0 4 10

1:200@A3

MAY GROVE

BERRIE GROVE

10

11

9

2

13

1

11

No. 2

WC

Proposed loft conversion shown dashed

Existing bay window to be demolished shown cross hatched

Existing metal fence and gates to be carefully removed, adjusted by a steel fabricator as required to accommodate the new works, and reinstated on completion.

Proposed single storey extension shown diagonal hatched

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Issue/ Rev	Description	Date
#	Initial Issue	11.10.26

FOR PLANNING/ BUILDING CONTROL APPROVAL

flocc

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Client

Elena Sette & Patrick Goodchild

Project Description

2 May Grove, Levenshulme

Project Number **MAY002**

Drawing Title

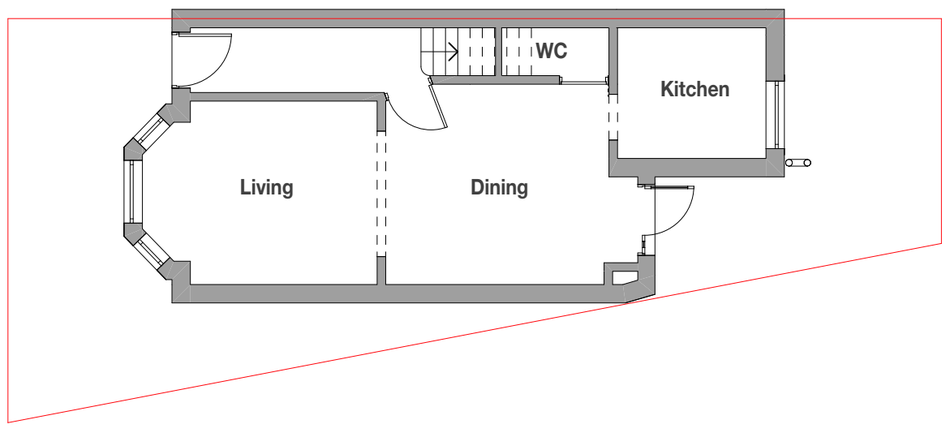
Site Plan - Proposed

Drawing Number **WD2.2**

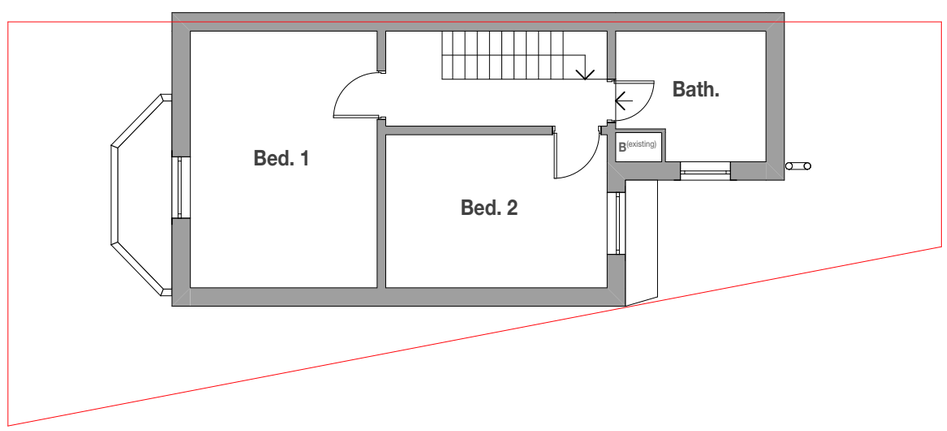
Scale **1:200 @ A3**

0 2 5

1:100@A3



Existing - Ground Floor Plan



Existing - First Floor Plan

Legend

B (existing)	Boiler existing
SVP (existing)	Soil vent pipe existing
EM (existing)	Electricity meter existing
GM (existing)	Gas meter existing
DP (existing)	Downpipe existing

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Project Number **MAY002**

Drawing Title

Plans - Existing

Drawing Number **WD3.1**

Scale **1:100 @ A3**

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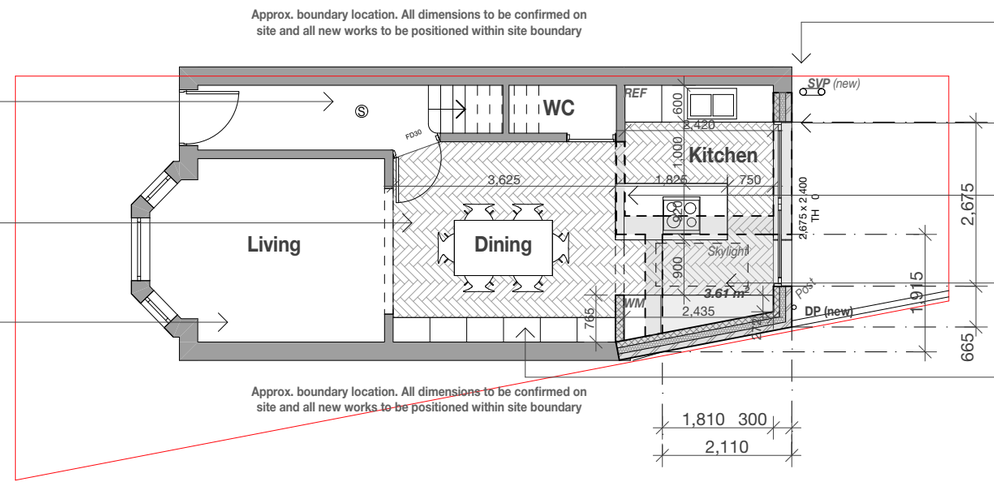
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Mains wired, interlinked smoke detectors should be provided within the circulation areas at all levels, installed in accordance with the recommendations of BS 5839 Part 6, to at least a Grade D2 Category LD3 Standard. Install heat detection in kitchen and utility areas marked 'H'.

