

© The drawing is Copyright and the property of Richmond Consultants and must not be reproduced in whole or part without their written permission. Copyright is reserved. © Richmond Consultants and must not be reproduced in whole or part without their written permission.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

The Contractor is to comply in all respects with the Building Regulations and any other or not specifically stated on these drawings.

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

THIS SCHEME IS NOT BASED ON A SURVEY

NOTE:

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES BETWEEN THE DRAWING AND THE ACTUAL SITUATION TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORKS.

MATERIALS LEGEND



ROOF TILE HATCH



EXTERNAL WALL



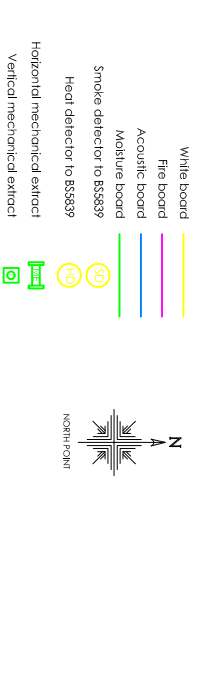
WALLS



FLAT ROOF



EXTERNAL RENDER



Drawing Status	
Construction Status	Planning

B.	First Floor Plan and Elevations Revised.	SRN	23.04.25
A.	Floor Plans and Elevations Revised.	SRN	22.04.25
Rev.		By	Date



