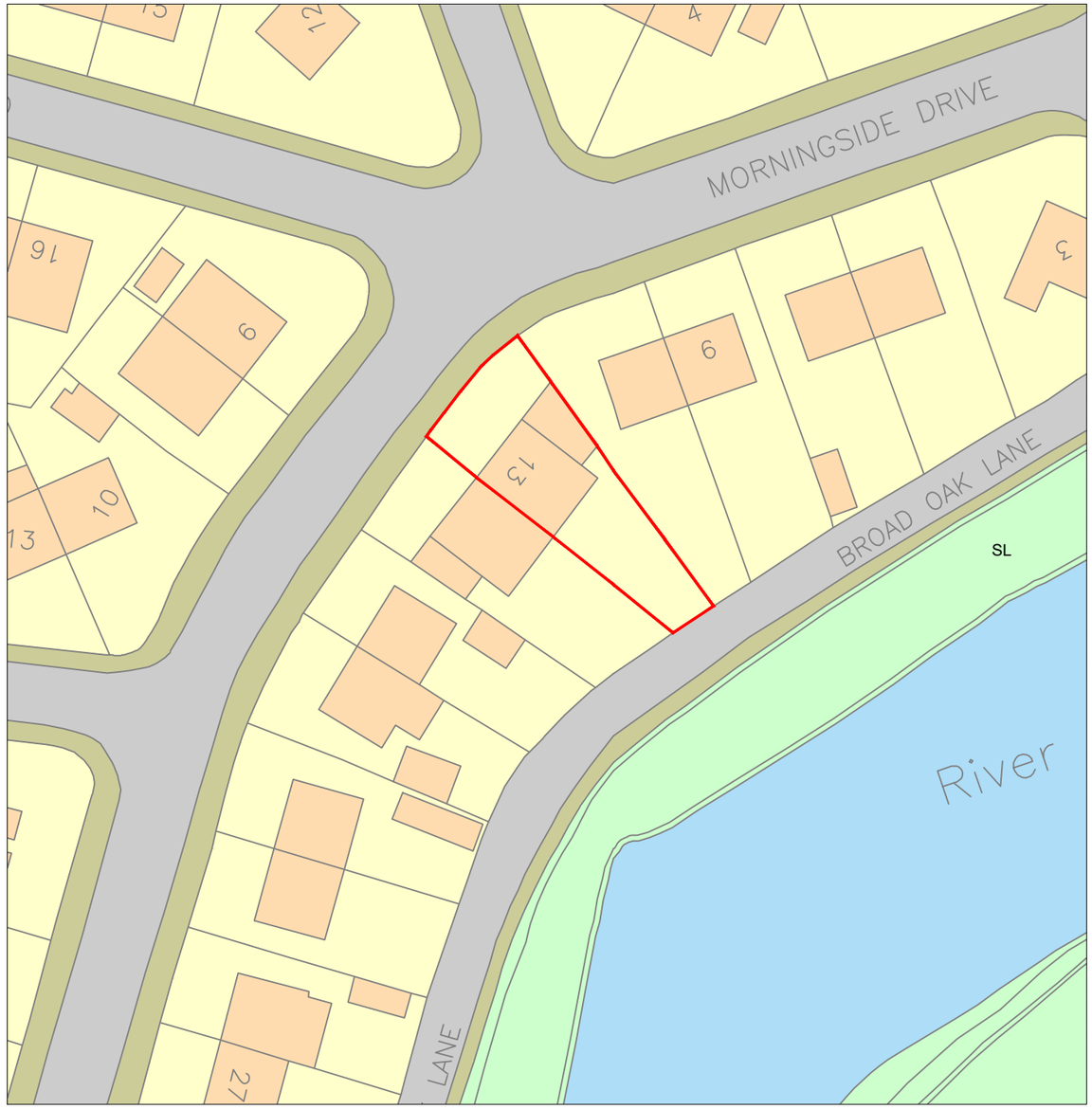


Location Plan
Scale 1:1250



Location Plan
Scale 1:500

1:500

0 10m 20m 30m 40m 50m

1:1250

0 25m 50m 75m 100m 125m

THE EXTENSION GUYS

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WA12 9UY

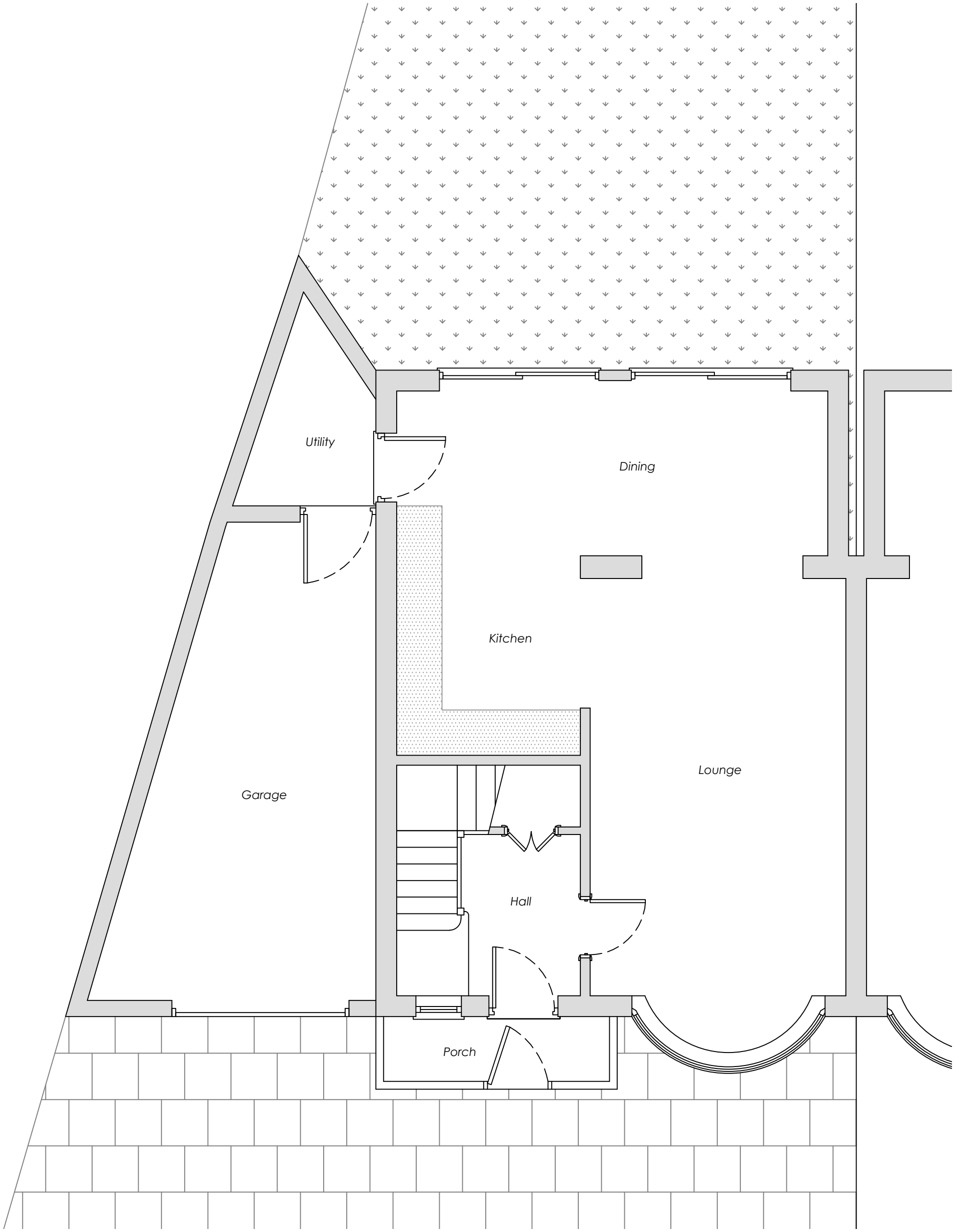
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Client:
The Extension Guys
Ash 3-4 Centrix House,
Newton Le Willows WA12 9UY

Project / Title:
Proposed Single Storey Side
Extension at 13 Morningside Drive
Didsbury, Manchester

AutoCAD Location	D:\BentleyP&PM\Planning Apps\		
Drawn: MJD	Scale: As Shown @ A3	Date: 07.10.23	

