PLANNING AND
BUILDING CONTROL
15 MAR 2012



100mm hr pvc gutter clipped to fascia

new 65mm dia pvc rwp to new roof

stepprd lead flashing and dpc cavity trays

new 65mm dia pvc rwp to new tg

PROPOSED FRONT ELEVATION

PROPOSED 2-STOREY
SIDE EXTENSION AT
135,MOSTON LANE EAST,
NEW MOSTON,MANCHESTEF
M40 3GJ FOR
MR.DAVID BYRNE
0776 4759086

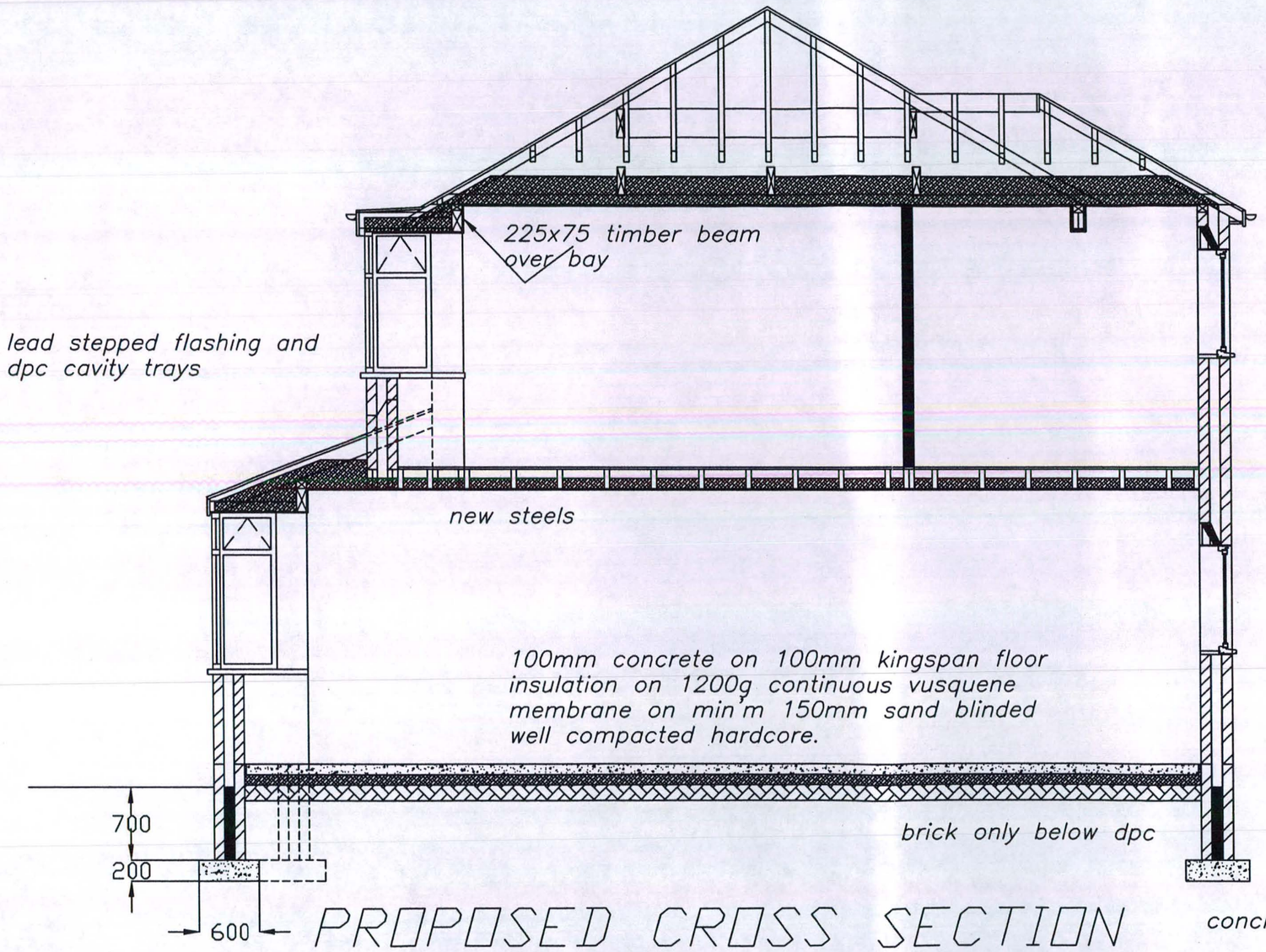
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les foey
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DESIGN CONSULTANTS

