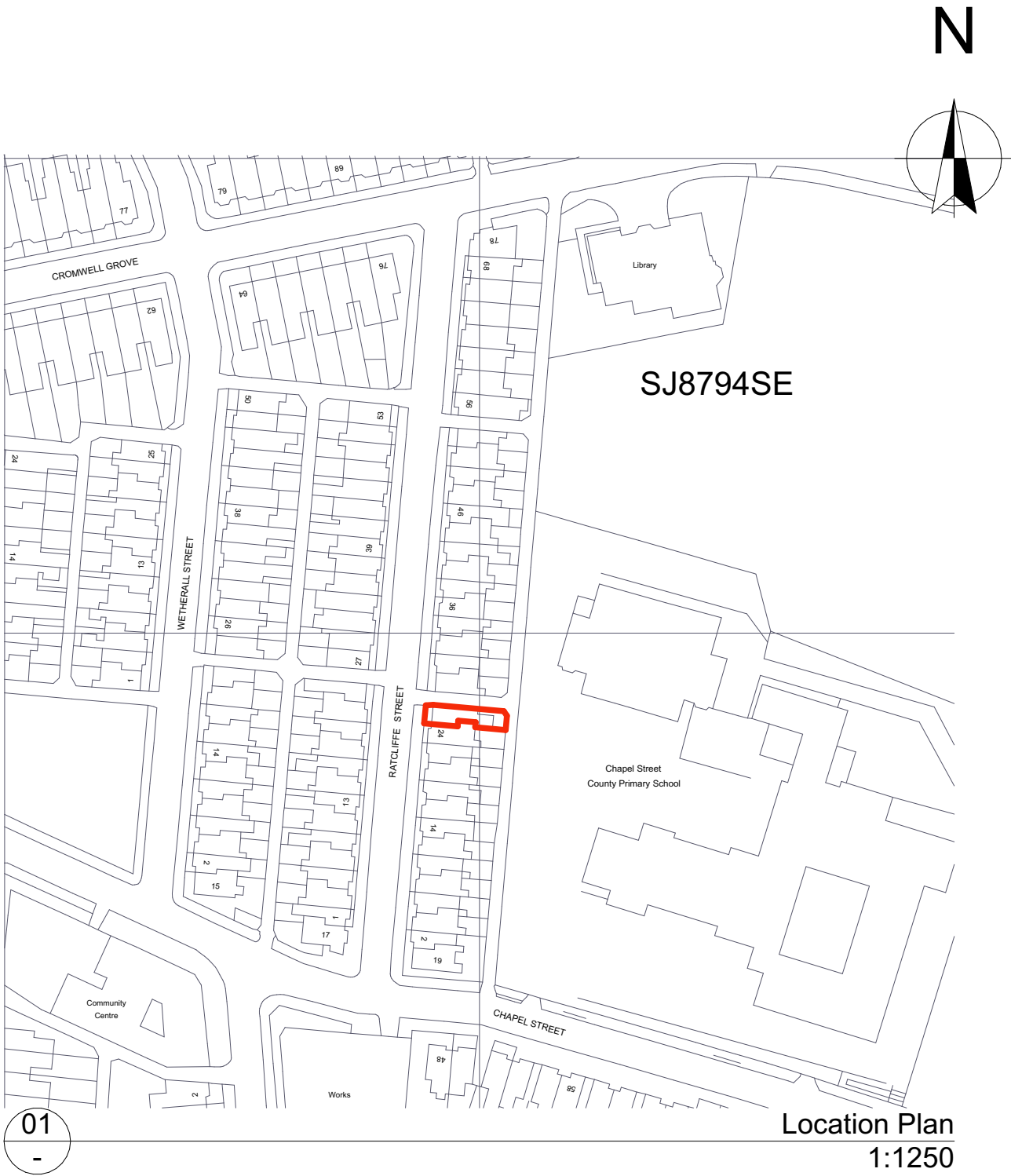




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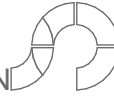
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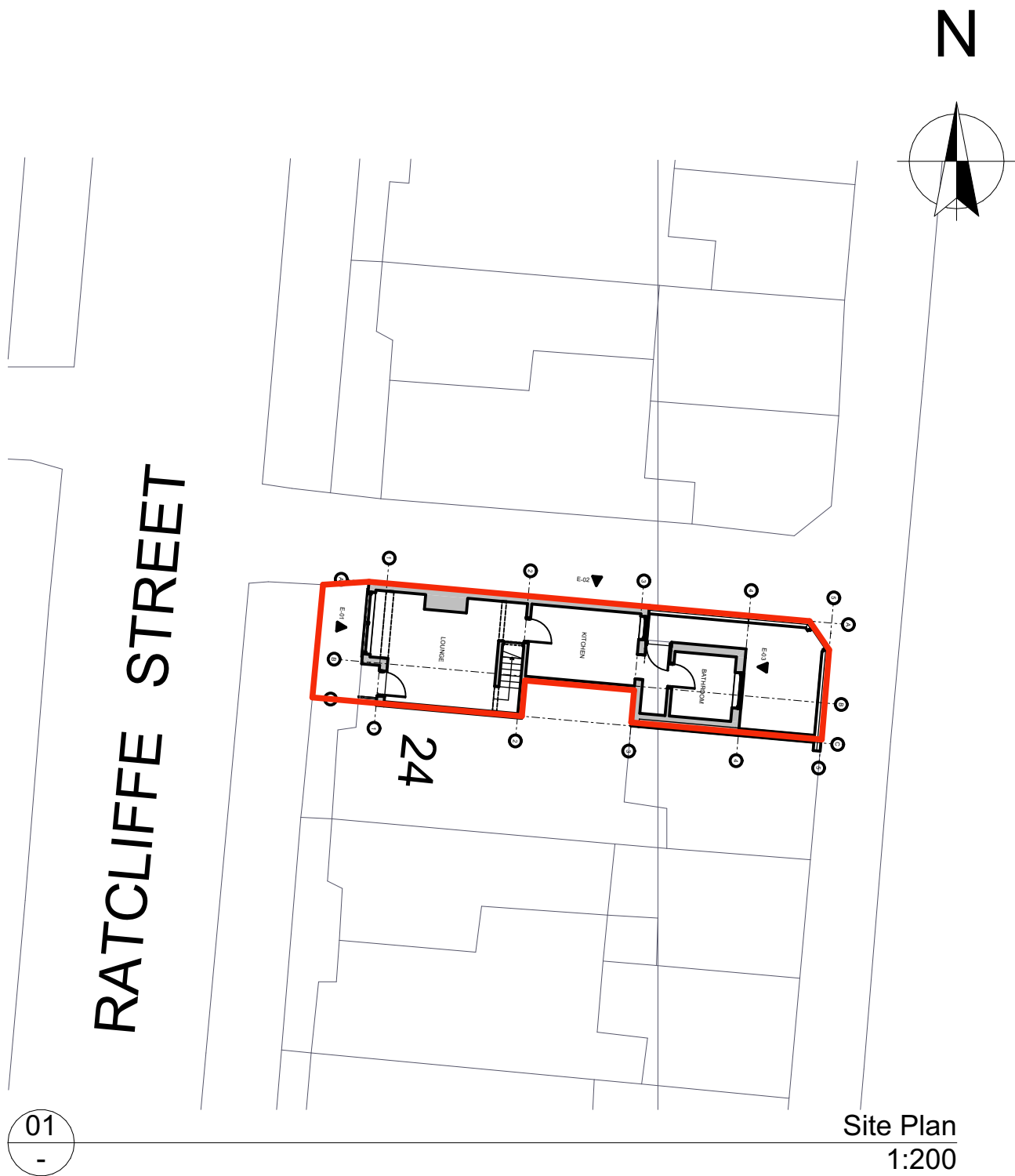


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SCALEBAR: 1:50(2CM=1M) 1:100(1CM=1M) 1:200(1CM=2M) 1:500(1CM=5M)

REV:	DATE:	DETAILS:
CLIENT:		
Ben & Lez Nichols		
SITE LOCATION:		
26 Ratcliffe Street Levenshulme M193QH		
DWG TITLE:		
Location Plan Existing		
SCALE @ A3: 1:1250		
DWG No:	Rev:	
STATUS: PRELIMINARY		DATE: 17/04/2024



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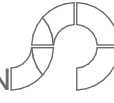
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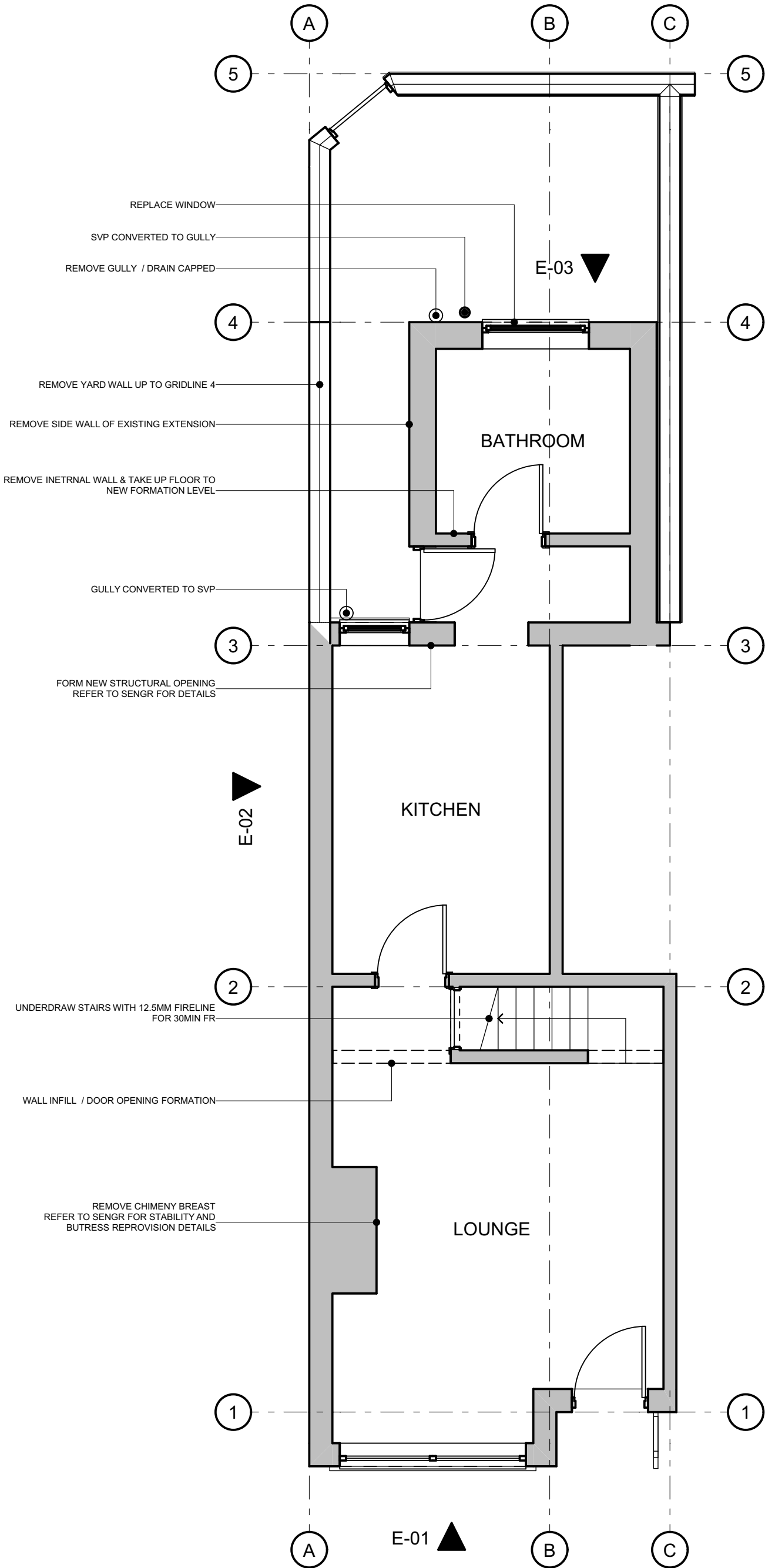
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SCALE BAR: 1:50(2CM=1M) 1:100(1CM=1M) 1:200(1CM=2M) 1:500(1CM=5M)

REV:	DATE:	DETAILS:
CLIENT:		
Ben & Lez Nichols		
SITE LOCATION:		
26 Ratcliffe Street Levenshulme M193QH		
DWG TITLE:		
Site Plan Existing		
SCALE @ A3: 1:200		
DWG No:	Rev:	
STATUS: PRELIMINARY	DATE: 17/04/2024	



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REV: DATE: DETAILS:

CLIENT:

Ben & Lez Nichols

SITE LOCATION:

26 Ratcliffe Street Levenshulme M193QH

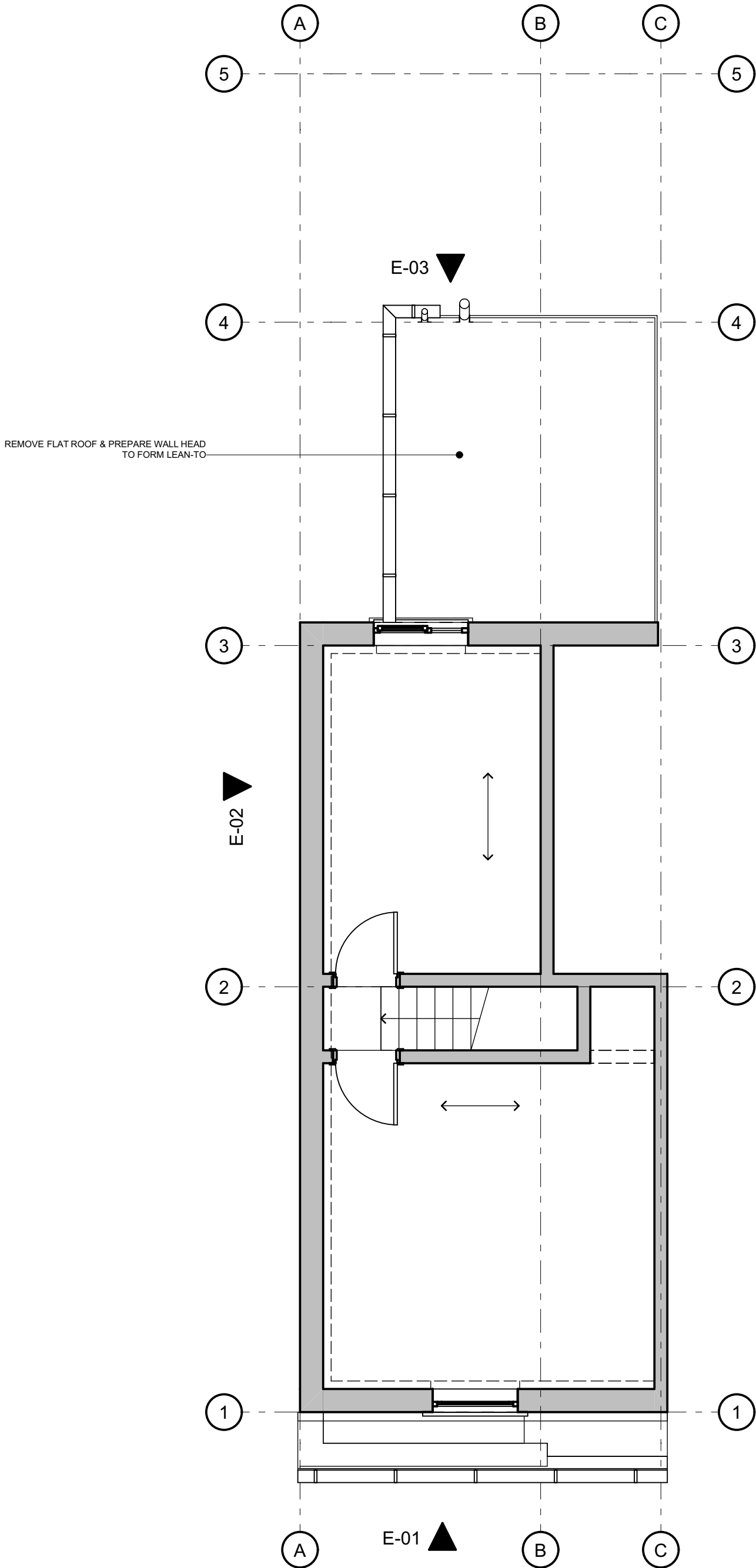
DWG TITLE:

0. GF-Ground Floor Existing

SCALE @ A3: 1:50

DWG No: Rev:

STATUS: PRELIMINARY DATE: 17/04/2024



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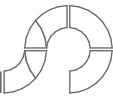
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REV: DATE: DETAILS:

CLIENT:

Ben & Lez Nichols

SITE LOCATION:

26 Ratcliffe Street Levenshulme M193QH

DWG TITLE:

1. 01-First Floor Existing

SCALE @ A3: 1:50

DWG No:

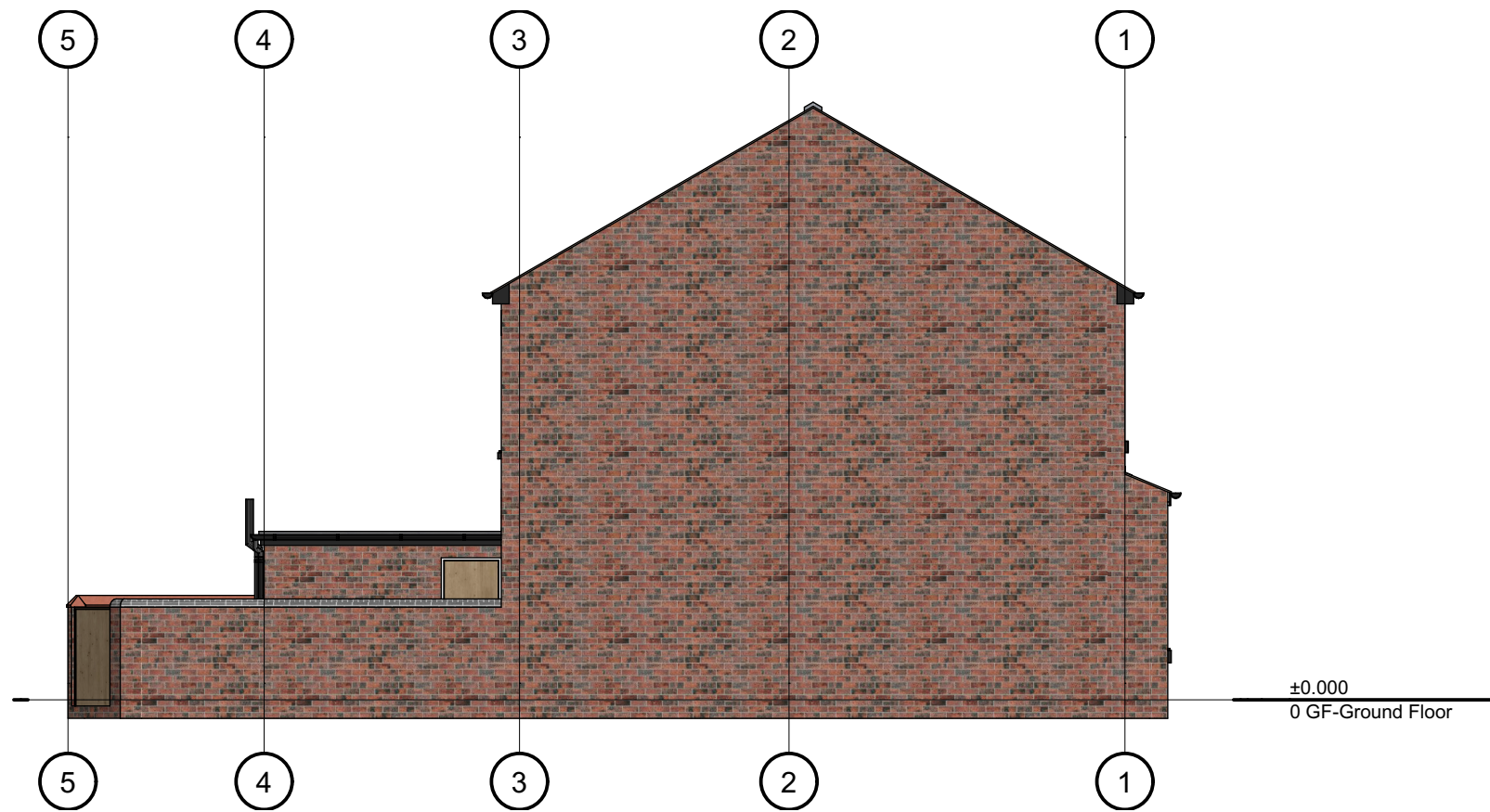
Rev:

STATUS: PRELIMINARY

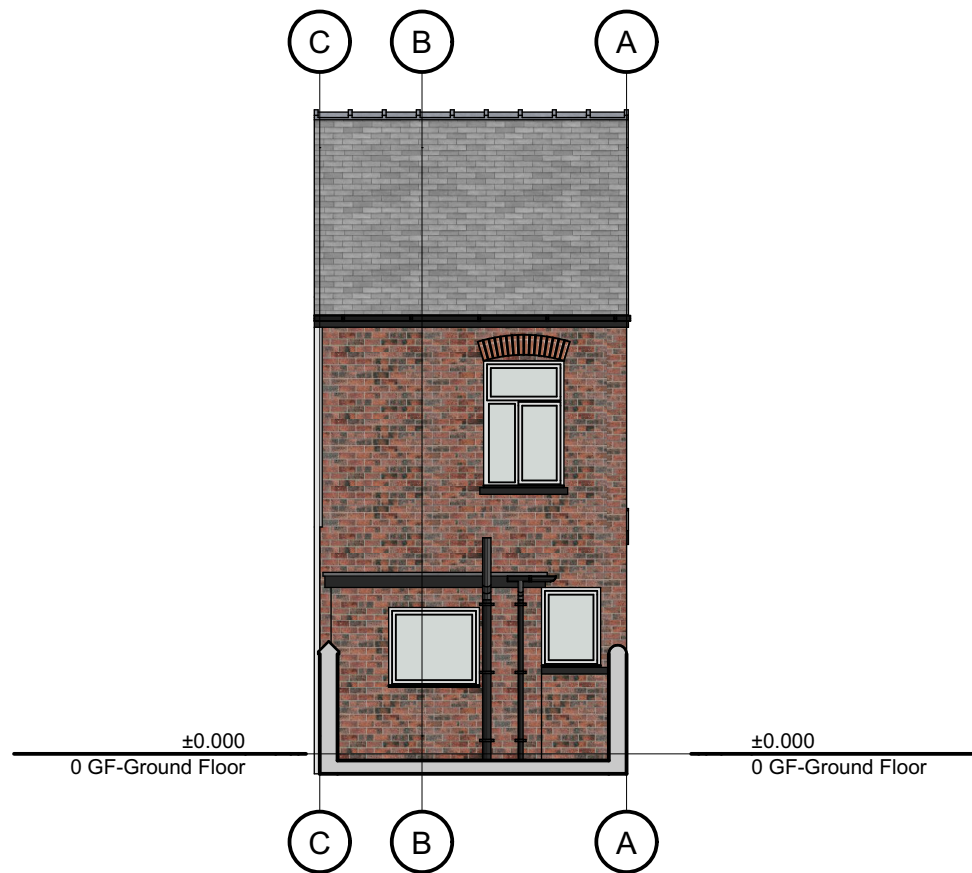
DATE: 17/04/2024



E-01
-
West Elevation
1:100



E-02
-
North Elevation
1:100



E-03
-
East Elevation
1:100

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REV: DATE: DETAILS:

CLIENT:

Ben & Lez Nichols

SITE LOCATION:

26 Ratcliffe Street Levenshulme M193QH

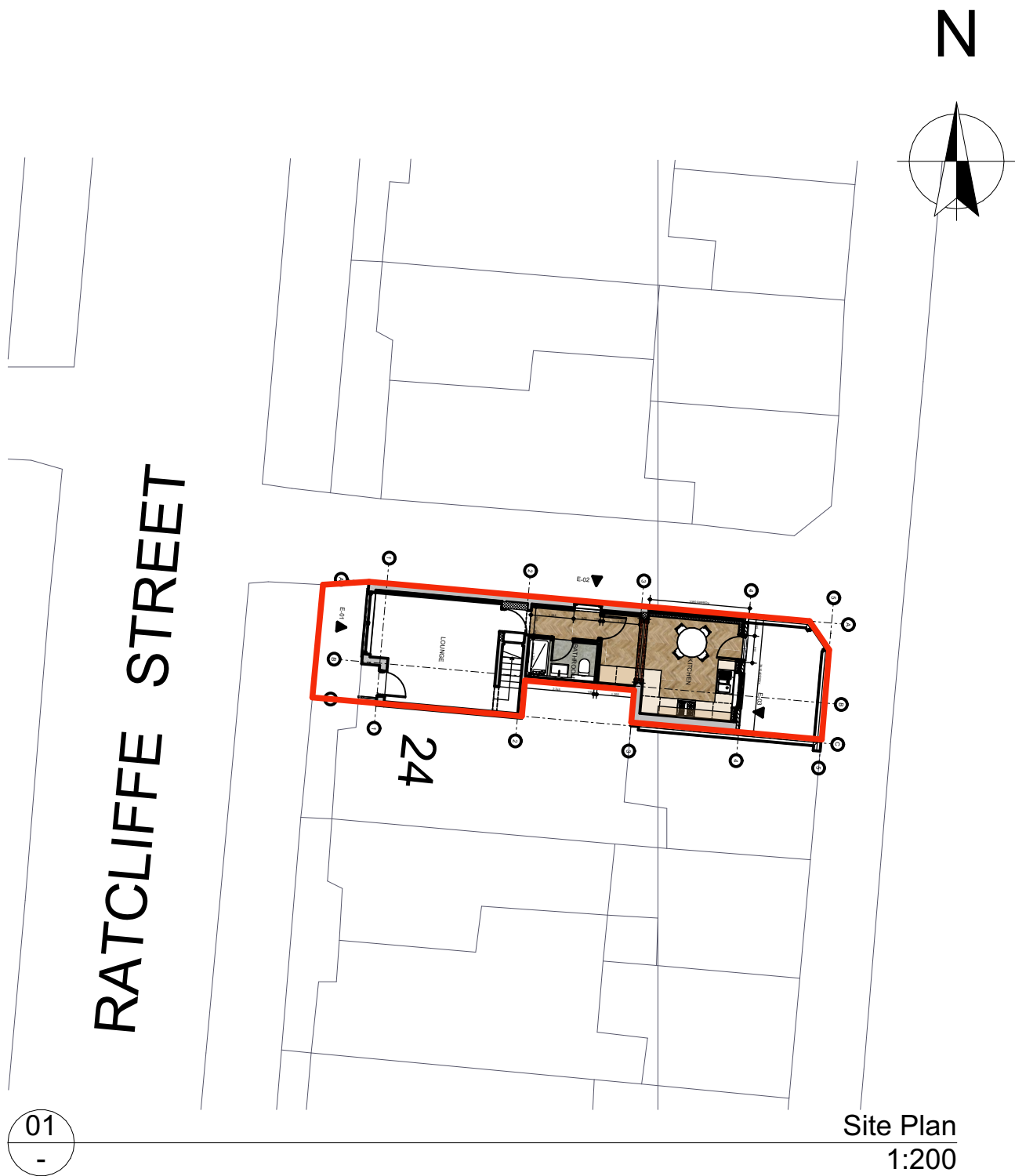
DWG TITLE:

Elevations Existing

SCALE @ A3: 1:100

DWG No: Rev:

STATUS: PRELIMINARY DATE: 17/04/2024



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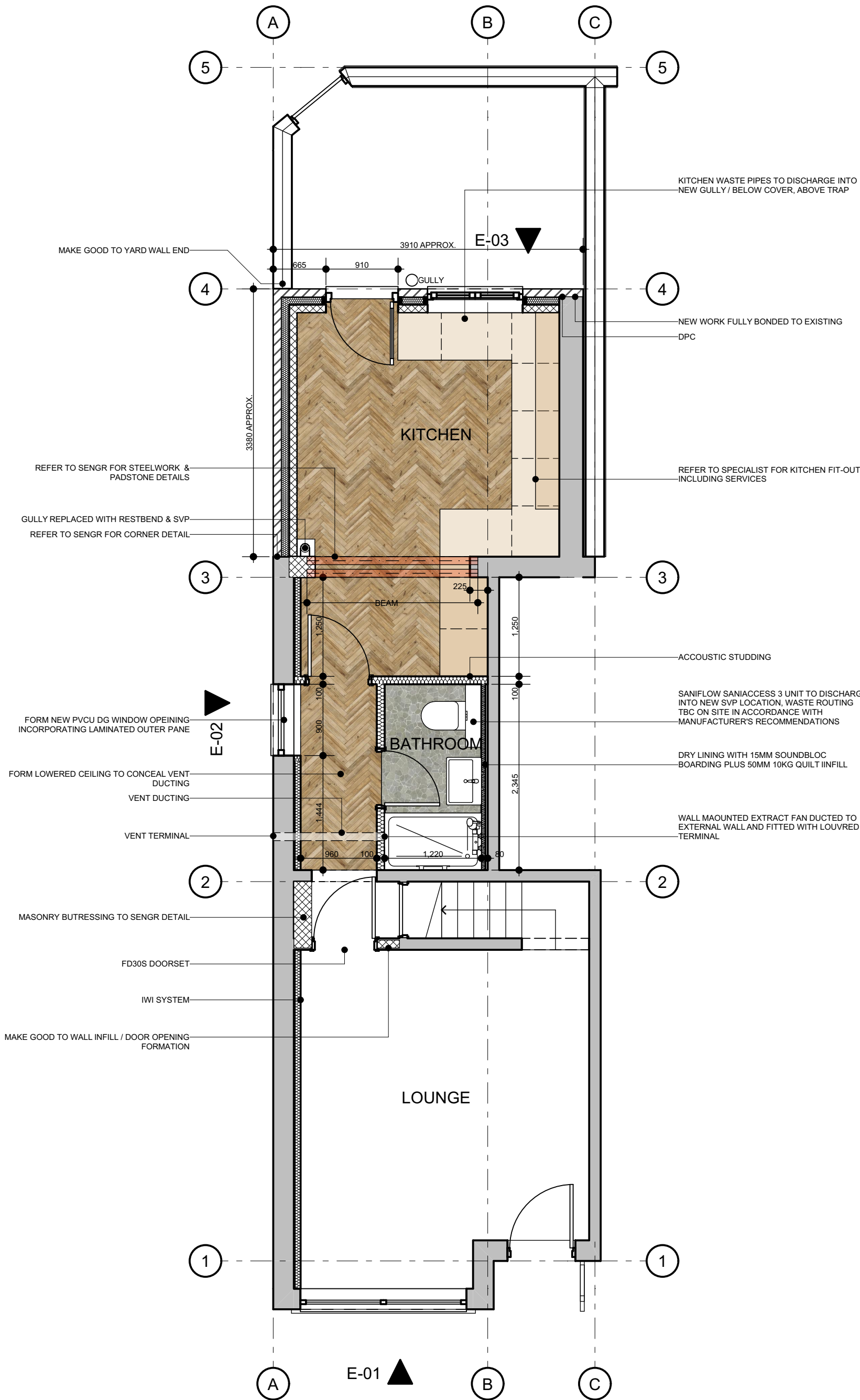
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SCALEBAR: 1:50(2CM=1M) 1:100(1CM=1M) 1:200(1CM=2M) 1:500(1CM=5M)

REV:	DATE:	DETAILS:
CLIENT: Ben & Lez Nichols		
SITE LOCATION: 26 Ratcliffe Street Levenshulme M193QH		
DWG TITLE: Site Plan Proposed		
SCALE @ A3: 1:200		
DWG No:		Rev:
STATUS: PRELIMINARY		DATE: 17/04/2024



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REV: DATE: DETAILS:

CLIENT:

Ben & Lez Nichols

SITE LOCATION:

26 Ratcliffe Street Levenshulme M193QH

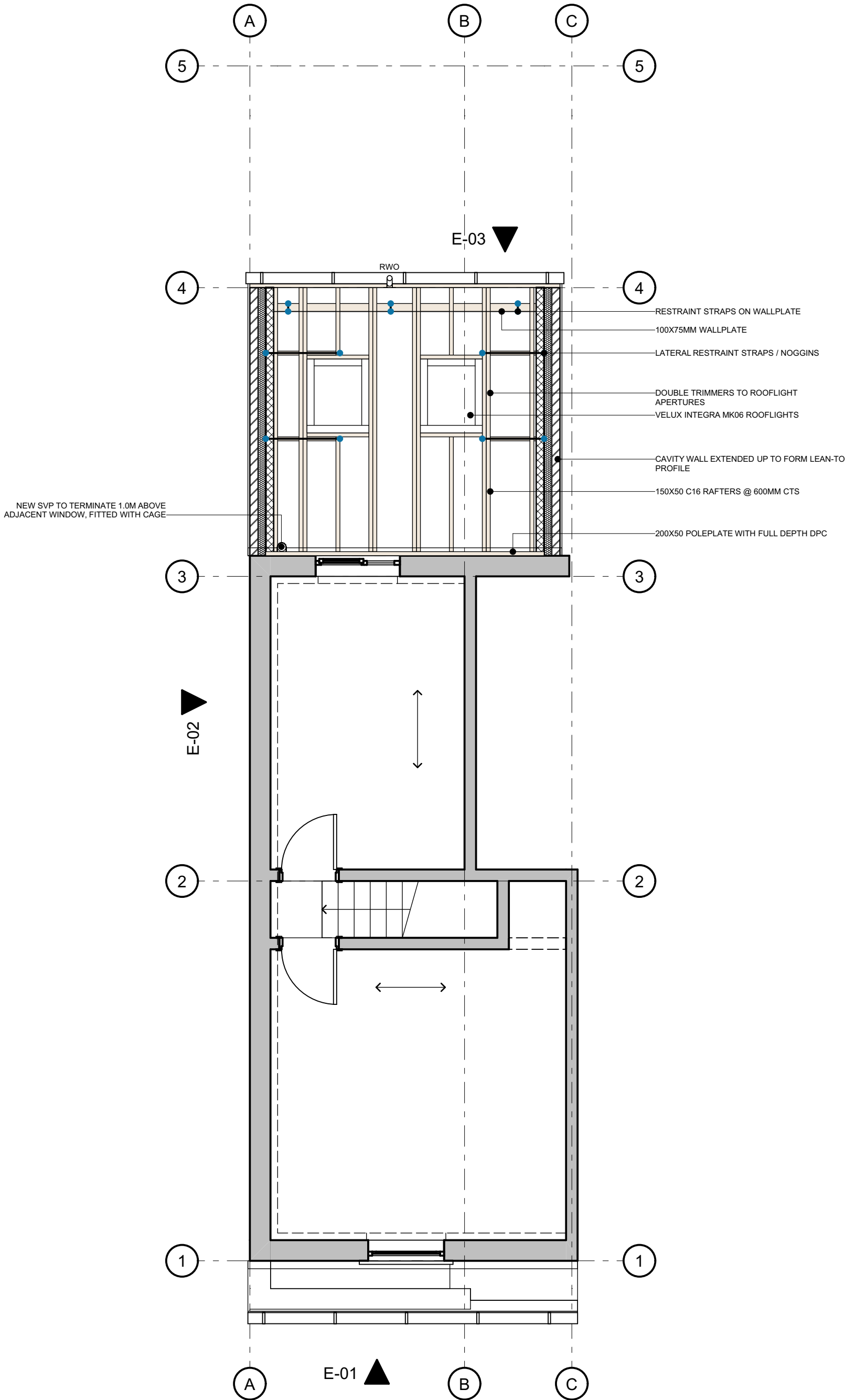
DWG TITLE:

0. GF-Ground Floor Proposed

SCALE @ A3: 1:50

DWG No: Rev:

STATUS: PRELIMINARY DATE: 17/04/2024



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If clarification regarding structural issues is required, refer to the client appointed structural engineer.

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SCALEBAR: 1:50(2CM=1M) 1:100(1CM=1M) 1:200(1CM=2M) 1:500(1CM=5M)

REV: DATE: DETAILS:

CLIENT:

Ben & Lez Nichols

SITE LOCATION:

26 Ratcliffe Street Levenshulme M193QH

DWG TITLE:

1. 01-First Floor Proposed

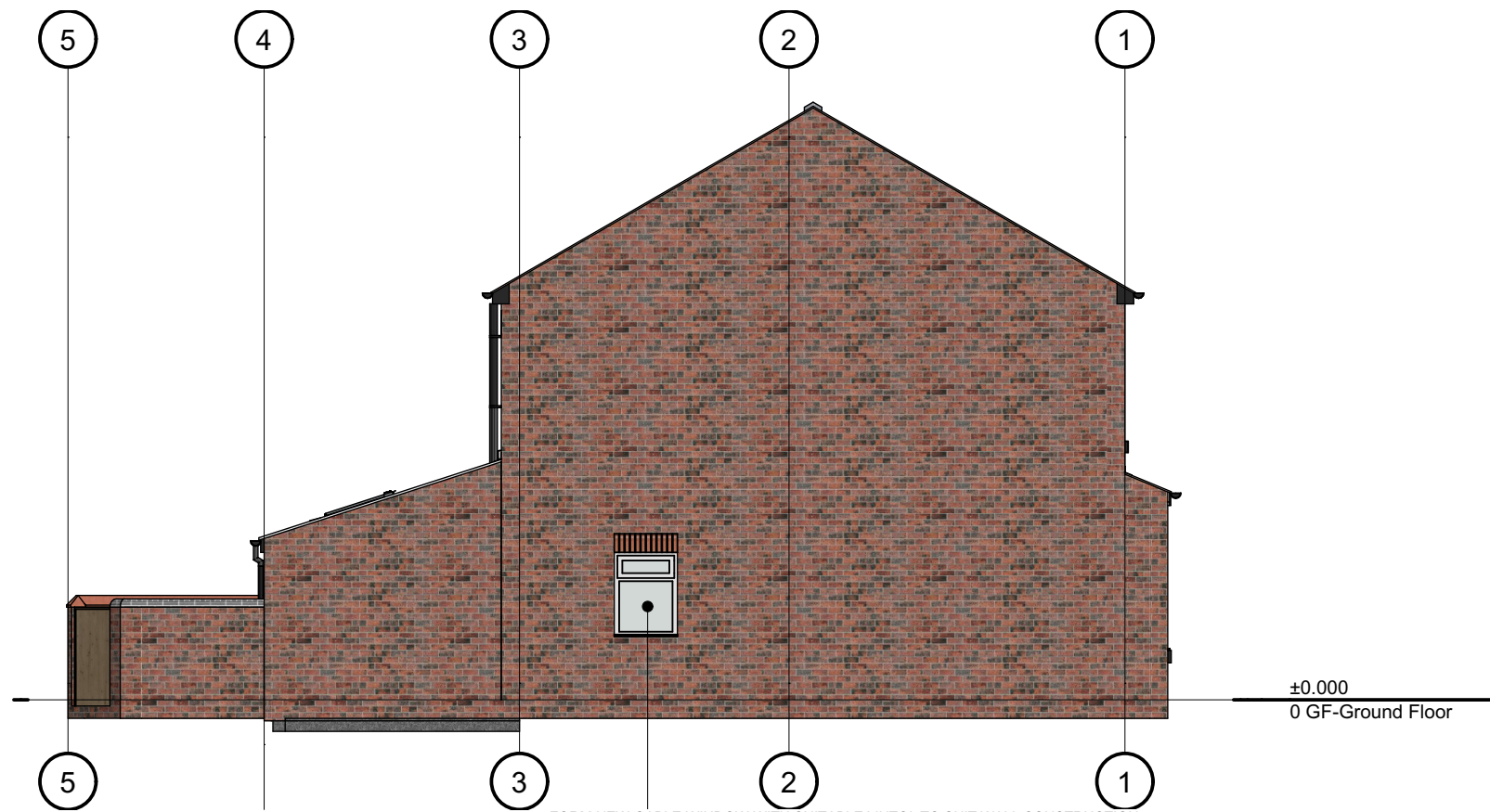
SCALE @ A3: 1:50

DWG No: Rev:

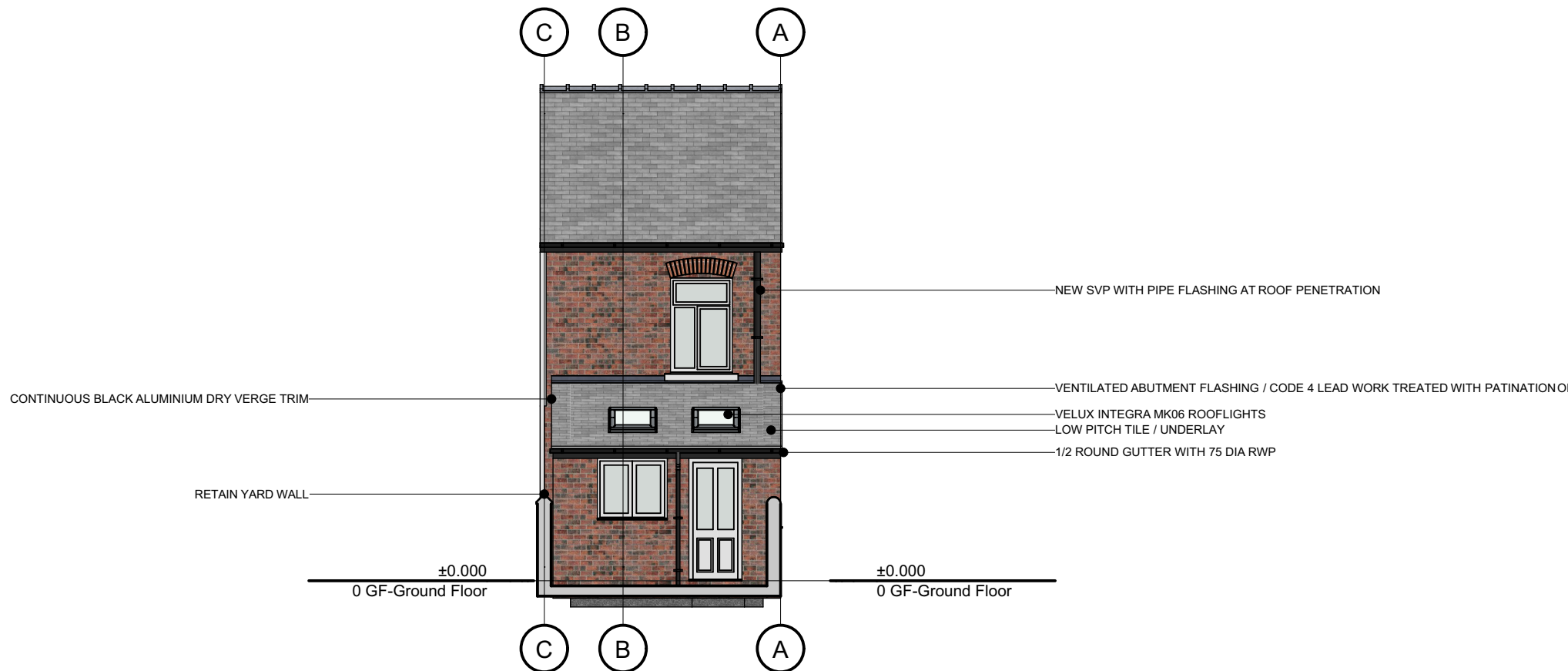
STATUS: PRELIMINARY DATE: 17/04/2024



E-01
-
West Elevation
1:100



E-02
-
North Elevation
1:100



E-03
-
East Elevation
1:100

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REV: DATE: DETAILS:

CLIENT:

Ben & Lez Nichols

SITE LOCATION:

26 Ratcliffe Street Levenshulme M193QH

DWG TITLE:

Elevations Proposed

SCALE @ A3: 1:100

DWG No: Rev:

STATUS: PRELIMINARY DATE: 17/04/2024

Ventilated cold pitched roof: 0.15W/m²K max U value
Tile/slate roof covering to match existing, on treated SW battens, counter battens & breathable underlay. 75mm ventilated air gap rafter depth increased to 150mm
75mm PIR insulation between & under rafters: Foil taped joints to form vcl.
underdrawn with 38x50mm battens, 12.5mm plasterboard & 3mm skim finish.

Cavity walls: 0.17W/m²K max U value
102.5mm facing brick to match existing outer leaf.
100mm cavity with 90mm PIR T&G slabs, 10mm residual cavity subject to BCO approval.
100mm aerated block inner leaf subject to sengr detail, wall ties @ 750x450mm cts and 225mm cts around openings.
Thermal DPC cavity closures to window / door reveals.
12.5mm plasterboard (dot&dab) 3mm skim finish.

Solid ground floor:0.15W/m²K max U value P/A ratio 0.95
50mm nominal UFH type self-levelling liquid floor screed.
VCL, on 100mm min UFH PIR floor insulation with 25mm PIR perimeter upstands to overlap with wall insulation by 150mm.
DPM/GAS/RADON to suit BCO requirements, lapped / bonded to DPC / DPC trays.
refer to sengr for concrete floor slab detail.

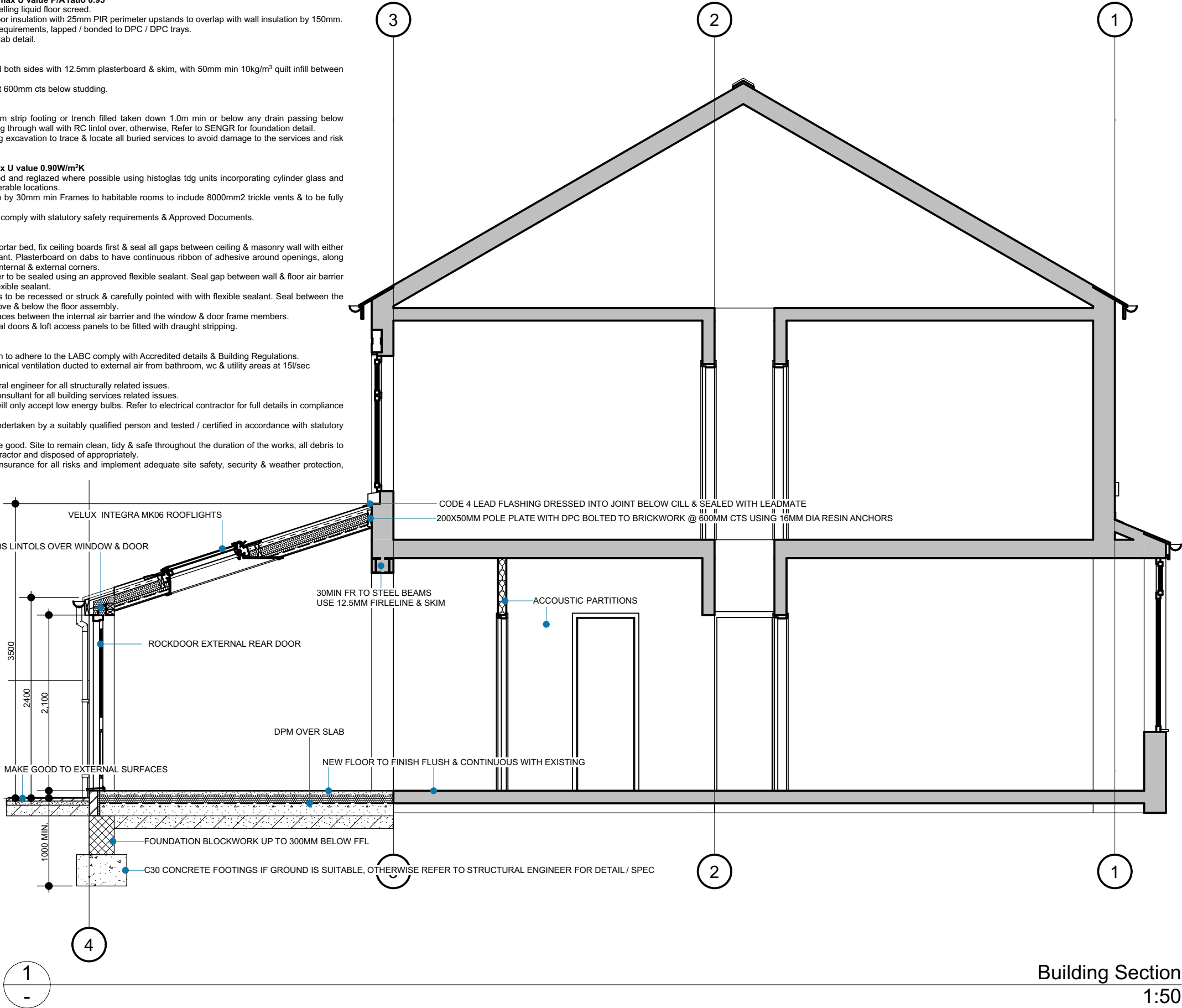
Acoustic Studding:
70mm studs @ 600mm cts faced both sides with 12.5mm plasterboard & skim, with 50mm min 10kg/m³ quilt infill between studs.
Triple floor joist bolted together at 600mm cts below studding.

Foundation:
Generally, c30 grade 600x300mm strip footing or trench filled taken down 1.0m min or below any drain passing below proposal & isolated where passing through wall with RC lintol over, otherwise, Refer to SENG R for foundation detail.
Care to be taken prior to & during excavation to trace & locate all buried services to avoid damage to the services and risk from injury.

WINDOWS & doors: overall max U value 0.90W/m²K
Timber windows to be refurbished and reglazed where possible using histoglas tdg units incorporating cylinder glass and safety glazing in critical and vulnerable locations.
Frames to overlap wall insulation by 30mm min Frames to habitable rooms to include 8000mm2 trickle vents & to be fully draught stripped
All glazing in 'critical' locations to comply with statutory safety requirements & Approved Documents.

Air Barrier Continuity:
Set wall plate on a continuous mortar bed, fix ceiling boards first & seal all gaps between ceiling & masonry wall with either plaster, adhesive or flexible sealant. Plasterboard on dabs to have continuous ribbon of adhesive around openings, along the top & bottom of walls and at internal & external corners.
All penetrations through air barrier to be sealed using an approved flexible sealant. Seal gap between wall & floor air barrier & between skirting & floor with flexible sealant.
Mortar joints around built-in joists to be recessed or struck & carefully pointed with with flexible sealant. Seal between the wall air barrier and blockwork above & below the floor assembly.
Apply flexible sealant to all interfaces between the internal air barrier and the window & door frame members.
All window opening lights, external doors & loft access panels to be fitted with draught stripping.

General:
Minimum standard of construction to adhere to the LABC comply with Accredited details & Building Regulations.
Where necessary, provide mechanical ventilation ducted to external air from bathroom, wc & utility areas at 15l/sec 30L/sec from hob extractor.
Refer to Client appointed Structural engineer for all structurally related issues.
Refer to Client appointed MEP consultant for all building services related issues.
Light fittings to be the type that will only accept low energy bulbs. Refer to electrical contractor for full details in compliance with L2B.
All gas & electrical work to be undertaken by a suitably qualified person and tested / certified in accordance with statutory requirements.
All disturbed surfaces to be made good. Site to remain clean, tidy & safe throughout the duration of the works, all debris to be removed from site by the contractor and disposed of appropriately.
Contractor to carry appropriate insurance for all risks and implement adequate site safety, security & weather protection, throughout the contract period.



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REV: DATE: DETAILS:

CLIENT:

Ben & Lez Nichols

SITE LOCATION:

26 Ratcliffe Street Levenshulme M193QH

DWG TITLE:

S-02 Building Section Proposed

SCALE @ A3: 1:50

DWG No: Rev:

STATUS: PRELIMINARY DATE: 17/04/2024

Building Section

1:50