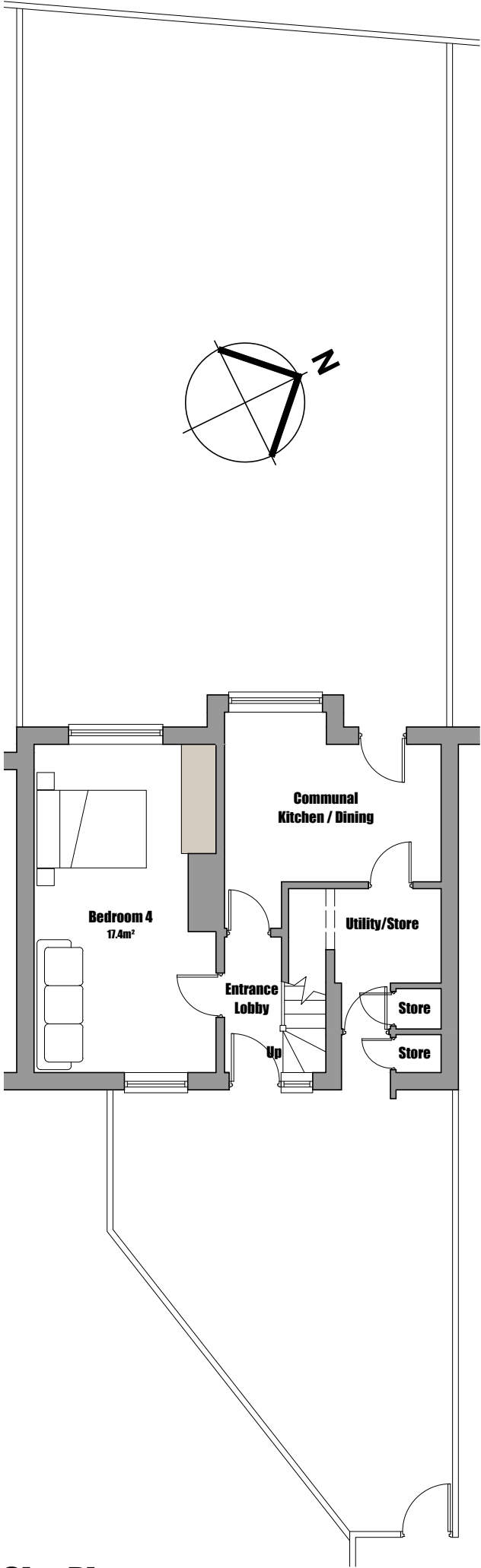
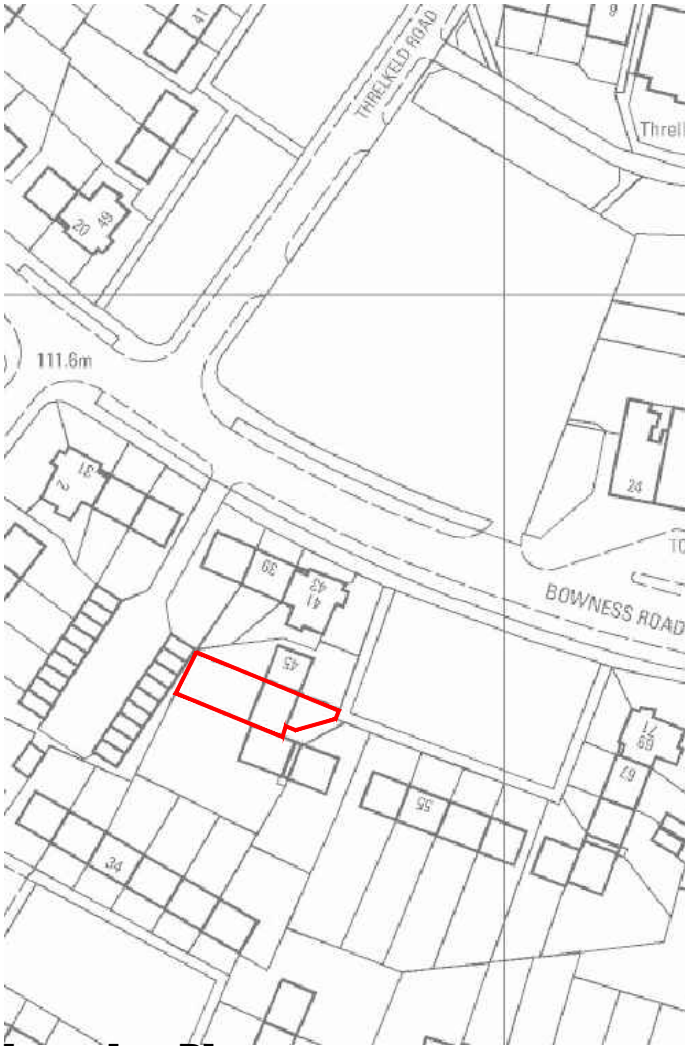




Site Plan
Scale 1:100



Block Plan
Scale 1:500



Location Plan
Scale 1:1250

Conway Architectural Design shall have no responsibility for any use made of this document other than for that which it was prepared and issued. This drawing should not be scaled. Work to figured dimensions only. All dimensions and levels to be checked on site. No building work is to be started until all relevant approvals are in place. Any discrepancies should be reported to Conway Architectural Design. This drawing should not be reproduced without written permission from Conway Architectural Design. **Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.**

Works Generally

- Main Contractor to undertake the duties of the Principal Designer under the CDM Regulations 2015.
- Take down stud and structural walls as shown to form new larger openings and rooms.
- Contractor to ensure demolition of the existing structure is undertaken only after the retained structure is adequately supported to the complete satisfaction of the local Building Inspector.
- All new walls to be finished with plaster/ plasterboard, and timber skirting to match existing.
- Existing walls made good as necessary.
- Supply and install:-new water supply pipework internally.
- Central heating pipework to be copper, with new radiators fitted with thermostatic valves.
- Supply and fit new electrical sockets, switches and wiring to light fittings as shown with new fused spurs for the extension in the existing distribution unit, or new electrical fused distribution unit as may be necessary. All face plates to match existing.
- Commission and test all installations, and provide associated certification to ensure compliance with the relevant part(s) of the Building Regulations.
- This document to be read in conjunction with all associated drawings and building regs information issued by 'Conway Architectural Design' & all Structural Engineers details.
- This drawing package is for Planning and/or Building Regulations applications only and for no other use.
- All work to be carried out in accordance with the Building Regulations and all other statutory legislation to the satisfaction of the Inspecting Authority. All materials and workmanship is to comply with the appropriate codes of practice, British and/or European standards. All materials used to hold a valid Agreement Certificate for the purpose intended.
- All existing structural elements (walls, lintels, beams, foundations etc.) affected by new work are to be exposed by the contractor and arrangements made for the Inspecting Authority to inspect and confirm they are adequate (or otherwise) to sustain new loads. Liaise with the Inspecting officer if strengthening work is necessary.
- All gas work to be designed, installed, inspected and tested in accordance with the requirements of the current edition of the Gas Safety (Installation and Use) Regulations 1998 and carried out by a Gas Safe Registered person.
- BOUNDARIES as shown are the fence / wall lines and not necessarily the legal boundary.
- PARTY WALL ACT 1996: The Client may have obligations under this act. You must tell your neighbours if you want to carry out any building work near or on your shared property boundary, or 'party wall'. Go to www.gov.uk for further advise.
- All alternative materials to comply with current Building Regulations and to be agreed with building inspector prior to installation.

BUILDING NOTES

WINDOWS

Windows with cill to BS 6375 fitted in accordance with manufacturers recommendations. Glazing to comprise Low-E en=0.1, 24mm argon gold double glazing units - 1.4W/m2K, clear glazing unless otherwise noted, glazing to BS 6262. Mastic seal to provide seal between window frame and upstand. Trickle vents to be provided to allow 8000mm2 background ventilation to habitable rooms and 4000mm2 background ventilation to kitchens, utility rooms, bathrooms and WC's. New windows to habitable rooms to have a minimum clear opening area of 0.33m², with a minimum clear opening width of 450mm OR minimum clear opening height of 450mm. Please note, a 450x450mm clear opening does not give you the minimum clear opening area required for building regs.

EXTERNAL DOORS

Doors to BS 6375 fitted in accordance with manufacturers recommendations. Doors to have minimum 775mm clear opening and open to minimum 90 degrees. Threshold to be maximum 15mm high. Glazing to be laminated units comprising Low-E en=0.1, 24mm argon gold double glazing units - 1.4W/m2K, glazing to BS 6262. Mastic seal to provide seal between door frame and brickwork. Ironmongery to match door.

FIRST FLOOR CONSTRUCTION

Existing ground floor ceiling to be lined to give minimum 60 mins fire resistance.

STEEL BEAMS

Steelwork to be designed and calculated by qualified structural engineer. Steelwork supporting removed walls to be encased in 15mm British Gypsum Fireline board to give a minimum 30 minutes fire resistance.

LIGHTING

All new light fittings to be energy efficient.

SMOKE DETECTORS

Mains operated smoke and heat detectors to be provided as shown on floor plans. To BS 5588 & BS 5446 part 1, detectors to be inter-connected and have battery backup.

ELECTRICAL INSTALLATION

ELECTRICAL WORKS COVERED BY A COMPETENT PERSON SCHEME MEMBER

All wiring and electrical works to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 18th Edition wiring guidance and Building Regulation Part P(Electrical safety) by a member of the ODPM Competent Person Scheme.

AND

The competent person is to send to the Local Authority a 'Self-certification Certificate' within 30 days of the electrical works completion. Client must receive both a copy of 'Self-certification Certificate' and a BS 7671 Electrical Installation Test Certificate.



6 Conway Close
Alkington
Middleton
Manchester, M24 1EW
E: conway-design@outlook.com

JOB TITLE : Conversion To 4 Bed HMO
ADDRESS : 47 Bowness Road, Middleton
DRAWING TITLE : Site, Block And Location Plans
SCALE : As Noted @ A3
DRAWN : xxx DATE : 01.05.24

JOB NO./ DWG NO. 849-01