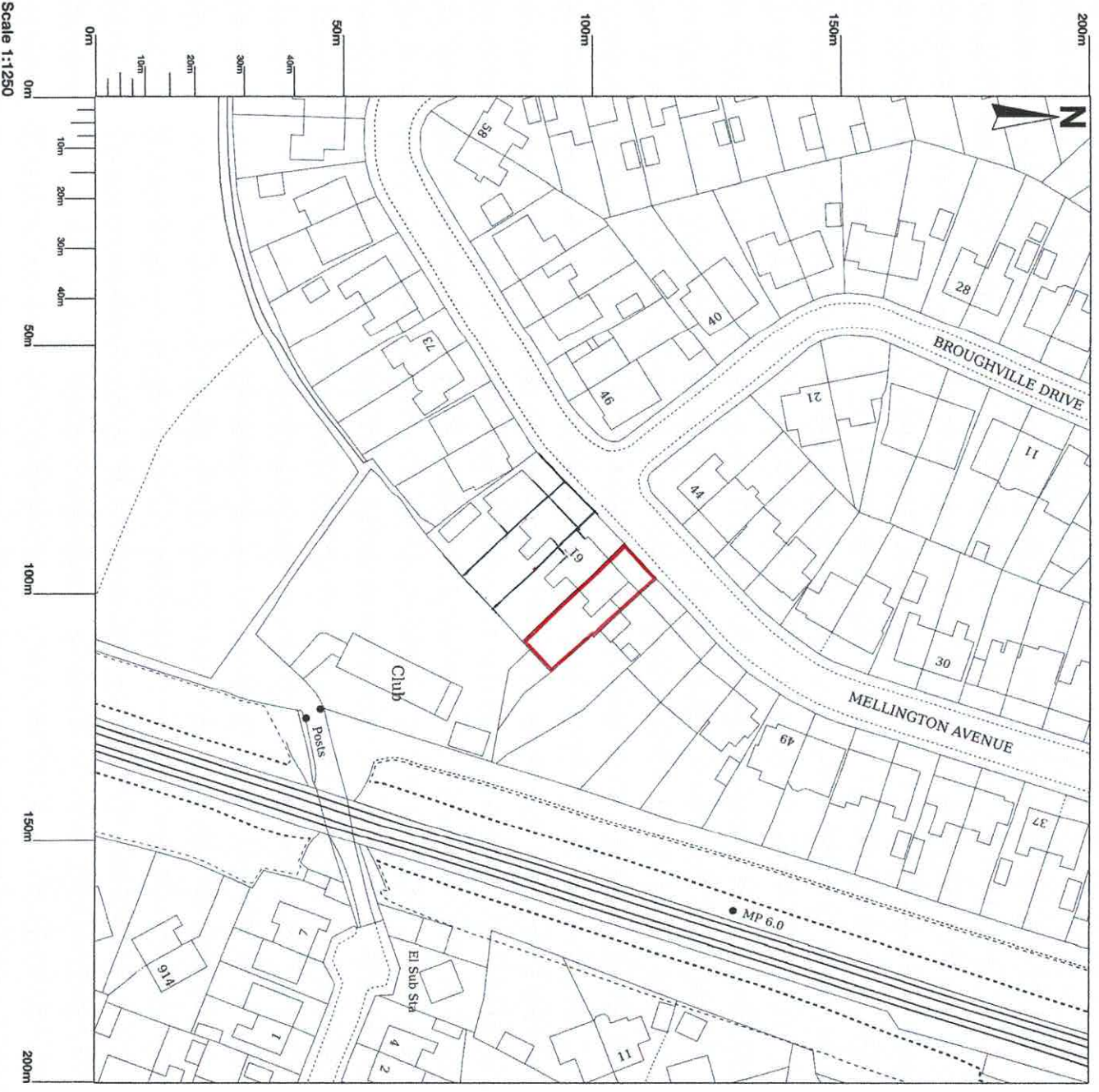


Demolition of existing garage and construction of new extension at 59 Mellington Ave, Didsbury M20 5WE

Scheme Prepared by
David E Slater C.Build E MCABE
February 2025

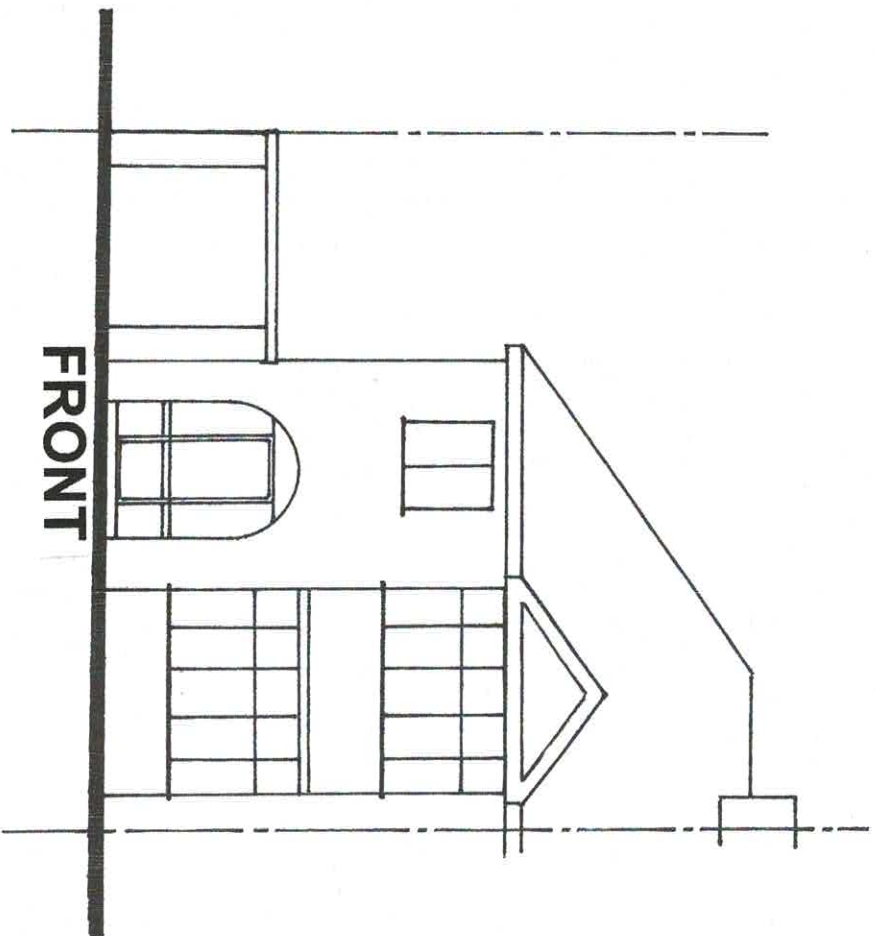
Client – Lydia
Address – 59 Mellington Ave.
Scheme – Side and rear extensions.
Title – Location Plan. Title
Drawing Number – 2025-02-01-01
Revision
Scale – 1:1250 at A3