Provide background ventilation within each habitable room with the minimum equivalent area given in Table 1.7 of Approved Document Part F

All notifiable electrical works to comply with Part P of the Building Regulations and to be carried out and self-certified by a registered Competent Person.

IMPORTANT NOTE
Ensure new floor is set down so that the new FFL finishes flush with the existing



Re-direct plumbing from existing bathroom to new SVP

Ensure external doors are set back from the outer face of the brickwork to create an approximate 170mm deep brick reveal.

Demolished elements shown grey dashed. Refer to structural engineering drawings

Kitchen design and detail by others. Confirm exact requirements with owner prior to setting out

Provide mechanical exhaust to 30l/s mechanical exhaust to kitchen

Legend

ref.	refrigerator	B	boiler	OP	overflow
wm	washing machine	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	UTY	Utility
shr.	shower	R1	roof type 1	S	sink
st	store	PS	plumbing stack	SVP	soil vent pipe
wir	walk in wardrobe	R1	roof type 1	GM	gas meter
pdr.	powder room	DP	downpipe	EM	electricity meter

Refer to General Notes For Details

All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing

Notes

- All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings
- All new windows and doors sizes indicated are for quotation purposes, to structural opening sizes and to be site measured. Window style/detailing and opening sash locations to be confirmed and approved by owner prior to fabrication. All new windows require means of escape with an unobstructed openable area of 0.33sq.m. and at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above floor level. All windows to achieve the minimum U values specified in the British Standards.
- All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.
- Confirm all finishes and materials with owner.

*****All works to be constructed in accordance with accredited construction details*****

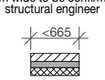
Notes on setting out

All opening sizes are to structural openings
FR = Fire rated door where required



Brickwork

windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer



- Provide DPC min. 150mm above natural ground level
- Provide weep holes at 900mm centers above all openings

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Client

Elena Sette & Patrick Goodchild

Project Description

2 May Grove, Levenshulme

Project Number **MAY002**

Drawing Title

Plans - Proposed Ground Floor Plan

Drawing Number **WD3.2**

Scale **1:100 @ A3**

0 2 5

1:100@A3

Extent of lowered ceiling shown dot dashed. Refer to section detail.

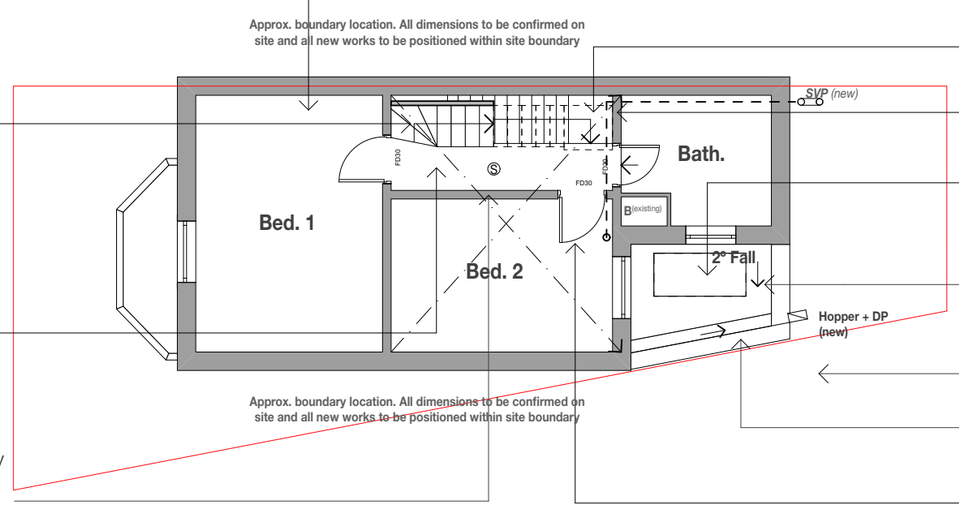
Refer to stair fabricators drawings for stair design and detail. Contractor to ensure final design complies with the requirements of Approved Documents K and M of the Building Regulations and the relevant British Standards. All stair risers and goings in accordance with Approved Document K, table 1.1 of the Building Regulations - Private Stair. Stair construction generally in accordance with Approved Document K, Section 1: Stairs and ladder:

Rise – Min. 150mm Max. 220mm
Going - Min. 220mm Max. 300mm
Max pitch for stairs is 42°

Maintain 2m head clearance.