No. SSSE-13MD-001 Rev. A



Existing Ground Floor Layout

Scale 1:50

1:50

0 1m 2m 3m 4m

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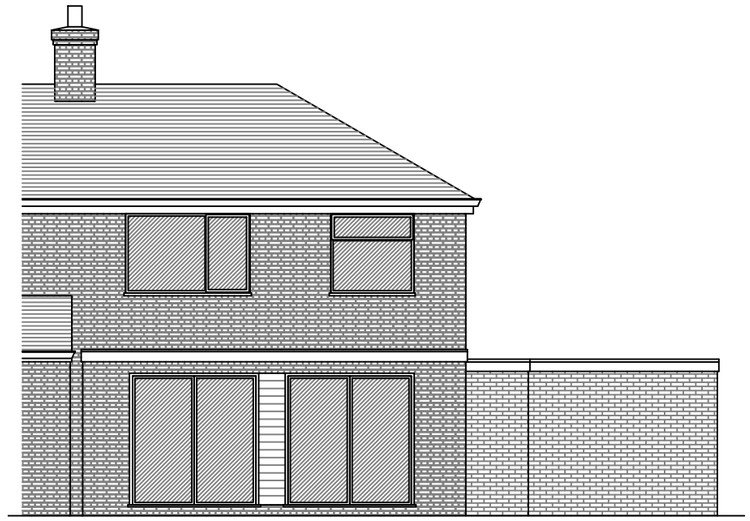
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Website: www.theextensionguys.co.uk

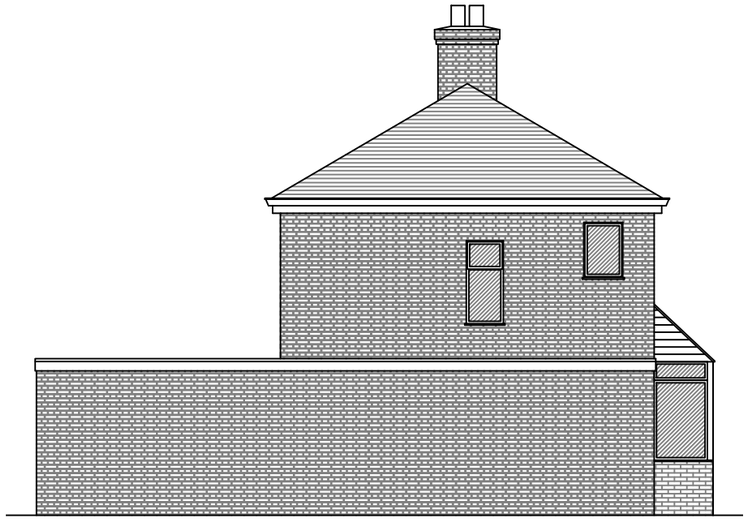
Client:	The Extension Guys, Ash 3-4 Centrix House, Newton Le Willows WA12 9UY
Project / Title:	Proposed Single Storey Side Extension at 13 Morningside Drive, Didsbury, Manchester
AutoCAD Location	D:\BentleyP&PM\Planning Apps\
Drawn: MJD	Scale: As Shown @ A3 Date: 07.10.23
No.	SSSE-13MD-002