59 Mellington Avenue, Manchester, M20 5WE

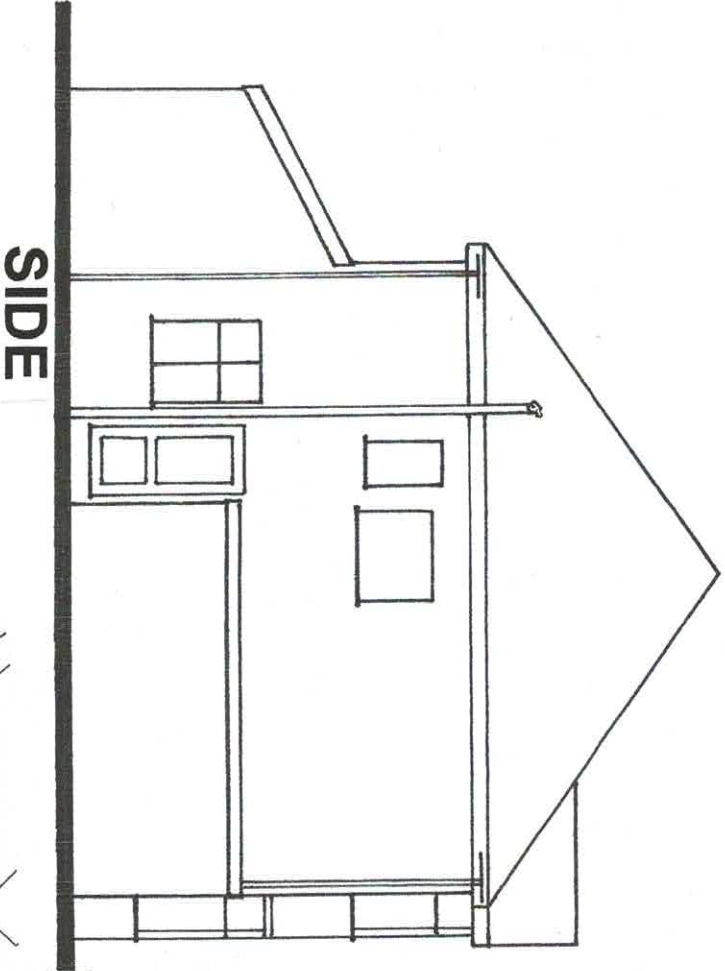


LOCATION PLAN
SCALE 1:1250

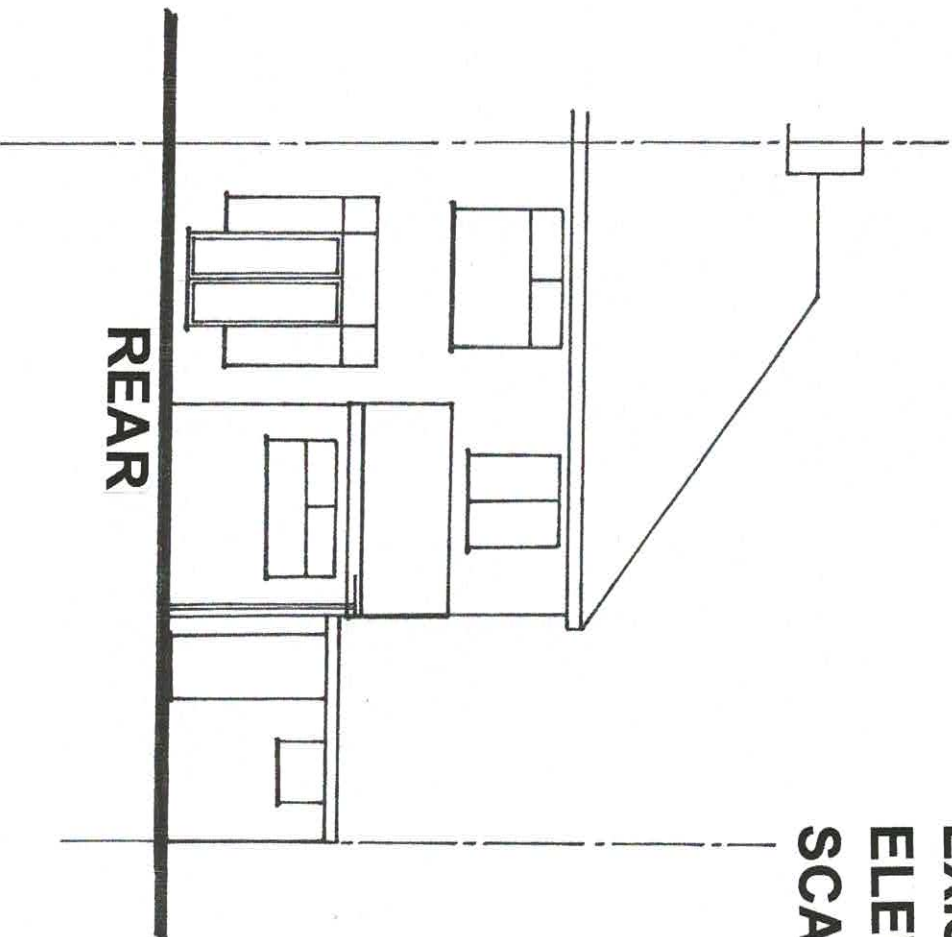
Client – Lydia
Address – 59 Mellington Ave.
Scheme – Side and rear extensions.
Title – Extg' site plan + elevations
Drawing Number – 2025-02-01-02
Revision
Scale – 1:100/1:500 at A3



