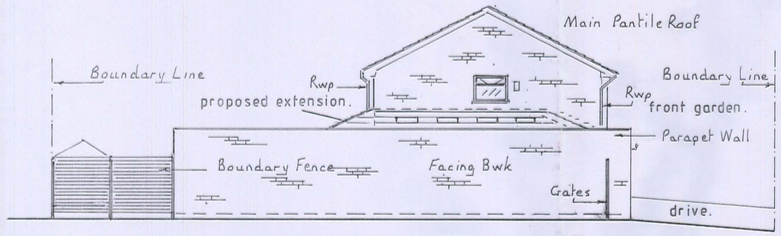
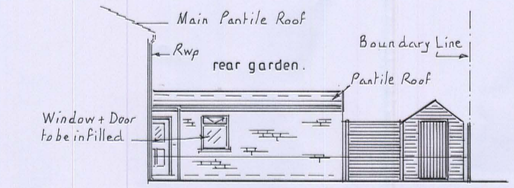


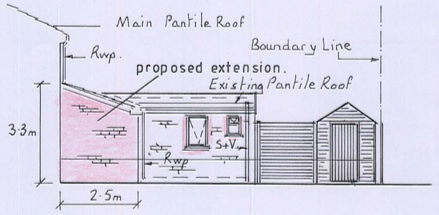
EXISTING SIDE ELEVATION B.



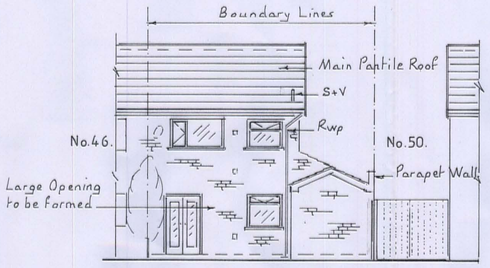
PROPOSED SIDE ELEVATION B.



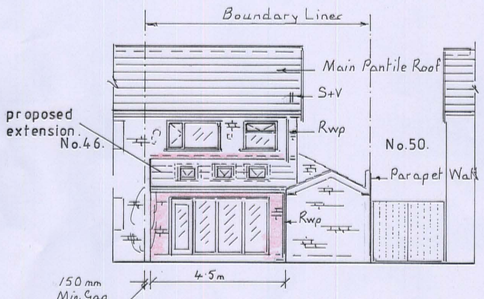
EXISTING SIDE ELEVATION A.



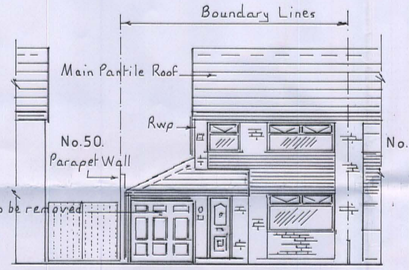
PROPOSED SIDE ELEVATION A.



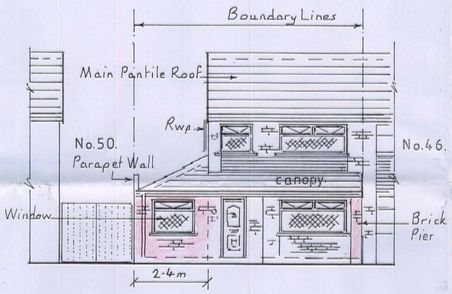
EXISTING REAR ELEVATION.



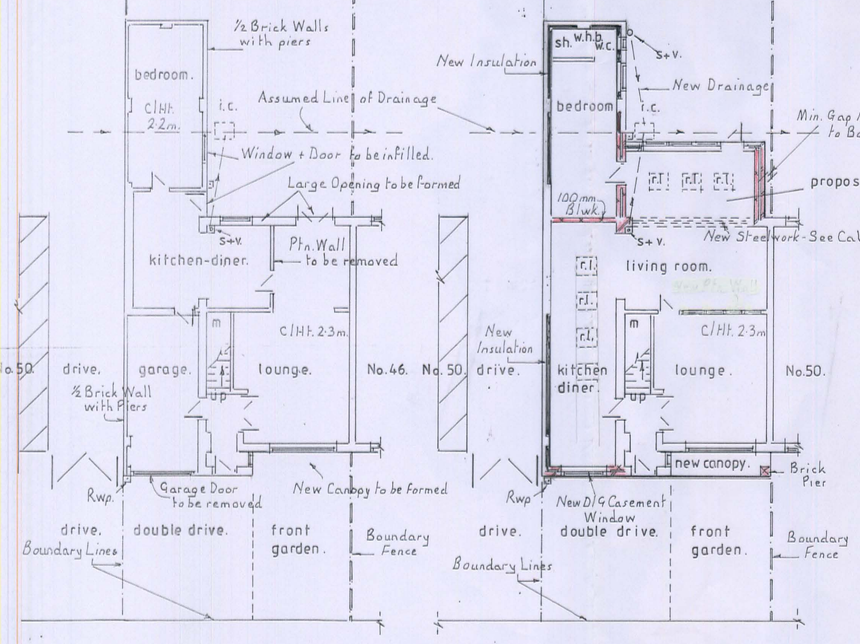
PROPOSED REAR ELEVATION.



