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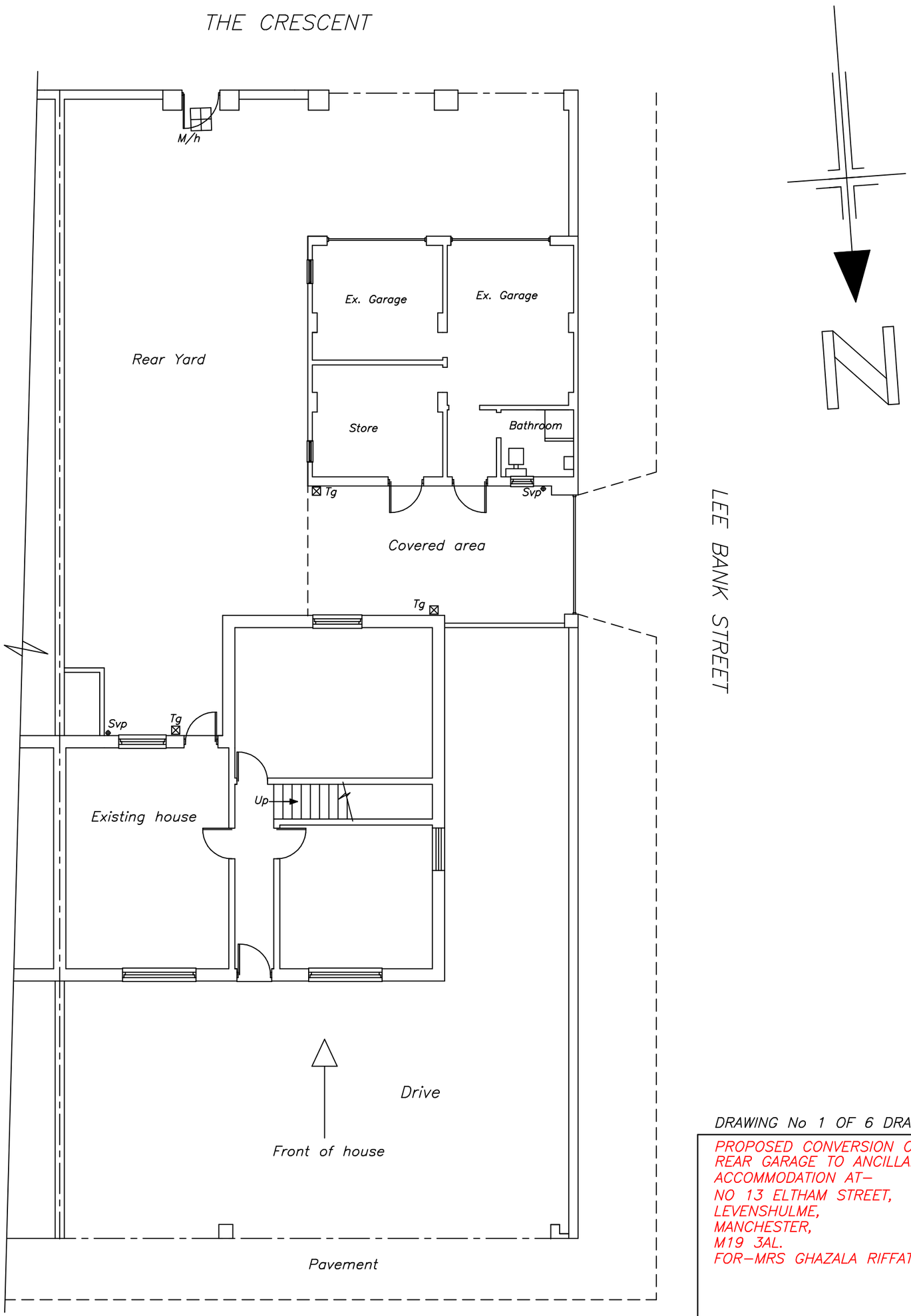


