ALL DIMENSIONS IN MILLIMETERS UNLESS STATED

ROOF CONSTRUCTION

Redland Regent Tudor Brown (or colour with similar appearance to existing) with 100 headlap to suit 15° pitch on 38 x 25mm sw timber battens on Kingspan nilvent breathable sarking membrane (laid horizontally with 10mm drape) on 150 x 50mm C24 grade timber rafters at 400ccs. 100mm Kingspan Kooltherm K107 Pitched Roof Board between rafters and level with u/s rafters (25 x 25 stop battens to inside of rafters to suit). 25mm min air space over insulation. Rafters underdrawn with 13mm plywood sheathing then 57.5mm Kingspan Kooltherm K118 Insulated Dry-lining Board and 3mm skim coat.

WALL CONSTRUCTION

302mm cavity wall comprising 102mm facing bricks to match existing, 100mm cavity and 100mm Thermalite Shield walling blocks (brickwork only below dpc). Inside plastered and skimmed (13mm lightweight plaster). Stainless steel wallties to BS 1243:1978 placed at 750mm horizontally and 450mm vertically and every 300mm of height within 225mm of opening (with 50mm min embedment to both leaves). 90mm Celotex Thermaclass Cavity Wall 21 insulation inserted in cavity with 10mm residual cavity to manufacturers specification.

GROUND FLOOR CONSTRUCTION

65mm min s&c screed on Visqueen Vapour barrier on 100mm Celotex GA4000 insulation (joints taped) (with 165mm high 25mm Celotex TB4000 edge insulation) on sanblinding on Visqueen Gas Barrier dpm (lapped onto Visqueen GR DPC) on fully grouted beam and block floor.
Proprietary beam and block floor e.g. Rackham Housefloor (type S275 spanning side to side) installed in accordance with manufacturers specification. 200 min air space ventilated via Rackham ventilators (1 No. min per 2m of wall) with telescopic vents. Interior ground level taken down to suit, free from vegetable matter and treated with sodium chlorate weed killer and finshed with 100mm permeable stone hardcore. Contractor to provide details (including load/span table) to Building Control for approval before installation
Visqueen Gas Barrier to be installed to manufacturers specification.

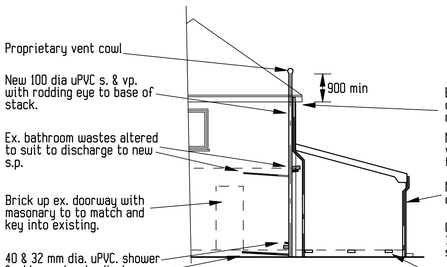
ELECTRICAL SPECIFICATION

All electrical works to comply with Part P and BS7671 and the current 18th Edition of the wiring regulations.
All electrical work which is notifiable under Part P to be carried out by an electrician qualified under "The Competent Persons Scheme" .
Best Practice endorsed within the IEE on site guide to be applied.

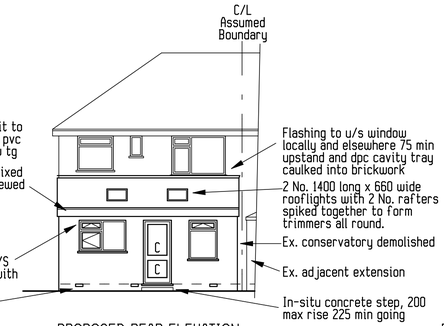
Certificate to be provided to Building Control before final inspection

DRAINAGE

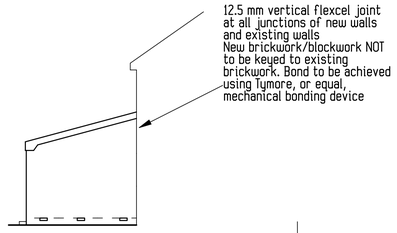
United Utilities now have ownership maintenance of all shared drainage systems which connect to their sewerage systems. United Utilities will require drainage protection and access. A formal Building Over Sewers agreement may be required to allow any works to commence. This applies where works are to be undertaken over or within 3m of shared drainage. Drainage runs indicated on any drawings submitted are assumed based on what is visible at the time of survey and should NOT be relied upon as being a complete drainage survey. Prior to any excavation works the contractor MUST determine the exact positions of all drainage runs including pipe size, depths, rodding access points and inspection points. This applies where works are to be undertaken over or within 3m of shared drainage.
All drainage information must be provided to Building Control to determine the extent of a formal United Utilities consultation.
Depending upon this information delays may occur in the construction process due to the need to consult United Utilities. The contractor is advised of their responsibilities to maintain adequate temporary supports for all excavation works.



