STOCKHOLM STREET

8

2

7

1

kitchen
bath
hall
living
bedroom
lobby
living
kitchen
locate & connect into existing combined drains
< 1A
< 1B & 1C

PLANNING AND BUILDING CONTROL
-2 DEC 2013

RAVENSBURY STREET

41

42

41

42

**DAVID YOUNG ARCHITECT**
37 TEMPLE DRIVE : SWINTON : MANCHESTER : M27 4EA
TEL 0161 793 0737 : FAX 0161 950 6672 : MOBILE 07774 181 336

0 2000 4000 6000
1 : 200 SCALE

**PROPOSED SITE PLAN DWG : 00**
1 RAVENSBURY STREET MANCHESTER M11 4GQ
REV:

A proportion of new light fittings to be 'low energy'
eg: fluorescent or compact fluorescent or
any fitting with efficacy > 45lamp lumens per cuicuit watt
and a total output of greater than 400 lamp lumens;
minimum 3 fittings per 4 fittings.
Fittings in stores, cupboards, wardrobes excluded from count.
Garage fittings to have high frequency electronic ballast.

Any external lighting to either:
b. lamp capacity not exceeding 150W
per light fitting and the light automatically
switches off:
(i) when there is enough daylight; and
(ii) when it is not required at night
OR,
d. the light fittings have sockets that can
only be used with lamps having an efficacy
greater than 40 lumens per circuit watt.

For acoustic sound insulation reasons,
socket outets and switch plates on
either side of party walls to be staggered.

ADDITIONAL NOTES REGARDING DISABLED ACCESS
Approach from car parking area to front door to be level or ramped
without steps or kerbs and any ramp not to exceed 1:20 slope.
Threshold to front doors to be level.
Front doors to have minimum clear opening width of 775.
Internal doors to have minimum clear width of 775
Socket outlets and light switches to be placed between
minimum 450 from floor and maximum 1200 from floor
and ideally at 900 above floor.
Handles and locks to be between 850mm and 900mm above floor.

SD denotes self contained smoke alarm to BS 5446 :
Part 1 mains operated and permanently wired to a
separately fused circuit at the distribution board; alarm
to be interconnectect with any other alarms in the same
dwellinghouse; wiring to be standard IEE regulations but
need not be 'pyrotechnic'.

The Electrical & Mechanical works shown in this drawing
package is an initial indication of client requirements
and it is the responsibility of specialist(s) employed by
the client/builder to design, supply, install the works and
provide operating & maintenance instructions/manuals/
files/records& installation certificates for the works.
All works to be in accord with Building Regulations.

All electrical work will be designed, installed, inspected &
tested by a person competent to do so. Prior to completion
of the works the Local Authority will require be satisfied that:
An electrical installation certificate issued under a
"Competent Person" scheme has been issued.
Appropriate certificates & forms to BS7671 to be provided.

All works in connection with gas shall only be undertaken
by a GAS SAFE registered installer.
Any new and replacement natural gas & LPG boilers
to have a minimum SEDBUK rating of 90%.
Radiators to be fitted with thermostatic valves.

SOUND INSULATION TESTING
Normally, one set of tests should comprise
six individual sound insulation tests
(four airbourne tests, two impact tests):

