

This drawing is for the sole purpose of obtaining Planning Approval and not intended for Construction/Working drawings

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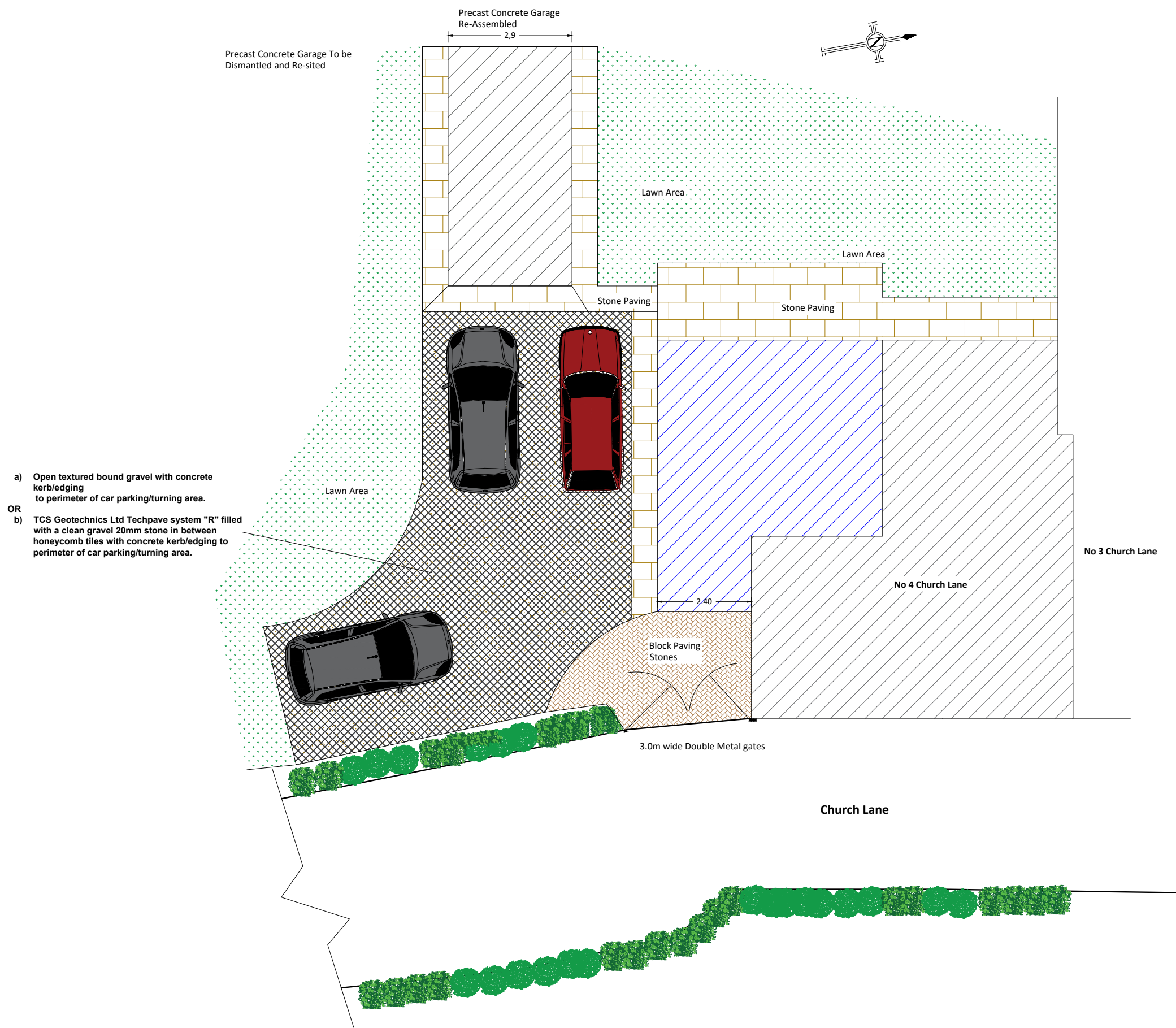
Project:-
Development to 4 Church Lane, Burnage,
Manchester, M19 1GG . The Construction
of Side & Rear Two Storey Extensions with
Internal Alterations.

Drawing Title :-

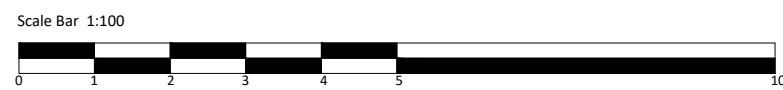
Existing & Proposed Site Plans & General Notes

Scale :- 1:100(A1)	Drawn By :- DPB	Date :- Dec 2022
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Drawing No :- DPB/ LRH /22 /03P	Rev No :-
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Proposed Site Plan



General Notes

Scope of works :-

- Demolition of Existing pvc-u Conservatory
- Development to provide W/C & Utility Room with Kitchen/Dining Area and 2 additional Bed Rooms.
- Existing Pitched Roofs to be stripped and re-felted/battened and relay existing slates.

Drainage :-

- Existing 100mm (I.D.) consists of s.g.w drainage is a combined foul & surface water system which discharges into existing main sewer.
- All new pipe work, gullies and associated fittings to be underground upvc system all to be fitted in accordance with manufacturers specification and to comply with approved Document H 2002, all proposed drainage to be approved by Building Control Officer

Structure :-

- Strips foundations to inspect before any structural work is carried out in cavity and to be approved by Building Control Officer.
- Cavity wall construction to be 300mm with the required insulation fitted with in property
- Cavity wall to be constructed using 73mm Red smooth brick below D.P. level, above to be 100mm solid concrete blocks.
- Treatment to the external leaf of the extension and existing walls to be: rendered using "Re-Rend" in colour "Pearl White".
- Guttering to be half round section profile with 65mm sq down pipe to match existing
- All windows & doors are to be high performance A++ up to "Antrastich" providing a minimum "U" value of 1.4 and a maximum of 1.4 W/m² K.
- Plaster work to be 12.5mm plasterboard and 8 db to back work with 3mm skim finish to first floor only
- All internal doors to be 2130mm high and 800mm wide to be agued to match existing
- Traditional Roof construction with roofing covering to be: Natural Roof slates 600 x 300mm; with Angulate Ridge Ridge tiles
- All to match existing, breathable roofing membrane to be replaced by 2x 250mm with pointed verge
- All work to comply with current Building Regulations and Approved Documents
- A, B, C, D, E, F, G, H, I, L18, L28, M, N, P, Q, and Regs 7

Boundary Treatment :-

- All existing boundary fencing to remain as existing

Landscaping & Driveway :-

- Proposed layout of driveway and landscaping detailed on construction drawing

Mechanical Heating & Plumbing:-

- All plumbing to be carried out by a competent plumber.
- Proposed heating to the Property to be replaced with new Central heating System , all associated works to the central heating system to be carried out by Gas Safe & Hetas registered engineers.
- Proposed radiators to be connected/ feed off existing central heating system will be fitted with Thermostatic radiator valves and all existing pipe work is 15mm copper
- Any proposed /alterations to hot and cold water feeds to be in 15mm copper pipe work.
- Any pipes in vulnerable location are to be protected using 25mm thick wall insulated.
- All plumbing to be in accordance with Building Regulation Document H.

Electrical :-

- All electrical works to be carried out by a NIEIC or ECA approved and Registered Electricalian and all works to be carried out in accordance with Building Regulations Document L1, P1 and L3, 8.3.7671 IEI Regulations. On completion of the works, the Electricalian will issue a Minor Works Certificate (MWC) or Part P certificate to be submitted to Building Control Department.
- Electrician to carry survey of all existing wiring and capacity of existing consumer unit to see if it can take the proposed load. If existing wiring and capacity of consumer unit is not adequate then up grading of the work of the property will have to be carried out.
- All system to be in accordance with Building Regulations Document L1 and P1
- All new electrical work to comply with latest edition of the IEI regulations.
 - Provide 25% energy efficient lighting
 - Provide Smoke & Heat detectors in accordance with the guidance of Approved Document "B" to be located at ground floor & landing area and inter linked. All fittings are marked as shown on drawings
 - All new electrical work to comply with latest edition of the IEI regulations.
 - Layout of switches, light switches and lights to be confirmed with client