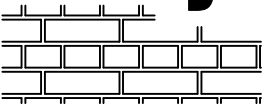


SCALE:- 1:100 DATE:- AUG 2022

**BUILDING
DESIGN CONSULTANTS**

28 CHEW VALE,
GREENFIELD,
OLDHAM, OL3 7EQ.
TEL - 0798 676 1559



Kevin
foey



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Rear garden

Boundary

New retaining wall.

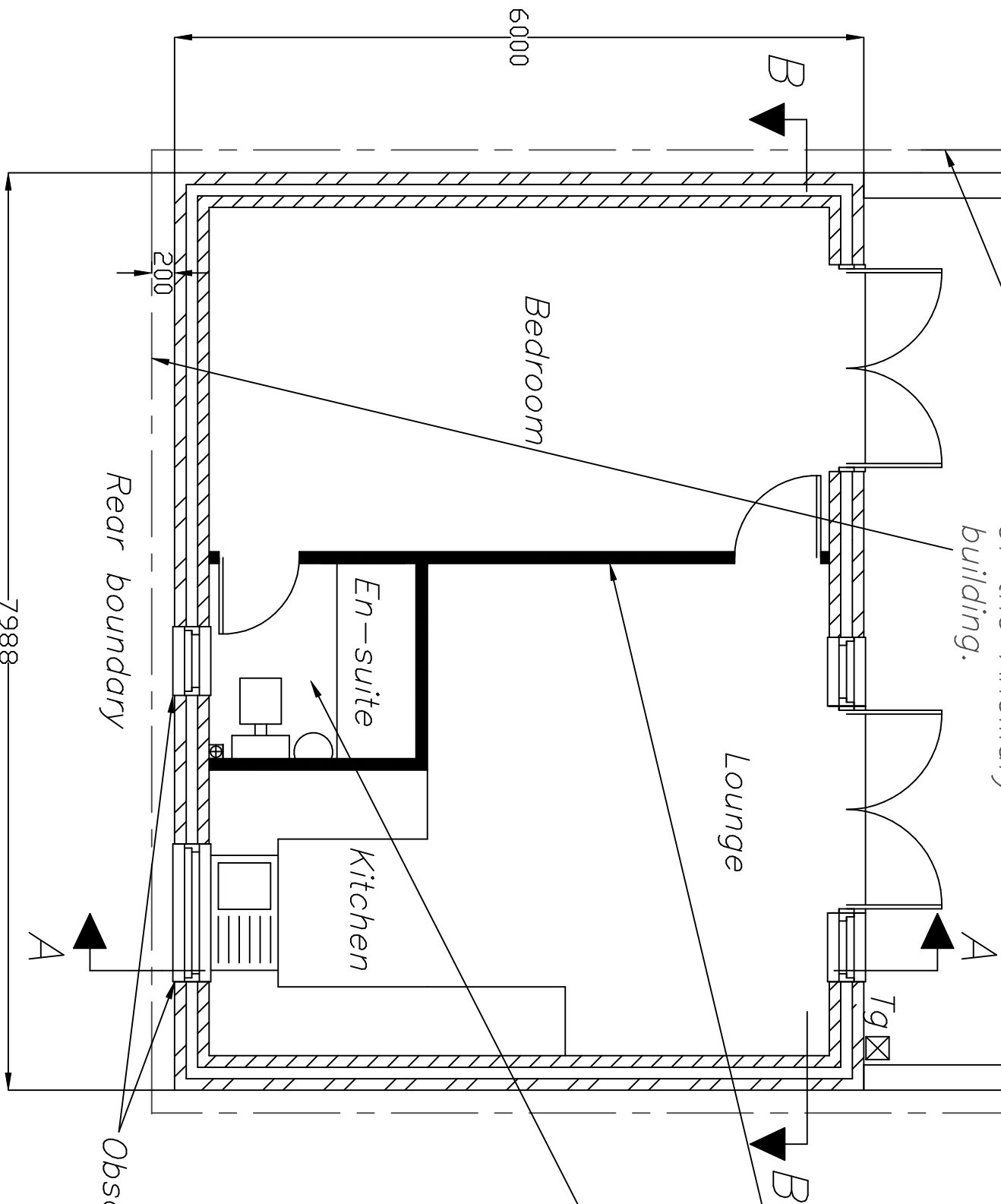
An 1800mm High fence must be erected all around the garden, both sides and at the of the Ancillary building.

New retaining wall.

Internal floor area of new build flat is 39.9M²

100 x 50mm Timber studding at 400mm ccs,
12.5mm Plasterboard and skim both sides,
100mm Rockwool incorporated.

Mechanical ventilation fitted to new bathroom
vented out to external air and to work in
conjunction with the light switch.



DRAWING No 3 OF 8 DRAWING'S

PROPOSED NEW ANCILLARY LIVING
ACCOMMODATION AT THE REAR OF-
No 5 BALLIOL STREET,
CRUMPSALL,
MANCHESTER.
M8 0WS .
FOR-MR M. RAFI.

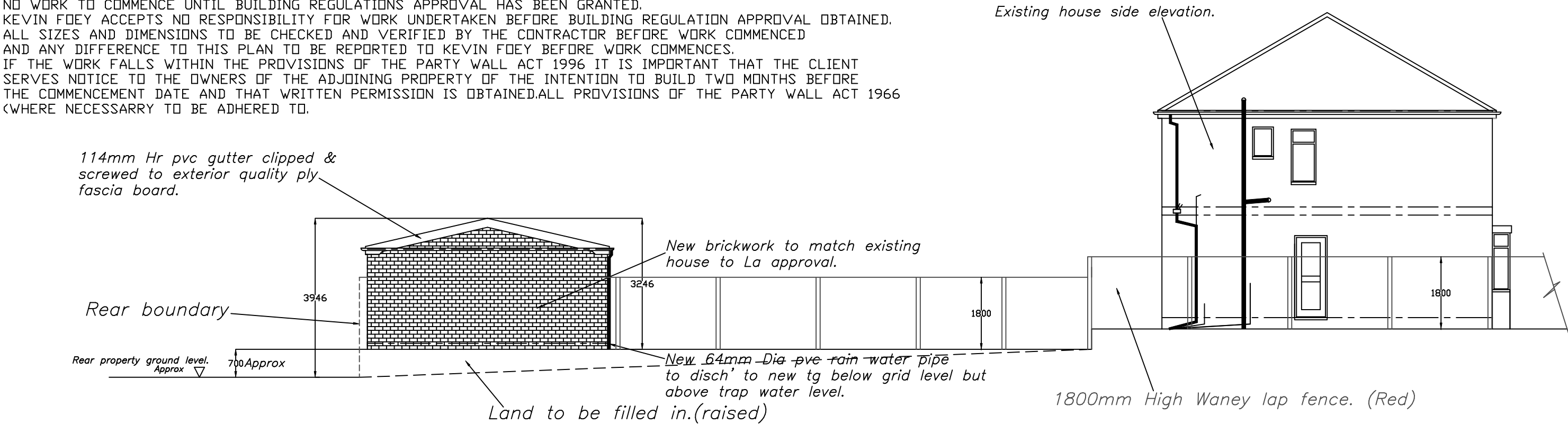
SCALE:- 1:50 DATE:- AUG 2022

kevin foey
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PROPOSED SIDE ELEVATION

Catnic combined lintel, type to span a 3M opening or similar approved.

New 64mm Dia pvc rain water pipe to disch' to new tg below grid level but above trap water level.

Side boundary



Toughened safety glass to BS 6206.

PROPOSED FRONT ELEVATION

DRAWING No 4 OF 8 DRAWING'S

PROPOSED NEW ANCILLARY LIVING ACCOMODATION AT THE REAR OF-
No 5 BALLIOL STREET,
CRUMPSALL.
MANCHESTER.
M8 0WS .
FOR-MR M. RAFI.

SCALE:- 1:100 DATE:- AUG 2022

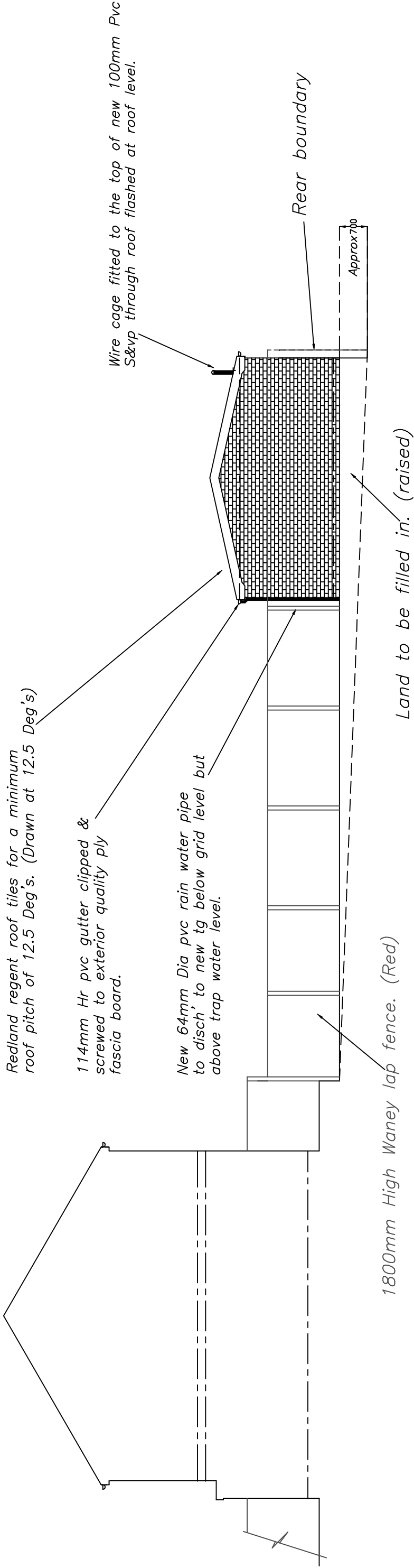
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ELECTRICAL SPECIFICATION
THE INSTALLATION WILL BE DESIGNED,INSTALLED,INSPECTED AND TESTED TO THE STANDARDS
REQUIRED BY PART'P' OF THE BUILDING REGULATIONS.
A'COMPETANT' ELECTRICIAN WILL UNDERTAKE THE WORK AND AN INSTALLATION CERTIFICATE
WILL BE PROVIDED.
PRIOR TO COMMISSIONING THE INSTALLATION WILL BE TESTED BY AN ELECTRICIAN COMPETANT
IN TESTING HOLDING A SUITABLE QUALIFICATION.
TESTING WILL BE COMPREHENSIVE WITH TESTS FOR CONTINUITY,AND EARTH LOOP IMPEDANCE.
ANY INSTALLATION UNDERTAKEN BY SOMEONE WHO IS NOT REGISTERED WITH NICEIC OR ECA
MUST PROVIDE AN INSTALLATION CERTIFICATE TOGETHER WITH A TEST CERTIFICATE PREPARED
BY A MEMBER OF THE NICEIC OR ECA.
THE PROPOSED DOMESTIC ELECTRICAL INSTALLATION WILL BE INSTALLED IN ACCORDANCE
WITH BS 7671 AND THE CURRENT 17th EDITION OF THE WIRING REGULATIONS.
THE BEST PRACTISE ENDORSED WITH THE IEE ON SITE GUIDE WILL BE APPLIED.
WORK TO HEATING/HOT WATER SYSTEM BY A GAS SAFE REGISTERED PLUMBER.

NEW DOUBLE GLAZED WINDOWS TO HAVE INNER PANE OF 'K' GLASS
AND MINIMUM GAP BETWEEN PANES 16mm.(argon filled)Uvalue 1.6
NEW BEDROOM WINDOWS TO HAVE ESCAPE WINDOW 0.33M2
WITH MINIMUM WIDTH OF ESCAPE WINDOW 450mmx740mm height to achieve 0.33M2.
BEAM OVER NEW EXTERNAL WINDOWS AND DOORS CATNIC COMBINED LINTOLS.
NEW GLAZING IN CRITICAL LOCATIONS TO COMPRISE TOUGHENED SAFETY GLASS
TO BS6206

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PROPOSED SIDE ELEVATION

Wire cage fitted to the top of new 100mm Pvc S&vp through roof flashed at roof level.

All new glazing should have a 16mm gap between panes & inner pane to be K glass or similar approved.

Double glazing Argon filled.

Rear boundary line.

Lead valley gutters formed.

1800mm High Waney lap fence. (Red)
Catnic combined lintel Type CLA 90/100 over new windows and doors.

Obscure glazed bathroom & kitchen windows.

PROPOSED REAR ELEVATION

- 1) AREAS WITH DIFFERING HEATING NEEDS SUCH AS SEPARATE SLEEPING AND LIVING AREAS SHOULD HAVE INDIVIDUAL TEMPERATURE CONTROL-BY USE OF ROOM THERMOSTATS OR INDIVIDUAL RADIATOR VALVES.
- 2)SEPARATE TIMING CONTROLS SHOULD BE PROVIDED FOR SPACE HEATING AND HOT WATER(EXCEPT FOR COMBINATION BOILERS AND SOLID FUEL APPLIANCES.
- 3)BOILER CONTROLS MUST INCLUDE PROVISION TO PREVENT THE BOILER OPERATION WHEN NEITHER THE SPACE HEATING SYSTEM NOR THE HOT WATER SYSTEM REQUIRES HEAT.
- 4)THE NEW BOILER SHOULD HAVE A SEDBUCK RATING OF 86%
- 5)ALL HEATING AND HOT WATER SYSTEMS NEED TO BE FULLY COMMISSIONED AND CERTIFICATION PROVIDED.
- 6)INSTRUCTIONS FOR ALL RELEVANT CONTROLS ARE TO BE GIVEN TO THE OWNER.

1/3 OF NEW LIGHT FITTINGS TO BE OF THE TYPE THAT WILL ONLY ACCEPT ENERGY EFFICIENT LAMPS
NEW ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED WITHIN A ZONE BETWEEN 450mm & 1200mm FROM THE FINISHED FLOOR LEVEL..

ROBUST METHODS OF CONSTRUCTION TO BE ADOPTED.

INSULATED DPCS TO BE USED ON WINDOW AND DOOR REVEALS.

The provision of cold & hot water supply to the sanitary appliances & in addition to any thermostst, either the heat source or the storage visual, is fitted with a device that will prevent the temperature of the stored water exceeding 100deg c at any time.

DRAWING No 5 OF 8 DRAWING'S

PROPOSED NEW ANCILLARY LIVING ACCOMODATION AT THE REAR OF-
No 5 BALLIOL STREET,
CRUMPSALL.
MANCHESTER.
M8 OWS .
FOR-MR M. RAFI.

SCALE:- 1:100 DATE:- AUG 2022

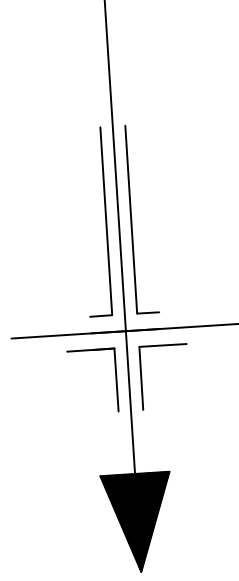
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Boundary

Boundary



-New Redland
-regent roof tiles.

Ridge

Rear boundary

Soil and vent pipe through new roof.

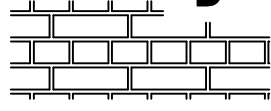
PROPOSED ROOF PLAN

PROPOSED NEW ANCILLARY LIVING
ACCOMODATION AT THE REAR OF-
No 5 BALLIOL STREET,
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MANCHESTER.
M8 0WS.
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**BUILDING
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28 CHEW VALE,
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Kevin *BUILDING*
foey

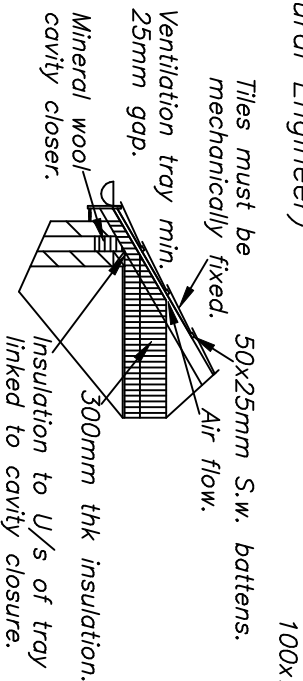
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ROOF CONSTRUCTION
Tiles to L.A. approval on 25 x 37 mm sw timber battens on sarking felt on Trada purpose designed (to CP.112) gang nailed trusses at 600mm ccs trusses to be cross braced 275mm Rockwool insulation (total thickness between and over ceiling joists joists.
u/s to be finished with 13mm plaster-board and skim. Roof to be provided with eaves ventilation equivalent to a 25mm continuous strip both sides. 0.18 U-value.

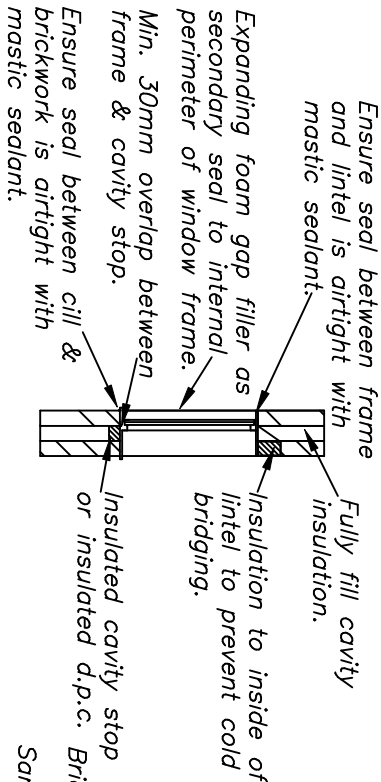
WALL CONSTRUCTION
350mm cavity wall comprising 100mm facing bricks to L.A. approval, 150mm cavity(DRYTHERM 37 FILLED) 100mm celcon walling blocks with stainless steel wall ties. Internal wall 13mm Pb'd & dabs (brickwork only below dpc) Wall ties to BS.1243 : 1972 (1981 amended) placed at 750mm horizontally and 450mm vertically and every 300mm of height adjacent to openings.U value=0.28.

GROUND FLOOR CONSTRUCTION
U Value=0.22
100mm concrete slab on vapour control layer1200g visquene laid directly over 110mm kingspan koolltherm TF70 on sandblinded well consolidated hardcore.
insulated upstand=insulation thickness+thickness of slab.

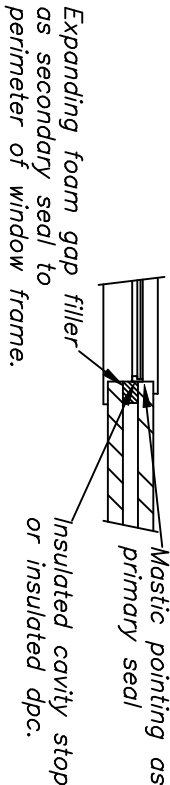
All new retaining walls designed by Francis Whelan (Structural Engineer)



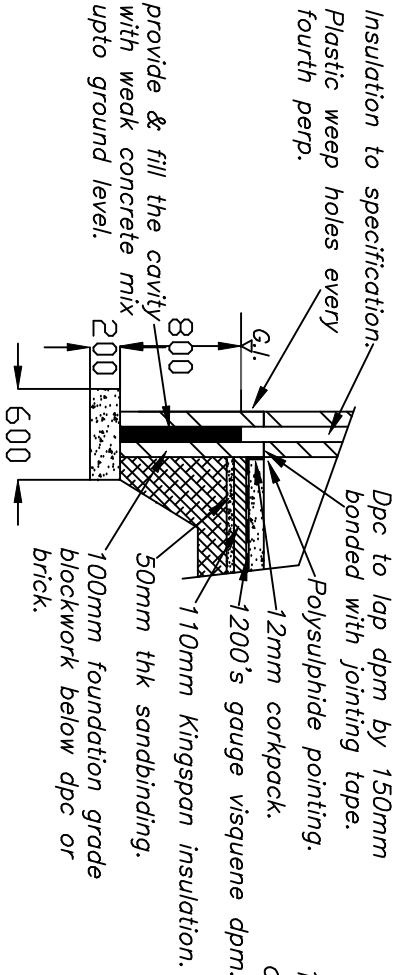
EAVES DETAIL



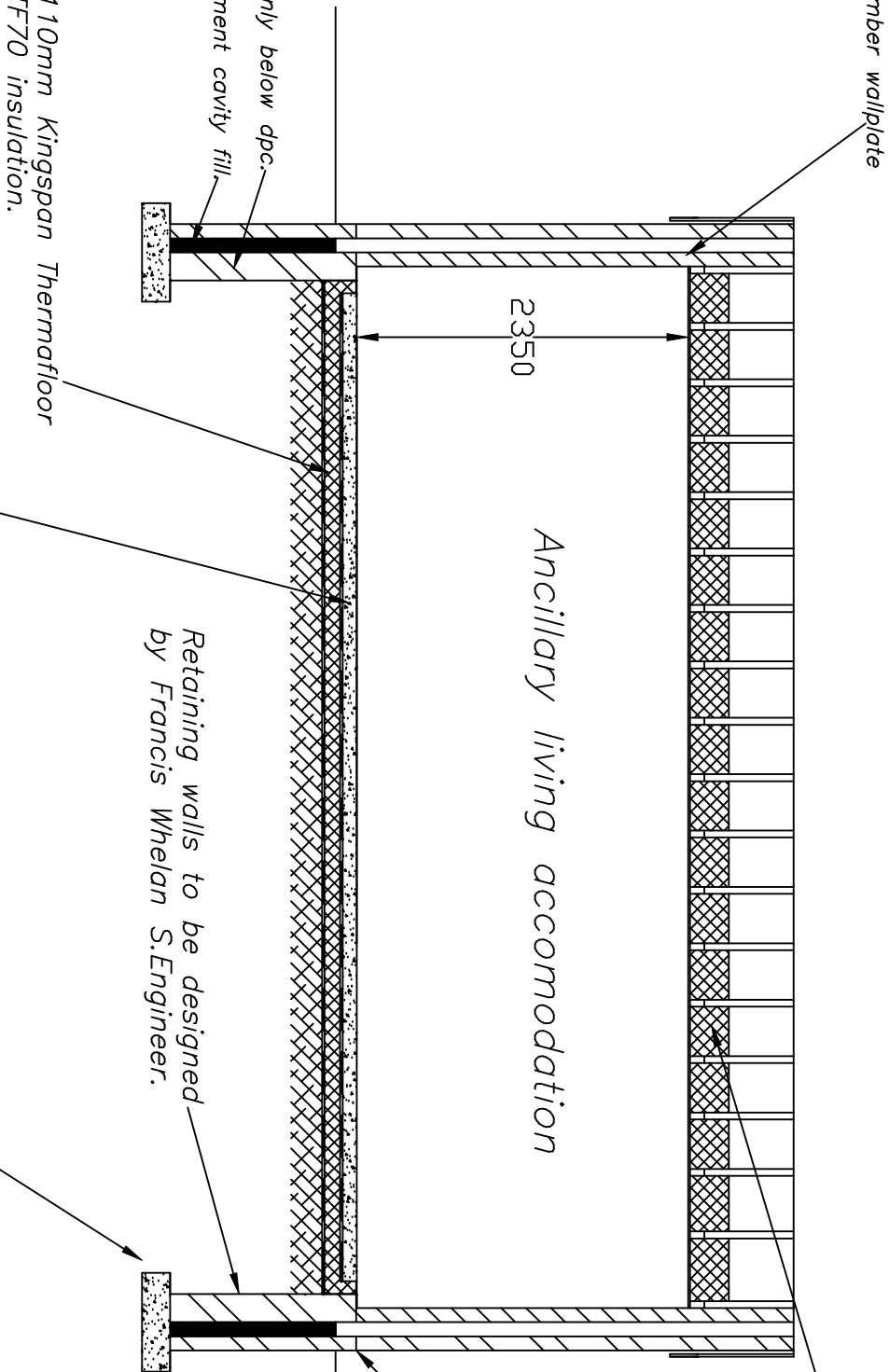
WINDOW HEAD & CILL DETAIL



WINDOW JAMB DETAIL



FOUNDATION DETAIL



New Found's to reg A1/A2.

100mm concrete on 1200g visquene dpm lapped onto dpc all on well consolidated sandblinded hardcore.

SECTION B-B

DRAWING No 8 OF 8 DRAWING'S

PROPOSED NEW ANCILLARY LIVING ACCOMODATION AT THE REAR OF-
No 5 BALLIOL STREET,
CRUMPSALL,
MANCHESTER.
M8 0WS .
FOR-MR M. RAFI.

SCALE:- 1:50 DATE:- AUG 2022

kevin foey
BUILDING DESIGN CONSULTANTS

28 CHEW VALE,
GREENFIELD,
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Catnic combined lintel Type CLA 90/100 over new windows and doors.

Catnic combined lintel, type to span a 3M opening or similar approved.

25mm minimum gap to back of fascia to allow for cross flow ventilation.

Dpc 150mm minimum above Ground level.

Ground level.

Brickwork only below dpc.

Sand & Cement cavity fill.

New Found's to reg A1/A2.

Rear boundary

Kitchen

Lounge

2350

3246

Approx 700

110mm Kingspan Thermafloor TF70 insulation.

100mm concrete on 1200g visquene dpm lapped onto dpc all on well consolidated sandblinded hardcore.

Land to be filled in. (Raised ground level)

DRAWING No 7 OF 8 DRAWING'S

PROPOSED NEW ANCILLARY LIVING
ACCOMODATION AT THE REAR OF-
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MANCHESTER.
M8 OWS .
FOR-MR M. RAFI.

SCALE:- 1:50 DATE:- AUG 2022

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SECTION A-A