANSHIP SHOULD COMPLY WITH THE RELEVANT SECTIONS OF BS 8000 PART 10: 1995.

(13) ALL RENDERING WORKS ARE TO BE CARRIED OUT IN STRICT ACCORDANCE WITH BS 5262: 1991 CODE OF PRACTICE FOR EXTERNAL RENDERING.

(14) ALL LEAD ROOFS AND SHEET WALL COVERINGS ARE TO BE CONSTRUCTED IN STRICT IN ACCORDANCE WITH THE GUIDANCE A S DETAILED IN BS 6915:1988.

(15) CODE 4 LEAD FLASHINGS/STEPPED FLASHINGS (MIN UPSTAND 150mm & MIN 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BE USED AT ALL ROOF/WALL ABUTTMENTS. .

(16) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

(17) ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE APPROVED INSPECTOR, AND APPROVED BEFORE COMMENCING WITH FURTHER STAGES OF WORK.

(18) ALL PIPEWORK, INCORPORATED IN THE WATER/HEATING SYSTEM, THAT IS SITUATED IN AN UNHEATED SPACE IS TO BE SURROUNDED IN 40 mm OF INSULATING MATERIAL (MIN CONDUCTIVITY 0.045 W/mk.)

(19) THERE IS TO BE POSITIVELY NO ENCROACHMENT OR TRESPASS BY ANY PART OF THE PROPOSED BUILDING WORK OVER THE NEIGHBOURING BOUNDARY LINES AS THIS IS CONSIDERED TO BE TRESPASS AND IS ILLEGAL.

(20) WHERE EXISTING GROUND FLOOR IS OF THE SUSPENDED TIMBER TYPE. VENTILATION IS TO BE MAINTAINED BY DUCTING FROM EXISTING VENTS WITH 100mm EARTHENWARE PIPES LAID IN HARDCORE TO NEW EXTERNAL TELESCOPIC VENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000sq mm PER METRE RUN.

(2I) ALL MASTIC ASHPHALT FLAT ROOFS AND FLOORS ARE TO BE CONSTRUCTED AND LAID IN ACCORDANCE WITH THE SPECIFIC TECHNICAL GUDELINES AS DETAILED BY THE 'MASTIC ASPHALT COUNCIL.'.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their f loor area if the window opens less than 30°
Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision in accordance with the Domestic ventilation compliance guide.

EXTRACT TO BATHROOM
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.



Existing Rear Elevation

THE EXISTING ROOF IS TO BE RE-SLATED AS SPEC. ROOF TO BE STRENGTHENED AS PER STRUCTURAL ENGINEERS DETAILS TO REMOVE SAGGING.

Proposed Rear Elevation

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

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.

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

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.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS 5446 - 1:2000 and BS5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof-lights to be double glazed with16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

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.

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.

DRAINAGE:

PROVIDE 115MM DIA P.V.C. HALF ROUND GUTTER CONNECTED TO 63MM DIA P.V.C. DOWNPIPES (AS INDICATED ON PLANS). DOWNPIPES TO BE TAKEN BELOW GULLEY GRATING LEVEL, (BLACK WHITE OR BROWN TO BE FITTED IN ALL CASES), THIS ALSO APPLIES TO ALL SANITARY PIPEWORK VISIBLE ON ELEVATIONS).
ALL BELOW GROUND DRAINAGE RUNS TO BE 100MM DIA VITRIFIED CLAY TYPE (I.E. 'SUPERSLEVE' OR SIMILAR LAID TO MANUFACTURERS INSTRUCTIONS). ALL GULLIES INDICATED TO BE RODDABLE B.I.G. TYPES.
DRAINS TO BE LAID TO A MIN FALLS OF 1:40 ON A MIN 150MM BED OF PEA GRAVEL. WHERE DRAINS PASS UNDER BUILDING THEY ARE TO BE SURROUNDED IN MIN 150MM THICK CONCRETE WITH A 'FLEXCELL' JOINT AT EVERY COLLAR.
WHERE DRAINS PASS THROUGH WALLS THEY ARE TO BE BRIDGED OVER WITH 2 COURSE REINFORCED CONCRETE LINTELS (MIN END BEARING 150MM) LEAVING A MIN 50MM GAP AROUND DRAIN WHICH IS TO BE PACKED WITH POLYSTYRENE. ALL DRAINAGE WORK IS SUBJECT TO SITE CONDITIONS ENCOUNTERED AND APPROVED INSPECTOR APPROVAL.
NO SADDLE CONNECTIONS ARE TO BE USED, INSTEAD USE SWEPT JUNCTIONS TO SUIT SITE LAYOUT AND APPROVED INSPECTOR APPROVAL.
ALL BUILDING DRAINAGE TO BE CARRIED OUT TO B.S. 8301 : 1985, AND REGULATION H1 & H3 OF SCHEDULE 1 OF THE BUILDING REGULATIONS.

MANHOLE:

INTERNAL DIMENSION AND COVER SIZE ARE TO SUIT INVERT OF DRAIN WHICH IS TO BE FOUND ON SITE BY THE CONTRACTOR AND BE CONFIRMED BY CHECKING TABLE 11 & 12 OF APPROVED DOCUMENT H1.
CONSTRUCTION: MIN 150mm THICK CONCRETE BASE (30N/mm^2), 225mm THICK CLASS B ENGINEERING BRICK WALLS CONSTRUCTED IN WATER BOND METHOD AND FLUSH POINT INTERNALLY. FIT MEDIUM DUTY COVER AND FRAME. MANHOLE TO BE HAUNCHED SMOOTH INTERNALLY. MANHOLES DEEPER THAN 1000mm TO HAVE STEP IRONS OR FIXED LADDERS.
NOTE: ALL DRAINAGE WORK IS PROVISIONAL EXACT POSITION AND DEPTH OF MAIN DRAIN TO BE LOCATED ON SITE BY THE CONTRACTOR.
Or
USE 'HEPWORTH' INSPECTION CHAMBERS AS AGREED WITH THE APPROVED INSPECTOR FITTED IN STRICT ACORDANCE WITH THE MANUFACTURERS DETAILS.