FRONT

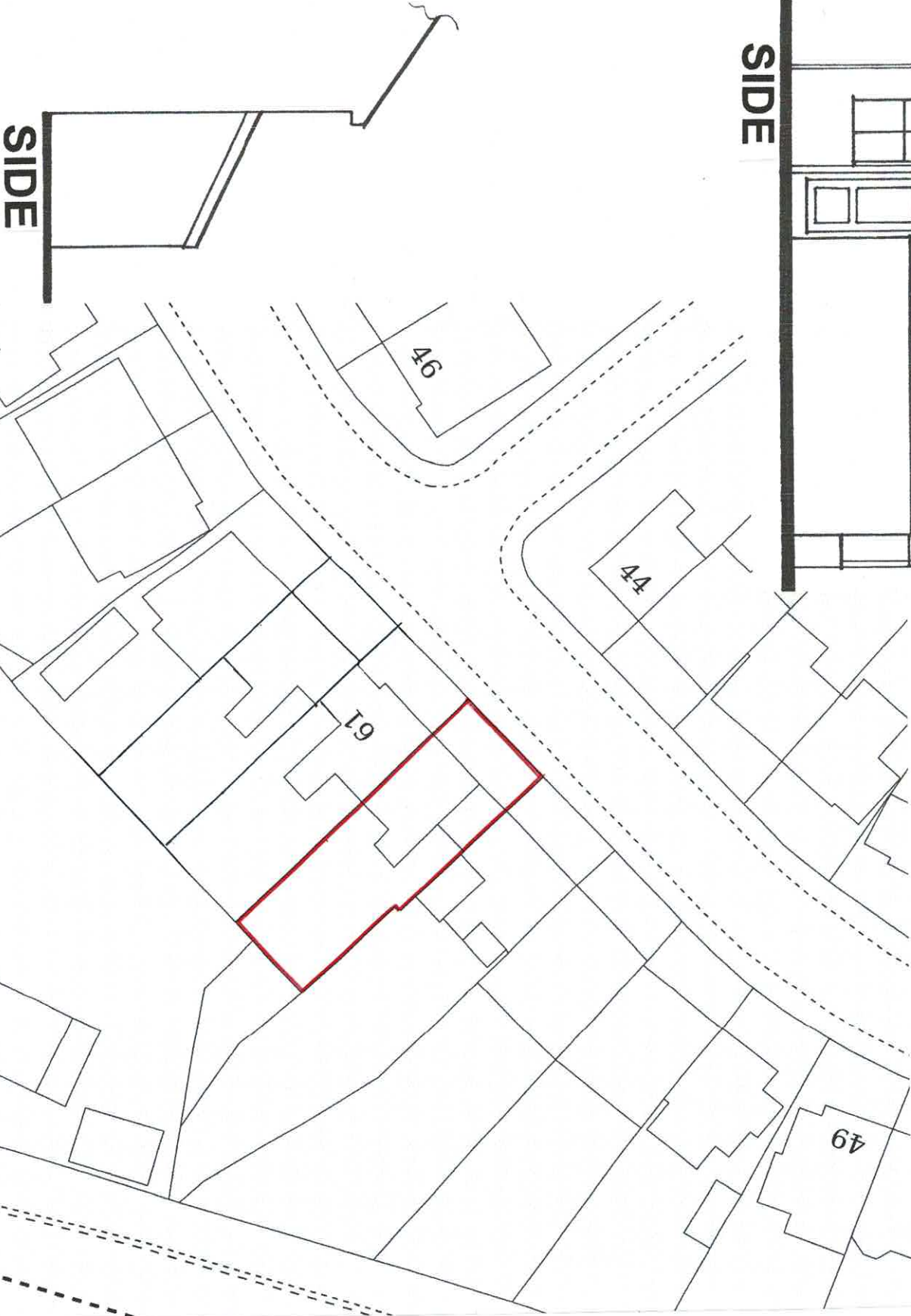


SIDE

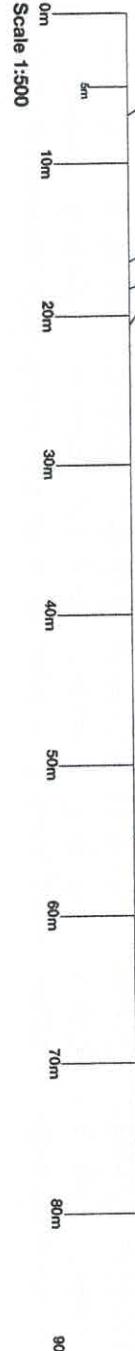


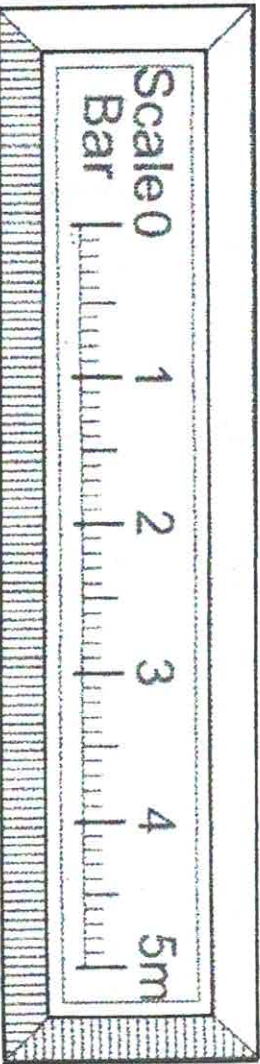
REAR

EXISTING
ELEVATIONS
SCALE 1:100

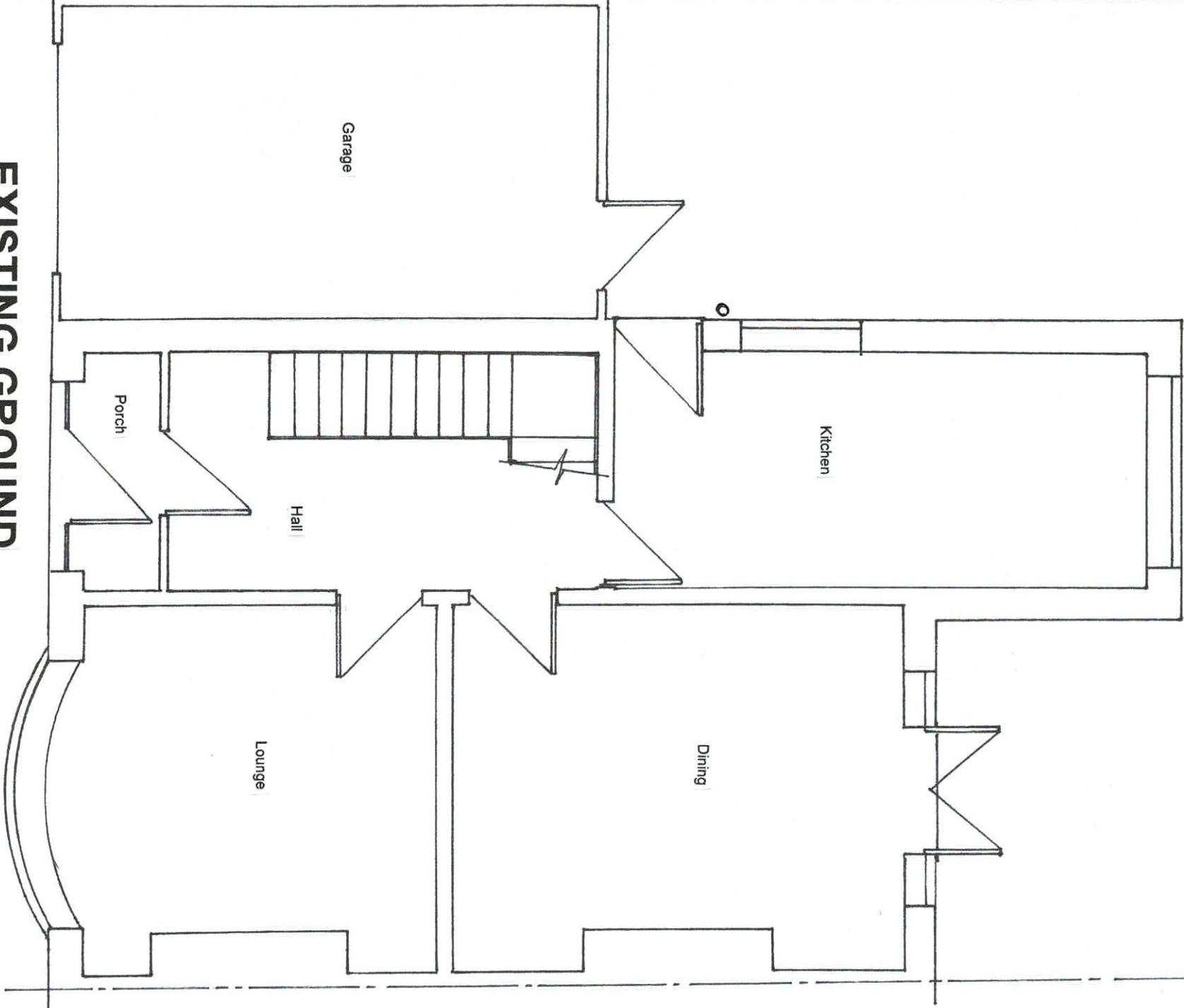


EXISTING SITE