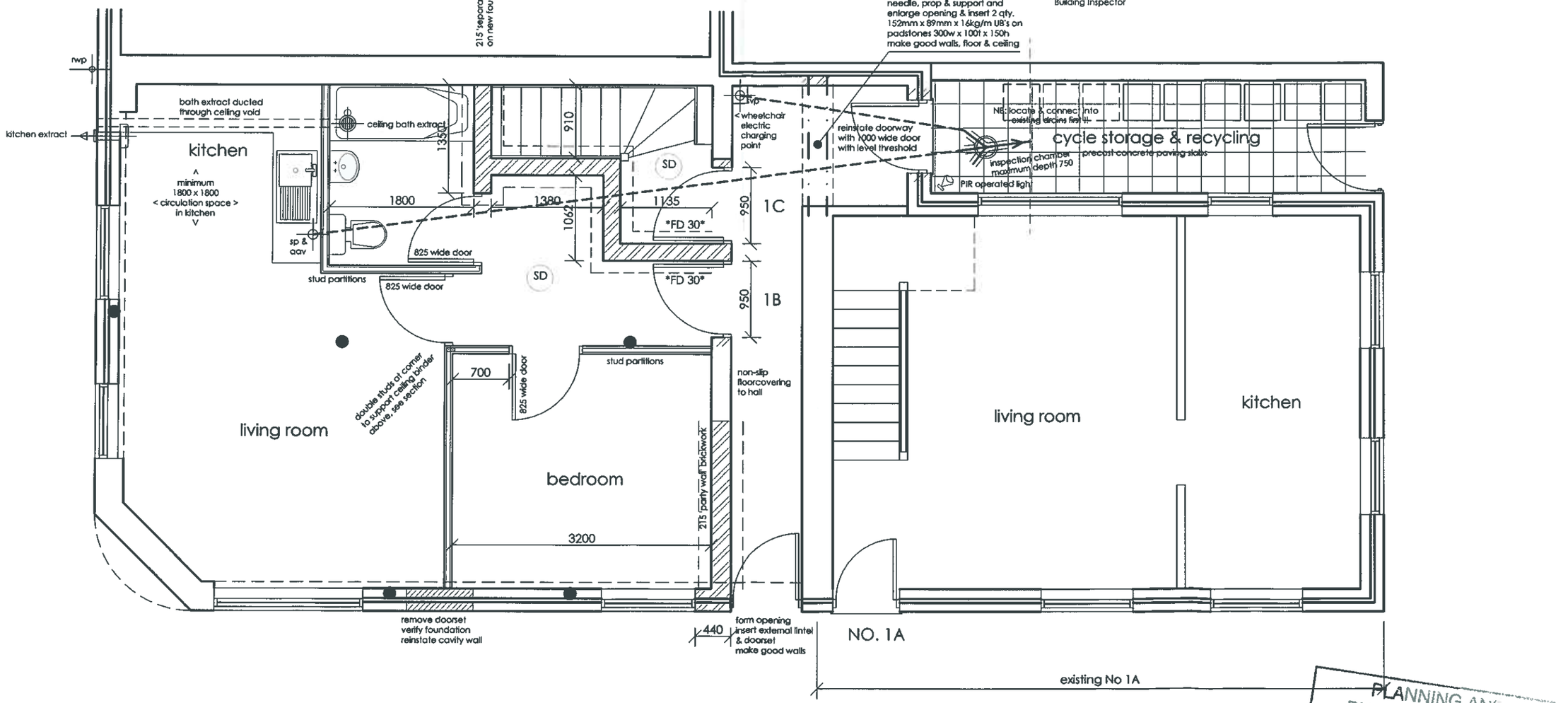
> A test of insulation against airborne
sound between one pair of rooms
(where possible suitable for use as
living rooms) on opposite sides of the
separating wall.
> A test of insulation against airborne
sound beween another pair of rooms
(where possible suitable for use as
bedrooms) on opposite sides of the
separating wall.
> Tests of insulation against both
airborne and impact sound between
one pair of rooms (where possible
suitable for use as living rooms) on
opposite sides of the separating floor.
> Tests of insulation against both
airborne and impact sound between
another pair of rooms (where possible
suitable for use as bedrooms) on
opposite sides of the separating floor.

To conduct a full set of tests, access to
both flats will be required.

Number of sets to be agreed with
Building Inspector

* FD 30 * denotes fire door with 'integrity' of 30 minutes
when tested to BS 476 : Part 22: frame to include
intumescent seals as necessary in accord with test
criteria: door to be fitted with automatic self-closing
device; hinges to be steel or brass.
Any glazing in door to be 6mm georgian wired glass
(either cast or polished plate) and limited to 0.4m2 area.

* FD 30S * to be as above but also having smoke seals.





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The contractor(s) are responsible for checking all dimensions and existing features on site prior to fabrication, manufacture or construction of the works

0 1000 2000 3000

*Scale: all dimension in mm unless otherwise stated*

**PROPOSED GROUND FLOOR DWG : 01**
1 RAVENSBURY STREET CLAYTON MANCHESTER
JUNE 2008
REV


PLANNING AND BUILDING CONTROL
-2 DEC 2013

A proportion of new light fittings to be 'low energy'
eg: fluorescent or compact fluorescent or
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and a total output of greater than 400 lamp lumens;
minimum 3 fittings per 4 fittings.
Fittings in stores, cupboards, wardrobes excluded from count.
Garage fittings to have high frequency electronic ballast.