Mains wired, interlinked smoke detectors should be provided within the circulation areas at all levels, installed in accordance with the recommendations of BS 5839 Part 6, to at least a Grade D2 Category LD3 Standard. Install heat detection in kitchen and utility areas marked 'H'.

Contractor to carry out condition survey of existing internal walls. A full 30minute fire rated protected stairway should be provided as the dwelling has a story height more than 4.5m form the external ground levels. Therefore, all enclosing walls and floors should be provided with a minimum of 30 minutes fire resistance from both sides. We have noted that a survey is be carried out to determine the existing conditions of all walls enclosing onto the stair.



Extent of lowered ceiling shown dot dashed. Refer to section detail.

Requirements for plumbing bulkhead to be confirmed with contractor

1500(w) x 700 (l) velux fixed roof window. Install in accordance with manufacturers details

(R2) 'Cure-it' GRP flat roof system installed in accordance with manufacturers recommendations. Confirm all required fillets, laps, sealants and details with manufacturers/approved installer prior to set-out. Ensure selected roof membrane achieves AA, AB or AC fire rating

Connect all new downpipes to existing site drainage system

Concealed box gutter

Upgrade or replace existing doors and casings to achieve noted fire rating, typical for all levels. All door casings to be upgraded to include intumescent strips fitted to frames. Skim and make good to surrounding wall. Typical for all levels.

Legend

ref.	refrigerator	B	boiler	OP	overflow
wm	washing machine	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	UTY	Utility
shr.	shower	R1	roof type 1	S	sink
st	store	PS	plumbing stack	SVP	soil vent pipe
wir	walk in wardrobe	R1	roof type 1	GM	gas meter
pdr.	powder room	DP	downpipe	EM	electricity meter

Refer to General Notes For Details

All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing

Notes

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- All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.
- Confirm all finishes and materials with owner.

*****All works to be constructed in accordance with accredited construction details*****

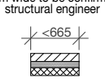
Notes on setting out

All opening sizes are to structural openings
FR = Fire rated door where required



Brickwork

windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer



- Provide DPC min. 150mm above natural ground level
- Provide weep holes at 900mm centers above all openings

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Client

Elena Sette & Patrick Goodchild

Project Description

2 May Grove, Levenshulme

Project Number **MAY002**

Drawing Title

Plans - Proposed First Floor Plan

Drawing Number **WD3.3**

Scale **1:100 @ A3**

0 2 5

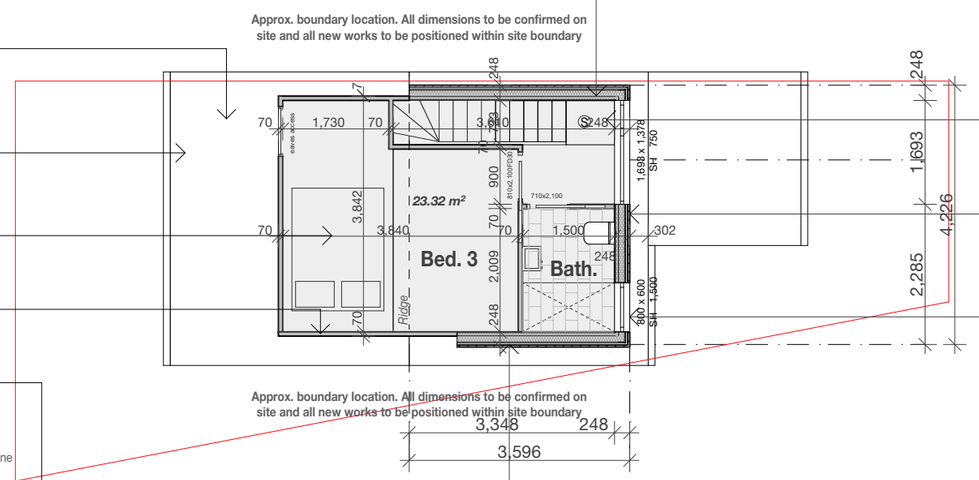
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Provide insulation to the existing loft walls in accordance with Approved Document L, Section 11, Paragraph 11.2. Refer to Section 4, Paragraphs 4.11–4.13 for guidance on renovated and retained thermal elements.

Existing external walls below shown grey dashed

942(w) x 1178 (l) , top hung, not centre pivoting, velux roof window. Confirm blind and opening requirements with owner

Provide acoustic insulation along party wall line



Provide handrail to new dormer stairs. Final details of handrail and staircase as developed by the specialist fabricator to be submitted for comment / approval to building control prior to fabrication. Ensure all balustrades to stair flights are min. 900mm above the pitch line of the stairs and 1100mm above the finished floor level on landings. Balustrades are to be designed to comply with BS6180 and be capable of resisting the forces set out in table 4 BS6399 to suit escape routes within the building.