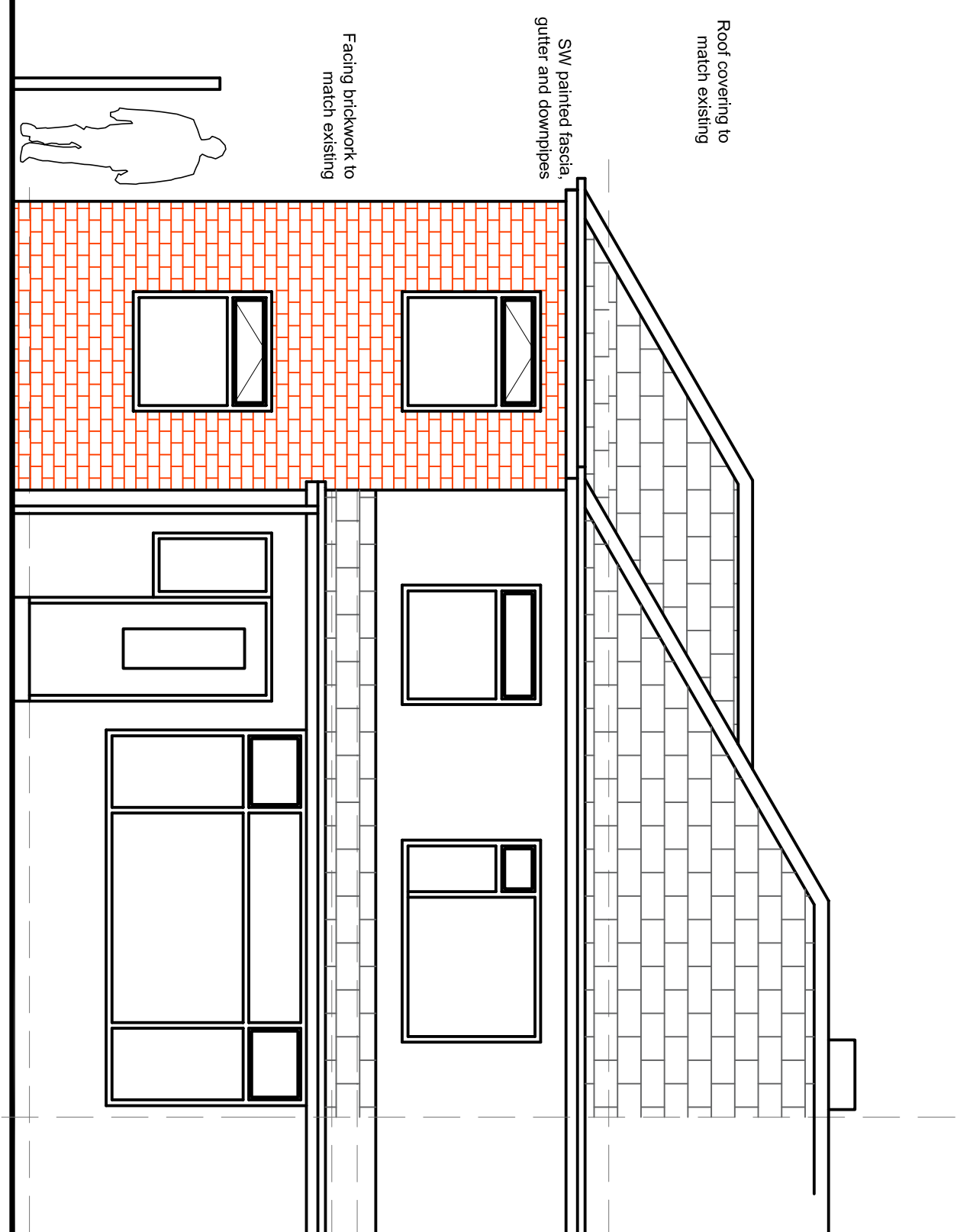
Mobile 07710131750

Email office@richmond-consultants.co.uk

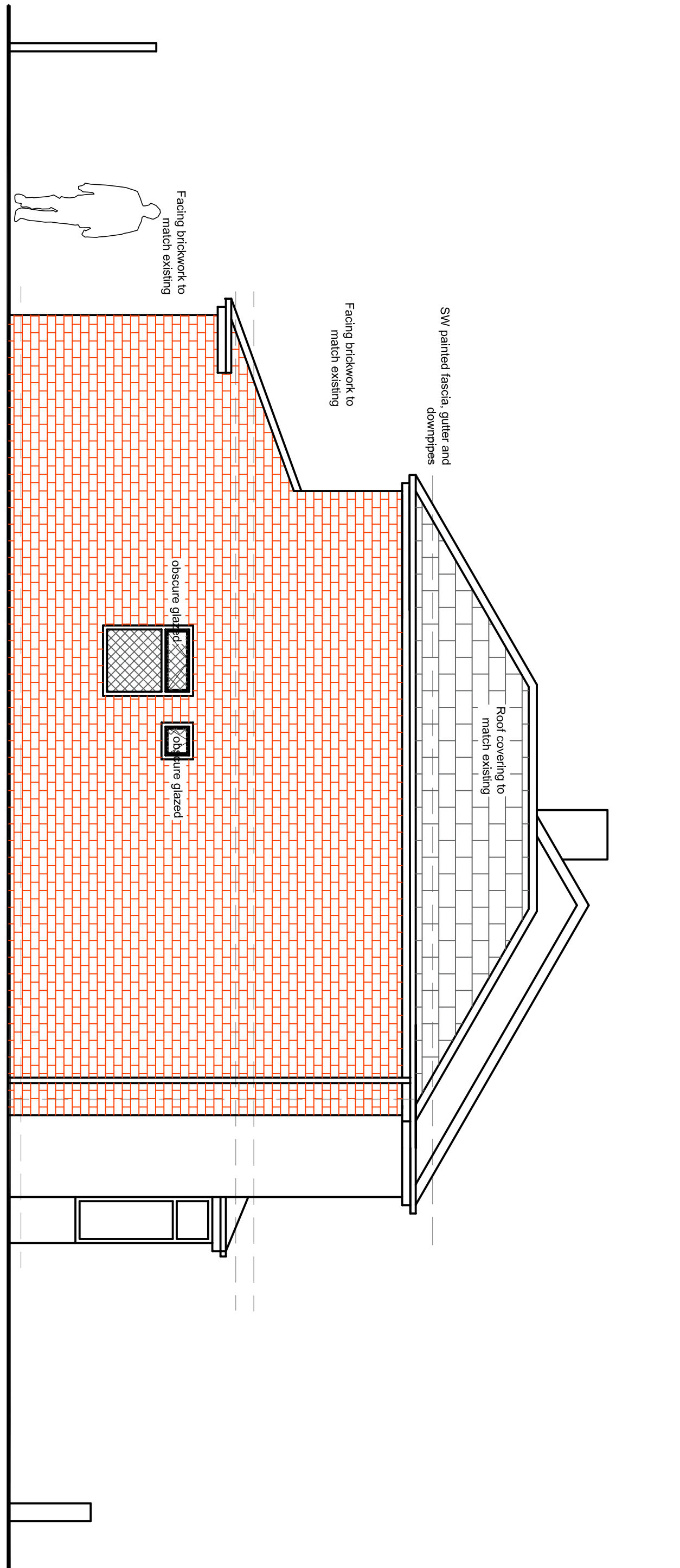
Site
299 New Bank Street
Manchester
M12 4HW

