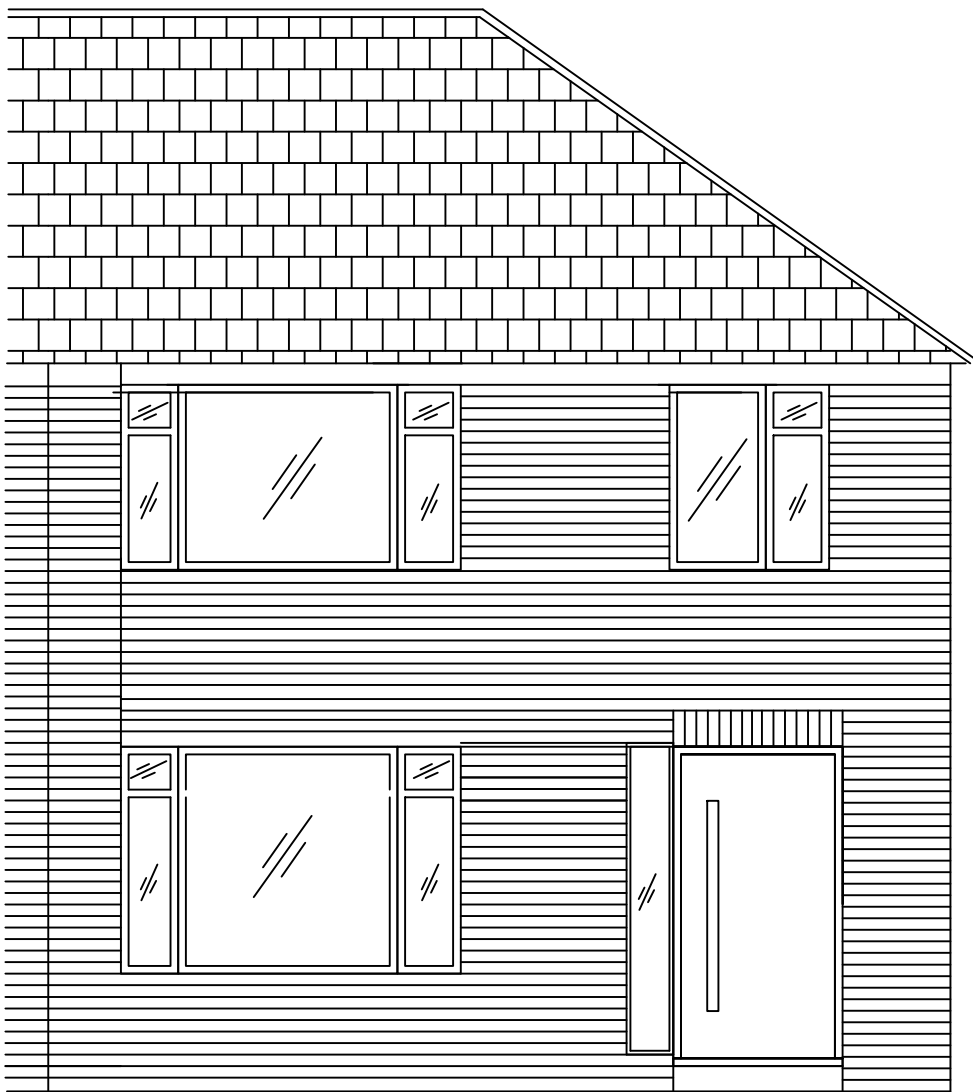
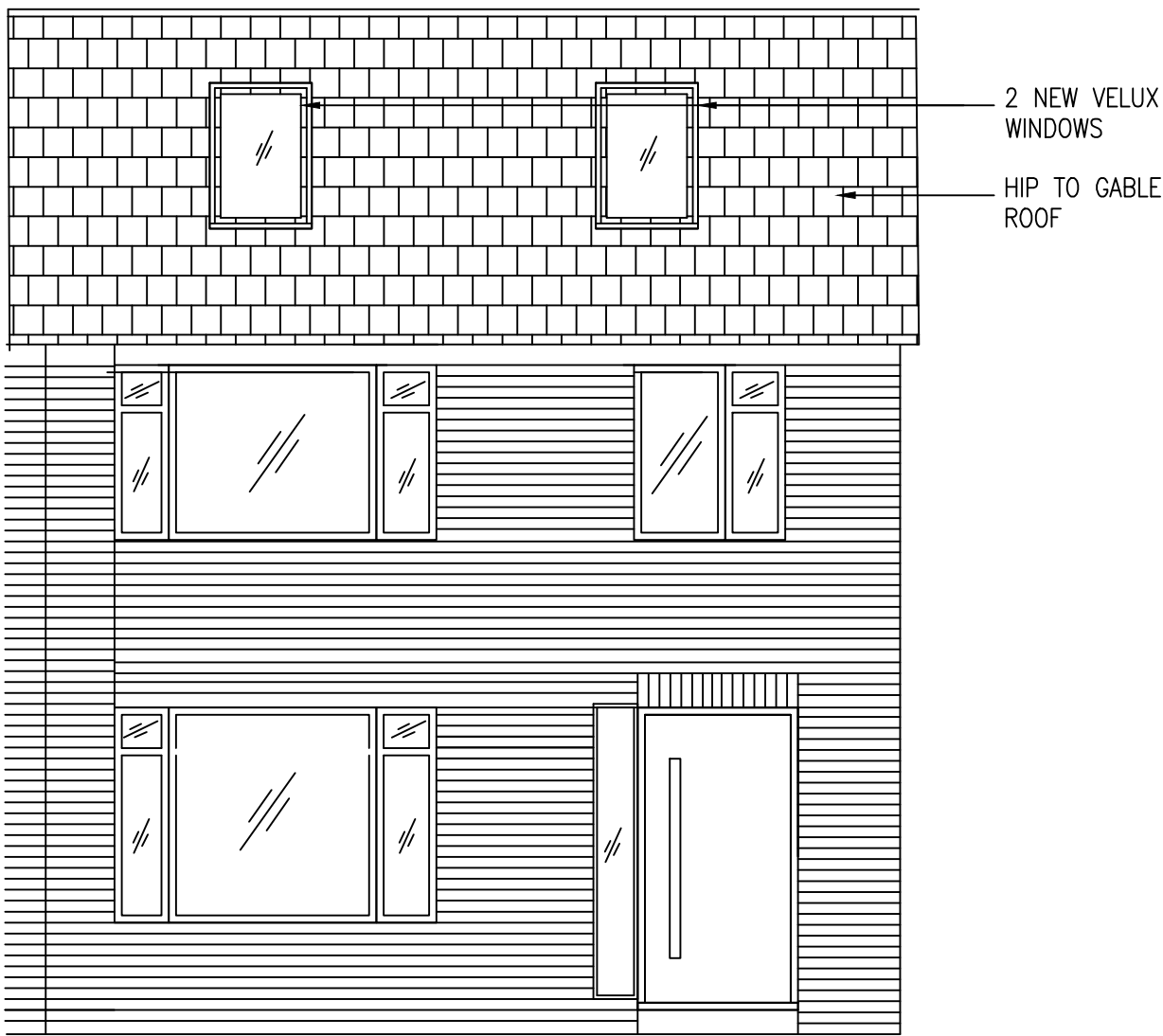
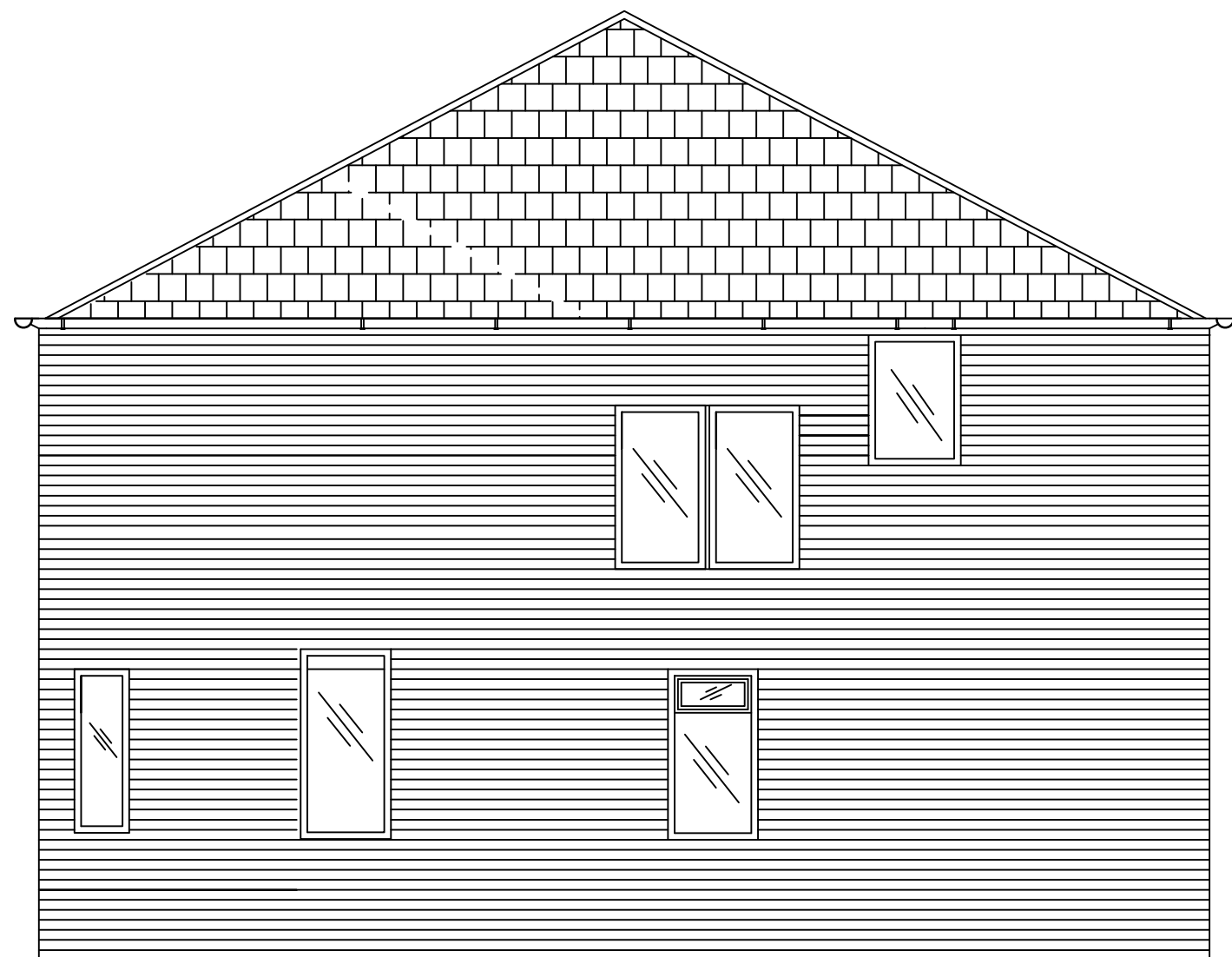




