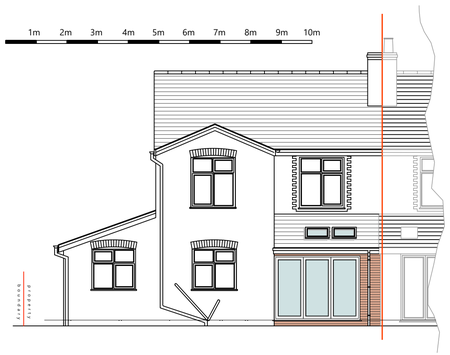
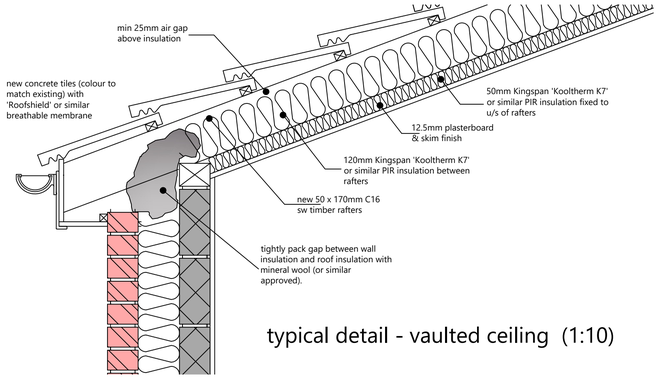
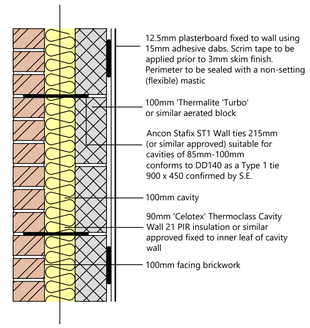
existing rear (NW facing) elevation



proposed rear (NW facing) elevation



typical detail - vaulted ceiling (1:10)



typical detail - cavity wall (1:10)

Technical notes

FOUNDATIONS: 150mm min thickness concrete strip footings to project 150mm min either side of supported wall.
Foundations to have a minimum depth of 750mm below finished external ground level to a suitable load bearing sub-strata. All foundations within 1m of any drain to be excavated to invert level of drain.
Any existing or proposed drains passing to and/or through the foundations are to be adequately protected against settlement by means of 225mm RC lintel with 150mm end bearing over. Drain to be fully wrapped in mineral wool to prevent rodent entry to sub-base.
Existing foundations required to assume additional loading to be exposed and checked for suitability.

DRAINAGE: Surface water to discharge (if possible) to soakaway positioned min 5m from adjacent properties (subject to percolation test). Alternatively connection to be made to existing sw drain within existing i.c.
All new pipe work to be 100mm polypipe or similar. Min 1:40 fall to all new drainage.

WALLS BELOW DPC: Blockwork walls below dpc to have a min. density of 1500kg/m³ & a min. compressive strength of 7.3n/mm² in accordance with BS en 7711. Lean mix concrete cavity fill up to 225mm min below dpc.

DPC. Horizontal dpc to BS743 to all walls min 150mm above finished ground level.

GROUND FLOOR: Finishes to client specification on 75mm sand / cement screed containing UFH wet system pipework on 1200g visqueen dpm on 100mm 'Kingspan K103' or similar insulation on 100mm concrete slab on 1200g visqueen dpm on sand blinding on min. 150mm well consolidated hardcore. Dpm taken up edge of slab and lapped under dpc. Finished floor level to be continuous with that of main house.

EXTERNAL WALLS:
Overall thickness: 320mm as described below to achieve U value of: 0.18 W/m²ᵌk.
Outer leaf: 100mm new / reclaimed facing brickwork to match existing extension
Cavity width: 100mm
Cavity insulation: 97mm 'Celotex' CG5000 PIR insulation or similar approved fixed to inner leaf of cavity wall
Inner leaf: 100mm 'Thermalite Turbo' or similar approved blockwork
Internal finish: 12.5mm plasterboard fixed with dri-wall adhesive and skim finish.
New & existing walls to be appropriately bonded by means of 'Crocodile' or similar proprietary tie system / toothing in.
Cavities to be continuous between new / existing walls.

CAVITY WALL TIES: Stainless steel wall ties to BS1243 every 750mm horizontally and every 450mm vertically set in diamond pattern to give 5 No ties per m² min. Additional ties at 300mm centres vertically adjacent to openings.
Cavity Closures: Proprietary insulated system to be used to achieve max 'U' value of 1.2 W/m²ᵌk.
Cavities to be made continuous with existing walls.