Title
Rear and Side Extensions
Proposed Elevations

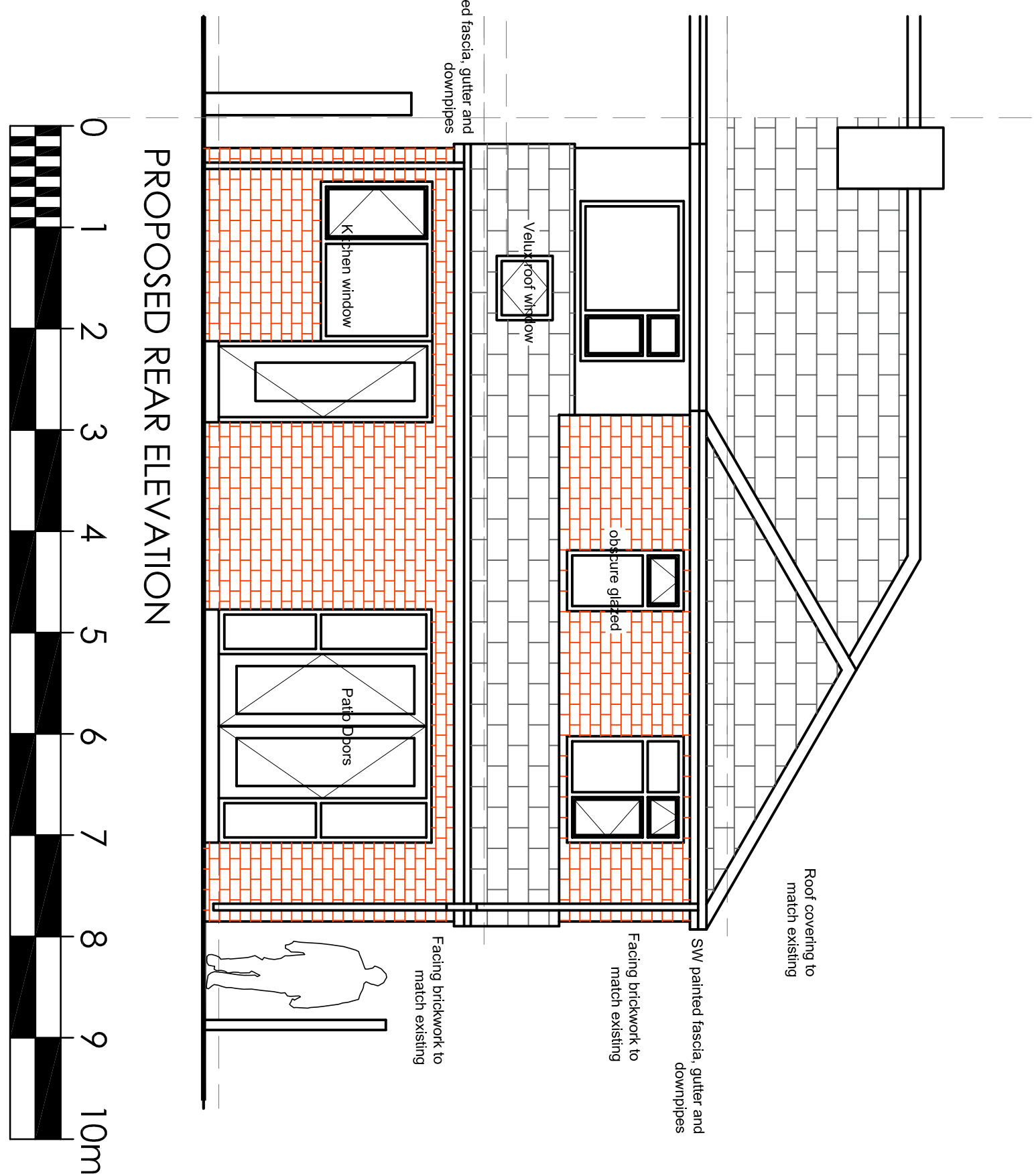
Checked	Drawn By	Scale	Date
	SRN	1:50 @A1	Feb 2025
Drawing Number	04.25 NBS-103	Rev.	B