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PROPOSED CROSS SECTION

ventilation equivalent to 25mm continus strip to be include all round soffits

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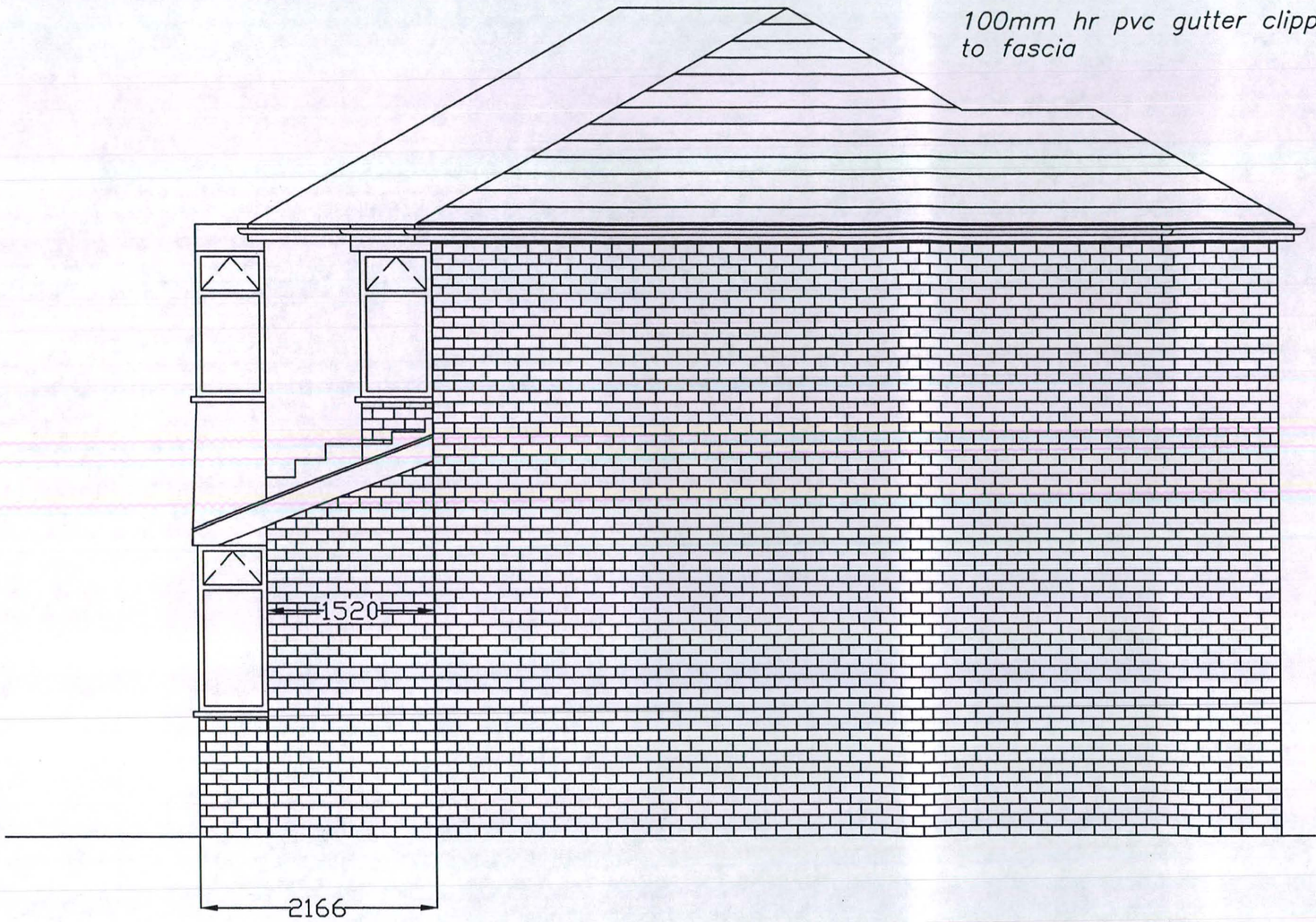
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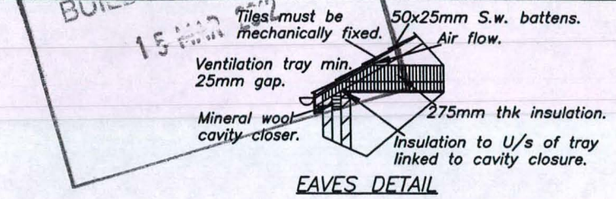
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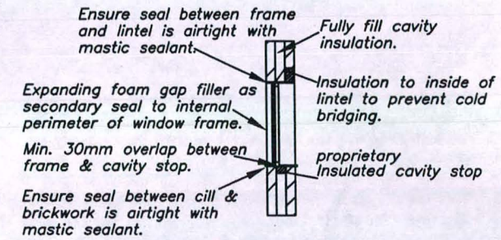
PLANNING AND BUILDING CONTROL
15 MAR 12



