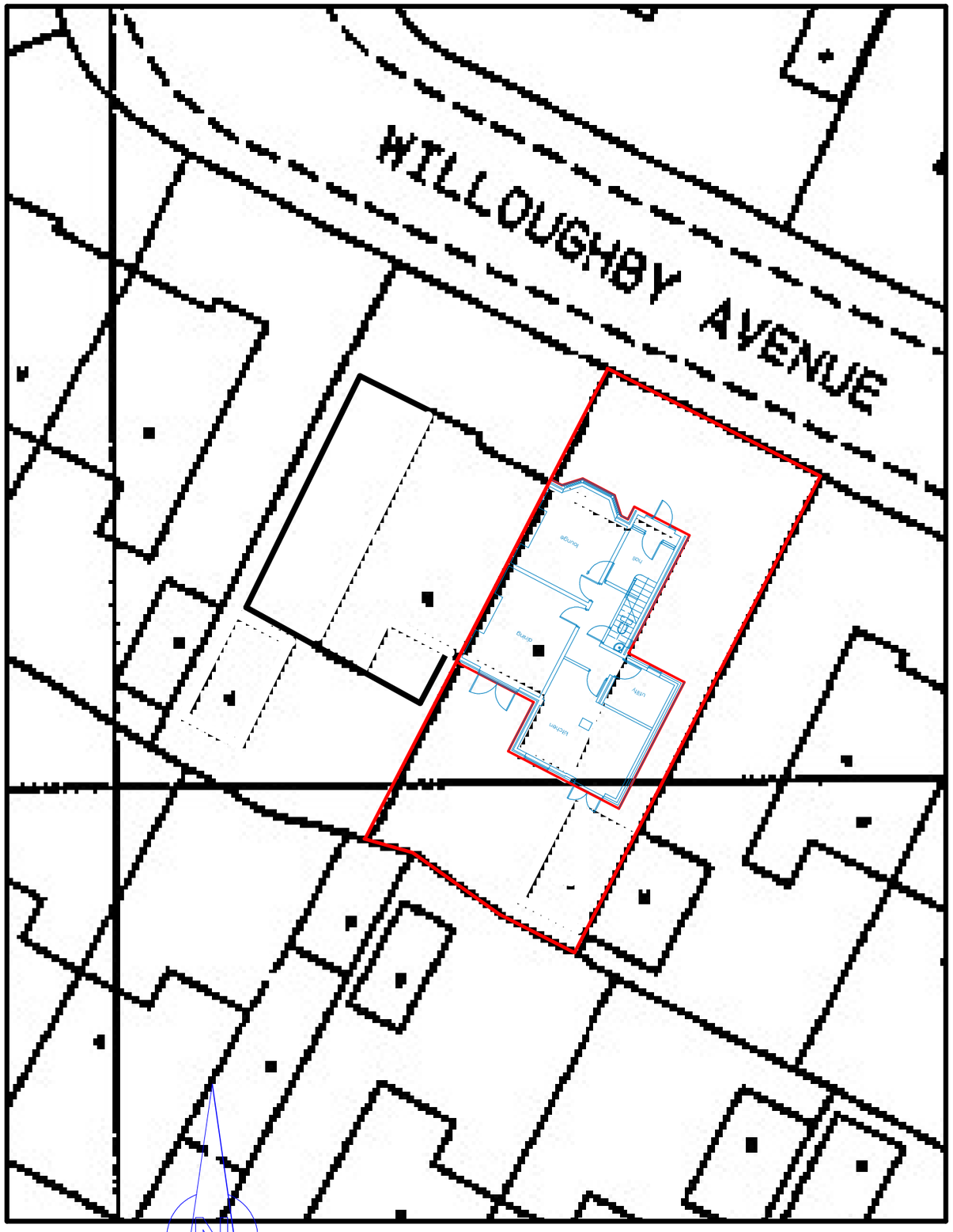
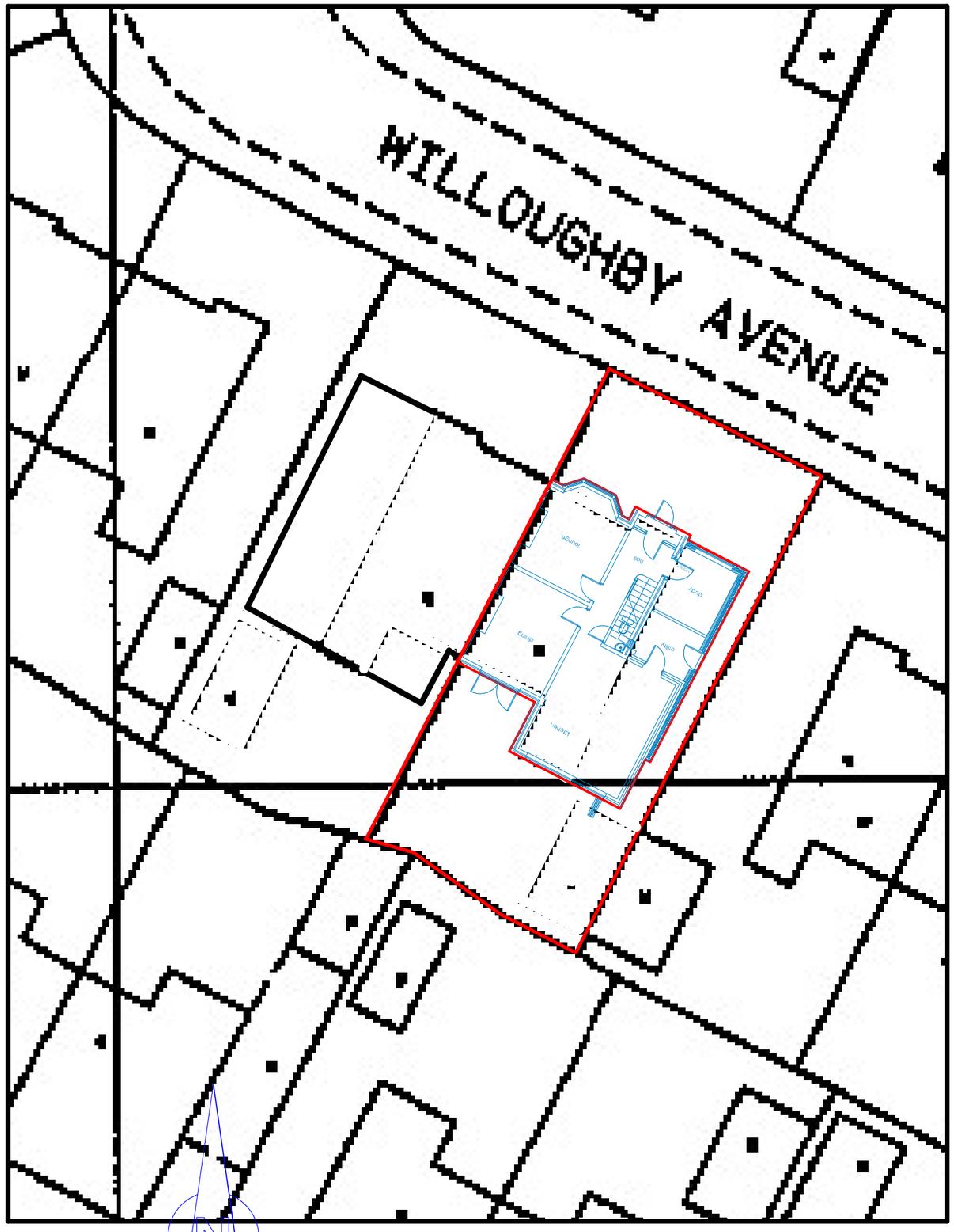