LINTELS: Proprietary lintels (Catnic / IG or similar) to be provided over new openings & to have end bearings as specified or 150mm min and be encased with 12.5mm plasterboard and skim to give ½ hour F.R.
Pvc cavity trays with weep holes every 4th perp-end to be provided above new openings.
Existing lintel over window / door opening to be checked for suitability re: additional loading from new roof structure.

WINDOW AND DOOR FRAMES: UPVC frames with 150mm wide insulating dpc to BS 743 tacked to frame prior to fixing. Window opening lights to all rooms 5% min. room floor area. All windows to be double-glazed using 'K' glass or similar and fitted with openable trickle vents not less than 8,000mm². Windows to achieve 1.4 W/m²ᵌk, WER Band C (minimum) double glazed, Argon filled units to be provided.
All new external doors to achieve 'U' value of 1.4 W/m²ᵌk.
Laminated safety glass to BS 6206 fitted to doors and side panels if combined frame and to any window within 800mm of floor.

CEILINGS: 12.5mm plasterboard & skim to under side of rafters.

ROOF: Concrete tiles to suit pitch & in colour to match main roof on 38x25mm sw battens on 'Roofshield' or similar breathable roofing membrane to BS 747 on 47 x 170mm C16 sw rafters @ 400mm c/c. Rafters to be securely fixed to 50 x 150mm sw runner bolted to main house wall using M8 bolts @ 500mm c/c and to be doubled up around Velux rooflights. Min 15° pitch to be established prior to installation of rooflights and contractor to ensure correct flashing detail for lower pitch is used. Wallplate to be 100x75mm sw strapped to wall at eaves at max 1800 c/c using 30x5mm galv. m.s. straps. 30x5mm galv. m.s. verge straps at max 1200mm c/c built into wall and fixed to 3 No. rafters, 75x50mm sw blocking noggins under straps.
120mm Kingspan 'Kooltherm K7 or similar PIR insulation between rafters with 50mm underdrawn beneath to achieve U value of 0.15 W/m²ᵌk. 6mm uPVC soffits on 38x38mm sw framing to eaves and verges with proprietary 25mm continuous ventilation system fixed to top of fascias. New cavity tray to be provided above roof / wall abutment. New code 4 lead flashings to roof / wall abutment properly wedged & pointed. Felt beneath to be lapped up wall 100mm.

R.W.GOODS: All rainwater goods to be renewed with 100mm ½ round guttering in colour to match existing discharging into 63mm round rainwater pipes discharging to soakaway / B.I.G.

VENTILATION: All habitable room windows to be fitted with 'trickle ventilators' to provide background ventilation with min opening area of 8000mm² & smallest dimension of 8mm. All other rooms to be fitted with trickle ventilators with opening area of 4000mm² or an average of 6000mm² throughout.
Kitchen to have extract ventilation min 60l/s (30l/s if ducted through cooker hood) terminating at external mesh covered vent.
All doors to habitable rooms to have an undercut of 10mm to facilitate air transfer.

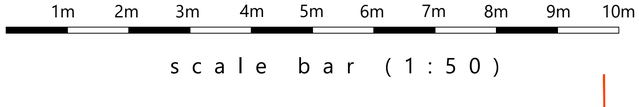
HEATING & HOT WATER: Sufficient capacity exists within the current heating system to facilitate additional heating requirements for new extension.

ELECTRICAL INSTALLATIONS: All switches and sockets are to be positioned at an accessible height between 450 - 1200mm from ffl. Any new consumer unit to be sited between 1350 - 1450mm from ffl.
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 18th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State.
The competent person is to send to the local authority a self-certification certificate with 30 days of the electrical works completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

CONSERVATION OF FUEL AND POWER: T.R.V's to be provided to all new radiators. Energy efficient lighting (LED) to be provided to hallway & min 25% of all other fittings.
Min 270mm mineral wool insulation (100mm between ceiling joists / 170mm laid at right angles over) to be provided to existing loftspace to compensate for large glazed area to new extension.

SMOKE DETECTORS: Self-contained smoke detector to BS 5446 pt 1 to be provided to hallway & landings, heat detector to be provided to kitchen. Detectors to be mains fed with battery back up & inter-connected.