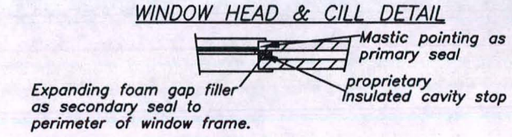
PROPOSED SIDE ELEVATION



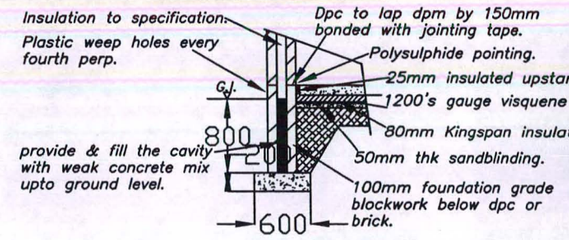
EAVES DETAIL



WINDOW HEAD & CILL DETAIL



WINDOW JAMB DETAIL



FOUNDATION DETAIL

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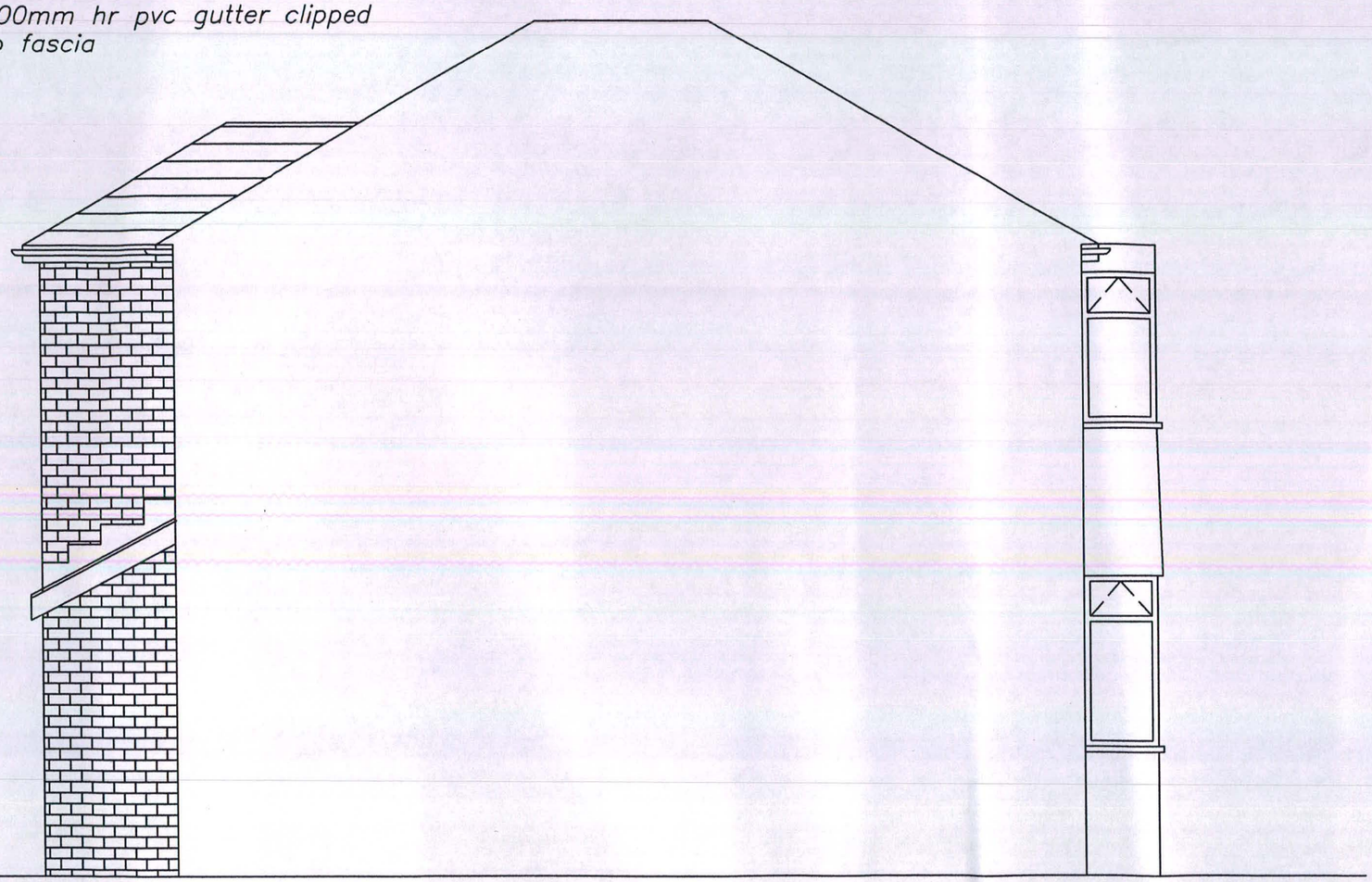
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100mm hr pvc gutter clipped
to fascia



