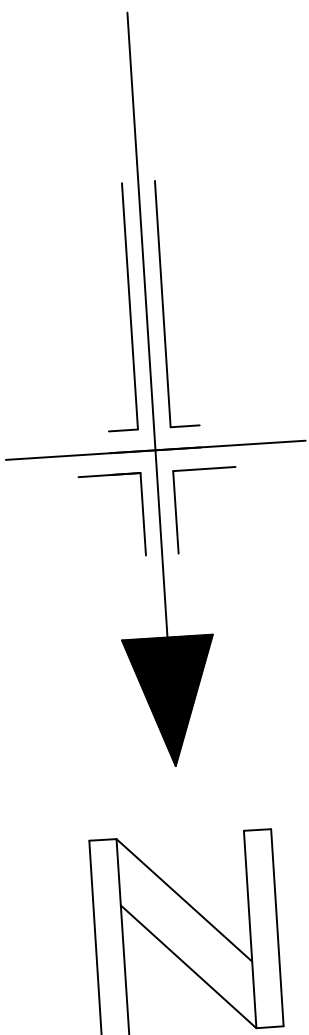
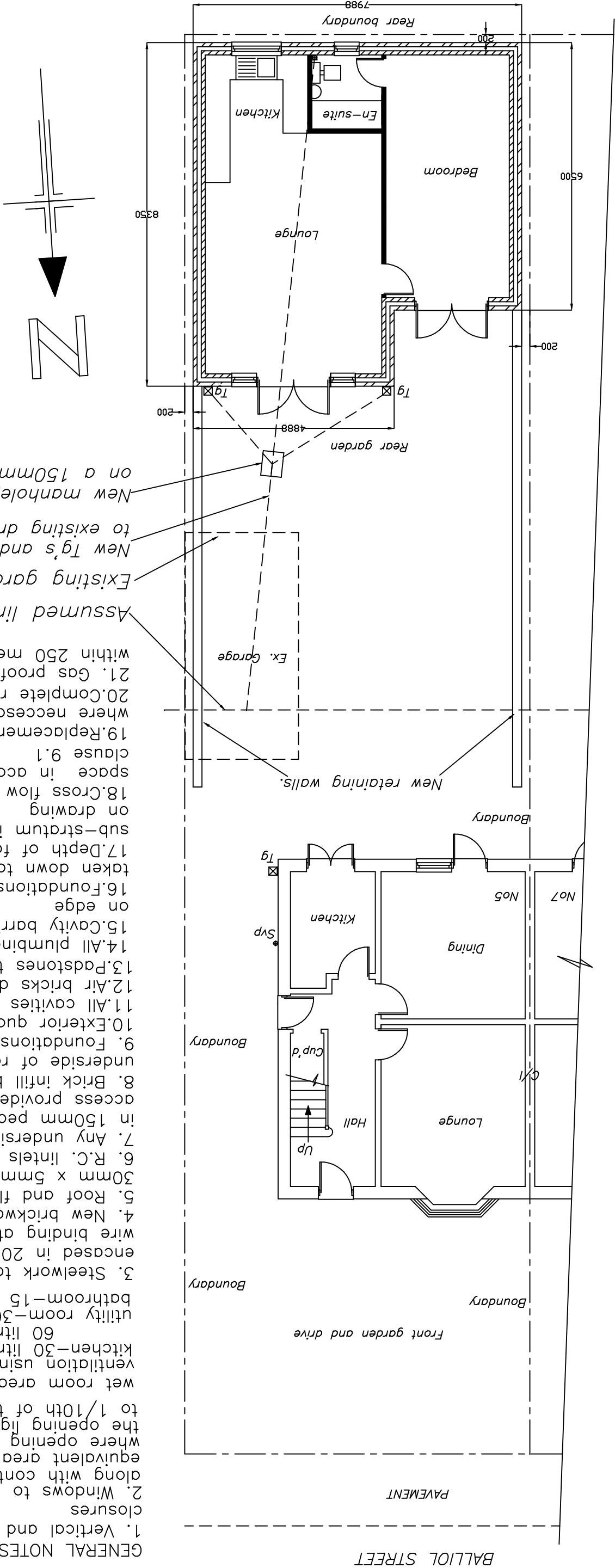


The floor plan illustrates a property layout with the following features:

- Front Garden and Drive:** Located at the top of the plan, adjacent to Balliol Street.
- PAVEMENT:** A designated area at the top, next to the front garden.
- Property Boundary:** Indicated by a dashed line.
- Internal Rooms:**
 - Lounge:** A large room on the right side.
 - Dining:** A room adjacent to the lounge.
 - Kitchen:** Located at the bottom left, featuring a sink (Svp) and a tap (Tg).
 - Hall:** A central area containing a staircase with an 'Up' arrow and a 'Cup'd' (cupboard) label.
- Existing Garage:** A rectangular structure on the left side, labeled 'Ex. Garage'.
- Rear Garden:** Located at the bottom of the plan.
- Neighboring Property:** A portion of an adjacent property is visible on the right, labeled 'No 7'.



EXISTING GROUND FLOOR PLAN WITH NEW GRANNY FLAT POSITION



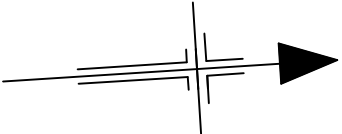
- GENERAL NOTES
1. Vertical and horizontal dpc's to all cavity closures
 2. Windows to open 1/20th room floor area along with controllable trickle vents with an equivalent area of 500mm².
 - where opening restrictors are to be provided the opening lights are to be increased in size to 1/10th of the room floor area.
 - wet room areas to be provided with mechanical extract ventilation using the following extract rates:-
kitchen-30 litres/sec adjacent to hob or
60 litres/sec elsewhere
utility room-30 litres/sec
bathroom-15 litres/sec.
 3. Steelwork to be 1/2 hour fire protected, encased in 20mm plasterboard and skim, 2mm wire binding at 100mm pitch
 4. New brickwork to match and key into existing
 5. Roof and floors to be tied down to walls with 30mm x 5mm ms straps at 2000mm ccs.
 6. R.C. lintels over drains passing through walls in 150mm pea gravel, flexible jointed and have rodding access provided to L.A. approval.
 8. Brick infill between joists 25mm clearance from underside of roof
 9. Foundations to regulation A1/A2
 10. Exterior quality timber to fascias
 11. All cavities to be continuous
 12. Air bricks ducted through wall cavity
 13. Paddstones to all steelwork
 14. All plumbing to comply with B.S.5572
 15. Cavity barriers (9mm masterboard or brick on edge
 16. Foundations within 900mm of drains to be taken down to drain invert level
 17. Depth of foundations to be taken to suitable sub-stratum irrespective of dimensions shown on drawing
 18. Cross flow ventilation to be provided to roof space in accordance with B.S.5250 : 1989 clause 9.1
 19. Replacement Upvc window frames to be fitted where necessary.
 20. Complete re-roof to be carried out as necessary.
 21. Gas proof Membrane to be used below floor if within 250 meters of landfill site.
- Assumed line of existing drains.
Existing garage to be taken down.
New Tg's and new 100mm Sge to connect to existing drains.
New manhole, 225mm Engineering brick on a 150mm Concrete bed.

DRAWING No 2 OF 8 DRAWING'S

PROPOSED NEW DETACHED GRANNY
AT THE REAR OF-
No 5 BALLIOL STREET,
CRUMPSALL,
MANCHESTER.
M8 0WS .
FOR-MR M. RAFI.
TEL-07714434922.

SCALE:- 1:100 DATE:- AUG 2022

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200

Boundary
Rear garden
New retaining wall.

Rear garden

Boundary

4888

B

Tg

A

200

New retaining wall.

A

Internal floor area of Granny flat is 51.2M²

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.

6500

Bedroom

Lounge

En-suite

Kitchen

Rear boundary

200

B

Obscure glazed.

7988

PROPOSED GROUND FLOOR PLAN

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IF THE WORK FALLS WITHIN THE PROVISIONS OF THE PARTY WALL ACT 1996 IT IS IMPORTANT THAT THE CLIENT SERVES NOTICE TO THE OWNERS OF THE ADJOINING PROPERTY OF THE INTENTION TO BUILD TWO MONTHS BEFORE THE COMMENCEMENT DATE AND THAT WRITTEN PERMISSION IS OBTAINED ALL PROVISIONS OF THE PARTY WALL ACT 1966 (WHERE NECESSARY TO BE ADHERED TO).

DRAWING No 3 OF 8 DRAWING'S

PROPOSED NEW DETACHED GRANNY
AT THE REAR OF-
No 5 BALLIOL STREET,
CRUMPSALL,
MANCHESTER.
M8 0WS .
FOR-MR M. RAFI.
TEL-07714434922.

SCALE:- 1:50 DATE:- AUG 2022

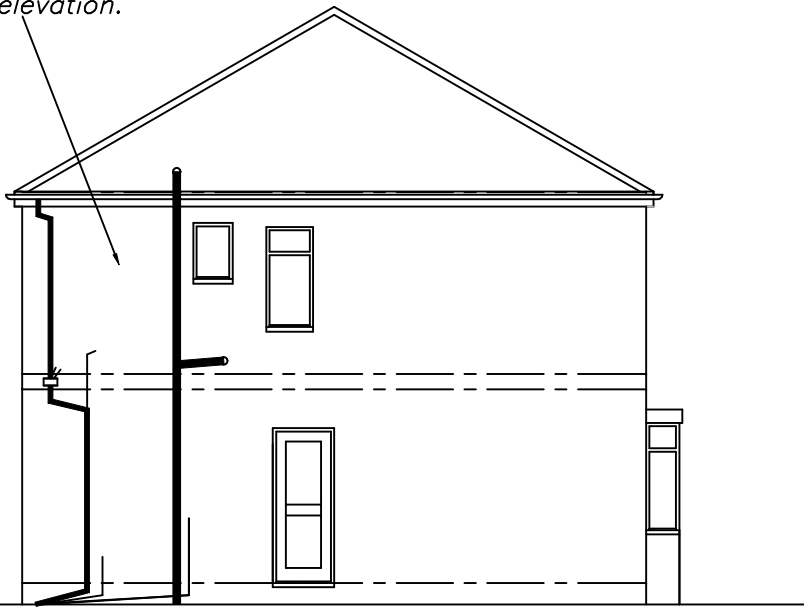
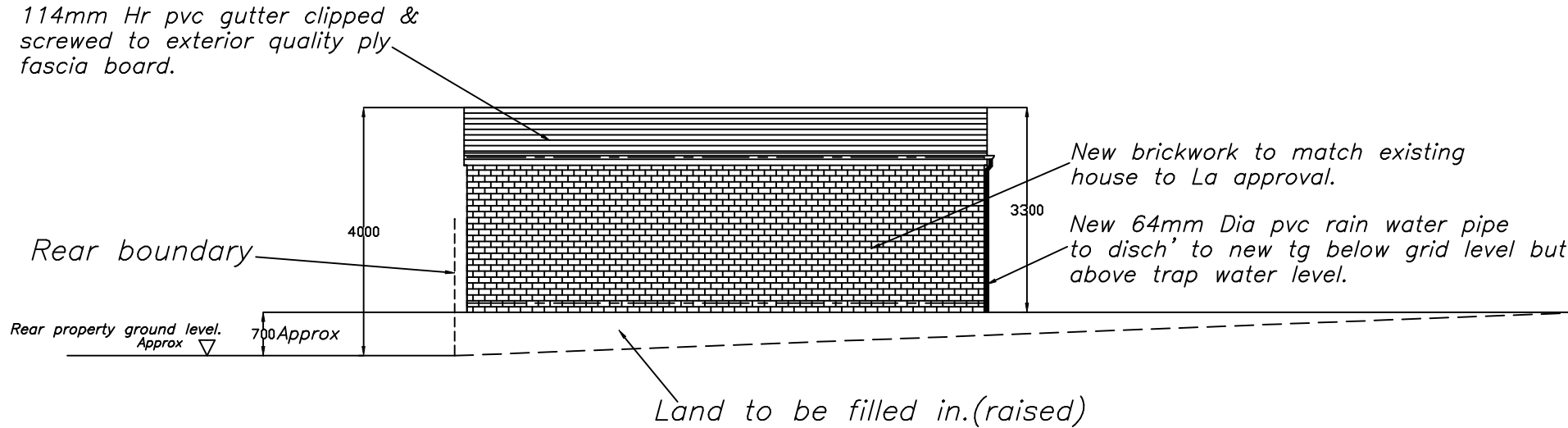
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THE COMMENCEMENT DATE AND THAT WRITTEN PERMISSION IS OBTAINED.ALL PROVISIONS OF THE PARTY WALL ACT 1966
(WHERE NECESSARY TO BE ADHERED TO.

Existing house side elevation.



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

Lead valley gutters formed.

Catnic combined lintel Type CLA 90/100 over new French windows.

New Brickwork to match & key into existing to La approval.

Side boundary

Toughened safety glass to BS 6206.

PROPOSED FRONT ELEVATION

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

DRAWING No 4 OF 8 DRAWING'S

PROPOSED NEW DETACHED GRANNY
AT THE REAR OF-
No 5 BALLIOL STREET,
CRUMPSALL.
MANCHESTER.
M8 0WS .
FOR-MR M. RAFI.
TEL-07714434922.

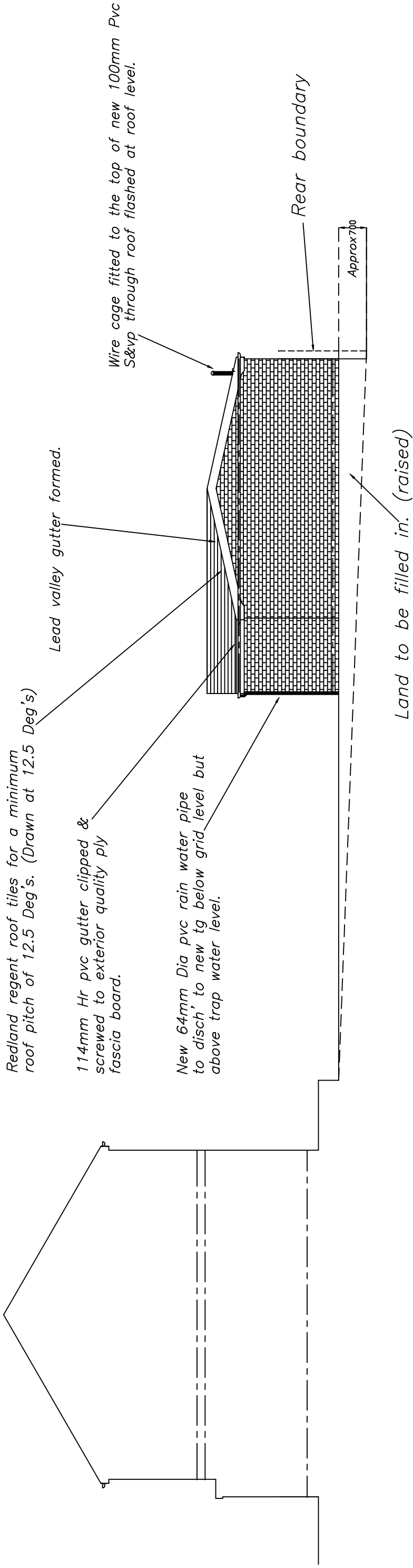
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PROPOSED SIDE ELEVATION

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

- 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.

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.

Catnic combined lintel Type CLA 90/100 over new windows and doors.

Obscure glazed bathroom & kitchen windows.

PROPOSED REAR ELEVATION

DRAWING No 5 OF 8 DRAWING'S

PROPOSED NEW DETACHED GRANNY AT THE REAR OF-
No 5 BALLIOL STREET,
CRUMPSALL.
MANCHESTER.
M8 OWS .
FOR-MR M. RAFI.
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Boundary

Lead valley gutter.

Lead valley gutter.

Ridge

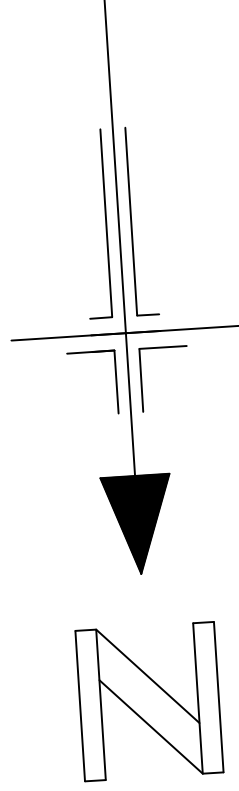
Ridge

Rear boundary

PROPOSED ROOF PLAN

Soil and vent pipe through new roof.

New Granny flat Redland
regent roof tiles.



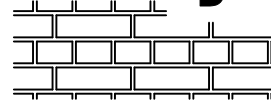
DRAWING No 6 OF 8 DRAWING'S

PROPOSED NEW DETACHED GRANNY
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CRUMPSALL.
MANCHESTER.
M8 0WS.
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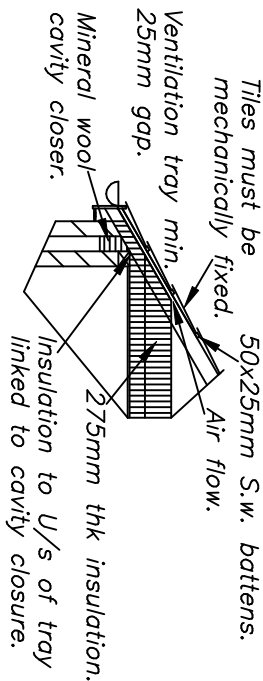
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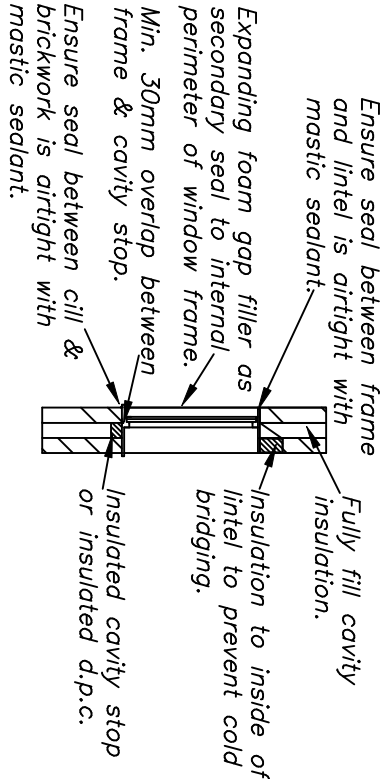
Kevin
foey

ROOF CONSTRUCTION
Tiles to L.A. approval on 25 x 37 mm sw timber battens on sarking felt on Troda 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.
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.

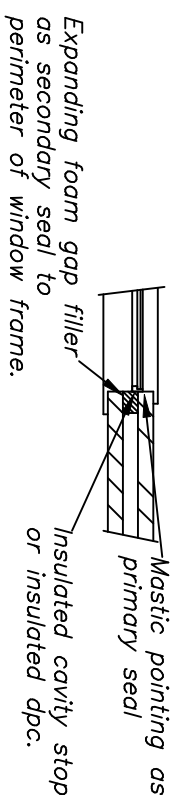
All new retaining walls designed by Francis Whelan (Structural Engineer)



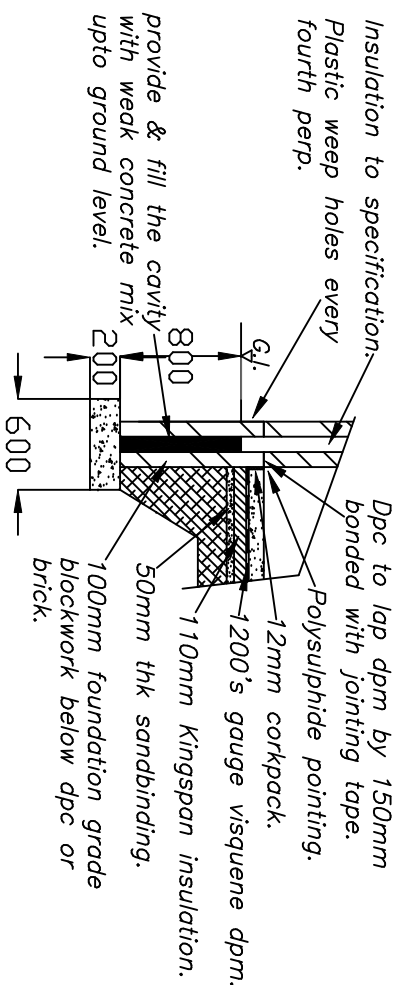
EAVES DETAIL



WINDOW HEAD & CILL DETAIL

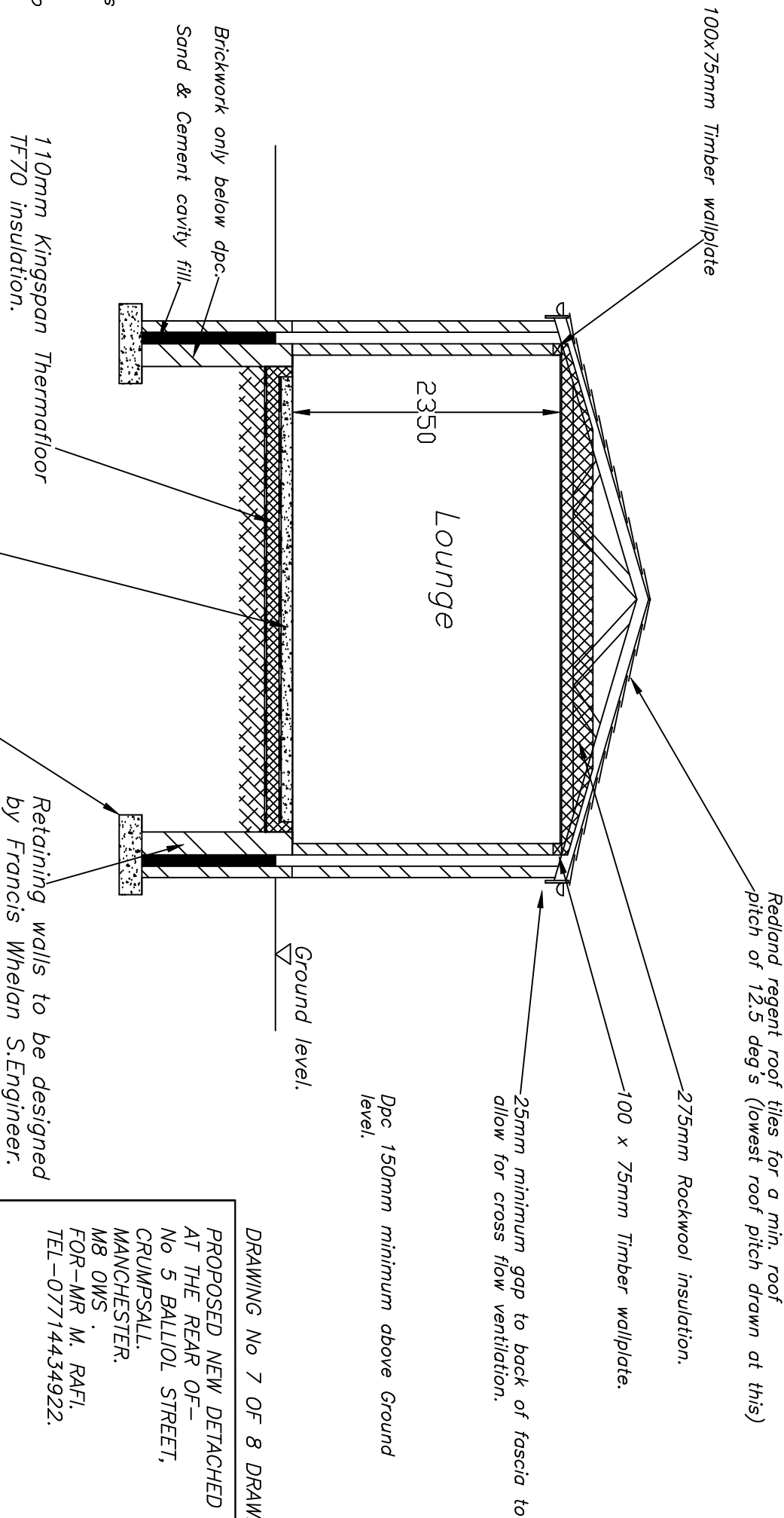


WINDOW JAMB DETAIL



FOUNDATION DETAIL

WALL CONSTRUCTION
300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm 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.



New Found's to reg A1/A2.

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

SECTION A-A

GROUND FLOOR CONSTRUCTION
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.

U Value=0.22

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DRAWING No 7 OF 8 DRAWING'S
PROPOSED NEW DETACHED GRANNY AT THE REAR OF-
No 5 BALLIOL STREET,
CRUMPSALL,
MANCHESTER.
M8 0WS .
FOR-MR M. RAFI.
TEL-07714434922.

SCALE:- 1:50 DATE:- AUG 2022

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BUILDING DESIGN CONSULTANTS

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GREENFIELD,
OLDHAM, OL3 7EQ.
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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.

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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

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 8 OF 8 DRAWING'S

PROPOSED NEW DETACHED GRANNY
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MANCHESTER.
M8 OWS .
FOR-MR M. RAFI.
TEL-07714434922.

SCALE:- 1:50

DATE:- AUG 2022

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BUILDING
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SECTION B-B