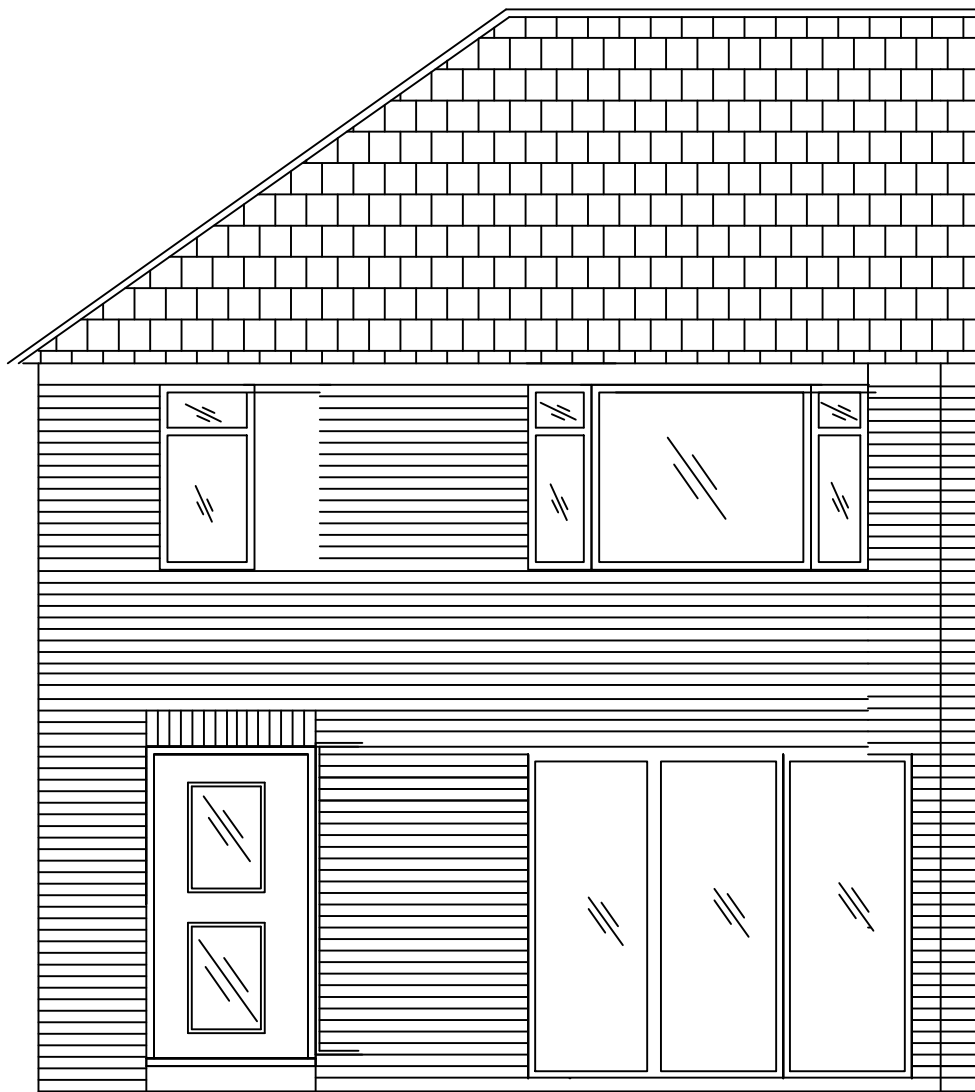
EXISTING FRONT ELEVATION
(SCALE 1:50)



