Proposed erection of a single storey extension at rear of house at 1 Blackthorne Avenue, Burnage, Manchester

Drwg No. 01 Revision 0

Floor Plans & Elevations

Scale: 1 : 100 (A2 drwg size) Date: Jul 2023

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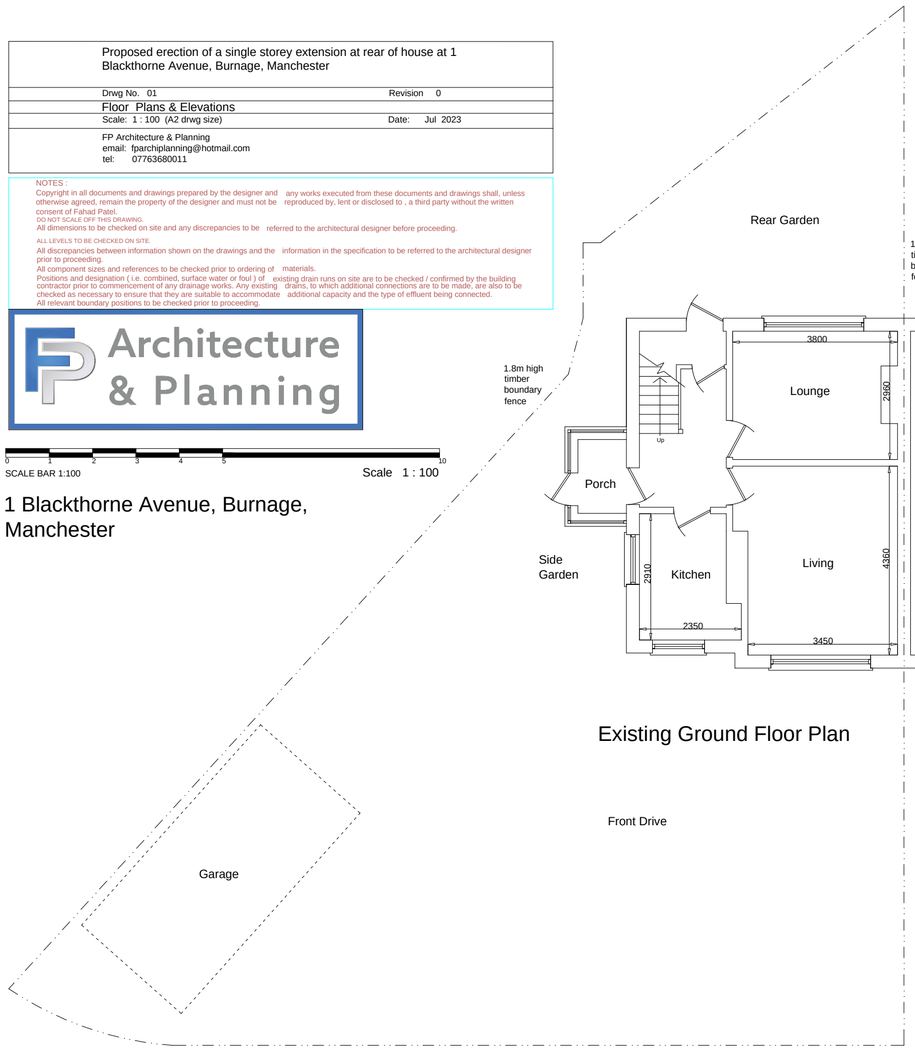
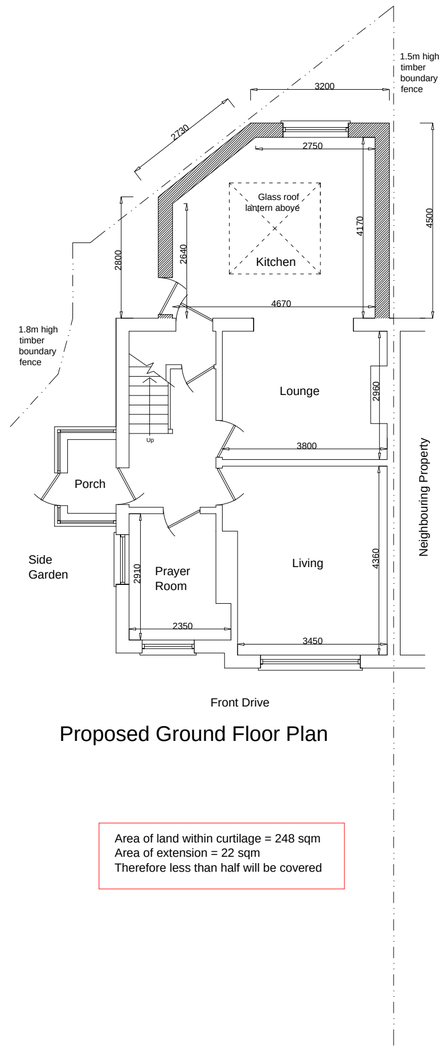
NOTES :
Copyright in all documents and drawings prepared by the designer and any works executed from these documents and drawings shall, unless otherwise agreed, remain the property of the designer and must not be reproduced by, lent or disclosed to , a third party without the written consent of Fahad Patel.
DO NOT SCALE OFF THIS DRAWING.
All dimensions to be checked on site and any discrepancies to be referred to the architectural designer before proceeding.
ALL LEVELS TO BE CHECKED ON SITE.
All discrepancies between information shown on the drawings and the information in the specification to be referred to the architectural designer prior to proceeding.
All component sizes and references to be checked prior to ordering of materials.
Positions and designation (i.e. combined, surface water or foul) of existing drain runs on site are to be checked / confirmed by the building contractor prior to commencement of any drainage works. Any existing drains, to which additional connections are to be made, are also to be checked as necessary to ensure that they are suitable to accommodate additional capacity and the type of effluent being connected.
All relevant boundary positions to be checked prior to proceeding.

