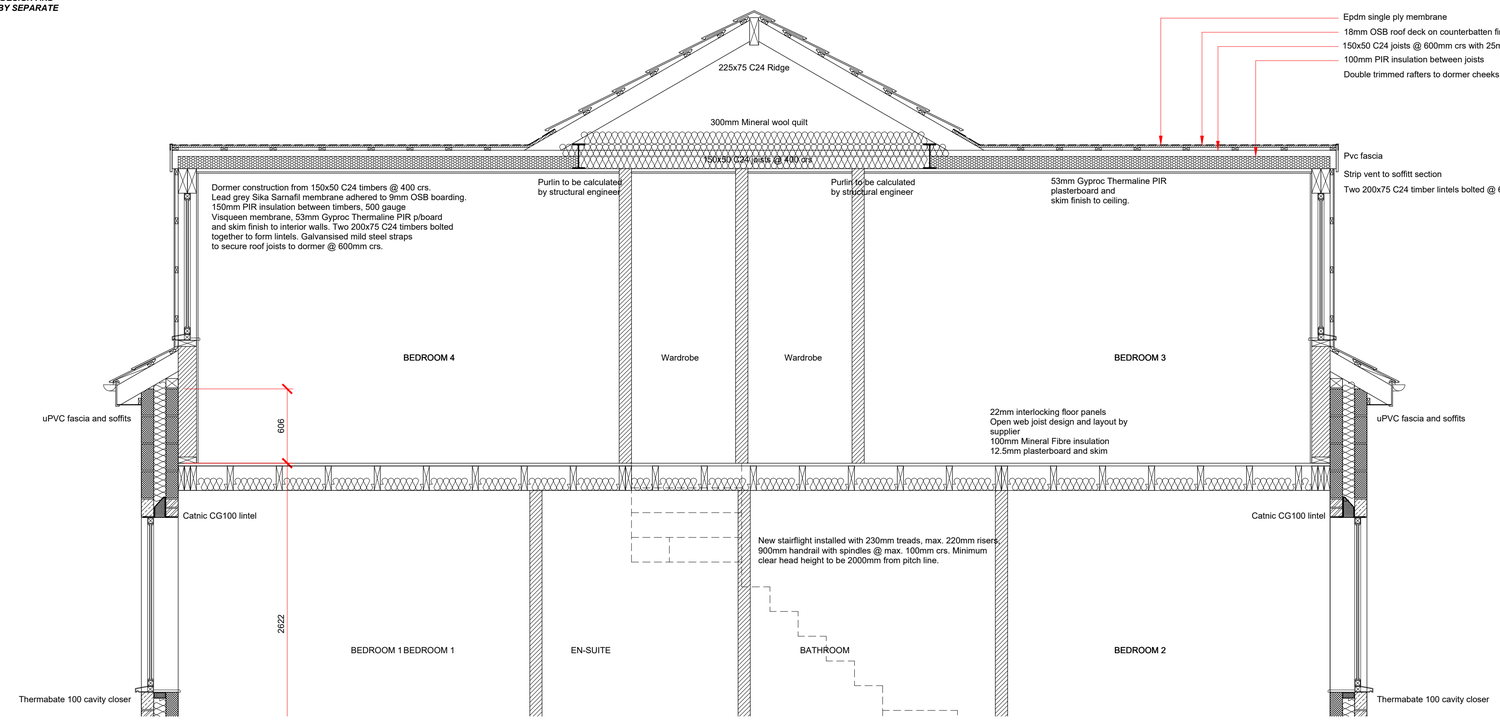
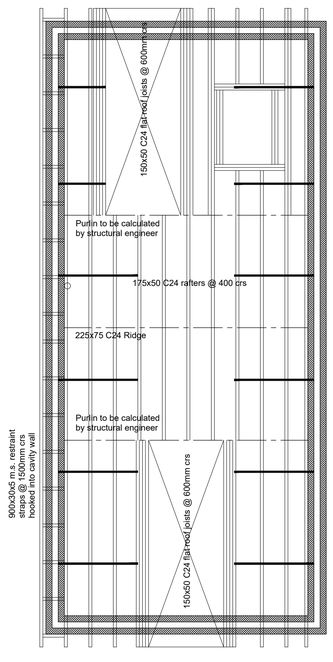
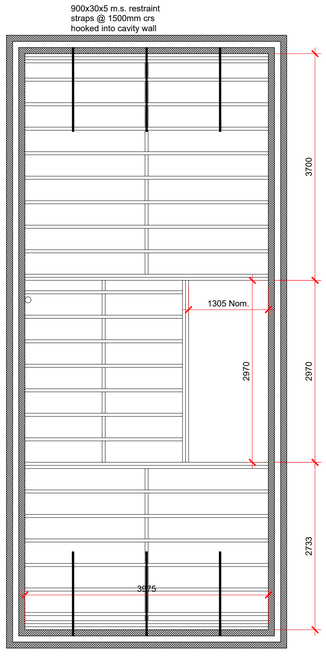
SAP CALCULATIONS, WATER EFFICIENCY CALCULATIONS, ACOUSTIC REPORTS AND CALCULATIONS, STRUCTURAL ENGINEERING CALCULATIONS, DRAINAGE DESIGN AND LANDSCAPING SCHEME TO BE PROVIDED BY SEPARATE APPOINTED CONSULTANTS.



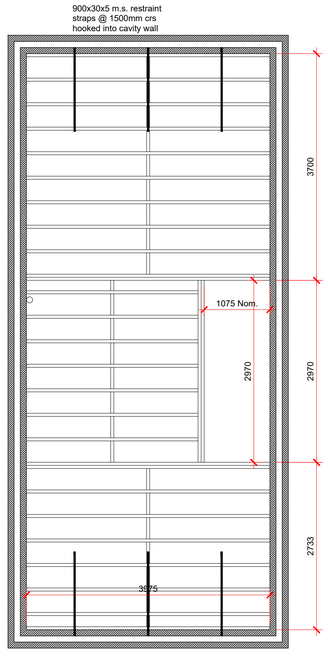
SECTION THRO' ROOF DORMERS (1:25)



ROOF PLAN (1:50)



SECOND FLOOR JOIST PLAN (1:50)



FIRST FLOOR JOIST PLAN (1:50)

EXTERNAL WALLS :
External walls designed to achieve a minimum U-Value of 0.18W/m²K. Below damp proof course level 100mm dense concrete block and 100mm wide engineering brick to be used. Damp proof course level to be a minimum of 150mm above external ground level. External walls to be constructed from 100mm dense concrete block with silicone render finish in accordance with manufacturers instructions. Cavity trays to be installed over all wall interruptions including ducts, vents, etc... Cavity trays shall be stepped up a minimum of 150mm to inner leaf to provide suitable drainage fall. Cavity to be 100mm wide with full fill Dritherm insulation or similar approved. Insulation to be inserted on to top of wall ties and bent around corners. Insulation to be taken up to top of brickwork in all situations. Inner leaf to be constructed from 100mm Thermalite Arcrete Hi-Strength 10 block (or equivalent). Cavity walls to be restrained by approved wall ties complying with BS5626 : Pt 3 : 1985 and spaced at 6 courses vertically and 750mm horizontally. Additional wall ties are to be installed at all wall openings for stability. Lintels to have a minimum of 200mm end bearing.
Expansion joints to be provided at 6m crs for brickwork / 8m crs for blockwork.

PITCHED ROOF FINISHES :
All pitched roof work to be carried out in accordance with BS5534 : Part 1 : 1990.
Breathable vapour barrier to be laid across roof rafters parallel to eaves and ridge and overlapped by a minimum of 150mm at all edges. Membrane to be fixed with galvanised clout head nails. At roof verges continue membrane across wall and below undercloak. Treated softwood roofing battens to be fixed to a minimum of three rafters spaced according to selected tile manufacturer's details. Tiles to be secured to battens in accordance with manufacturer's instruction. All verge overhangs to be equal (minimum 50mm). Verge tiles to be finished with dry verge clip system to match tile colour.

FLAT ROOF FINISHES :
Flat roof membranes are to be epdm single ply membranes providing a waterproof seal to the finished roof deck. Membrane to be lapped up by 150mm at vertical abutments and fully sealed to vertical member to prevent water penetration. Soffit ventilation (25,000mm2) to be installed to projecting flat roof soffits.
Flat roof joists to be counter battened to provide cross flow ventilation.

WALL FINISHES :
All walls and ceilings to be finished with 12.5mm plasterboard and smooth skim. Plasterboard to be secured to masonry with dry wall adhesive dabs.
Plasterboards to Bathrooms, Utility Rooms, Kitchens etc.. to be moisture resistant grade.
Plasterboards fixed to timber members (ceilings, studwork, etc...) to be secured with 50mm dry wall screws at 200mm centres. All plasterboard joints to be staggered and have joint tape applied. Plasterboards to all steel beams and columns to be two layers thick, smooth skim finished and achieve a minimum of ½ hour fire resistance.

WATERPROOFING :
Approved flashings, soakers and aprons to be applied to external abutments to prevent water entering the building. Lead flashings to have a minimum of 150mm vertical upstand. Guttering and downpipes to be PVC. Gutters to be 'deep flow' type and all downpipes to discharge to approved surface water drain gulley in accordance with building control officers recommendation.