Any external lighting to either:
b. lamp capacity not exceeding 150W
per light fitting and the light automatically
switches off:
(i) when there is enough daylight; and
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OR,
d. the light fittings have sockets that can
only be used with lamps having an efficacy
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For acoustic sound insulation reasons,
socket outlets and switch plates on
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All works to be in accord with Building Regulations.

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Any new and replacement natural gas & LPG boilers to have a minimum SEDBUK rating of 90%.
Radiators to be fitted with thermostatic valves.

SOUND INSULATION TESTING
Normally, one set of tests should comprise six individual sound insulation tests (four airbourne tests, two impact tests):

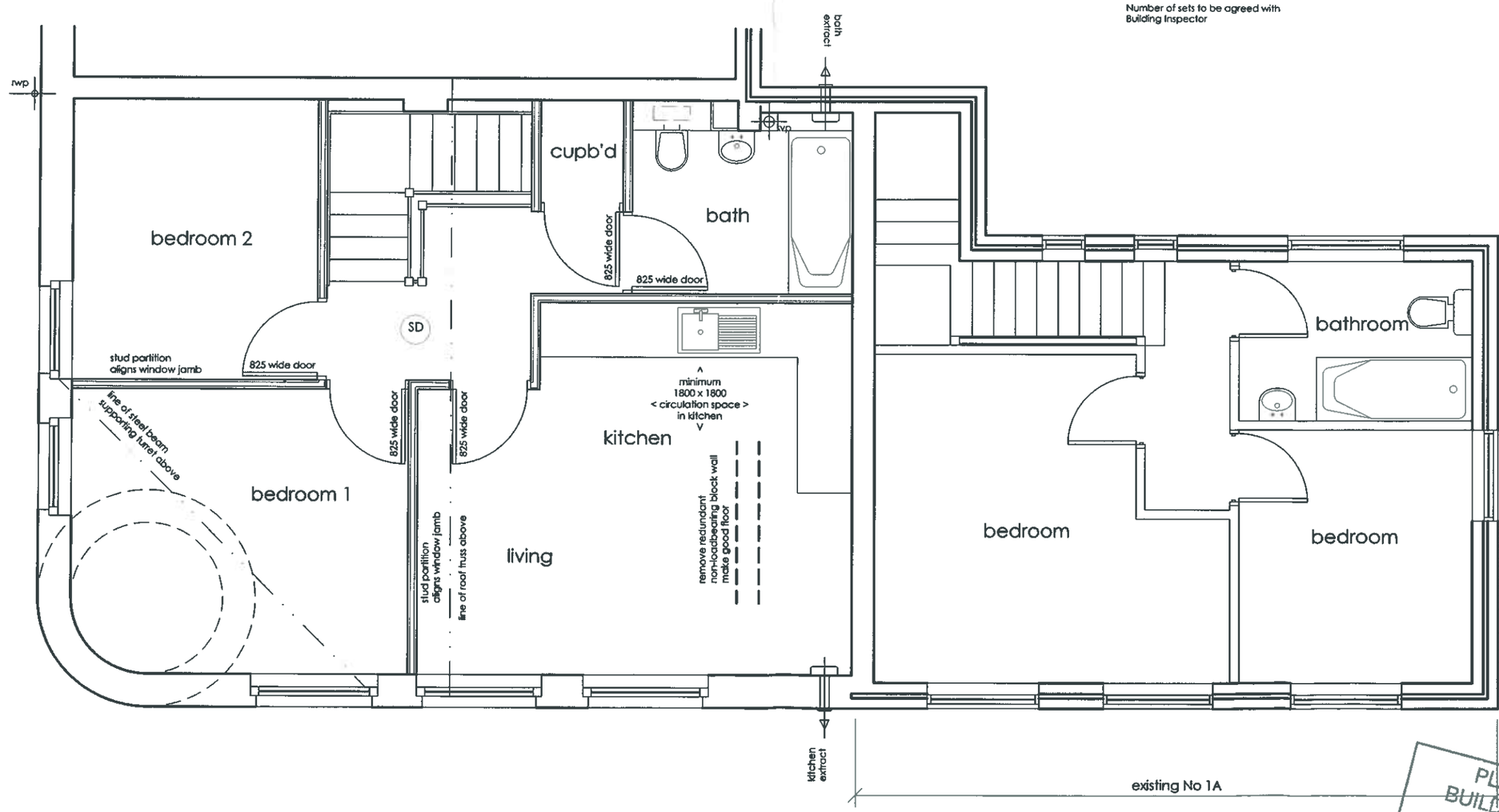
> A test of insulation against airborne sound between one pair of rooms (where possible suitable for use as living rooms) on opposite sides of the separating wall.
> A test of insulation against airborne sound beween another pair of rooms (where possible suitable for use as bedrooms) on opposite sides of the separating wall.
> Tests of insulation against both airborne and impact sound between one pair of rooms (where possible suitable for use as living rooms) on opposite sides of the separating floor.
> Tests of insulation against both airborne and impact sound between another pair of rooms (where possible suitable for use as bedrooms) on opposite sides of the separating floor.