EXISTING GROUND FLOOR PLAN

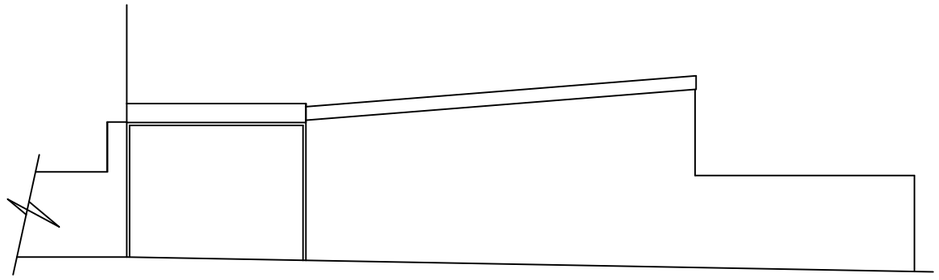
DRAWING No 1 OF 6 DRAWING'S

PROPOSED CONVERSION OF EXISTING REAR GARAGE TO ANCILLARY ACCOMMODATION AT–
NO 13 ELTHAM STREET,
LEVENSHULME,
MANCHESTER,
M19 3AL.
FOR–MRS GHAZALA RIFFAT.

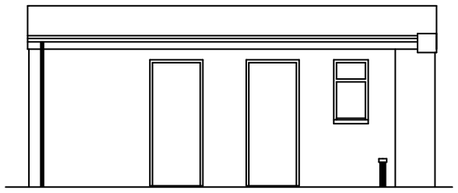
SCALE:– 1:100 DATE:– MAY 2025

kevin foey
BUILDING
DESIGN CONSULTANTS

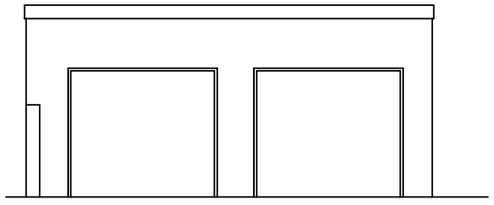
28 CHEW VALE,
GREENFIELD,
OLDHAM, OL3 7EQ.
TEL– 0798 676 1559



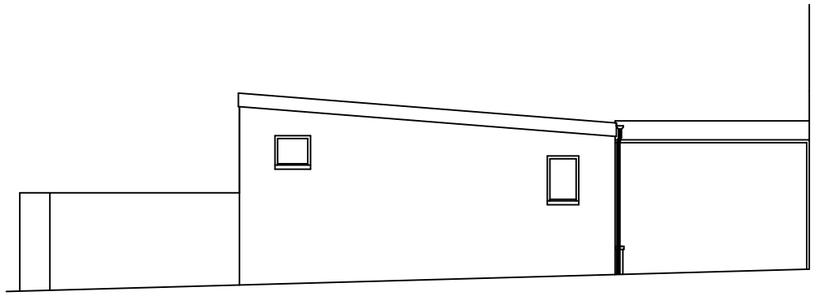
EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

ELECTRICAL SPECIFICATION
THE INSTALLATION WILL BE DESIGNED,INSTALLED,INSPECTED AND TESTED TO THE STANDARDS REQUIRED BY PART'P' OF THE BUILDING REGULATIONS.
A'COMPETANT' ELECTRICIAN WILL UNDERTAKE THE WORK AND AN INSTALLATION CERTIFICATE WILL BE PROVIDED.
PRIOR TO COMMISSIONING THE INSTALLATION WILL BE TESTED BY AN ELECTRICIAN COMPETANT IN TESTING HOLDING A SUITABLE QUALIFICATION.
TESTING WILL BE COMPREHENSIVE WITH TESTS FOR CONTINUITY,AND EARTH LOOP IMPEDANCE.
ANY INSTALLATION UNDERTAKEN BY SOMEONE WHO IS NOT REGISTERED WITH NICEIC OR ECA MUST PROVIDE AN INSTALLATION CERTIFICATE TOGETHER WITH A TEST CERTIFICATE PREPARED BY A MEMBER OF THE NICEIC OR ECA.
THE PROPOSED DOMESTIC ELECTRICAL INSTALLATION WILL BE INSTALLED IN ACCORDANCE WITH BS 7671 AND THE CURRENT 17th EDITION OF THE WIRING REGULATIONS.
THE BEST PRACTISE ENDORSED WITH THE IEE ON SITE GUIDE WILL BE APPLIED.
WORK TO HEATING/HOT WATER SYSTEM BY A GAS SAFE REGISTERED PLUMBER.