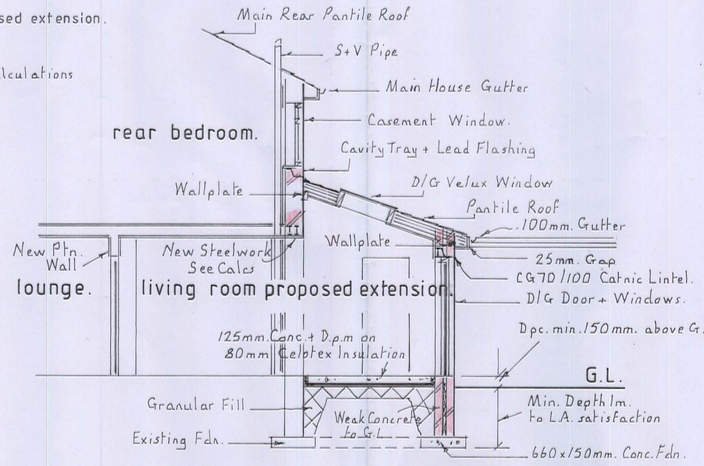
EXISTING FRONT ELEVATION.



PROPOSED FRONT ELEVATION.



EXISTING GROUND FLOOR. PROPOSED GROUND FLOOR.



SECTIONAL VIEW - REAR EXTENSION.

PROPOSED CONVERSION OF INTEGRAL BRICK GARAGE, INTERNAL ALTERATIONS AND REAR SINGLE STOREY EXTENSION TO SEMI-DETACHED HOUSE.
FOR : - MR. and MRS. Q. NASEEM.
AT : - 48 REDROSE CRESCENT – LEVENSHULME – MANCHESTER – M19 2WT.
SCALE : - 1 : 100 and 1 : 50.

NOTES :

All work to be to the satisfaction of the Local Authority.
All work to comply with Building Regulations 2000 – as amended.
Structural Steelwork Calculations to be provided and approved prior to commencement.
Site measurements to be taken and details of construction agreed on site.
Loadbearing walls – lintels and foundations to be exposed to the satisfaction of the Local Authority Inspector
Existing brick walls to Garage and Rear Bedroom to be lined with 50 x 50mm. timber studding infilled with fibre glass insulation and faced with foil-backed plasterboard and skimmed.
New openings to be formed in outer walls spanned by Catnic lintels.
Existing garage to be integrated into existing house –as shown.
125mm. concrete floor slab with 2000 gauge visqueen to former Garage and new Extension tied into dpc. in wall – minimum 150mm. above ground.
Floor slabs to be laid on 80mm. Celotex insulation on sand blinding layer over granular fill.
External walls to be 110mm. facing brick outer skin with 85mm. cavity – 'U' value 0.30w/m2infilled with Dritherm insulation – 100mm. Thermalite Turboblock inner skin with two coat plaster finish internally.
Wall ties to be stainless steel at 750mm. centres horizontally – 450mm. centres vertically – ties to be at 300mm. centres within 225mm. of openings.
Wall cavities to be continuous with existing as agreed on site – closed at eaves by brickwork – insulated cavity closers to doors and window reveals – new walls block bonded to existing.
Damp proof courses to be provided both horizontally and vertically to all new walls – floors and openings etc.
Windows to be double-glazed [Argon filled 16mm. gap] – 1/20th floor area openable with 8000mm. trickle ventilation incorporated – 'U' value 0.18 w/m2 – low 'E' glass.
Safety glazing to be incorporated into external door – glazing below 800mm. to be toughened glass in accordance with BS6206.
Extract fan to new WC compartment to be 15 litres / sec. – Kitchen extract fan 30 litres/sec. ducted externally .
New drainage to be 100mm. Hepsleeve pipework at minimum falls of 1 in 40 connected to existing drainage.
270mm. fibre glass insulation quilt to be provided to new ceiling to former Garage and Bedroom underdrawn by plasterboard and skimmed.
Roofwater to discharge to existing drainage – as agreed on site.
Partition walls to be 100 x 75mm. timber studding infilled with fibre glass insulation and faced both sides by plasterboard and skimmed.

ROOF CONSTRUCTIONTO REAR EXTENSION.

Cavity tray and code 4 lead flashing at intersection of roof and extended brickwork. Marley Wessex Pantiles – pitch not less than 15 degrees to be fixed to 50 x 50mm. timber battens on heavy duty Tyvec sarking felt on 200 x 50mm. rafters at 400mm. centres. Rafters supported on 100 x 75mm. timber wallplates. 'Open ceiling' to be formed to new accommodation with 50mm. ventilation path – 110mm. Kingspan Kooltherm K7insulation between rafters with battens and 25mm. Kingspan insulation board – foil-backed plasterboard and skimmed [min. 'U' value 0.20 W/m2k]. Double glazed Velux rooflights to be incorporated to provide ventilation and light.

ELECTRICAL WORK.

All work to be to the requirements of Approved Document Part P –Electrical Safety] and designed , inspected and tested by a competent person who must issue an Electrical Installation Certificate on completion in accordance with BS 7671 – as amended.

MANCHESTER CITY COUNCIL
BUILDING CONTROL
RECEIVED
10 OCT 2014

BLOCK PLAN SCALE :- 1:1250.