STRUCTURE/UNDERPINNING/STEELWORK:

A structural engineer is to appraise the existing building structure to ensure that is capable of supporting the new loadings without any adverse affect to the existing structure.
The temporary support of the existing building whilst work is under progress is to be carried out in a careful and safe manner as agreed by the builders structural engineer. All underpinning works and structural alterations are to be inspected at the relevant stages as agreed by the structural engineer.
The builder/owner is to employ a CDM specialist to oversee the health and safety of the overall project.
The owner is to satisfy all party wall issues with the neighbour prior to allowing the builder to commence any work on site.
Blueprint CAD Ltd's responsibilities are to obtain Planning Permission, and obtain Building Regulations Approval for the proposed building work. No site inspections are to be made by Blueprint CAD Ltd to inspect any building work as it progress's on site. The responsibility of build quality is the builders and to be checked for quality by the owner of the owners representative at all appropriate stages..

DOUBLE GLAZING:

ALL DOUBLE GLAZING TO HAVE MIN 16MM CLEAR GAP IN SEALED UNITS AND BE PROVIDED TO ALL WINDOWS AND EXTERNAL DOORS. THE WINDOW AND/OR DOOR FRAMES TO BE EITHER WOOD OR PVC-U AS AGREED WITH THE CLIENT. THE INNER PANE GLASS USED IN ALL WINDOWS AND/OR DOORS IS TO BE 'PILKINGTONS OPTITHERM SN' SOFT COATED LOW EMMISSIVITITY TYPE GLASS. DOUBLE GLAZING CAVITY IS TO BE FILLED WITH ARGON GAS TO ACHIEVE U VALUE OF 1.20. OUTER PANE TO BE CLEAR GLASS LAMINATED AS SHOWN ON PLANS.
WINDOW/DOOR FRAME AND GLAZING U'VALUE TO ACHIEVE A MIN COMBINED U'VALUE OF 1.50, BUILDER TO CONFIRM WITH MANUFACTURER.
ALL VELUX WINDOWS ACHIEVE A MINIMUM U' VALUE OF 1.40 W/M^{2O}K.
PROVIDE ESCAPE WINDOWS TO ALL 1ST FLOOR WINDOWS HABITALE ROMS AND INNER HABITALE ROOMS AT GROUND FLOOR LEVEL. MIN CLEAR OPENING SIZE OF WINDOW TO BE 750X450MM TO ACHIEVE A MIN AREA OF 0.33SQ/M. MIN FLOOR TO CILL HEIGHT TO BE 1100MM.

ELECTRICAL WIRING: When using competent person

ALL WIRING AND ELECTRICAL WORK WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIRE,MENTS OF BS7671, THE IEE 18th EDITION WIRING GUIDANCE AND BUILDING REGULATION PART P (ELECTRICAL SAFETY) BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION BODY AUTHORISED BY THE SECRETARY OF STATE, AND,
THE COMPETENT PERSON IS TO SEND TO THE APPROVED INSPECTOR A 'SELF-CERTIFICATION CETIFICATE' WITHIN 30 DAYS OF THE COMPLETION OF THE ELCTRICAL WORKS. THE CLIENT IS TO BE PROVIDED WITH A COPY OF THE 'SELF-CERTIFICATION CERTIFICATE' AND A BS 7671 ELECTRICAL INSTALLATION TEST CERTIFICATE.

SANITARY PIPEWORK:

MIN BRANCH PIPE DIAMETER SIZES.
WASH BASIN 40 mm
SHOWER/BATH 40 mm
TOILET 100 mm
ALL APPLIANCES CONNECTED INTO THE NEW/ EXISTING SVP.
ALL APPLIANCES TO BE FITTED WITH 75mm DEEP SEAL ANTI-SIPHONIC TRAPS (EXCEPT W.C).
RODDING EYES TO BE PROVIDED AT ALL CHANGES OF DIRECTION TO WASTE RUNS. MAX LENGTH OF SANITARY WASTE RUNS TO BE 3000mm (INDICATED ON PLANS) UNLESS OTHERWISE SPECIFIED. GROUND FLOOR WASTES TO BE TAKEN ALL SANITARY PIPEWORK TO BE CARRIED OUT IN ACCORDANCE WITH B.S. 5572 : 1978. 100mm DIA S.V.P. TO TERMINATE MIN 900mm ABOVE HEAD OF OPENABLE WINDOWS WITHIN 3000mm AND FINISHED WITH SUITABLE CAGE. NO SANITARY PIPEWORK CONNECTION WITHIN 200mm OF WASTE BRANCH CONNECTION INTO S.V.P.

CONVERSION OF THE EXISTING BASEMENT TO FORM AN EXTRA 1No BED FLAT - TO FORM 7 No SELF CONTAINED FLATS IN TOTAL WITH 5No CAR PARK SPACES IN TOTAL.

BUILDING PLANS
PROPOSED REAR ELEVATION

SITE ADDRESS:
10 YORK ROAD
CHORLTON
MANCHESTER
M21 9HP

DRAWN:	DATE: 10/05/12	Job Reference:	REV:
CHKD:	SCALE: 1:50	DRAWING No: 330/005	

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