PROPOSED SIDE ELEVATION
(1:100)

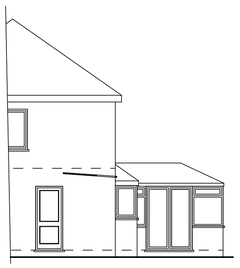


PROPOSED REAR ELEVATION
(1:100)

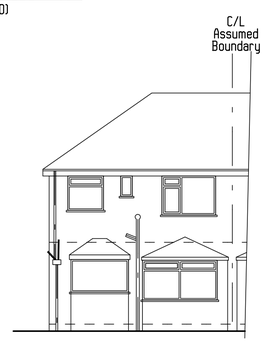


PROPOSED REAR SIDE ELEVATION
(1:100)

C- Critical location glazing as General Notes No. 34



EXISTING SIDE ELEVATION
(1:100)



EXISTING REAR ELEVATION
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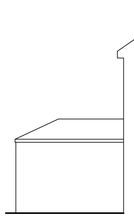

EXISTING REAR SIDE ELEVATION
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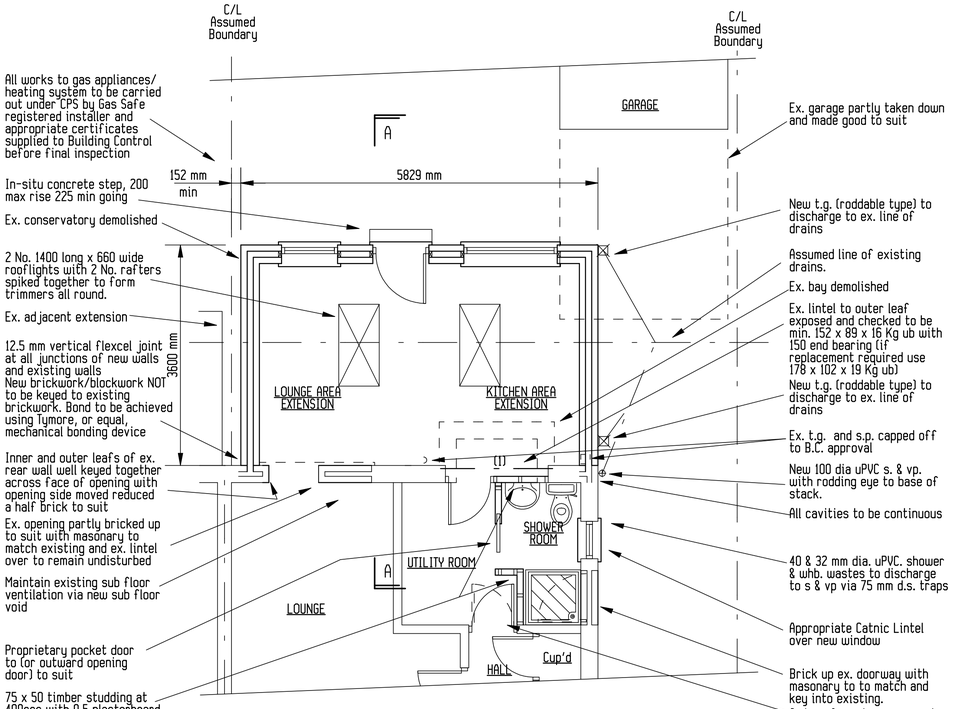
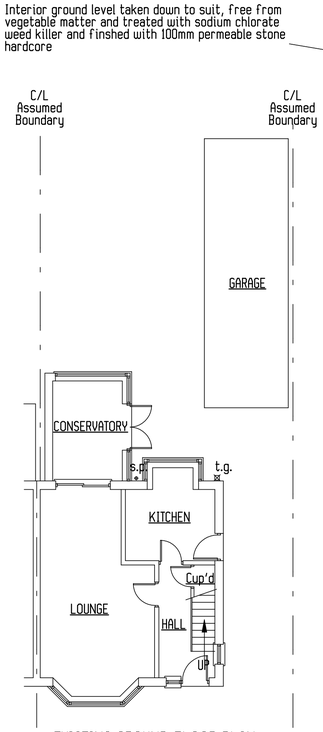
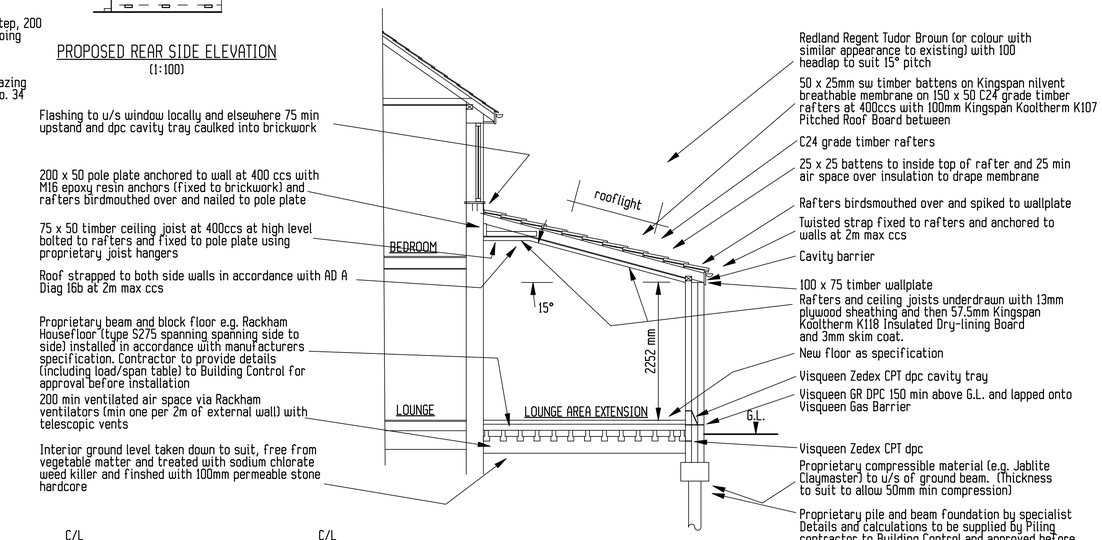


