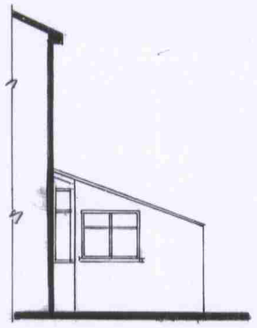


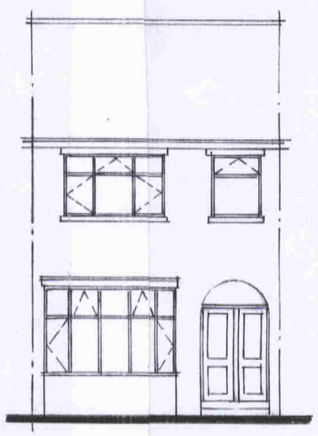
EXISTING FRONT ELEVATION



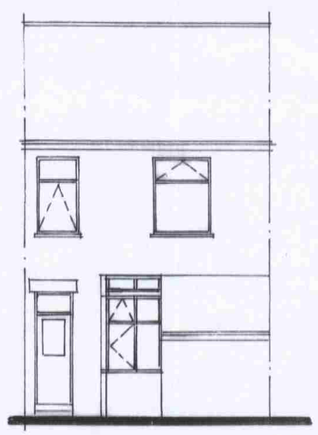
EXISTING REAR ELEVATION



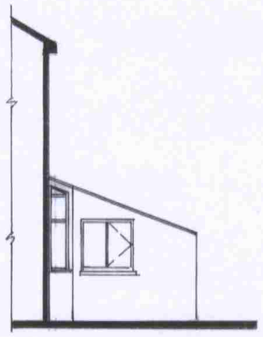
EXISTING SIDE ELEVATION



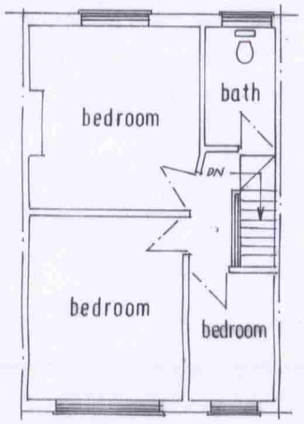
PROPOSED FRONT ELEVATION



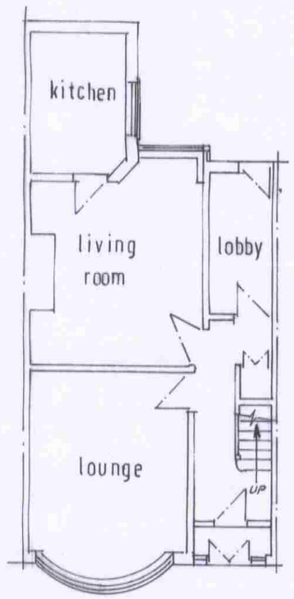
PROPOSED REAR ELEVATION



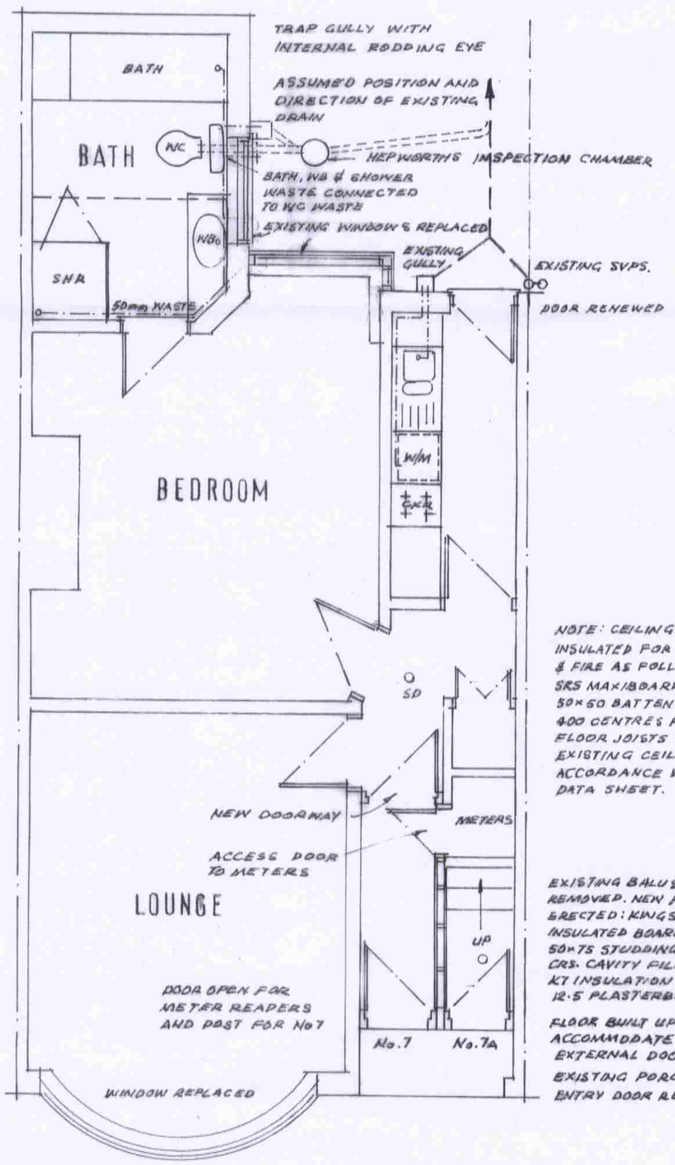
PROPOSED SIDE ELEVATION



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

NOTE: CEILINGS TO BE INSULATED FOR SOUND & FIRE AS FOLLOWS: SRS MAXIBOARD ON 50×50 BATTENS AT 400 CENTRES FIXED TO FLOOR JOISTS THROUGH EXISTING CEILING IN ACCORDANCE WITH DATA SHEET.

EXISTING BALUSTRADE REMOVED. NEW PARTITION ERECTED: KINGSPAN KIB INSULATED BOARD ON 50×75 STUDDING AT 400 CRS. CAVITY FILLED WITH KI INSULATION. 12·5 PLASTERBOARD