To conduct a full set of tests, access to both flats will be required.

Number of sets to be agreed with Building Inspector

* FD 30 * denotes fire door with 'integrity' of 30 minutes when tested to BS 476 : Part 22; frame to include intumescent seals as necessary in accord with test criteria; door to be fitted with automatic self-closing device; hinges to be steel or brass.
Any glazing in door to be 6mm georgian wired glass (either cast or polished plate) and limited to 0.4m2 area.

* FD 30S * to be as above but also having smoke seals.




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0 1000 2000 3000

*Scale: all dimension in mm unless otherwise stated*

**PROPOSED FIRST FLOOR DWG: 02**
1 RAVENSBURY STREET CLAYTON MANCHESTER
JUNE 2008
REV




SOUTH RAVENSBURY STREET

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The contractor(s) are responsible for checking all dimensions and existing features on site prior to fabrication, manufacture or construction of the works

0 1000 2000 3000

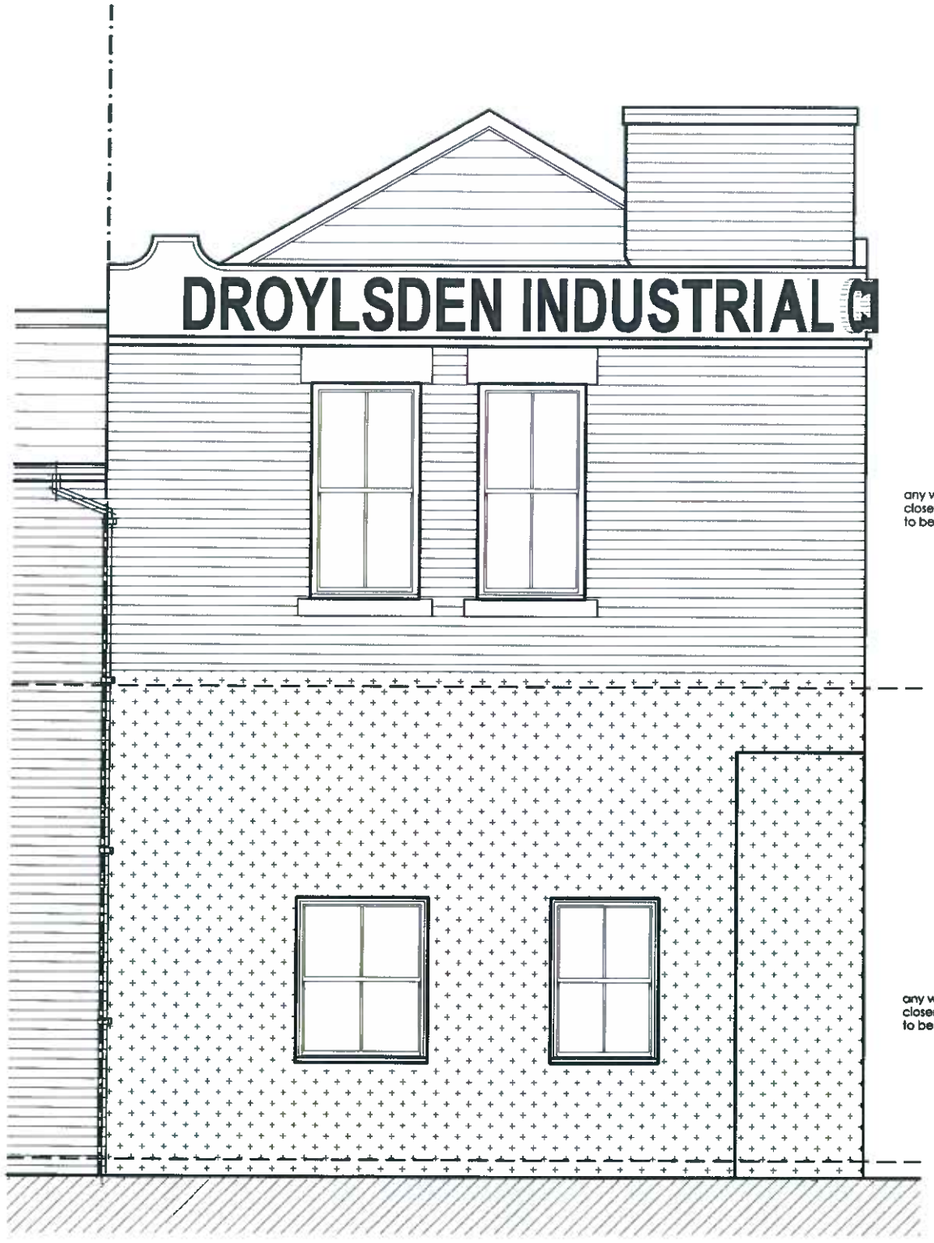
*Scale: all dimension in mm unless otherwise stated*