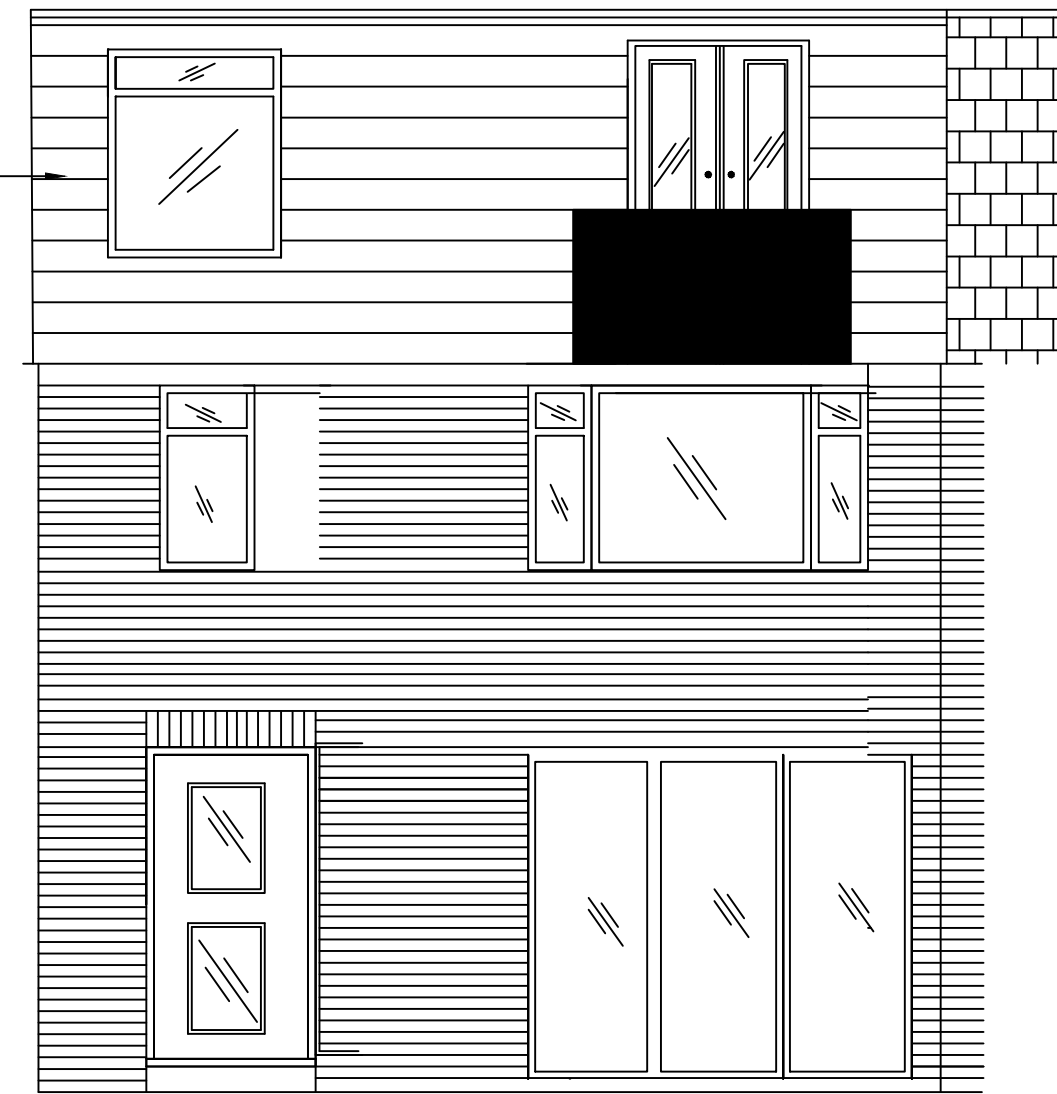
PROPOSED FRONT ELEVATION
(SCALE 1:50)



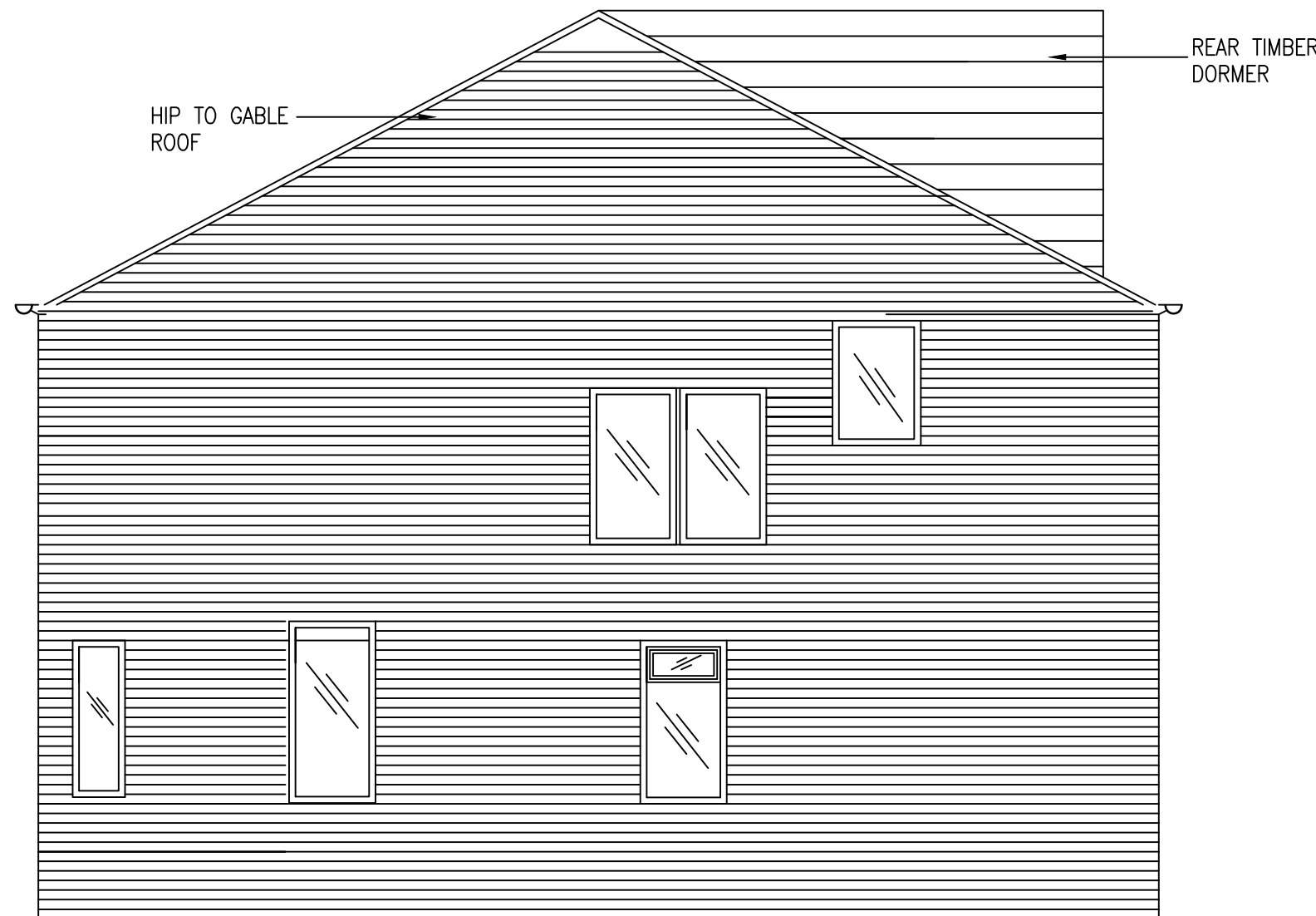
EXISTING SIDE ELEVATION
(SCALE 1:50)



EXISTING REAR ELEVATION
(SCALE 1:50)



PROPOSED REAR ELEVATION
(SCALE 1:50)



PROPOSED SIDE ELEVATION
(SCALE 1:50)

NOTES:-

SITE PREPARATION:-

GROUND TO BE PREPARED FOR NEW WORKS BY REMOVING ALL UNSUITABLE MATERIAL, VEGETABLE MATTER AND TREE OR SHRUB ROOTS TO A SUITABLE DEPTH TO PREVENT FUTURE GROWTH. SEAL UP, CAP OFF, DISCONNECT AND REMOVE EXISTING REDUNDANT SERVICES AS NECESSARY. REASONABLE PRECAUTIONS MUST ALSO BE TAKEN TO AVOID DANGER TO HEALTH AND SAFETY CAUSED BY CONTAMINANTS AND GROUND GASES E.G. LANDFILL GASES, RADON, VAPOURS ETC ON OR IN THE GROUND COVERED, OR TO BE COVERED BY THE BUILDING.

EXISTING STRUCTURE:-

EXISTING STRUCTURE INCLUDING FOUNDATIONS, BEAMS, WALLS AND LINTELS CARRYING NEW AND ALTERED LOADS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY PRIOR TO COMMENCEMENT OF WORK AND AS REQUIRED BY THE BUILDING CONTROL OFFICER.

BEAMS:-

SUPPLY AND INSTALL NEW STRUCTURAL ELEMENTS SUCH AS NEW BEAMS, ROOF STRUCTURE, FLOOR STRUCTURE, BEARINGS, AND PADSTONES IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S CALCULATIONS AND DETAILS. NEW STEEL BEAMS TO BE ENCASED IN 12.5MM GYPROC FIRELINE BOARD WITH STAGGERED JOINTS NAILED TO TIMBER CRADLES OR PAINTED IN NULLIFIRE S OR SIMILAR INTUMESCENT PAINT TO PROVIDE 1/2 HOUR FIRE RESISTANCE.

LINTELS :-

- FOR UNIFORMLY DISTRIBUTED LOADS AND STANDARD 2 STOREY DOMESTIC LOADINGS ONLY
LINTEL WIDTHS ARE TO BE EQUAL TO WALL THICKNESS. ALL LINTELS OVER 750mm SIZED INTERNAL DOOR OPENINGS TO BE 65mm DEEP PRE-STRESSED CONCRETE PLANK LINTELS. 150mm DEEP LINTELS ARE TO BE USED FOR 900mm SIZED INTERNAL DOOR OPENINGS. LINTELS TO HAVE A MINIMUM BEARING OF 150mm ON EACH END. ANY EXISTING LINTELS CARRYING ADDITIONAL LOADS ARE TO BE EXPOSED FOR INSPECTION AT COMMENCEMENT OF WORK ON SITE. ALL PRE-STRESSED CONCRETE LINTELS TO BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH BS 8110, WITH A CONCRETE STRENGTH OF 50 OR 40 N/mm² AND INCORPORATING STEEL STRANDS TO BS 5896 TO SUPPORT LOADINGS ASSESSED TO BS 5977 PART 1
FOR OTHER STRUCTURAL OPENINGS PROVIDE PROPRIETARY INSULATED STEEL LINTELS SUITABLE FOR SPANS AND LOADINGS IN COMPLIANCE WITH APPROVED DOCUMENT A AND LINTEL MANUFACTURE STANDARD TABLES. STOP ENDS, DPC TRAYS AND WEEP HOLES TO BE PROVIDED ABOVE ALL EXTERNALLY LOCATED LINTELS.

STRAPPING FOR PITCHED ROOF :-

GABLE WALLS SHOULD BE STRAPPED TO ROOFS AT 2m CENTRES. ALL EXTERNAL WALLS RUNNING PARALLEL TO ROOF RAFTERS TO BE RESTRAINED AT ROOF LEVEL USING 1000mm X 30mm X 5mm GALVANISED MILD STEEL HORIZONTAL STRAPS OR OTHER APPROVED TO BSEN 845-1 BUILT INTO WALLS AT MAX 2000mm CENTRES AND TO BE TAKEN ACROSS MINIMUM 3 RAFTERS AND SCREW FIXED. PROVIDE SOLID NOGGINS BETWEEN RAFTERS AT STRAP POSITIONS. ALL WALL PLATES TO BE 100 X 50mm FIXED TO INNER SKIN OF CAVITY WALL USING 30mm X 5mm X 1000mm GALVANIZED METAL STRAPS OR OTHER APPROVED TO BSEN 845-1 AT MAXIMUM 2M CENTRES.

OPENINGS AND RETURNS:-

AN OPENING OR RECESS GREATER THAN 0.1m² SHALL BE AT LEAST 550mm FROM THE SUPPORTED WALL (MEASURED INTERNALLY).

STRIP FOUNDATION:-

PROVIDE 600mm WIDE MASS CONCRETE FOUNDATION, CONCRETE MIX TO CONFORM TO BS EN 206-1 AND BS 8500-2. ALL FOUNDATIONS TO BE A MINIMUM OF 1000mm BELOW GROUND LEVEL, EXACT DEPTH TO BE AGREED ON SITE WITH BUILDING CONTROL OFFICER TO SUIT SITE CONDITIONS. ALL CONSTRUCTED IN ACCORDANCE WITH 2004 BUILDING REGULATIONS A1/2 AND BS 8004:1986 CODE OF PRACTICE FOR FOUNDATIONS. ENSURE FOUNDATIONS ARE CONSTRUCTED BELOW INVERT LEVEL OF ANY ADJACENT DRAINS. BASE OF FOUNDATIONS SUPPORTING INTERNAL WALLS TO BE MIN 600mm BELOW GROUND LEVEL. SULPHATE RESISTANT CEMENT TO BE USED IF REQUIRED. PLEASE NOTE THAT SHOULD ANY ADVERSE SOIL CONDITIONS BE FOUND OR ANY MAJOR TREE ROOTS IN EXCAVATIONS, THE BUILDING CONTROL OFFICER IS TO BE CONTACTED AND THE ADVICE OF A STRUCTURAL ENGINEER SHOULD BE SOUGHT.

INTERNAL STUD PARTITIONS:-

100mm x 50mm SOFTWOOD TREATED TIMBERS STUDS AT 400mm CTS WITH 50 x 100mm HEAD AND SOLE PLATES AND SOLID INTERMEDIATE HORIZONTAL NOGGINS AT 1/3 HEIGHT OR 450mm. PROVIDE MIN 10Kg/m² DENSITY ACOUSTIC SOUNDPROOF QUILT TIGHTLY PACKED (EG. 100mm ROCKWOOL OR ISOWOOL MINERAL FIBRE SOUND INSULATION) IN ALL VOIDS THE FULL DEPTH OF THE STUD. PARTITIONS BUILT OFF DOUBLED UP JOISTS WHERE PARTITIONS RUN PARALLEL OR PROVIDE NOGGINS WHERE AT RIGHT ANGLES, OR BUILT OFF DPC ON THICKENED CONCRETE SLAB IF SOLID GROUND FLOOR. WALLS FACED THROUGHOUT WITH 12.5mm PLASTER BOARD WITH SKIM PLASTER FINISH. TAPED AND JOINTED COMPLETE WITH BEADS AND STOPS.

EXTERNAL WALLS:-

WALLS BELOW GROUND

ALL NEW WALLS TO HAVE CLASS A BLOCKWORK BELOW GROUND LEVEL OR ALTERNATIVELY SEMI ENGINEERING BRICKWORK IN 1/4 MASONRY CEMENT OR EQUAL APPROVED SPECIFICATION, CAVITIES BELOW GROUND LEVEL TO BE FILLED WITH LEAN MIX CONCRETE MIN 225mm BELOW DAMP PROOF COURSE, OR PROVIDE LEAN MIX BACKFILL AT BASE OF CAVITY WALL (150mm BELOW DAMP COURSE) LAID TO FALL TO WEEPHOLES.

CAVITY WALL (PARTIAL CAVITY FILL)

TO ACHIEVE MINIMUM U VALUE OF 0.28W/m²K
PROVIDE 103mm FACING BRICK TO MATCH EXISTING CONSTRUCTION, 50mm CLEAR RESIDUAL CAVITY, 50mm KINGSPAN THERMAWALL TW50 INSULATION FIXED TO 100mm STANDARD BLOCK K VALUE 0.15 (CELCON STANDARD, THERMALITE SHIELD, TOPLITE STANDARD.) INTERNAL FINISH 12.5mm LIGHTWEIGHT PLASTER OR PLASTERBOARD ON DABS. WALLS TO BE BUILT WITH 1:1:6 CEMENT MORTAR.

DPC

PROVIDE HORIZONTAL STRIP POLYMER (HYLOAD) DAMP PROOF COURSE TO BOTH LEAFS MINIMUM 150mm ABOVE EXTERNAL GROUND LEVEL. NEW DPC TO BE MADE CONTINUOUS WITH EXISTING DPC'S AND WITH FLOOR DPM. VERTICAL DPC TO BE INSTALLED AT ALL REVEALS WHERE CAVITY IS CLOSED.

WALL TIES

ALL WALLS CONSTRUCTED WITH STAINLESS STEEL VERTICAL TWIST TYPE RETAINING WALL TIES BUILT IN AT 750mm CTRS HORIZONTALLY, 450mm VERTICALLY AND 225mm CTS AT REVEALS AND CORNERS IN STAGGERED ROWS. WALL TIES TO BE SUITABLE FOR CAVITY WIDTH AND IN ACCORDANCE WITH BS 1243.

CAVITIES

PROVIDE CAVITY TRAYS OVER OPENINGS. ALL CAVITIES TO BE CLOSED AT EAVES AND AROUND OPENINGS USING THERMABATE OR SIMILAR NON COMBUSTIBLE INSULATED CAVITY CLOSERS. PROVIDE VERTICAL DPCS AROUND OPENINGS AND ABUTMENTS. ALL CAVITY TRAYS MUST HAVE 150mm UPSTANDS AND SUITABLE CAVITY WEEP HOLES (MIN 2) AT MAX 900mm CENTRES.

EXISTING TO NEW WALL

CAVITIES IN NEW WALL TO BE MADE CONTINUOUS WITH EXISTING WHERE POSSIBLE TO ENSURE CONTINUOUS WEATHER BREAK. IF A CONTINUOUS CAVITY CANNOT BE ACHIEVED, WHERE NEW WALLS ABUTS THE EXISTING WALLS PROVIDE A MOVEMENT JOINT WITH VERTICAL DPC. ALL TIED INTO EXISTING CONSTRUCTION WITH SUITABLE PROPRIETARY STAINLESS STEEL PROFILES.

DRAINAGE:-

RAINWATER DRAINAGE:-

NEW RAINWATER GOODS TO BE NEW 110mm UPVC HALF ROUND GUTTERS TAKEN AND CONNECTED INTO 68mm DIA UPVC DOWNPIPES. RAINWATER TAKEN TO NEW SOAKAWAY, SITUATED A MIN DISTANCE OF 5.0m AWAY FROM ANY BUILDING, VIA 110mm DIA UPVC PIPES SURROUNDED IN 150mm GRANULAR FILL. SOAKAWAY TO BE MIN OF 1 CUBIC METRE CAPACITY (OR TO DEPTH TO LOCAL AUTHORITIES APPROVAL) WITH SUITABLE GRANULAR FILL WITH GEOTEXTILE SURROUND TO PREVENT MIGRATION OF FINES. IF NECESSARY CARRY OUT A POROSITY TEST TO DETERMINE DESIGN AND DEPTH OF SOAKAWAY.

UNDERGROUND FOUL DRAINAGE:-

UNDERGROUND DRAINAGE TO CONSIST OF 100mm DIAMETER UPVC PROPRIETARY PIPE WORK TO GIVE A 1:40 FALL. SURROUND PIPES IN 400mm PEA SHINGLE (900mm UNDER DRIVES). SHALLOW PIPES TO BE COVERED WITH 100mm REINFORCED CONCRETE SLAB OVER COMPRESSIBLE MATERIAL. PROVIDE RODDING ACCESS AT ALL CHANGES OF DIRECTION AND JUNCTIONS. ALL BELOW GROUND DRAINAGE TO COMPLY WITH BS7158 AND BS801.

INSPECTION CHAMBERS:-

UNDERGROUND QUALITY PROPRIETARY UPVC 450mm DIAMETER INSPECTION CHAMBERS TO BE PROVIDED AT ALL CHANGES OF LEVEL, DIRECTION, CONNECTIONS AND EVERY 45m IN STRAIGHT RUNS. INSPECTION CHAMBERS TO HAVE BOLT DOWN DOUBLE SEALED COVERS IN BUILDINGS AND BE ADEQUATE FOR VEHICLE LOADS IN DRIVEWAYS.