EXISTING

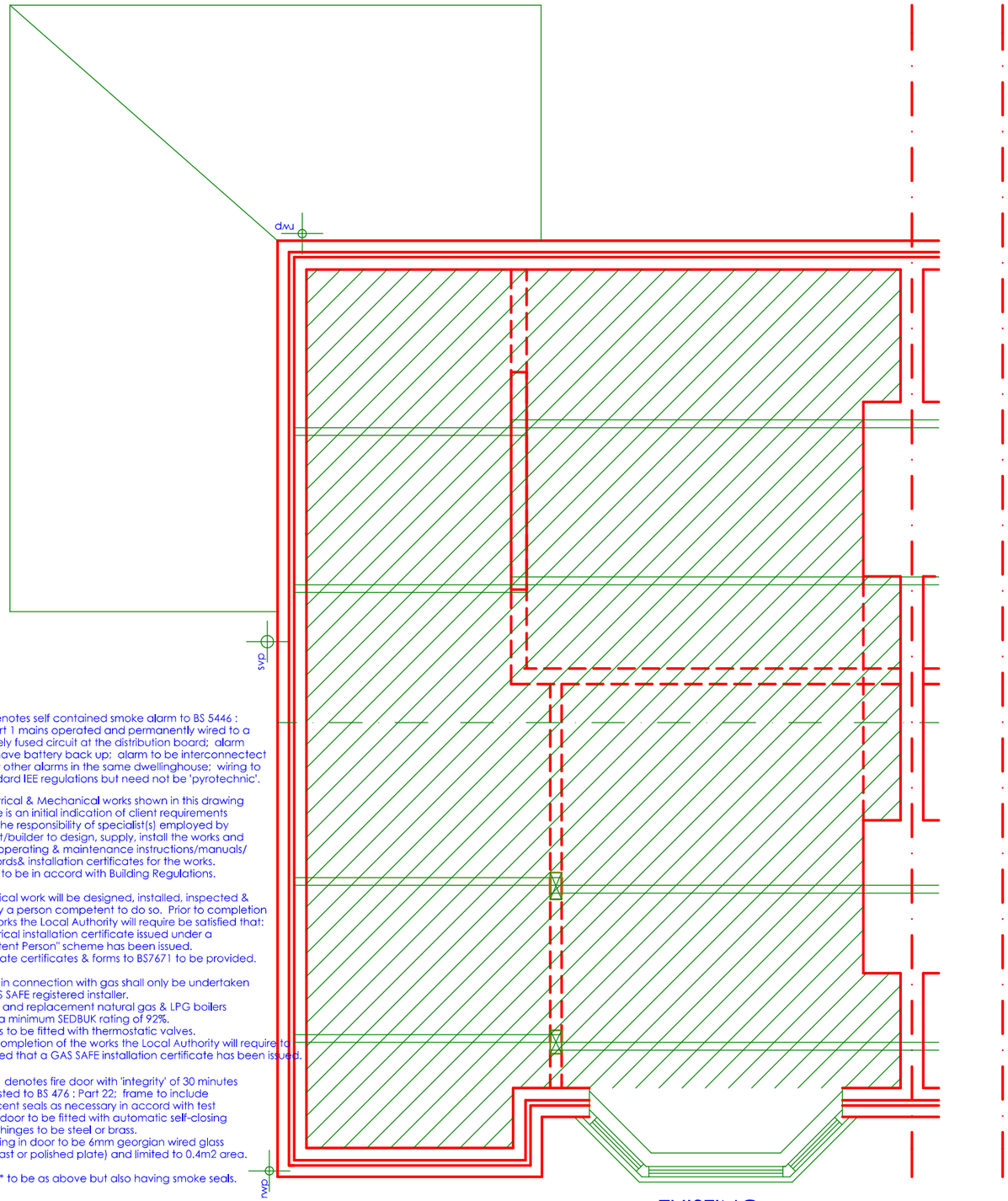


PROPOSED

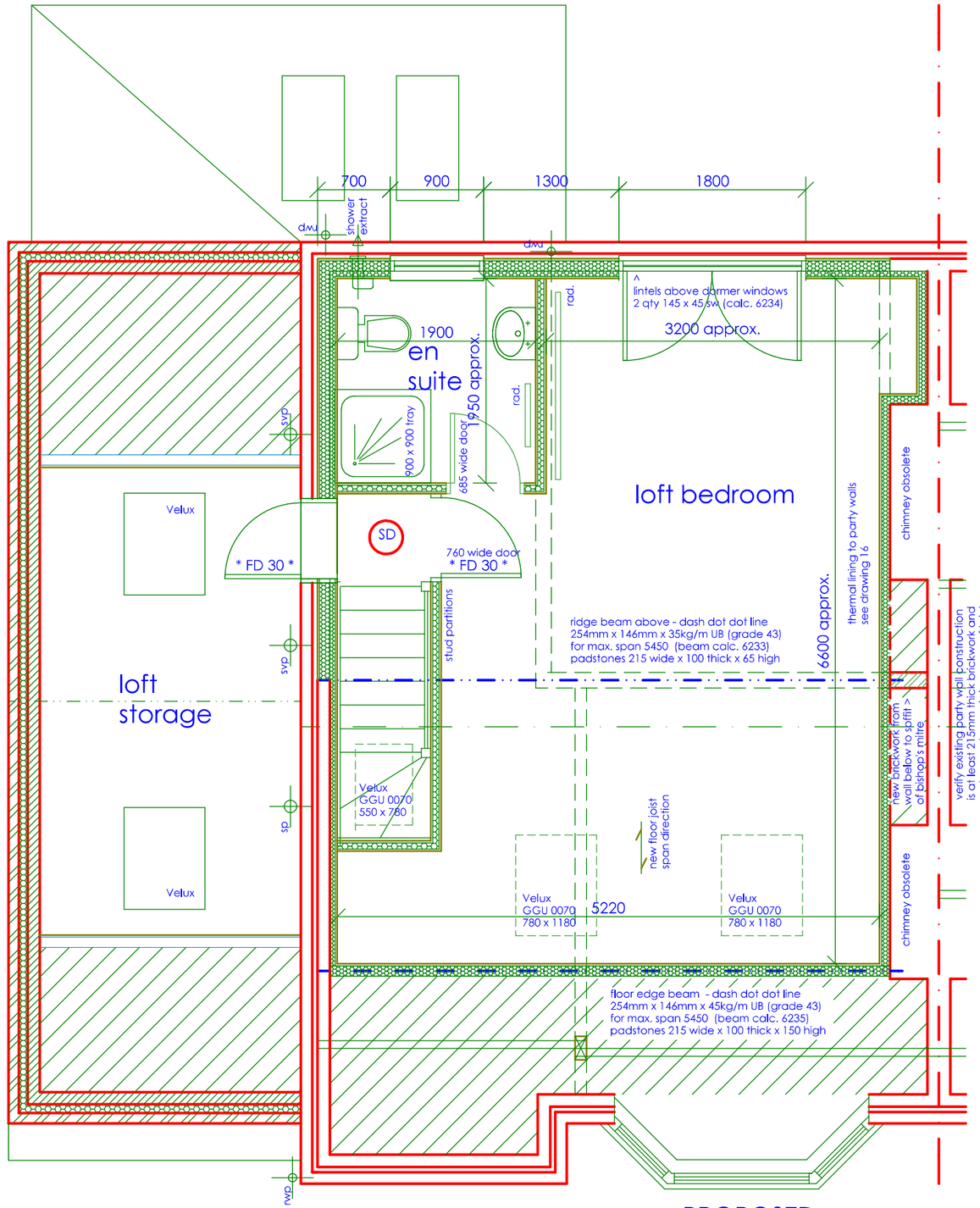
D A V I D Y O U N G A R C H I T E C T
37 TEMPLE DRIVE : SWINTON : MANCHESTER : M27 4EA
davidyoung.architect@gmail.com MOBILE 07774 181 336

0 2000 4000 6000
1 : 200 SCALE @ A3 size

SITE PLANS DWG : 20
12 WILLOUGBY AVENUE DIDSBURY MANCHESTER M20 6AS JANUARY 2023
REV:



EXISTING



PROPOSED

SD denotes self contained smoke alarm to BS 5446 : Part 1 mains operated and permanently wired to a separately fused circuit at the distribution board; alarm also to have battery back up; alarm to be interconnect with any other alarms in the same dwellinghouse; wiring to be standard IEE regulations but need not be 'pyrotechnic'.