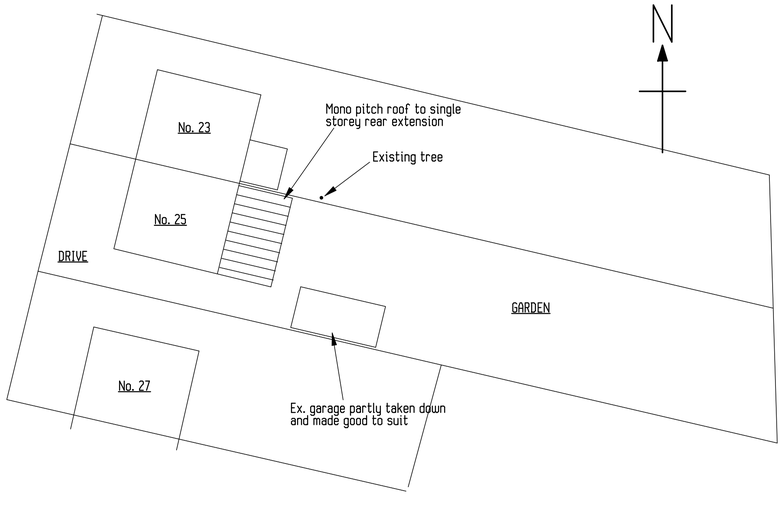
PROPOSED GROUND FLOOR PLAN
(1:50)



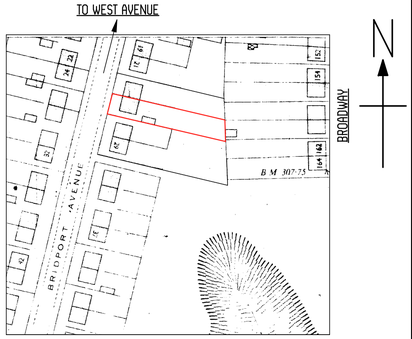
EXISTING GROUND FLOOR PLAN
(1:100)



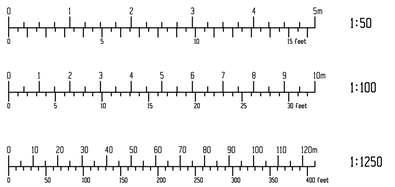
SECTION A-A
(1:50)



SITE / ROOF PLAN
(1:200)



LOCATION PLAN
(1:1250)