PLAN SCALE 1:500



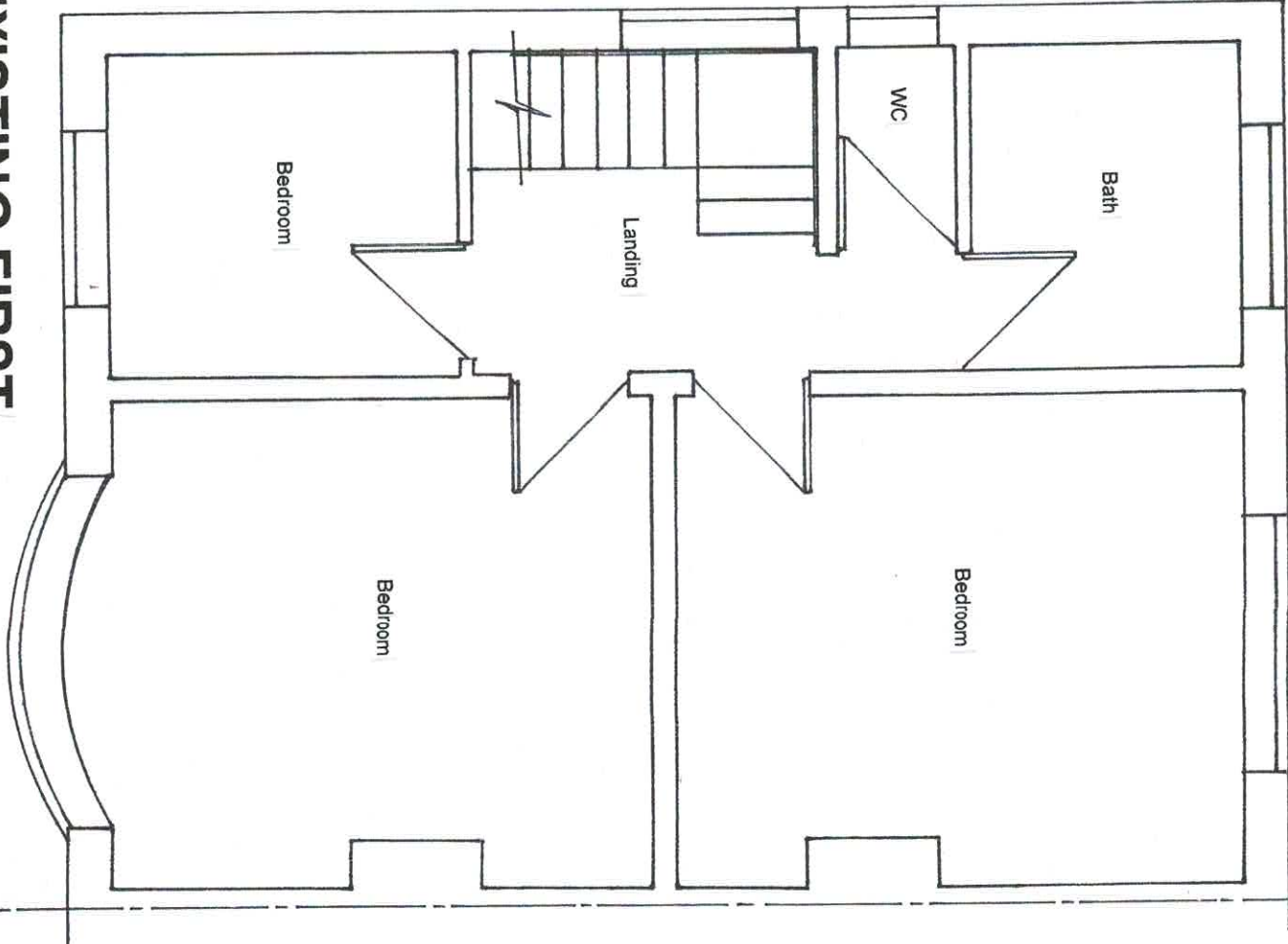


EXISTING GROUND
FLOOR LAYOUT



Client – Lydia
Address – 59 Mellington Ave
Scheme – Side and rear extensions.
Title – Ext'g layouts
Drawing Number – 2025-02-01-03
Revision
Scale – 1:50 at A3

