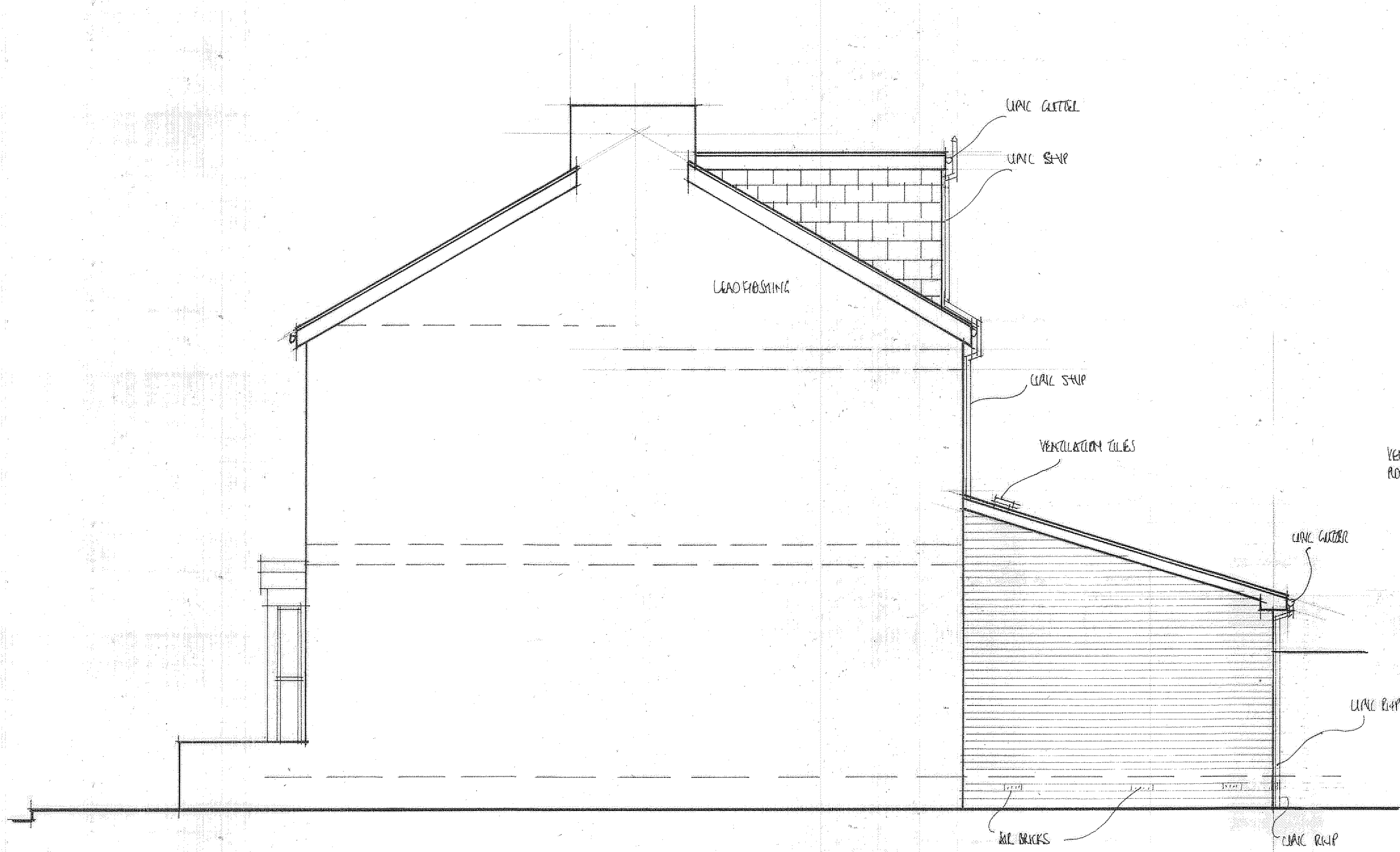
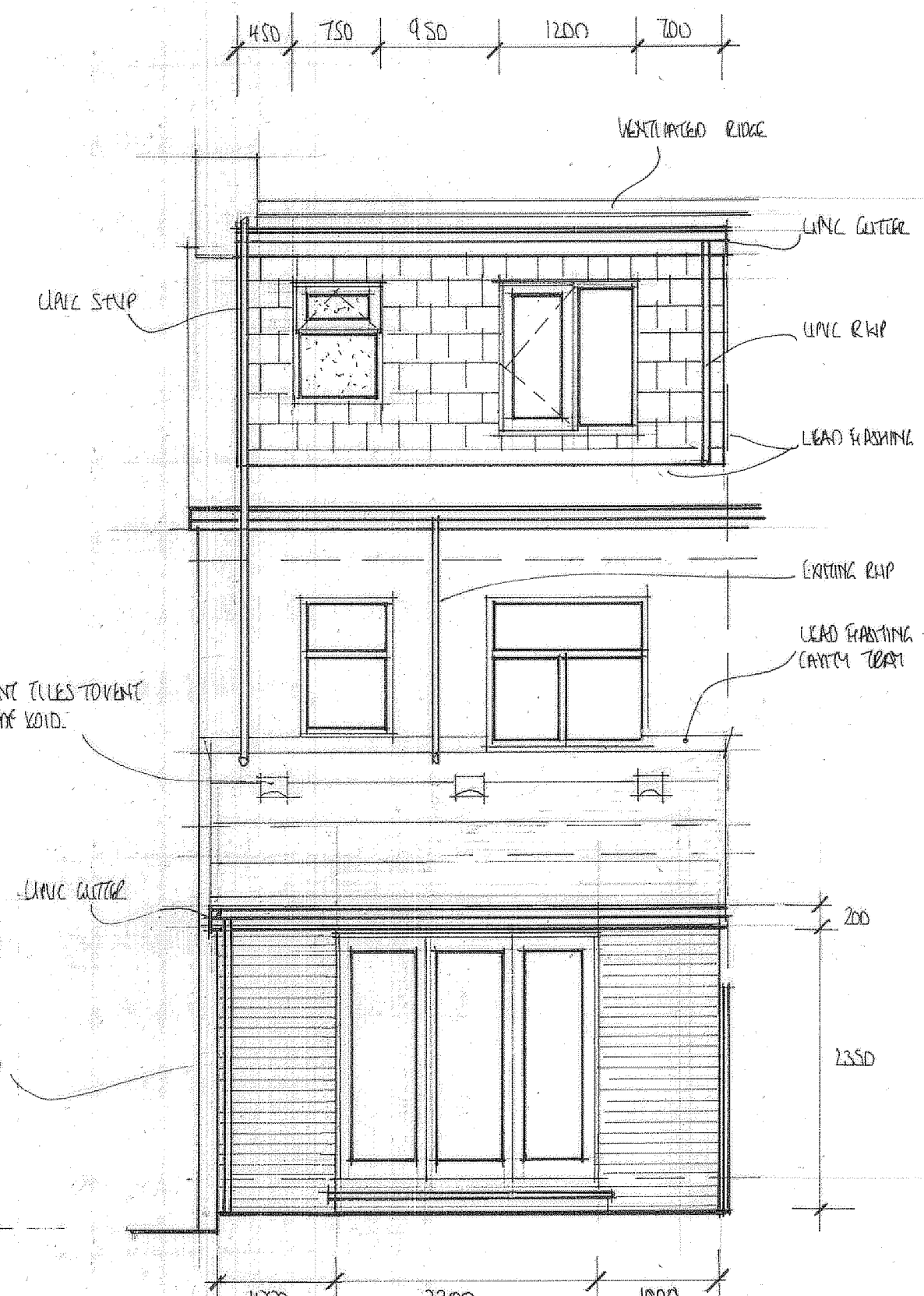
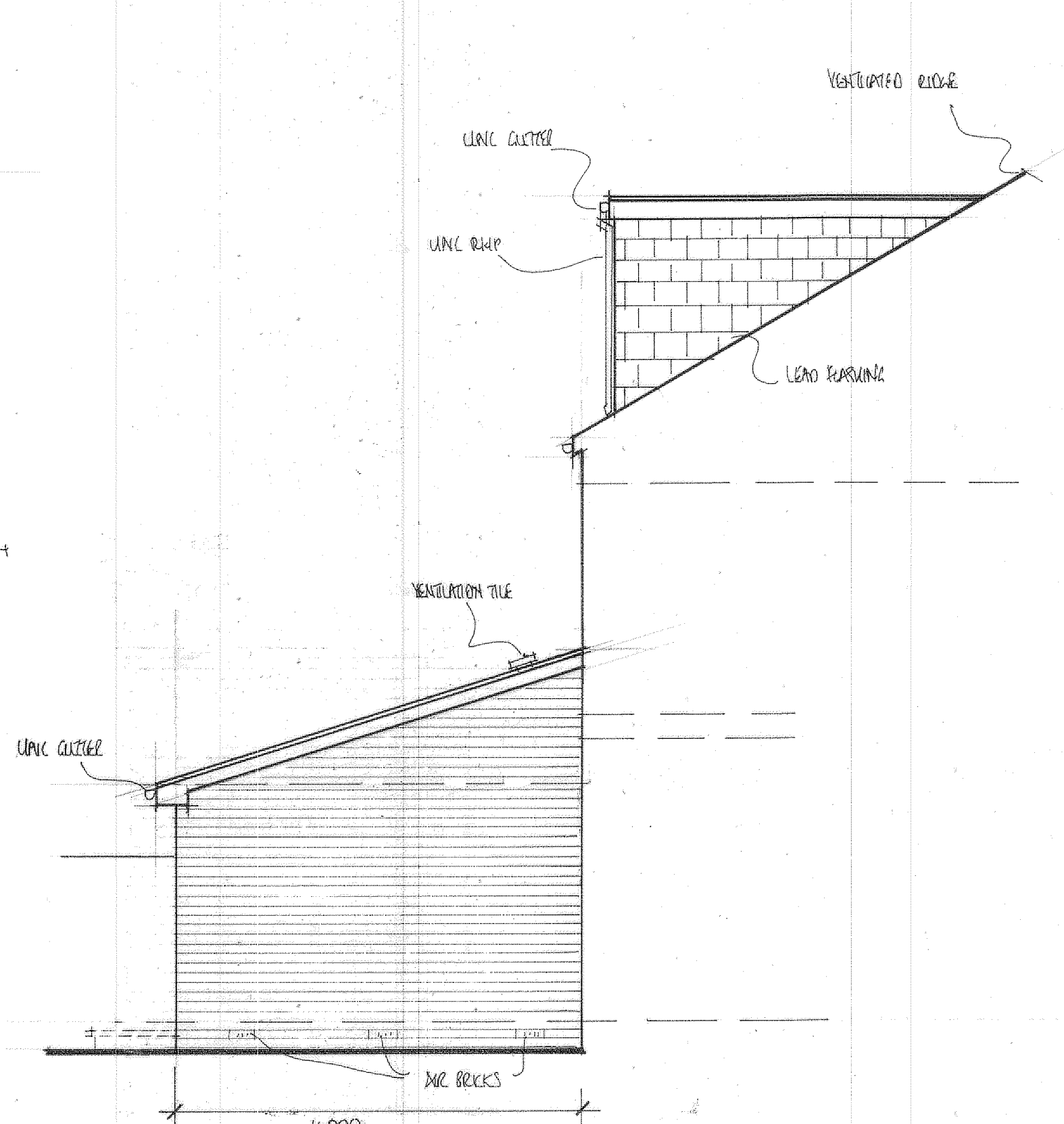




GABLE ELEVATION



REAR ELEVATION



RETURN ELEVATION

Drains
100 mm drains min fall 1:40 all to comply with BS en 295

Drain Testing
The whole of the drainage system shall be tested when laid and again on completion to the satisfaction of the approved inspector.

Drainage
Any drains new or existing that pass through external walls, insert concrete lintels over (allow 50mm clearance between drain and underside of lintels)
Drains that run under a building to have min 100mm of granular or other flexible filling provided round the pipe if depth of drain below the surface exceeds 600mm. Where pipes have less than 600mm cover the pipes should, where necessary, be protected from damage by a reinforced concrete cover slab with a flexible filler and min 75mm granular material between the top of the pipe and the underside of the flexible filler below the slab. On sites where excessive subsidence is present additional flexible joints to be provided or other solutions such as suspended drainage where the pipe is adjacent to structures or where soil conditions change in the course of the pipe run. Where the crown of the pipe is within 300mm of the underside of the slab, special protection is to be provided in accordance with Part H of Building Regulations
Below ground drainage to be approved 100mm plastic or clay drainage system laid at minimum 1 in 40 falls - bedded and installed in accordance with manufacturer's recommendations
Proprietary inspection chambers to be provided as indicated and as necessary to provide rodding access to drainage runs. Sizes to suit depth - as recommended by manufacturer
All gullies to be back inlet and roddable - wastes to discharge below grating but above water line

Manholes
150 mm concrete base, 215 mm eng brick. Bench up in concrete to form channels. Medium duty cover and frame

S & vp
New 100 mm diameter s.g.e.w. Drain from s & vp rest bend at min fall 1:40 connected to new inspection chamber, provide rodding access to S&VP. Extend S&VP 900 mm past any opening window within 3 metres.

Inspection chamber
Provide 450 mm diameter polypropylene inspection chamber positioned over existing drain. Break open existing drain within chamber to form channel and make good. Cut down height of chamber to suit ground level and finish with cast iron cover and frame

Windows and Doors (replacement or for new extensions)
New window and doors to be PVCu and bifold doors to be powder coated aluminium, Pilkington glass, K glass range with 16 mm Argon filled air gap optitherm 4mm OptiFloat, soft low e coating u value to be 1.4W/m2K to windows and doors and 1.77W/m2K to bifolds with fully draught stripped open able light equivalent to minimum 1/20 floor area for purge ventilation and including minimum 5000 mm2 trickle vents per habitable rooms and 2500 mm2 for non habitable rooms (Kitchen, bathroom, en-suite) for background ventilation in accordance with Part F 2010 Edition System1 Table 5.2a and based on 277m2 floor area-total equivalent ventilator area 19400mm2.
Frames to be lapped minimum 30 mm across cavity closer in accordance with Part L1A section 5.9 and Accredited Construction details under section 5.12 to limit thermal bridging. Details to be inspected on site in accordance with checklist to maintain quality assurance.
Any glazing within 800 mm of floor level, and within 1500 mm of floor level where within 300 mm from a door and all glazing to bifold doors to be safety glass to comply with BS6206. Windows to all first floor bedrooms to incorporate unobstructed clear opening of 0.33 m2 and at least 750 mm high and 450 mm wide, with bottom of open-able area no more than 1100 mm above floor level.

Windows (replacement or for new extensions)
Opening lights to be min 1/20" total floor plan area
All glazing to critical zones to be toughened or laminated to BS 6206 i.e. glass to doors within 1500mm of finished floor level and within 300mm of either side of doors and where greater than 250mm wide max 0.5msg in doors, and to screens/windows within 800mm of finished floor level

New front door to new property.
New doors to incorporate letter plate/box to have a max aperture of 260 x 40 mm and be located and / or designed to render anyone attempting to remove keys TS 008:2012 accredited letter plate to be installed. Install door viewer, clear glass or means of identifying callers. Provide door chain or limiter. Glazing PAS 24 4.2 infill medium requirement. Where doorset coupled side panel pane should be BS EN 356:2000 class P1A and glazed in accordance with BS 6262. All as required by document Q building regs.Locking mechanism to be PAS 3621 or PAS 8621.

Trickle Ventilation
Replacement windows - background ventilators to be provided as follows:
Habitable rooms - 5000mm2 equivalent area
Kitchen and Bathroom - 2500mm2 equivalent area
All pipework incorporated in the water/heating system, that is situated in an unheated space is to be surrounded in 40mm of insulating material (min conductivity 0.045W/mK).

Escape windows
Opening lights suitable for rescue / means of escape are required to be min 0.33 sq m with min dimension of 450 mm wide x 740 mm high max 1100 mm above floor level (clear opening when in the open position).

Escape Route.
All final exit doors to allow opening from inside without the use of a key i.e. thumb turn.

Lead work and flashings and any valleys.
Use Code B lead and laid according to lead development association. Flashing to be provided to all jambs and below window openings with welded up stands. Joints to be lapped min 150 mm and lead to be dressed 200 mm under tiles.

Condition Notes
1. The drawings relating to the proposed project are for the purpose of obtaining Planning and Building Regulations approval only. All work thereafter is undertaken solely at the Clients/ Contractors discretion and liability is therefore transferred.
2. In order to prepare these drawings, certain assumptions have been made which have to be verified both before and during the course of the works. Should at any time the existing construction be exposed which does not agree with these drawings or dimensions vary, then the engineer should be informed immediately and suitable actions taken.
3. All work must be carried out in accordance with the relevant building regulations and codes of practice.
4. Do not scale from drawings. Work only from figured dimensions. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
5. The drawings relating to the proposed project must be read in conjunction with and checked against any structural engineer's or specialist drawings and details provided.
6. The Contractor is to notify Building Control at the appropriate stages of construction - necessary for them to determine the works statutory compliance.
7. Before work commences - ensure all Planning and/or Building Regulations Conditions have been resolved to the satisfaction of the Local Authority.

Fire doors
All doors marked * to be 1 hour self closing fire doors FD30 SC 12 mm rebates with intumescent strips inserted as per Document B2006 edition

800 Internal doors
800 door set comprising 1981x726x44 solid core flush doors painted three coats , set in softwood frame 13 mm rebated and with ex. 50x25 sw architraves. Doors fitted with 1.5 pairs 100 mm bolts and 1 set lever handles. Style and type of paneled door to client's choice.

Means of escape.
The existing stairs terminate at ground floor in the main hallway which leads directly to a final exit (front door) Provide self contained smoke detector/sounder in the ground and first floor hallway permanently wired into the existing wiring system and interconnected to the detector at 2nd floor level.

Catnic lintels
Insert new lintels with min end bearing 150 mm. Cavity tray over

R.S.J.s
Encase new RSJ with 2 layers of 12.5 mm plasterboard and skim with staggered joints to give 1-hour fire protection.

Insulation Standards Details
Floor U value 0.18W/m2K
Wall U value 0.18W/m2K
Pitched roof insulation at ceiling level U value 0.15W/m2K
Flat roof U value 0.15W/m2K
Window U value 0.14W/m2K
Doors U value 0.14W/m2K
All insulation specified is fully compliant with Building Regulations, any other insulation that may be used as an alternative must be fully approved by BUILDING CONTROL prior to installation on site.

Ventilation
Mechanical ventilation to bathroom/en-suites by Xpelair DX100 wall mounted extractor or DX100 ceiling mounted extractor; Extractors capable of min 15 L/S extraction and to incorporate minimum 15 min over run timer. Similarly mechanical ventilation to Utility by Xpelair SL150 wall mounted extractor (min 30 L/S). Mechanical ventilation incorporating in the cooker hood in the kitchen (min 30 L/S) ducted to external wall.

Kitchen Ventaxia
Mechanical ventilation to Kitchen to give 3 air changes per hour connected to light switch into 150 mm upvc pipe to outside with cowl fixed all to regulation F1 2010 60 litres/second

Background ventilation
All new habitable rooms to have background ventilation not less than 8000 sq mm kitchen and en-suites to have 4000 sq mm. Insert permanent trickle vents to heads of all windows to rooms affected. Al to regulation F1 2010

Lighting
Provide 75% of new primary light fitting units to new extension to be of type, which will only take high efficiency lamps Provide min one third of primary lights to have a luminous efficiency greater than 40 lumens per circuit watt. The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site.

Smoke alarms and heat detectors.
Fire Safety Approved Doc B
Where new habitable rooms are provided above ground level, a fire detection system shall be installed. Provide a mains linked smoke alarm in the circulation space on all levels in accordance with Paragraph 1.10 to 1.18. Also provide 1 no smoke detector to ground floor.
There will be a compatible interlinked heat detector or heat alarm in the kitchen, in addition to whatever smoke alarms are needed in the circulation space.

Flagging
Lay 900 x 600 x 50 mm thick pre-cast concrete flags on 50 mm sand blinding to new patio area

Electrical Contractor (Competent Person)
All the wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of Building Regulations BS 7671, the IEE 18th edition wiring guidance and Building Regulations Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the Secretary of State, AND
The competent person is to send to the approved inspector a 'self certification certificate' within 30 days of the completion of the electrical works. The Client is to be provided with a copy of the 'self certification certificate' and a BS 7671 electrical installation test certificate.

