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.
Kitchen to be provided with interlinked heat detector, all in accordance with Part B of the current Building Regulations and subsequent revisions.

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 K of the current Building Regulations and subsequent revisions.
Glazing to achieve a U value of 1.4W/m²°K and to have a WER of B and C or better, all in accordance with Part L1A 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 bathroom is 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 are to have the mechanical ventilation with a 15min. over run.

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.

GENERAL BUILDING NOTES.

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.

ALL WORK TO BE IN COMPLIANCE WITH THE CURRENT BUILDING REGULATIONS AND TO ACHIEVE THE FOLLOWING U-VALUES.

FLOORS :- 0.18W/m²K
CAVITY WALLS :- 0.18W/m²K
PITCHED ROOFS :- 0.15W/m²K
FLAT ROOFS (COLD DECK) :- 0.15W/m²K
FLAT ROOFS (WARM DECK) :- 0.15W/m²K
GLAZING :- 1.4W/m²K

IF BOILER IS TO BE REPLACED, THIS SHALL COMPLY TO SEDBUCK RATING OF 92% 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.

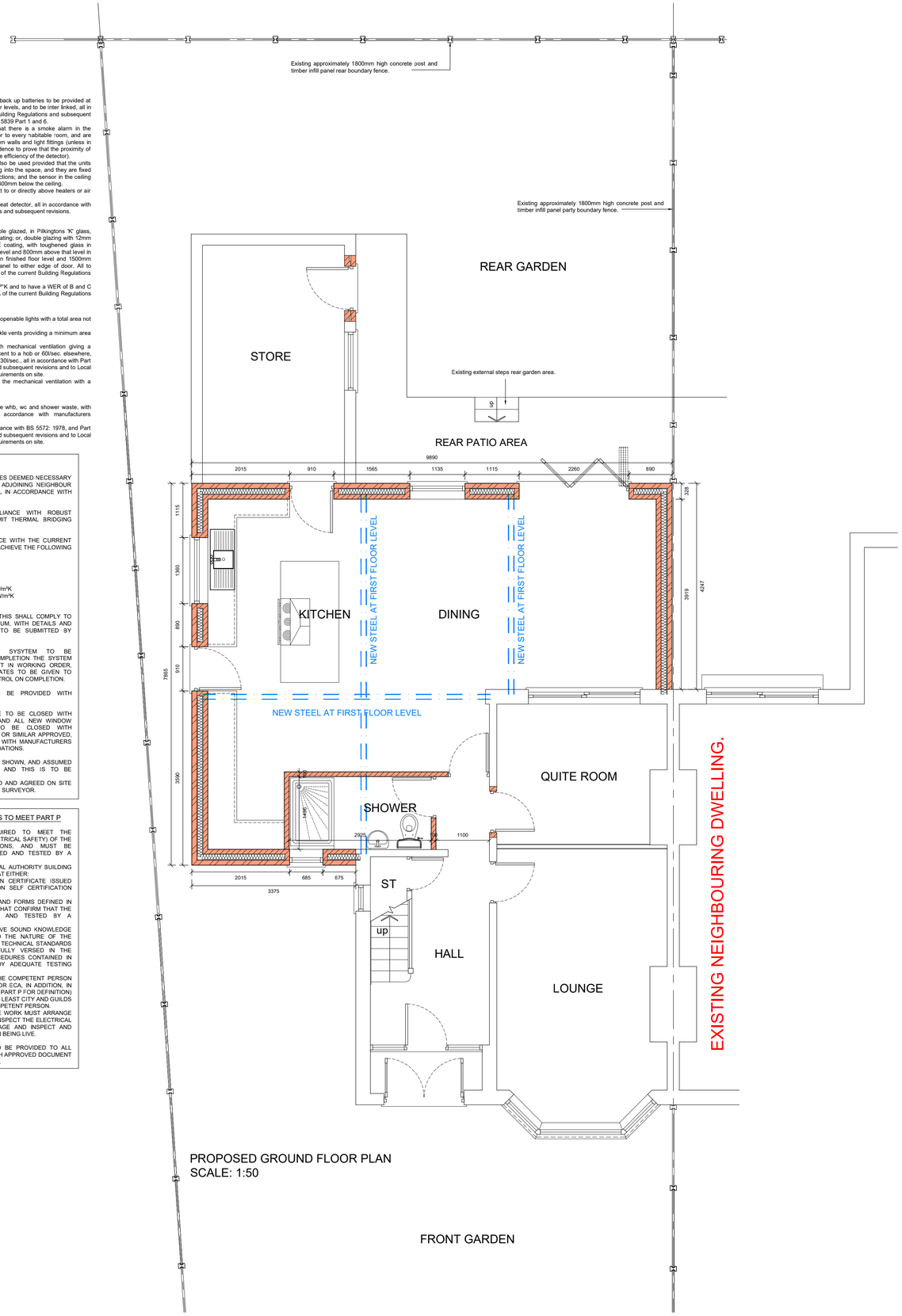
ALL CAVITIES AT THE TOP ARE TO BE CLOSED WITH NON-COMBUSTABLE MATERIAL, AND ALL NEW WINDOW AND DOOR REVEALS ARE TO BE CLOSED WITH THERMABATE CAVITY CLOSURES OR SIMILAR APPROVED, INSTALLED ALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

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.