PROPOSED SIDE ELEVATION

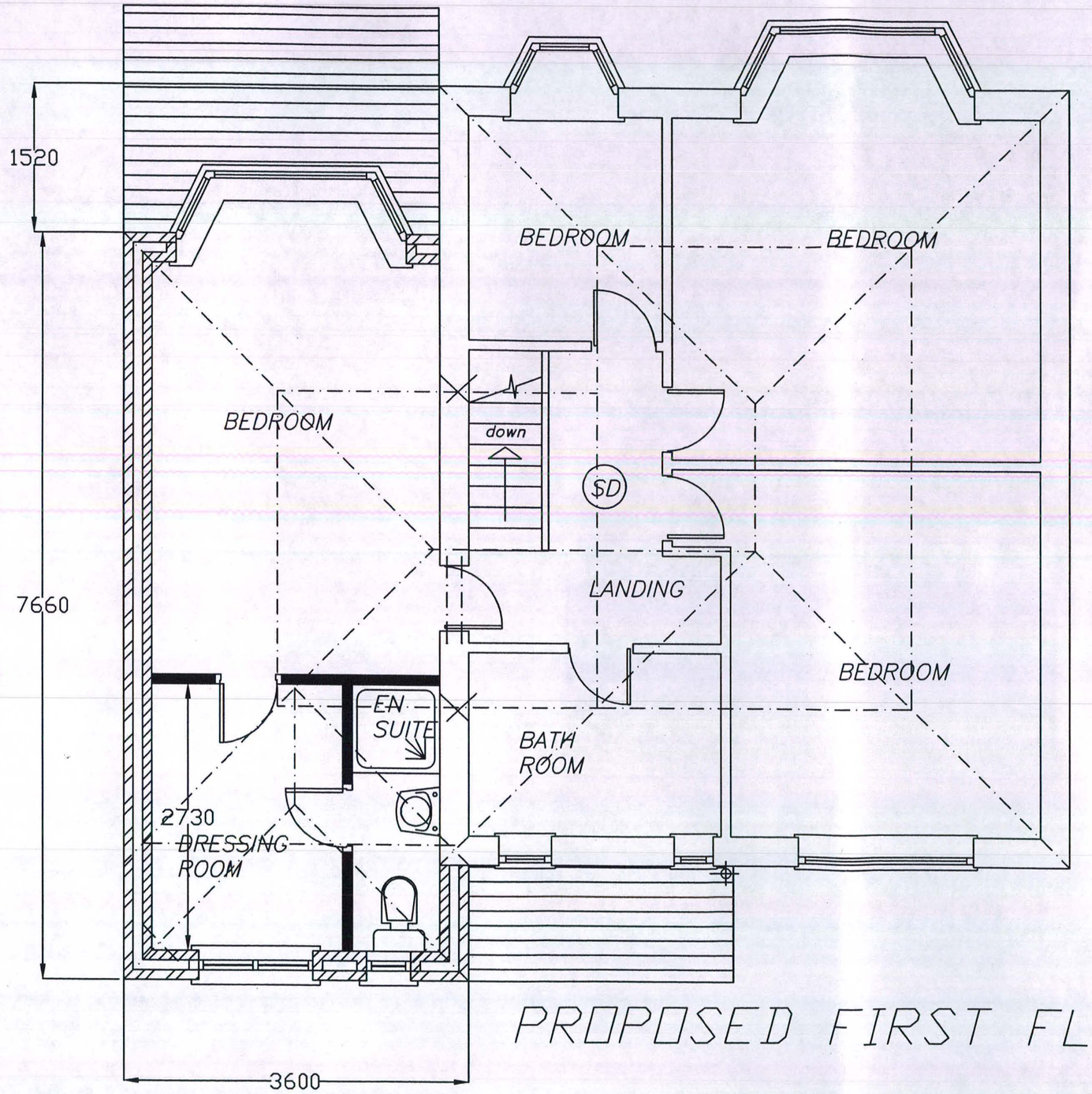
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PROPOSED FIRST FLOOR PLAN

PLANNING AND BUILDING CONTROL
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ROOF CONSTRUCTION
Tiles to L.A. approval on 25 x 50 mm sw timber battens on breathable felt on 100X50 rafters & ceiling joists@400mm ccs 100mm fibreglass quilt insulation draped between joists & 170mm draped across joists u/s to be finished with 13mm plaster-board and skim. Roof to be provided with eaves ventilation equivalent to a 25mm continuous strip both sides.

GROUND FLOOR CONSTRUCTION U Value=0.22
100mm concrete slab
laid directly over 80mm kingspan thermafloor TF70 on 1200g visqueen continuous dpm lapped onto dpc on sand blinded consolidated hardcore. 25mm insulated upstand to ext'n perimeter.

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 175 x 50mm timber joists at 400mm ccs underdrawn 12.5mm plasterboard and skim. chipboard used on bathroom floors to be moisture resistant to BS 7331.100mm quilt insulation to be included.