Existing Front Elevation
Scale 1:100



Existing Rear Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100

1:100

0 2m 4m 6m 8m 10m

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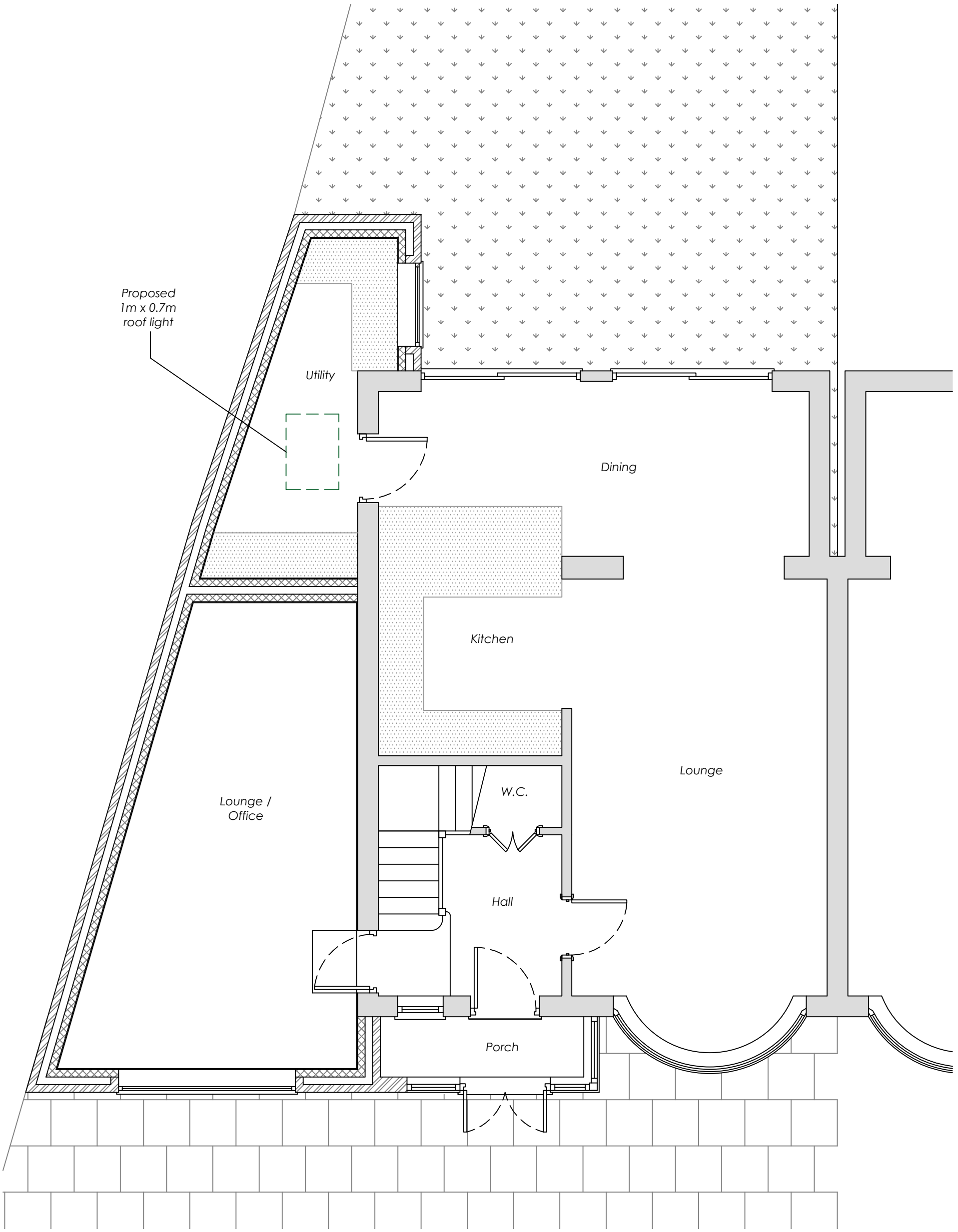
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No. SSSE-13MD-003

Rev. A



Proposed Ground Floor Layout

Scale 1:50

1:50

0 1m 2m 3m 4m

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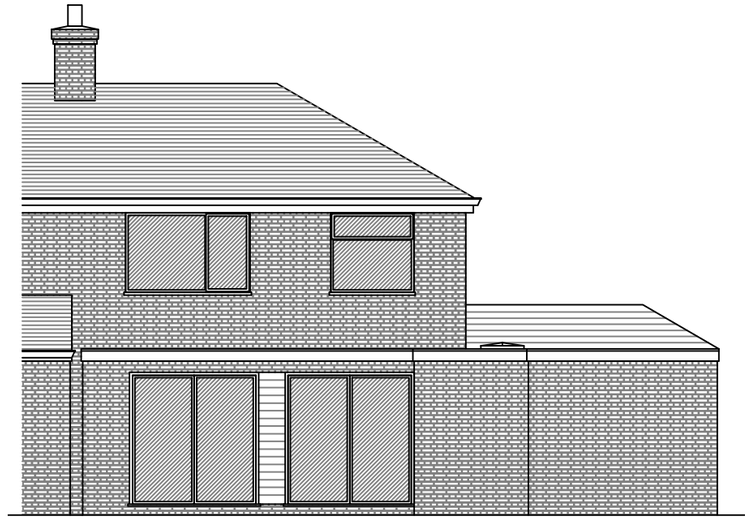
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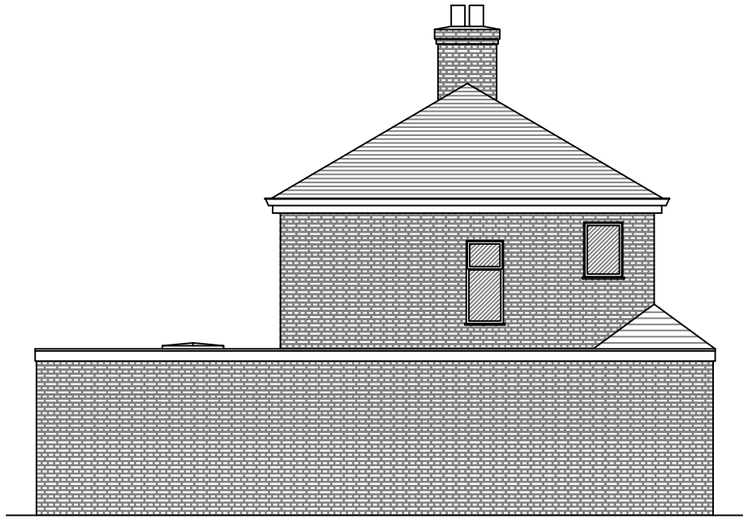
Client:	The Extension Guys, Ash 3-4 Centrix House, Newton Le Willows WA12 9UY
Project / Title:	Proposed Single Storey Side Extension at 13 Morningside Drive, Didsbury, Manchester
AutoCAD Location	D:\BentleyP&PM\Planning Apps\
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No.	SSSE-13MD-004