1.4

NEW DOUBLE GLAZED WINDOWS TO HAVE INNER PANE OF 'K' GLASS
AND MINIMUM GAP BETWEEN PANES 16mm.(argon filled)Uvalue
NEW BEDROOM WINDOWS TO HAVE ESCAPE WINDOW 0.33M2
WITH MINIMUM WIDTH OF ESCAPE WINDOW 450mmx740mm height to achieve 0.33M2.
BEAM OVER NEW EXTERNAL WINDOWS AND DOORS CATNIC COMBINED LINTOLS.
NEW GLAZING IN CRITICAL LOCATIONS TO COMPRISE TOUGHENED SAFETY GLASS TO BS6206

Drawing to be read alongside with Francis Whlan Structural calculation sheets (If req'd).

1) AREAS WITH DIFFERING HEATING NEEDS SUCH AS SEPARATE SLEEPING AND LIVING AREAS SHOULD HAVE INDIVIDUAL TEMPERATURE CONTROL—BY USE OF ROOM THERMOSTATS OR INDIVIDUAL RADIATOR VALVES.
2)SEPARATE TIMING CONTROLS SHOULD BE PROVIDED FOR SPACE HEATING AND HOT WATER(EXCEPT FOR COMBINATION BOILERS AND SOLID FUEL APPLIANCES.
3)BOILER CONTROLS MUST INCLUDE PROVISION TO PREVENT THE BOILER OPERATION WHEN NEITHER THE SPACE HEATING SYSTEM NOR THE HOT WATER SYSTEM REQUIRES HEAT.
4)THE NEW BOILER SHOULD HAVE A SEDBUCK RATING OF 86%
5)ALL HEATING AND HOT WATER SYSTEMS NEED TO BE FULLY COMMISSIONED AND CERTIFICATION PROVIDED.
6)INSTRUCTIONS FOR ALL RELEVANT CONTROLS ARE TO BE GIVEN TO THE OWNER.

3 IN 4 OF NEW LIGHT FITTINGS TO BE OF THE TYPE THAT WILL ONLY ACCEPT ENERGY EFFICIENT LAMPS

NEW ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED WITHIN A ZONE BETWEEN 450mm & 1200mm FROM THE FINISHED FLOOR LEVEL..

ROBUST METHODS OF CONSTRUCTION TO BE ADOPTED.

INSULATED DPCS TO BE USED ON WINDOW AND DOOR REVEALS.

The provision of cold & hot water supply to the sanitary appliances & in addition to any thermostst, either the heat source or the storage visual, is fited with a device that will prevent the temperature of the stored water exceeding 100deg c at any time.

DRAWING No 2 OF 6 DRAWING'S

PROPOSED CONVERSION OF EXISTING REAR GARAGE TO ANCILLARY ACCOMMODATION AT—
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M19 3AL.
FOR—MRS GHAZALA RIFFAT.

