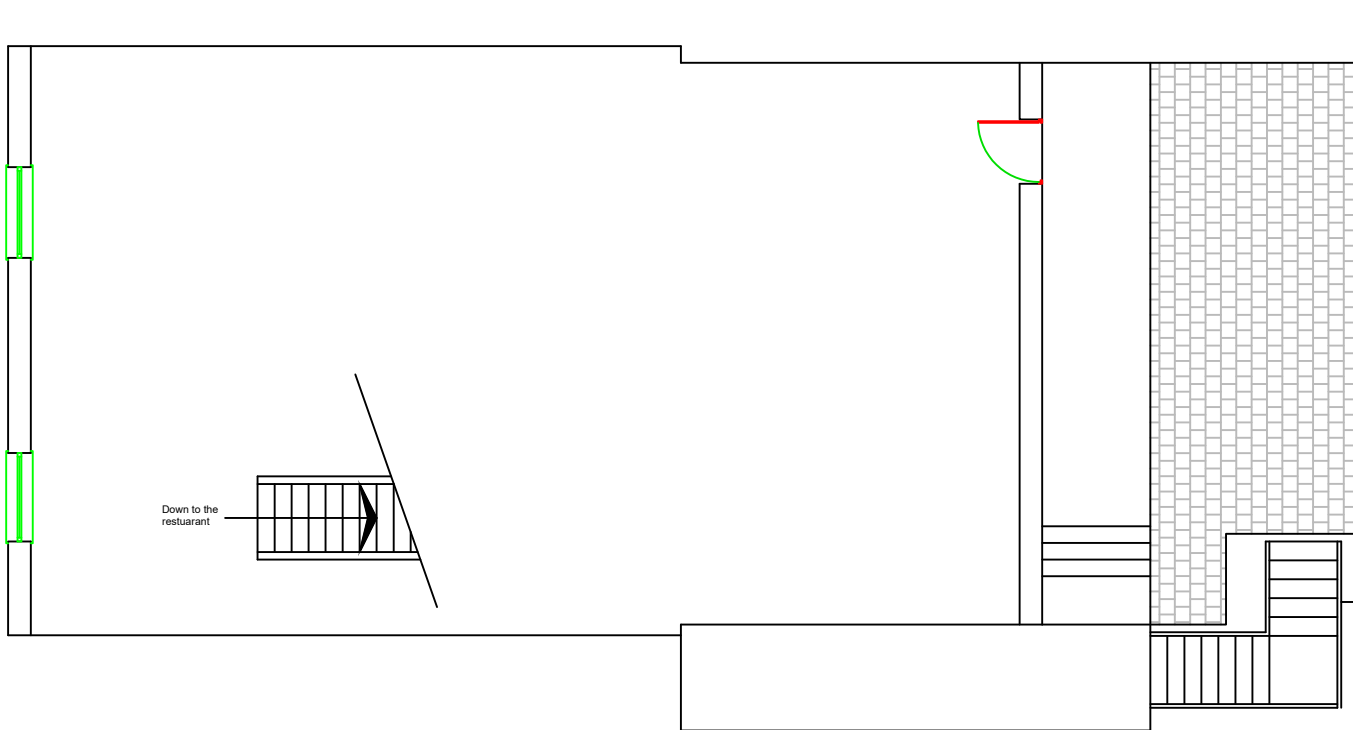
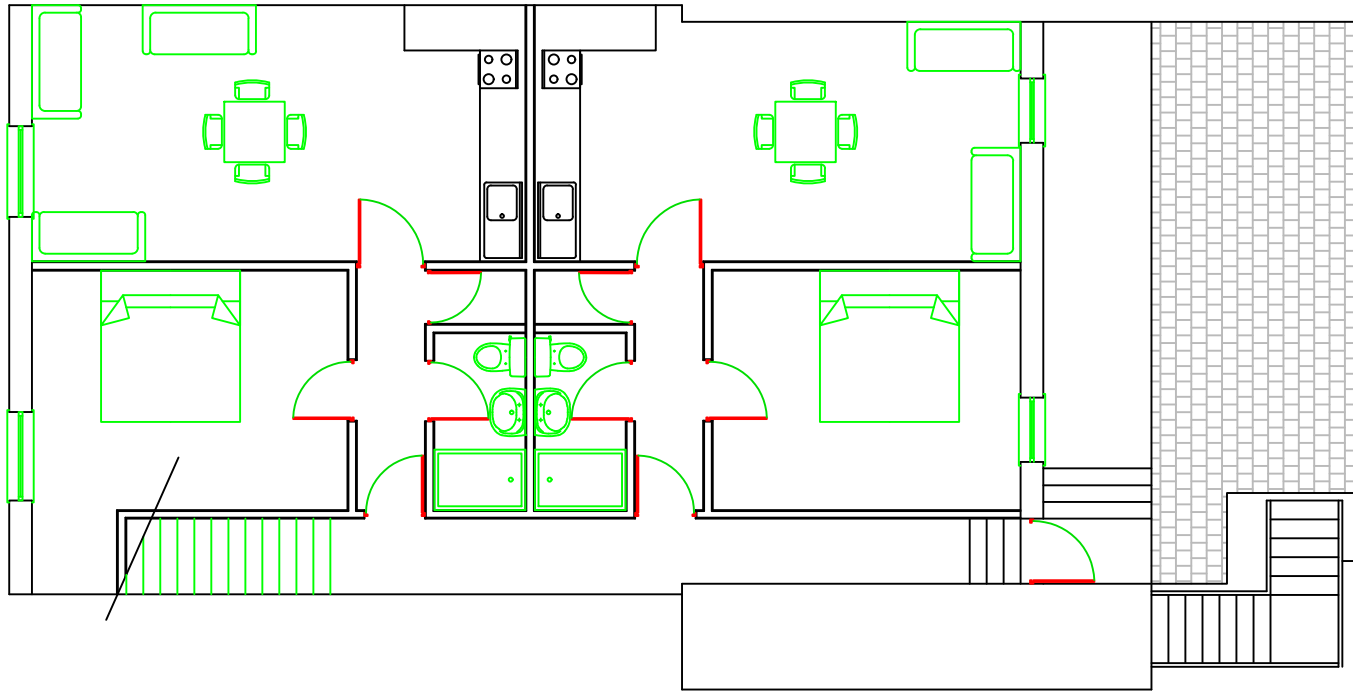




