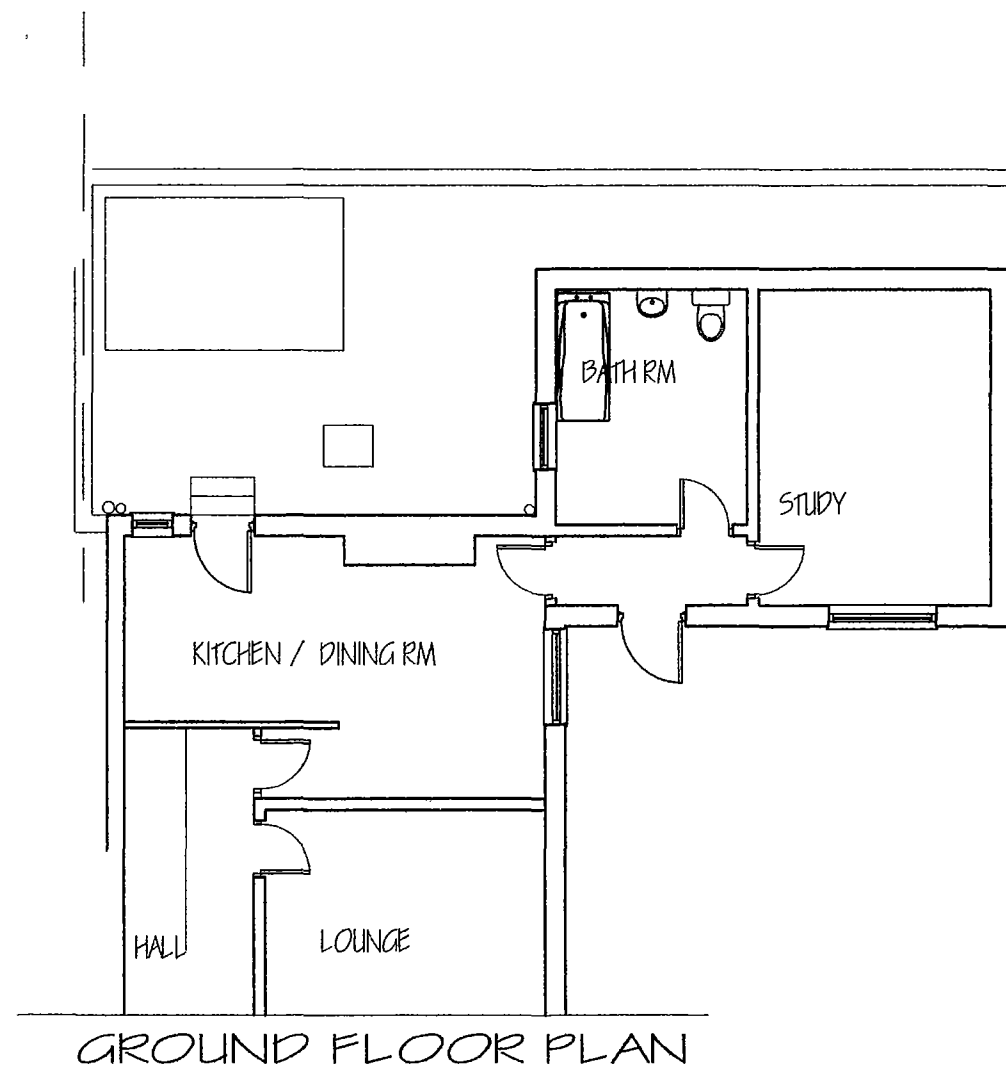
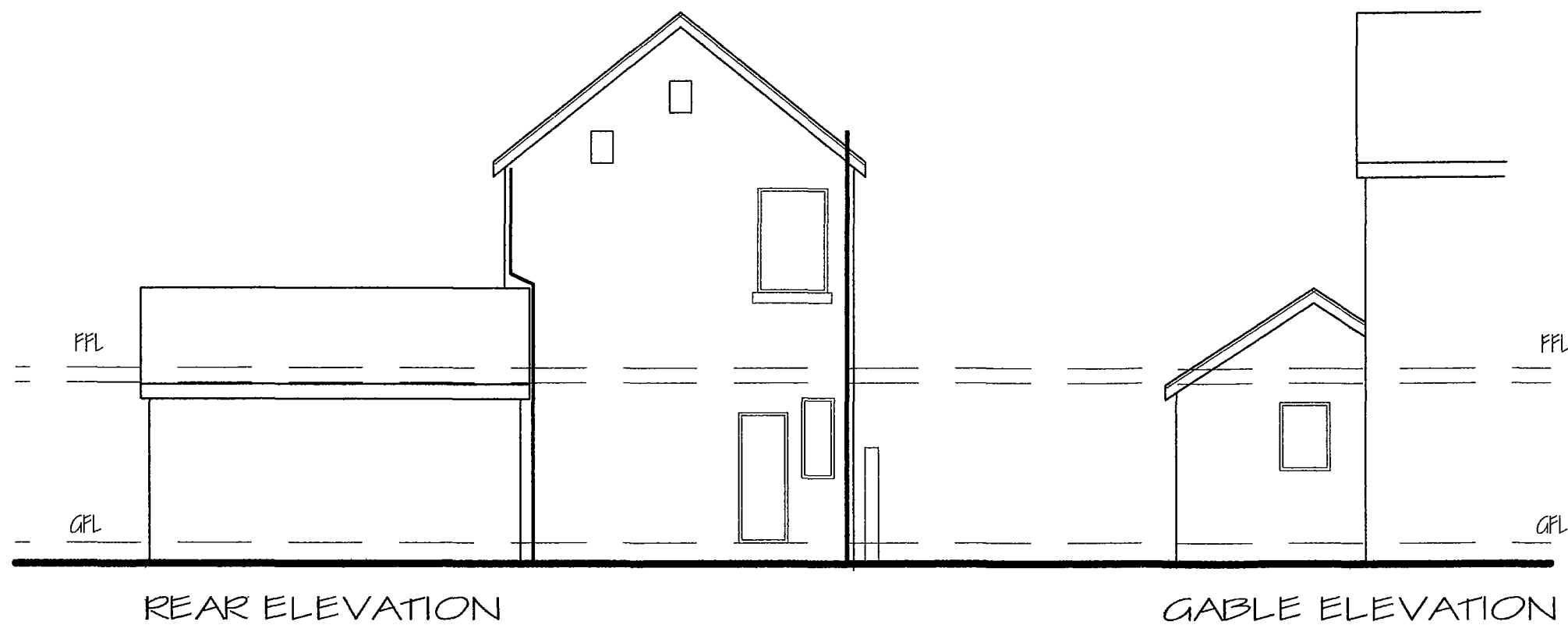
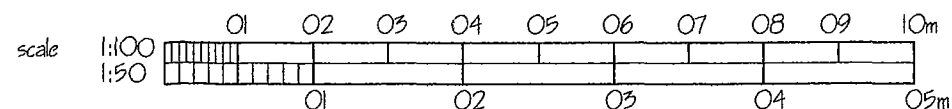
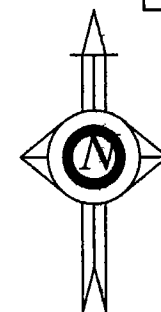
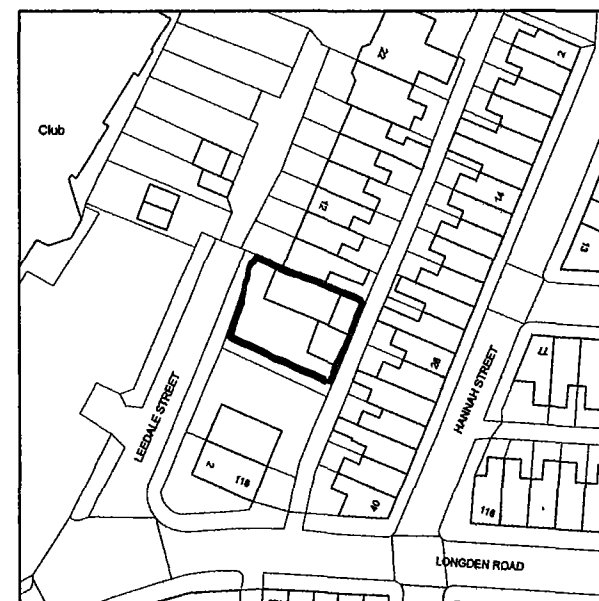