EXISTING FIRST
FLOOR LAYOUT



Client – Lydia
Address – 59 Mellington Ave.

Scheme – Side and rear extensions
Title – Proposed elevations/site plan

– Option 2

Drawing Number – 2025-02-01-08

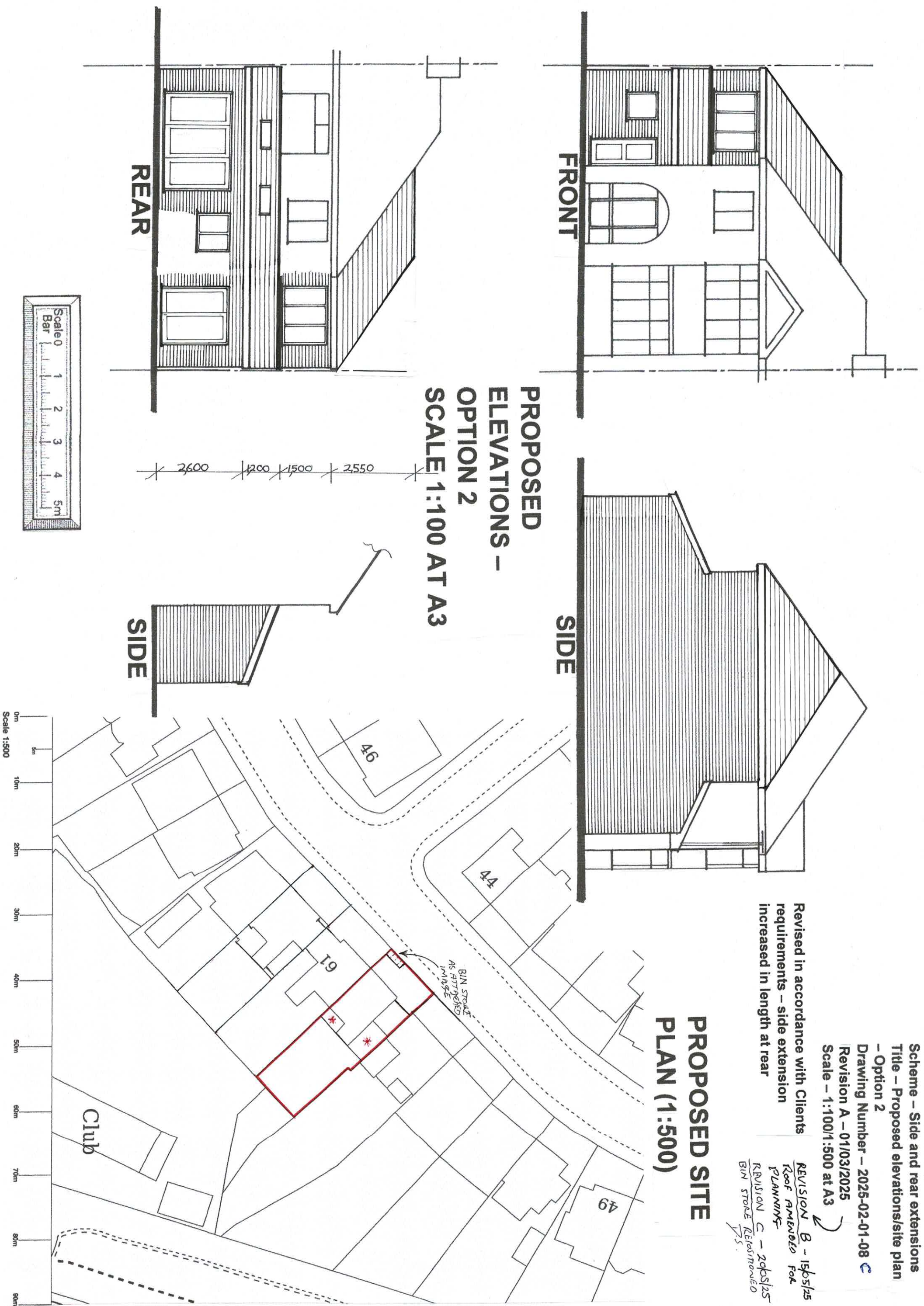
Revision A – 01/03/2025

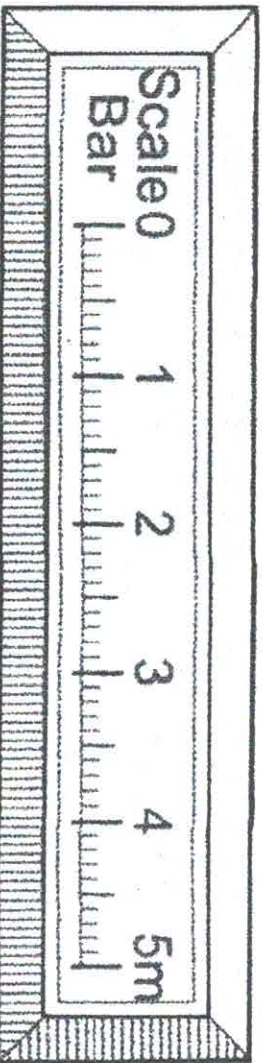
Scale – 1:100/1:500 at A3

Revised in accordance with Clients
requirements – side extension
increased in length at rear

REVISION B – 15/05/25
ROOF AMENDED FOR
PLANNING
REVISION C – 20/05/25
BIN STORE REPOSITIONED
17.5.