PLANNING AND BUILDING CONTROL
-2 DEC 2013

## PROPOSED FRONT ELEVATION DWG : 03revB

1 RAVENSBURY STREET CLAYTON MANCHESTER
JUNE 2008

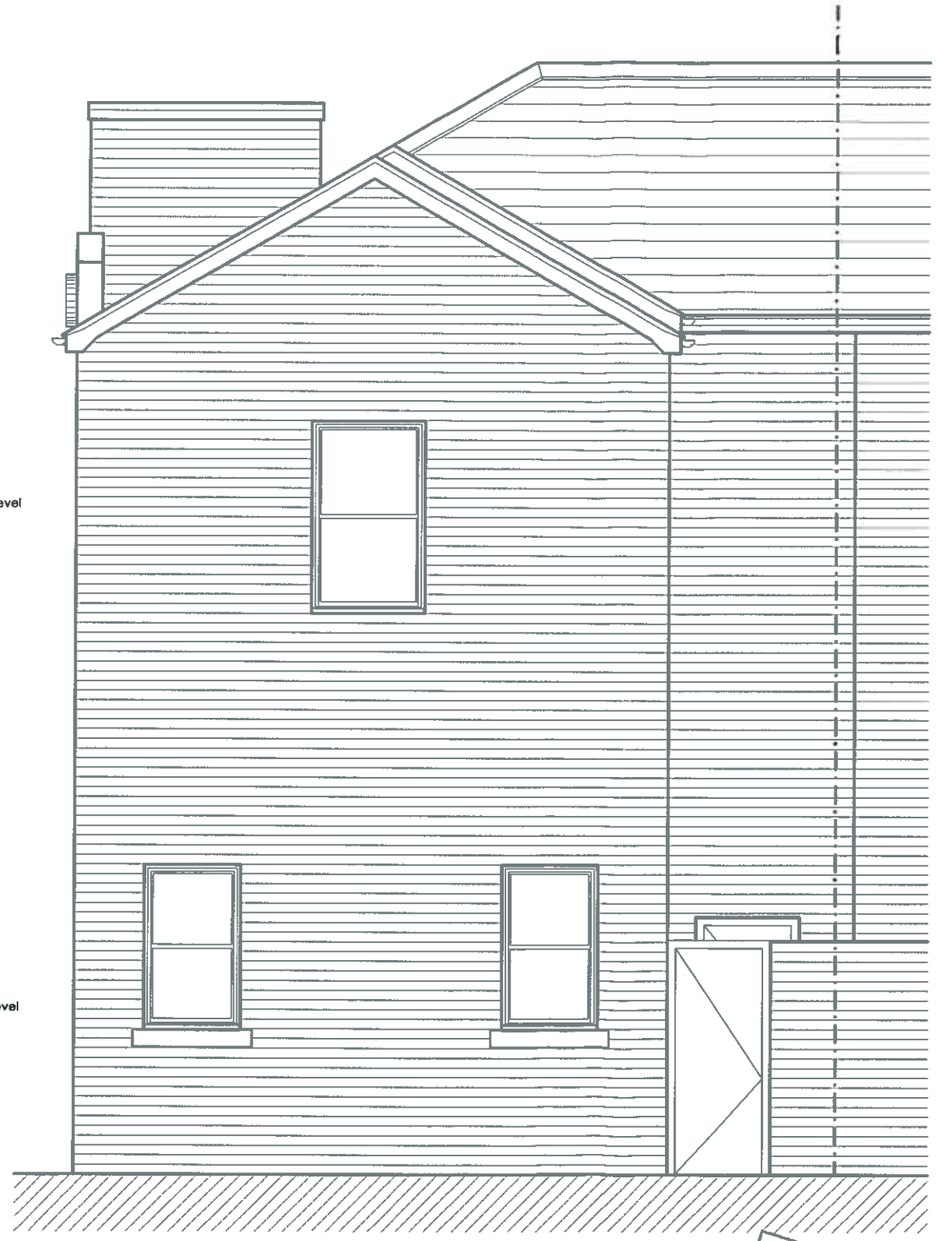
REV A: Sep 2008 - Lower part of elevation rendered and painted
REV B: Oct 2008 - Stone lintels to first floor window heads shown as retained




