Foundations and Ground works Extension take down Garage and side rear bay and remove from site
All foundations to 1:3:6 mix concrete 600mm wide by 150mm thick a minimum 900 mm below the lowest ground level ground level. Any drains within 1.0m of foundations then the foundations are to go down to the invert level of the drains 300mm wide solid concrete blocks all bed in cement mortar 1.3 mixes up to ground level any drains passing under the new build are to be exposed and concreted over a minimum of 150mm thick as required, any drains passing through the foundation block works to have R C lintels over bed a minimum of 150 mm as required.
New Construction Face brickwork/block work to match the existing, 102 mm to as agreed with 100 mm cavity with TW Board 50mm or equivalent as required.100mm celcon solar block work including air bricks as required (Existing two storey rear check cavity will be at 50 mm (50mm tw board infill)
Stainless steel triangular butterfly wall ties at 700mm horizontal centre and at 450mm vertical centre and double (220 mm) up at openings .DPC to run horizontal to the ground a minimum 150mm high. All above bed in cement mortar 1:3 mix.
Structural openings Type .A 4 No. Type up to 3.90m long Catnic lintels CG90/100 from Openings from 2.10 m to 4.80m wide C190/100 all bed a minimum 150 mm onto brick/block .Opening B x2 Provide U beams across Two U beams bolted together with m 16 bolts at 2.00m centres 150mm x 100mm on and including 150mm deep pad stones All steel beams encased in plasterboard for half hour fire protection Opening C form door way Openings D Beam as B above 9All Structural calcs follow for Building Control, Opening E Check suitability of existing beams x 2 number

Opening F as beams B, C above .Close all insulated cavities with insulated DPC All bed Cement mortar 1:3 mix, Ground floor construction solid as required 100mm over base site concrete base 1.3.6 mix, base laid lay on laid on 80 mm I W King span Insulation board on 1200 gauge DPM on sand blinding on 150mm clean broken hardcore. Cavity fills 225mm below DPC25mm insulation to perimeter of floor slab Damp proof membrane to lap DPC Gullies and connect to the existing system, all B I Gullies to be rod able. Cavity tray to extension where it about the existing wall all as agreed with Building Control as required. Existing timber floors vented through to 150mm x 225mm air bricks max. 2.00m centre insulated 100mmm vent ducts

ELECTRICAL WORKS BY A NON- COMPETENT PERSON SCHEME MEMBER:
'All wiring and electrical work will be designed, installed, inspected and tested by a *person qualified* to do so in accordance with the requirements of BS 7671, the IEE 16th edition wiring guidance and Building Regulation Part P (Electrical Safety). On completion of works a copy of installers Electrical Installation Test Certificate compliant with BS 7671 to be provided to the client and Local Authority'. AND
Prior to covering of all wiring / cables, the installation is to be inspected by Building Control. This may include a second check and testing of the installation by a Competent Person Scheme member. Any defective work found will have to be corrected at the owner's own expense.
A person qualified to do so - will have appropriate qualification, knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate calibrated testing equipment. (Building Control will expect suitable evidence to be provided of a person's competency prior to accepting such persons BS7671 certificate – refer to guide checklist). **Members of established national electrical trade organizations who are not Part P certified need to prove evidence of their membership, have a prep aster / pre-covering of wiring inspection carried out by Building Control and they must issue the correct BS7671 installation, inspection and testing certificates on the works completion.** ELECTRICAL WORKS BY A COMPETENT PERSON SCHEME MEMBER:
All wiring and electrical works to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 16th edition wiring guidance and Building Regulation Part P (Electrical Safety) by a member of the O.D.P.M Competent Person Scheme. AND
The competent person is to send to the Local Authority a 'Self-certification Certificate' within 30 days of the electrical works completion. Client must receive both a copy of 'Self-certification Certificate' and a BS 7671 Electrical Installation Test Certificate. All sockets at minimum 450mm height all switches maximum 1.200metres provide a number 33% low wattage fluorescent fitting as required
All works carried out by NICEIC / ECA .Electrical works lighting and switches to new .kitchen, cloak, utility, bedroom to distribution board with a 5 amp switch 13amp switched double sockets 4 No kitchen, bedroom utility
Back to the distribution board via 32 amp switch as requiredMech, Ventilation at 30 from hob, litres/second kitchen 15litres from bath, cloak and utility Fire /smoke alarm fitted first floor landing and ground floor, all interconnected into a hard wired separate circuit as required and back to the 5 amp switch as required. Along with a battery back up as required.

