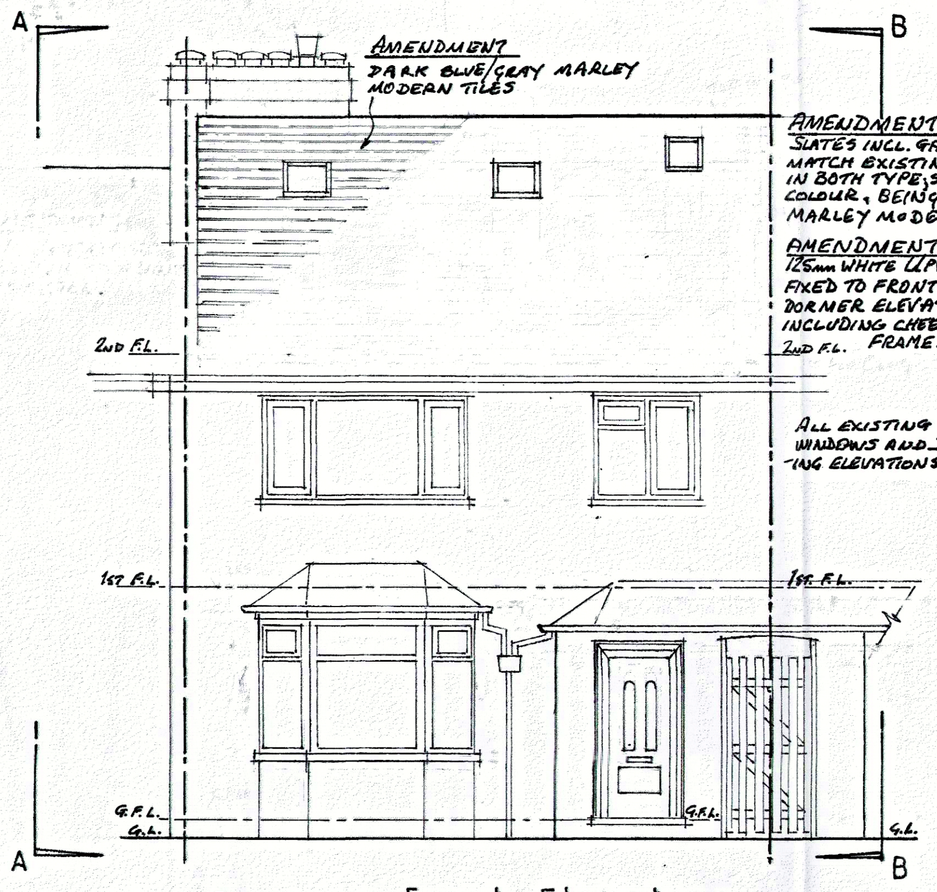
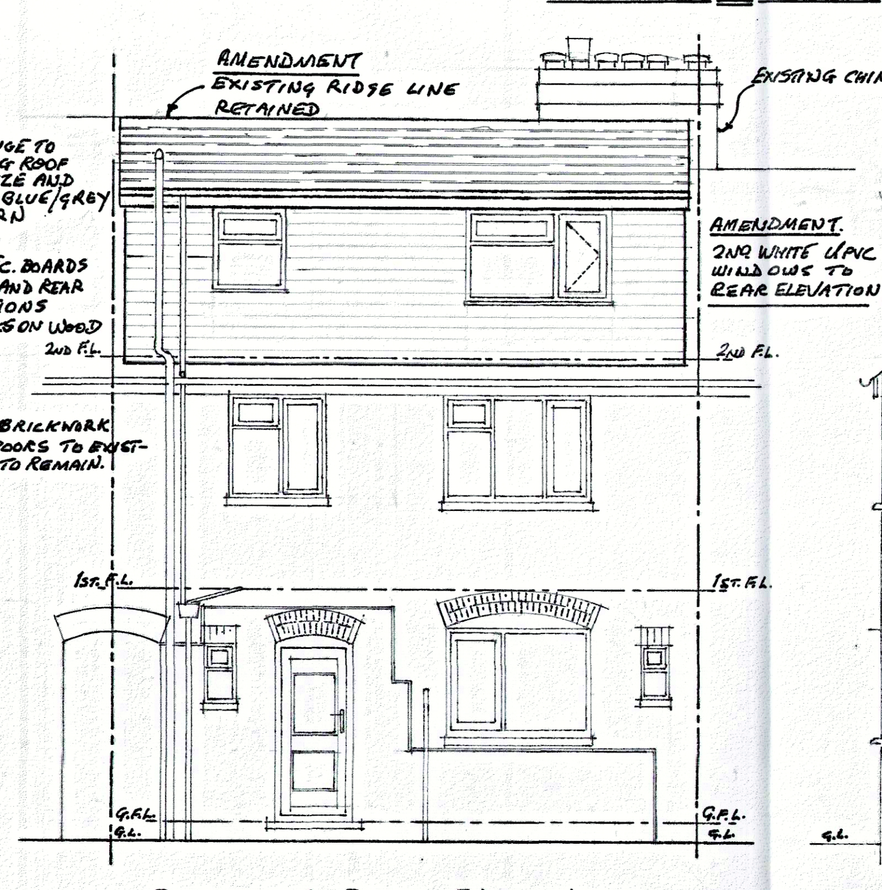
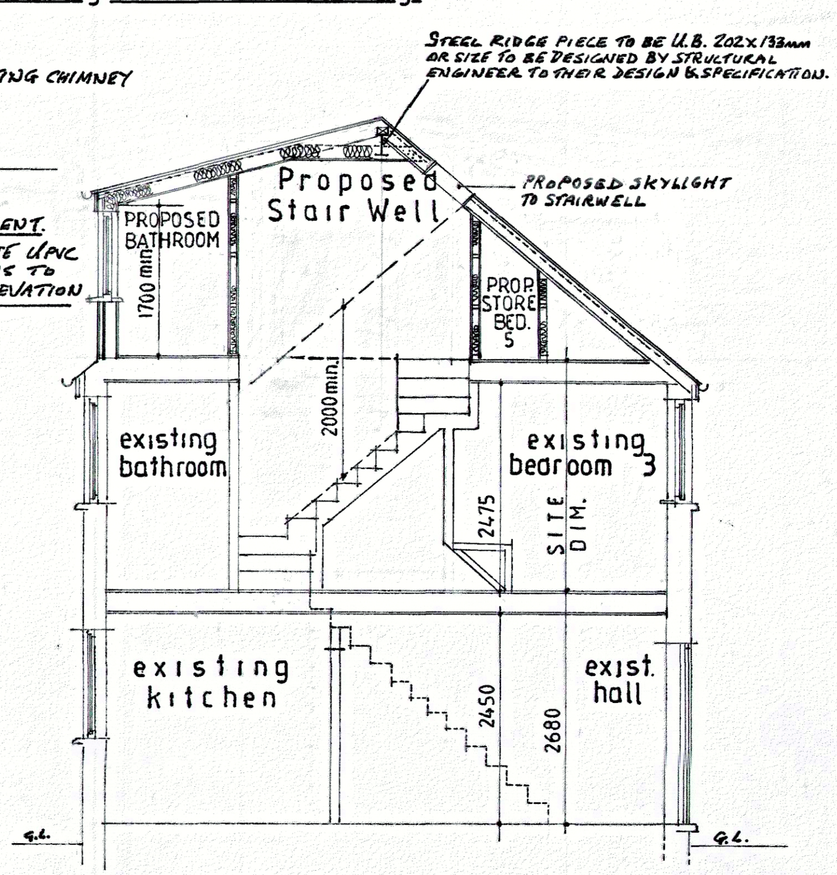
This Plan is for Planning and Building Regulations Purposes Only
This Plan is not a Working Construction Drawing



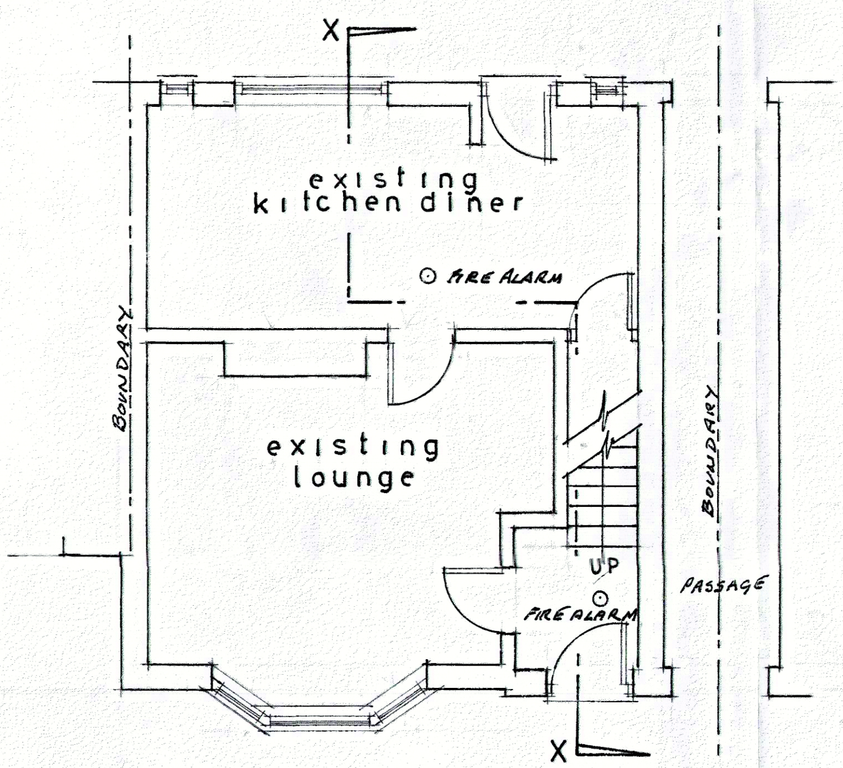
Proposed Front Elevation
1:50



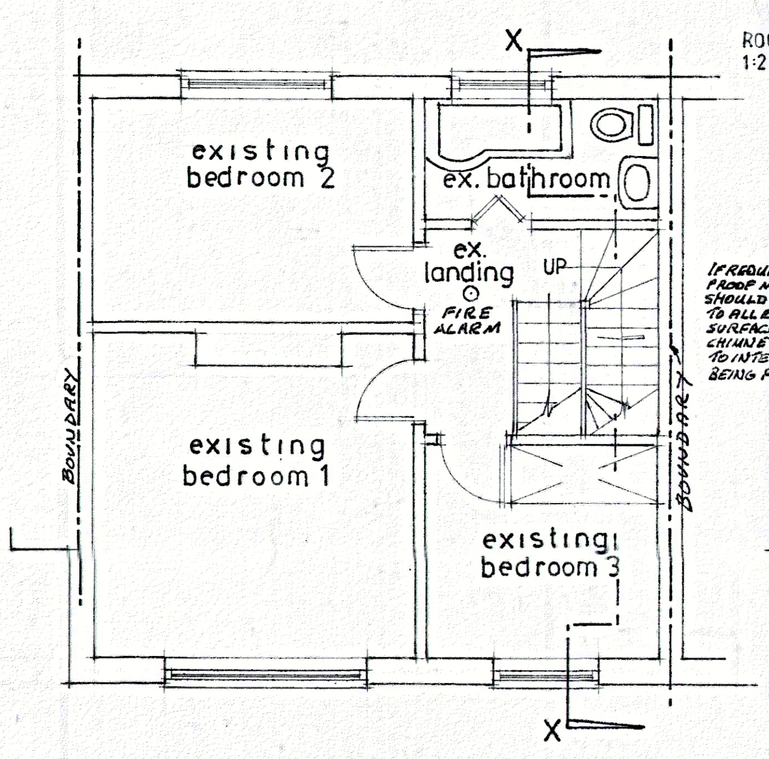
Proposed Rear Elevation
1:50



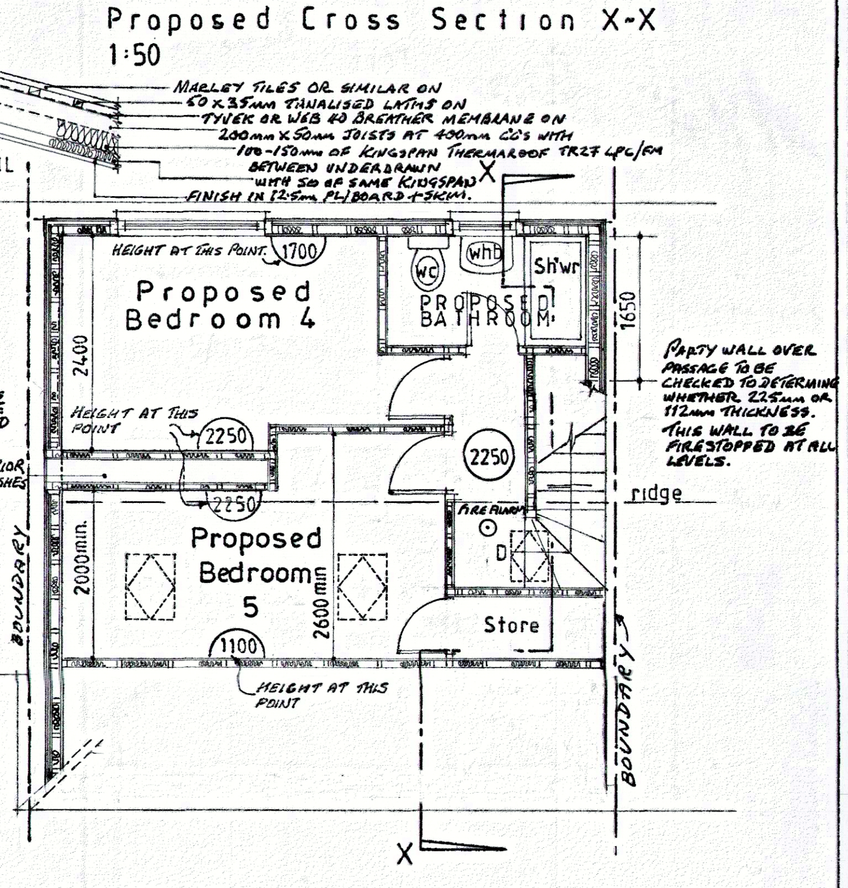
Proposed Cross Section X-X
1:50



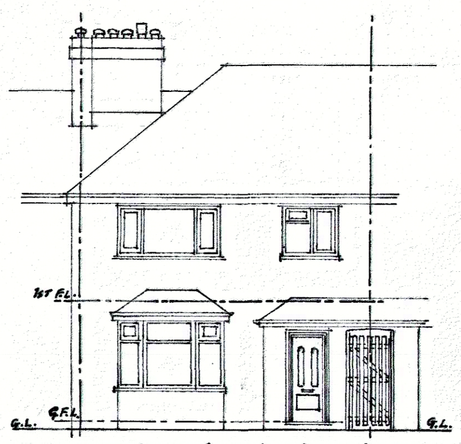
Proposed Ground Floor Plan [as existing] 1:50



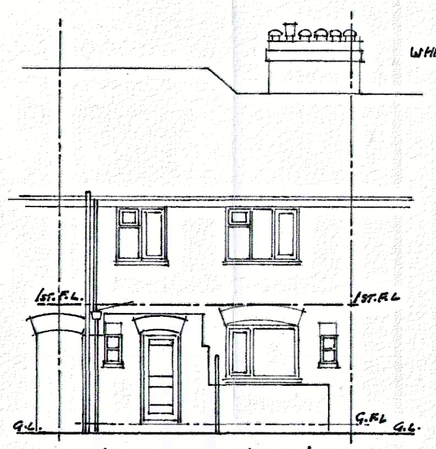
Proposed First Floor Plan
1:50



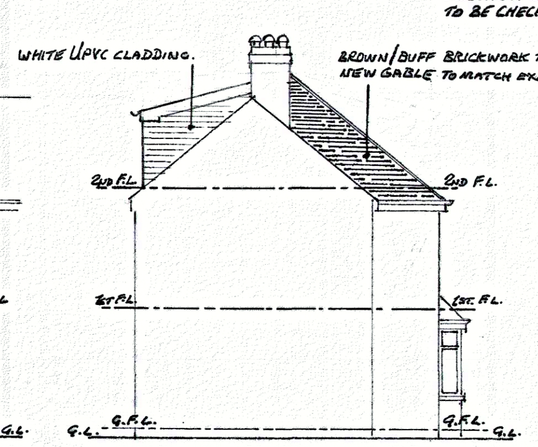
Proposed Loft Level Plan
1:50



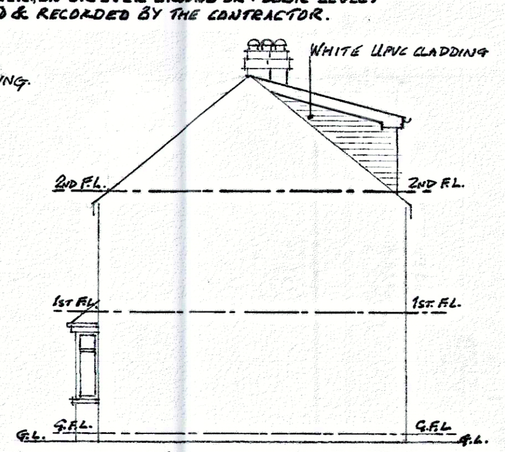
existing front elevation
1:100



existing rear elevation
1:100



proposed side elevation on A-A
1:100



proposed side elevation B-B 1:100

THE POSITIONS, SIZES AND NATURE OF ALL SERVICES WHETHER UNDER, ON OR OVER GROUND OR FLOOR LEVELS TO BE CHECKED & RECORDED BY THE CONTRACTOR.

GENERAL NOTES

EXISTING ENTITIES AT EAVES TO BE FIRE STOPPED USING BRICK ON EDGE OR SUPERLUX.
ALL STEEL WORK TO BE 1/2 HOUR FIRE PROTECTED WITH 2 LAYERS OF PLASTERBOARD & SKIM EACH 9.5mm THICK OR 1 LAYER OF 12.5mm FIRELINE BOARD AND SKIM. ALL STEEL WORK AND LINTELS TO HAVE MINIMUM END BEARING OF 150mm.
ALL LOAD BEARING TIMBERS TO BE STRESS GRADED.
EXTERIOR TIMBERS TO BE TANALISED OR VAC/VAC TREATED.
MINIMUM 25mm AIR GAP TO REAR OF FASCIA BOARDS TO ALLOW CROSS FLOW ROOF VENTILATION IN ACCORDANCE WITH BRITISH STANDARD 5250:1989 CLAUSE 9.1
RIDGE VENT TO HAVE 10mm AIR GAP WITH INSECT MESH.
CODE 4 LEAD FLASHING TO BE USED IN ALL OPPROPRIATE PARTS.
112 ROLLED PLG. GUTTER TO BE CONNECTED TO 63mm RAIN WATER PIPE DISCHARGING INTO EXISTING RAIN WATER SYSTEM AT EAVES LEVEL.
IF A NEW BOILER IS FITTED WHICH IS GAS FIRED IT SHOULD HAVE A BALANCED FLUE DUCTED TO THE OUTSIDE FACE AND HAVE AN EFFICIENCY RATING OF AT LEAST 93% TO S.E.D.B.U.K. (SEASONAL EFFICIENCY OF A DOMESTIC BOILER IN THE UNITED KINGDOM) STANDARDS AS DEFINED IN THE GOVERNMENTS STANDARD ASSESSMENT PROCEDURE OR S.A.P. RATING OF DWELLINGS AS OUTLINED IN APPROVED DOCUMENT L1.

PARTY WALL ACT.
THE PROVISIONS OF THE PARTY WALL ACT 1996 TO BE APPLIED AND 2 MONTHS NOTICE IN WRITING GIVEN TO THE ADJOINING PARTY WALL OWNERS STATING AND SETTING OUT ALL WORKS WHICH AFFECT THEM.

Donot scale from this Plan. All dimensions to be checked on Site before any work starts.

NOTES Ref 133120/FH/2022

SITE PREPARATION

THE STRUCTURAL LAYOUT OF THE ROOF BEAMS, PURLINS AND GATHERING OVER OF THE CHIMNEY FLUES TO BE NOTED AND CHECKED PRIOR TO ANY WORK COMMENCING. THE ROOF LAYOUT AND SHAPE INCLUDING DIMENSIONS OF NEW AND EXISTING ROOF SPACE TO BE NOTED.

DORMER FLOOR

200mm x 50mm JOISTS AT 400mm C.C.'S TO RUN FRONT TO BACK WITH TREBLED UP 200mm x 50mm JOISTS RUNNING FROM THE CHIMNEY TO RIGHT HAND PARTY WALL TO ACT AS TRIMMER. NEW STAIRCASE TO HAVE SUITABLE TRIMMERS AS SHOWN ON FLOOR PLAN. 1800mm x 600mm x 22mm THICK CABER FLOOR FINISH WITH 100mm ACOUSTIC WOOL LAID UNDERNEATH.
EXISTING LATH & PLASTER CEILING TO BE CHECKED FOR PART 'B' FIRE REGULATIONS. ALTERNATIVE IS TO UNDERLAY EXISTING CEILING WITH 12.5mm PLASTERBOARD AND SKIM TO GIVE 1/2 HOUR FIRE RATING.
ANOTHER ALTERNATIVE IS TO LAY 12.5mm FIRELINE BOARD ON TOP OF EXISTING CEILING SPARS FIXED TO THESE AND TO THE 200mm x 50mm FLOOR JOISTS. CABER FLOOR IS TO BE TOUNGUE AND GROOVE.
WHERE PARTITIONS ARE LAID OVER IN THE SAME DIRECTION AS FLOOR JOISTS THE JOISTS MUST BE 'DOUBLED UP' UNDERNEATH.

DORMER WALLS

FRONT OF DORMER WALL TO BE SET BACK FROM FASCIA BOARD BY A MINIMUM OF 200mm HORIZONTAL U.PVC. BOARDS 150mm WIDE PLACED ON AND FIXED TO 38mm x 25mm VERTICAL LATHS AT 400mm C.C.'S TO CREATE AIR SPACE ON TYVEK OR WEB AS BREATHER MEMBRANE ON 22mm OF EXTERNAL QUALITY PLYWOOD ON 100 x 50mm TANALISED TIMBER STUDS @ 400mm C.C.'S. CELOTEX GA A060 BETWEEN STUDS TO LEAVE 40mm LOW EMMISSION CAVITY THEN LINE OVER WITH CELOTEX PL 4000 FINISHED WITH 12.5mm PLASTERBOARD AND SKIM TO THE INSIDE FACE TO GIVE 'U' VALUE OF 0.25 W/M² NOMINUM 'U' VALUE TO BE 0.28 W/m² °K
WALLS WITHIN 1.00m OF THE BOUNDARY TO HAVE 9mm MASTERBOARD UNDER SLATERS FELT TO ACHIEVE 1/2 HOUR FIRE RESISTANCE FASCIA BOARDS TO CHEEKS AND FRONT TO BE OF NON COMBUSTIBLE MATERIAL.

DORMER ROOF

ROOF TO ACHIEVE 'U' VALUE OF 0.18 W/m² °K TWIN PITCHED ROOF CONSTRUCTION TO BE MARLEY TILES OR SIMILAR SUITABLE FOR 15° SLOPE ON 50mm x 38mm TANALISED LATHS SET TO GAUGE ON TYVEK OR WEB AS BREATHER MEMBRANE ON 200 x 50mm RAFT JOISTS AT 400mm C/C'S WITH 100mm OF KINGSPAN THERMAROOF TR27 LPC/FM INSULATION PLACED BETWEEN ROOF JOISTS A FURTHER 50mm OF KINGSPAN THERMAROOF TO BE PLACED UNDER ALL THE JOISTS AND THE WHOLE IS TO BE UNDERDRAWN WITH INSULATED PLASTERBOARD 12.5mm THICK WITH SKIM FINISH. A MINIMUM 50mm AIR GAP IS TO BE PROVIDED OVER THE INSULATION.
ROOF VENTILATION TO COMPLY TO BRITISH STANDARD 5250 AND LATEST CODES OF PRACTICE.
2 NO 225mm x 50m TRIMMERS AT FRONT OF DORMERS TO RUN FULL LENGTH AND BE BOLTED TOGETHER WITH CONTINUOUS AIR GAP OF 25mm BEHIND UPVC FASCIA BOARDS.

WINDOWS

ALL NEW WINDOWS TO HAVE 'A' RATED DOUBLE GLAZING AND GIVE A MINIMUM 'U' VALUE OF 1.6W/m²°K/KELVIN. A MINIMUM AIR GAP OF 12mm FILLED WITH AN INERT GAS SUCH AS ARGON PLUS A LOW 'E' COATING ON THE INNER PANE (CAVITY SIDE)
AN EXPANDING FOAM SEALANT TO BE PLACED AROUND THE PERIMETER OF THE WINDOW FRAME.
GLAZED AREAS TO BE EQUAL TO OR GREATER THAN 1/10TH OF THE FLOOR AREA WITH THE OPENING LIGHTS EQUAL TO OR GREATER THAN 1/20TH OF THE FLOOR AREA.
TOUGHENED OR LAMINATED GLASS TO ALL CRITICAL AREAS IN ACCORDANCE WITH APPROVED DOCUMENT K PART 4 OF THE BUILDING REGULATIONS.
8000mm² AIR FILTERS TO ALL FRAMES WITH OPENING PORTS. WINDOWS TO MAKERS DESIGN AND SPECIFICATION TO SATISFY B.S. EN 1220 SECTION A AND B.S. 6206 CLAUSE 5.3. GLAZING TO COMPLY TO APPROVED DOCUMENT K4 PARTS 5.3 AND 5.4 OF THE BUILDING REGULATIONS.

ELECTRICAL INSTALLATION

ALL ELECTRICAL WORKS AND WIRING ARE TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH B.S. 7671 AND THE INSTITUTE OF ELECTRICAL ENGINEERS 17th EDITION WIRING GUIDANCE.
ANY INSTALLATION TO COMPLY WITH PART 'P' OF THE BUILDING REGULATIONS AND BE SAFETY CHECKED BY A MEMBER OF THE O.D.P.M. (OFFICE OF DEPUTY PRIME MINISTER) COMPETENT PERSON SCHEME.
ALL ELECTRICAL FITTINGS AND WIRING ARE TO COMPLY TO THE LATEST BRITISH STANDARDS.
SMOKE ALARMS ARE TO BE FITTED AT THE KITCHEN LOUNGE/DOORWAY AND AT THE FOOT AND TOP OF BOTH STAIRWAYS AND BE HARDWIRED INTERLINKED AND HAVE BATTERY BACK UP AND COMPLY WITH B.S. 5446.1:2000.
IF HEAT ALARMS ARE FITTED (IN THE KITCHEN FOR EXAMPLE) THEY MUST SATISFY B.S. 5446.1:2003.

Notes (continued)

STAIRCASE

THE STAIRCASE MUST FORM PART OF AN ENCLOSED FIRE PROOF PASSAGEWAY LEADING FROM THE LOFT 2nd FLOOR TO AN EXIT TO GROUND LEVEL WITHOUT PASSING THROUGH ANY DOMESTIC ROOM.
THE STAIRCASE MUST ALSO COMPLY WITH ALL THE FOLLOWING POINTS:-

1) ALL TREADS TO BE SOLID, LEVEL AND OF EQUAL GOING.
2) ALL RISERS TO BE SOLID AND OF EQUAL HEIGHT AND BE VERTICAL.
3) MAXIMUM ANGLE OF STAIRS TO BE 42°
4) THE SUM OF THE GOING OF A STAIR PLUS TWICE ITS RISE TO BE MORE THAN 550mm AND LESS THAN 700mm.
5) MINIMUM TREAD GOING TO BE 220mm.
6) MAXIMUM RISER HEIGHT TO BE 220mm.
7) ALL TREADS TO BE NON-SLIP
8) MINIMUM HEADROOM OVER THE LINE OF NOSINGS OF TREADS TO BE 2000mm VERTICAL REDUCING TO 1900mm AT THE CENTRE OF THE STAIR AND 1800mm ON ONE SIDE ONLY AS DESCRIBED IN 1.10 OF APPROVED DOCMNT. K1 OF THE BUILDING REGS.
9) A FIXED CONTINUOUS HANDRAIL TO ONE SIDE OF THE STAIRS TO BE A MINIMUM HEIGHT OF 900mm ABOVE THE LINE OF STAIR NOSINGS.
10) IF ANY BALUSTERS ARE REQUIRED THEY ARE TO BE A MINIMUM OF 1000mm ABOVE THE FLOOR LEVEL.
11) THE STAIRS TO COMPLY WITH K1 OF THE BUILDING REGULATIONS.

MEANS OF ESCAPE IN CASE OF FIRE

THE LOFT FLOOR LEVEL SHOULD BE SERVED BY A A PROTECTED 1/2 HOUR FIRE PROOF STAIRWAY WHICH MUST LEAD TO AN EXTERNAL DOOR EXIT AND HAVE ALL THE DOORS LEADING OF IT TO BE 1/2 HOUR FIRE PROTECTED INCLUDING FIRE PROOF FRAMES WITH INTUMESCENT SMOKE STRIP.
THE ONLY DOOR TO BE EXCEPTED FROM THIS IS A BATHROOM DOOR.
ALL HABITABLE ROOMS AT 1st FLOOR LEVEL TO HAVE AN ESCAPE WINDOW WHICH COMPLIES WITH THE FOLLOWING CONDITIONS.

1) THE WINDOW SHOULD HAVE AN UNOBSTRUCTED OPENABLE AREA OF AT LEAST 0.33m² AND BE AT LEAST 450mm WIDE AND MINIMUM 450mm HIGH.
2) THE BOTTOM OF THE OPENING AREA SHOULD NOT BE MORE THAN 1100mm ABOVE FLOOR LEVEL.
3) THE ESCAPE WINDOW SHOULD ENABLE THE PERSON ESCAPING TO REACH A PLACE FREE FROM DANGER FROM FIRE AS DESCRIBED IN APPROVED DOCUMENT B PART 2.8(b) AND DIAGRAM 4 IN THE LATEST BUILDING REGULATIONS.
4) WINDOWS SHOULD BE DESIGNED SUCH THAT THEY WILL REMAIN IN THE OPEN POSITION WITHOUT THE NEED TO BE HELD BY A PERSON MAKING THEIR ESCAPE.
5) LOCKS (WITH OR WITHOUT REMOVABLE KEYS) AND STAYS MAY BE FITTED TO EGRESS WINDOWS SUBJECT TO THE STAY BEING FITTED WITH A RELEASE CATCH, WHICH MAY BE CHILD RESISTANT.
6) THE PROVISIONS OF APPROVED DOCUMENT K OF THE BUILDING REGULATIONS (PROTECTION FROM FALLING, COLLISION AND IMPACT SHOULD APPLY.)
7) THE TOP (LOFT) STOREY MUST BE SEPERATED FROM THE LOWER STORIES BY AT LEAST 1/2 HOUR FIRE RESISTANT MATERIAL AND CONSTRUCTION.
8) ALL THE RELEVANT PARTS OF APPROVED DOCUMENT B OF THE BUILDING REGS. MUST APPLY TO THE WHOLE BUILD.

Proposed Loft Conversion forming two bedrooms and a bathroom
at 631 Burnage Lane
Burnage Manchester
M19 1WB

Client
HABIB EJAZ

L.H.ARDRON
Building Design
1 ASHLANDS DRIVE
AUDENSHAW
MANCHESTER M34 5EL
Tele 01613207563 M 07950829709

SCALE 1:50 | DATE 10-12-21

Amendments Ref 133120/FH/2021

DATE	CHANGE	No
19-8-22	ROOF ALTERED. FIRE ALARMS ADDED. ROOF NOTES CHANGED	1
12-9-22	YOUR REF- 133120/FH/2022 MATERIAL TYPES SHOWN FOR THE EXTERIOR ALTERATIONS TO THE PROPERTY ALSO THE DESCRIPTION OF THE PROPOSAL ALTERED.	2
02-09-22	FURTHER NOTES ADDED TO DESCRIBE MATERIAL TYPES EXTERNAL STRUCTURES SHOWN ON EXIST. SIDE ELEVATIONS SHOWN	3