Rear dormer wall construction
Marley grey concrete class 'o' fire resistant cladding plain horizontally fixed to 38 x 19 treated sw vertical battens at a gauge to suit on breathable sarking felt membrane on plywood sheathing. 125 x 50 treated sw framing at 400 centres with noggins at 600 vertical centres. Provide 38 x 19 treated sw counter-battens with no.4 lead fixed to counter-batten and dressed to window frame. At abutments with gable wall provide no.3 lead soakers (felt to overlap) and dressed down min. 200 mm over roof 90mm Kingspan Kooltherm K107 between studding. Internal finish 37.5 Kooltherm K118 insulated plasterboard and vapour barrier to warm side of insulation giving a u value of 0.18Wm2K, insert 100 x 100 mm sw corner posts and each side of any windows, insert 150 x 100 lintel over any opening in dormer.

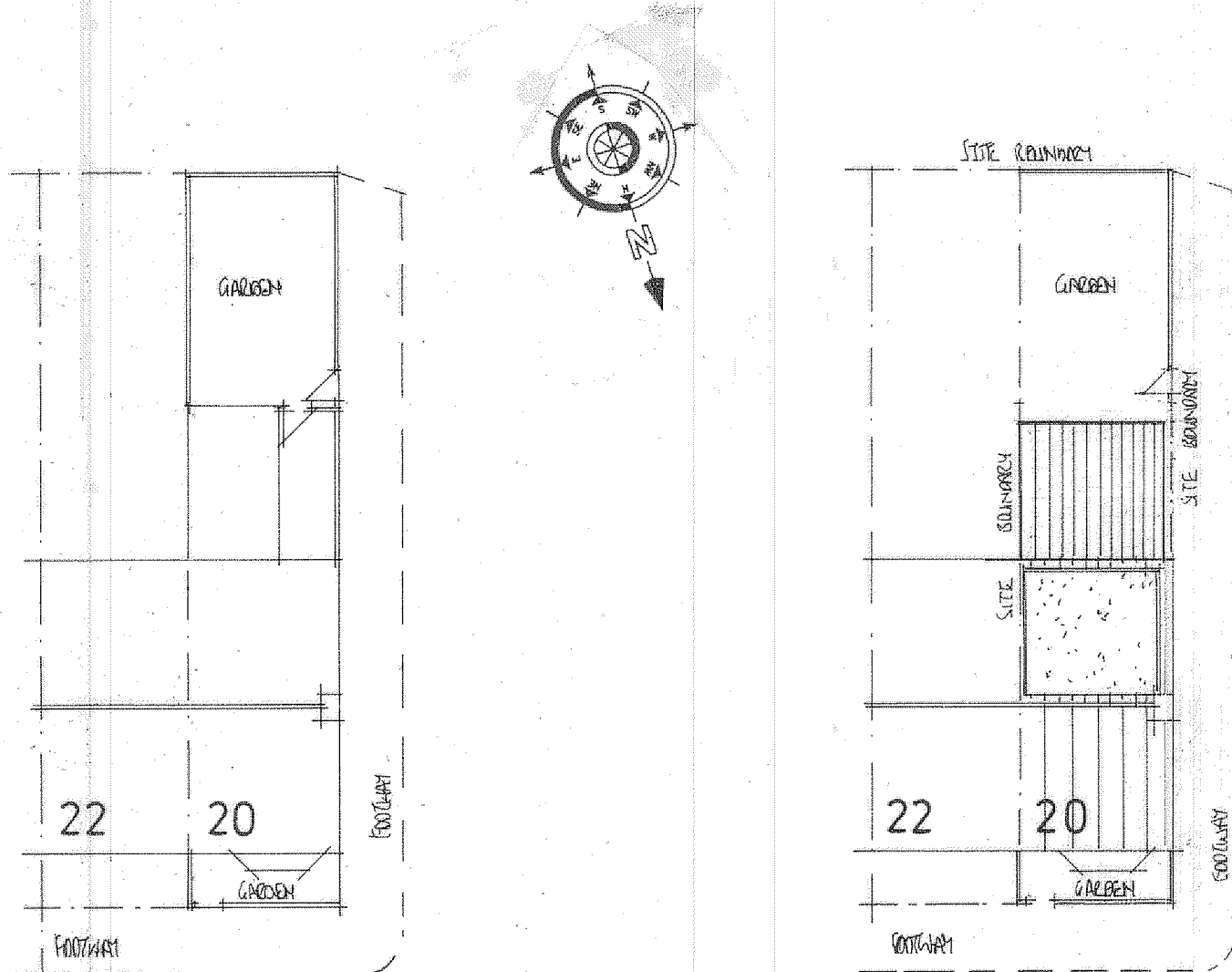
Dormer cheeks to adjoining boundaries.
Insert 4 mm thick saplux for boundary dormer cheeks fixed to the outside of the dormer framework in addition to 12.5 mm plasterboard to inside face of framework.