PROPOSED SITE PLAN (1:500)





PROPOSED LAYOUTS - OPTION 2

Revised in accordance with Clients requirements - side extension increased in length at rear

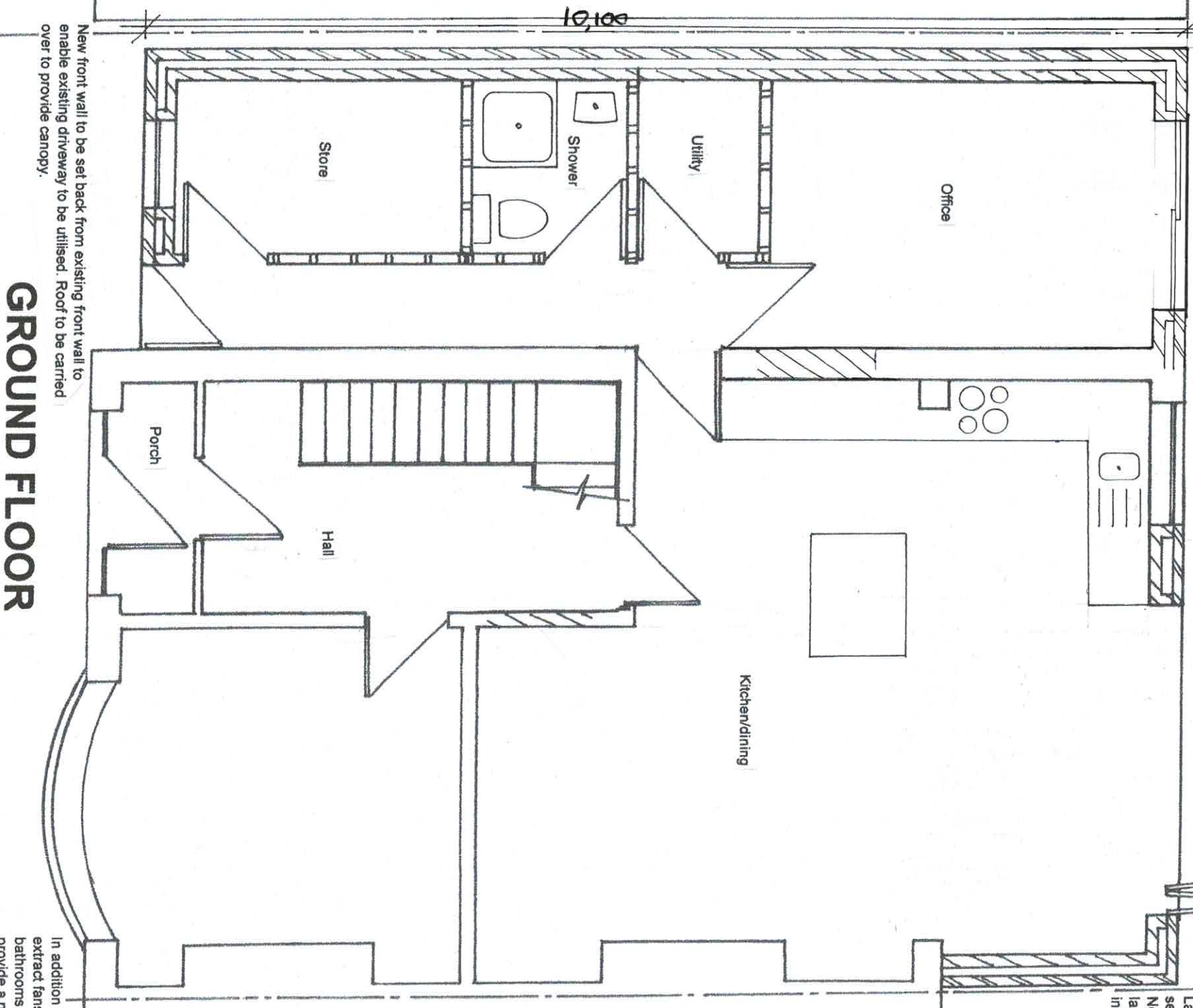
SCALE 1:50 AT A3

Kitchen, Bathroom shower room and utility room layouts are indicative only. Layouts to be agreed with client prior to installation of any services.

Note - if an island unit is to be installed within kitchen layout, all necessary services and waste pipes to be installed prior to laying floor construction.

Existing Outer skin of gable to be removed, ties cut and new plaster finish applied. Note - existing brickwork may be suitable for re-use on front wall for colour match etc.