any window glazing
closer than 900 to floor level
to be safety glass

any window glazing
closer than 900 to floor level
to be safety glass

SIDE



SIDE

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0 1000 2000 3000

*Scale: all dimension in mm unless otherwise stated*

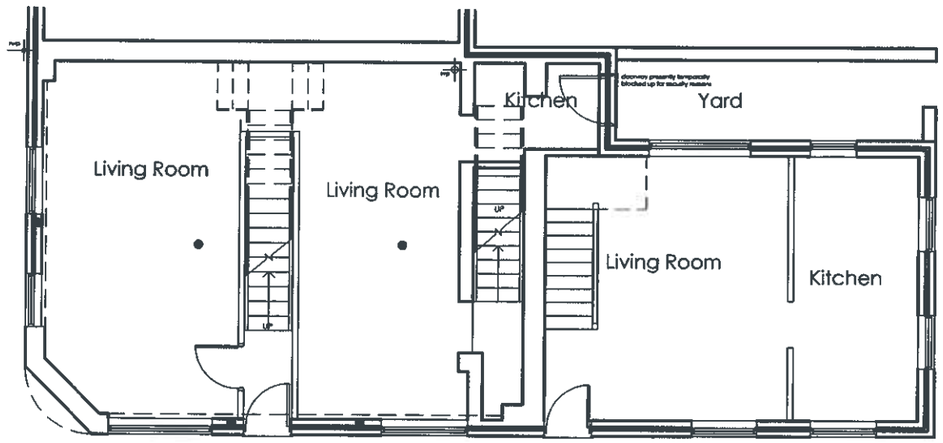
# PROPOSED SIDE ELEVATIONS

1 RAVENSBURY STREET CLAYTON MANCHESTER
JUNE 2008

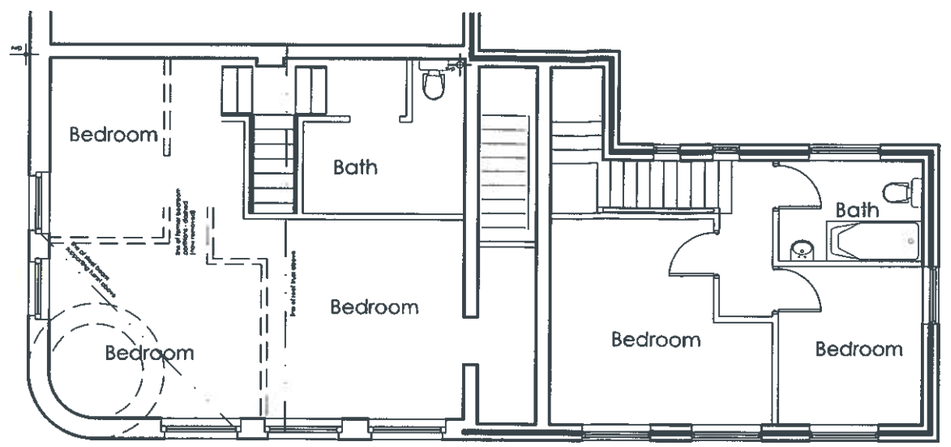
REV A: Sep 2008 - Lower part of elevation rendered and painted
REV B: Oct 2008 - Lintels to first floor window heads shown as retained