GENERAL NOTES

1 Vertical and horizontal dpcs to all cavity closures
2 Habitable rooms provided with openable windows with an area at least 1/20th room floor area and which open more than 30°
3 Steelwork to be 1/2 hr fire protected e.g. encased in 15mm Gyproc F Firecase board or 2 No. layers of 12.5mm plasterboard or provided with proprietary intumescent paint
4 New brickwork to match and key into existing
5 Roof to be tied down to walls with 30mm x 5mm galvanised ms staps at 2m max ccs. First floor to be tied down similarly
6 RC lintels over drains passing through walls
7 Any undersite drainage to be exposed and encased in 150mm pea gravel, flexible jointed and rodding access provided to LA approval
8 Brick infill between joists (25mm clearance from u/s roof)
9 Foundations to Reg A1/A2
10 Exterior quality timber to fascia
11 Structural timber to be stress graded (C16 unless noted otherwise)
12 All cavities to be continuous
13 Air bricks to be ducted through wall cavity
14 Concrete padstones to all steelwork
15 All plumbing to comply with BS 5572
16 Cavity barriers (calcium silicate board or mineral wool closer)
17 Foundations within 1m of drains to be taken down to invert level
18 Depth of foundations to be taken down to suitable sub stratum, irrespective of dimensions shown on drawing
19 Cross flow ventilation to be provided in roof space in accordance with BS 5250:2002 Clause 8.4
20 Habitable rooms provided with controllable trickle ventilators with an equivalent area not less than 10000 sq mm
21 Wet rooms provided with controllable trickle ventilators with an equivalent area not less than 5000 sq mm
22 All backround ventilators 1700mm min above F.F.L.
23 Undercut to all new/replacement internal doors to provide 7600 sq. mm. gap to fitted floor finish (e.g. 10mm to 760mm door)
24 Thermabate (or equal) cavity closures around door and window openings and jamb to overlap by 30mm min.
25 Kitchens to have 60 litres/sec mechanical extract ventilation (30 litres/sec if adjacent to hob)
26 Utility rooms to have 30 litres/sec mechanical extract ventilation
27 Bathrooms to have 15 litres/sec mechanical extract ventilation
28 W.C.'s to have 6 litres/sec mechanical extract ventilation
29 Mechanical ventilation to discharge to outside air and if no natural light connected to light switch with 15 minute overrun and fitted as high as possible but 400mm max below ceiling
30 All new/replacement external doors and windows to have U value not more than 1.4 and well fitted and draught proofed
31 Three quarters of the primary light fittings within the proposed development (1 No. minimum) to be of the type which will only take high efficiency lamps
32 Accredited Construction Details to be adopted - see www.planningportal.co.uk/info/200135/approved_documents/74/part_l_-_conservation_of_fuel_and_power/6
33 Escape windows to provide 0.33 sq. m. min unobstructed openable area AND 450mm min high AND 450mm min wide (e.g. 750 x 450) and fitted with escape latches. Bottom of openable area to be not less than 800mm and not more than 1100mm above fff.
34 Glazing to Critical Locations (i.e. glazing less than 1500mm above fff in a door (and within 300mm of a door) or less than 800mm above fff elsewhere) to comply to Approved Document K e.g. Glazing to satisfy Class C of BS5208 (Class B if in a door (or side panel) and pane width greater than 900mm)
35 Smoke detectors (to BS 5446-1:2000) to be installed in accordance to BS 5839-6:2004 e.g. interlinked and wired on on separately fused circuit (with battery back up)
36 The provision or extension of heating and/or hot water services shall be in accordance with Sections 5 and 6 of AD L1 2022
37 All insulation products installed to manufacturer's specification

REV			
A	Drawing prepared and revised for Planning Application	JWM	10/25
REV	AMENDMENTS	INITIAL	DATE

DRAWING NUMBER:- 25-022-BR1

PROPOSED SINGLE STOREY REAR EXTENSION AND ASSOCIATED ALTERATIONS AT
No. 25 BRIDPORT AVENUE, NEW MOSTON
MANCHESTER. M40 3WP
FOR Mr. & Mrs. M. EYRES

SCALE:- AS NOTED @ A1 | DATE:- SEP 2025

R.I. McKAY & ASSOCIATES
CONSULTING ENGINEERS
NEWLANDS, 242A, DENTON LANE,
CHADDERTON, OLDHAM, LANCS. OL9 8PE.
TEL:- 0161 678 7732 or 07899 834445
e-mail:- mckayplans@gmail.com

All dimensions to be verified on site prior to commencement of work. Any discrepancy in the drawing must be reported to R.I. McKAY & ASSOCIATES. Writtten dimensions to be taken in preference to scaled off dimensions.
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