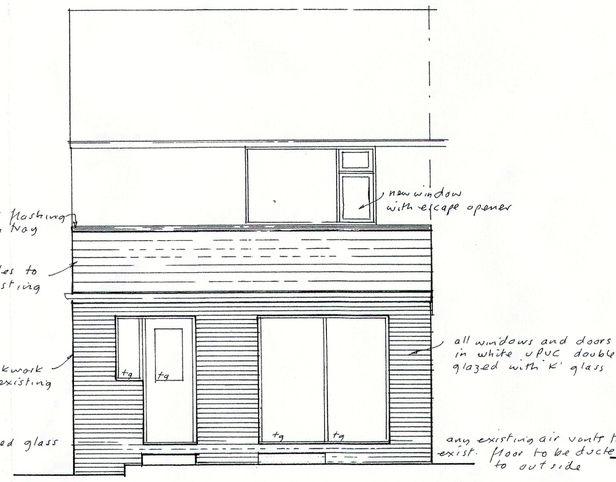
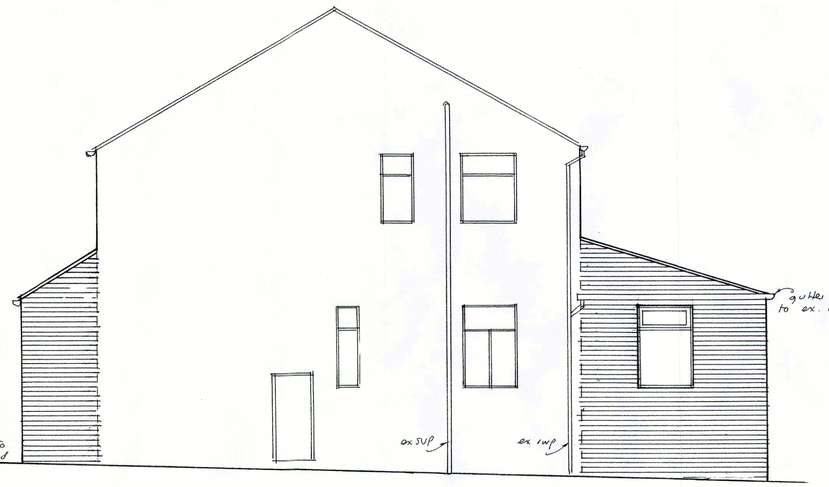
PLANNING AND BUILDING CONTROL
12 SEP 2024



Proposed Front Elevation



Proposed Rear Elevation



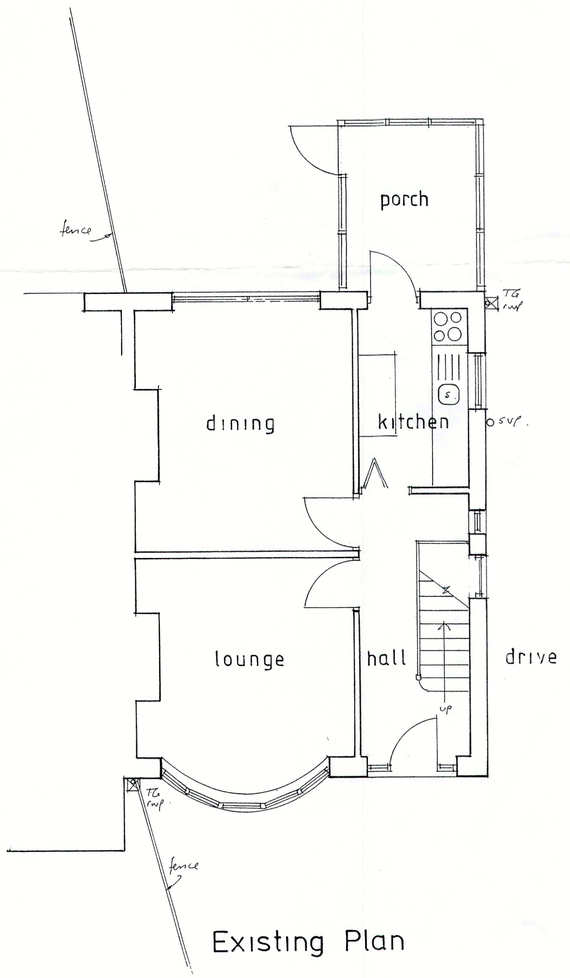
Proposed Side Elevation

Notes

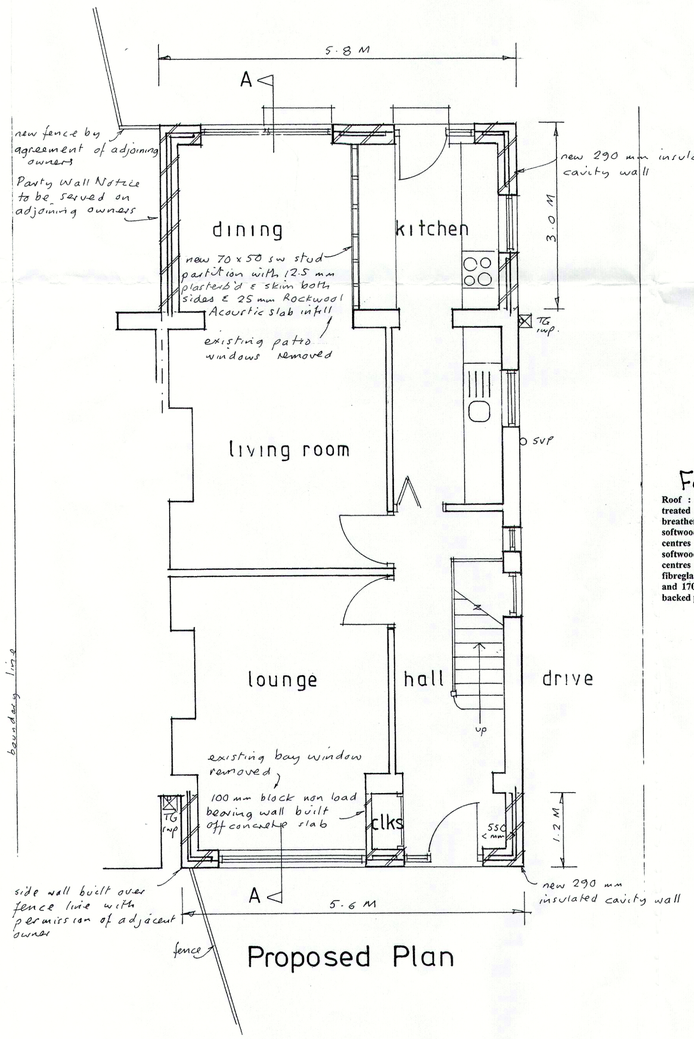
1. All windows to habitable rooms and sanitary accommodation to have openings of 1/20th floor area , or if opening restrictors are used opening lights to be increased to 1/10th of the room floor area.
2. All habitable rooms to have background ventilation of 8000sq. mm i.e. trickle ventilator.
3. Kitchen, utility, bathrooms and sanitary accommodation to have background ventilation of 5000 sq. mm i.e. trickle vents.
4. Kitchen to have mechanical extractor fan capable of extracting at a rate of not less than 60 L/S .
5. Utility room to have mechanical extract fan capable of extracting at a rate of not less than 30 L/S .
6. Bathroom or shower to have mechanical extract fan capable of extracting at a rate of not less than 15 L/S with 15 min. over-run .
7. Sanitary accommodation to have mechanical extract fan capable of extracting at a rate of not less than 6 L/S and controllable trickle vents of 2500 sq mm.
8. All windows, doors and roof lights to be double glazed with 16 mm air gap in units with 4 mm Optifloat glass & K glass. Glazing to BS 6206. All glazing between floor level and 800mm above that level to be toughened glass .
9. All lintols, jambs and sills to have insulating blockwork (not to exceed 0.16 W/mk) or full cavity fill with metal lintols covered with at least 15mm lightweight plaster to L1 1.23 to reduce thermal bridging around openings.
10. Draught stripping fitted to all elements of windows, roof lights and external doors.
11. Hot water storage vessels to comply with BS 1566 1984 (1990) also to be provided with thermostat which shuts off heat and is inter connected with room thermostat.
12. Hot water system to have timer fitted.
13. Dwellings To have SAP energy rating of more than 60 with standard U values (W/m^2k)

of floor	-	0.22
of walls	-	0.30
of roof	-	0.16 (pitched) or 0.2 (flat)
semi exposed walls/floors	-	0.25
windows and doors glazed area 25% floor area.	-	1.8

14. Cold roofs vented with 25 mm (flat) or 12.5 mm (pitch) continuous air gap along both sides of roof.
15. Suspended ground floors to have under floor ventilation with air bricks through cavity wall construction at 1.5 CS.
16. All cavities to be continuous and closed at the top with 12.5 mm Supalux.
17. Roof and floor timbers to be anchored to walls at ends and sides with 32mm x 6.5 mm straps at 2M CS.
18. External timber to be treated with preservative to BS 5268 Part 5. 1977 or BS 5589 1978. Structural timer to be G.S. Grade.
19. D.P.C. to all heads, cills and reveals of openings.
20. Any drains under building to be encased in 150 mm concrete.
21. Foundation within 1 m of drain to be taken down to IL of drain.
22. R.C. Lintols over drains passing through walls.
23. New MH built in 225mm second engineering brick on concrete base to Reg A1/2 and air tight cover over.
24. New 100mm uPVC or glazed earthenware drains laid to min. 1:40 gradients on 100mm granular fill to BS 882 and min. 150mm cover.
25. Steelwork to BS 5950 and ½ hour fire protection.
26. Truss rafters at 600mm CS designed by specialist to BS 5268 Part 3 1985 and diagonally wind braced.
27. Sink, washbasin, bath , shower to have 75mm deep re-seal anti-vac trap.
28. Sink, bath and shower to have 40mm waste pipes, washbasin and urinal to have 32mm waste pipes , combined waste to be 50mm.
29. ⊕ Smoke detectors wired to mains with battery back up to BS 5446 Part 1 .
30. ✱ ½ hour fire door with 25mm rebates and self closers.
31. Cavity brickwork to have galvanised m.s. wall ties to BS 1243, 1981, placed at 750mm cs. Horizontally, 450mm vertically and every 300mm of height within 225 of openings.
32. Limit thermal bridging and air leakage as per robust construction detail.
33. New light points to have one 1 in 4 fitments of low energy efficiency or one for every 24 sq M of floor area whichever is the greater .
34. Extended central heating – contractor shall confirm that the existing appliance can accommodate the extended dwelling and the system to be commissioned by a Corgi registered plumber.
35. IF new central heating is needed - Gas fired boilers to be a minimum 86% SEDBUCK rating to have two zoned controls with room stats downstairs and TRV's on all radiators. Smoke and spillage tests to be carried out on flue and a report to be provided on completion. A permanent notice to be fixed within the property agreed with Building Control to include the location, category of flue and type of appliances it can accommodate. All work to be carried out by Corgi plumber and completion certification to be provided.
36. Builder to check all dimensions on site before commencement.

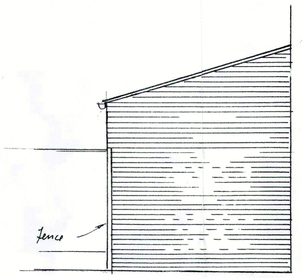


Existing Plan

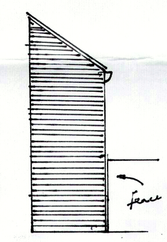


Proposed Plan

All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed , installed , inspected and tested by a person competent to do so.
Prior to completion the Local Authority must be satisfied that either :-
an electrical installation certificate issued under a Competent Person Scheme has been issued , or
Appropriate certificates and forms defined in BS7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS7671 , be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment .

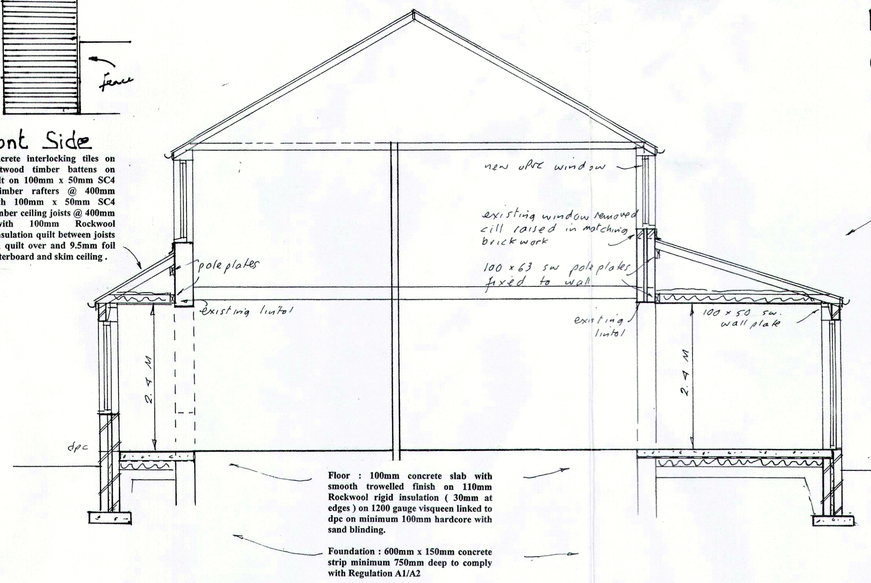


Side



Front Side

Roof : concrete interlocking tiles on treated softwood timber battens on breather felt on 100mm x 50mm SC4 softwood timber rafters @ 400mm centres with 100mm x 50mm SC4 softwood timber ceiling joists @ 400mm centres with 100mm Rockwool fibreglass insulation quilt between joists and 170mm quilt over and 9.5mm foil backed plasterboard and skim ceiling .



Section A - A

Roof : concrete interlocking tiles on treated softwood timber battens on breather felt on 125mm x 50mm SC4 softwood timber rafters @ 400mm centres with 125mm x 50mm SC4 softwood timber ceiling joists @ 400mm centres with 100mm Rockwool fibreglass insulation quilt between joists and 170mm quilt over and 9.5mm foil backed plasterboard and skim ceiling .

Rainwater : 114mm half round black uPVC gutters on white uPVC facias and 65mm black uPVC rainwater pipes to discharge into trapped gulley.

Doors & Windows : white uPVC double glazed windows and doors with 'K' glass and Catnic CN14 lintels over openings with 150mm seating . Escape openers to have an area of at least 0.33sqM and at least 450mm wide and 450mm high at a height of not more than 1100mm above the floor.

Walls : 100mm facing brickwork outside with 90mm cavity with Rockwool full fill cavity wall batt insulation and 100mm Thermalite Shield blockwork inside or equal approved and 12.5mm plasterboard and skim finish on plaster dabs .Damp proof course to be fitted 150mm above ground level with weak concrete cavity fill 150mm below lowest dpc.

PROPOSED EXTENSIONS at 94 , HOMESTEAD CRESCENT BURNAGE , MANCHESTER .

scale 1·50

140903/FH/2024