**DWG : 04revB**

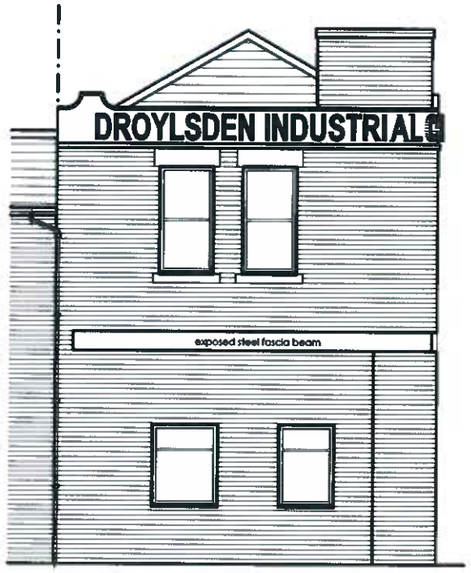
PLANNING AND BUILDING CONTROL
-2 [illegible]




GROUND



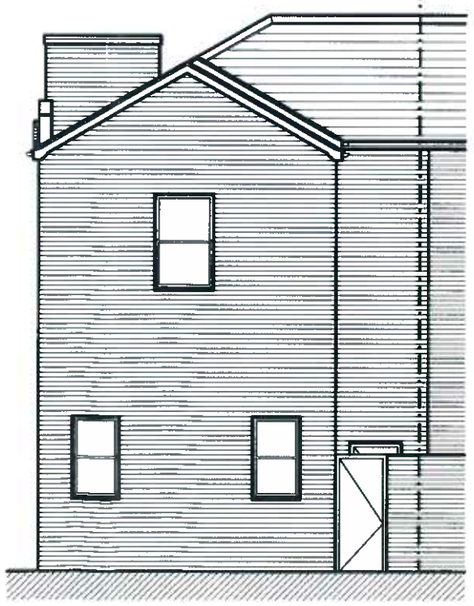

FIRST




SIDE




FRONT

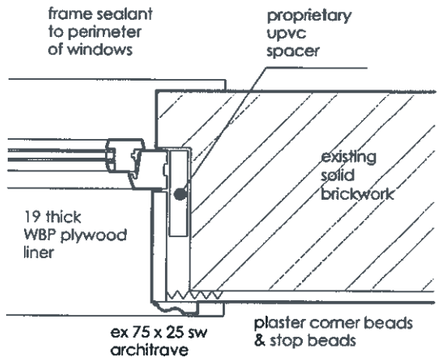


SIDE

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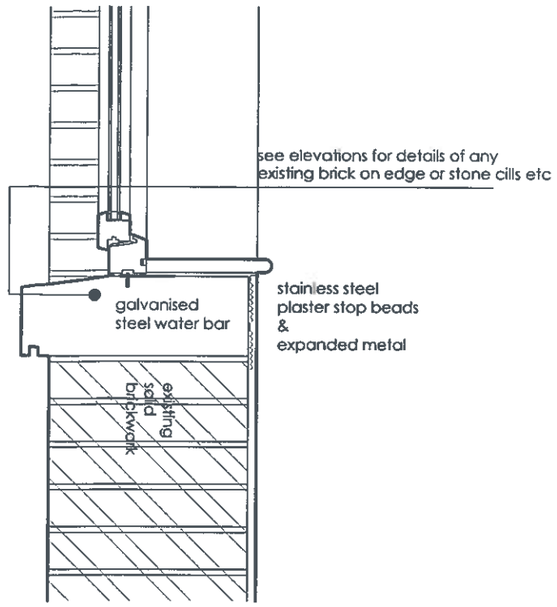
0 1000 2000 3000
Scale : all dimensions in mm unless otherwise stated

**EXISTING PLANS & ELEVATIONS** **DWG : 05**
1 RAVENSBURY STREET CLAYTON MANCHESTER
JUNE 2008
REV:

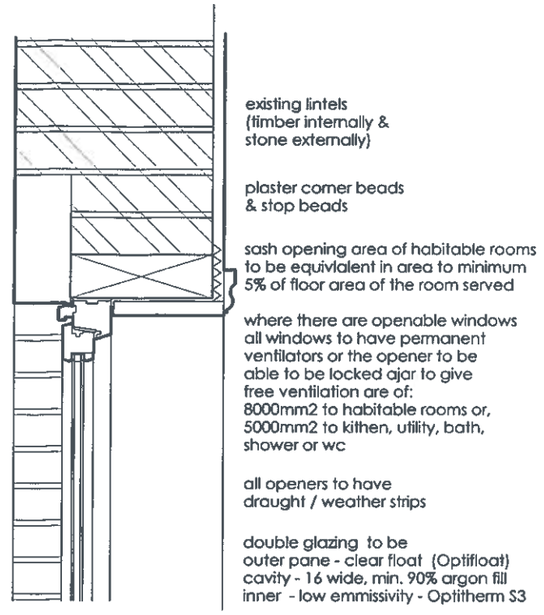



note:
windows to be recessed
from face of external brickwork
as original Victorian practice