SCALE:— 1:100 DATE:— MAY 2025

kevin foey
BUILDING DESIGN CONSULTANTS

28 CHEW VALE,
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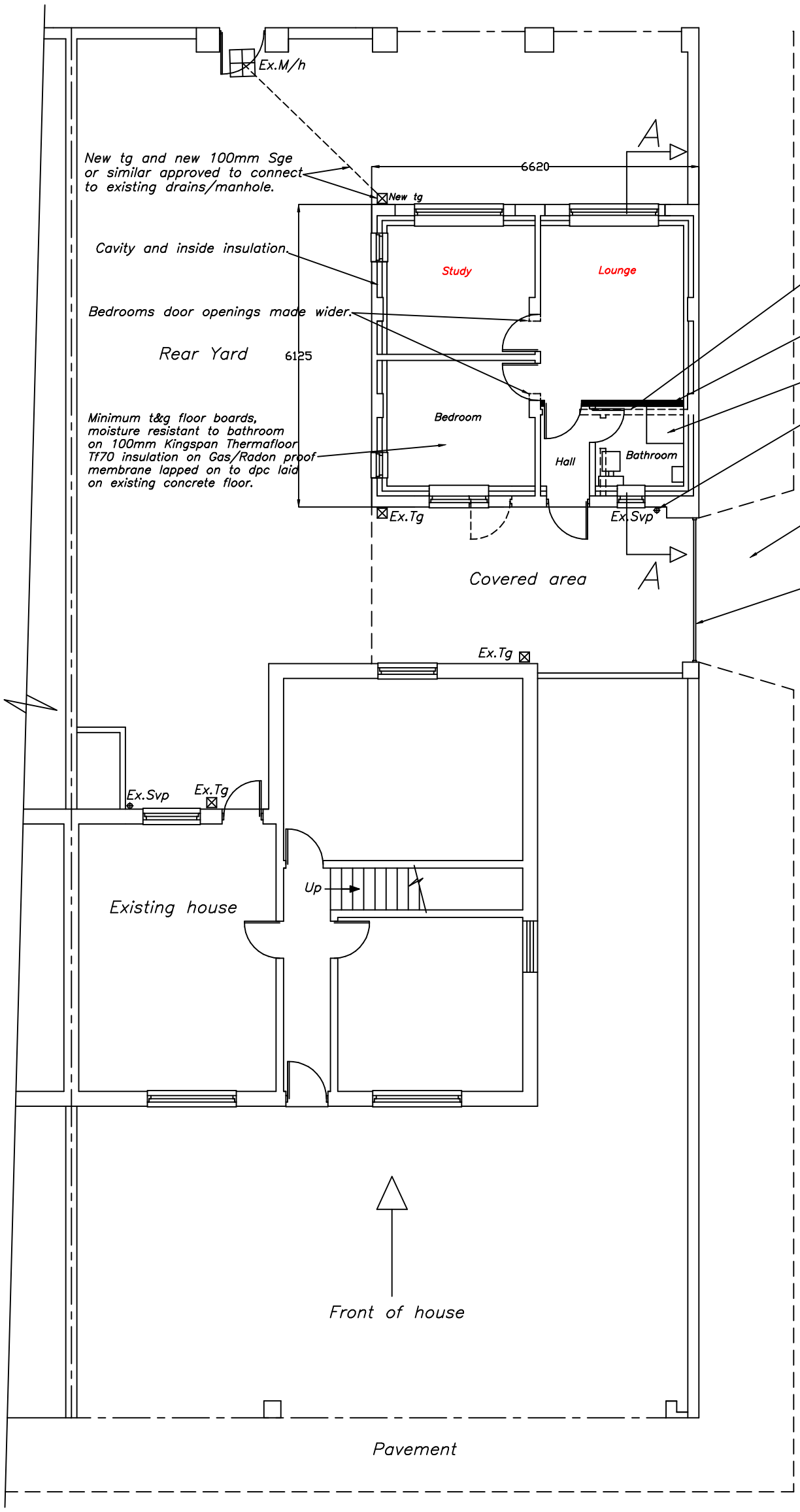
All dimesions to be site checked by contractor before any works are undertaken as the building doesn't appear exactly square.

Existing foundations to be checked before build for suitability, if unsuitable a ne concrete foundation would be required and a cavity brick/block wall to be built up off the new foundations.

THE CRESCENT



Existing asbestos roof. Removed by specialists.

Take down ex. brick wall (shown dotted).

100x50mm Timber studding at 400mm ccs, 12.5mm plasterboard & skim both sides, 100mm Rockwool insulation incorporated.

Mechanical ventilation fitted to bathroom and vented out to external air.

38mm pvc Whb waste ans sink waste plus 32mm dia pvc shower waste to connect to existing 100mm dia pvc S&vp via antevac resealing traps.

Ex. Crossover.

Existing roller shutter door and box above and access though in to parking etc.