Existing First Floor



Proposed First Floor

REAR ALLEY WAY

REAR ALLEY WAY

BIN STORAGE AREA

BIN STORAGE AREA

- Flashing**  
Code 4 lead flashing min. 150mm dressed up over s/w treated tilt fillet at junction of dormer and main roof.
- Steelwork**  
Steelwork to structural engineers design and detail. Calculations to be prepared and submitted to Building Control for approval prior to commencement of work on site. Steelwork to be encased in 150mm thick fireline board to provide one hour Fire Protection.
- Windows (1.6 'U' value)**  
New windows to be white uPVC double glazed windows, glazed with outer pane of Optiwhite, 16mm argon filled air space with aluminium spacer bars and 'K' glass inner pane. Windows to be fitted with trickle vents to provide min. 5000mm<sup>2</sup> ventilation. Windows to open 1/20th floor area and be maximum of 25% of new floor area.
- Existing Floors**  
Ceilings to be checked for min. half hour fire resistance. Where substandard, ceiling to be underdrawn with 12.5mm plasterboard and skim finish.
- Protected Escape Route**  
Existing walls to be checked to ensure min. half hour fire resistance. If not masonry or substandard walls to be lined with additional 905mm plasterboard and skim finish. New stud partition to be constructed with 75 x 50mm s/w studs infilled with 75mm 10kg/m<sup>2</sup> mineral quilt and lined both sides with 12.5mm thick TEN board and skim finish. Walls to be taken up to underside of roof and firestopped with rockwool.
- Foundation/Structure**  
Existing foundation, load bearing walls and lintols to be exposed to determine suitability for increased loading and agreed on site with the Building Inspector prior to commencement of work.
- Lateral Restraint**  
To new floor joists running parallel to external walls by means of 30 x 5mm mild steel galvanised straps fixed at 2000mm max. centres.
- Lighting**  
All new lightings to be of type that only accept high efficiency lamps.
- Critical Location Glazing**  
Any glass to doors and within 300mm of doors and windows with less than 800mm cill height to be safety toughened glass to BS6206.
- Studding**  
100mm x 50mm softwood studding with 100mm kingspan or similar insulation between studs and finished with 12.5mm plasterboard and skim finish. Minimum 10 Kg/m<sup>2</sup> density.
- Thermal Bridging**  
Limiting thermal bridging and air leakage details to be built on site in accordance with DEFRA Robust Construction details.
- Electrical Works**  
Electrical work to be carried out by a competent electrician who is registered with a Part P self-certifying scheme. All wiring and electrical works will be designed, installed, inspected and tested in accordance with requirements of BS 7671, the IEE 17th Edition Wiring Guide and Building Regulations Part P (Electrical Safety). On completion of works a copy of installers Electrical Installation Test Certificate compliant with BS7671 to be provided to the Client and Local Authority/Building Inspector. Prior to the covering of all wiring /cables, the installation is to be inspected by an independent 'Competent Person' and on completion of the work, in addition to the above certificate, an additional 'Competent Persons' Electrical Installation Test Certificate compliant with BS7671, is provided to the Client and Building Inspector. (Competent Persons means a member of ODPM Electrical Competent Persons Scheme). All new light switches, sockets and normal controls to be positioned between 450mm and 1200mm above floor level.
- Sanitary Fittings**  
32mm diameter PVC waste to wash basin and 38mm diameter PVC waste to shower, all with 75mm deep seal anti-vac traps. 100mm diameter Pvc waste to WC, all connected into existing 100mm diameter PVC soil and vent pipe. Provide suitable rodding access points.
- Ventilation**  
Mechanical extractor fan with extract rate of 15 L/S to new shower/Bathrooms.
- Smoke Detectors**  
Self contained mains wired and interlinked smoke detectors with rechargeable battery back-up wired to separate sub circuit on distribution board.1 no. detector at each floor level to be situated within 3.0m of bedroom doors and 7.5m of all other habitable rooms and accessible for maintenance and testing purposes.
- Fire Doors**  
All doors denoted thus:- FDE30 to be half hour fire resisting doors and frames with intumescent smoke seals and steel ironmongery.

SCALE: 1:1250 on A4  
CENTRE COORDINATES: 387503 , 393928



945 Stockport Road,  
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- Stair Construction**  
Timber staircase constructed with 42° maximum pitch comprising 200mm max. risers and 225mm min. goings with 25mm nosings. Handrail 900mm above pitch line of stairs and 1000mm above landing levels. Vertical balusters @ 100mm max centres. 2000mm min headroom to staircase. Staircase to fully comply with Part K. Spandrel to stairs (new and existing) to be underdrawn with 12.5mm fireline board and skim finish.
- Party Wall**  
Existing party wall within the roof space to be dry lined with 38mm thick insulated plasterboard and skim finish to improve thermal and sound properties (0.28 'U' value)
- Second Floor Construction**  
Existing floor construction to be exposed to determine suitability and retained if possible. If required, new floor to be constructed with 22mm T & G boarding on 200mm x 50mm SC3 grade floor joist at 400mm max centres. Joists to be supported on existing external and internal load bearing walls. Existing ceiling joists and plastered ceiling to be removed. Provide herringbone struts at mid span of joists. 200mm mineral fibres insulation quilt (10Kg/m<sup>2</sup>) laid between joists. Doubled up floor joists to parallel stud partitions and to form stairwell. 15mm fireline board and skim ceiling to provide min. half hour resistance.
- Heating and Hot Water**  
Provide gas fired combi boiler for heating and hot water system. Existing radiators to be repositioned under window cills where necessary. New radiators to be fitted with TRV's. Heated towel rail to new en-suite/bathroom.
- Installed Studding**  
100mm x 50mm softwood studding below front/side/rear purlin with 100mm thick Celotex or similar rigid insulation between studs and 50mm fixed behind. Studding finished with 12.5mm plasterboard and skim. Minimum 10 Kg/mm<sup>2</sup> density,

|                                                                              |                                                                 |                                                   |                                                                          |                                |                                                 |                                                 |
|------------------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------|--------------------------------|-------------------------------------------------|-------------------------------------------------|
| Client: Mr. Raj Kumar Shrestha<br>945 Stockport oad,<br>Levenshulme, M19 3NP | CompanyPlans4u<br>35 Manchester Road,<br>Audenshaw, M/c M34 5PZ | Site: 945 Stockport Road,<br>Levenshulme, M19 3NP | Title: Proposed conversion of first<br>floor into 2 Self contained flats | Scale:<br>1:100<br>Project No: | Date:<br>2nd May 2021<br>Drawing No:<br>28719/3 | Drawn by:<br>M. Rasul<br>Amended:<br>02.06.2022 |
|------------------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------|--------------------------------|-------------------------------------------------|-------------------------------------------------|