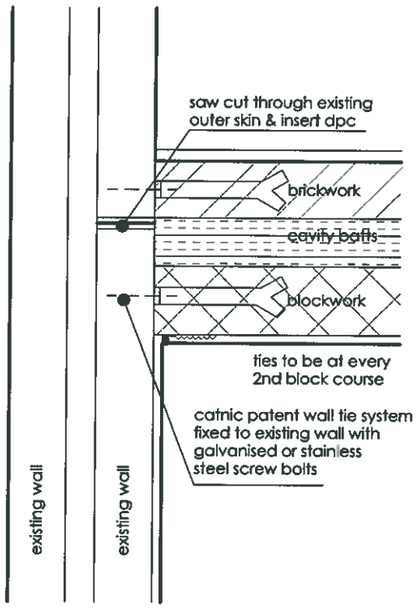
WINDOW JAMB
(first floor solid walls)



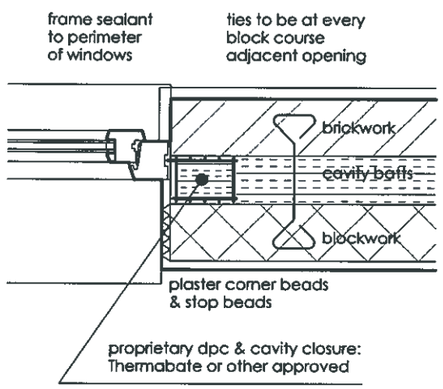

WINDOW CILL
(first floor solid walls)




HEAD & LINTEL
(first floor solid walls)

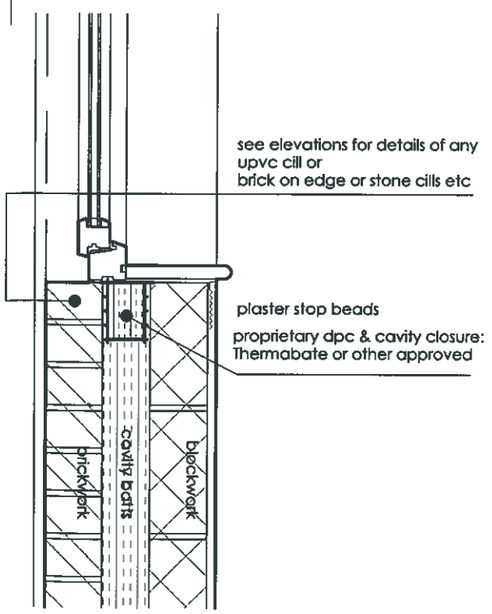



ABUTMENT

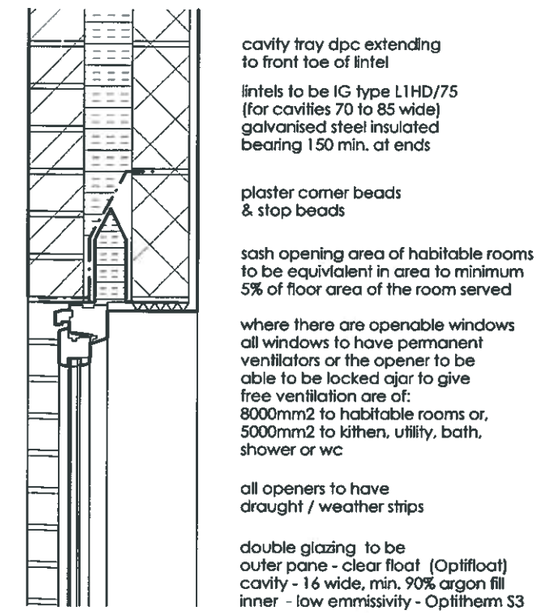



note:
windows to be recessed
from face of external brickwork
by 50

WINDOW JAMB
(ground floor cavity walls)




WINDOW CILL
(ground floor cavity walls)




HEAD & LINTEL
(ground floor cavity walls)

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All woodwork treated against rot by tanalising or vacuum impregnation or similar approved method

Scale : all dimensions in mm unless otherwise stated

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**EXTERNAL WALL DETAILS** **DWG 13**