EXISTING GROUND FLOOR PLAN

DRAWING No 3 OF 6 DRAWING'S

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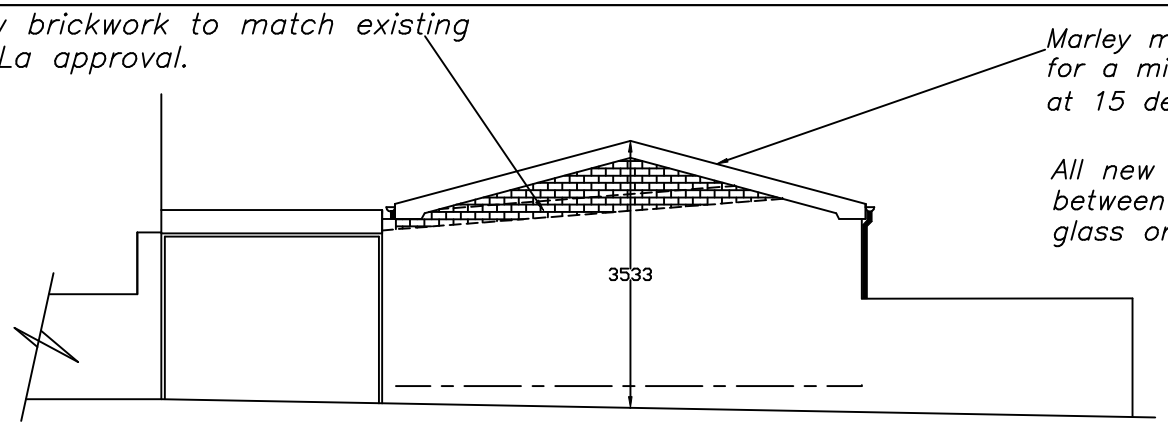
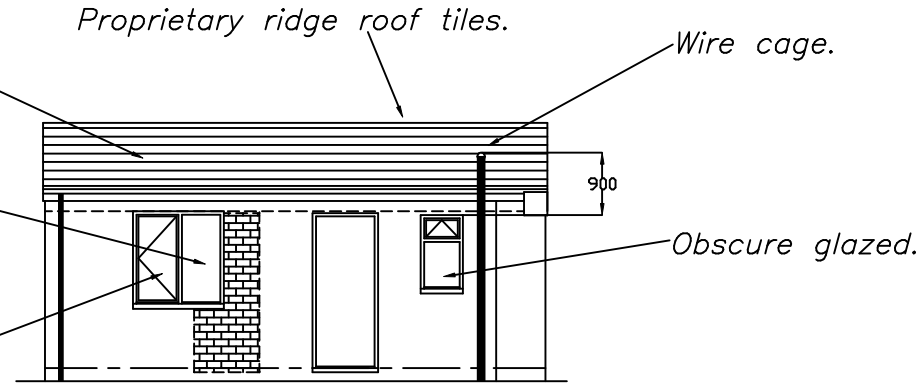
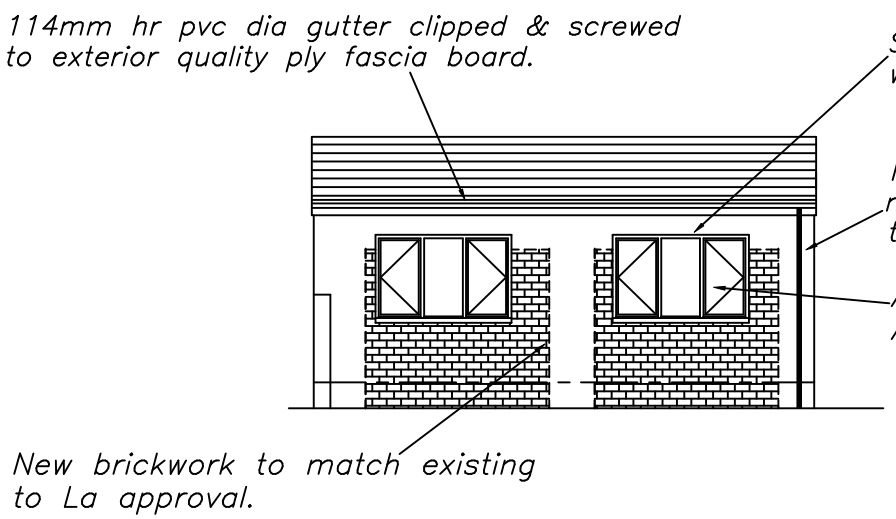


