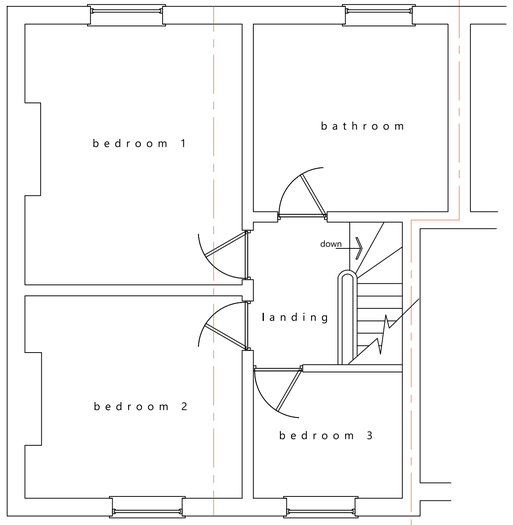
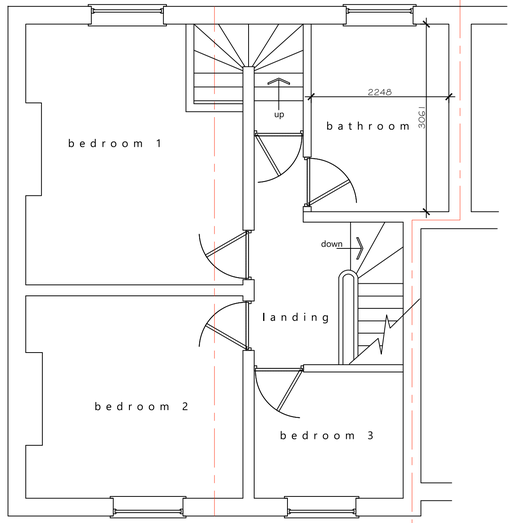
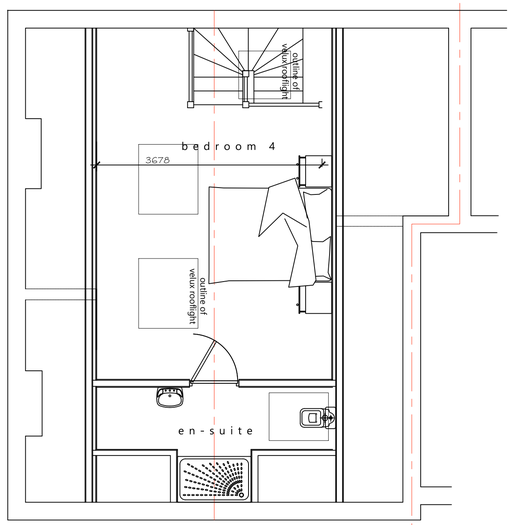


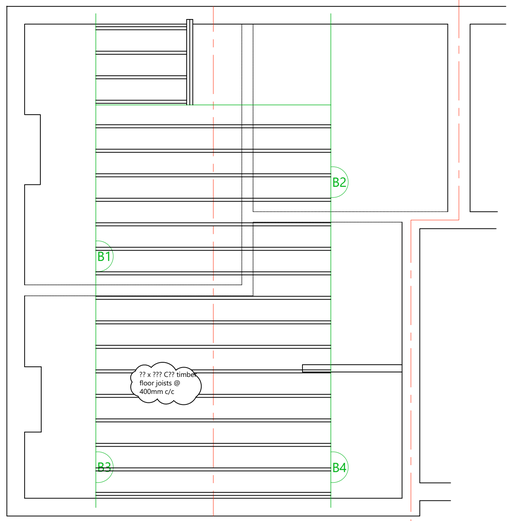
existing first floor layout (1:50)



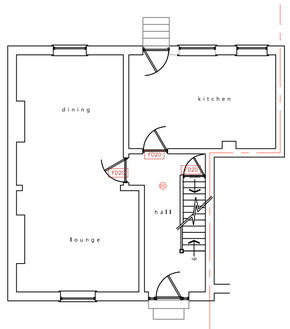
proposed first floor layout (1:50)



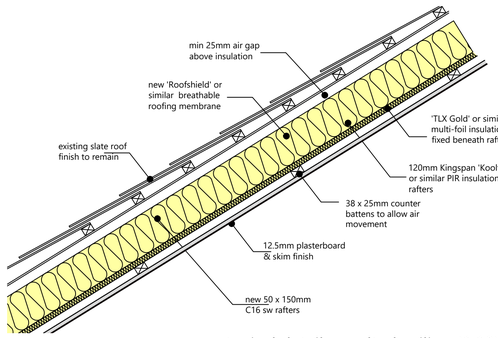
proposed second floor layout (1:50)