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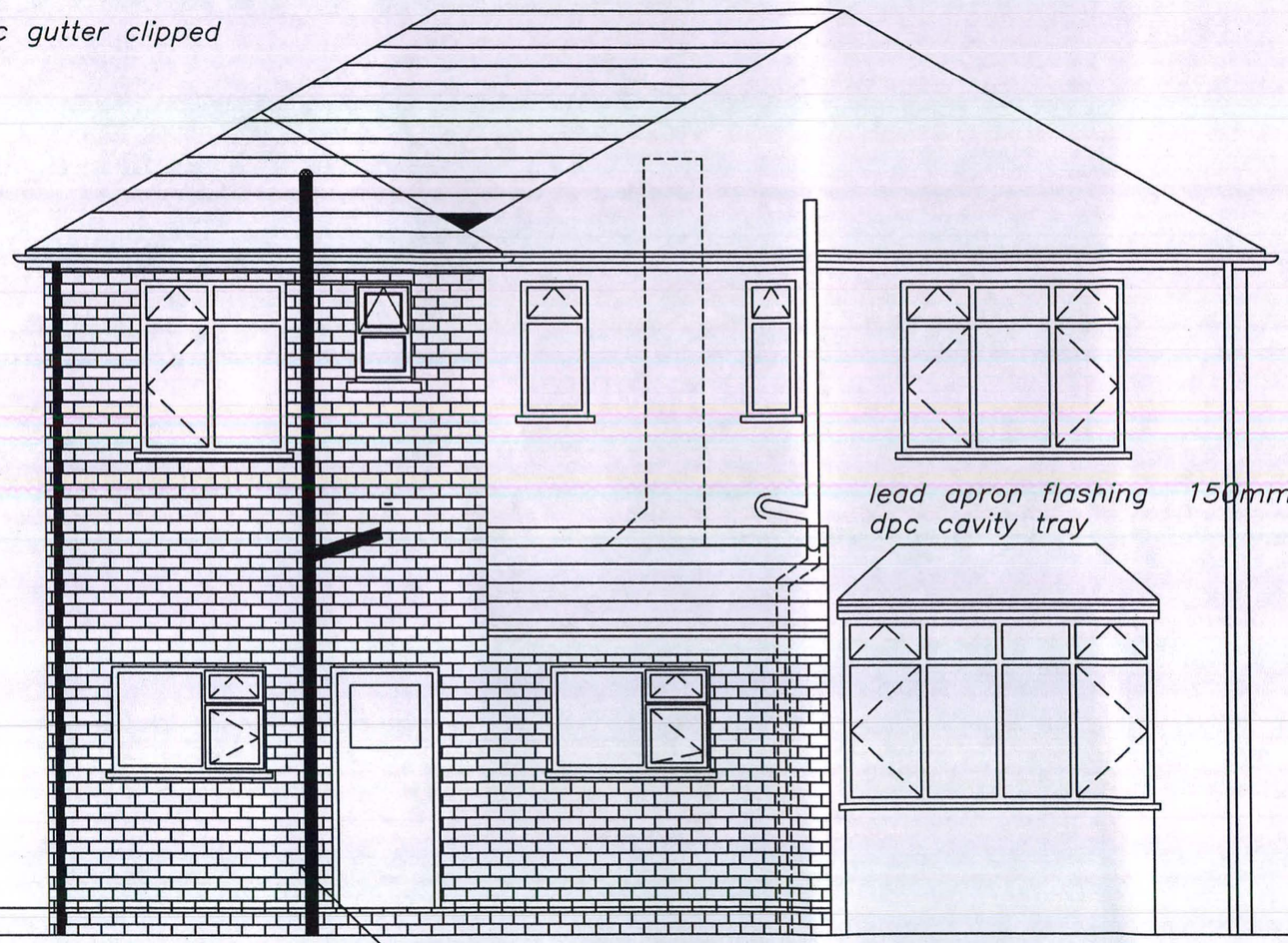
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PLANNING AND BUILDING CONTROL
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FACING BRICKS AND ROOF TILES TO MATCH EXISTING



PROPOSED REAR ELEVATION

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.