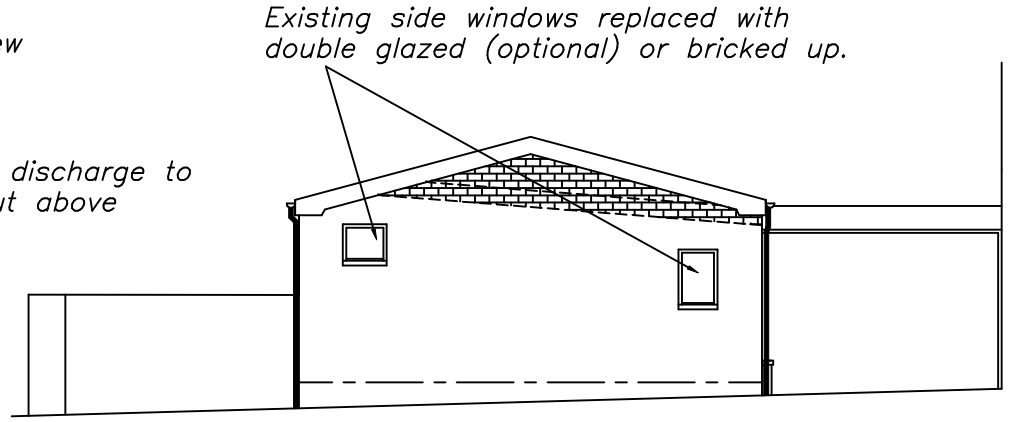
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

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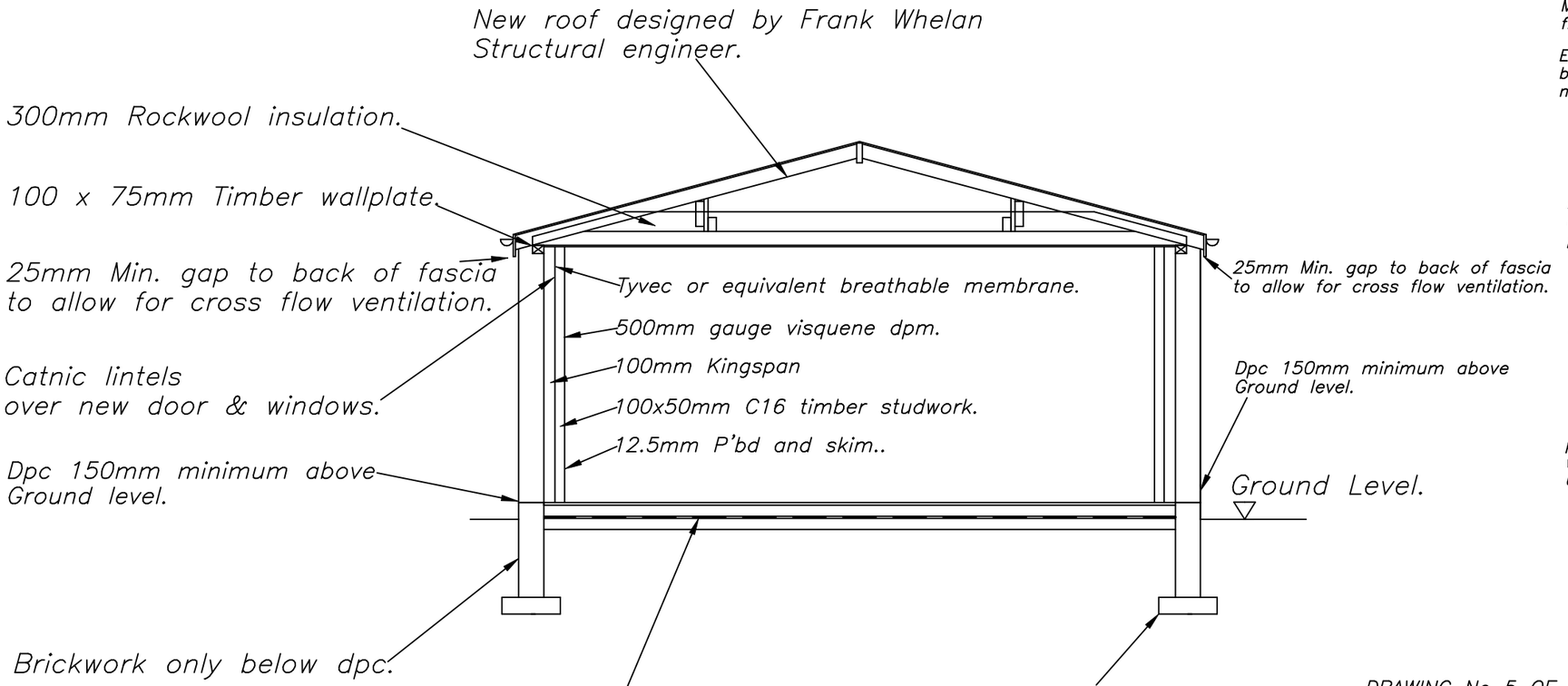
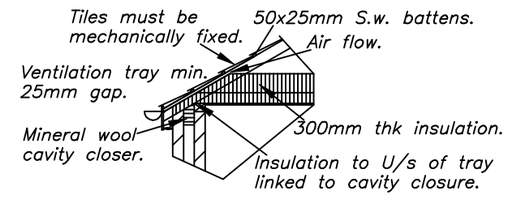
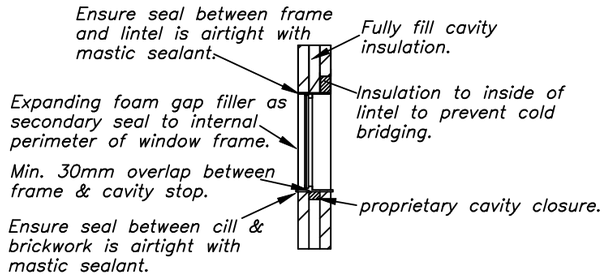