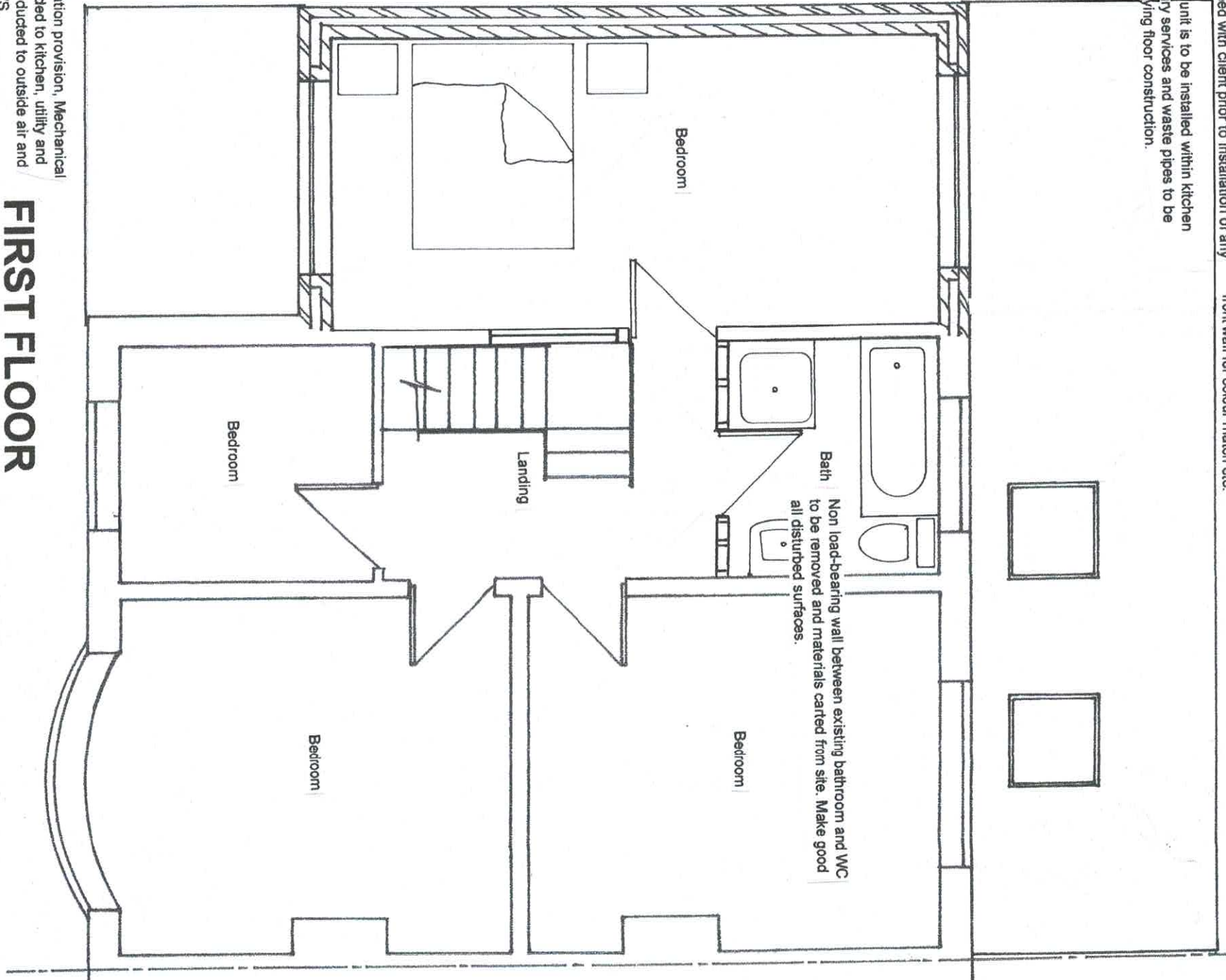
Client - Lydia
Address - 59 Wellington Ave.
Scheme - Side and rear extensions
Title - proposed Layouts - Option 2
Drawing Number - 2025-02-01-09
Revision A - 01/03/2025
Scale - 1:50 at A3



GROUND FLOOR

New front wall to be set back from existing front wall to enable existing driveway to be utilised. Roof to be carried over to provide canopy.

In addition to natural ventilation provision, Mechanical extract fans are to be provided to kitchen, utility and bathrooms. This should be ducted to outside air and provide a minimum of 60 L/S.



FIRST FLOOR

Construction Notes

General Comments

All new electrical installations to be installed in accordance with Approved Document 'P' and to be carried out or inspected by an approved contractor. Commissioning certificate to the Building Control body within 30 days of completion of work.

Energy efficient light fittings and bulbs to be used whenever possible.

All new radiators to be fitted with thermostatic valves. If it is found that the existing heating system is not sufficient to service the new radiators, a replacement boiler installation should be carried out by a registered 'Gas safe' engineer.

Foundations

To consist of concrete strip foundations (C24 grade) 600mm wide X 200mm thick and taken to a minimum depth of 1M from ground level in clay strata. In all cases to be taken below level of existing drainage, and where any drainage passes through foundation to be lintelled over within foundation brickwork.

Walls within foundation to be constructed of engineering brickwork or dense block work.

Cavity filled with concrete up to 1 course below ground level.

Ground floor (ground bearing Slab)

Float finished 100mm thick concrete slab over 1200 gauge 'visqueen' over 100mm 'Kingspan' or similar insulation on 1200 gauge 'visqueen' on 150mm thick sand blinded compacted hardcore. Additional 25mm insulation upstand to be positioned around perimeter to avoid cold bridging. Any existing air bricks to be ducted through new slab and vented through new brickwork with telescopic vents. Vent ducts to be formed with 2 no. square section down pipes laid side by side.

Walls

New cavity walls to consist of 100mm facing brickwork/rendered blockwork. 100mm cavity with 'full fill' cavity insulation 'celotex' or similar and include for fully taped joints. To be installed in accordance with manufacturers details. Inner leaf to consist of 100mm 'Thermalite' or similar blockwork. Cavity ties to be provided at 750mm cts horizontally and 450mm vertically. Ties to be staggered and doubled up at reveals. New walls to be tied to existing brickwork and either cavities continued or vertical DPC cut in existing wall at intersection.

Walls to be drylined with plasterboard and skim fixed to blockwork with adhesive 'dabs'

Lintels

'Catnic' or similar lintels to be used over all new openings unless specified otherwise. Model to be suitable for situation, span and loading conditions. To be installed as per manufacturer's instructions and to be plastered to give 30 minutes fire resistance.

Windows

Provide new PVC'u' windows unless specified otherwise. Insulated cavity closures to be incorporated around all reveals. Any glazing within critical locations to be

toughened or laminated. Windows to achieve a 'U' value no greater than 1.4.

Window designs to have purge ventilation openings for ventilation equivalent to 5% of the floor area of the room they serve.

In addition, Background trickle ventilation of 10,000mm Sq. is to be provided to all windows

See note regarding fire precautions and escape windows

Roof

Traditional roof consisting of interlocking tiles to match existing and in accordance with any planning conditions. To be suitable for pitch and exposure. And fixed to 50 x 25mm tanalised timber battens over breathable membrane 'Tyvek' or similar.

Timbers to be sized as indicated on drawings

Feet of rafters to be 'birds mouthed' over 100 x 50 timber wall plate over inner leaf. Roof to be strapped down face of blockwork with mild steel straps at 1.0 M cts.

Fascia boards, soffits, barge boards and rainwater goods to be PVC'u' unless stated otherwise.

At intersection of roofs, include for code 5 lead lined valley detail.

At intersection of roof with walls, include for a code 4 flashing and cavity tray cut into existing brickwork.

Insulation between rafters to consist of 100mm 'Kingspan' or similar insulation fitted flush to bottom of rafters maintaining minimum 50mm air gap over top.

An additional 75mm of insulation to be provided to underside of rafters prior to fixing plaster board and skim. When insulating at ealing joist level, this is to consist of 3 no. layers of 150mm mineral wool quilt laid at right angles to each other.

Steelwork

Any new steelwork to be sized as structural calculations and to sit on concrete padstones. Where double beams are designed, these are to be bolted together at 1.0M cts including necessary spacers.