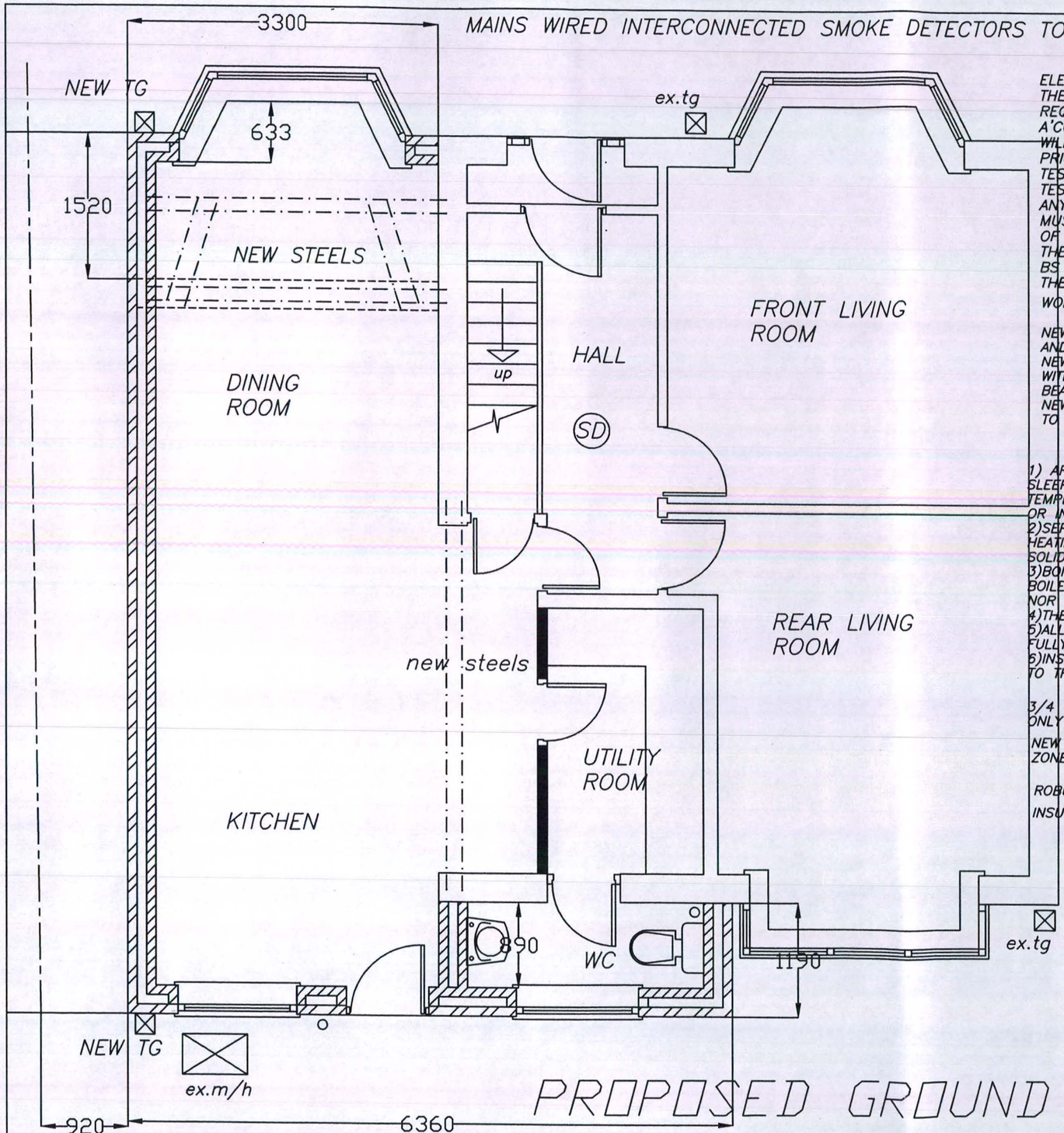
3. Steelwork to be 1/2 hour fire protected, encased in 20mm plasterboard and skim, 2mm wire binding at 100mm pitch
4. New brickwork to match and key into existing
5. Roof and floors to be tied down to walls with 30mm x 5mm ms straps at 2000mm ccs.
6. R.C. lintels over drains passing through walls
7. Any undersight drainage to be exposed and encased in 150mm pea gravel, flexible jointed and have rodding access provided to L.A. approval.
8. Brick infill between joists 25mm clearance from underside of roof
9. Foundations to regulation A1/A2
10. Exterior quality timber to facias
11. All cavities to be continuous
12. Air bricks ducted through wall cavity
13. Padstones to all steelwork
14. All plumbing to comply with B.S.5572
15. Cavity barriers (9mm masterboard or brick on edge
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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PROPOSED GROUND FLOOR PLAN

MAINS WIRED INTERCONNECTED SMOKE DETECTORS TO BE FITTED WHERE INDICATED THUS:-(SD)

PLANNING AND BUILDING CONTROL
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ELECTRICAL SPECIFICATION
THE INSTALLATION WILL BE DESIGNED,INSTALLED,INSPECTED AND TESTED TO THE STANDARDS REQUIRED BY PART'P' OF THE BUILDING REGULATIONS.
A'COMPETANT' ELECTRICIAN WILL UNDERTAKE THE WORK AND AN INSTALLATION CERTIFICATE WILL BE PROVIDED.
PRIOR TO COMMISSIONING THE INSTALLATION WILL BE TESTED BY AN ELECTRICIAN COMPETANT IN TESTING HOLDING A SUITABLE QUALIFICATION.
TESTING WILL BE COMPREHENSIVE WITH TESTS FOR CONTINUITY,AND EARTH LOOP IMPEDANCE.
ANY INSTALLATION UNDERTAKEN BY SOMEONE WHO IS NOT REGISTERED WITH NICEIC OR ECA MUST PROVIDE AN INSTALLATION CERTIFICATE TOGETHER WITH A TEST CERTIFICATE PREPARED BY A MEMBER OF THE NICEIC OR ECA.
THE PROPOSED DOMESTIC ELECTRICAL INSTALLATION WILL BE INSTALLED IN ACCORDANCE WITH BS 7671 AND THE CURRENT 17th EDITION OF THE WIRING REGULATIONS.
THE BEST PRACTISE ENDORSED WITH THE IEE ON SITE GUIDE WILL BE APPLIED.
WORK TO HEATING/HOT WATER SYSTEM BY GAS SAFE REGISTERED PLUMBER.

NEW DOUBLE GLAZED WINDOWS TO HAVE INNER PANE OF 'K' GLASS AND MINIMUM GAP BETWEEN PANES 20mm(argon filled).Uvalue 1.6
NEW BEDROOM WINDOWS TO HAVE ESCAPE WINDOW 0.33M2 WITH MINIMUM WIDTH OF ESCAPE WINDOW 450mmx730mm height.
BEAM OVER NEW EXTERNAL WINDOWS AND DOORS CATNIC COMBINED LINTOLS.
NEW GLAZING IN CRITICAL LOCATIONS TO COMPRISE TOUGHENED SAFETY GLASS TO BS6206

1) AREAS WITH DIFFERING HEATING NEEDS SUCH AS SEPARATE SLEEPING AND LIVING AREAS SHOULD HAVE INDIVIDUAL TEMPERATURE CONTROL-BY USE OF ROOM THERMOSTATS OR INDIVIDUAL RADIATOR VALVES.
2)SEPARATE TIMING CONTROLS SHOULD BE PROVIDED FOR SPACE HEATING AND HOT WATER(EXCEPT FOR COMBINATION BOILERS AND SOLID FUEL APPLIANCES.
3)BOILER CONTROLS MUST INCLUDE PROVISION TO PREVENT THE BOILER OPERATION WHEN NEITHER THE SPACE HEATING SYSTEM NOR THE HOT WATER SYSTEM REQUIRES HEAT.
4)THE NEW BOILER SHOULD HAVE A SEDBUCK RATING OF 90%
5)ALL HEATING AND HOT WATER SYSTEMS NEED TO BE FULLY COMMISSIONED AND CERTIFICATION PROVIDED.
6)INSTRUCTIONS FOR ALL RELEVANT CONTROLS ARE TO BE GIVEN TO THE OWNER.

3/4 OF NEW LIGHT FITTINGS TO BE OF THE TYPE THAT WILL ONLY ACCEPT ENERGY EFFICIENT LAMPS

NEW ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED WITHIN A ZONE BETWEEN 450mm & 1200mm FROM THE FINISHED FLOOR LEVEL.

ROBUST METHODS OF CONSTRUCTION TO BE ADOPTED.

INSULATED DPCS TO BE USED ON WINDOW AND DOOR REVEALS.

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