ABOVE GROUND DRAINAGE:-

ABOVE GROUND DRAINAGE TO COMPLY WITH BS.5572.1978 FOR SANITARY PIPEWORK. ALL DRAINAGE IN ACCORDANCE WITH PART H OF THE BUILDING REGULATIONS. WASTES TO HAVE 75mm DEEP ANTI VAC BOTTLE TRAPS AND RODDING EYES AT CHANGES OF DIRECTION. ALL PLUMBING TO BE TO BS 5572.

SIZE OF WASTES PIPES AND MAX LENGTH OF BRANCH CONNECTIONS (IF MAX LENGTH IS EXCEEDED THEN ANTI VACUUM TRAPS TO BE USED).
SINKS - 3m FOR 40mm PIPE 4m FOR 50mm PIPE
WASHING MACHINE AND DISHWASHER - STAND PIPE 50mm
WASH BASIN - 1.7m FOR 32mm PIPE 4m FOR 40mm PIPE
BATH/SHOWER - 3m FOR 40mm PIPE 4m FOR 50mm PIPE
W/C - 6m FOR 100MM PIPE FOR SINGLE WC
ALL BRANCH PIPES TO CONNECT TO 110mm SOIL AND VENT PIPE. WASTE PIPES NOT TO CONNECT WITHIN 200mm OF THE WC CONNECTION.
SUPPLY HOT AND COLD WATER TO ALL FITTINGS AS APPROPRIATE.

PIPEWORK THROUGH WALLS:-

WHERE NEW PIPEWORK PASSES THROUGH EXTERNAL WALLS FORM ROCKER JOINTS EITHER SIDE WALL FACE OF MAX LENGTH 600mm WITH FLEXIBLE JOINTS WITH SHORT LENGTH OF PIPE BEDDED IN WALL.
ALTERNATIVELY PROVIDE 75mm DEEP PRE-CAST CONCRETE PLANK LINTELS OVER DRAIN TO FORM OPENING IN WALL TO GIVE 50mm SPACE ALL ROUND PIPE. MASK OPENING BOTH SIDES WITH RIGID SHEET MATERIAL AND COMPRESSIBLE SEALANT TO PREVENT ENTRY OF FILL OR VERMIN.

INTERNAL LIGHTING:-

INSTALL LOW ENERGY LIGHT FITTINGS THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 45 LUMENS PER CIRCUIT WATT AND A TOTAL OUTPUT GREATER THAN 400 LAMP LUMENS. NOT LESS THAN THREE ENERGY EFFICIENT LIGHT FITTINGS PER FOUR OF ALL THE LIGHT FITTINGS IN THE MAIN DWELLING SPACES TO COMPLY WITH PART L OF THE CURRENT BUILDING REGULATIONS.

HEATING

EXTEND ALL HEATING AND HOT WATER SERVICES FROM EXISTING AND PROVIDE NEW TVRS TO RADIATORS. HEATING SYSTEM TO BE DESIGNED, INSTALLED, TESTED AND FULLY CERTIFIED BY A GAS SAFE REGISTERED SPECIALIST. ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL WATER AUTHORITIES BYE LAWS, GAS SAFETY REQUIREMENTS AND IEEE REGULATIONS.

NEW AND REPLACEMENT WINDOWS:-

NEW AND REPLACEMENT WINDOWS TO BE DOUBLE GLAZED WITH 16mm ARGON GAP AND SOFT COAT LOW-E GLASS. WINDOW ENERGY RATING TO BE BAND C OR BETTER AND TO ACHIEVE U-VALUE OF 1.6 W/m²K. THE DOOR AND WINDOW OPENINGS SHOULD BE LIMITED TO 25% OF THE EXTENSION FLOOR AREA PLUS THE AREA OF ANY EXISTING OPENINGS COVERED BY THE EXTENSION.

NEW AND REPLACEMENT DOORS:-

NEW AND REPLACEMENT DOORS TO ACHIEVE A U-VALUE OF 1.80W/m²K. GLAZED AREAS TO BE DOUBLE GLAZED WITH 16mm ARGON GAP AND SOFT LOW-E GLASS. GLASS TO BE TOUGHENED OR LAMINATED SAFETY GLASS TO BS 6206 AND PART N OF THE CURRENT BUILDING REGULATIONS.

CDM REGULATIONS:

The owner, should they need to do so, must abide by the Construction Design and Management regulations 1994 which relate to any building works involving more than 500 man hours or longer than 30 days duration. It is the client's responsibility to appoint a Planning Supervisor on all projects that require compliance with the CDM regulations.

BUILDING REGULATION APPROVAL

CLIENT
MR SCOTT LORD 21 RHOS AVENUE ALKRINGTON MANCHESTER M24 1EG

PROJECT
PROPOSED LOFT CONVERSION WITH REAR DORMER TO EXISTING DWELLING

TITLE
ELEVATIONS

DRAWING No.	MC-156-03
DRAWN	REV. C1
SCALE AS INDICATED	DATE APR 2026