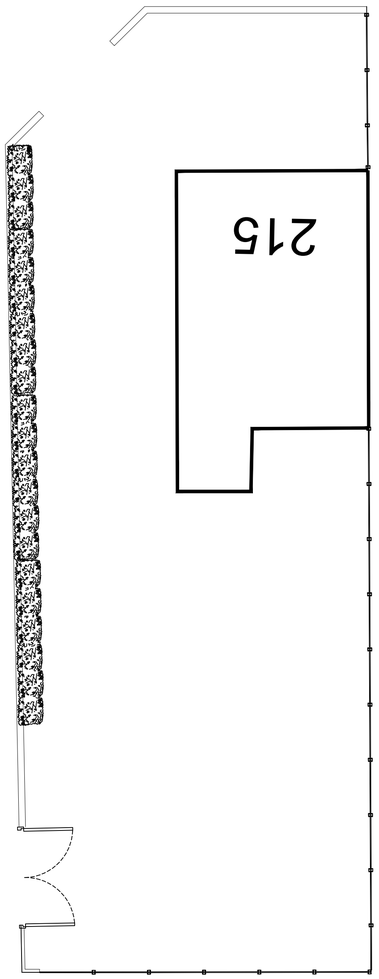
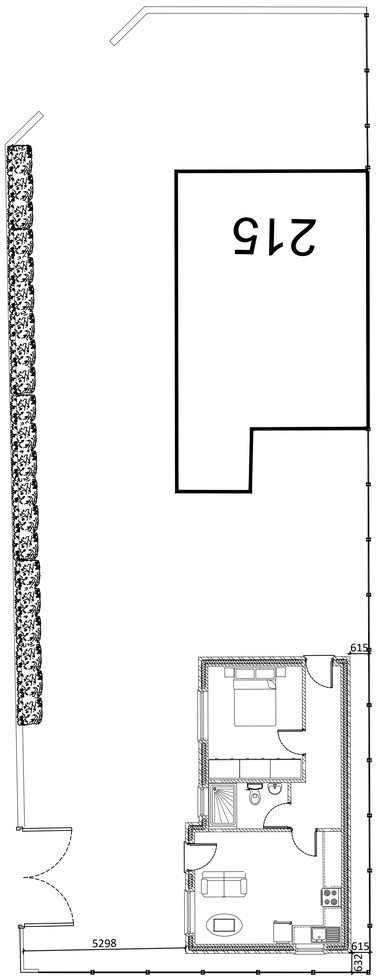


Existing Site Plan
Scale 1:100



Proposed Site Plan
Scale 1:100

APPLICANT TO TAKE ALL MEASURES DEEMED NECESSARY TO PREPARE AGREEMENT WITH ADJOINING NEIGHBOUR FOR USAGE OF PARTY WALL, ALL IN ACCORDANCE WITH THE PARTY WALL ACT OF 1996.

ALL WORK TO BE IN COMPLIANCE WITH ROBUST CONSTRUCTION DETAILS TO LIMIT THERMAL BRIDGING AND AIR LEAKAGE.

NEW BOILER SHALL COMPLY TO SEDBUCK RATING OF 86% MINIMUM, WITH DETAILS AND COMMISSIONING CERTIFICATES TO BE SUBMITTED BY SPECIALIST ON COMPLETION.

HEATING AND HOT WATER SYSYTEM TO BE COMMISSIONED SO THAT AT COMPLETION THE SYSTEM AND THEIR CONTROLS ARE LEFT IN WORKING ORDER, WITH COMMISSIONING CERTIFICATES TO BE GIVEN TO LOCAL AUTHORITY BUILDING CONTROL ON COMPLETION.

ALL NEW RADITORS ARE TO BE PROVIDED WITH THERMOSTATIC VALVES.

ALL CAVITIES AT THE TOP ARE TO BE CLOSED WITH NON-COMBUSTABLE MATERIAL, AND ALL NEW WINDOW AND DOOR REVEALS ARE TO BE CLOSED WITH THERMABATE CAVITY CLOSURES OR SIMILAR APPROVED, INSTALLED ALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

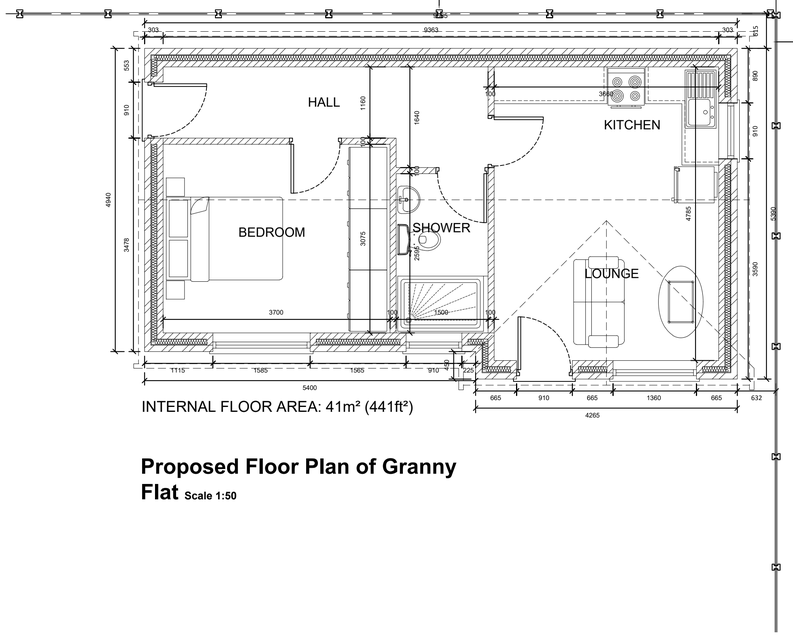
DRAINAGE LAYOUT INDICATIVELY SHOWN, AND ASSUMED TO BE A COMBINED SYSTEM, AND THIS IS TO BE MAINTAINED.
ACTUAL LAYOUT TO BE CHECKED AND AGREED ON SITE WITH LOCAL AUTHORITY BUILDING SURVEYOR.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) OF THE CURRENT BUILDING REGULATIONS, AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.
PRIOR TO COMPLETION THE LOCAL AUTHORITY BUILDING CONTROL MUST BE SATISFIED THAT EITHER;
A: AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER THE COMPETENT PERSON SELF CERTIFICATION SCHEME HAS BEEN ISSUED, OR
B: APPROPRIATE CERTIFICATES AND FORMS DEFINED IN BS 7671 HAVE BEEN SUBMITTED THAT CONFIRM THAT THE WORK HAS BEEN INSPECTED AND TESTED BY A COMPETENT PERSON.
A COMPETENT PERSON WILL HAVE SOUND KNOWLEDGE AND EXPERIENCE RELEVANT TO THE NATURE OF THE WORK UNDERTAKEN AND TO THE TECHNICAL STANDARDS SET DOWN IN BS 7671, BE FULLY VERSED IN THE INSPECTION AND TESTING PROCEDURES CONTAINED IN THE REGULATIONS AND EMPLOY ADEQUATE TESTING EQUIPMENT.
IN THE CASE OPTION B ONLY, THE COMPETENT PERSON MUST BE A MEMBER OF NICEIC OR ECA, IN ADDITION, IN THE CASE OF MINOR WORKS (SEE PART P FOR DEFINITION) AN ELECTRICIAN QUALIFIED TO AT LEAST CITY AND GUILDS 2391 IS CONSIDERED TO BE A COMPETENT PERSON.
THE PERSON CARRYING OUT THE WORK MUST ARRANGE FOR A COMPETENT PERSON TO INSPECT THE ELECTRICAL INSTALLATION AT FIRST FIX STAGE AND INSPECT AND TEST PRIOR TO THE INSTALLATION BEING LIVE.

ENERGY EFFICIENT LIGHTING TO BE PROVIDED TO ALL ROOMS, ALL IN ACCORDANCE WITH APPROVED DOCUMENT L1A AND SUBSEQUENT REVISIONS.

ALL DIMENSIONS AND LEVELS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT ON SITE.

LINE OF EXISTING 1800MM HIGH CONCRETE POST AND TIMBER INFILL PANEL PARTY BOUNDARY FENCE AND TO BE RETAINED.



INTERNAL FLOOR AREA: 41m² (441ft²)

Proposed Floor Plan of Granny Flat **Scale 1:50**

LINE OF EXISTING 1800MM HIGH CONCRETE POST AND TIMBER INFILL PANEL PARTY BOUNDARY FENCE AND TO BE RETAINED.

SOIL MANIFOLD.
New soil manifold from Hepworth to take whb, wc and shower waste, with soil manifold to be installed all in accordance with manufacturers requirements and recommendations.
All sanitary pipe work to be all in accordance with BS 5572: 1978, and Part H of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.

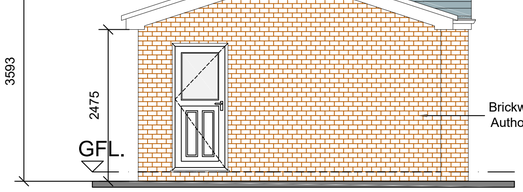
SMOKE DETECTORS.
New mains wired smoke detectors with back up batteries to be provided at head of landings on ground and first floor levels, and to be inter linked, all in accordance with Part B of the current Building Regulations and subsequent revisions and to BS 5446 Part 1, and BS 5839 Part 1 and 6.
Smoke detectors are to be sited so that there is a smoke alarm in the circulation space within 7.5m of the door to every habitable room, and are ceiling mounted and at least 300mm from walls and light fittings (unless in the case of light fittings there is test evidence to prove that the proximity of the light fitting will not adversely effect the efficiency of the detector).
Units designed for wall mounting may also be used provided that the units are above the level of doorways opening into the space, and they are fixed in accordance with manufacturers instructions; and the sensor in the ceiling mounted devices it between 25mm and 600mm below the ceiling.
Smoke detectors are not to be fixed next to or directly above heaters or air conditioning outlets.

GLAZING.
All new windows are to be UPVC double glazed, in Pilkingtons 'K' glass, with 16mm air gap and a "Soft" low-E coating; or, double glazing with 12mm air gap, argon filled and a "soft" low-E coating, with toughened glass in critical locations, between finished floor level and 800mm above that level in internal and external walls, and between finished floor level and 1500mm above that level in a door or a side panel to either edge of door. All to comply to BS 6206: 1981 and to Part N of the current Building Regulations. Glazing to achieve a U value of 1.6W/m2'K and to have a WER of Band C or better, all in accordance with Part L2B of the current Building Regulations and subsequent revisions.

VENTILATION.
All new windows are to be provided with openable lights with a total area not less than 1/20th of the floor area.
All new windows are to be fitted with trickle vents providing a minimum area of 8000mm2.
In addition kitchen to be provided with mechanical ventilation giving a minimum extraction rate of 30l/sec adjacent to a hob or 60l/sec. elsewhere, similarly bathrooms and en-suites are to be provided with 30l/sec., all in accordance with Part F of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.

All windowless bathrooms/en-suites are to have the mechanical ventilation with a 15min. over run.

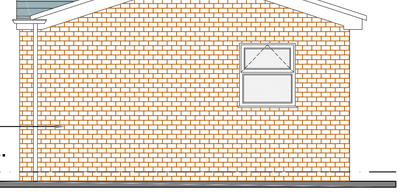
Proposed Interlocking roof tiles to match existing house roof, and to local Authority approval, and installed all in accordance with manufacturers requirements and recommendations.



Brickwork to match existing and to Local Authority approval.

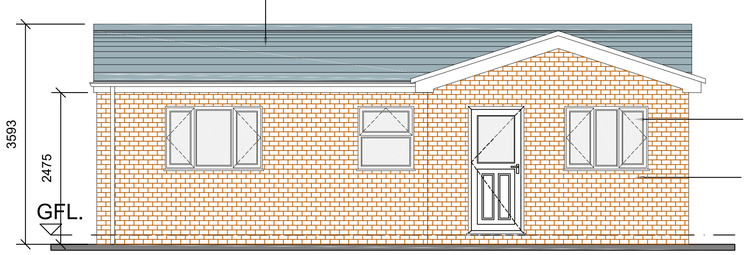
Proposed Side Elevation 1
Scale 1:50

Proposed Interlocking roof tiles to match existing house roof, and to local Authority approval, and installed all in accordance with manufacturers requirements and recommendations.



Proposed Side Elevation 2
Scale 1:50

Proposed Interlocking roof tiles to match existing house roof, and to local Authority approval, and installed all in accordance with manufacturers requirements and recommendations.

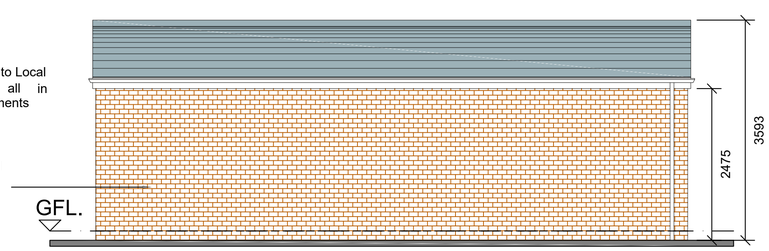


UPVC double glazed windows and door to Local Authority approval and installed all in accordance with manufacturers requirements and recommendations.

Brickwork to match existing and to Local Authority approval.

Proposed Front Elevation
Scale 1:50

ALL DIMENSIONS AND LEVELS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT ON SITE.



Proposed Rear Elevation
Scale 1:50

GENERAL NOTES.
1. This drawing is the property of Architectural Aesthetics and copyright is reserved by them, and this drawing is not to be copied or disclosed by or to any unauthorised persons without prior written consent of Architectural Aesthetics.
2. All dimensions are approximate only and are to be checked on site by contractor and any discrepancies to be reported prior to commencement of work.
3. Do not scale from this drawing, only work to written dimensions.
4. All new drains to be laid, jointed and tested to the entire satisfaction of the Local Authority.
5. All work to comply with current Building Regulations and subsequent revisions.
6. Foundations not to encroach over boundaries.

A	Initial Issue	##	## ##.##.##

FOR PLANNING

AMENDMENTS	DATE

Architectural Aesthetics
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Tel: 07483 218306
E-Mail: abdul.patel@archi-a.com

DRAWN/CHECKED: AP
REVISION: -
DATE: 23/01/2023
SCALE: 1:100, 1:50

PROJECT:
215 MANLEY ROAD, M21 0GY - OUTHOUSE GRANNY BUILD

CLIENT:
MRS KHADIJAH RAFIQ

JOB TITLE:
GRANNY BUILD PROPOSED FLOOR PLANS AND ELEVATIONS

JOB No:
DWG260123-02