DRAINAGE :
Site drainage system as per engineers details. Dwelling drainage system to be verified on site post excavation in conjunction with B.C.O. prior to new connections being made. All new drains to be hepsleeve or similar flexible P.V.C. pipe with 150mm pea gravel beds and surround laid in accordance with manufacturer's instructions. 100mm diameter drains to be laid to a minimum fall of 1:40, 150mm drains to be laid to a minimum fall of 1:100. All gullies to have rodding access and have trap system to prevent release of drainage gas. Soil vent pipes to be a maximum of 6m away from W.C's and discharge to atmosphere at least 900mm above highest opening window or 3m away horizontally. Cages to prevent vermin / bird access to be fixed to soil vent pipe heads.
Where drains pass through sub-structure walls pre-stressed concrete lintels to span over drainage pipe and allow a minimum of 50mm clearance to the top of pipe. Inspection chambers and rodding points to be provided at all pipework junctions and at the head of drain runs.

SANITARY PIPEWORK :
All new internal sanitary pipework to be 'push fit' type. Bottle traps to be provided to wash hand basins, bath, showers, and sink outlets. Pipework to be installed to provide a minimum of 1:40 fall to external gullies / drainage outlet points. All new pipework to be tested and approved by building control officer prior to handover.

ELECTRICAL WORK :
All electrical work to comply in all aspects with current NIC / EIC regulations and be installed and commissioned by an approved Part P of the building regulations qualified contractor.
Power outlets to be no lower than 450mm from finished floor level. Wall located light switches to be no higher than 1200mm above finished floor level.

TIMBER JOISTS :
All new timber joists (ceilings, roofs, etc...) to be from timber grade C24. Joists to be hung from galvanised carbon steel hangers to BS1678 : Part 1.
Provide mid span strutting of the same section size as the joist. Service holes (cables, pipes, etc...) to be sited in the centre of the joist and to be no larger than 1/5 joist depth.

CAVITY CLOSERS :
Approved cavity closers (Thermabate or similar) to be provided at all door and window openings to prevent damp ingress and thermal bridging.

STAIRS / BALCONY RAILS :
Private dwelling stairs to have minimum 230mm treads with maximum 200mm risers. Communal / commercial stairs to have minimum 250mm treads with maximum 175mm risers. Vertical head height clearance when measured from the pitch line of the stair to be no less than 2000mm.
Handrails to stair flights to be a minimum of 900mm high when measured vertically above the stair pitch line. All horizontal balcony handrails to be a minimum of 1100mm above finished floor level. Spindles / screens to stair flights / balcony rails to not have gaps between capable of passing a 100mm dia. sphere through.

WINDOWS AND DOORS :
All windows and doors to be composed of low emissivity glazed units and to achieve a minimum u-value of 1.4w/m²K. Toughened safety glass in accordance with BS6206 to be provided to all areas below 1500mm above finished floor level. Fire escape opening window to have a cill level between 800mm-1100mm above finished internal floor level. Opening to be unobstructed to an area of 0.33m2 with a minimum width/height of 450mm.

ROOF WINDOWS :
New roof windows to be installed in accordance with manufacturers instructions. Roof timbers to be doubled up around new roof windows.

VENTILATION TO HABITABLE ROOMS :
Habitable rooms (kitchens, lounges, bedrooms, studies, etc...) to have opening windows with ventilation apertures of not less than 1/20 of the room floor area. In addition they shall be provided with controllable background ventilation of 8000mm² minimum and sited at least 1.75m above finished floor level.

MECHANICAL VENTILATION :
Kitchens to be provided with mechanical extract ventilation of 60 litre per second extract capacity.
Bathrooms to be provided with mechanical extract ventilation of 15 litre per second extract capacity.
Bathroom extract fan to be light switch or pull cord activated and have 15 minute over run. Door to have a minimum of 10mm air gap to base.

NOTES

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Client / contractor to ensure all agreements relating to 'the party wall etc... act 1996' are in place prior to commencement of works.

All dimensions are to be checked on site. Do not scale from printed copies. For any errors or queries please contact Bryson Architecture Ltd.

Materials Symbols :

- Blockwork
- Facing Brickwork
- Non load bearing studwork (75x50 C16 timbers)
- PIR Insulation

03	Issued for approval	04-06-2020
02	Issued for approval	20-04-2020
01	Issued for approval	25-11-2019

REVISION DETAILS **Date / By**

- ○ Draft
- ○ Preliminary
- ◉ For Approval
- ○ Planning
- ○ Building Regulations
- ○ Tender
- ○ Contract
- ○ Construction
- ○ As Built

PROJECT

New dwellings on land adjacent to :
167 Spotland Road
Rochdale
OL12 7AA

DRAWING TITLE

Part section and plans

Scale @ A1:

1:50 / 1:25

DRAWING NO: 2019 171 005

Revision: 03

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