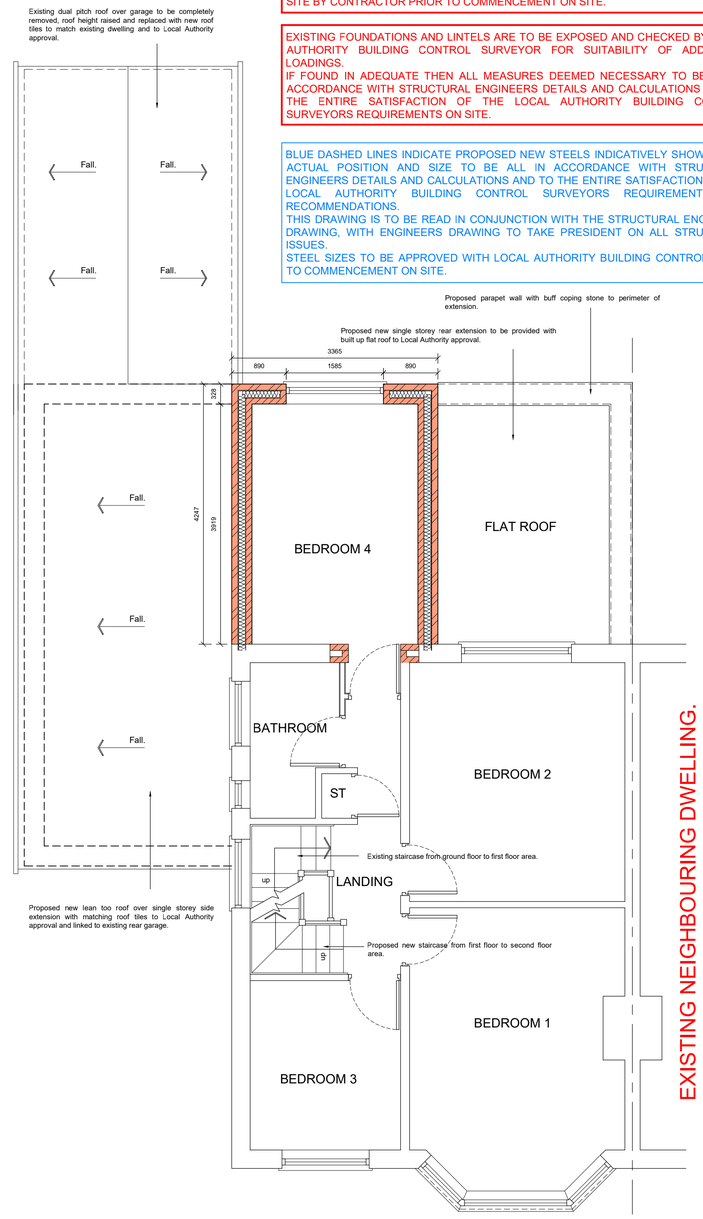
GENERAL ELECTRICAL NOTES TO MEET PART P

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.



PROPOSED GROUND FLOOR PLAN
SCALE: 1:50



PROPOSED FIRST FLOOR PLAN
SCALE: 1:50

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

EXISTING FOUNDATIONS AND LINTELS ARE TO BE EXPOSED AND CHECKED BY LOCAL AUTHORITY BUILDING CONTROL SURVEYOR FOR SUITABILITY OF ADDITIONAL LOADINGS.
IF FOUND IN ADEQUATE THEN ALL MEASURES DEEMED NECESSARY TO BE ALL IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS AND TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS ON SITE.

BLUE DASHED LINES INDICATE PROPOSED NEW STEELS INDICATIVELY SHOWN, WITH ACTUAL POSITION AND SIZE TO BE ALL IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS AND TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS AND RECOMMENDATIONS.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWING, WITH ENGINEERS DRAWING TO TAKE PRESIDENT ON ALL STRUCTURAL ISSUES.
STEEL SIZES TO BE APPROVED WITH LOCAL AUTHORITY BUILDING CONTROL PRIOR TO COMMENCEMENT ON SITE.

GENERAL NOTES.
1. This drawing is the property of Y A Architectural Services 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 Y A Architectural Services.
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.

PLANNING ISSUE

AMENDMENTS	DATE

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DRAWN: Y AHMED. DATE: 02.11.23
CHECKED: SCALE: 1:50@A1

PROJECT:
DEMOLITION OF EXISTING REAR SINGLE STOREY OUT RIGGER AND ERECTION OF A PART DOUBLE AND PART SINGLE STOREY REAR EXTENSION, SINGLE STOREY SIDE EXTENSION LINKED TO EXISTING GARAGE, INCLUDING RAISING OF GARAGE ROOF AT 306 WITHINGTON ROAD, CHORLTON-CUM-HARDY, MANCHESTER.
CLIENT:
MR ABID BUKHARI.

JOB TITLE:
PROPOSED GROUND AND FIRST FLOOR PLANS.

JOB No:
1920-P02