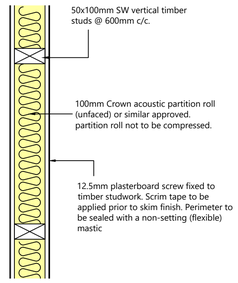
proposed UB / joist layout (1:50)



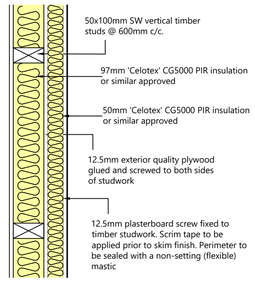
existing ground floor layout (1:100)



typical detail - vaulted ceiling (1:10)



typical detail - internal partition (1:10)



typical detail - partition between loftspace / bedroom (1:10)

Technical notes

WINDOW AND DOOR FRAMES: UPVC frames with 150mm wide insulating dpc to BS 743 tacked to frame prior to fixing. Window opening lights to all rooms 5% min. room floor area. All windows to be double-glazed using 'K' glass or similar and fitted with openable trickle vents not less than 8,000mm². Windows to achieve 1.6 W/m²*k, WER Band C (minimum) double glazed, Argon filled units to be provided.
Laminated safety glass to BS 6206 fitted to doors and side panels if combined frame and to any window within 800mm of floor.
All doors to habitable rooms which open onto means of escape are to be replaced with FD20 certified fire doors with smoke seals and intumescent strips.

INTERNAL PARTITIONS: 100 x 50mm sw studding at 400mm centres horizontally and vertically with 12.5mm plaster board and skim both sides. Provide 60mm acoustic quilt for sound insulation to all internal walls.
Walls between habitable rooms / loftspace to be 50 x 100mm sw framework with 100mm 'Celotex' or similar insulation infill & 52.5mm insulated plasterboard over internal face.

STAIRCASE: Prefabricated timber staircase, 200mm max rise, 223mm min going. Max pitch 42°, 2000mm min headroom over nosing line full length & width of stairs.
Handrail / ballustrade to be 900 - 1100mm in height and to be non climbable with no gaps greater than 99mm.

SECOND FLOOR: 22mm proprietary treated 'Caberfloor' or similar flooring system securely fixed to new 50 x ???mm C16 sw timber joists @ 400mm c/c. 100mm mineral wool quilt to be provided between joists.

CEILINGS: 12.5mm plasterboard & skim to under side of rafters in new room, min 100mm mineral wool insulation with chicken wire beneath (to retain insulation in case of ceiling deterioration) to form 30 min fire separation to new bedroom.

VELUX ROOFLIGHTS: Rooflights to be provided in position as per plan and to be installed in accordance with manufacturers instructions. Doubled up rafters to provided around new apertures.

VENTILATION: All habitable room windows to be fitted with 'trickle ventilators' to provide background ventilation with min opening area of 8000mm² & smallest dimension of 8mm. All other rooms to be fitted with trickle ventilators with opening area of 4000mm² or an average of 6000mm² throughout.
All doors to habitable rooms to have an undercut of 10mm to facilitate air transfer.

HEATING & HOT WATER: sufficient capacity exists within the current heating/ hot water system to facilitate additional radiators to proposed extension.

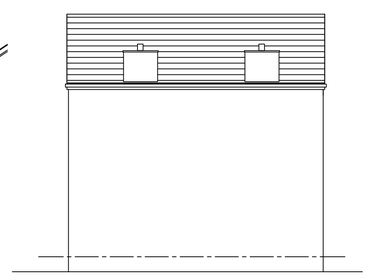
ROOF: All existing slates to be carefully removed and retained for re-use. New / reclaimed slates on 38 x 25mm sw treated battens on 'Roofshield' or similar breathable roofing membrane to form new roof finish.

ELECTRICAL INSTALLATIONS: All switches and sockets are to be positioned at an accessible height between 450 - 1200mm from ffl. Any new consumer unit to be sited between 1350 - 1450mm from ffl.
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 18th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State.
The competent person is to send to the local authority a self-certification certificate with 30 days of the electrical works completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

SMOKE DETECTORS: Self-contained smoke detectors to BS 5446 pt 1 to hallway, 1st / 2nd floor landings. Detectors to be mains fed with battery back up & inter-connected.