Electrical Fittings.
All sockets to be positioned above 450 mm from floor level, and all switched to be positioned below 1200 mm from finished floor level to comply with Part M of the Building Regulations. Minimum 3 out of every 4 internal light fittings and all external lights to incorporate only fittings with LED lamps-luminous efficiency greater than 45 lamp lumens/circuit-watt and total output greater than 40 lamp lumens, with and external lights to incorporate daylight sensor, all in accordance with Part L18 section 4.24 Building Regulations (2010 Edition with 2013 amendments) and Table 42 of Domestic Building Service Compliance Guide 2013 Edition.
Electrical installation to be designed and installed and tested on completion by an NICEIC registered contractor in accordance with BS 7671:2001 to comply with Part P of Building Regulations.

Notes
These drawings are for the purpose of obtaining Building Regulations and Planning permission only.
All work thereafter is undertaken solely at the clients/contractors discretion and liability is therefore transferred. With regards to any matters relating to Planning or Building Regulation, they are solely at the discretion of the client, no information or advice given prior to or after the drawings are completed are for information only and not binding. All work must be carried out in accordance with the relevant building regulations and codes of practice. Do not scale from drawing. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
Services i.e. Electric, heating, plumbing etc. Are not included in these drawings.

Party Wall Act
Any works falling within the Party Wall Act 1996. The client to serve written notice on the owners of adjacent properties affected of the intention to build within 2 months of commencement date. Written permission to be obtained. Further information about the Act can be found in the explanatory booklet available to download from: <https://www.gov.uk/party-wall-etc-act-1996-guidance>.

Party Wall Act 1996
Any work falling within the Party Wall Act 1996:
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 the building work involves works on or to an existing Party Wall including amongst other things:
• Support of beams
• Insertion of d.p.c. through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• New foundations projecting beyond party wall boundary
A Party Wall Agreement is to be in place prior to start of works on site. Further information about the Act can be found in the explanatory booklet available to download from: <https://www.gov.uk/party-wall-etc-act-1996-guidance>.

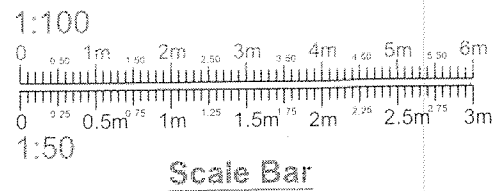
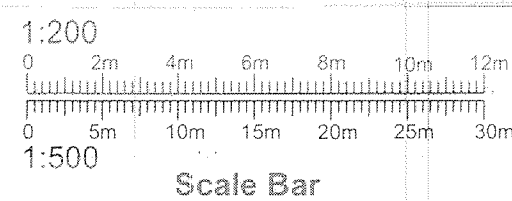


EXISTING SITE AND ROOF PLAN

PROPOSED SITE AND ROOF PLAN

SCALE 1:200

SCALE 1:200



PROJECT
PROPOSED ENLARGEMENT OF EXISTING KITCHEN AND NEW REAR DORMER.
DRAWING TITLE
PROPOSED ELEVATIONS, EXISTING AND PROPOSED ROOF AND SITE PLAN.
CLIENT
MISS K. BRODERICK.
ADDRESS
20, WOODHOUSE STREET, GORTON, MANCHESTER.
DATE
SEPT 2023.
SCALE
SCALE 1:50@A1
SCALE 1:200@A1.
DRAWING No
FO 09225792/12. A