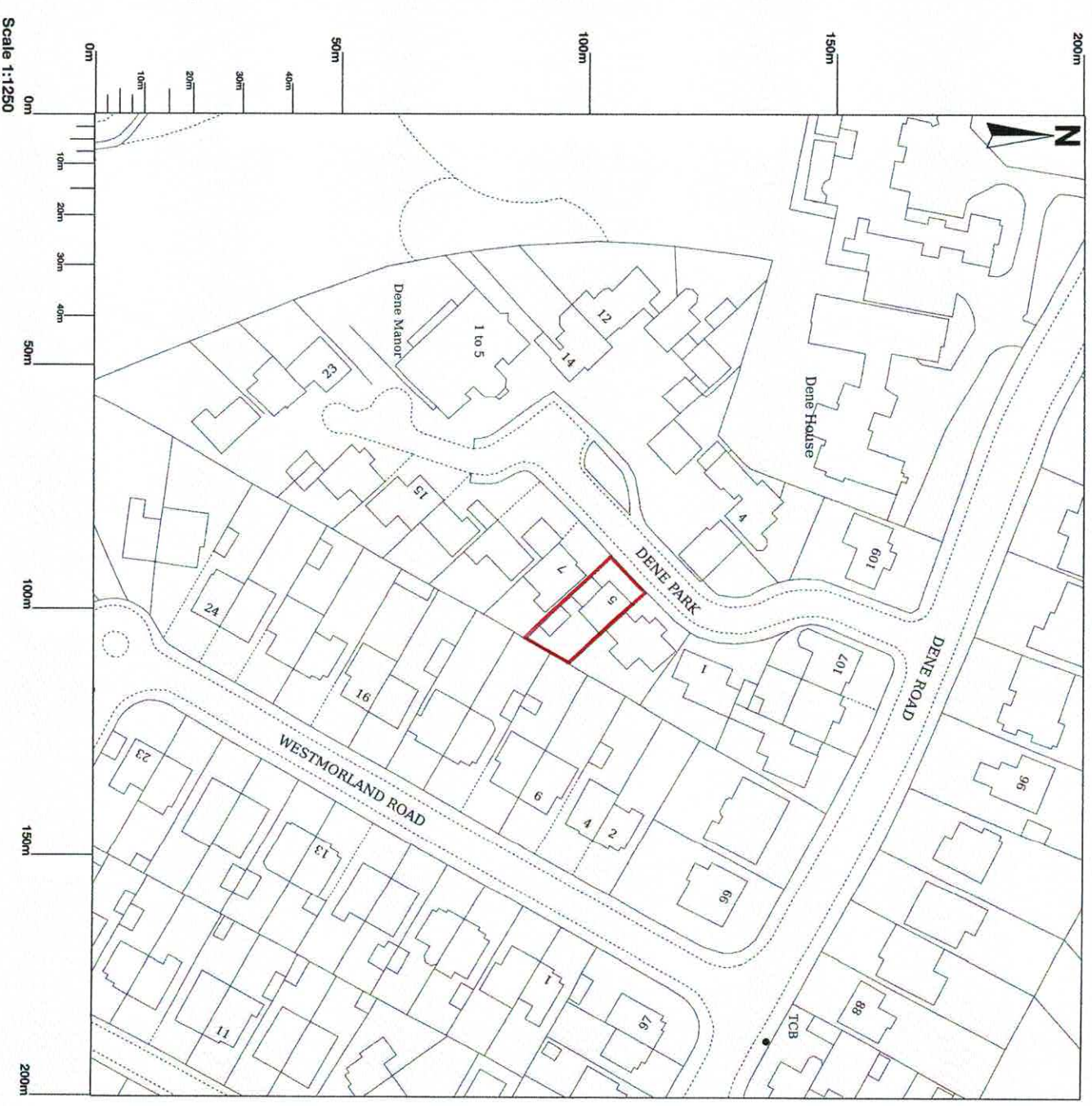


Internal alterations to existing dwelling and conversion of garage into garden room at - 5 Dene Park, Didsbury. M20 2GF