SCALE BAR 1:100 Scale 1 : 100

1 Blackthorne Avenue, Burnage, Manchester



Existing Ground Floor Plan

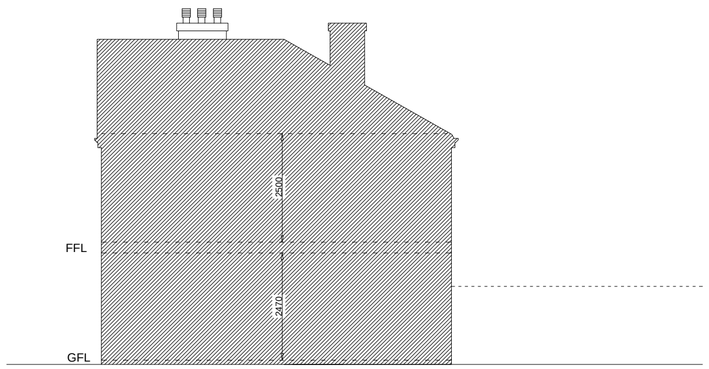


Proposed Ground Floor Plan

Area of land within curtilage = 248 sqm
Area of extension = 22 sqm
Therefore less than half will be covered

Existing Rear Elevation

Existing LHS Elevation



Existing RHS Elevation

Extension construction details Updated regulations to supercede any old regulations

ROOF Flat roof construction (cold deck type). 12.5 mm plasterboard and skim. 150 x 50 tanalised s/w joists c24 @ 300 c/c on heavy duty joists hangers. firring pieces with fall 1:40. insulation inbetween rafter to be celotex ga4100 100mm thick and 50mm under the rafter celotex ga4000. 19mm waterproof plywood decking. 3 layers of felt, Rubber type or asphalt roof covering. 20 mm fascia board. 1000 x 30 x 5 mild steel straps screwed to the underside of joists and wall at 1800 mm c/c.

WALLS Outerskin to be 110mm approved brick facings to match existing, 130mm cavity with 80mm Kngspan insulation to give U Value of 0.18w/m2k, inner skin to be 100mm thermalite blocks.12mm plasterboard and skin to internal. Butterfly type wall ties to be fixed 700mm c/c horizontally and 450mm centres vertically. Cavity to be continuous bonded to existing and sealed at eaves level with brick or block on edge. DPC to be 150mm above ground level, and insulated horizontal and vertical DPC to be around all openings and reveals. Stepped lead cavity tray and flashing at abutments. 30mm x 5mm galvanised MS straps to fix to walls and structural timbers of roof at max 1800mm c/c. Weak mix concrete cavity fill in cavity wall below ground level.

DRAINS 100mm dia PVC drains to connect to existing and fall 1:40 to approval of Building Control Officer. PVC approved inspection chambers to be fitted at junction with main drain.

WASTES 32mm dia PVC waste with anti vac traps to washbasin and 38mm dia to sink connected direct to gully to new drain as above.

VENTILATION Opening lights not to be less than 1/20th of floor area of room served. Glazing to be SAFETY glazing to BS 6206 is FENSA approved and have K glass. Any boiler vent to be ducted to external air 500mm clear of opening light. Mechanical fan to be ducted to external air and have extract rate of 60 litres per sec in kitchen and 15 litres per second in bathrooms.

FIRE All elements of structure and new ceilings to have 12mm fireline board and skim. 30 minute fire doors with frames to be installed at all relevant openings.

OPENINGS To have standard catnics over with min end veering 150mm each end.

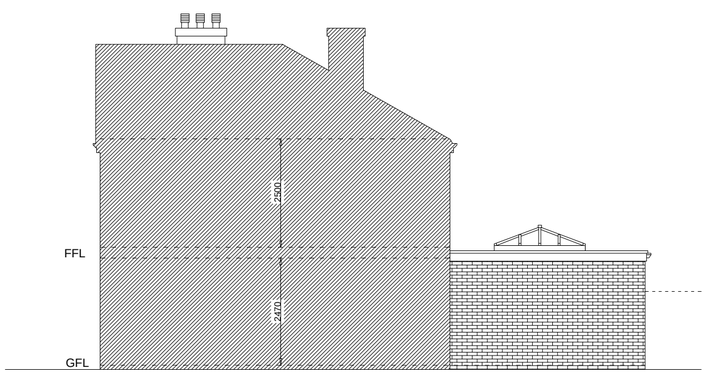
FOUNDATIONS Strip foundation 600 x 150mm min concrete (1:3:6) min depth 750mm below ground level to approval of Building Control Officer.

FLOOR
100mm thick concrete (1:3:6) on 1200 guage visqueen on 100mm thick Kingspan Thermafloor insulation TF70 to give U value of 0.18w/m2k with 25mm upstand at perimeter on 50mm sand binding on 150mm well compacted hardcore.

ELECTRICS & GENERAL
All electrical installations to comply to BS 7671, 17th Edition of IEE Regs and Part P of Building Regs by a NICEIC electrician with a test certificate forwarded to Building Control within 30 days of completion. New radiators to have TRV are if a new builder is installed, it should be of condensing type and have min SEDBUK rating of 86%. If not, adequacy of existing boiler should be checked to determine that it is capable of handling the proposed increased loads. Service plans to be insulated and boiler control interlocks together with zone timing and temperature controls are required. In addition, the heating and hot water system should be commissioned so that at completion the system and their controls are left in working order and can operate efficiently. A copy of the Corgi Certificate is to be given to the Local Authority on completion.

Proposed Rear Elevation

Proposed LHS Elevation



Proposed RHS Elevation