Mains wired, interlinked smoke detectors should be provided within the circulation areas at ground, first and second floor levels, installed in accordance with the recommendations of BS 5839 Part 6, to at least a Grade D2 Category LD3 Standard. Install heat detection in kitchen and utility areas.

Provide background ventilation within each habitable room with the minimum equivalent area given in Table 1.7 of Approved Document Part F

Please provide 30 minute fire rated cavity barriers around all openings for things such as window and doors. Cavity barriers should provide a minimum of 30 minutes fire resistance for integrity (E 30) and 15 minutes for insulation (I 15) They should be tightly fitted and mechanically fixed. It is worth noting a solid timber will be satisfactory.

External walls within 1.0m of a boundary should achieve a minimum of 30 minutes fire resistance from both the inside and outside independently – suggest Supalux/Magply or similar Cementitious board to the external face of external walls installed as per manufacturer's specification. Internal fire resistance is usually achieved with 12.5mm fire-lined plaster board. In addition to this the cladding on the outside should be Class B-s3, d2 or better in relation to the reaction to fire. For example timber and plastics are not permitted. Exact details of proposed cladding to be provided to building control for approval prior to installation.

NOTE: COLD ROOF CONSTRUCTION

-Breathable roofing felt is laid strictly in accordance with manufacturer's instructions
- Provision of Eaves-ridge ventilation dependent on BBA certificate for type of membrane
- Continuity of insulation is achieved at roof and wall junctions
- Provision of insulated reveals to velux windows to prevent cold bridging
- Suitable vapour control layer to the warm side of the insulation that is not penetrated by recessed lights.
- No penetration of roof insulation by recessed light fittings
- Insulation joints fitted tightly and not undercut

Legend

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wm	washing machine	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	UTY	Utility
shr.	shower	R1	roof type 1	S	sink
st	store	PS	plumbing stack	SVP	soil vent pipe
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Refer to General Notes For Details

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Notes

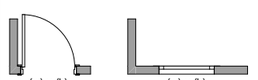
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- Confirm all finishes and materials with owner.

*****All works to be constructed in accordance with accredited construction details*****

Notes on setting out

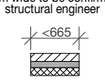
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Brickwork

windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer



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Elena Sette & Patrick Goodchild