Prepared by -
David E Slater C.Build E MCABE
24th March 2026

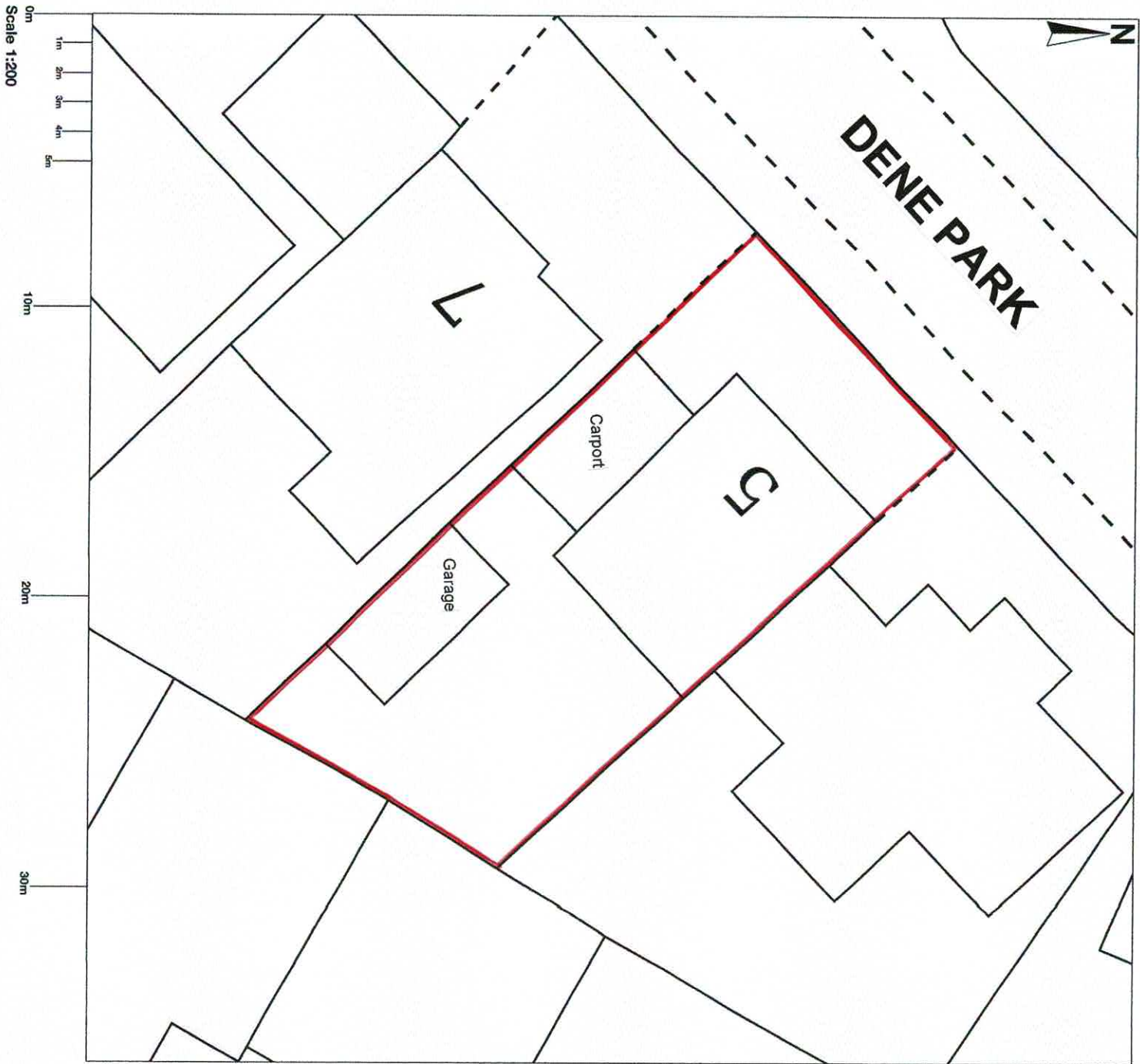
5 Dene Park, Manchester, M20 2GF

Client – Andrew Bennie
Address – 5 Dene Park. M20 2GF
Scheme – Int. alts. & garage conv.
Title – Location Plan
Drawing Number – 2026-03-01-01
Revision
Scale – 1:1250 at A3