The Electrical & Mechanical works shown in this drawing package is an initial indication of client requirements and it is the responsibility of specialist(s) employed by the client/builder to design, supply, install the works and provide operating & maintenance instructions/manuals/ files/records& installation certificates for the works. All works to be in accord with Building Regulations.

All electrical work will be designed, installed, inspected & tested by a person competent to do so. Prior to completion of the works the Local Authority will require be satisfied that: An electrical installation certificate issued under a "Competent Person" scheme has been issued. Appropriate certificates & forms to BS7671 to be provided.

All works in connection with gas shall only be undertaken by a GAS SAFE registered installer. Any new and replacement natural gas & LPG boilers to have a minimum SEDBUK rating of 92%. Radiators to be fitted with thermostatic valves. Prior to completion of the works the Local Authority will require to be satisfied that a GAS SAFE installation certificate has been issued.

* FD 30 * denotes fire door with 'integrity' of 30 minutes when tested to BS 476 : Part 22; frame to include intumescent seals as necessary in accord with test criteria; door to be fitted with automatic self-closing device; hinges to be steel or brass. Any glazing in door to be 6mm georgian wired glass (either cast or polished plate) and limited to 0.4m2 area.

* FD 30S * to be as above but also having smoke seals.

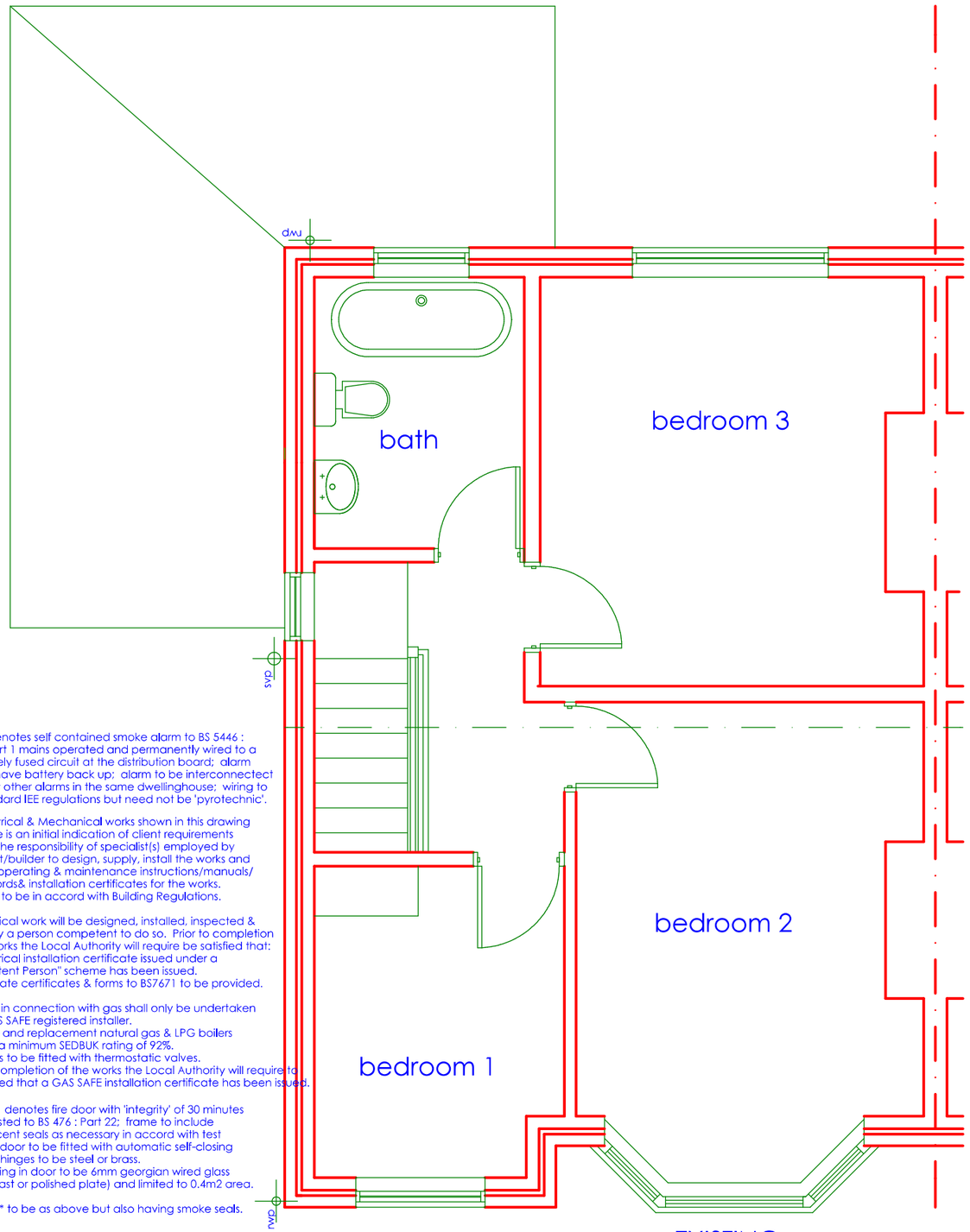
The contractor(s) are responsible for checking all dimensions and existing features on site prior to fabrication, manufacture or construction of the works

0 1000 2000 3000

Scale: all dimension in mm unless otherwise stated

DAVID YOUNG ARCHITECT
37 TEMPLE DRIVE : SWINTON : MANCHESTER : M27 4EA
TEL 0161 793 0737 : FAX 0161 950 6672 : MOBILE 07774 181 336

LOFT PLANS DWG : 21
12 WILLOUGHBY AVENUE DIDSBURY MANCHESTER M20 6AS SEP 2023
REV:



EXISTING

SD denotes self contained smoke alarm to BS 5446 : Part 1 mains operated and permanently wired to a separately fused circuit at the distribution board; alarm also to have battery back up; alarm to be interconnectect with any other alarms in the same dwellinghouse; wiring to be standard IEE regulations but need not be 'pyrotechnic'.