Project Description

2 May Grove, Levenshulme

Project Number **MAY002**

Drawing Title

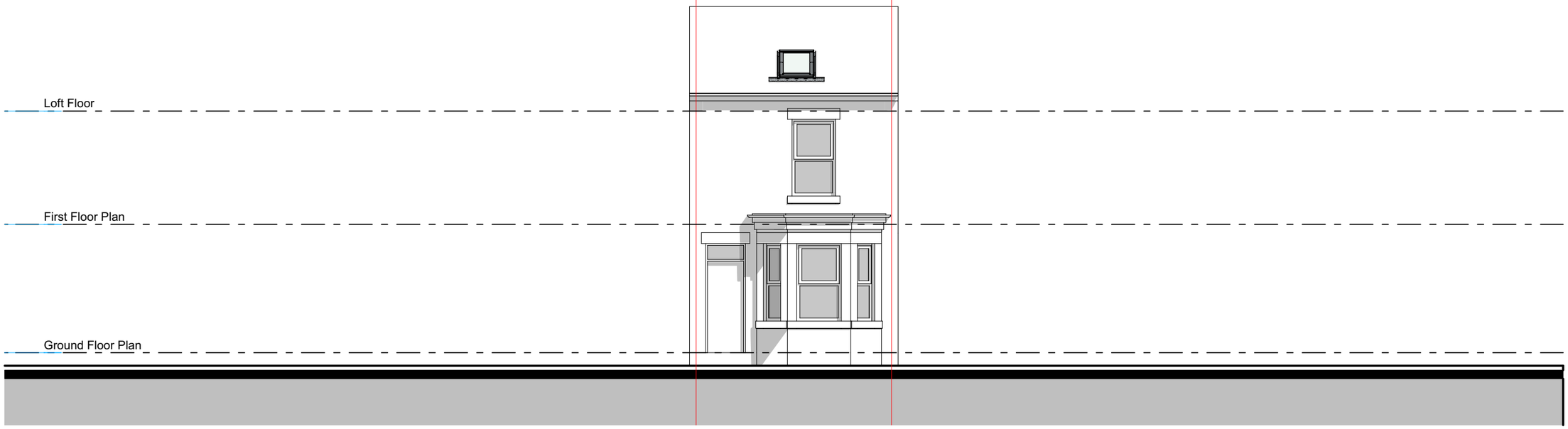
Plans - Proposed Loft Level

Drawing Number **WD3.4**

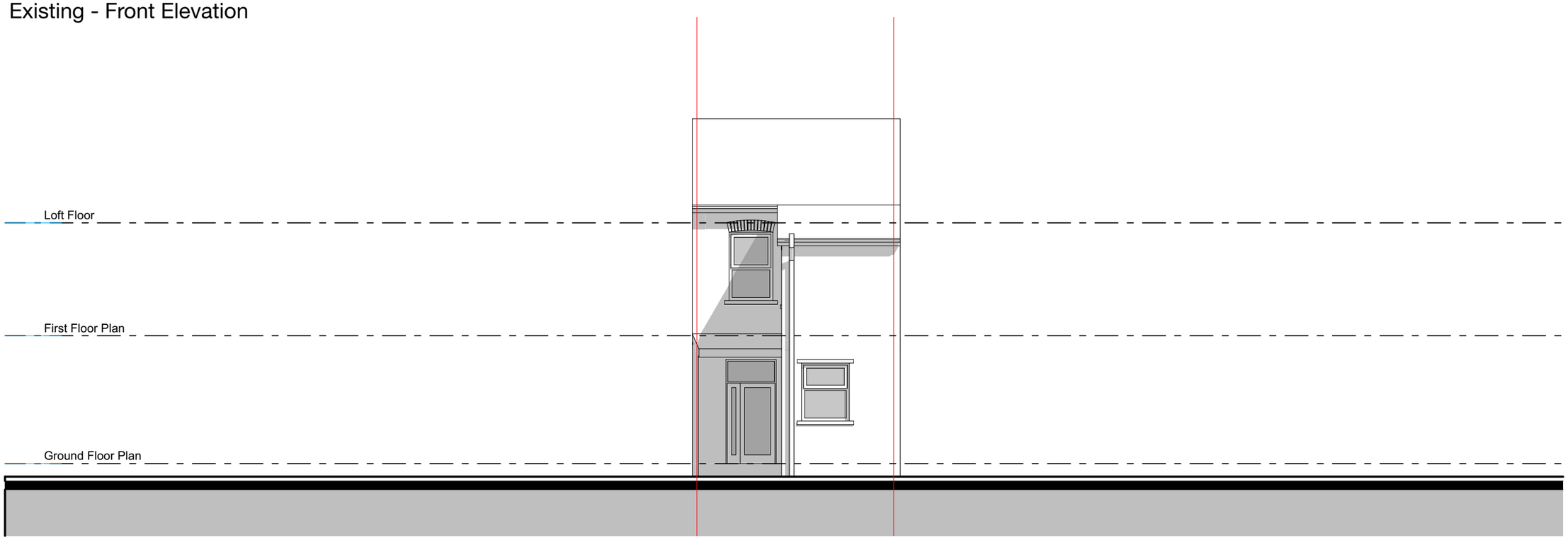
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing - Front Elevation



Existing - Rear Elevation

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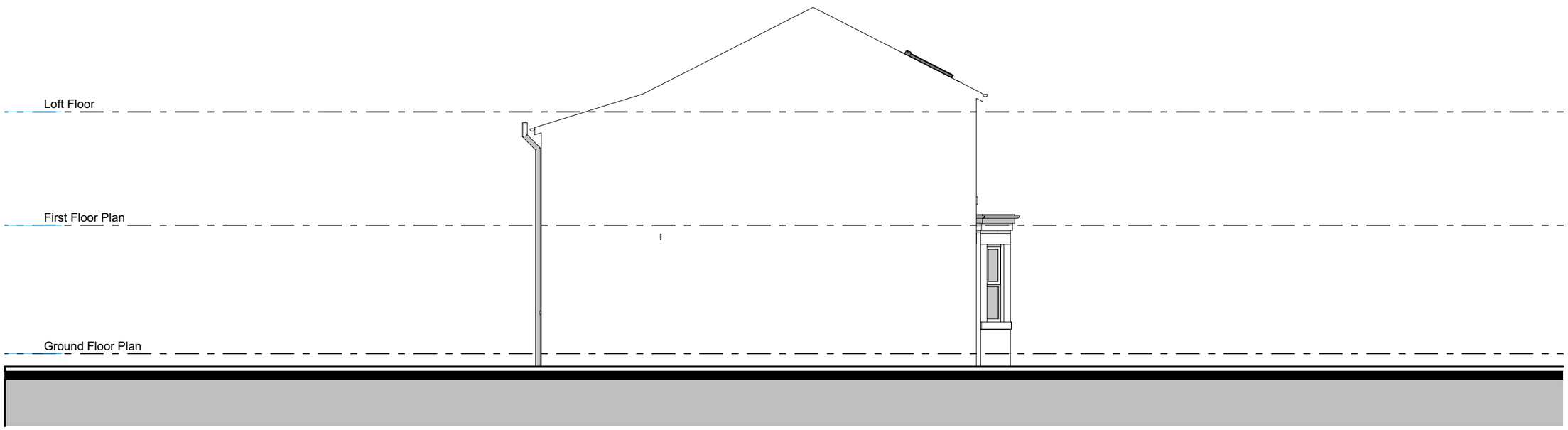
Elevations - Existing