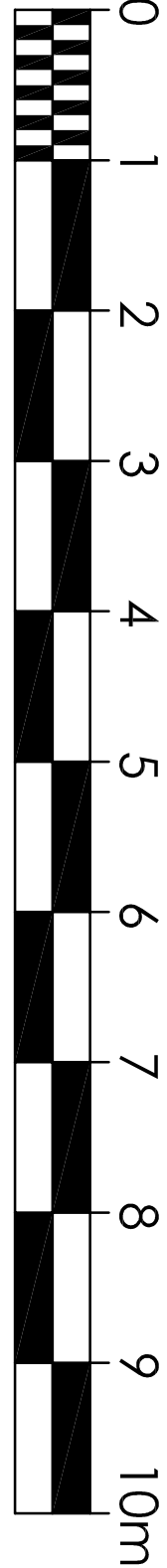
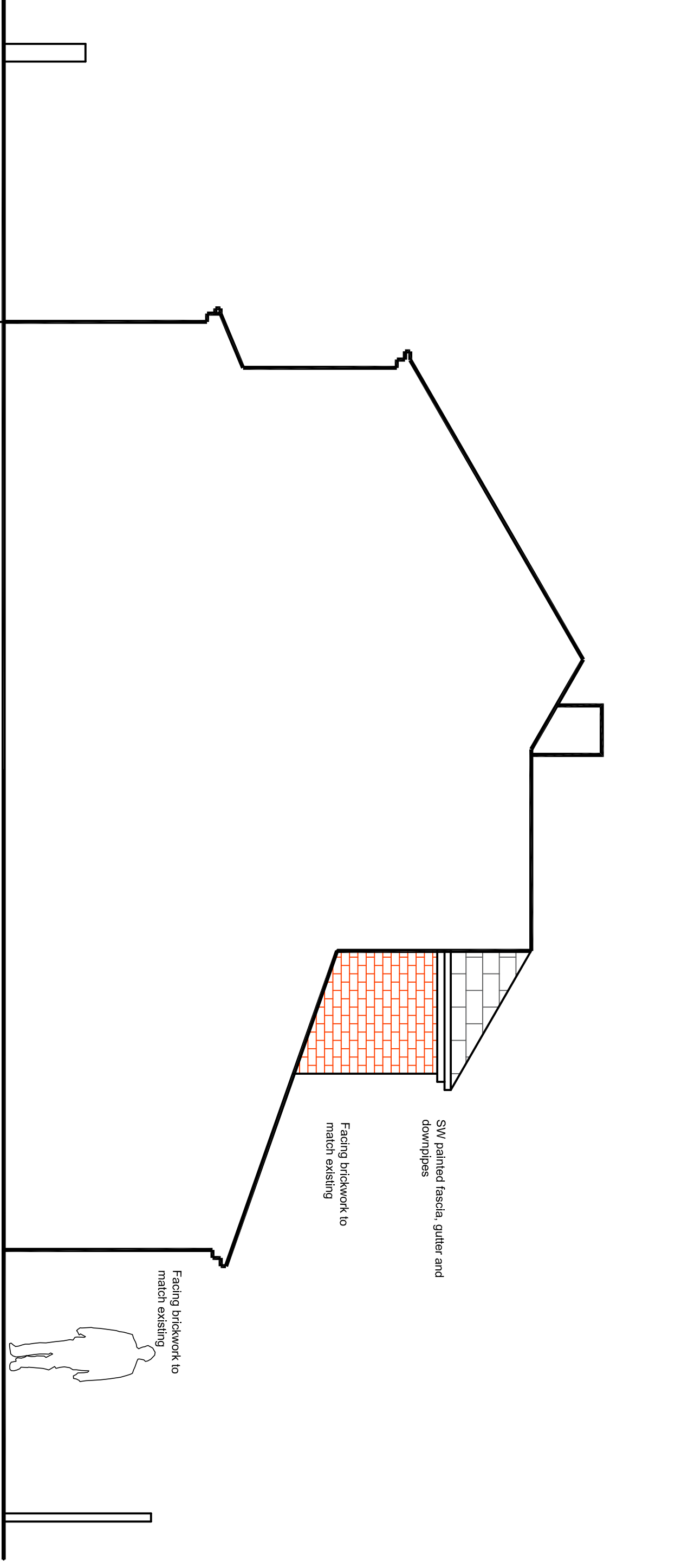
PROPOSED FRONT ELEVATION