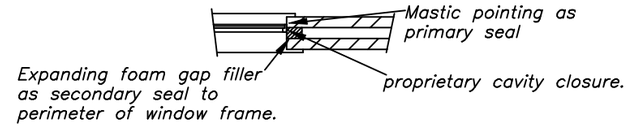
SECTION A–A



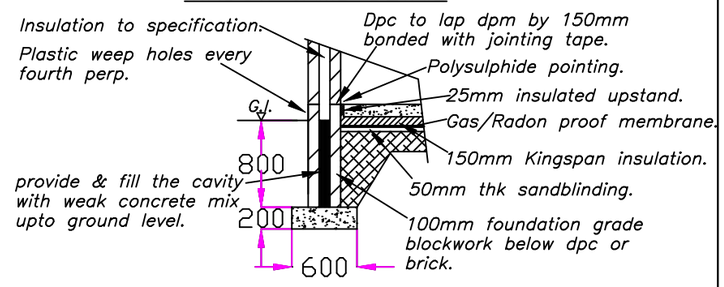
EAVES DETAIL



WINDOW HEAD & CILL DETAIL



WINDOW JAMB DETAIL



FOUNDATION DETAIL

(If cavity wall has to be built.)

DRAWING No 5 OF 6 DRAWING'S

SCALE:– 1:50

DATE:– MAY 2025

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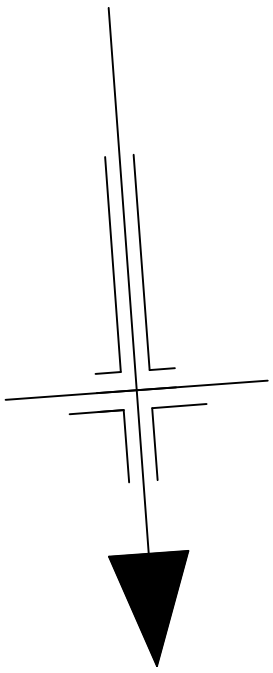

N

Ridge

Svp

New Granny flat tiled roof.

Existing house

C/L

PROPOSED ROOF PLAN

DRAWING No 6 OF 6 DRAWING'S

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