LAYOUT AS EXISTING



THE CLIENT SHOULD NOTE THAT THE DRAWINGS ARE FOR BUILDING REGULATIONS PURPOSES ONLY AND THAT THE CLIENTS OWN CONTRACTOR AND SUB-CONTRACTORS SHOULD LIASE WITH REPRESENTATIVES FROM THE LOCAL AUTHORITY FIRE DEPT STATUTORY UNDERTAKERS AND ANY OTHER RELEVANT BODIES, TO ENSURE THAT THE WORKS COMPLY TO THEIR REQUIREMENTS AND CODES OF PRACTICE ANY MODIFICATIONS, AS A RESULT TO BE AGREED ALL DIMENSIONS TO BE CHECKED ON SITE ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT BRITISH STANDARDS CODES OF PRACTICE AND BUILDING REGULATIONS ALL TO THE SATISFACTION OF THE LOCAL AUTHORITY ALL WORK TO COMPLY WITH REQUIREMENTS OF COVENANTS OR AGREEMENTS, RELATED TO THE PROPERTY NONE OF THE WORKS SHOULD ENCROACH ONTO THE ADJACENT PROPERTY WITHOUT THE EXPRESS PERMISSION OF THE NEIGHBOURING OWNER. THE CONTRACTOR IS TO ENSURE AND CONFIRM FOR HIMSELF THE LOCATION, POSITION AND SIZES OF ALL EXISTING SERVICE CABLES/DUCTS SURROUNDING AND WITHIN THE SITE TO ENSURE THAT NO DAMAGE OCCURS DURING CARRYING OUT OF THE WORKS THE CLIENT IS TO TAKE RESPONSIBILITY FOR THE APPOINTMENT OF A PARTY WALL SURVEYOR TO MAKE THE NECESSARY NOTICES TO ADJOINING PREMISES WHERE THE PARTY WALL ACT 1997 APPLIES.



LOCATION PLAN
scale 1:1250

ALL DIMENSIONS TO BE CHECKED ON SITE
PRIOR TO ORDERING OR ERECTING MATERIALS
DO NOT SCALE

J. KENDAL 9 SOUTH SQUARE THORNTON-CLEVELEYS FYS LJP Tel No 01253 857962 Mob No 07703 548887 Email jkrendal@btinternet.com	
PROPOSED SINGLE STOREY KITCHEN EXT.N CLIENT Mr and Mrs A. HEGGIE 6 LEEDALE STREET, LEVENSHULME MANCHESTER, M12 5SH	
REV	DRGNO
	JPP / 2113_001
DATE	SCALE
NOV 2022	1:100 @ A3

Window fenestration to match existing
 Glazed area 1/10th floor area
 Opening light 1/20th floor area
 Escape window as per spec notes
 Frames set back from wall face and sealed with
 mastic sealant flush pointed
 Windows to achieve min 1.4 W/ m2 U value

Velux windows complete with all necessary
 flashings seals etc
 Trim out roof with double joists both sides
 of frame bolted together at 300mm cts

Code 5 lead Apron / stepped flashing to wall roof / wall
 abutment complete with cavity tray seal with 2 coats
 of patination oil

RWP to match existing, discharge to RWP
 fascia / gutters to line with existing

Close cavity at reveals with insulated
 cavity closer, set frames back from wall
 face, seal frames with mastic sealant flush
 pointed

Facing brick to match existing as near as possible

Extend existing roof line as indicated
 form weather tight seal to gable
 complete with all necessary flashings
 seals etc

Block bond new walls to existing
 maintain cavity

REAR ELEVATION

GABLE ELEVATION

GABLE ELEVATION

All work to comply in every respect to the LOCAL AUTHORITY building regulations latest edition.
 All electrical work to be installed and checked by IEE registered engineer.
 All gas supplies and installation by Corgi registered engineer
 Foundations to comply with the LA requirements
 Steelwork to comply with BS 449, BS 5950
 Steelmesh to BS 1221
 Horizontal and vertical DPM to be bituminous felt (unless otherwise stated) in accordance with BS 743
 Type 5a, 1970
 Windows to CP 151, Door frames to CP 151
 Door and window frames by JCARR or similar approved (standard section)
 Plastering to BS 5492:1972
 SW drainage to BS 6367: 1983
 Internal drains above ground level to BS 5572
 Thermal insulation to roof to be as BS 5808 and comply with the current building legislation
 for thermal protection to structures.
 Drainage below GL to BS 6297, Generally to comply to the satisfaction of the LA inspector.
 in accordance with BS CP 301,303
 Wall and floor tiles to BS 5385
 Structural timber to BS 5268, Timber workmanship to BS 1186
 Glass to BS 952, and BS 6282:1982
 Concrete- Wall foundations as shown, in plain concrete 124 max or unless otherwise
 stated by the structural engineer
 Block work to be in accordance with BS 1257
 Soft woods to BS CP 1860, (All non-structural timber to be VAC-VAC treated)
 Decoration Apply 2 cts of emulsion paint to wall and ceiling surfaces to BS CP 231
 Internal sw frames primed and painted 2 cts glass.
 All services shall be connected in compliance with the statutory authority requirements
 All dimensions to be checked on site prior to ordering or erecting materials.
 All work to comply with the LA inspectors requirements

ALL DIMENSIONS TO BE CHECKED ON SITE
 PRIOR TO ORDERING OR ERECTING MATERIALS
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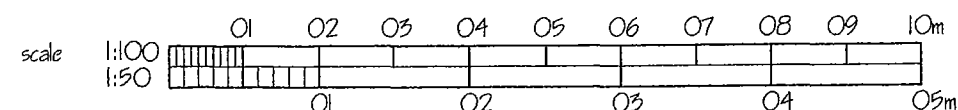
PROPOSED SINGLE STOREY KITCHEN
 EXT.N

CLIENT

Mr and Mrs A. HEGGIE
 6 LEEDALE STREET, LEVENSHULME
 MANCHESTER, M12 5SH

REV	DRGNO JPP / 2113_002
DATE NOV 2022	SCALE 1:100 @ A3

PROPOSED ELEVATIONS



Grab up existing redundant drains and services cap off and seal as required make good to ground and consolidate in 300mm layers

New IC as per gen spec notes complete with sealed cover Concrete base and haunching - concrete ring system medium duty cover - type to be decided on site

Install new IC as shown complete with concrete base and haunching, medium duty cover set in grease Check existing drains for suitability make good as required extend drains as shown to connect to new services All drains under building to be encased in 150mm concrete provide RC lintel over drain passing through walls and foundations provide rodding access point to head of drains Assumed separate system of drains (to be determined on site through investigation)

Any drains passing under building to be encased in 150mm concrete, provide RC lintel over drains passing through foundations, provide rodding access Assumed line of drains - depth to be checked on site Foundations to invert of drains

Kitchen / Utility fittings installation by specialist manufacturer installed in accordance with manufacturers recommendations sink waste to discharge to DGI below grid line and above water line.

Slip resistant floor finish to all wet areas colour and type to be confirmed with client.

SWP (EXISTING) provide and fit rodding access point

Block bond new walls to existing maintain cavity

Steel work to engineers design supported on concrete padstones and bolted together at 300mm ctrs Encase all steel work in 2 layers of 12mm fire line board lap tape and fill joints

Insulated stud walls complete with door frame and all necessary hardware fixtures and fittings install 9mm plywood lining to allow fixings by client maintain 25mm air gap below doors

Break out existing wall form new door opening, install new door and frame as per general spec notes

Expelair or similar fans wired to mains supply as per gen spec notes

Form low level landing as section drawing step up to Kitchen level complete with slip resistant nosing of contrasting colour to Floor finish, install balustrade and glass rail secured to floor to resist a force of 3 Kn as per part K of the current building regs

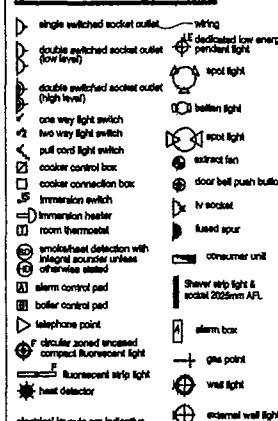
Velux windows complete with all necessary flashings seals etc Trim out roof with double joists both sides of frame bolted together at 300mm ctrs

RWP to match existing, discharge to RWP fascia / gutters to line with existing

DPC in all cills heads and reveals of openings All structural timber to be stress grade C16 & double vacuum preservative treated with preservative to BS 5288 part 5: 1977 or BS 5589, 1978 (floor boards/ chip board) Notching / formation of holes in structural timber only to be undertaken in accordance detail sheets. No notching of roof timbers or floor trimer beams is permitted) Excavate all top soil and contaminated fill material from under floor slabs and back fill with stone & dust (MOT) in 150mm max layers Any drains under building to be encased in 150mm concrete Foundations within 1m of drain to be taken down to invert level of drain RC lintels over drains passing through walls

Window fenestration to match existing Glazed area 1/ 10th floor area opening light 1/ 20th floor area Escape window as gen spec notes frames set back from wall face and sealed with mastic sealant flush pointed Windows to achieve min 1.4 W/ m2 U value

ELECTRICAL LEGEND



electrical layouts are indicative please refer to specification for details note - all sockets and switches are to be positioned between 400mm and 1100mm above finished floor level

Mounting heights to center	
1500mm	Standard 300mm
1800mm	Worktop 1500mm above worktop
1000mm	
2500mm below ceiling	
2000mm to top	
1400mm or adjacent equipment	

SEE STATUTORY REQUIREMENTS FOR POSITIONING ELECTRICAL FITTINGS DNO No ELC-01

Lighting and Power: separately controlled circuits with subdivision where necessary to ensure compliance with BS 7671 (IEE Wiring Regulations)

Drawing indicative of connections only routes to be determined on site in accordance with the regulations.

Provide light point and socket outlet in roof space adjacent to access hatch

Provide indicator switches to all extractor fans

Electrical works to be carried out by a competent person scheme member All wiring and electrical works to be designed, installed inspected and tested in accordance with the requirements of BS 7671, IEE 17th edition wiring guidance and building reg. Part P (Electrical Safety) by a member of the LCA competent person scheme The competent person is to send to the L.A. a Self-certification certified within 30 days of the electrical works completion. Client must receive both a copy of the Self certification Certificate and a BS 7671 Electrical Test Certificate

LIGHTING

To area affected by building work, provide fixed energy efficient light fittings NLT (A) 1 per 25m of dwelling floor area* (excluding garages) or part thereof (B) 1 per 4 fixed lighting fittings

*Assessment is to be based on floor area of extension, newly created dwelling area or the area served by the lighting system Provide light fittings that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt (power consumed)

PROPOSED LAYOUT

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING OR ERECTING MATERIALS DO NOT SCALE

J.KENDAL
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Email j.kendal@btinternet.com

PROPOSED SINGLE STOREY KITCHEN EXT.N

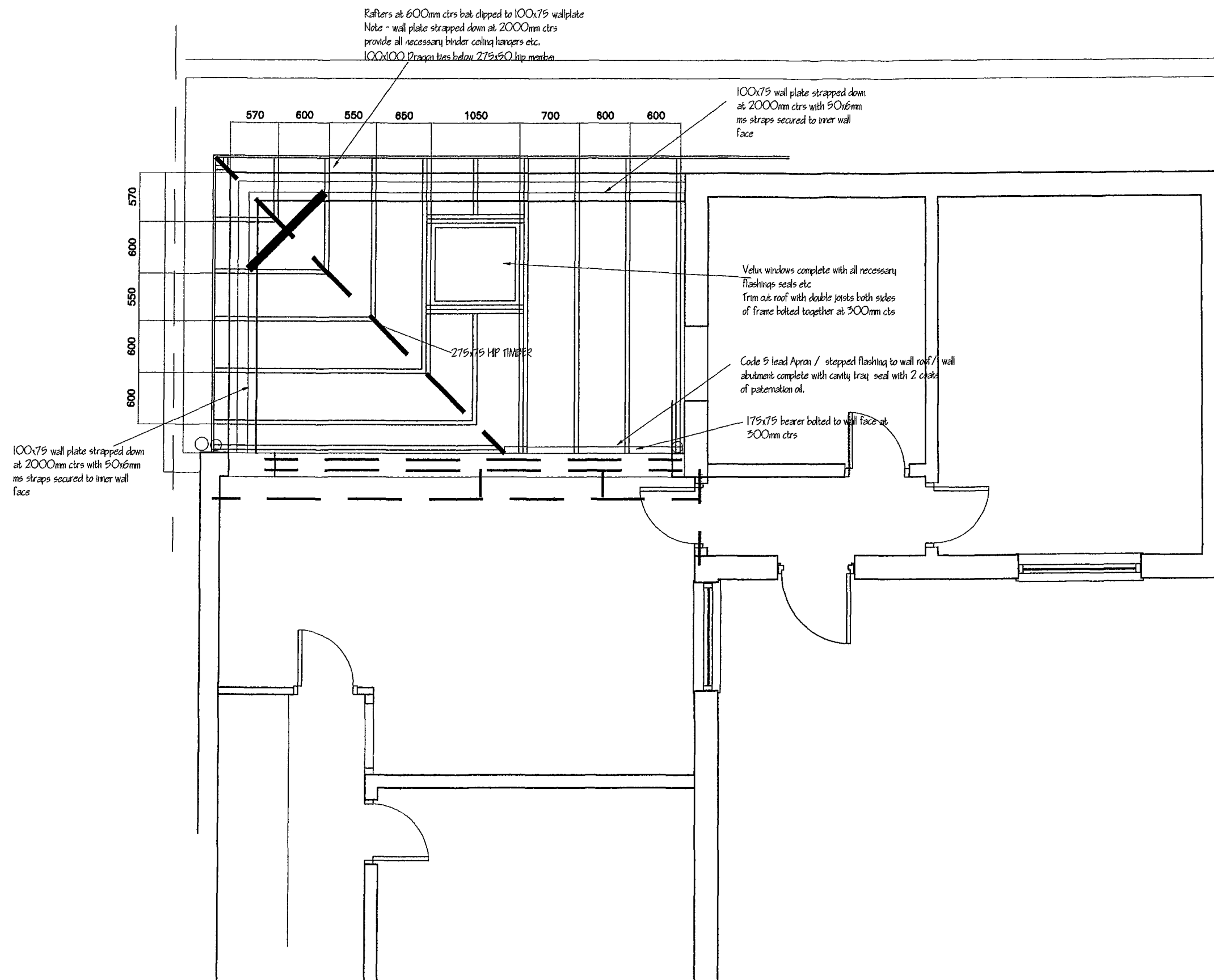
CLIENT

Mr and Mrs A. HEGGIE
6 LEEDALE STREET, LEVENSHULME
MANCHESTER, M12 5SH

REV PRG NO JPP / 2113_003

DATE NOV 2022 SCALE 1:50 @ A3

GROUND FLOOR PLAN



ROOF TIMBERING PLAN

LAYOUT AS PROPOSED

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PROPOSED SINGLE STOREY KITCHEN
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 CLIENT
 Mr and Mrs A. HEGGIE
 6 LEEDALE STREET, LEVENSHULME
 MANCHESTER, M12 5SH

REV	DRG NO
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Window fenestration to match existing
 Glazed area 1/10th floor area
 Opening light 1/20th floor area
 Escape window as per spec notes
 frames set back from wall face and sealed with
 mastic sealant flush pointed
 Windows to achieve min 1.4 W/ m2 U value

DPC in all eills heads and reveals of openings
 All structural timber to be stress grade C16 & double vacuum preservative
 treated with preservative to BS 5283 part 5 1977 or BS 5589: 1978
 (floor boards/ chip board)
 Notching / formation of holes in structural timber only to be undertaken
 in accordance detail sheets(No notching of roof timbers or floor trimmer
 beams is permitted)
 Excavate all top soil and contaminated fill material from under floor slabs and
 back fill with stone & dust (MOT) in 150mm max layers
 Any drains under building to be encased in 150mm concrete
 Foundations within 1m of drain to be taken down to invert level of drain
 RC lintels over drains passing through walls

Velux windows complete with all necessary
 flashings seals etc
 Trim out roof with double joists both sides
 of frame bolted together at 300mm ctrs

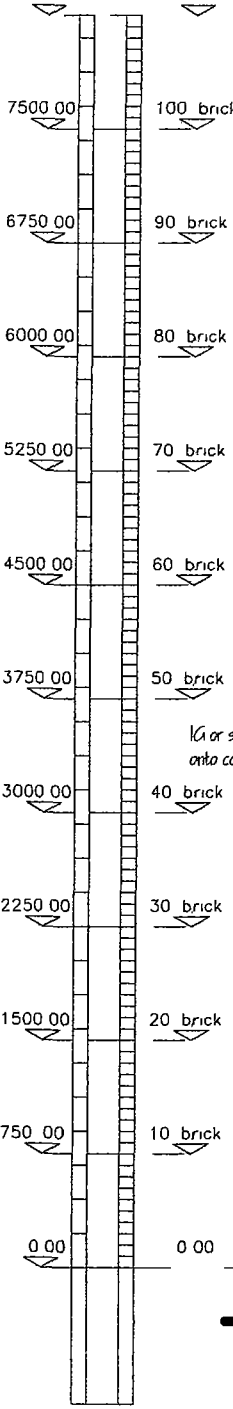
16 or similar lintel min 150mm bearing
 onto concrete padstones over windows and doors

100x75 wall plate strapped down
 at 2000mm ctrs with 50x6mm
 ms straps secured to inner wall
 face
 Close cavity at reveals with insulated
 cavity closer, set frames back from wall
 face, seal frames with mastic sealant flush
 pointed

Weak mix concrete cavity fill to GL, brickwork or trench
 block below DPC Note cavity fill 225mm below DPC
 DPM and insulation dressed up vertical sides of concrete
 floor onto DPC

Kitchen / Utility fitments installation by
 specialist manufacturer installed in accordance
 with manufacturers recommendations
 sink waste to discharge to BGI below grid line
 and above water line.

SECTION A A



New external wall comprising of facing brick to match existing
 outer leaf, 125mm cavity with Dritherm 100 insulation,
 100mm Celcon standard blockwork (K=0.16) with 25mm insulated
 plaster board finish to achieve 0.18 w/ m2K U value
 Stainless steel cavity ties at 750mm horizontal and 450mm
 vertical ctrs staggered each line, ctrs reduced to 300mm around
 openings

New doors and windows to be double glazed with 20mm gap between
 panes filled with Argon gas with inner pane having to E coating to achieve
 1.6w/ m2K (WER band c)

Glazing below 800mm from floor level in windows and less than 1500mm
 above floor level in doors and side panels to be safety glass to conform to
 BS 6206 (BS EN 12600)

Insulation to walls, floor and roof is to be continuous to limit
 thermal bridging and air leaks
 All work to comply with Domestic building Services compliance guides
 All electrical work to meet the requirements of Part P (electrical safety)
 and will be designed, installed inspected and tested by a person registered
 with a competent persons scheme

Floor comprising 150mm thick concrete slab trowelled smooth to receive
 clients finish or screed
 A142 anti crack mesh on 110mm Kingspan on 1000q visqueen on sand blinding
 on clean well compacted hardcore

150mm concrete slab with floated finish on VISQUEEN
 on 110 celotex XR4000 or equivalent floor insulation
 on 1200 gauge DPM lapped onto DPC on 25mm sand blinding on
 consolidated hardcore. Provide 25mm ridged insulation to the edge
 of the slab. Provide 100mm dia duct pipe through to air brick
 with cavity trays over to vent any existing air bricks / sub floor
 Provide Visqueen gas barrier and ventilation installed in strict
 accordance with manufacturers instructions and recommendations

Electrical works to be carried out by a competent person scheme member
 All wiring and electrical works to be designed, installed inspected and tested
 in accordance with the requirements of BS 7671, IEE 17th edition wiring guidance
 and building req. Part P (Electrical Safety) by a member of the LCC competent
 person scheme
 The competent person is to send to the L.A a Self-certification certified within
 30 days of the electrical works completion. Client must receive both a copy of the
 Self certification Certificate and a BS 7671 Electrical Test Certificate

LIGHTING
 To area effected by building work, provide fixed energy efficient light fittings NLT
 (A) 1 per 25m of dwelling floor area* (excluding garages) or part thereof
 (B) 1 per 4 fixed lighting fittings
 *Assessment is to be based on floor area of extension, newly created dwelling area
 or the area served by the lighting system
 Provide light fittings that only take lamps having a luminous efficacy greater than
 40 lumens per circuit-watt (power consumed)

NOTE
 Any recessed lighting to be correct for location in terms of
 FR, electrical safety, dampness, condensation, sound, thermal insulation
 and air leakage) App Docs ABCFFLP)

Code 5 lead Apron / stepped flashing to wall roof/ wall
 abutment complete with cavity tray, seal with 2 coats
 of paternation oil.

Rafters at 600mm ctrs bat clipped to 100x75 wallplate
 Note - wall plate strapped down at 2000mm ctrs
 provide all necessary binder ceiling hangers etc.
 100x100 Dragon ties below 275x50 hip member

16 or similar lintel min 150mm bearing
 onto concrete padstones over windows and doors

100x75 wall plate strapped down
 at 2000mm ctrs with 50x6mm
 ms straps secured to inner wall
 face

Demolish existing chimney breast
 at ground floor level, make good to floor
 and ceiling, install steel work
 to engineers design
 Steel work to engineers design supported on concrete padstones
 and bolted together at 300mm ctrs
 Encase all steel work in 2 layers of 12mm fire line board, lap tape
 and fill joints.

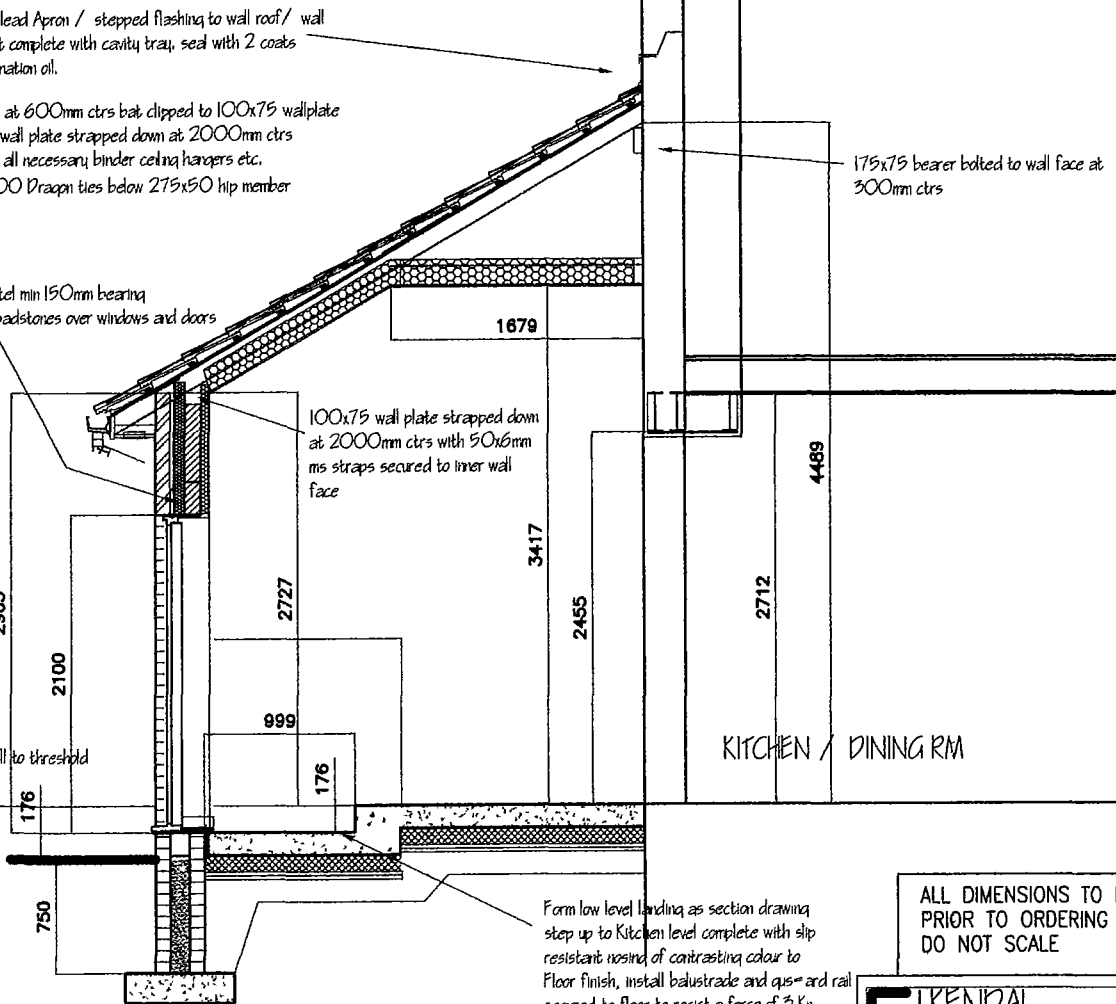
New floor levels to line with existing NO steps
 floor finish to client requirements

Slip resistant floor finish to all wet areas
 colour and type to be confirmed with
 client.

DPM and 25mm insulation dressed up
 vertical sides of concrete onto DPC
 weak mix concrete cavity fill to GL
 brickwork or trench block only below DPM
 Note: Depth of cable wall foundations to be
 checked on site due to varying Ground Levels
 between adjacent property. Depth of foundation
 min 750mm below lowest level of existing structure

Form low level landing as section drawing
 step up to Kitchen level complete with slip
 resistant nosing of contrasting colour to
 floor finish, install balustrade and gas- and rail
 secured to floor to resist a force of 3 kN
 as per part K of the current building reqs

SECTION B B



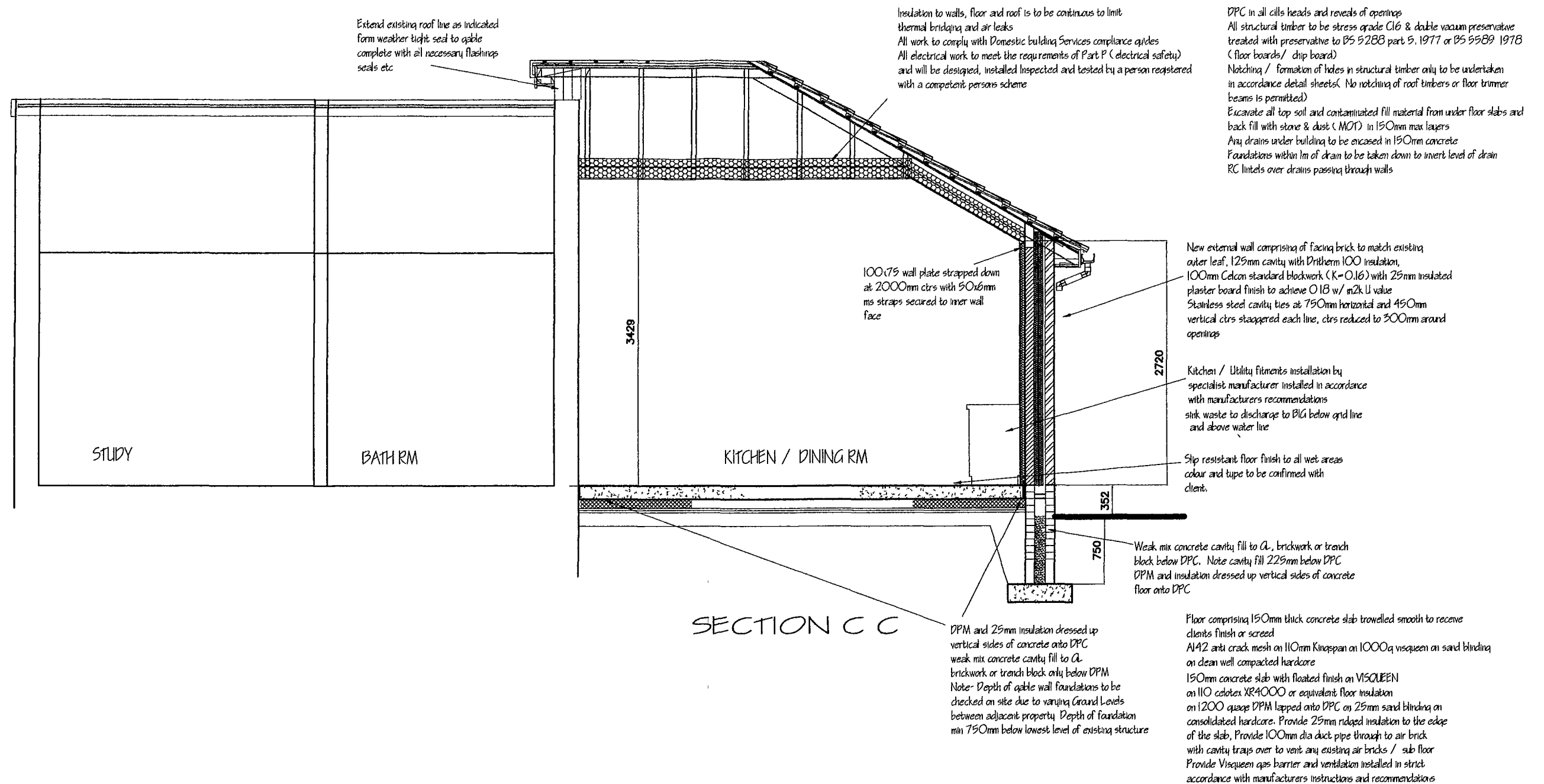
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PROPOSED SINGLE STOREY KITCHEN
 EXT.N
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 MANCHESTER, M12 5SH

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LAYOUT AS EXISTING



SECTION C C

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PROPOSED SINGLE STOREY KITCHEN
EXT.N

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MANCHESTER, M12 5SH

LAYOUT AS PROPOSED

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