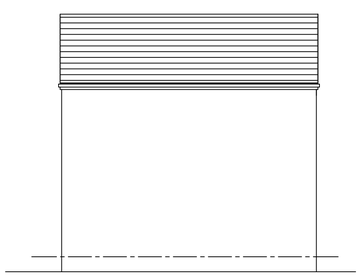
CONSERVATION OF FUEL AND POWER: T.R.V's to be provided to all new radiators. Energy efficient lighting to be provided to 75% of fittings.

existing front (N facing) elevation



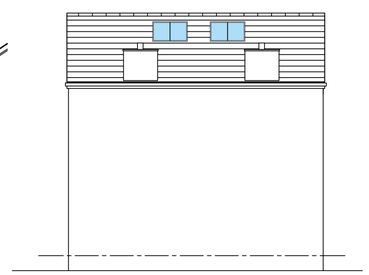
existing side (E facing) elevation

existing rear (S facing) elevation



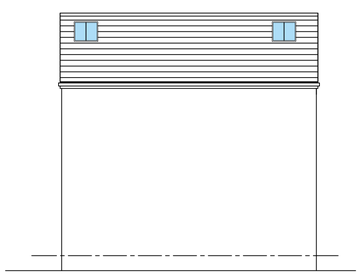
existing side (W facing) elevation

proposed front (N facing) elevation

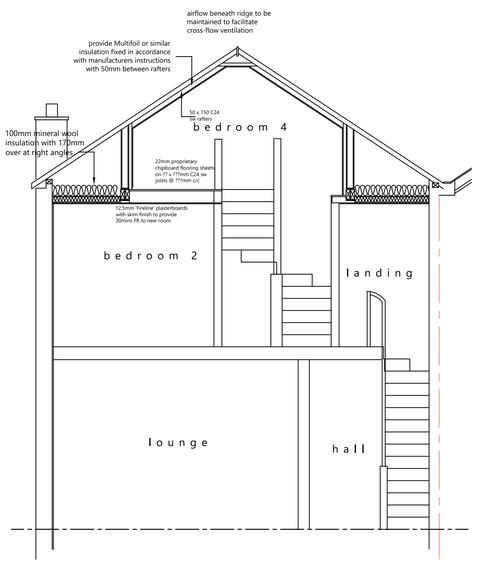


proposed side (E facing) elevation

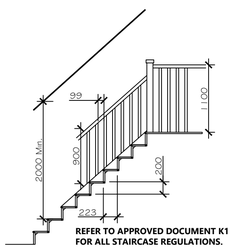
proposed rear (S facing) elevation



proposed side (W facing) elevation



proposed section (1:50)



REFER TO APPROVED DOCUMENT K1 FOR ALL STAIRCASE REGULATIONS.

headroom to be min. 2000mm from nosing line.

max. pitch 42°

all going : min. 220mm
all rise: max. 200mm

handrail to be 900mm high for flights & 1100mm on landings.

handrail to be provided to one side of the flight.

landing to be min depth as width of stairs

typical detail - compliant staircase (1:50)

GENERAL NOTES

This drawing is for the purpose of obtaining Building Regulations approval only. Samples of all external facing materials to be provided for L.A. inspection & agreement prior to work commencing. All permissions and approvals to be obtained prior to commencement.

Contractor to check all measurements prior to commencement of work on site. All workmanship and materials shall comply with current Building Regulations, British Standards and Codes of Practice. All materials shall be fixed, applied or mixed in accordance with manufacturer's instructions or specifications.

All materials shall be suitable for their purpose.
If it is intended to carry out works on and build onto the boundary wall or excavate or construct foundations either within 3m of a neighbouring owners building where that work goes deeper than the neighbours foundations or within 6m where that work will cut a line drawn downwards at 45° from the bottom of the neighbours foundations then, in accordance with the Party Wall / Structures Act 1996 the client must serve notice on all affected owners prior to commencing the work.
The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the 'Inspector' whether or not indicated on the drawing.

REV	DATE	AMENDMENTS / NOTES
A	08/07/25	dormer removed & conservation rooflights added following discussion with planning officer
B	15/07/25	vaulted roof detail amended to reflect existing grey slate roof covering

CLIENT
Ms J. Gleave

PROJECT DESCRIPTION
Proposed conversion of existing roofspace to habitable room

PROJECT ADDRESS
6 Limefield Terrace
Levenshulme
Manchester
M19 2EP

DRAWING TITLE
Layout drawings / construction details

DATE DRAWN	DRAWN	CHECKED
20th May 2025		

DRAWING NUMBER	REVISION	SCALE(S)
25003-01	B	1:10 1:50 1:100 @ A1