Drawing Number **WD5.1**

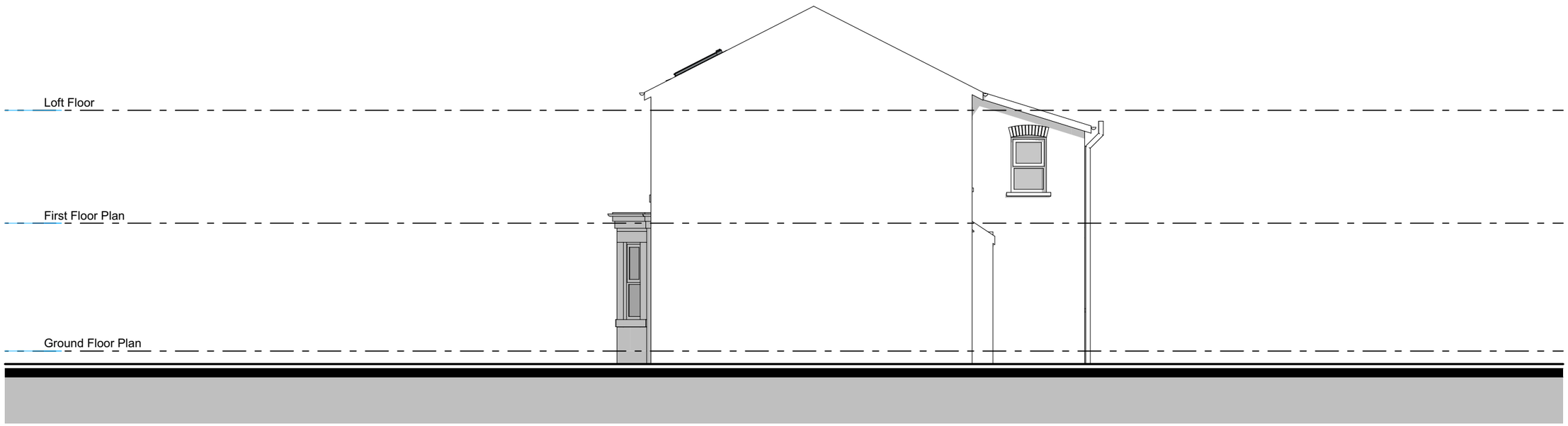
Scale **1:100 @ A3**

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1:100@A3



Existing - Side Elevation



Existing - Side Elevation

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Project Description

2 May Grove, Levenshulme

Project Number **MAY002**

Drawing Title

Elevations - Existing

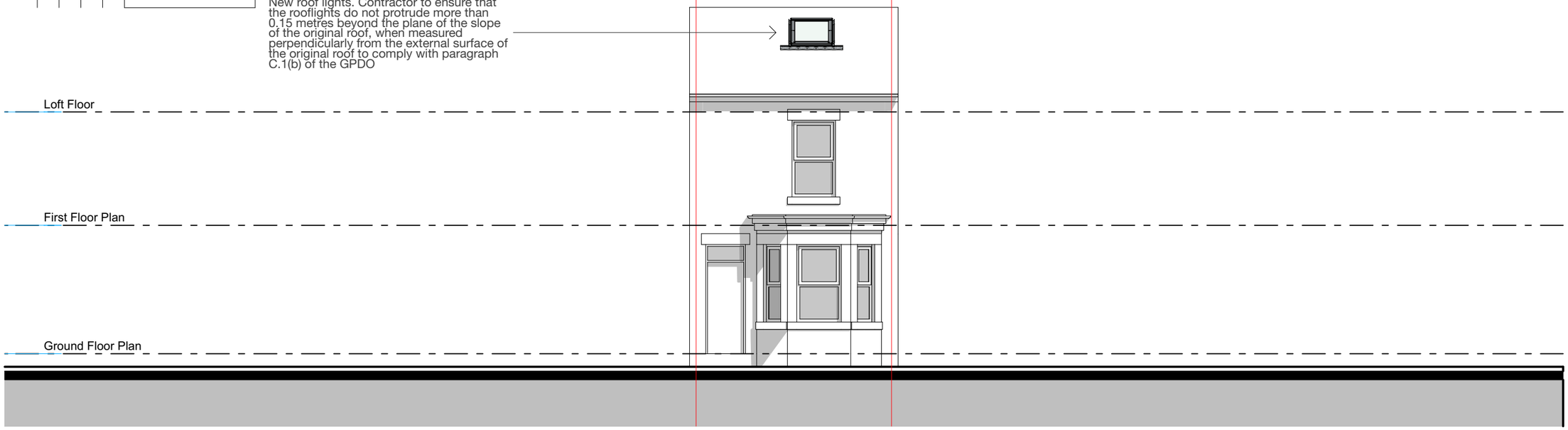
Drawing Number **WD5.2**

Scale **1:100 @ A3**

0 2 5

1:100@A3

New roof lights. Contractor to ensure that the rooflights do not protrude more than 0.15 metres beyond the plane of the slope of the original roof, when measured perpendicularly from the external surface of the original roof to comply with paragraph C.1(b) of the GPDO



Proposed - Front Elevation

General Note:
All new materials shown hatched for clarity

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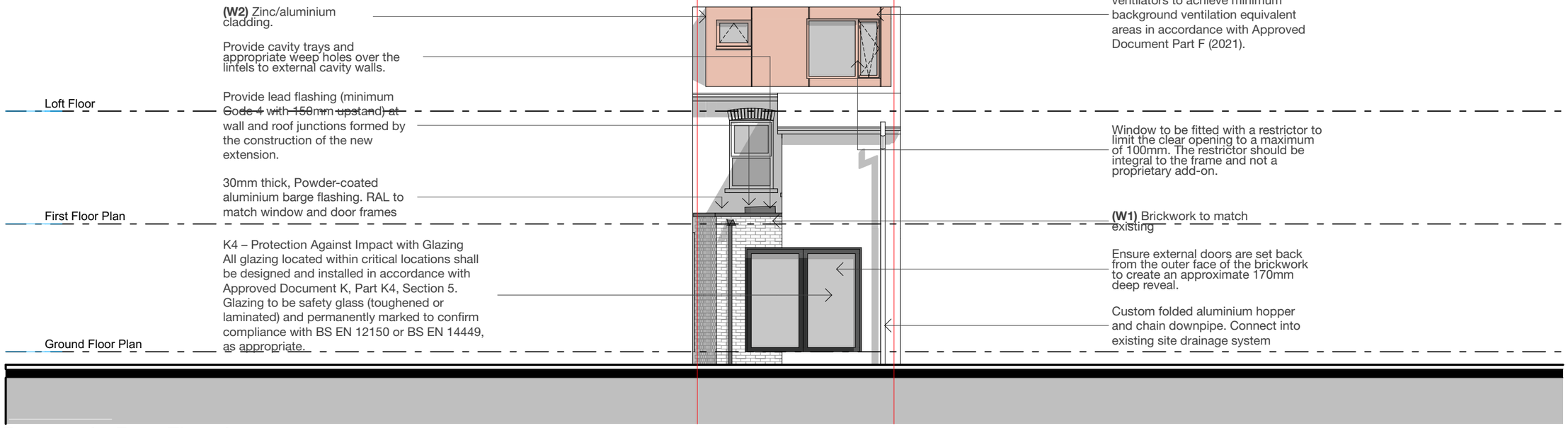
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(W2) Zinc/aluminium cladding.

Provide cavity trays and appropriate weep holes over the lintels to external cavity walls.

Provide lead flashing (minimum ~~Code 4 with 150mm upstand) at~~ wall and roof junctions formed by the construction of the new extension.

30mm thick, Powder-coated aluminium barge flashing. RAL to match window and door frames

K4 – Protection Against Impact with Glazing
All glazing located within critical locations shall be designed and installed in accordance with Approved Document K, Part K4, Section 5. Glazing to be safety glass (toughened or laminated) and permanently marked to confirm compliance with BS EN 12150 or BS EN 14449, as appropriate.

All new windows to include trickle ventilators to achieve minimum background ventilation equivalent areas in accordance with Approved Document Part F (2021).

Window to be fitted with a restrictor to limit the clear opening to a maximum of 100mm. The restrictor should be integral to the frame and not a proprietary add-on.

(W1) Brickwork to match existing

Ensure external doors are set back from the outer face of the brickwork to create an approximate 170mm deep reveal.

Custom folded aluminium hopper and chain downpipe. Connect into existing site drainage system

Proposed - Rear Elevation

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Client

Elena Sette & Patrick Goodchild

Project Description

2 May Grove, Levenshulme

Project Number **MAY002**

Drawing Title

Elevations - Proposed

Drawing Number **WD5.3**

Scale **1:100 @ A3**

Legend

ref.	refrigerator	B	boiler	OP	overflow
wm	washing machine	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	UTY	Utility
shr.	shower	R1	roof type 1	S	sink
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Refer to General Notes For Details

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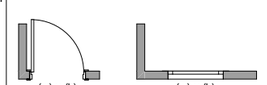
Notes

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- All new windows and doors sizes indicated are for quotation purposes, to structural opening sizes and to be site measured. Window style/detailing and opening sash locations to be confirmed and approved by owner prior to fabrication. All new windows require means of escape with an unobstructed openable area of 0.33sq.m. and at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above floor level. All windows to achieve the minimum U values specified in the British Standards.
- All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.
- Confirm all finishes and materials with owner.

*****All works to be constructed in accordance with accredited construction details*****

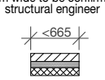
Notes on setting out

All opening sizes are to structural openings
FR = Fire rated door where required



Brickwork

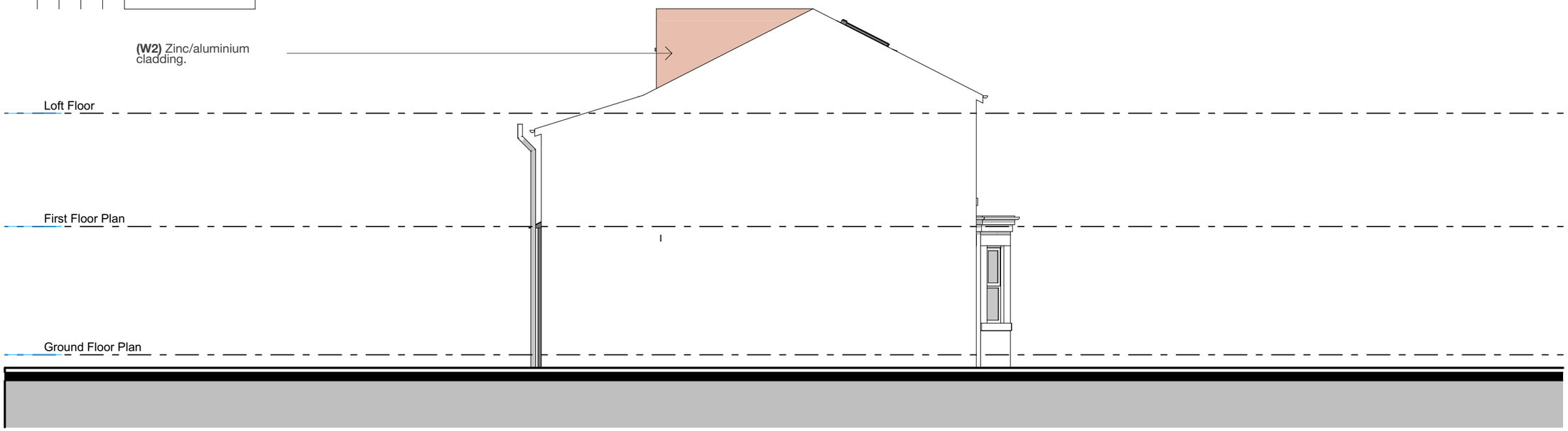
windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer



- Provide DPC min. 150mm above natural ground level
- Provide weep holes at 900mm centers above all openings

0 2 5

1:100@A3



Proposed - Side Elevation

General Note:
All new materials shown hatched for clarity

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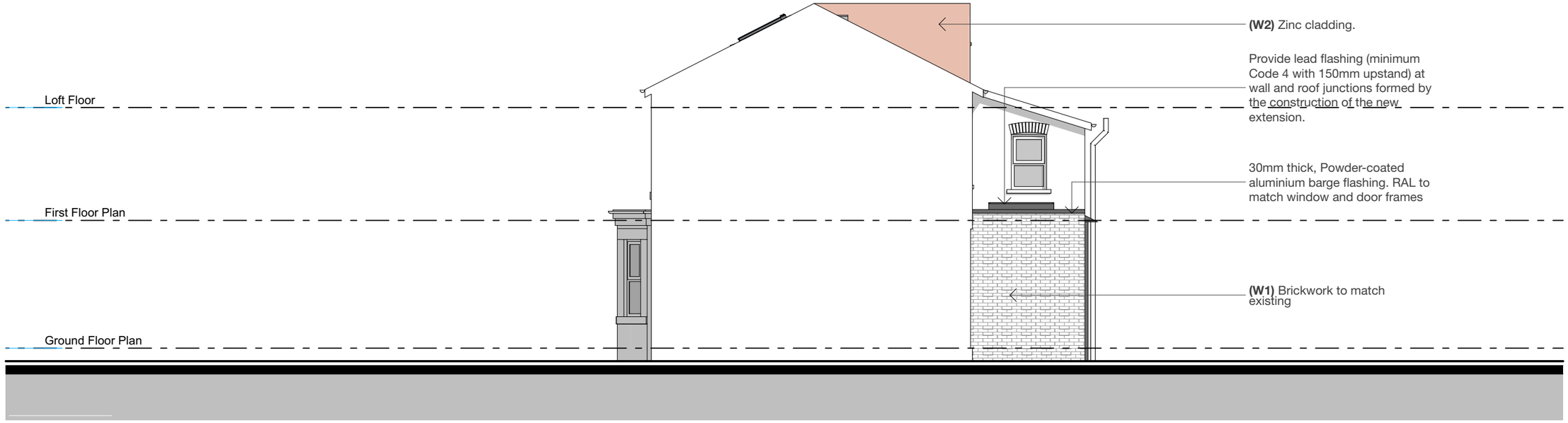
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Issue/ Rev	Description	Date
#	Initial Issue	11.10.26

FOR PLANNING/ BUILDING CONTROL APPROVAL



Proposed - Side Elevation

Legend

ref.	refrigerator	B	boiler	OP	overflow
wm	washing machine	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	UTY	Utility
shr.	shower	R1	roof type 1	S	sink
st	store	PS	plumbing stack	SVP	soil vent pipe
wir	walk in wardrobe	R1	roof type 1	GM	gas meter
pdr.	powder room	DP	downpipe	EM	electricity meter

Refer to General Notes For Details

All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing

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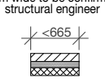
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Client

Elena Sette & Patrick Goodchild

Project Description

2 May Grove, Levenshulme

Project Number **MAY002**

Drawing Title

Elevations - Proposed

Drawing Number **WD5.4**

Scale **1:100 @ A3**