Proposed Front Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

1:100

0 2m 4m 6m 8m 10m

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BUILDING REGULATIONS NOTES

PLANNING NOTE - The local Planning department to be consulted on any local requirements relating to Planning Permissions and Permitted Development rights. An Artical 4, which removes certain rights. maybe in place.
Prior approval to be sought where required.

SINGLE-STOREY EXTENSION

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

1. On designated land* - no cladding of the exterior. *Designated land (Article 2(3)) includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.
2. On designated land* - no side extensions. Rear extension - No permitted development for rear extensions of more than one storey. The regime for larger single-storey rear extensions (see point 9) does NOT apply to houses on designated land.
3. No more than half the area of land around the “original house” would be covered by additions or other buildings. Sheds and other outbuildings must be included when calculating the 50 per cent limit.
4. No extension forward of the principal elevation or side elevation fronting a highway.
5. Materials to be similar in appearance to the existing house.
6. Side extensions to be single storey. Width of side extension must not have a width greater than half the width of the original house.
7. Side extensions to have a maximum height of four metres and width no more than half that of the original house.
8. If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.
9. Single-storey rear extensions must not extend beyond the rear wall of the original house by more than 4m if a detached house; or more than 3m for any other house. Where not on designated land (Article 2(3)) or a Site of Special Scientific Interest, this limit is increased to 8m if a detached house; or 6m for any other house.
10. Maximum height of a single-storey rear extension of 4m. (or less than 3m if within 2m of a property boundary)
. Maximum eaves and ridge height of extension no higher than existing house.

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The Client must appoint a Contractor, if more than one Contractor is to be involved, the Client will need to appoint (in writing) a Principal Designer (to plan, manage and coordinate the planning and design work), and a Principal Contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic Clients
The Domestic Client is to appoint a Principal Designer and a Principal Contractor when there is more than one Contractor, if not your duties will automatically be transferred to the Contractor or Principal Contractor.

The Designer can take on the duties, provided there is a written agreement between you and the Designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

SITE PREPARATION

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases, e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

LINTELS

- For uniformly distributed loads and standard 2 storey domestic loadings only

Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS EN 1992-1-1, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturer's standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.
Independent lintels to have an insulated cavity closure between the inner and outer lintel.

FLAT ROOF RESTRAINT

100m x 50mm C16 grade timber wall plates to be strapped to walls using 1200mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres, straps to be fixed to internal wall faces.

OPENINGS AND RETURNS

An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally).

STRIP FOUNDATION

Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206:2013 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:2015 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a Structural Engineer should be sought.

PIPES PASSING THROUGH WALLS

Walls above pipes passing through substructure walls to be supported on suitable lintel on semi-engineering bricks. Pipe to be provided with a 50mm clearance all round, opening to be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO.
Alternatively
Where new pipework passes through external walls the pipe work is to be provided with ‘rocker pipes’ at a distance of 150mm either side of the wall face. The ‘rocker pipes’ must have flexible joints and be a maximum length of 600mm.

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SOLID FLOOR INSULATION UNDER SLAB
To meet min U value required of 0.18 W/m²K
P/A ratio 0.5
Solid ground floor to consist of 150mm consolidated well-rammed hardcore, blinded with 50mm sand blinding. Provide a 1200 gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 90mm thick Kingspan Kooltherm insulation.
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped by 150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain.
Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

WALLS BELOW GROUND
All new walls below ground to be constructed using blockwork compliant with BS EN 771 and suitable for below ground level or semi engineering brickwork. Walls to be built using 1:4 masonry mortar mix or equal approved specification to BS EN 1996-1-1. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

FULL FILL CAVITY WALL
To achieve minimum U Value of 0.18 W/m²K
New cavity wall to comprise of 103mm suitable facing brick. Full fill the cavity with 90mm Kingspan Kooltherm K106 full fill insulation as manufacturer's details, leaving 10mm cavity between the insulation and outer skin. Inner leaf to be 100mm medium block, 0.45 W/m²K. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.
Vertical joints in the board must be staggered and all joints tightly butted.
All details including corner and junction to be as relevant BBA certificate.
Location to be assessed for suitability of insulation boards.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins, DPC to be placed a minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES
All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 84.
Wall ties for cavities over 150mm to be suitable for cavity width, and installed as manufacturer's details.

CAVITIES
Provide cavity trays over openings and where roofs abut walls. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing, where possible, to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

CAVITY BARRIERS
30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors. Cavity trays to be provided over barriers where required. Trays and cavity barriers to be installed according to manufacturer's details.

WARM FLAT ROOF
(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value 0.15 W/m²K
Flat roof covering to be glass reinforced plastic (GRP) system with aa fire rating and a current BBA or other approved accreditation be laid in compliance with manufacturers details by flat roofing specialist, onto 22mm exterior quality plywood over 150mm Celotex XR4000 on sw firings to minimum 1 in 40 fall on sw treated 47 x 195mm C24 flat roof joists at 400mm ctrs to give a max span of 4.51m or as Structural Engineer's details and calculations. Fix 12.5mm plasterboard over vapour barrier to underside of joists, finish a with plaster skim. Provide cavity tray to where new roof abuts existing house.
Provide restraint to flat roof by fixing of 30 x 5 x 1200mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid in accordance with BS 5534 and BS EN 12588. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc.

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/cs. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g.100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions to be built off doubled up joists where partitions run parallel or provide noggins where at right angles, or to be built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Plasterboard to be taped and jointed complete with beads and stops.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING
Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.
The energy performance of the new components to be assessed. The results should be recorded and given to the building owner.
All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard to be mains powered with battery back up to be installed. At least one smoke detector to be provided in each hallway and landing. In hallways exceeding 7.5m in length, no point within the hallway should exceed 7.5m from the nearest detector and no bedroom door should be further than 3m from the nearest smoke alarm. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

ESCAPE WINDOWS
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms.
The window should have an unobstructed clear openable area that is at least 0.33m² and have no clear dimension less than 450mm high or 450mm wide.
The bottom of the openable area should be not more than 1100mm above the floor.
The window should enable the person to reach a place free from danger from fire.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

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NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.
Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.
Windows and door frames to be taped to surrounding openings using air sealing tape.
Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations.
Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.
Windows and door frames to be taped to surrounding openings using air sealing tape.

EXTRACT TO UTILITY ROOM

To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 l/s. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

PURGE VENTILATION

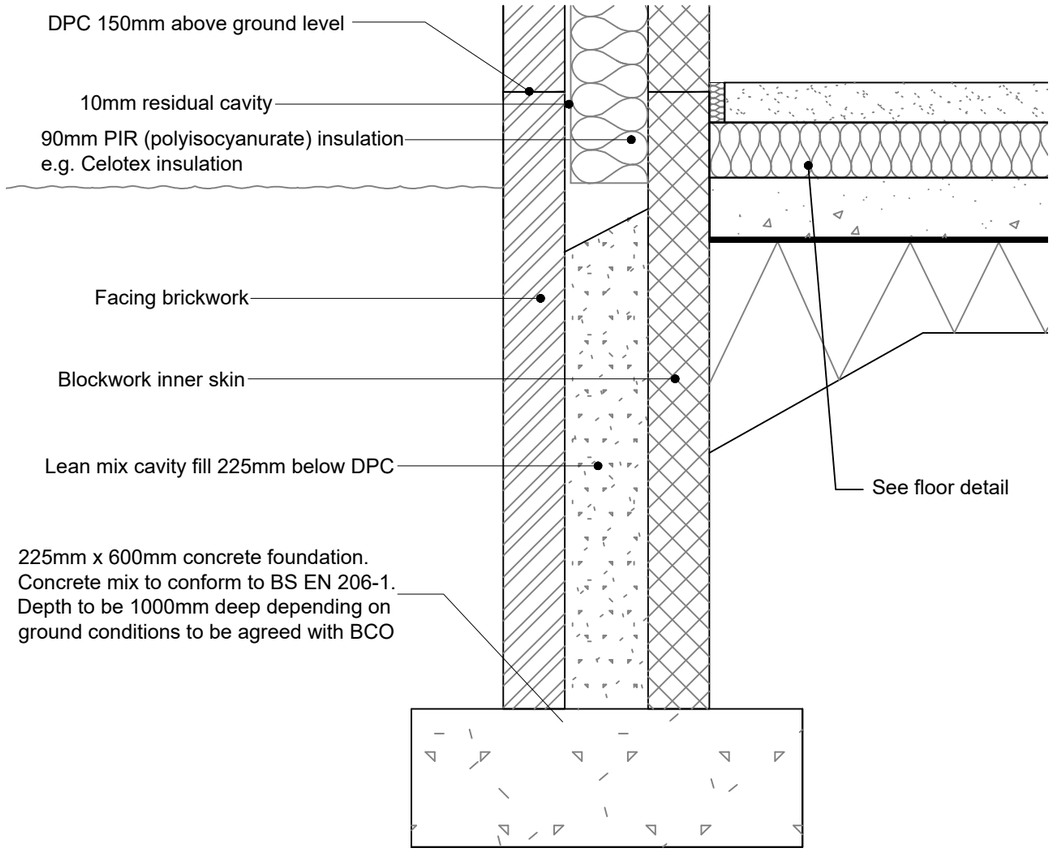
Minimum total area of opening in accordance with Table 1.4 Approved Document F1.
Hinged or pivot windows with an opening angle of 15 to 30 degrees to have an openable area in excess 1/10 of the floor area of the room.
External doors and sash, hinged or pivot windows with an opening angle of equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room.
Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside.
Internal doors should be provided with a 10mm gap below the door to aid air circulation.

FLAT ROOF VENTILATION

Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation.

C2. CONDENSATION

Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the building's form and orientation in relation to topography, prevailing winds, sunlight and over-shadowing, and the rate at which humidity is generated.
Materials with the highest vapour resistance should be located on the warm side of a thermal element. VCLs to be provided where necessary.
The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17/01] and BS 5250:2021 Management of moisture in buildings to be followed.



Typical Foundation Detail
Scale 1:100

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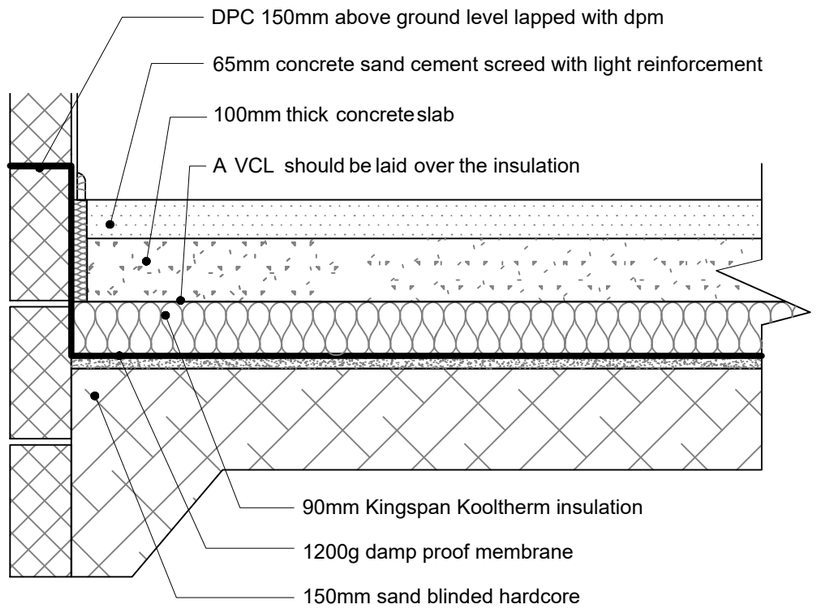
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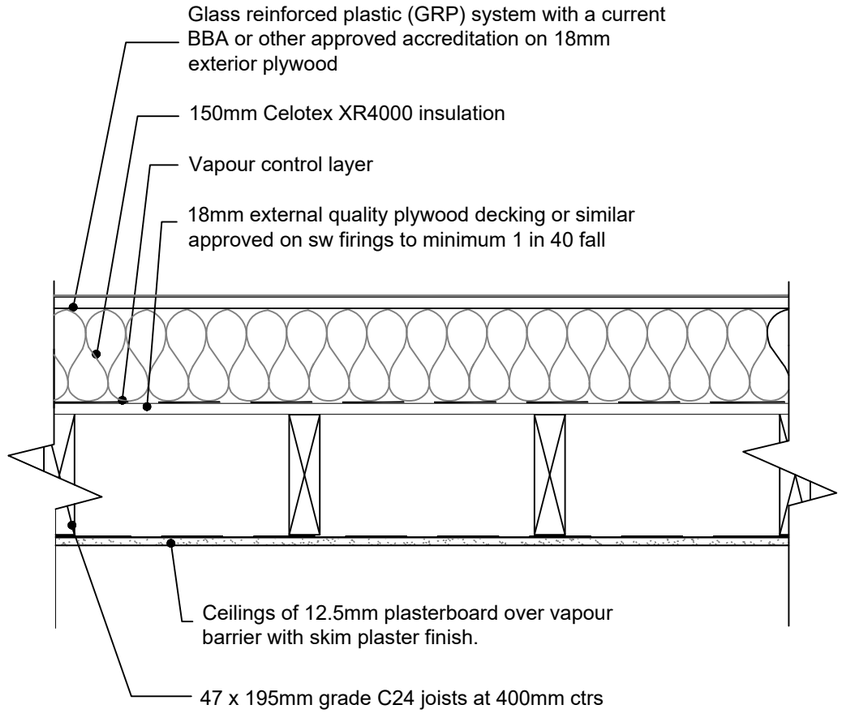
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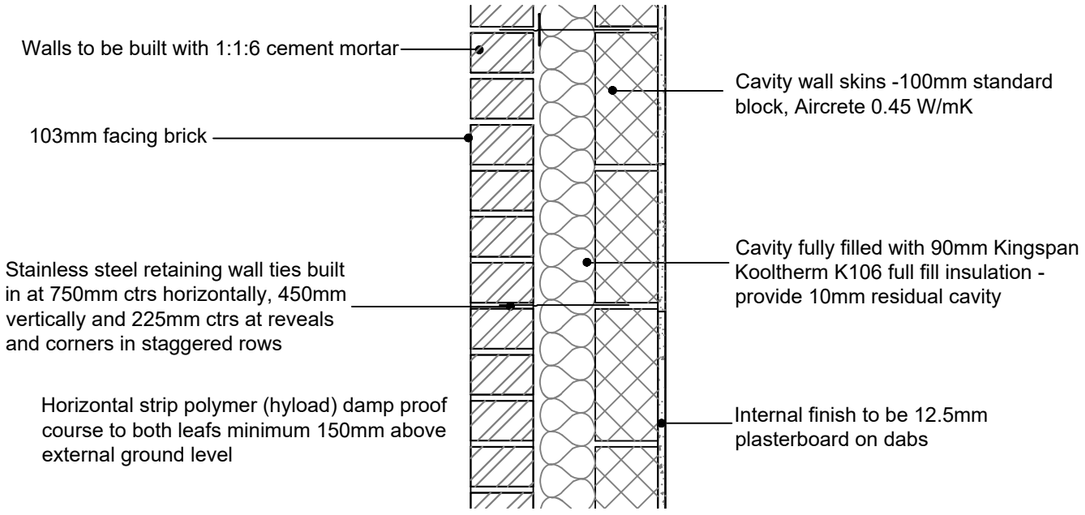
Typical Floor Detail

Scale 1:100



Typical Roof Detail

Scale 1:100



Typical Cavity Wall Detail

Scale 1:100

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Rev. A