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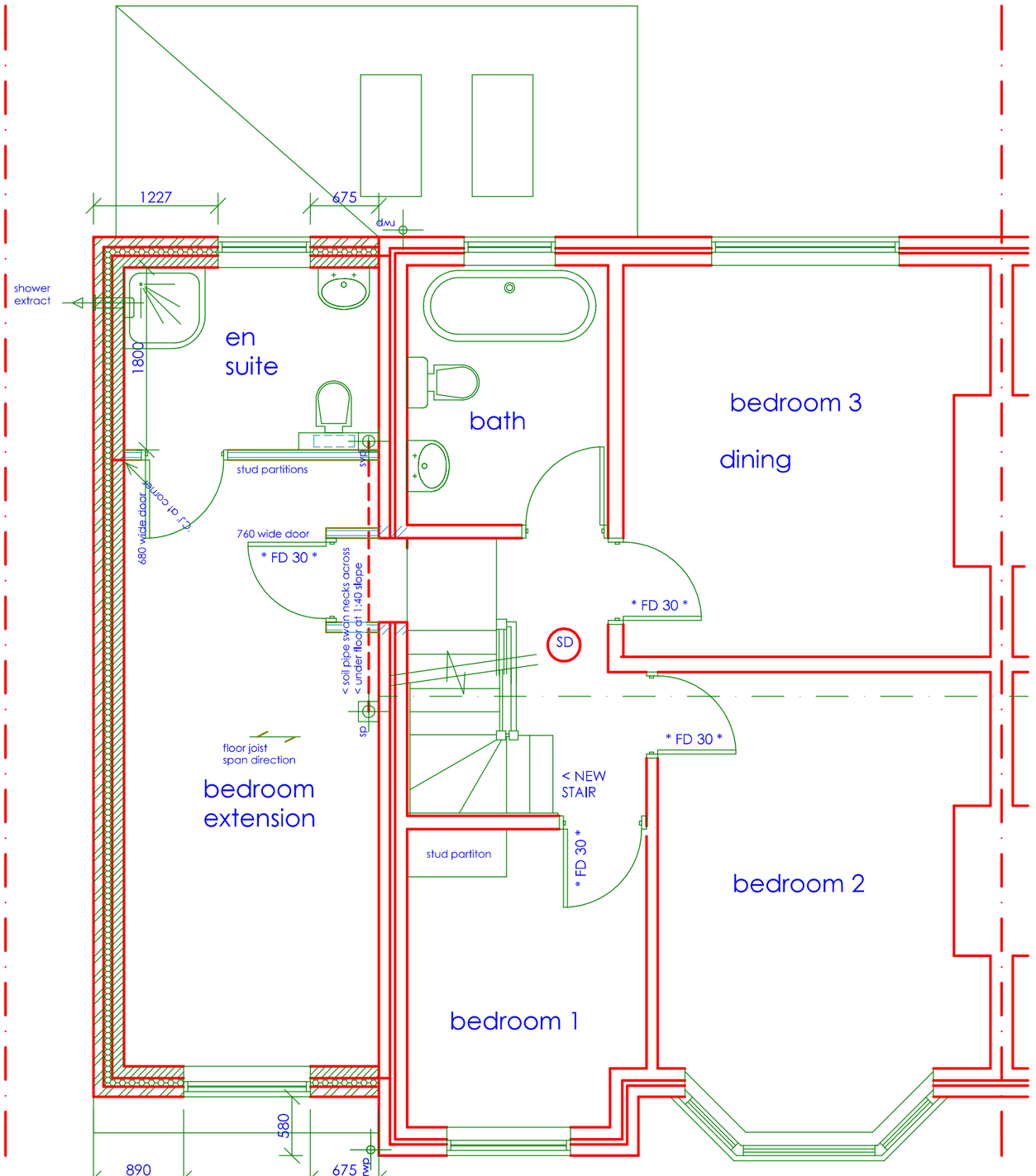
All works in connection with gas shall only be undertaken by a GAS SAFE registered installer. Any new and replacement natural gas & LPG boilers to have a minimum SEDBUK rating of 92%. Radiators to be fitted with thermostatic valves. Prior to completion of the works the Local Authority will require to be satisfied that a GAS SAFE installation certificate has been issued.

* FD 30 * denotes fire door with 'integrity' of 30 minutes when tested to BS 476 : Part 22; frame to include intumescent seals as necessary in accord with test criteria; door to be fitted with automatic self-closing device; hinges to be steel or brass. Any glazing in door to be 6mm georgian wired glass (either cast or polished plate) and limited to 0.4m2 area.

* FD 30S * to be as above but also having smoke seals.



PROPOSED

The contractor(s) are responsible for checking all dimensions and existing features on site prior to fabrication, manufacture or construction of the works

0 1000 2000 3000

Scale: all dimension in mm unless otherwise stated

DAVID YOUNG ARCHITECT
37 TEMPLE DRIVE : SWINTON : MANCHESTER : M27 4EA
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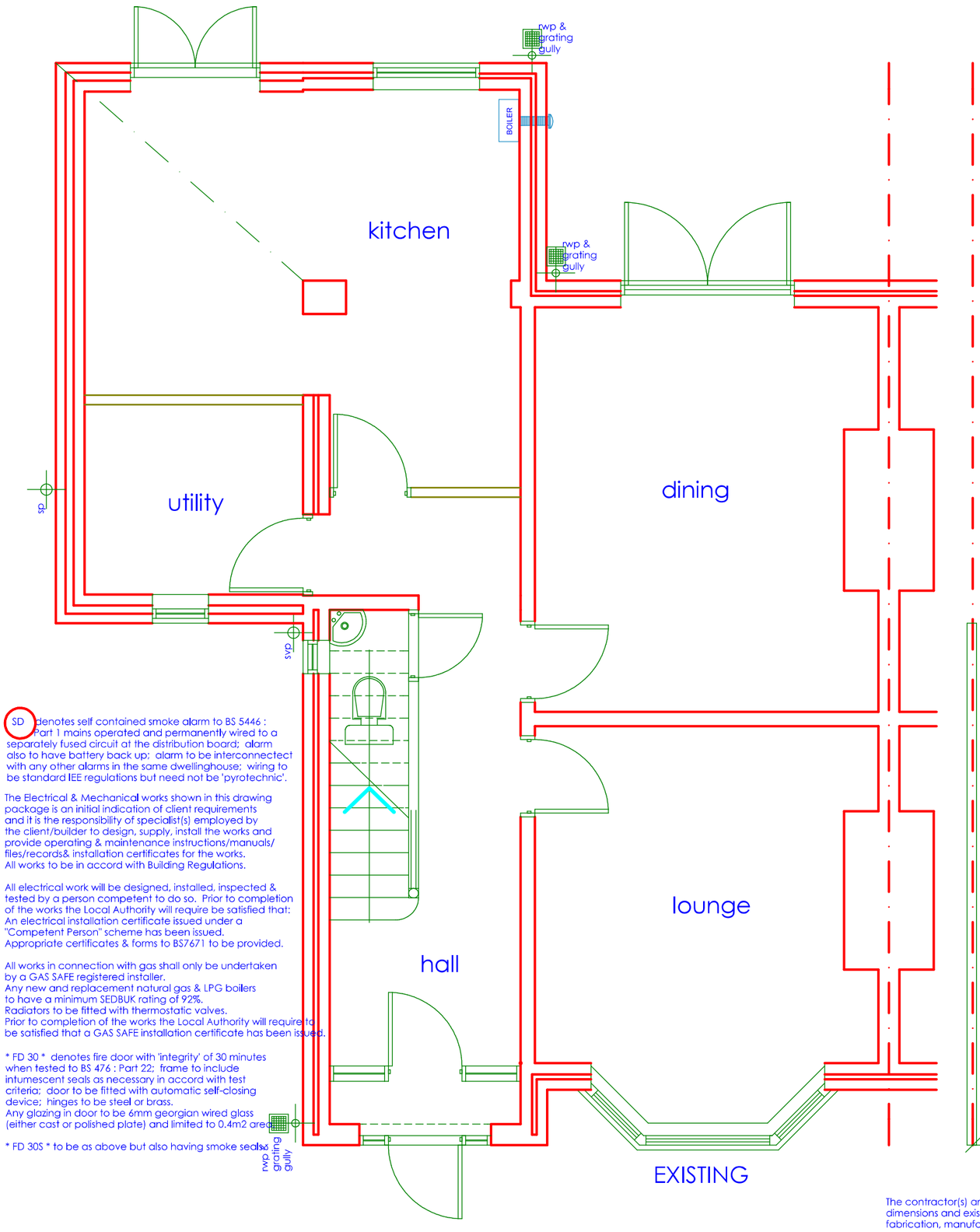
FIRST FLOOR PLANS DWG : 22

12 WILLOUGHBY AVENUE DIDSBURY MANCHESTER M20 6AS SEP 2023

REV:



EXISTING

SD denotes self contained smoke alarm to BS 5446 : Part 1 mains operated and permanently wired to a separately fused circuit at the distribution board; alarm also to have battery back up; alarm to be interconnectect with any other alarms in the same dwellinghouse; wiring to be standard IEE regulations but need not be 'pyrotechnic'.