Beams to be clad in 'fireline' board to give 30 minutes fire resistance.

Fire Precautions

If not already provided, install a mains operated, interlinked smoke detection and alarm system. Detectors to be positioned within hall and landing. Provide additional heat detector within kitchen area also.

New bedroom windows at first floor level to be designed for escape purposes. To have a minimum openable area of 0.33 Sq M with a clear width in any direction of 450mm. Internal sill height internally should be between 800 and 1100mm from floor level.

Drainage and waste plumbing

All roofs to discharge via 100mm half round guttering and 68mm dia. Down pipes to gullies. If drainage is on a combined system, gullies to be trapped. Gullies to discharge to existing drainage system or soakaway if possible. See proposed layout on drawings.

Above ground drainage to discharge to either SVP or discharge to foul gully. Waste pipes to be fixed at minimum 1:50 fall and all appliances to have deep seal traps.

Below ground drainage to be installed using 110mm PVC'u' pipework laid at minimum 1:80 fall and connected to existing system as shown on plans. Pipes to have pea gravel bed and surround. Rodding access to be provided as shown.

If roof windows are to be provided, these are to be installed in accordance with manufacturers details including all necessary flashing kits.

Joists either side of roof windows to be doubled up to provide trimming for openings.

Revised in accordance with Clients requirements – side extension increased in length at rear

Roof carcass (upper level) to consist of 100 x 50 C16 timber rafters and ceiling joists at 400mm cts.

Ridge to consist of 150 x 50 C16 timber.

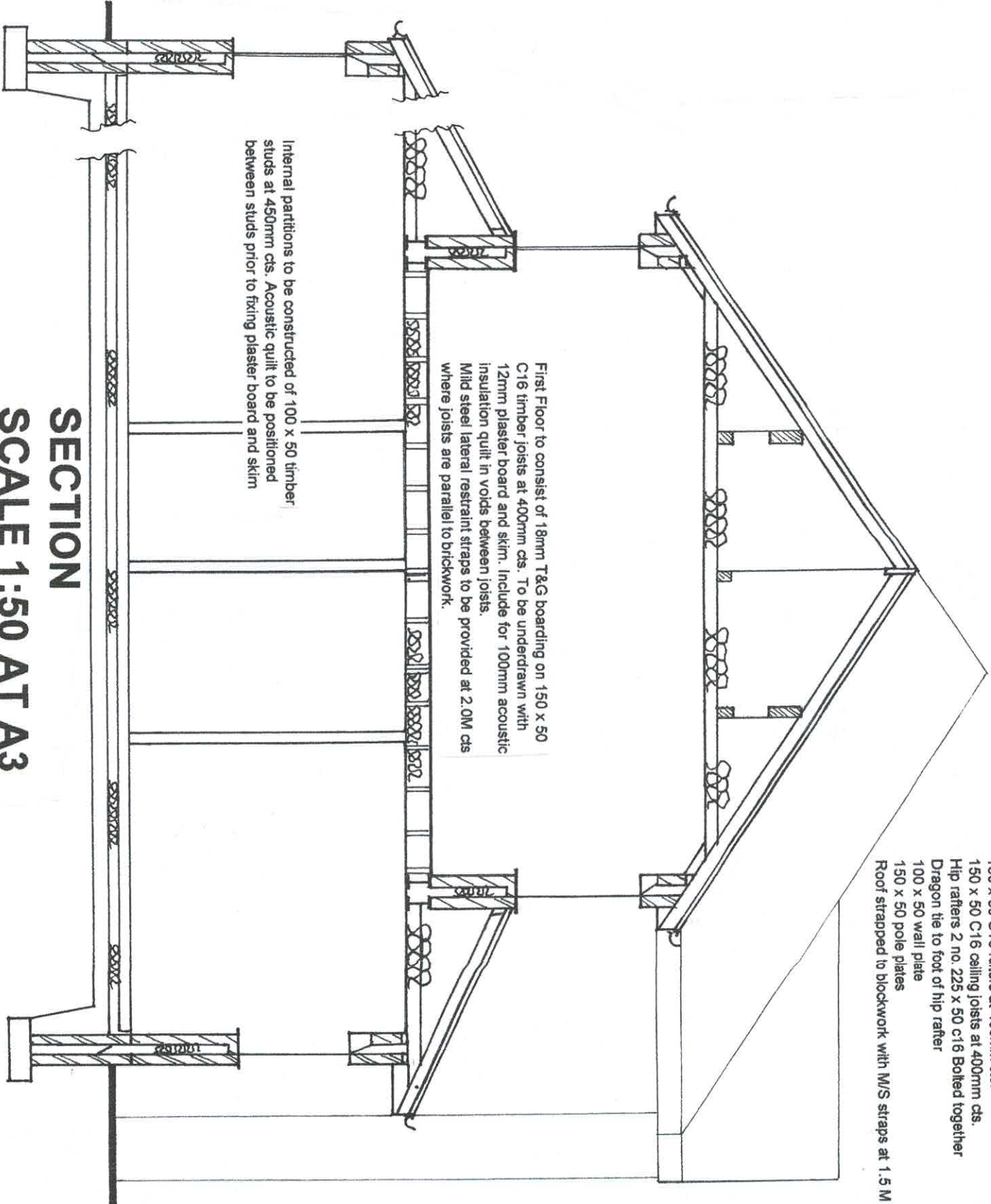
Purflins to be 225 x 75 C16 Timbers with hangers to break span of ceiling joists.

Binders to be 100 x 50 C16 with hangers at 900mm cts.

Roof carcass (single storey) to consist of –

- 150 x 50 C16 rafters at 400mm cts.
- 150 x 50 C16 ceiling joists at 400mm cts.
- Hip rafters 2 no. 225 x 50 C16 Bolted together
- Dragon tie to foot of hip rafter
- 100 x 50 wall plate
- 150 x 50 pole plates
- Roof strapped to blockwork with M/S straps at 1.5 M Cts

Client – Lydia
Address – 59 Wellington Ave.
Scheme – Side and rear extensions
Title – Section/construction notes – Option 2
Drawing Number – 2025-02-01-10
Revision A – 01/03/2025
Scale – 1:50 at A3



SECTION
SCALE 1:50 AT A3
– OPTION 2