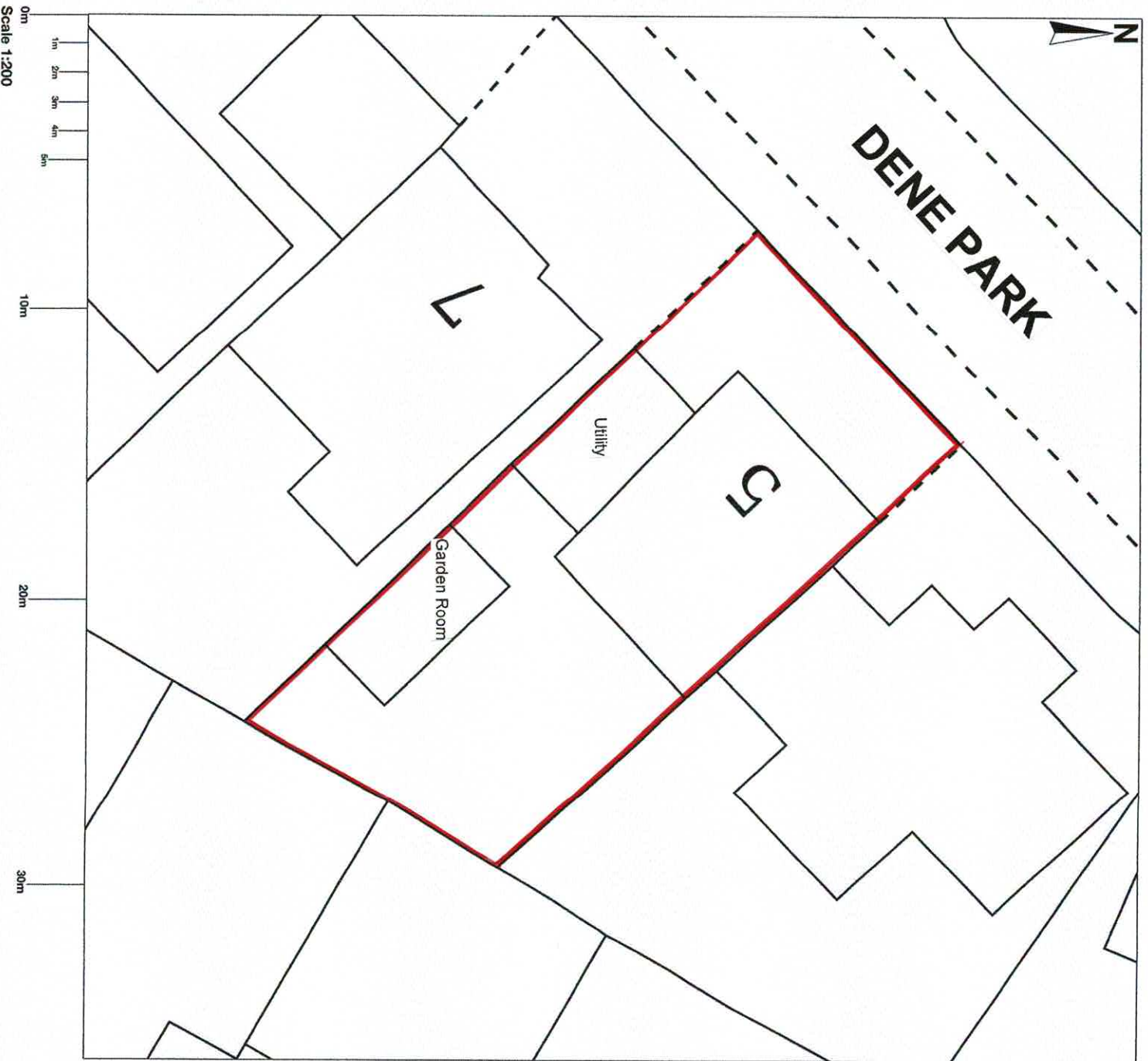
LOCATION PLAN
SCALE 1:1250

5 Dene Park, Manchester, M20 2GF



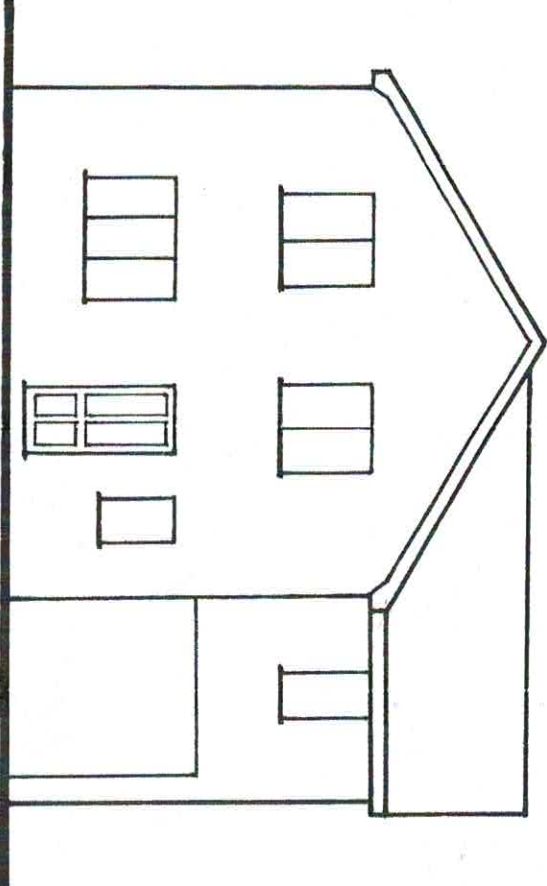
EXISTING SITE
PLAN 1:200

5 Dene Park, Manchester, M20 2GF

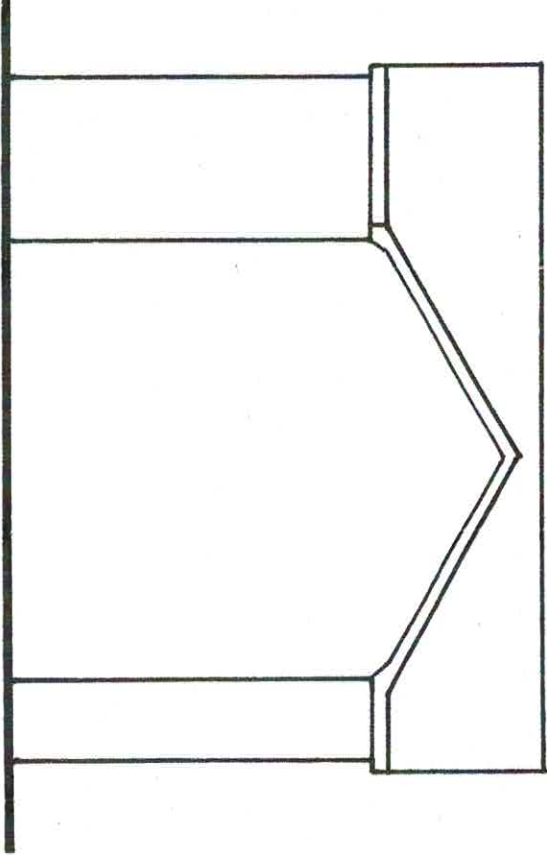


PROPOSED SITE
PLAN 1:200

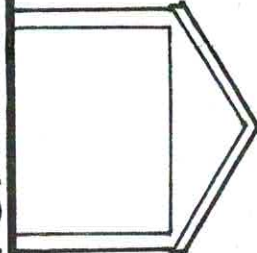
**EXISTING
ELEVATIONS
SCALE 1:100**



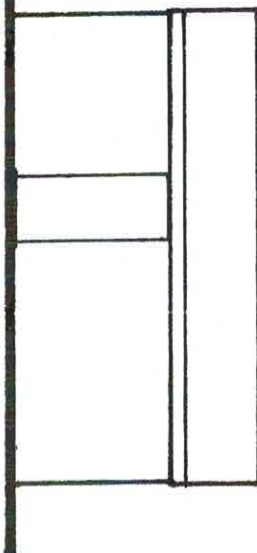
FRONT (HOUSE)