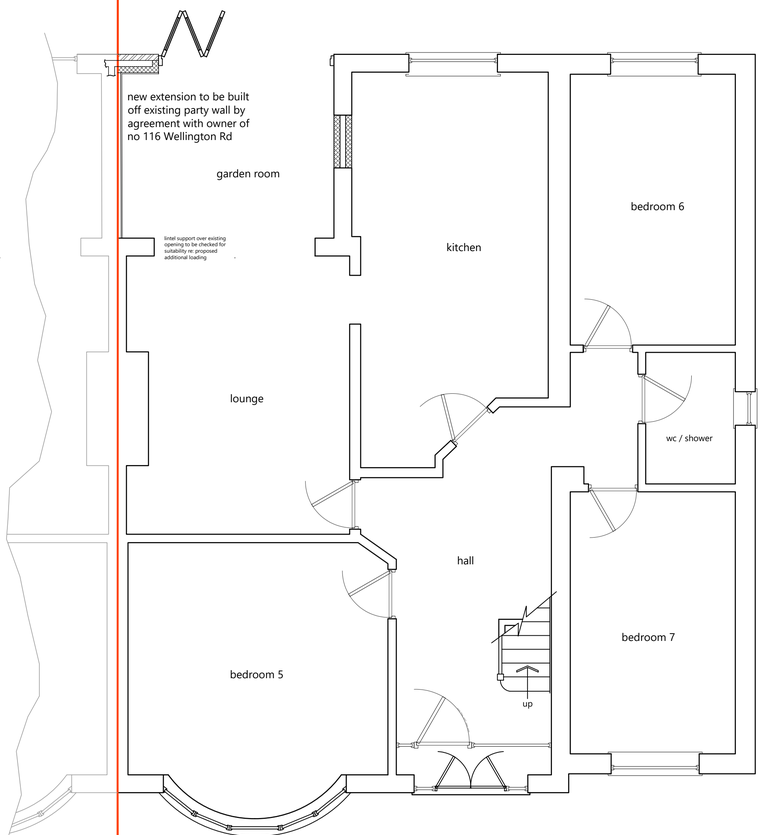
location plan (1:1250)



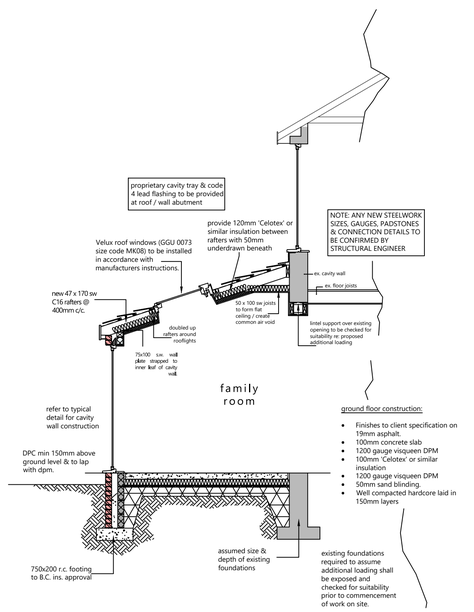
scale bar (1:50)

proposed site plan (1:500)

existing ground floor layout (1:50)



proposed ground floor layout (1:50)



section through proposed extension (1:50)

GENERAL NOTES

This drawing is for the purpose of obtaining Planning Permission & Building Regulations approval only. Samples of all external facing materials to be provided for L.A. inspection & agreement prior to work commencing. All permissions and approvals to be obtained prior to commencement.

Contractor to check all measurements prior to commencement of work on site. All workmanship and materials shall comply with current Building Regulations, British Standards and Codes of Practice. All materials shall be fixed, applied or mixed in accordance with manufacturer's instructions or specifications.

All materials shall be suitable for their purpose.
If it is intended to carry out works on and build onto the boundary wall or excavate or construct foundations either within 3m of a neighbouring owners building where that work goes deeper than the neighbours foundations or within 6m where that work will cut a line drawn downwards at 45degrees from the bottom of the neighbours foundations then, in accordance with the Party Wall / Structures Act 1996 the client must serve notice on all affected owners prior to commencing the work.
The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the 'Inspector' whether or not indicated on the drawing.

REV	DATE	AMENDMENTS / NOTES

CLIENT
Manchester Rentahome Ltd

PROJECT DESCRIPTION
Proposed ground floor extension to rear elevation.

PROJECT ADDRESS
114 Wellington Road
Fallowfield
Manchester
M14 6AR

DRAWING TITLE
Planning permission / Building regulations submission drawing

DATE DRAWN	DRAWN	CHECKED
27th November 2025		

DRAWING NUMBER	REVISION	SCALE(S)
2025-06		1:50 1:100 @ A1 1:1250