FLOOR BUILT UP TO ACCOMMODATE 2 NO EXTERNAL DOORS

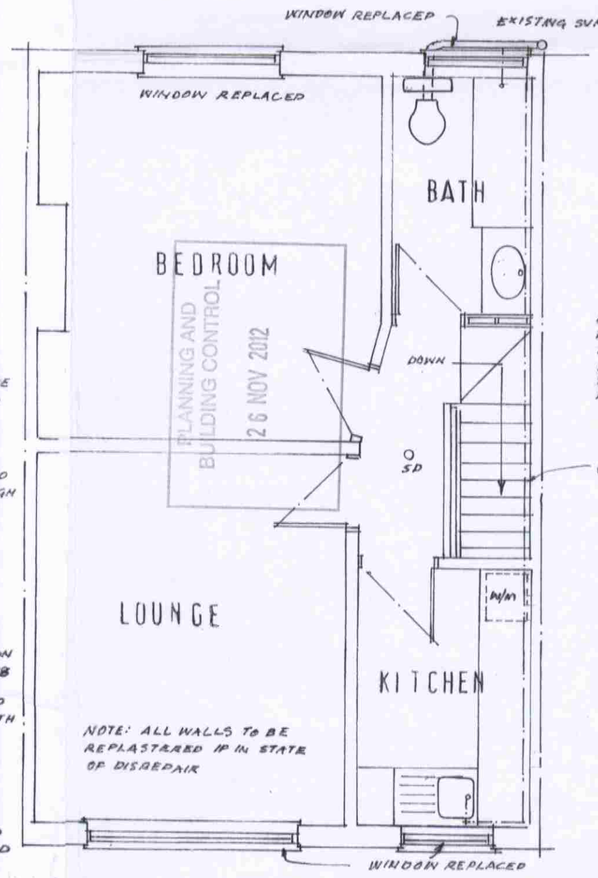
EXISTING PORCH AND ENTRY DOOR REMOVED

NOTES

1. ALL WORK TO COMPLY WITH BUILDING REGULATIONS 2000 & SUBSEQUENT AMENDMENTS
2. NEW WINDOWS AND GLAZED DOORS TO BE DOUBLE GLAZED WITH 16mm ARGON GAS GAP; INNER PANE IN LOW 'E' GLASS. OPENING LIGHTS TO HAVE AREA OF 1/20th OF FLOOR AREA & TRICKLE VENTS 8000 sq mm GLAZING BELOW 800 & ADJACENT TO DOORS TO BE IN SAFETY GLASS TO BS6206
3. MECHANICAL VENTILATION TO BE PROVIDED AS FOLLOWS: KITCHEN: 30ltrs/sec VIA RANGE HOOD OR 60 ltrs/sec EXTRACT FAN TO EXTERNAL AIR. BATHROOM & EN-SUITE: 15 ltrs/sec UTILITY: 30 ltrs/sec
4. KITCHEN & SANITARY WASTES TO BE FITTED WITH DEEP SEAL TRAPS AND WASTES TO DISCHARGE BELOW GULLY GRATINGS
5. DRAINS PASSING UNDER BUILDING TO BE PROTECTED BY CONCRETE LINTELS.
6. SMOKE DETECTORS TO BE FITTED WHERE INDICATED O sd CONNECTED TO MAINS WITH BATTERY BACK UP
7. NEW HEATING RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES.
8. LINTELS & BEAMS TO HAVE MINIMUM END BEARING 150mm STEEL BEAMS TO HAVE ½ HOUR-FIRE RESISTANCE, ON CONCRETE PADSTONES
9. NEW & EXISTING CAVITIES TO BE CONTINUOUS
10. EXISTING BEAMS & LINTELS TO BE CHECKED FOR SUITABILITY & REPLACED IF NECESSARY
11. ALL ELECTRICAL WORK TO COMPLY WITH PART P (Electrical Safety) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL MUST BE SATISFIED THAT EITHER:

(a) An electrical installation certificate issued under the approved Competent Person Scheme has been issued, or

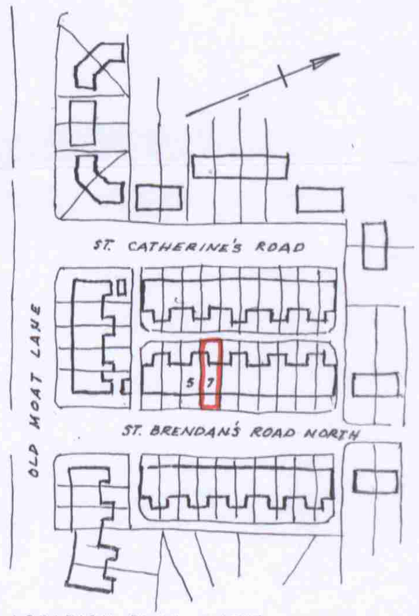
(b) Appropriate certificates and forms defined in BS 7671 have been submitted that confirm the work has been inspected and tested by a competent person. A competent person will have sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.



PROPOSED FIRST FLOOR PLAN

PLANNING AND BUILDING CONTROL
26 NOV 2012

EXISTING DOOR REMOVED AND RELOCATED ALONGSIDE NEW PARTITION 12·5 PLASTERBOARD BOTH SIDES 47×70 STUDDING AT 400 CRS.



LOCATION PLAN 1:1250

P.W.Kay
Architectural Consultant
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Urmston Manchester M41, 9AF
Tel 0161 748 9846

CLIENT	MR GARY BARKER	
SITE ADDRESS	7 ST BRENDAN'S ROAD NORTH WITHINGTON	
PROJECT	CONVERSION: DWELLING to TWO APARTMENTS	
SCALE	DATE	DRAWING NUMBER
1:100 1:50	11/12	1112/36