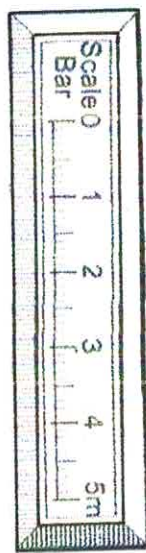
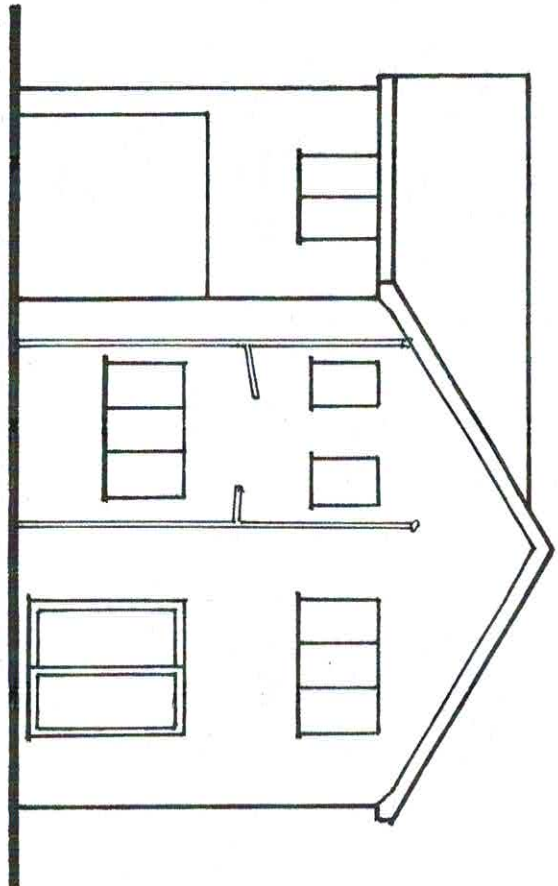
SIDE (HOUSE)



FRONT (GARAGE)



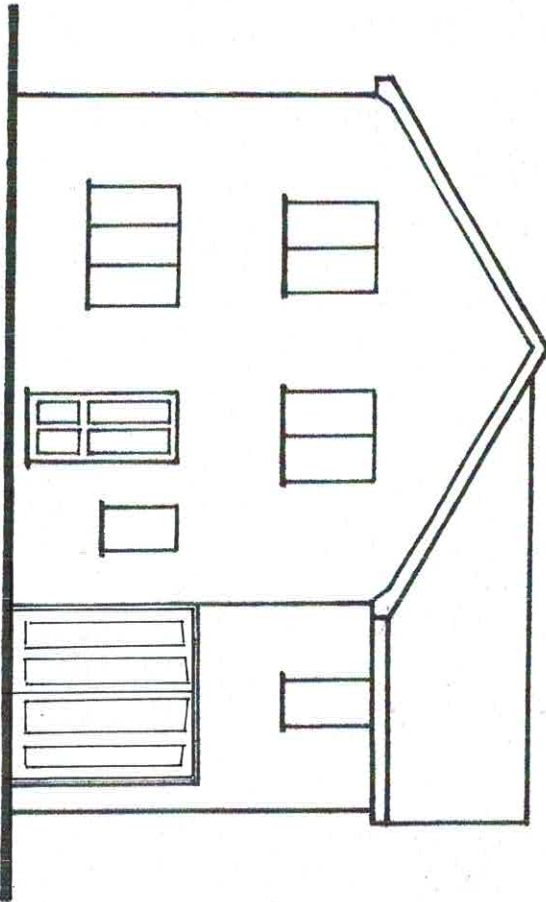
SIDE (GARAGE)



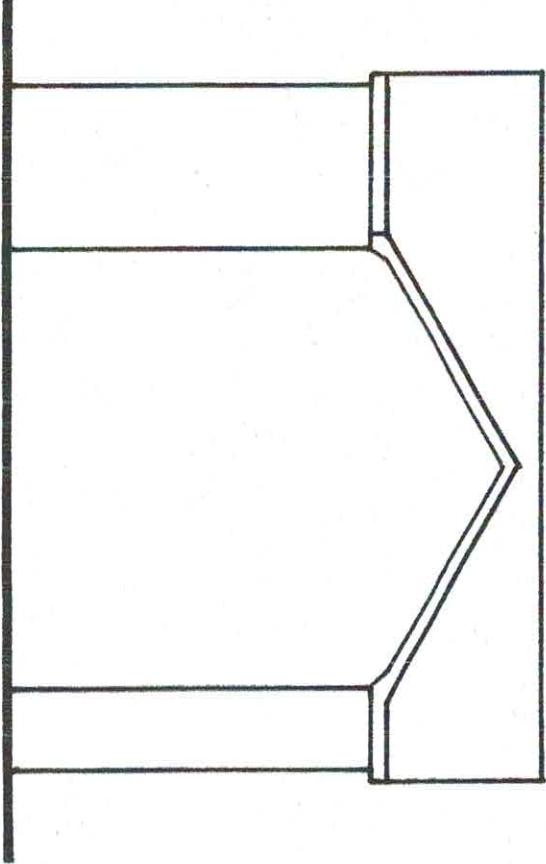
REAR (HOUSE)

**PROPOSED
ELEVATIONS
SCALE 1:100**

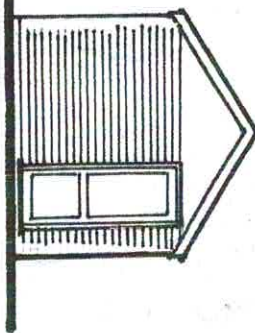
Client – Andrew Bennie
Address – 5 Dene Park, M20 2GF
Scheme – Int. alts. & garage conv.
Title – Proposed elevations
Drawing Number – 2026-03-01-04
Revision
Scale – 1:100 at A3



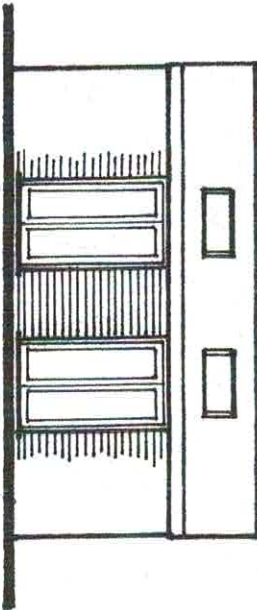
FRONT (HOUSE)



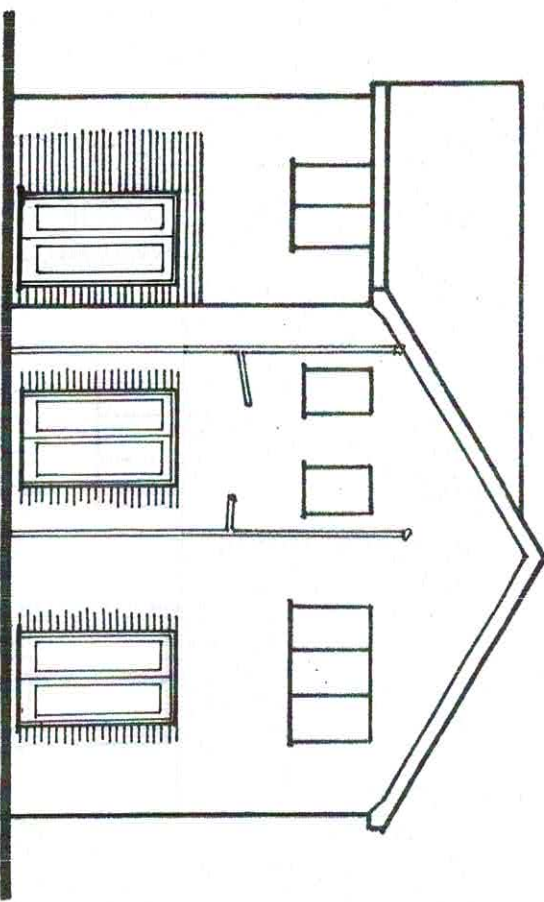
SIDE (HOUSE)



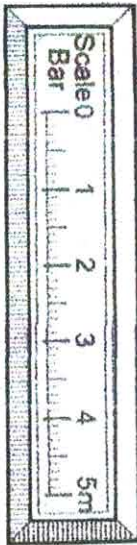
FRONT (GARAGE)

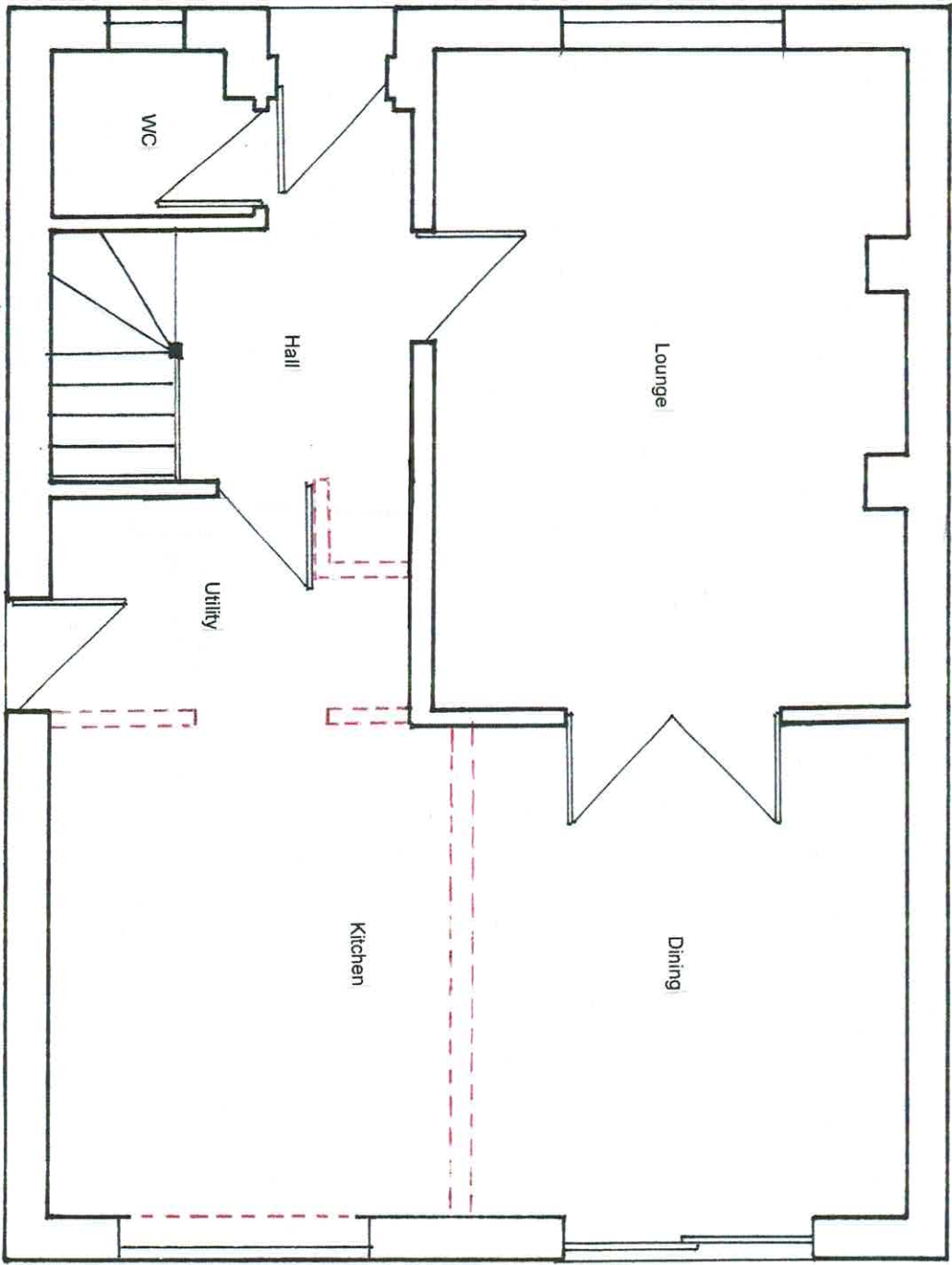


SIDE (GARAGE)

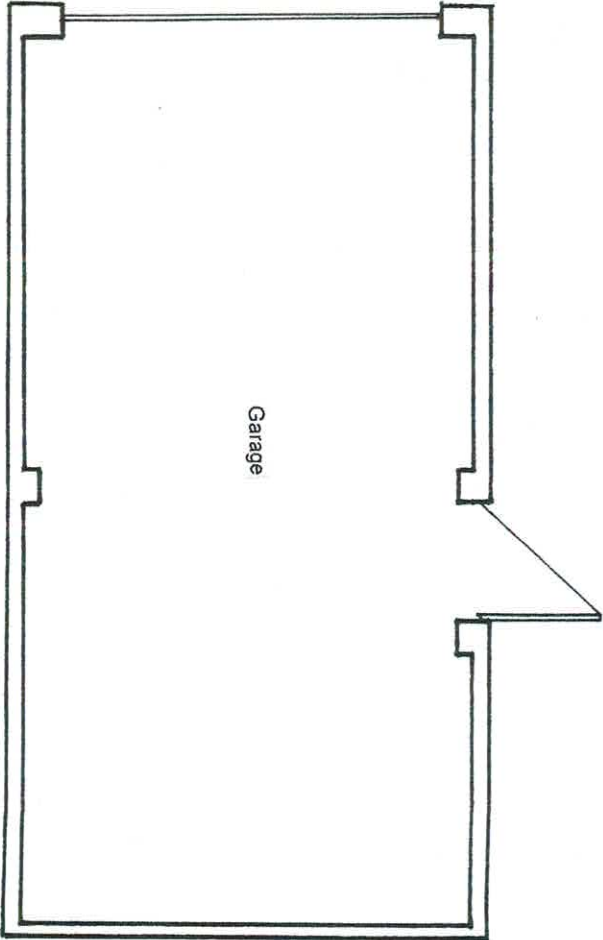
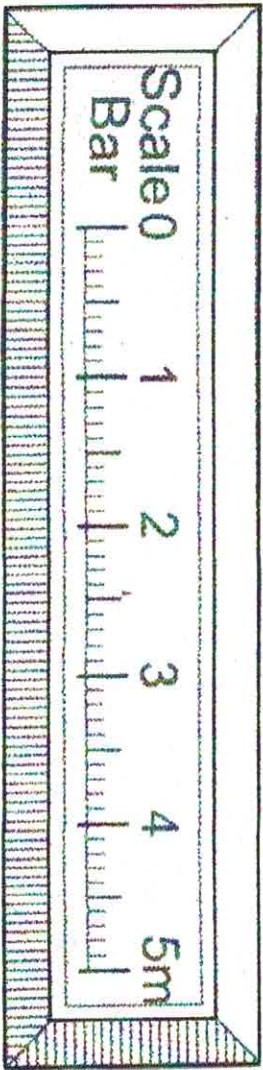


REAR (HOUSE)



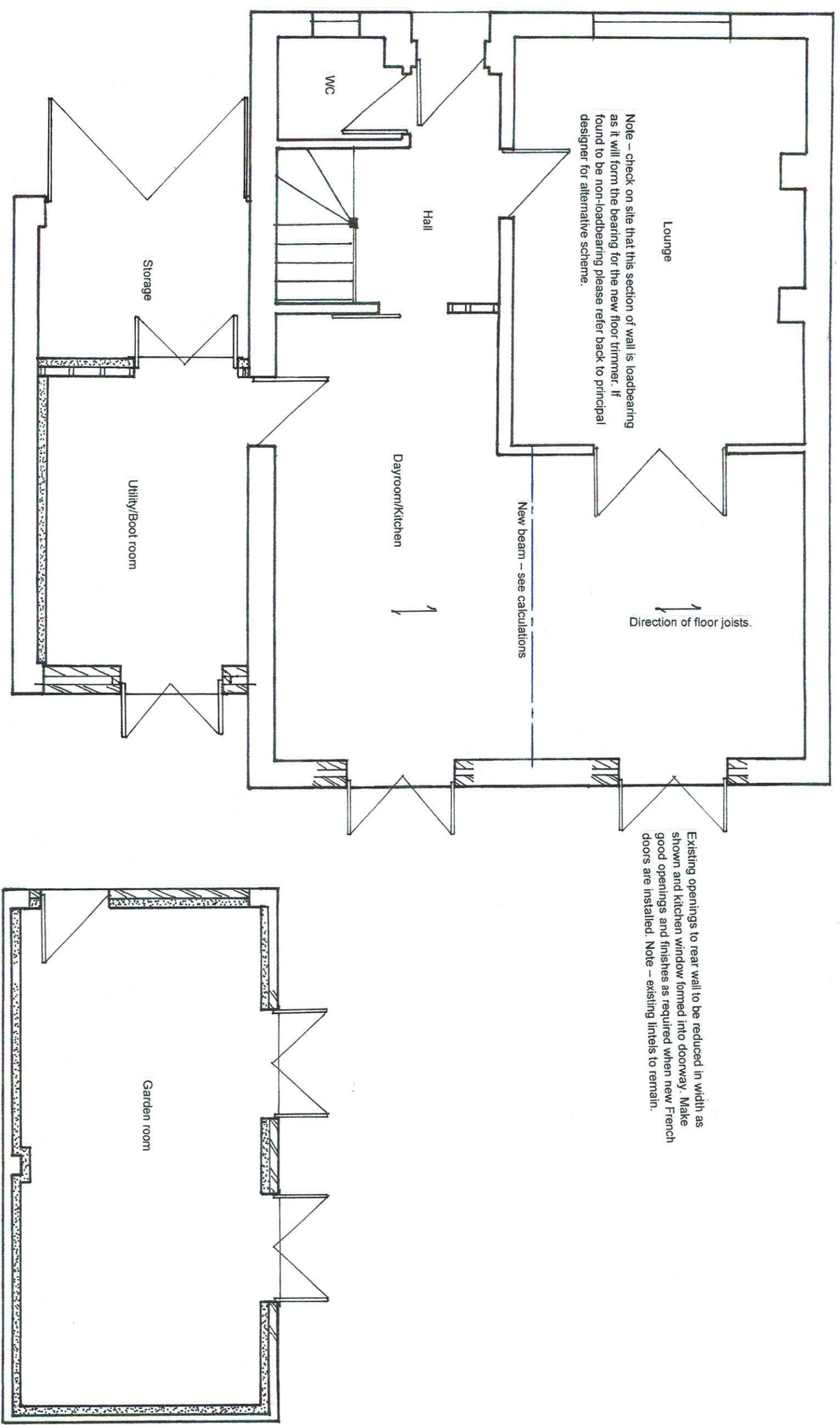


Dotted red lines indicate walls which are to be removed.
Install new steelwork as required and make good all
disturbed surfaces.



**EXISTING GROUND
FLOOR LAYOUT/
DEMOLITIONS**

Client – Andrew Bennie
 Address – 5 Dene Park. M20 2GF
 Scheme – Int. alts. & garage conv.
 Title – Proposed Layouts
 Drawing Number – 2026-03-01-06
 Revision
 Scale – 1:50 at A3



Workmanship and materials to be suitable for their purpose and should be in accordance with British Standards. Codes of practice or equivalent European Standards.

All dimensions should be used in preference to scaling drawings and should be site checked before that part of the work commences or materials ordered.

Any alterations or deviations from the drawings should be agreed in advance with Client, Planning Authority if applicable and any other supervising body.

Permission for development should also be sought off landowner before work commences if site is leasehold.

If the work is subject to The Construction Design and Management (CDM) Regulations, the Health and Safety Executive should be notified before work commences.

Where the development is within close proximity of a boundary, the Party Wall Act may apply, and written intention should be given to the adjoining owners.

This drawing has been prepared for the purpose of obtaining Planning and/or Building Regulation approval and is not intended as a full working document. All electrical, heating and plumbing requirements should be agreed with Client before work commences.

General Comments

All new electrical installations to be installed in accordance with Approved Document 'P' and to be carried out or inspected by an approved contractor. Commissioning certificate to the Building Control body within 30 days of completion of work.

Energy efficient light fittings and bulbs to be used whenever possible.

All new radiators to be fitted with thermostatic valves. If it is found that the existing heating system is not sufficient to service the new radiators, a replacement boiler installation should be carried out by a registered 'Gas safe' engineer.

Foundations (rear wall of carport conversion)

2 number 150mm deep reinforced concrete inlets to be positioned below ground level and to be cut into, and bear onto existing foundation brickwork.

Ground floor (house)

Existing concrete ground floor to remain. 100mm 'Kingspan' or similar insulation and 50mm screed to be installed over to bring floor levels up to existing. Maximum 'U' value 0.18.

Ground floor (garage conversion)

Existing concrete slab to remain. Levelling compound to be applied over slab before installing 50mm 'Kingspan' or similar insulation and 18mm interlocking T & G boarding.

Note – This is an exempt structure and therefore insulation is reduced to maintain headroom.

Walls (house)

New rear wall to consist of 100mm facing brickwork to match existing. 100mm cavity with 'full fill' cavity insulation 'celotex' or similar and include for fully taped joints. To be installed in accordance with manufacturers details. Inner leaf to consist of 100mm 'Thermalite' or similar blockwork. Cavity ties to be provided at 750mm cts horizontally and 450mm vertically. Ties to be staggered and doubled up at reveals.

New walls to be tied to existing brickwork and either cavities continued or vertical DPC cut in existing wall at intersection.

Walls to be dry/lined with plasterboard and skim fixed to blockwork with adhesive 'dabs'

Walls (Carport conversion)

Existing cavity walls to be thermally upgraded with 75mm 'Kingspan' or similar insulation. 12mm plaster board and skim to give a maximum 'U' value of 0.18

Walls (garage conversion)

Majority of facing brickwork to remain but new openings formed and existing openings bricked up as required to suit new layout – see proposed elevations. Internally 'dry line' walls with 75mm metal studs with 'full fill' 'Kingspan' or similar insulation. 12mm plaster board and skim to inner face.

Lintels

'Carnic' or similar lintels to be used over all new openings unless specified otherwise. Model to be suitable for situation, span and loading conditions. To be installed as per manufacturer's instructions and to be plastered to give 30 minutes fire resistance.

Windows/doors

Provide new PVC 'u' windows unless specified otherwise. Insulated cavity closures to be incorporated around all reveals. Any glazing within critical locations to be toughened or laminated. Windows to achieve a 'U' value no greater than 1.4.

Window designs to have purge ventilation openings for ventilation equivalent to 5% of the floor area of the room they serve.

In addition, Background trickle ventilation of 10,000mm Sq. is to be provided to all windows

Roof (garage conversion)

Existing roof structure and finish to remain as existing. Install Mineral wool quilt over ceiling joists and fix 12mm plaster board and skim to underside. Provide soffit/fascia ventilation if not already provided.

Install 'Velux' windows as required. Size, number and size to be determined by Client. To be installed in accordance with manufacturers details including all necessary flashing kits. Where roof windows are installed include for doubling up rafters and ceiling joists either side to form trimmers. 'Box out' velux down to ceiling joists with 75 x 50 framing. 75mm 'Kingspan' or similar insulation, 12mm plaster board and skim.

Steelwork

Any new steelwork to be sized as structural calculations and to sit on concrete padstones. Where double beams are designed, these are to be bolted together at 1.0M cts including necessary spacers.

Beams to be clad in 'fireline' board to give 30 minutes fire resistance.

Drainage and waste plumbing

All roof drainage and discharge as existing.

If an island detail is to be installed, include for any waste/service requirements before applying floor finish.

Any new waste pipes from utility to discharge to existing foul water gully.

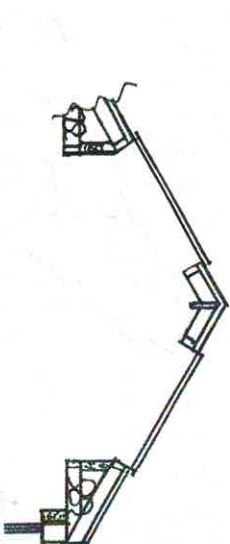
Partitions

To be constructed from 100 x 50 timber studs at 450mm cts clad both sides with 12mm plaster board and skim.

Acoustic quilt to be positioned within voids.

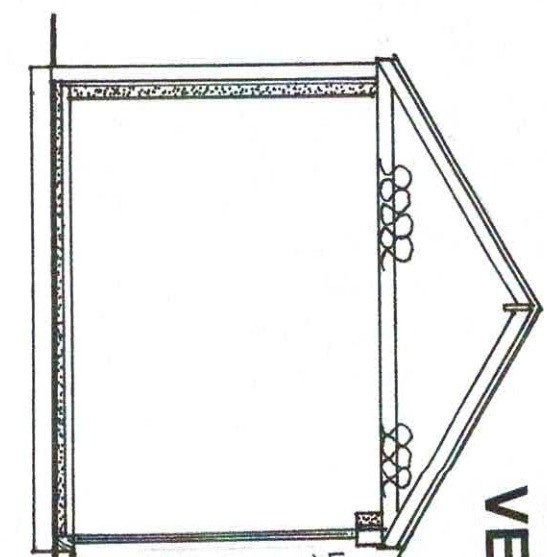
Note - partition wall between utility room and store room to have additional 75mm 'Kingspan' or similar insulation to achieve a 'U' value of 0.18

*

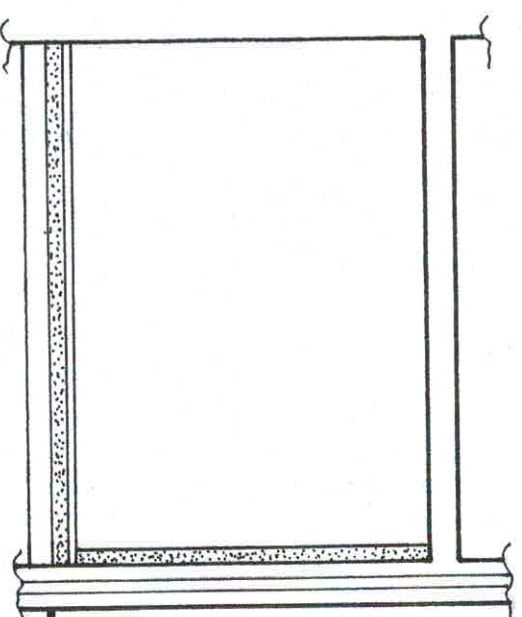


SECTION THRO'
VELUX

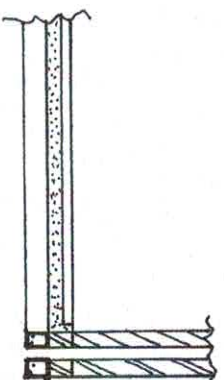
Lintels over new French doors in garden room are to be 150 x 100mm angle iron or specialised 'Carnic' lintels.



SECTION THRO'
GARAGE



SECTION THRO'
CARPORT



DETAIL REAR
WALL OF
CARPORT

Client – Andrew Bennie
Address – 5 Dene Park. M20 2GF
Scheme – Int. alts. & garage conv.
Title – Sections/specifications
Drawing Number – 2026-03-01-07
Revision
Scale – 1:50 at A3