Window's etc Plumbing
Any new windows Velux and doors external, UPVC windows
16 mm Argon filled double-glazing units or 20mm double glazed units both with Low E coating as required. To achieve 1.80w/m2 Rooms, 1/20th opening light to floor area.
All glazing to critical zones to be toughened or laminated to BS6206
I.e. glass to doors within 1.50m of floor level and within 300mm of either side of door and where greater than 250mm wide max.o.5sq.metrean doors and to screens/windows within 800mm of floor level Trickle ventilation
Replacement windows background ventilators to be provided as follows Habitable rooms 5,000mm 2 Kitchen.utility, cloak, bathroom2, 500mm 2
All New units to have 8.000 square mm of trickle background ventilation.
Any Velux windows to have low E coating as well to be 1.80w/m2
Critical Glazing to below 800mm cill height, have toughened safety glass BS 6206.
Escape windows to be a minimum 800mm high max. 1.10 m cill height and with .330 m2 opening, a minimum 450 mm wide window all as required,
All supplied with a FENSA certificate on completion as required.
2 No velux 4 windows, four new radiators, including 1 relocated to kitchen
Connected to the existing system with thermostatic radiator valves as required. All gas works carried out by corgi registered contractors only
New kitchen units new bath, shower ,cloak suite All Waste pipes32mm basin 38mm sink, .50mm combined waste's .all with 75 mm deep seal anti vac traps as required.
Connected to separate drainage system 100mm hepsleeve drain laid to falls 1:40 back fill with 5 mm pea gravel 3 rod able back inlet gullies r,.100mm gutters, 75mm rain water goods., separate drain system 2 new manhole chambers

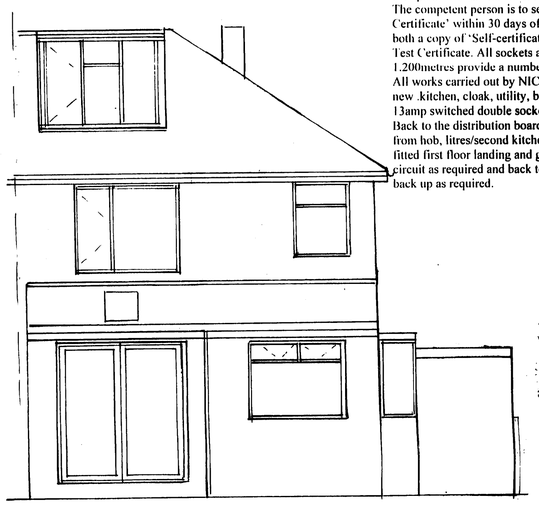
Structural Timber and Roof structure /construction and internal Finishes
All structural timber to be class /grade SC4 as required all pre treated timber as required Roof, Provide a 100mm x 75 mm wall plate to the internal block skin fixed with lateral restraints with 8mm 1.80m long galvanised steel straps at 2.00m centres. 200mm x 50 mm ridge board; rafter's 125mm x 50 mm jack rafters at 450mm centre. 300mm x 50 mm hip board ,100mm x 75mm dragon tie .100mm x 25mm valley boards ,Ceiling joists 175mm (125mm Roof a)x 50 mm at 450mm centre. Alternative specialist truss manufacturer (details to follow) at 600mm centre to BS 5268 part 3
Fixed to wall plate and adjoining wall Infill with two layers 300mm min.mineral wool insulation Code 4 lead to any up stands /valleys and roof boards as required as required. Lead cavity tray as required Provide all necessary timber lateral restraints /hangers as required to form roof structure. Roof Construction,
Provide Tyvak Supro roof sarking felt. 50mm x 25mm battens and Marley/Redland interlocking tile roof tiles to match existing at 35 degree pitch to match tiles include for tile edge fixings as required12.5mm plaster board and skim as required.
Internal finishes all new ceilings and internal walls to be finished with 12.5mm plasterboard and Skim. 25mm continuous air vent to the soffit with fly screen protection as required. And 5 mm to top of roof.
Floors 200mm, x 50 mm @450mm centres with mid centre herringbone struts and 100mm mineral wool infill Stud walls on concrete base to have DPM under.
Plaster board at 10kg/m2 as required. Skirting boards to extension as required, Floor finishes to be agreed Decoration all new walls and ceilings, Sealer coat and two coats emulsion as required. Internal doors and frame's complete as required

To be read in conjunction with the Attached Construction Notes	Please Do Not Scale of this drawing Take all Dimensions on the site.
TITLE **Planning &** BUILDING CONTROL APPLICATION MANCHESTER CITY COUNCIL	LOCATION RICHARD DERRINGTON 17, FERNDENE ROAD, WITHINGTON, MANCHESTER, M20 4TN TEL. . MOB 01614346427
DETAILS PROPOSED TWO /SINGLE STOREY REAR AND SIDE EXTENSION TO FORM EXTRA BEDROOM AND UTILITY , CLOAK,KITCHEN	DRAWING Existing LAYOUT
SCALE 1:50	DATE MARCH 2008

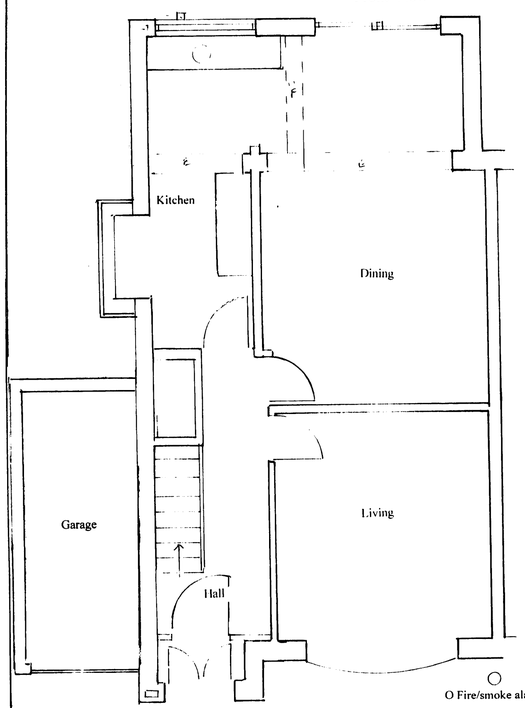
PLANNING
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REC 2



Front View

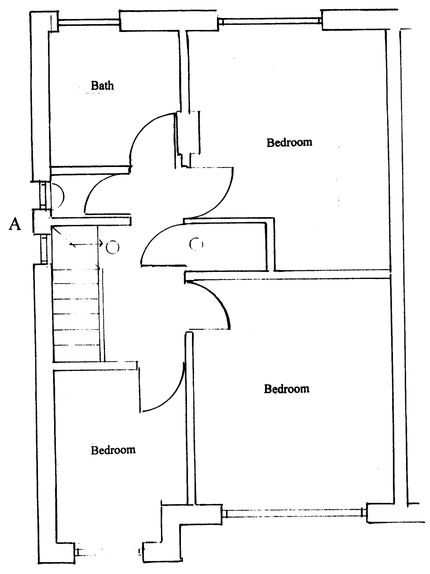


Rear View

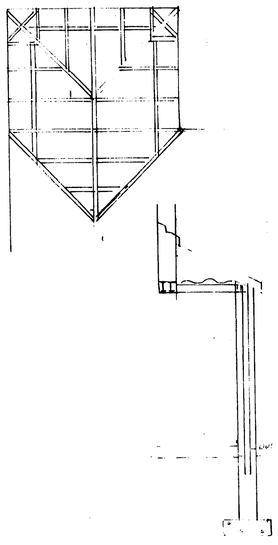


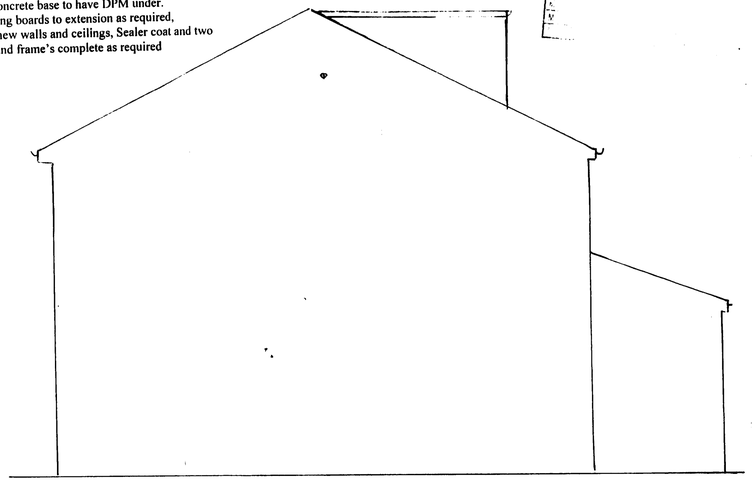
Ground Floor



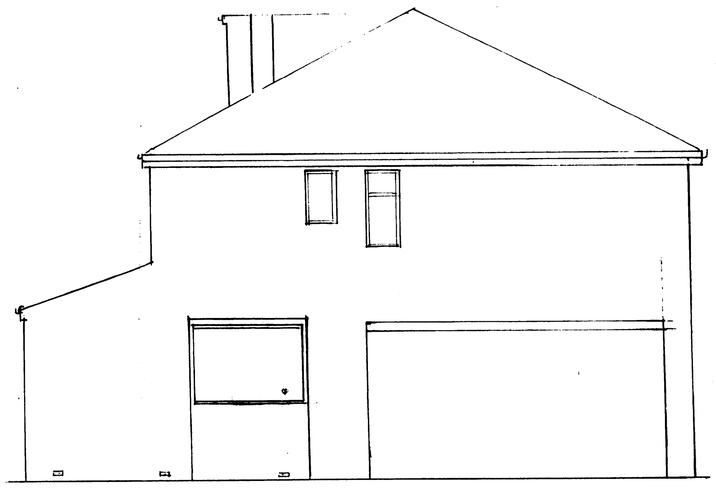


First Floor





Side View B



Side View A