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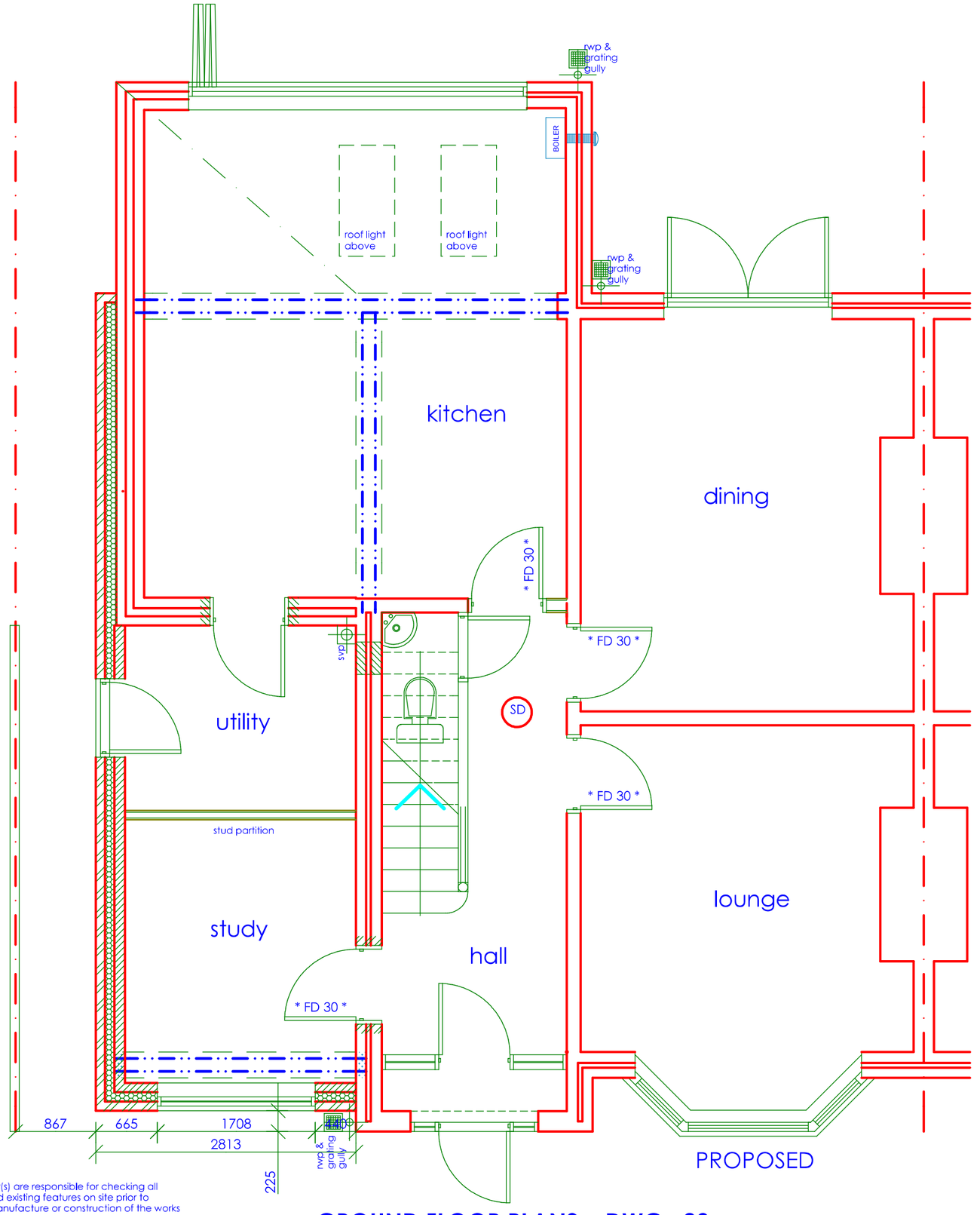
All works in connection with gas shall only be undertaken by a GAS SAFE registered installer. Any new and replacement natural gas & LPG boilers to have a minimum SEDBUK rating of 92%. Radiators to be fitted with thermostatic valves. Prior to completion of the works the Local Authority will require to be satisfied that a GAS SAFE installation certificate has been issued.

* FD 30 * denotes fire door with 'integrity' of 30 minutes when tested to BS 476 : Part 22; frame to include intumescent seals as necessary in accord with test criteria; door to be fitted with automatic self-closing device; hinges to be steel or brass. Any glazing in door to be 6mm georgian wired glass (either cast or polished plate) and limited to 0.4m2 area.

* FD 30S * to be as above but also having smoke seals.



PROPOSED

The contractor(s) are responsible for checking all dimensions and existing features on site prior to fabrication, manufacture or construction of the works

0 1000 2000 3000

Scale: all dimension in mm unless otherwise stated

DAVID YOUNG ARCHITECT
37 TEMPLE DRIVE : SWINTON : MANCHESTER : M27 4EA
TEL 0161 793 0737 : FAX 0161 950 6672 : MOBILE 07774 181 336

GROUND FLOOR PLANS DWG : 23

12 WILLOUGHBY AVENUE DIDSBURY MANCHESTER M20 6AS SEP 2023

REV:

galvanised mild steel decorative balustrade
with handrail fitted 1100 above floor level;
balusters spaced so that a sphere of 100 dia
will not pass through at any point;
all ccolorcat finished black;
fixings & handrail to be capable of resisting a
load of 0.74kN/m applied horizontally
handrail to be:
50mm x 50mm x 4.66kg/m square hollow section
steel (calc. 6240) or equivalent

4.62 m2 surface area of end of dormer
5.50 m length of dormer
25.41 m3 volume of dormer

mineral grey flat roofing

safety glass
to doors &
windows
beside

2100

obscure
glass

1050

tiles to match existing

Marley Plain tiles of colour
to match existing roof

brickwork
to match
existing

obscure
glass

existing brickwork

REAR

roof lights will project 100mm
beyond the plain of the slope of the original roof when measured
from the perpendicular with the external surface of the original roof.

Velux
GGU 0070
550 x 780

Velux
GGU 0070
780 x 1180

Velux
GGU 0070
780 x 1180

tiles to match existing

existing clay tiles

brickwork
to match
existing

escape window with side hung sash
minimum clear width of opening 450
and minimum area of 0.33m2
and cill height not greater than 1100