PROPOSED GABLE ELEVATION TO 299



PROPOSED REAR ELEVATION



PROPOSED GABLE ELEVATION TO 301

Roof windows:
Velux GGL Integra roof windows installed in accordance with manufacturers instructions including all flashings and linings, etc.

Doors:
All new doors to left area and forming stoic enclosure around new and existing stairs to be FD30 fire doors in tested frame assemblies.

New windows:
New windows in uPVC, incorporating 8000mm trickle vents & 0.3m² side opening light, minimum 450mm width and height for emergency escape purposes. Allow for 100 x 150mm sw inlets over window opening, and for all necessary lead flashings and sockets.
Double glazing to comprise inner pane with low E coating, 16mm argon filled cavity, outer lead clear float glass.

Ventilation

Natural ventilation to habitable rooms to be via 1/20th floor area opening lights and 8000mm² vent within windows.
Bathrooms: Allow for ceiling mounted extract fan capable of 15/sec extract rate with 15 minutes overrun, wired to light switch. Fan vents to outside air. Undercut bathroom door by 15mm to facilitate air transfer.

Heating:

Heating system to be extended to feed panel radiators with thermostatic valves, and domestic hot water system

Electric:

Allow for all builders work in connection with Electrical installation. Electrical works to be carried out in accordance with I.E. regulations. Allow for all earth bonding to plumbing and heating systems. Provide hard wired interlinked smoke detectors to each floor in positions indicated on drawings.
Internal lighting to extension to be by compact fluorescent fittings with a luminous efficacy greater than 40 lumens per circuit watt.

Electrical work by a non-competent person scheme member

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). On completion of works a copy of installed Electrical installation Test Certificate compliant with BS7671 is to be provided to the client and local Authority.

AND

Prior to the covering of all wiring / cables, the installation is to be inspected by an independent Competent Person, and on completion of the work, in addition to the above certificate, an additional Competent Persons Electrical installation Test Certificate compliant with BS7671 is to be provided to the client and local Authority.

(Competent Person means a member of CQPW Electrical Competent Persons Scheme).

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORKS.