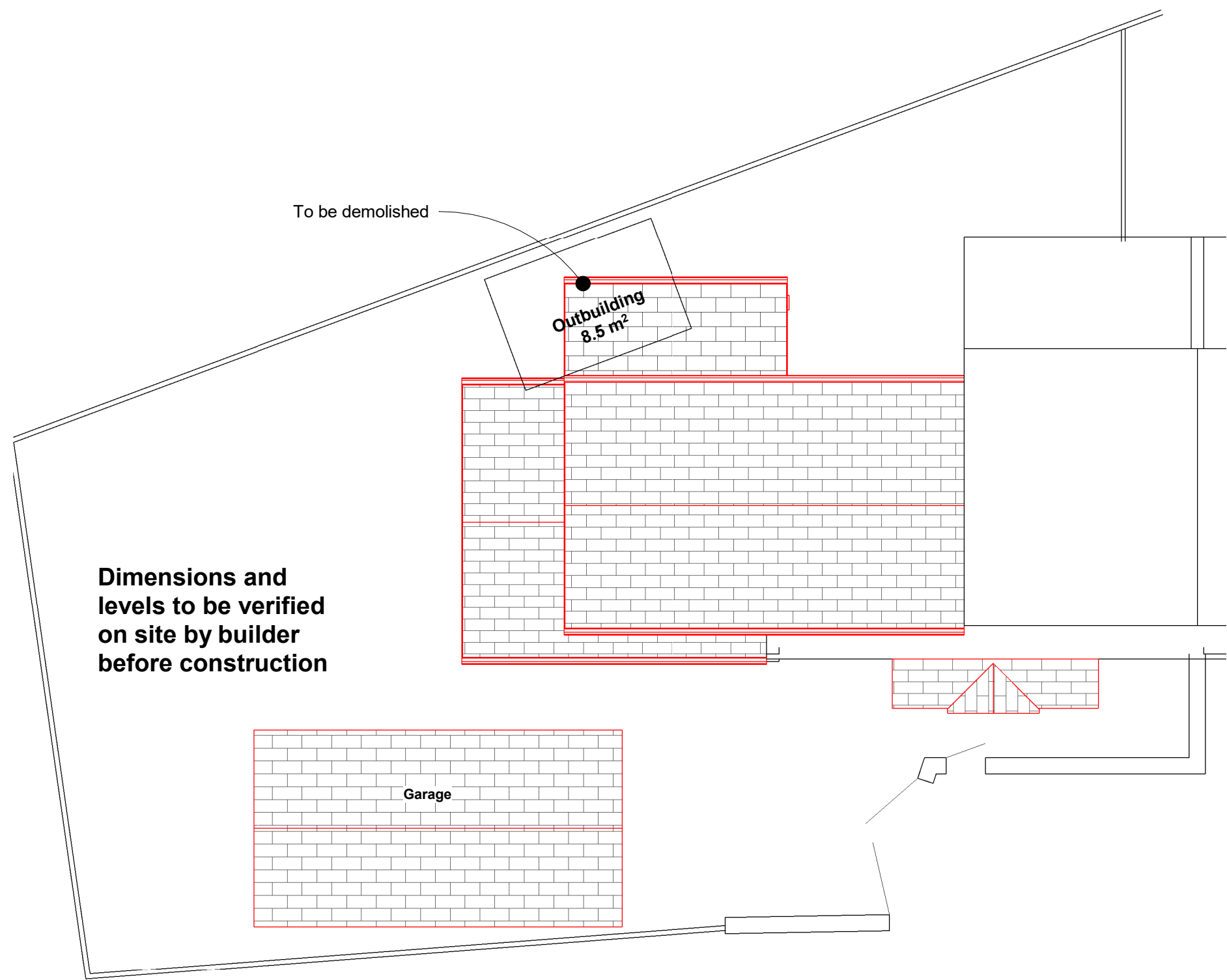
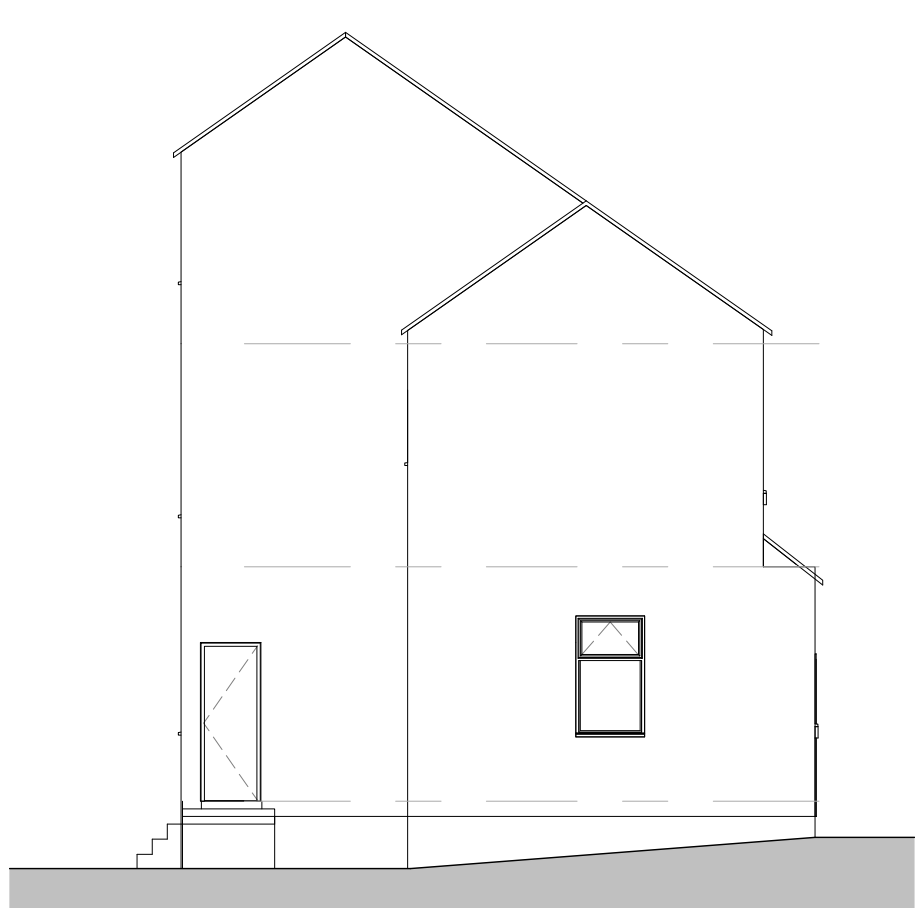




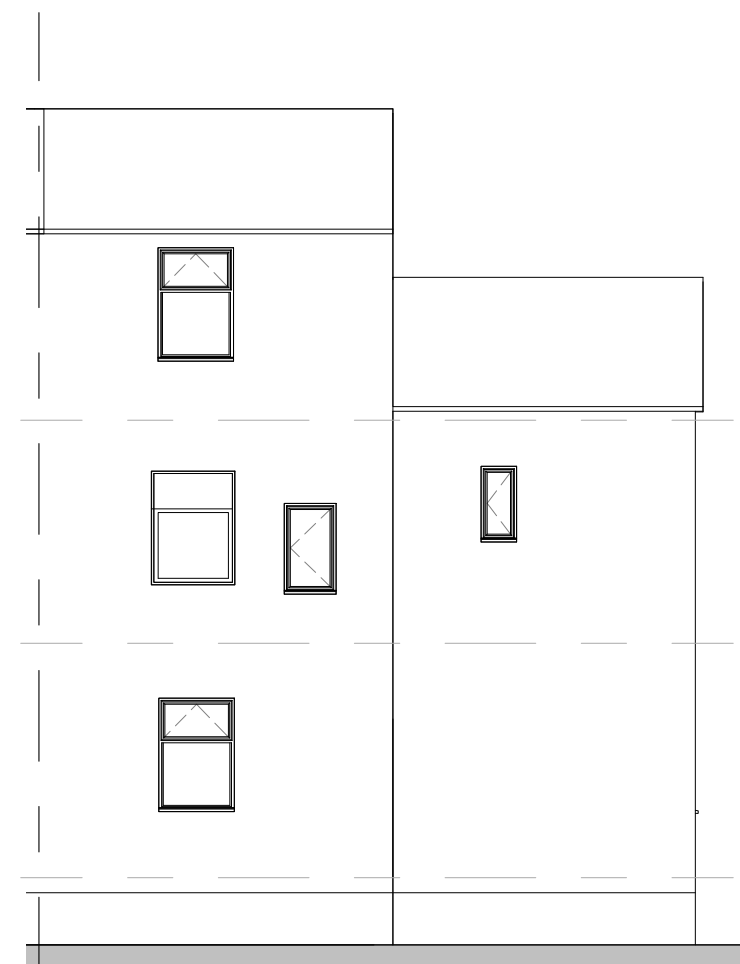
Site Plan
1 : 100



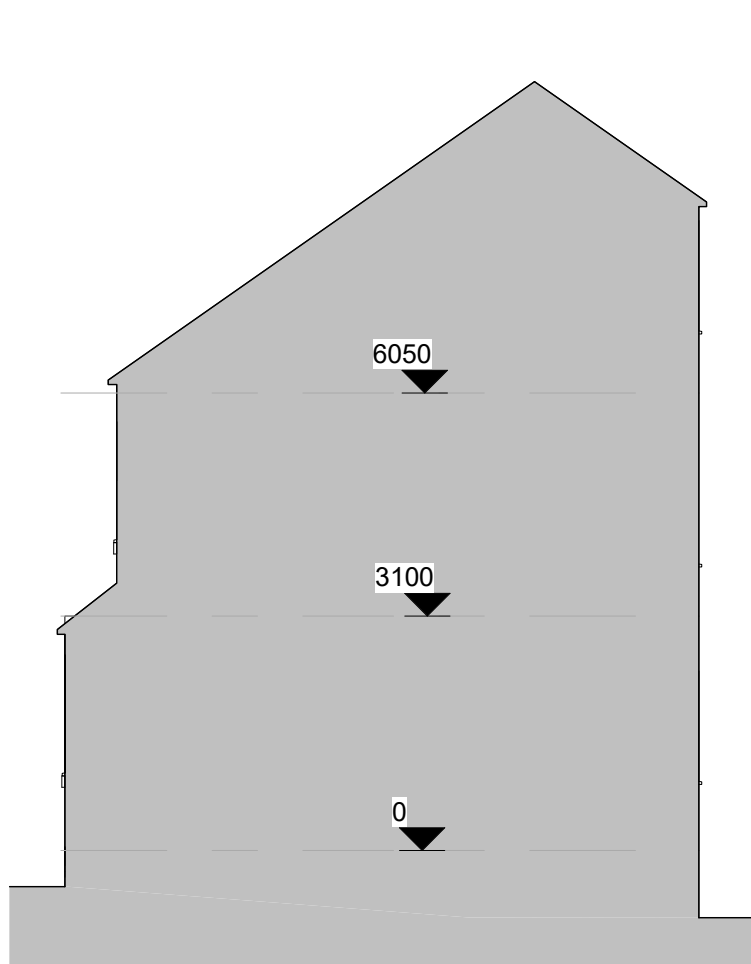
01-E-Elevation
1 : 100



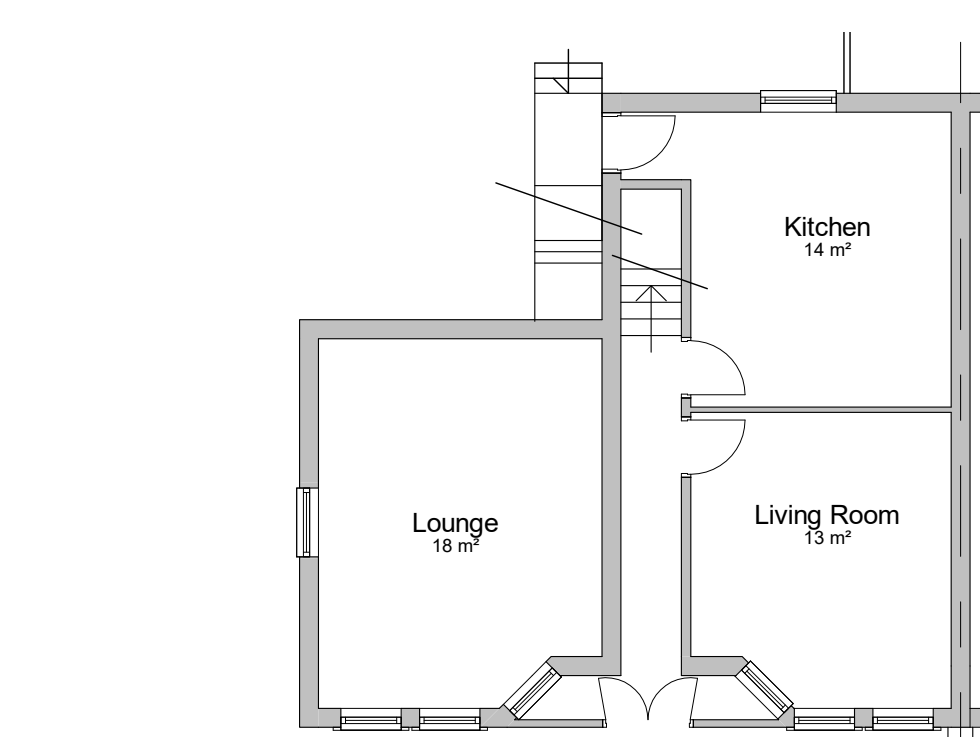
02-E-Elevation
1 : 100



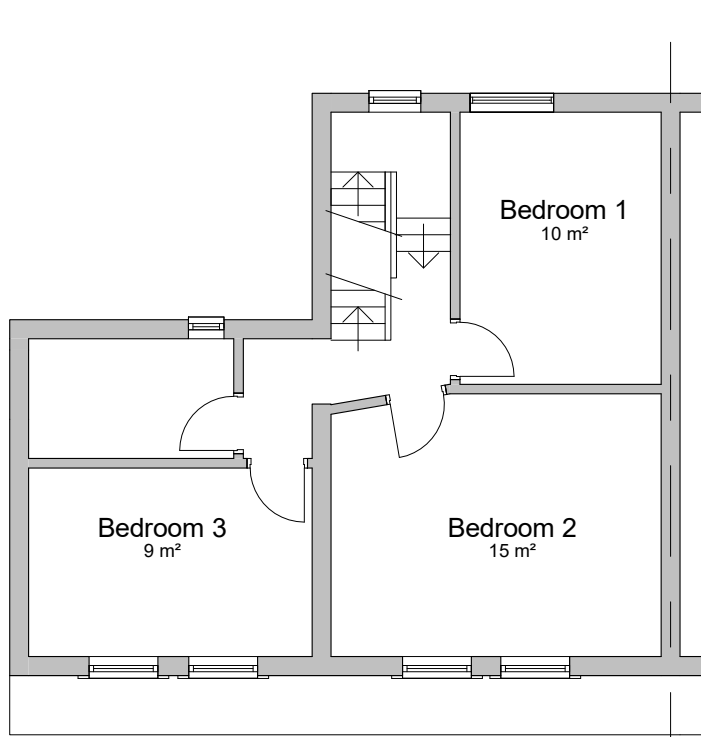
03-E-Elevation
1 : 100



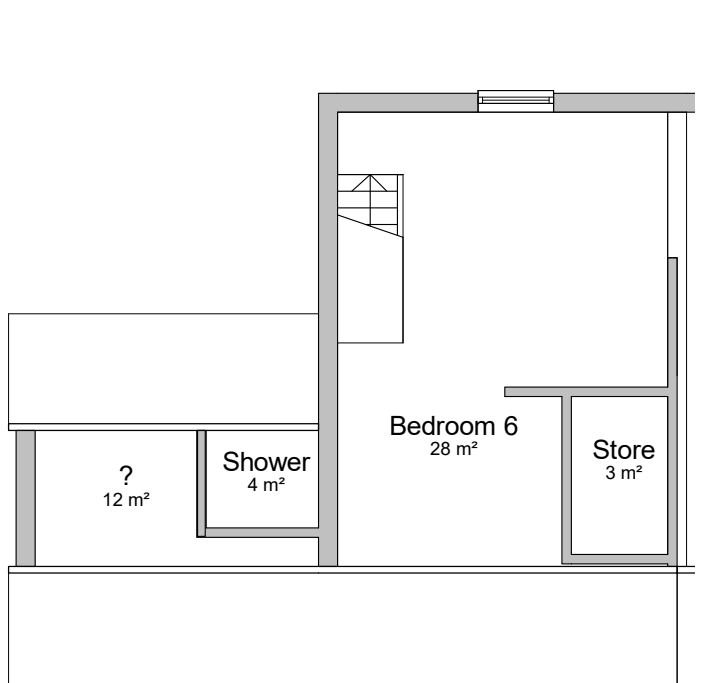
04-E-Elevation
1 : 100



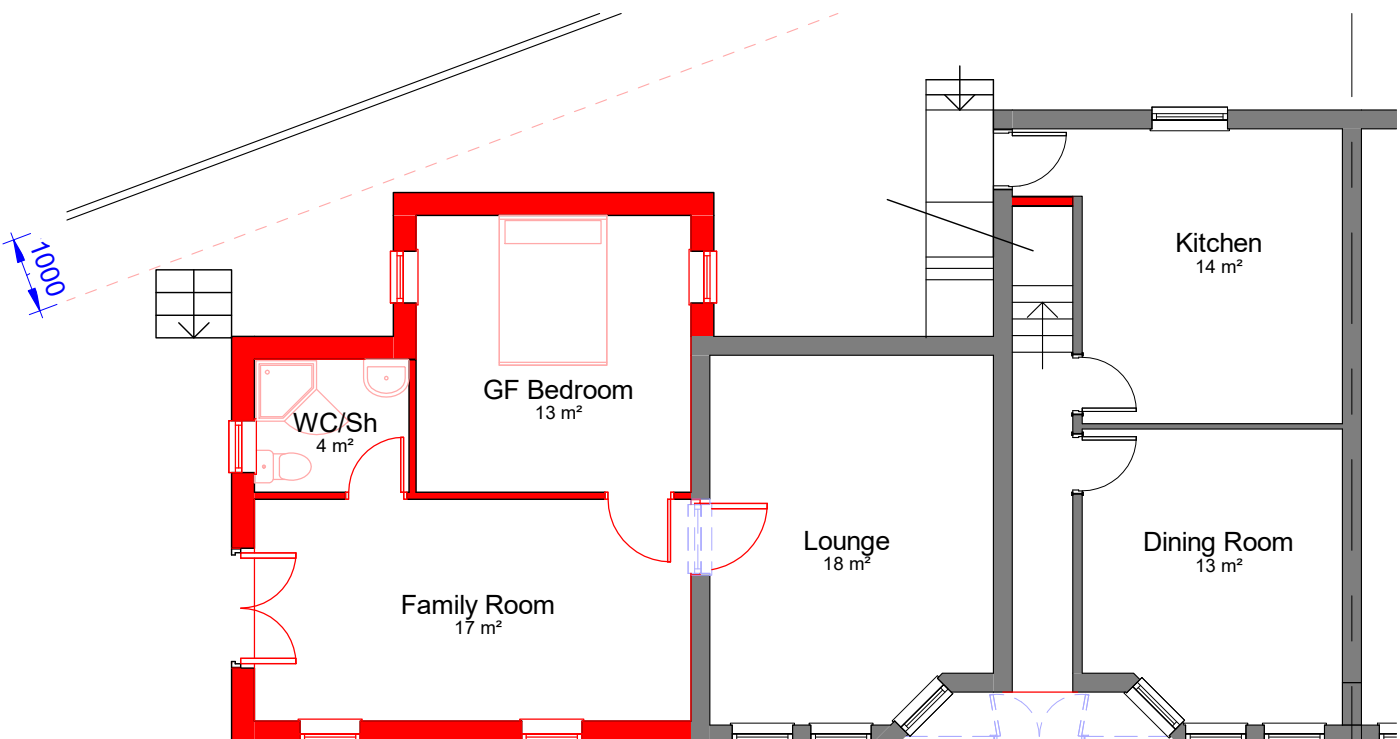
00-E-Ground Floor
1 : 100



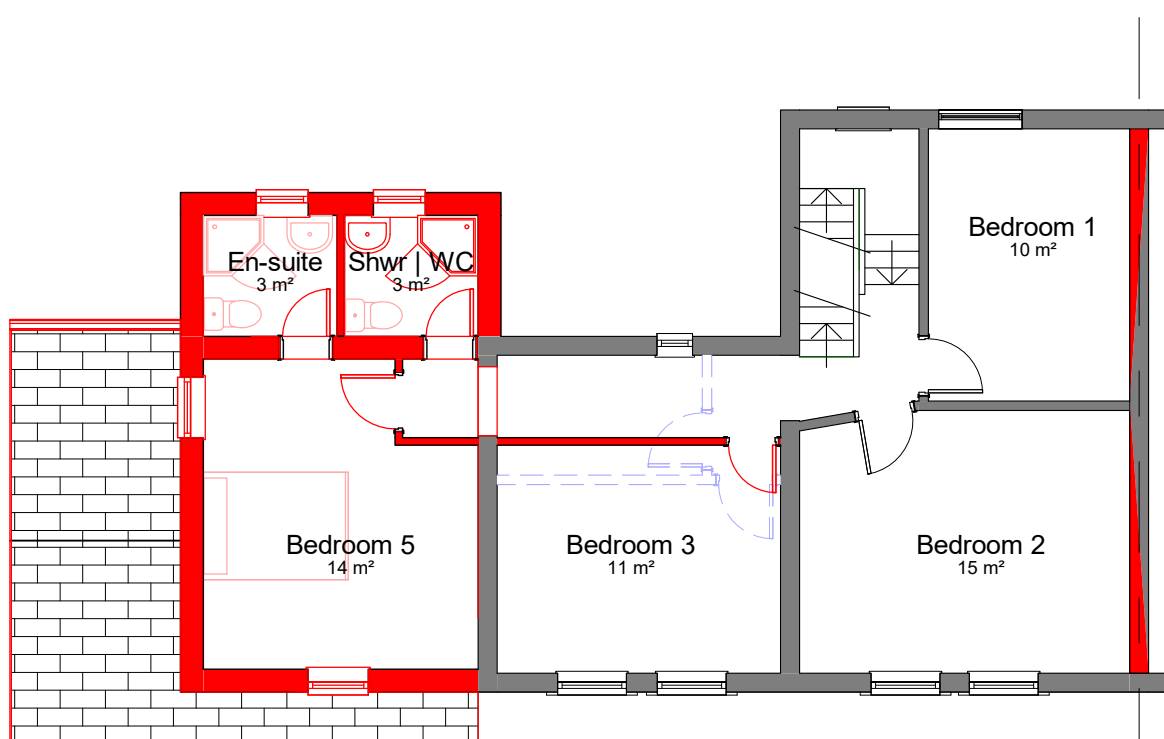
01-E-First Floor
1 : 100



02-E-Loft
1 : 100



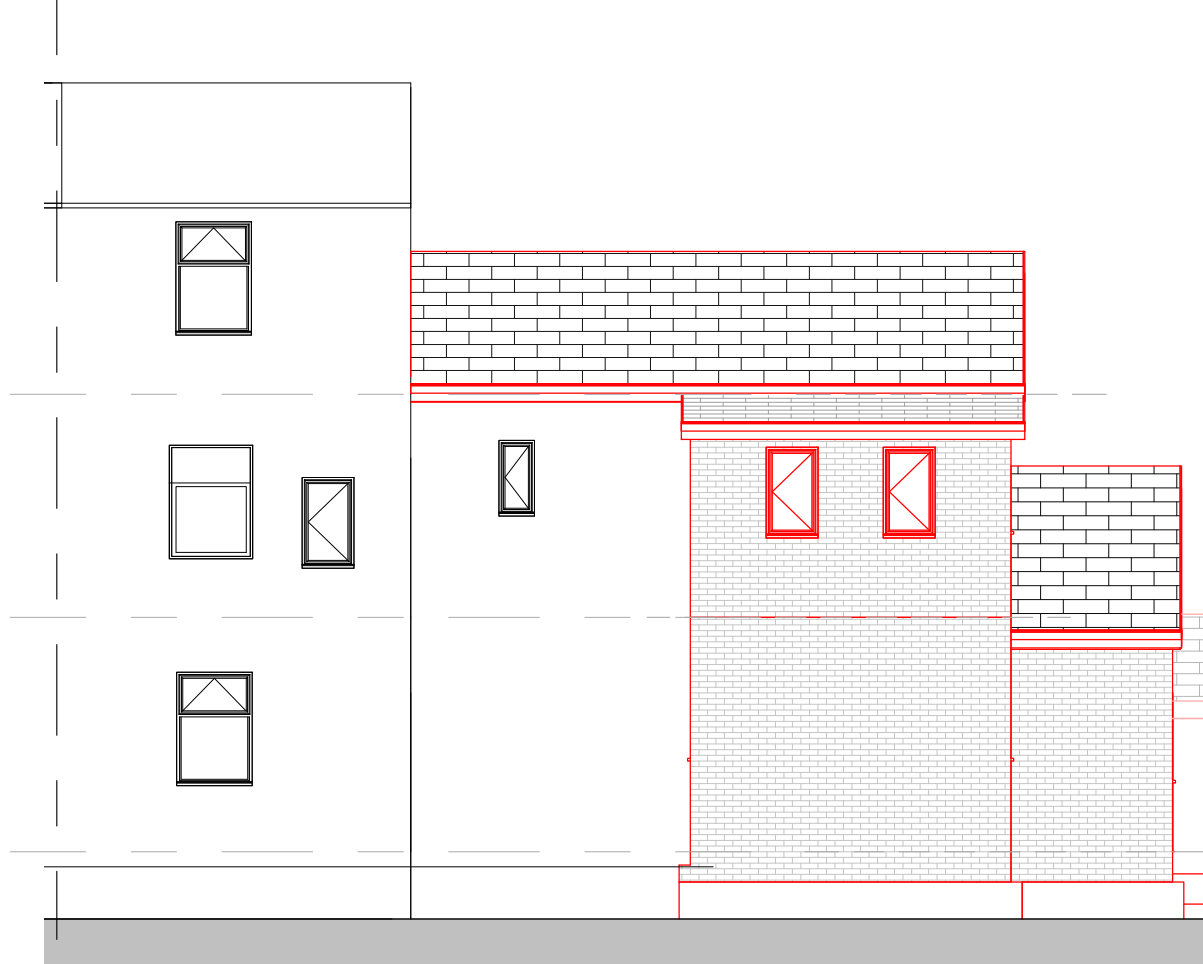
00-P-Ground Floor
1 : 100



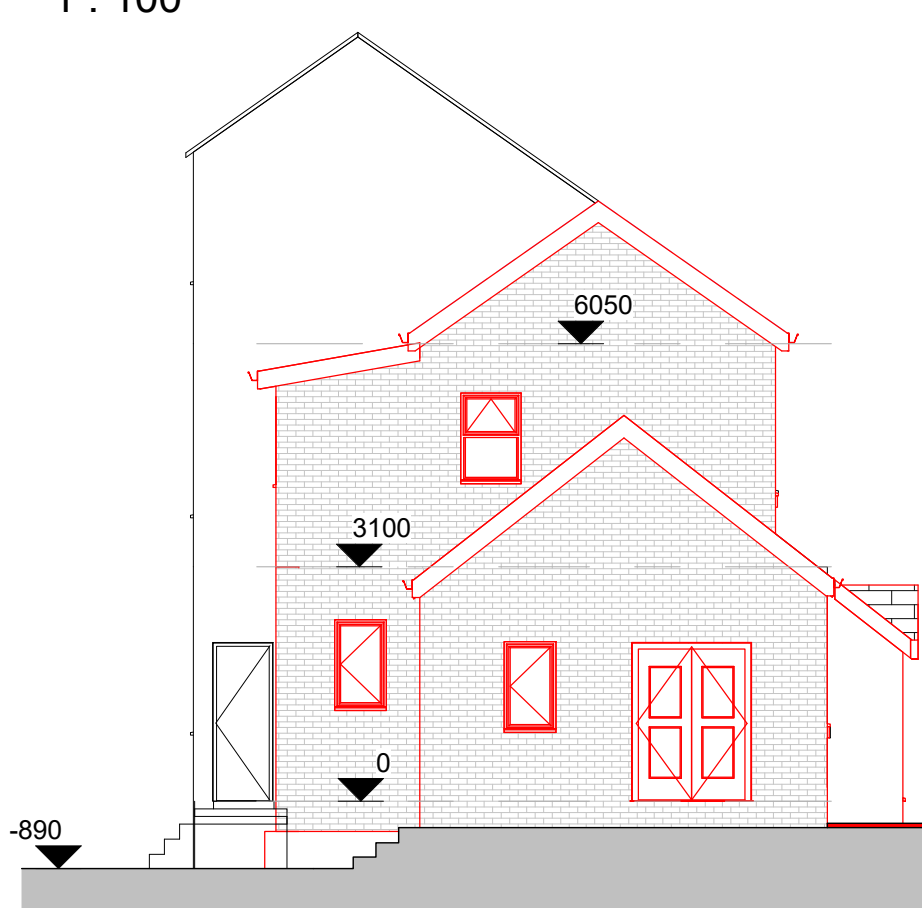
01-P-First Floor
1 : 100



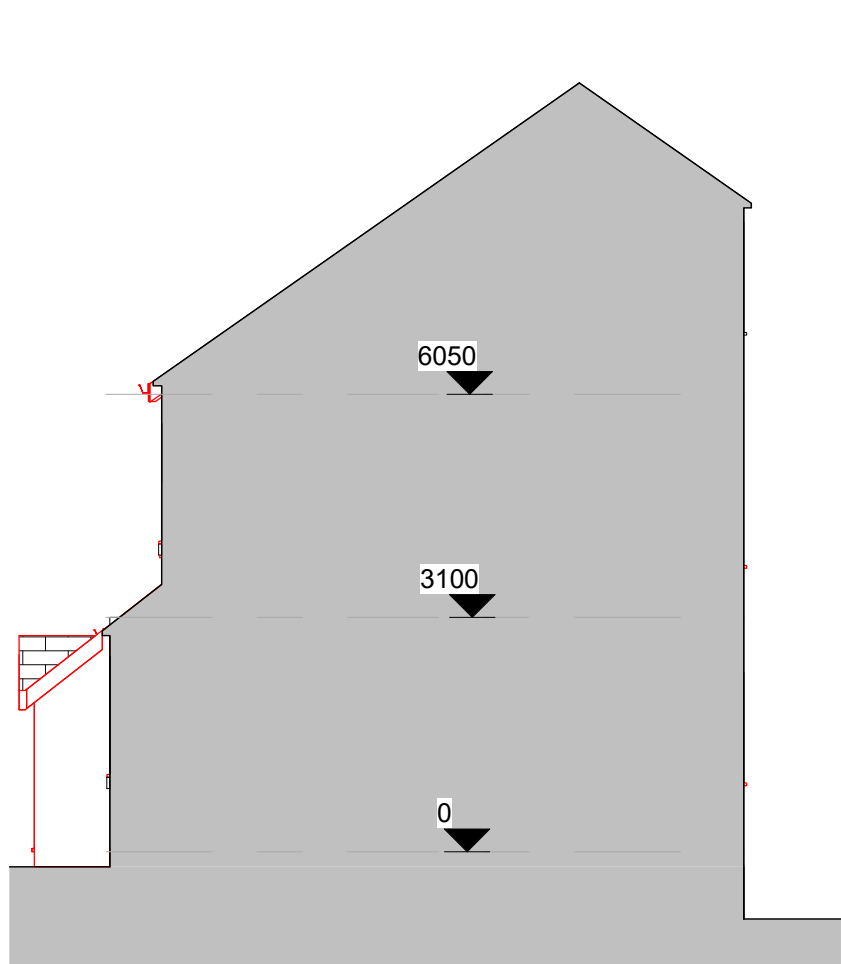
01-P-Elevation
1 : 100



03-P-Elevation
1 : 100

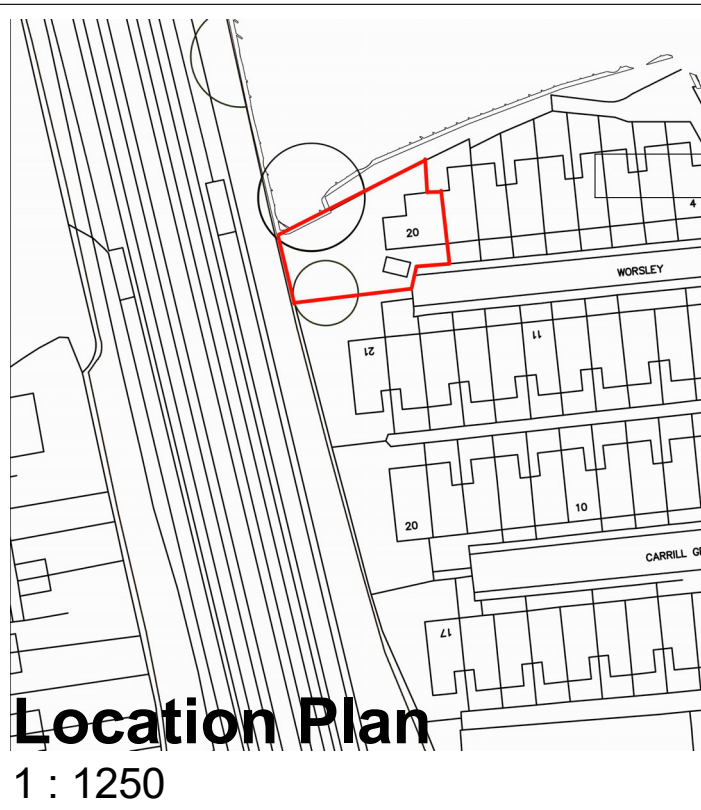


02-P-Elevation
1 : 100



04-P-Elevation
1 : 100

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916 Stockport Road, Levenshulme,
Manchester, M19 3AB

Rev	Description	Date
BR1	Issue to Building Control	14.10.2022

CLIENT
Mrs Sabhira Koser

PURPOSE OF ISSUE
Building Control

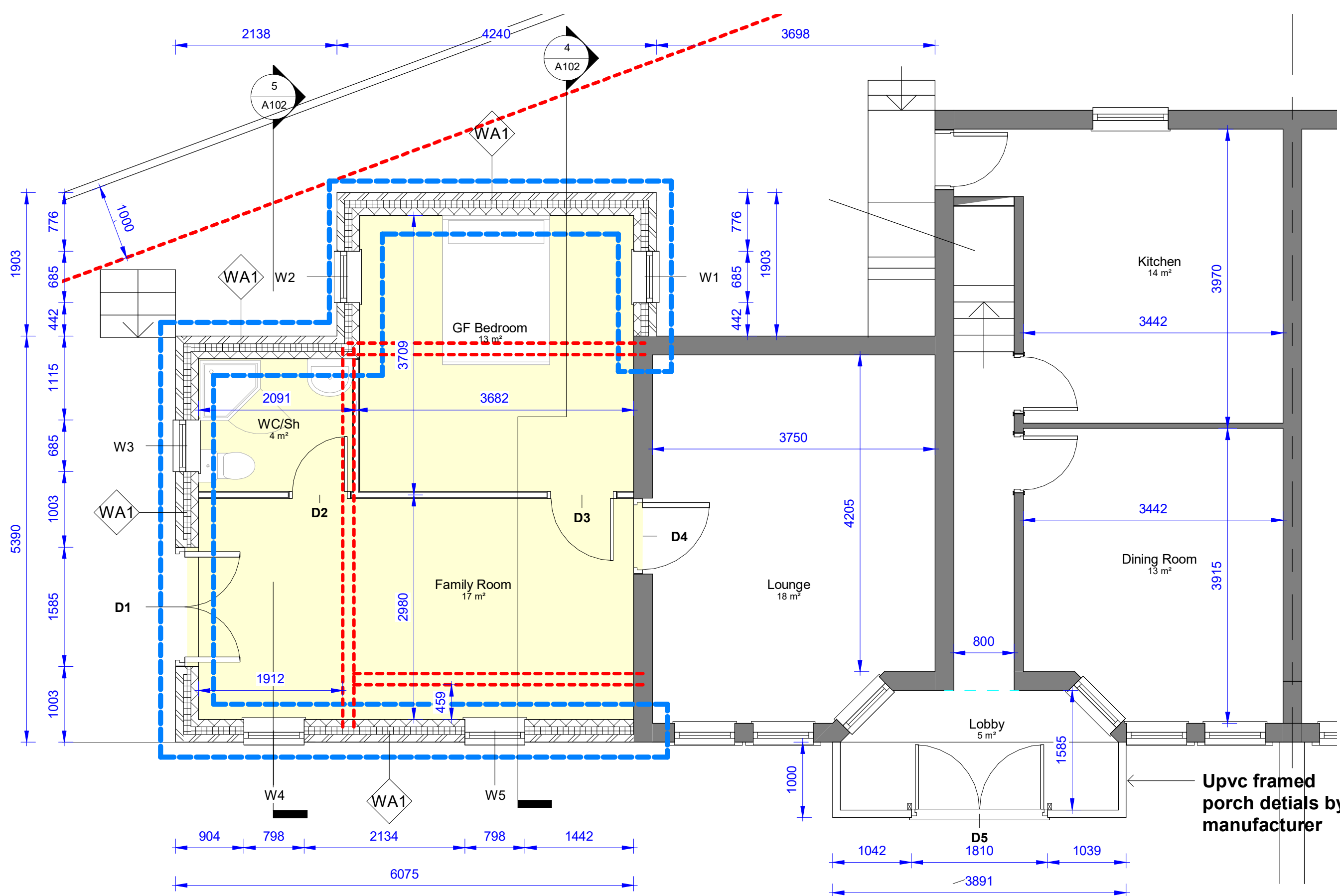
Manchester City Council

ADDRESS
20 Worsley Grove, Levenshulme, M19 3AF

PROJECT
Part Double and Single storey side extension + Double storey rear extension + front porch

TITLE
Existing and Proposed Plans and Elevations

DRAWN BY VA	CHECKED BY VA	DATE 14.10.2022
SCALE (@ A1) As indicated	PROJECT NUMBER 1027	
DRAWING NUMBER A101	REV BR1	



00-P-Ground Floor-SO
1 : 50

BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nulifire S or similar intumescent paint to provide 12 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abut the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

RAINWATER DRAINAGE

New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

Foul and surface foul water drainage discharge connecting to existing combined system.

Existing RWP to be checked for suitability. If below requirements to be replaced with specification as above.

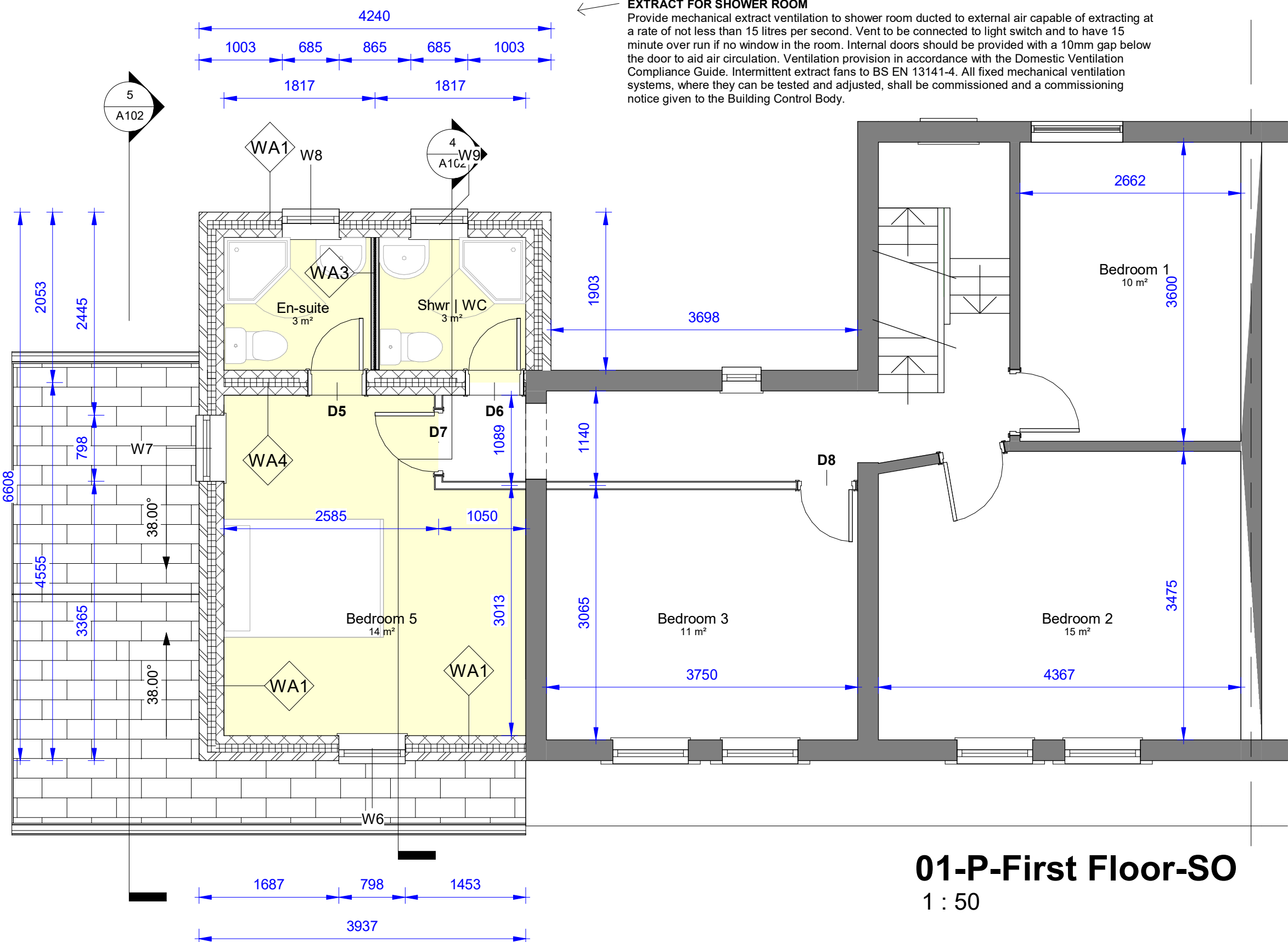
All drainage to the satisfaction of the Local Authority Building Inspector on site

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

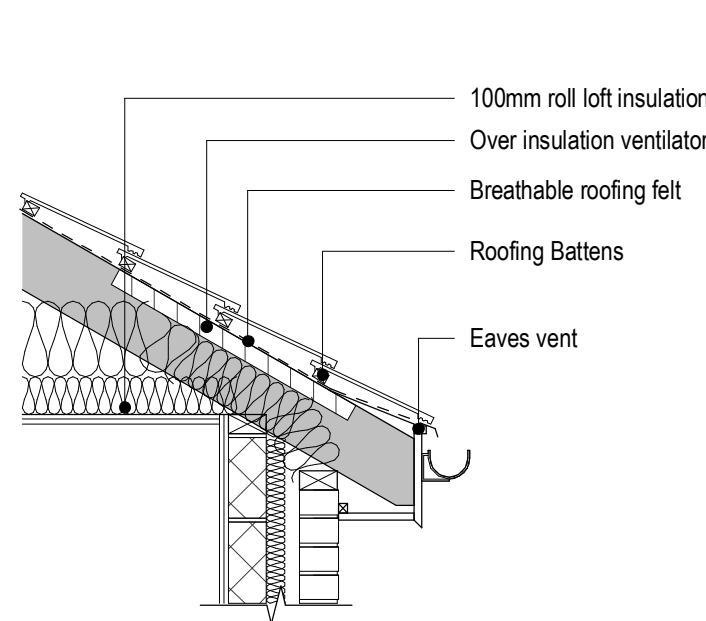
C2. CONDENSATION

Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the building's form and orientation in relation to topography, prevailing winds, sunlight and over-shadowing, and the rate at which humidity is generated. Materials with the highest vapour resistance should be located on the warm side of a thermal element. VCLs to be provided where necessary. The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17/01 and BS 5250:2011 +A1:2016 Code of practice for control of condensation in buildings to be followed.

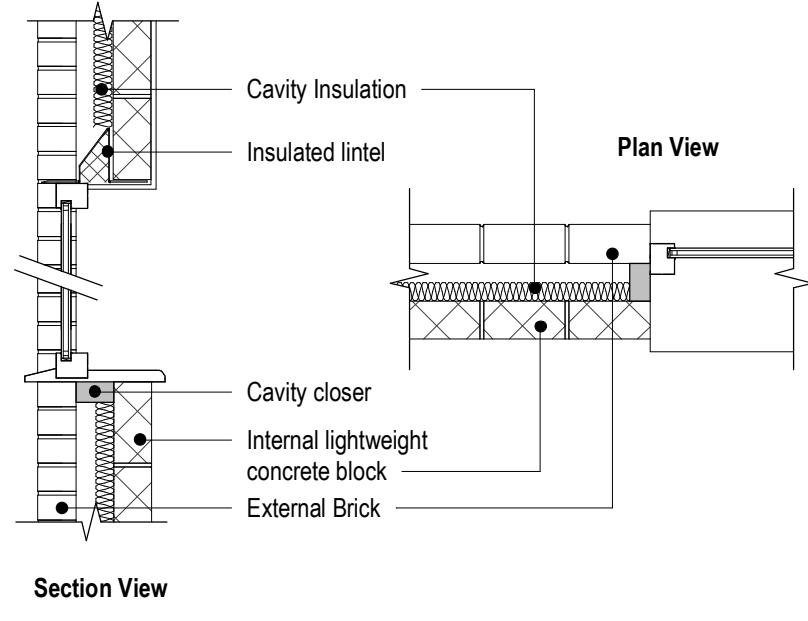


01-P-First Floor-SO
1 : 50

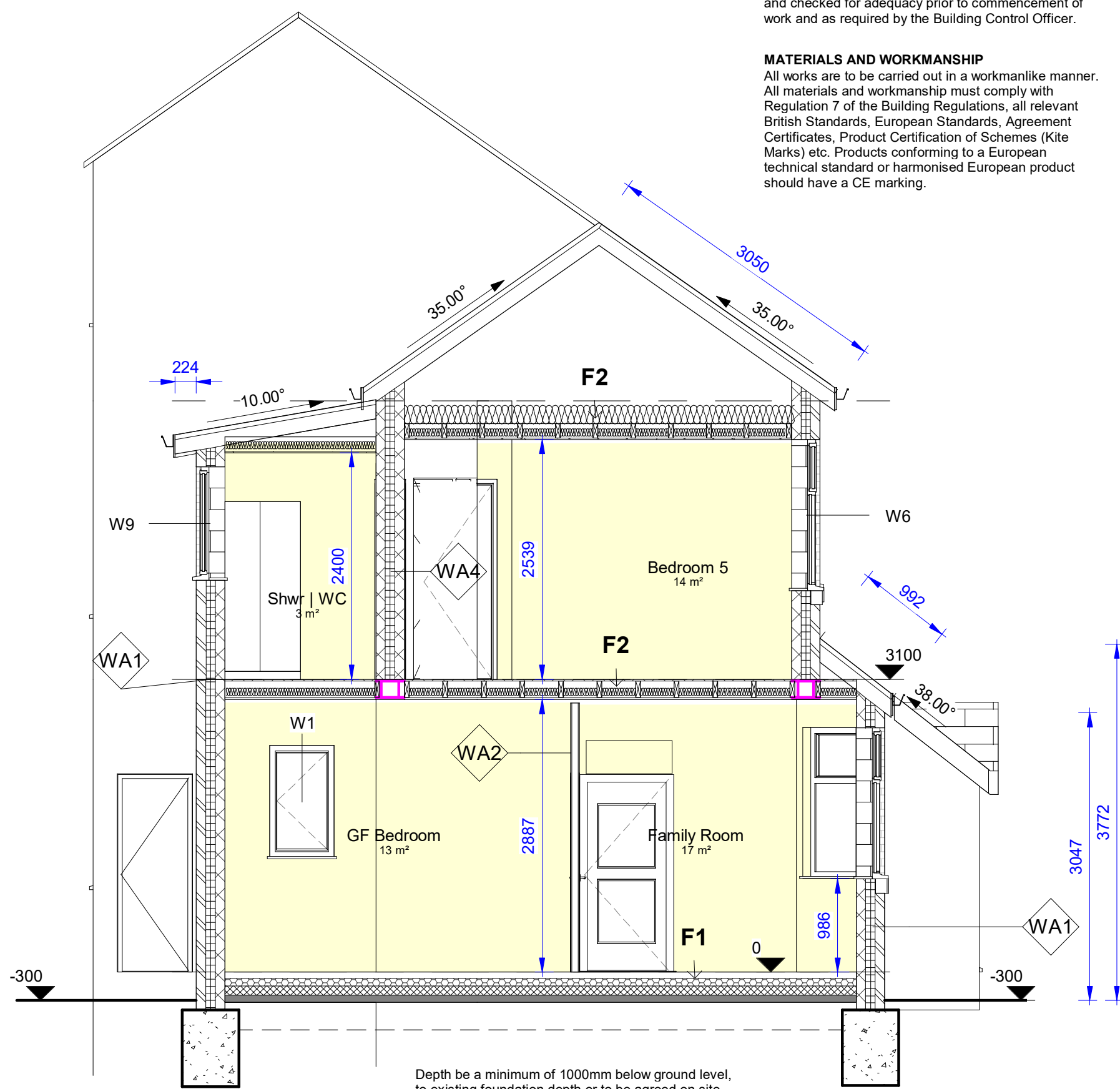
EXTRACT FOR SHOWER ROOM
Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.



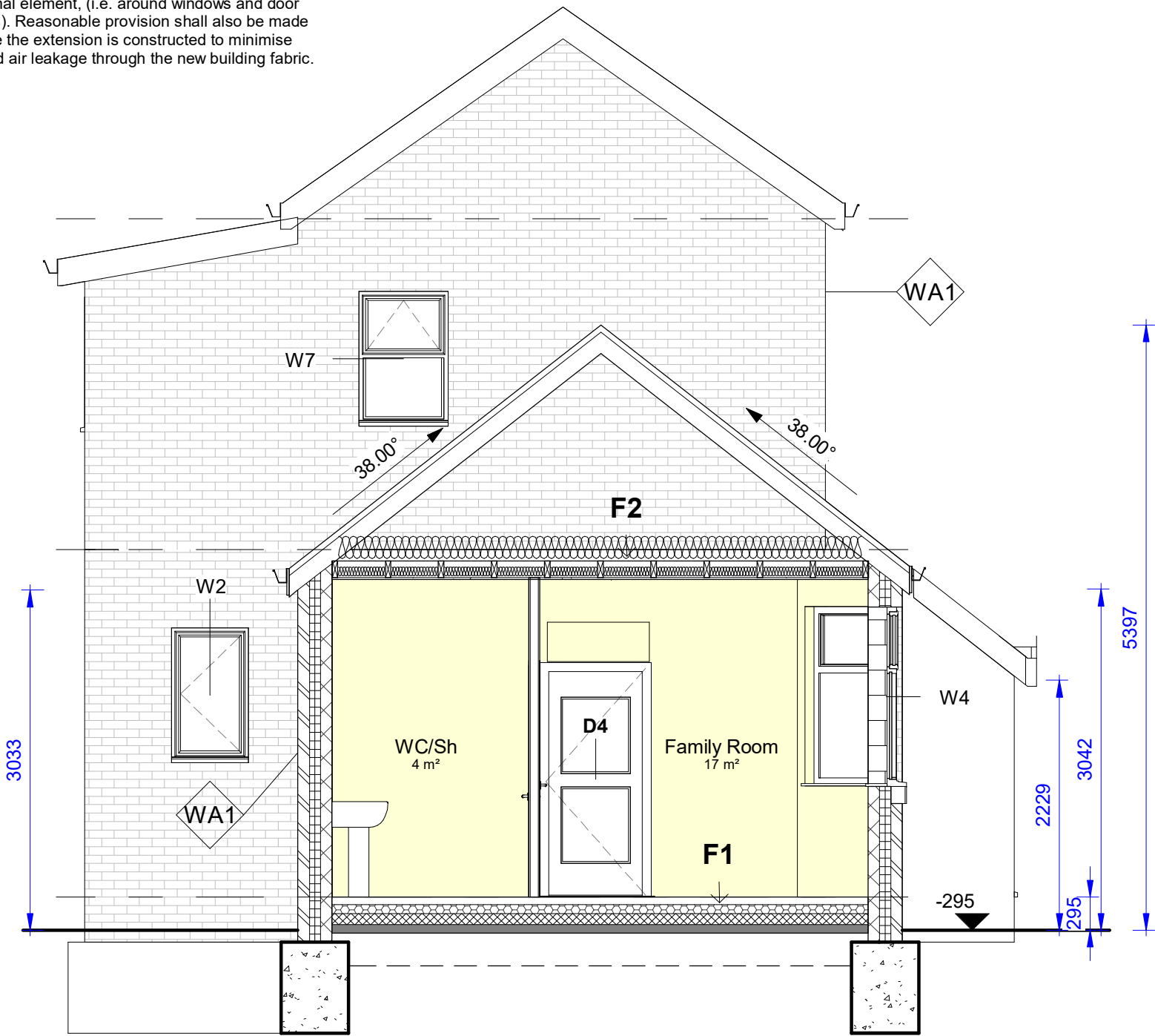
Roof Eaves
1 : 20



Window Jamb and Cill Detail
1 : 20



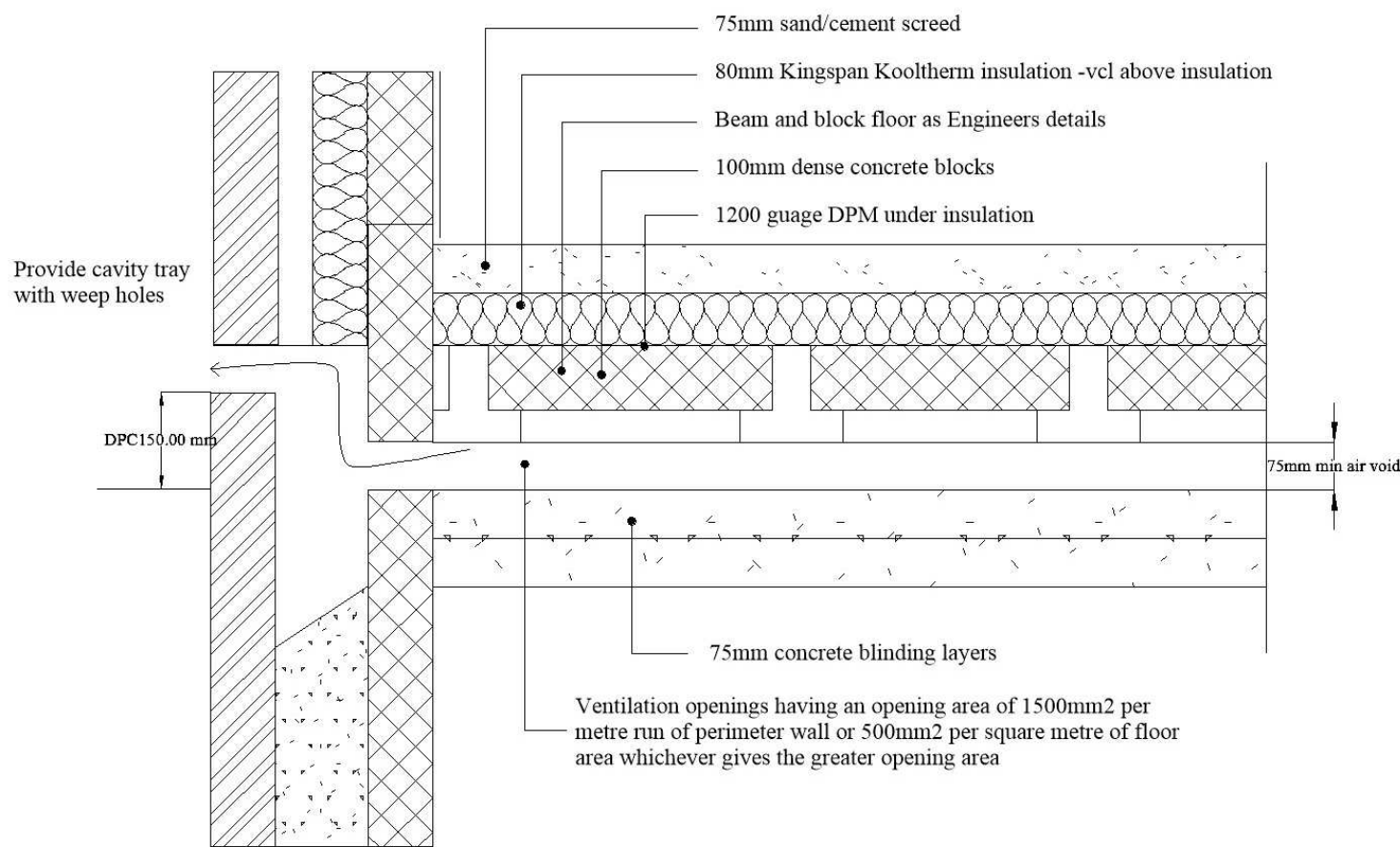
Section AA
1 : 50



Section BB
1 : 50

BEAM AND BLOCK FLOOR

U-value 0.18 W/m²K



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916 Stockport Road, Levenshulme,
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Rev	Description	Date
BR1	Issue to Building Control	22.02.2022

CLIENT

Mrs Sabhira Koser

PURPOSE OF ISSUE

Building Control

Manchester City Council

ADDRESS

20 Worsley Grove, Levenshulme, M19 3AF

PROJECT

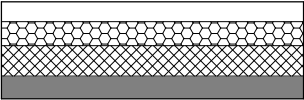
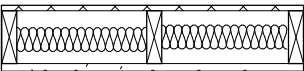
Part Double and Single storey side extension + Double storey rear extension + front porch

TITLE

Setting Out and Details

DRAWN BY VA	CHECKED BY VA	DATE 02/22/22
SCALE (@ A1) As indicated	PROJECT NUMBER 1027	
DRAWING NUMBER A102		REV BR1

Wall Type - WA1		Wall Type - WA3	
External Wall		Internal Wall	
Extenal Wall 12.5mm Plasterboard 100mm Aerated block 50mm Air 100mm KOOLTHERM K108 102.5mm Brick		Moisture Stud Wall 12.5mm Moisture resistant board 75 x 50mm treated Timber Stud 25mm Acoustic Partition Roll 12.5mm Moisture resistant board	
Wall Type - WA2		Wall Type - WA4	
Internal Wall		Internal Wall	
Internal Wall 12.5mm Plasterboard 70mm Timber Stud 12.5mm Plasterboard		Internal Wall 12.5mm Plasterboard 102.5mm Thermalite Block 100mm Cavity 12.5mm Plasterboard	

Floor Type - F1	
Beam and Block Suspending Floor	
Floor 75mm Screed 80mm Kingspan Kooltherm K103. 1200g Gauge Polythene DPM 200mm Concrete Block and Beam Ventilation Gap 150mm Concrete Blinding Layer	
Floor Type - F2	
Intermediate Floor	
Floor 25mm Finish 175mm Timber joists 100mm Rockwool Insulation 12.5mm Plasterboard skim plaster	

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916 Stockport Road, Levenshulme, Manchester, M19 3AB

No.	Description	Date
BR1	Issue to Building Control	22.02.2022

PROJECT		ADDRESS	CLIENT		
Part Double and Single storey side extension + Double storey rear extension + front porch		20 Worsley Grove, Levenshulme, M19 3AF	Mrs Sabhira Koser		
Manchester City Council	PURPOSE OF ISSUE Building Control	SHEET Wall and Floor Types	Date 22.02.2022	Project number 1027	Scale (@ A3) 1 : 25
			Drawn by VA	DRAWING NUMBER A104	REV
			Checked by VA		BR1

Window Schedule						
Count	Mark	Height	Sill Height	Width	Level	Location
1	W1	1200	1200	685	00-E-Ground Floor	GF Bedroom
1	W2	1200	1200	685	00-E-Ground Floor	GF Bedroom
1	W3	1200	910	685	00-E-Ground Floor	WC/Sh
1	W4	1600	986	798	00-E-Ground Floor	Family Room
1	W5	1600	986	798	00-E-Ground Floor	Family Room
1	W6	1600	939	798	01-E-First Floor	Bedroom 5
1	W7	1200	1100	798	01-E-First Floor	Bedroom 5
1	W8	1200	1050	685	01-E-First Floor	En-suite
1	W9	1200	1050	685	01-E-First Floor	Shwr WC
9						

Door Schedule					
Count	Mark	Height	Width	Level	Location
1	D1	2100	1585	00-E-Ground Floor	Family Room
1	D2	2110	810	00-E-Ground Floor	WC/Sh
1	D3	2110	910	00-E-Ground Floor	GF Bedroom
1	D4	2100	1010	00-E-Ground Floor	Lounge
1	D5	2110	1810	00-E-Ground Floor	Lobby
1	23	0	0	01-E-First Floor	Bathroom
1	D5	0	0	01-E-First Floor	Bedroom 5
1	D6	0	0	01-E-First Floor	Shwr WC
1	D7	0	0	01-E-First Floor	Bedroom 5
1	D8	0	0	01-E-First Floor	Bathroom

10

The contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to *Vikas Alyas Ltd* as soon as possible.

Any construction work carried out prior to receiving all necessary approval for planning and or building regulations is entirely at the householders/clients risk.

All building work to be completed to the satisfaction of the Local Authority Building Control Officer in accordance with the current Building Regulations and as such additional unforeseen building works may be required on site.

The contractor shall inspect all adjoining properties which may be affected by the works prior to commencement of works and record and report to the owner any defects.

The contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works.
Drawings produced for the purpose of Building Regulation approvals only and do not constitute full working drawings.

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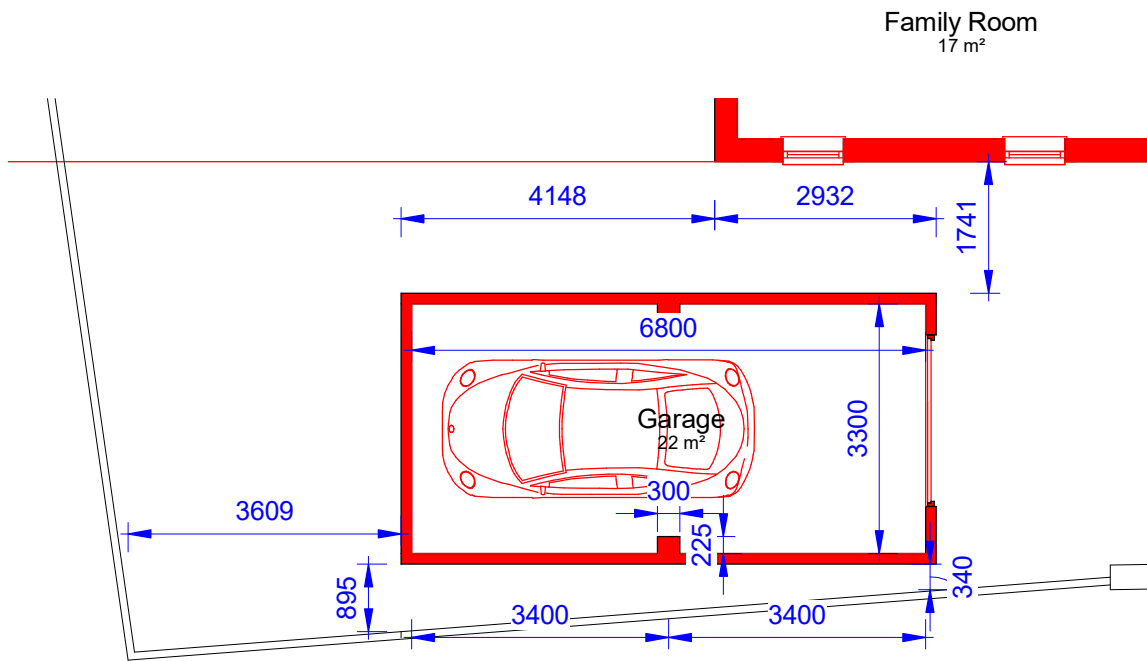
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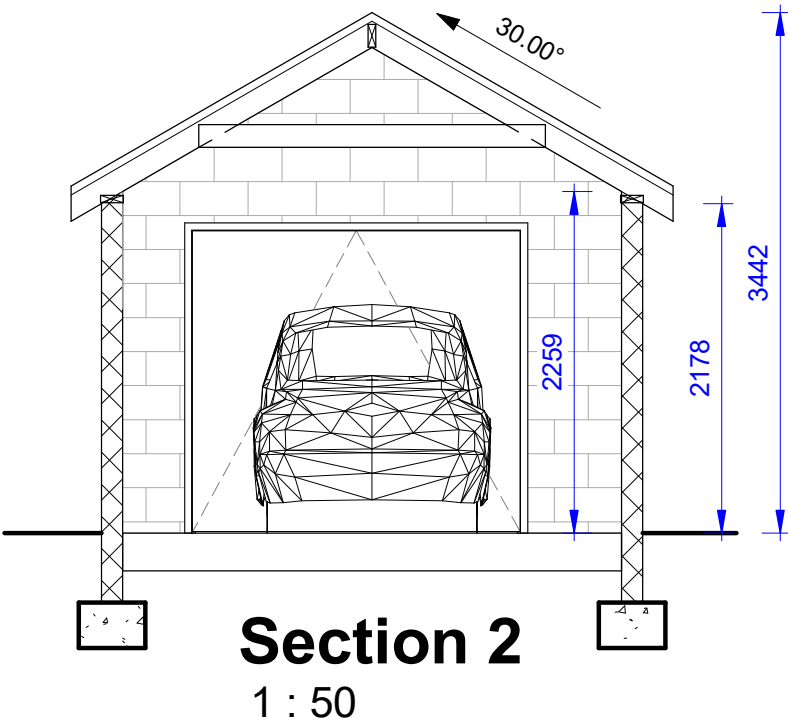
916 Stockport Road, Levenshulme, Manchester, M19 3AB

No.	Description	Date
BR1	Issue to Building Control	22.02.2022

PROJECT		ADDRESS		CLIENT		
Part Double and Single storey side extension + Double storey rear extension + front porch		20 Worsley Grove, Levenshulme, M19 3AF		Mrs Sabhira Koser		
		SHEET		Date 22.02.2022	Project number 1027	Scale (@ A3)
Manchester City Council		PURPOSE OF ISSUE		Drawn by VA	DRAWING NUMBER	
		Building Control		Checked by VA	A103	REV BR1



00-P-Garage-SO
1 : 100



EXTERNAL SURFACE WATER DRAINAGE

Drainage of paving areas to be carried out in accordance with BS 6367:1983 and Approved Document H. Hard surfaces around the building should be provided with a proprietary non-slip permeable surface laid to manufacturer's details and in compliance with BS EN 1338. Concrete paving blocks. Requirements and test methods, to allow adequate drainage. or provided with a non slip surface and cross fall of 1:40 – 1:60 draining away from the building (for a minimum of 500mm) to a suitable soakaway. Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

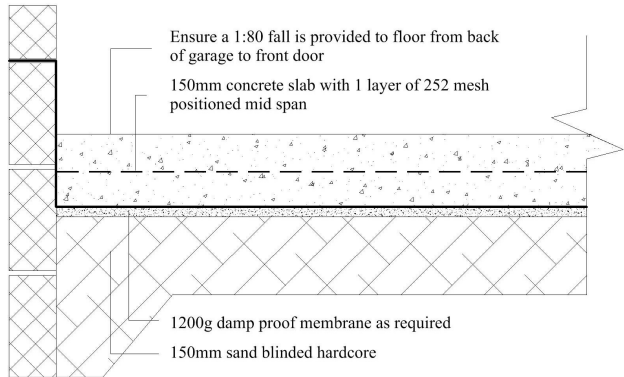
FIXED EXTERNAL LIGHTING

External light fittings to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide. Light fitting to be either:
a. lamp capacity not greater than 100 lamp-watts per light fitting and provided with automatic movement detecting devices (PIR) and automatic daylight sensors ensuring lights shut off automatically when not required.
Or
b. lamp efficacy greater than 45 lumens per circuit-watt; fitted with manual controls and automatic day light cut-off sensors so that lights switch off when daylight is sufficient.

WALLS BELOW GROUND

All new walls below ground to be constructed using blockwork compliant with BS EN 771 and suitable for below ground level or semi engineering brickwork. Walls to be built using 1:4 masonry mortar mix or equal approved specification to BS EN 1996-1-1. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes

SOLID GARAGE FLOOR



PITCHED ROOF

Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²) Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Suitable roofing tiles on 25 x 38mm tanalised sw treated battens on sarking felt supported on 47 x 150mm grade C24 rafters at max 400mm centres max span 3.47m. Rafters supported on 100 x 50mm sw wall plates. Construct ceiling using sw joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster as required. Restraint strapping - 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres. THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT – 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.

DETACHED GARAGE WITH SINGLE SKIN EXTERNAL WALLS

(Structural engineers details & calculations to be provided if the floor area greater than 36m2 or the eaves level is higher than 3.0m or the ridge is higher than 3.6m.) Provide 100mm brick external walls with 100 X 400mm piers at maximum 3.0m ctrs. Design of garage to be in accordance with Approved Document A diagram 18/19/20 Garage door opening not to exceed 5.0m in width and 2.1m in height. No other openings within 2.0m of garage door. The total size of openings in a wall not containing a major opening should not exceed 2.4m2 No more than one opening between piers Unless there is a corner pier, the distance from a window or a door to a corner should not be less than 390mm. Isolated central columns between doorways (where applicable) to be 325 x 325mm min Any other openings to be calculated by a structural engineer Roof slope to be no more than 40 degrees Wall plates and gable ends to be strapped at 2m centres Garage structure and construction to comply with Approved Document A

TRENCH FOUNDATION

750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

SOLID GARAGE FLOOR

Solid garage floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 150mm ST2 or Gen1 ground bearing slab thickened 300mm at garage entrance, concrete mix to conform to BS EN 1992-1-1:2004 with 1 layer of 252 steel mesh positioned mid span. Slab to be laid over a 1200 gauge polythene DPM as required. DPM to be lapped in with DPC in walls. Ensure a 1:80 fall is provide to floor from back of garage to front garage door.

STRAPPING FOR PITCHED ROOF

Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centres.

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916 Stockport Road, Levenshulme, Manchester, M19 3AB

No.	Description	Date
BR1	Issue to Building Control	14.10.2022

PROJECT		ADDRESS		CLIENT		
Two storey side extension + Two storey rear extension + front porch		20 Worsley Grove, Levenshulme, M19 3AF		Mrs Sabhira Koser		
Manchester City Council	PURPOSE OF ISSUE Building Control	SHEET	New build Garage	Date 22.02.2022	Project number 1027A	Scale (@ A3) As indicated
				Drawn by VA	DRAWING NUMBER A106	REV
				Checked by VA		BR1