existing brickwork

brickwork to match existing

FRONT

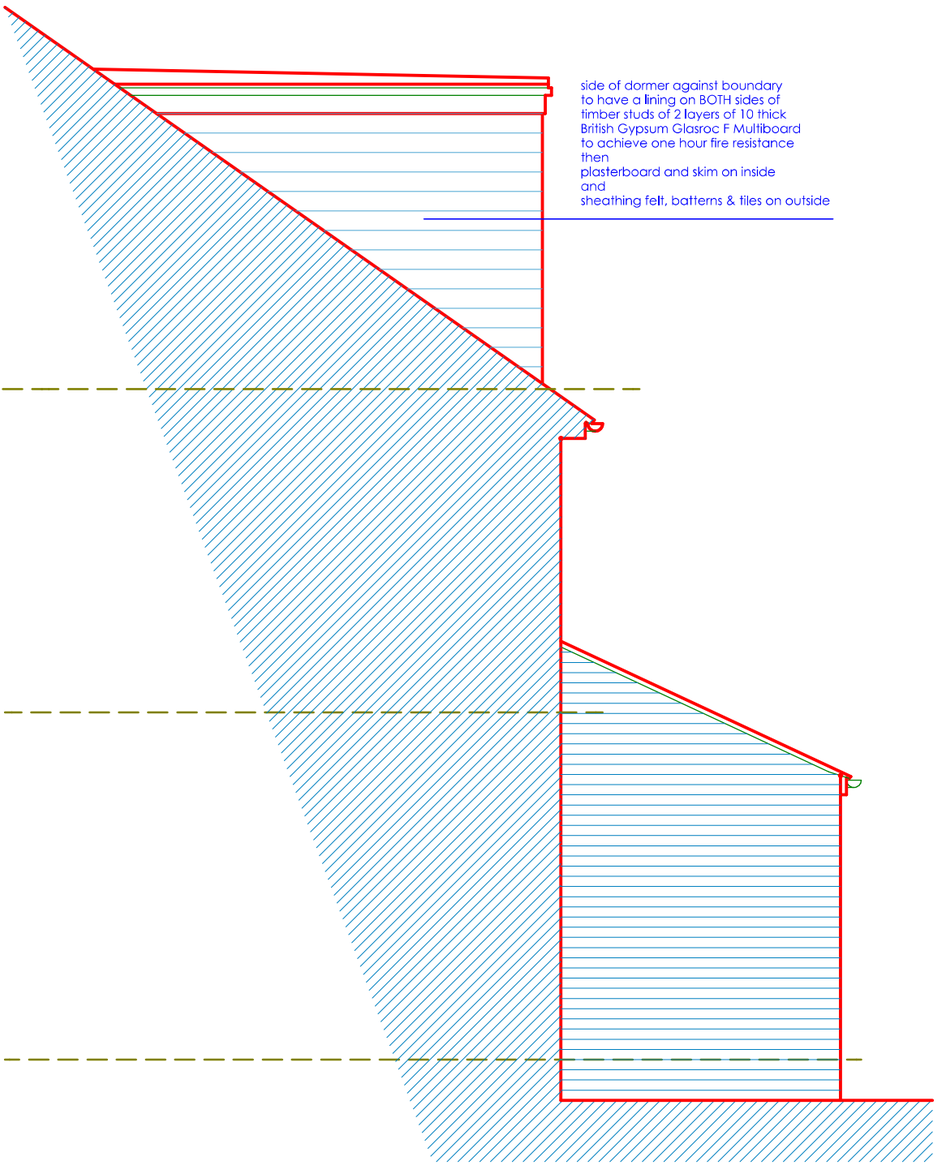
DAVID YOUNG ARCHITECT
37 TEMPLE DRIVE : SWINTON : MANCHESTER : M27 4EA
TEL 0161 793 0737 : FAX 0161 950 6672 : MOBILE 07774 181 336

The contractor(s) are responsible for checking all
dimensions and existing features on site prior to
fabrication, manufacture or construction of the works

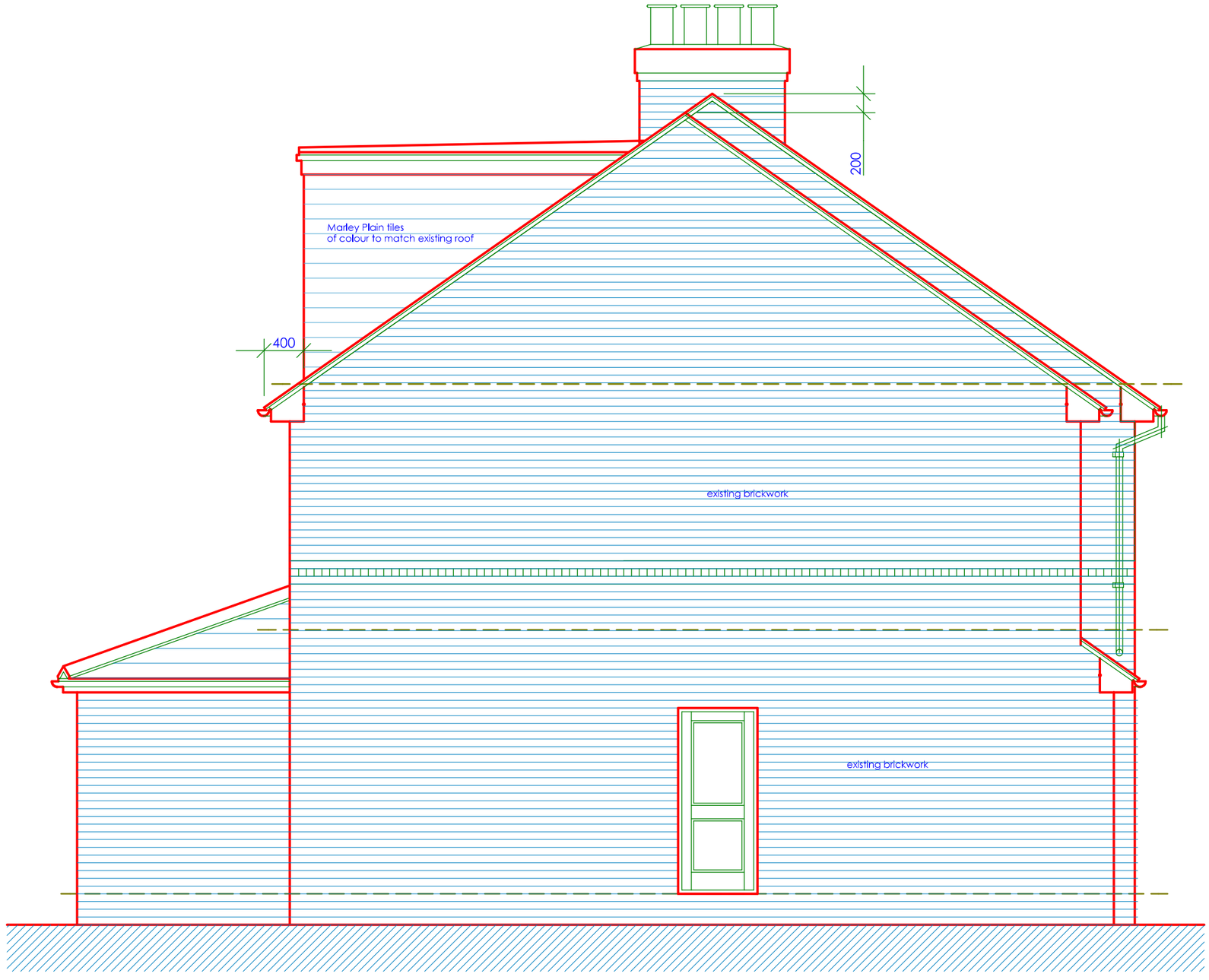
0 1000 2000 3000

Scale: all dimension in mm unless otherwise stated

PROPOSED ELEVATIONS DWG : 24
12 WILLOUGHBY AVENUE DIDSBURY MANCHESTER M20 6AS SEP 2023
REV:



SIDE to No 10



SIDE

DAVID YOUNG ARCHITECT
37 TEMPLE DRIVE : SWINTON : MANCHESTER : M27 4EA
TEL 0161 793 0737 : FAX 0161 950 6672 : MOBILE 07774 181 336

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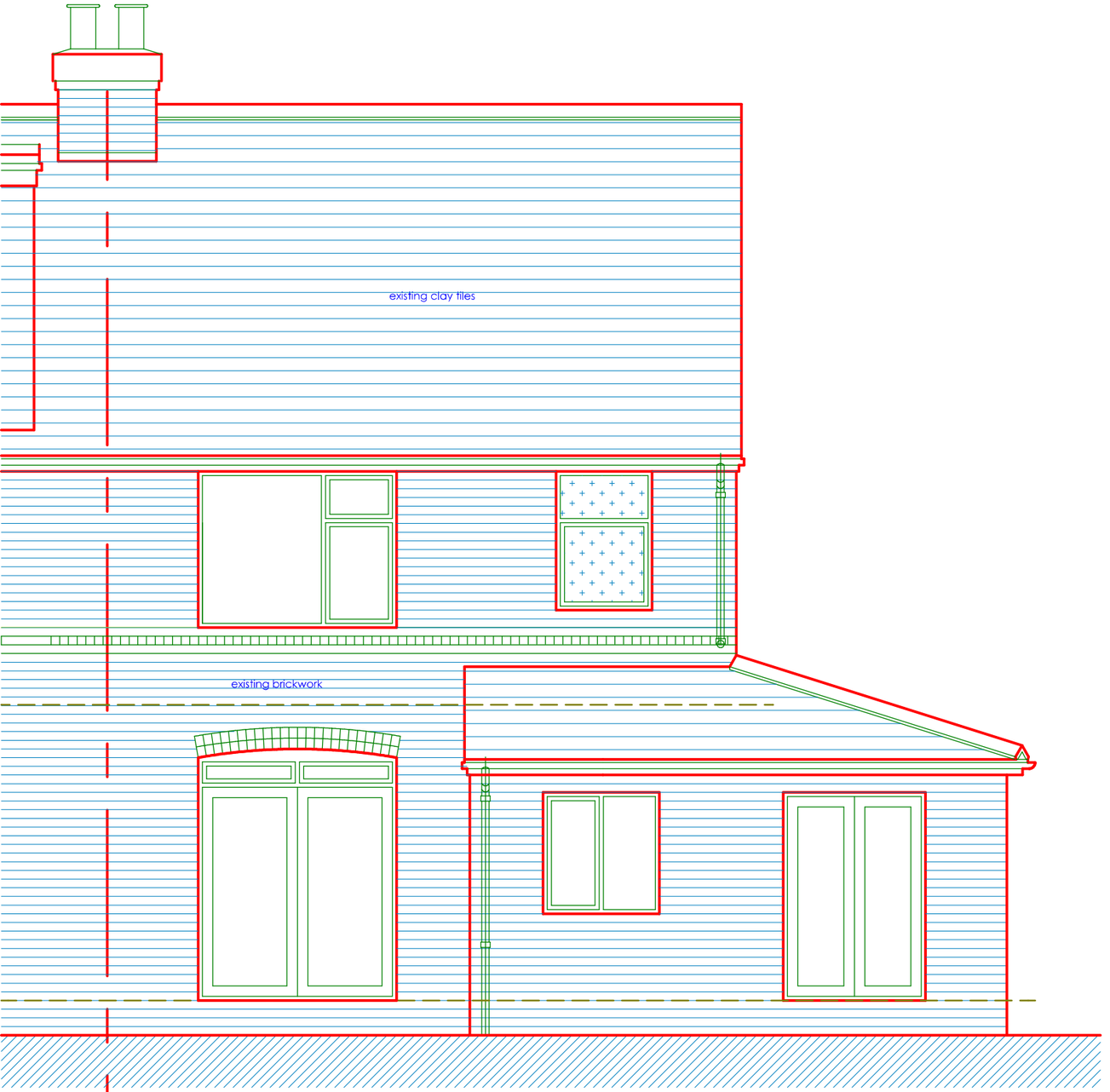
0 1000 2000 3000

Scale: all dimension in mm unless otherwise stated

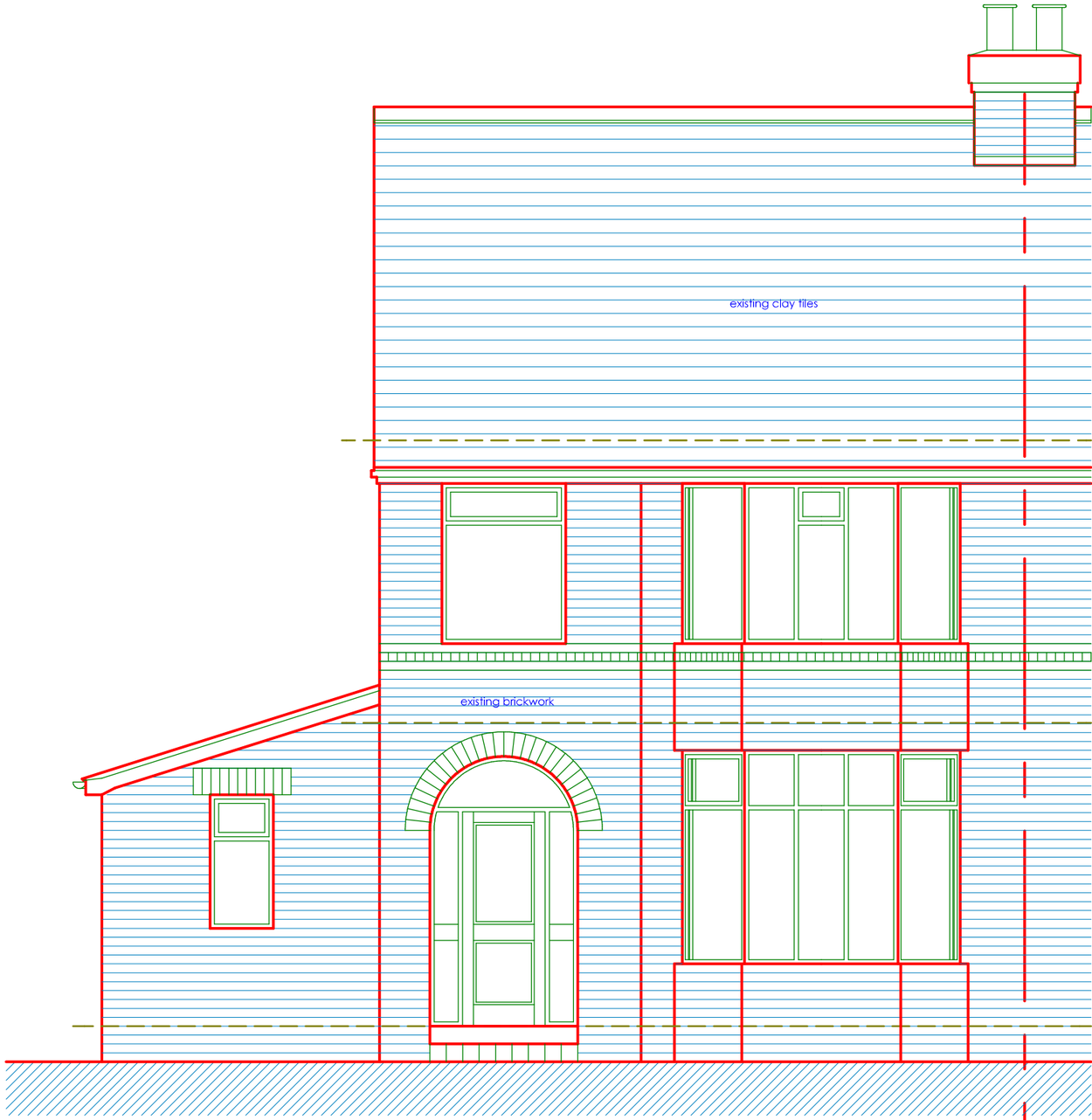
PROPOSED ELEVATIONS DWG : 25

12 WILLOUGHBY AVENUE DIDSBURY MANCHESTER M20 6AS SEP 2023

REV:



REAR



FRONT

DAVID YOUNG ARCHITECT
37 TEMPLE DRIVE : SWINTON : MANCHESTER : M27 4EA
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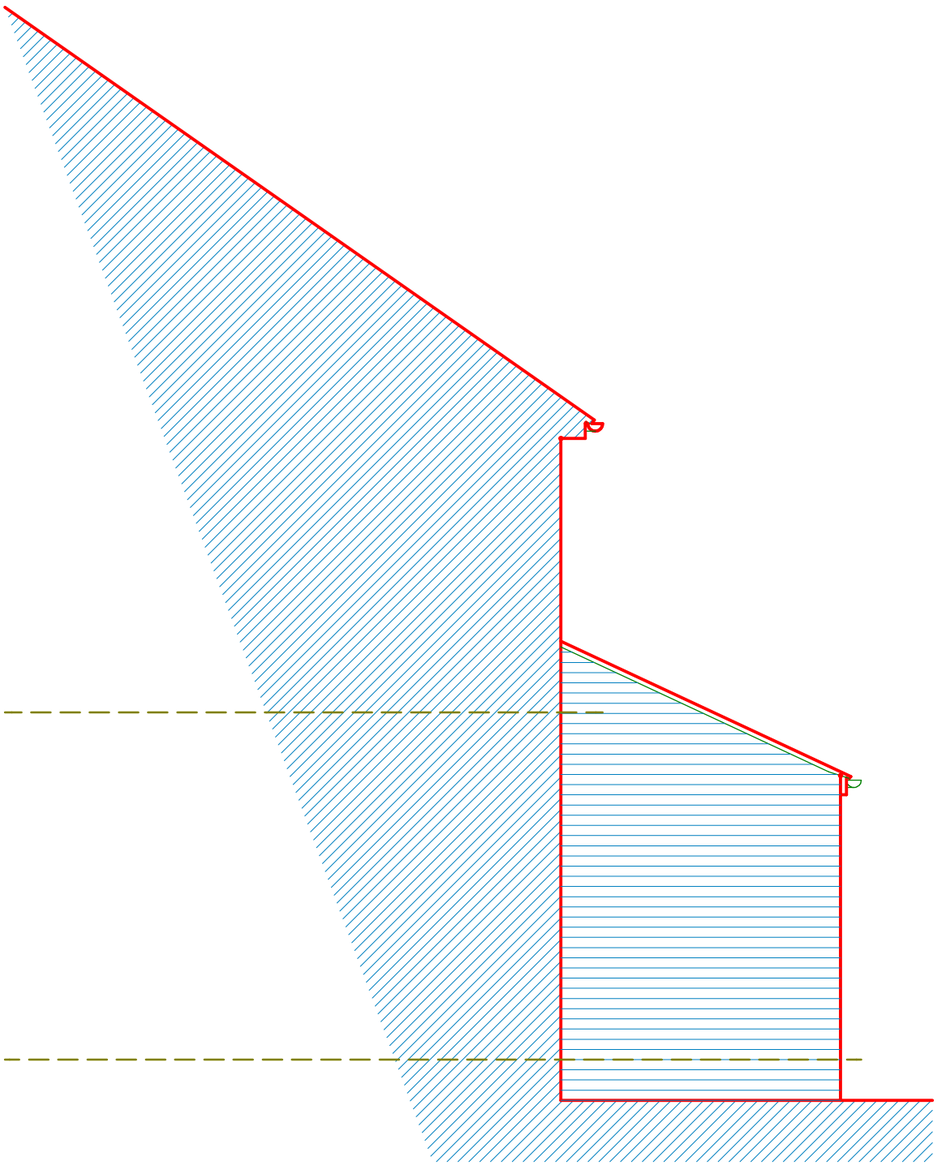
0 1000 2000 3000

Scale: all dimension in mm unless otherwise stated

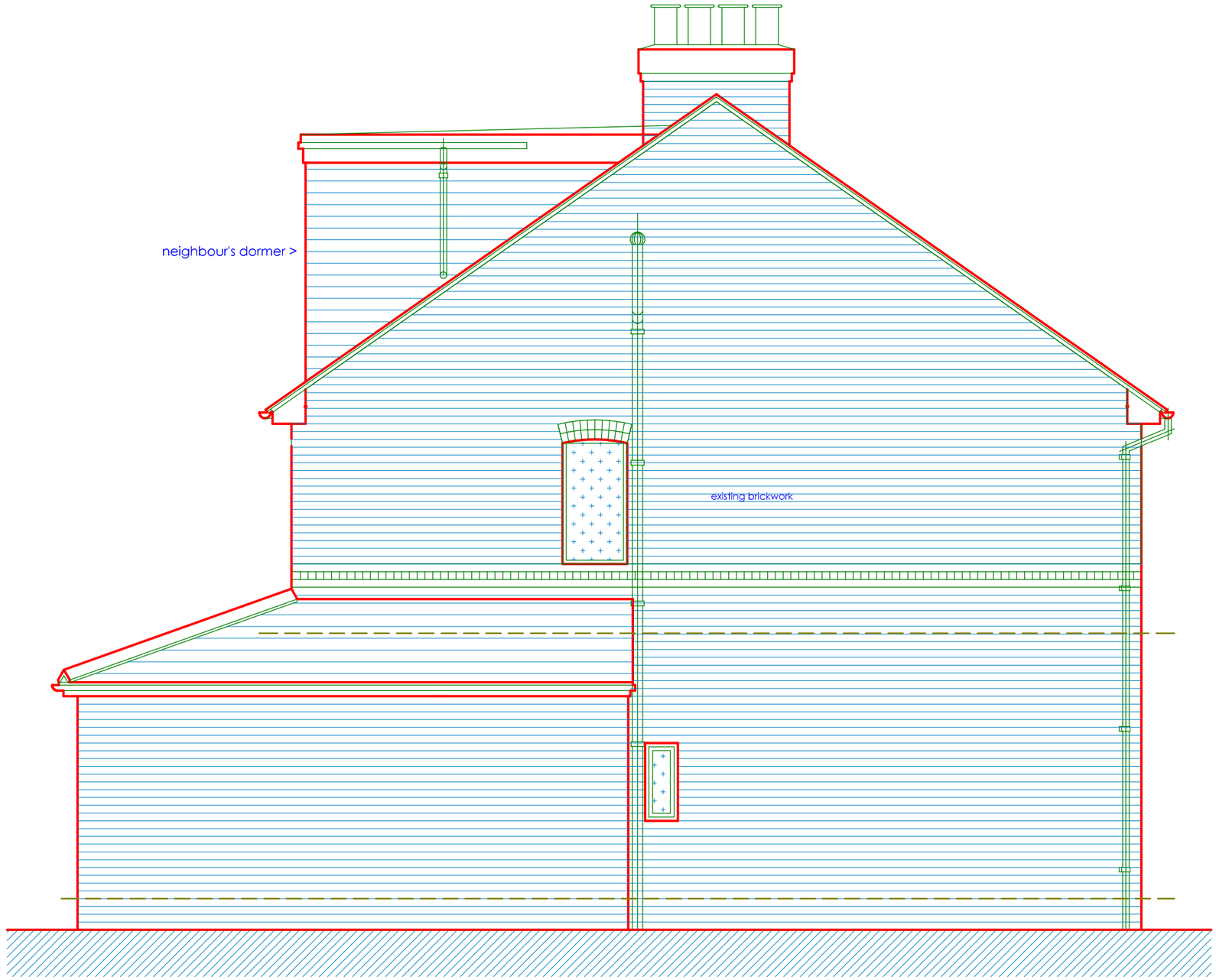
EXISTING ELEVATIONS DWG : 26

12 WILLOUGHBY AVENUE DIDSBURY MANCHESTER M20 6AS SEP 2023

REV:



SIDE to No 10



SIDE

D A V I D Y O U N G A R C H I T E C T
37 TEMPLE DRIVE : SWINTON : MANCHESTER : M27 4EA
TEL 0161 793 0737 : FAX 0161 950 6672 : MOBILE 07774 181 336

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0 1000 2000 3000

Scale: all dimension in mm unless otherwise stated

EXISTING ELEVATIONS DWG : 27

12 WILLOUGHBY AVENUE DIDSBURY MANCHESTER M20 6AS SEP 2023

REV: