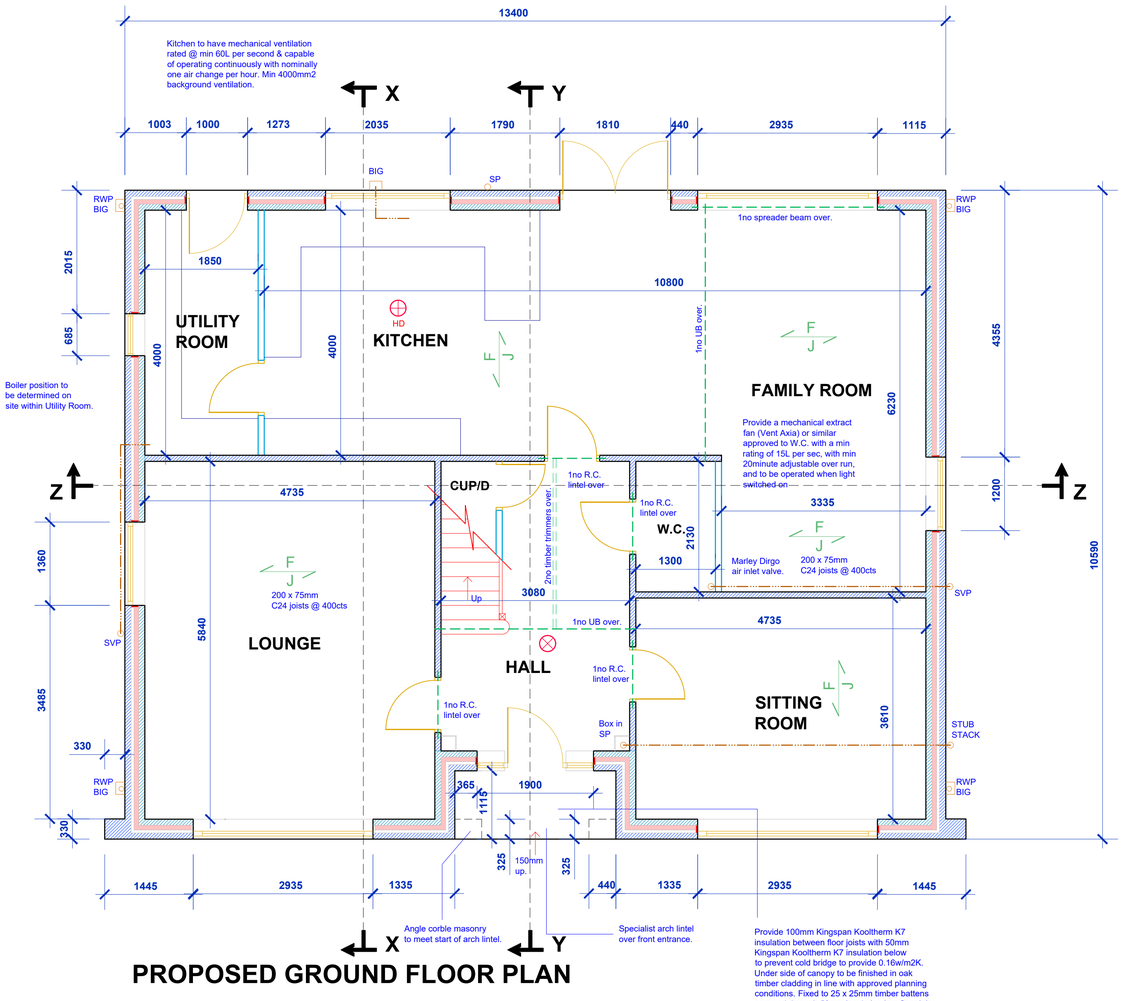
TO BE RED IN CONJUCNTION WITH MMA TREE CONSULTANCY

- Arboricultural Method Statement
- Tree Constraint's Plan
- BS 5837 2012 Tree Protection Fence Detail
- Cellweb Installation Guide (81)
- Landscaping plan and detail
- Tree survey



PROPOSED GROUND FLOOR PLAN

TO BE RED IN CONJUNCTION WITH JCA DRAINAGE PLAN 18.1919.16

DESIGN SUBJECT TO SAP CALCS / AIR PRESSURE TESTING / WATER EFFICIENCY CALCULATIONS PRIOR TO CONSTRUCTION.

JCA HAVE INFORMED CLIENT FOR REQUIRED REPORTS / CALCULATIONS

CLIENT / CONTRACTOR TO PROVIDE STRUCTURAL CALCULATIONS TO BUILDING CONTROL PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT / CONTRACTOR TO OBTAIN STRUCTURAL CALCULATIONS FOR STEEL BEAMS, PADSTONES & PIERS PARTICULARLY TO LARGE GLAZED OPENINGS.

CONTRACTOR TO NOTE THAT DEVELOPMENT REQUIRES SAP CALCS / AIR PRESSURE TESTING / WATER EFFICIENCY CALCULATIONS PRIOR TO CONSTRUCTION. JCA HAVE INFORMED CLIENT FOR REQUIRED REPORTS / CALCULATIONS

MECHANICAL EXTRACT FANS SHOULD BE COMMISSIONED & TESTED TO ENSURE INSTALLED SYSTEM MEETS THE MINIMUM EXTRACT RATES

Background ventilation to assessed following Air tightness design value. Background ventilation of 60000mm2 total equivalent ventilator area if pressure test is under 5 and 40000mm2 if over 5.

Wholesome water to be provided to all places where drinking water is drawn off; wash basin or bidet provided in or adjacent to a room containing a sanitary convenience, fixed bath or shower in a bathroom and to any sink provided in any area where food is prepared

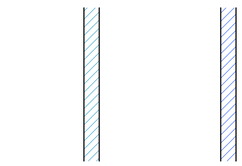
The hot water supplied to any bath will be designed and installed as to ensure the temperature does not exceed 48 degrees C

On completion, water efficiency calculations will be provided using the method given in the approved document (efficiency calculator for new dwellings)

The method of ventilation system within the dwelling is to be System 1 - Background Ventilators and Intermittent Extract Fans.

To facilitate the future provision of a high speed electronic communication network within the building, it must be provided with a suitable service provider's access point and an internal network termination point.

F J — Indicates span of Timber Floor Joists



Indicates thermal Blockwork

Indicates 7n/mm2 Dense Blockwork

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The contract for the works is between the client and his / her contractor. Contractor to visit site, study the details provided within the drawing and be familiar with both the work to be carried out in accordance with the details provided. Any stated dimension must be checked prior to any form of construction. All works and materials to comply with all relevant British Standards and carry a genuine BBA certificate. The materials specified within this drawing are a guide for the contractor as they are recognised materials with genuine BBA certificates etc. Any contractor who decides to use any different materials than that noted on the drawing must inform James Campbell Associates Ltd.

Any discrepancies discovered or items found that where not visible at the time of the initial survey should be reported to James Campbell Associates Ltd for consultation with our client.

CONSTRUCTION NOTES:-

FOUNDATIONS & SLAB.

Ground floor slab to be well tamped suspended concrete slab with structural mesh min. 50mm cover to Structural Engineer's calculations. Slab to be cast on methane gas barrier, laid with 150mm laps and to be continuous with wall DPC, on 50mm sand blinding, on min 200mm well consolidated hardcore, on well prepared ground. Provide 125mm Kingspan Kooltherm K3 insulation to give 0.15w/m2K with separation layer min 500g above insulation and under 65mm concrete screed. Foundations to be piled foundations & ground beams to specialist contractor's design and calculations. Calculations to be submitted to building control prior to construction on site.

CAVITY WALL CONSTRUCTION.

External cavity walls to be 100mm facing brickwork in line with approved planning conditions and 100mm 7N blcokwork with 100mm Thermalite Shield blockwork to 0.15w/m²k & 75mm Kingspan Kooltherm K108 insulation held to blocks with plastic retaining clips attached to min 275mm stainless steel brick ties and 50mm clear cavity, all to give 0.18w/m2K. Provide vertical DPC to window & door reveals with Kingspan Kooltherm cavity closer 130. Cavity wall to be tied internally with min 275mm stainless steel housing ties @ 5 ties per m2, ties to BS 1243. Ties to be at 300mm vertical cts adjacent to window & door openings. Top of cavity wall to be closed with supalux or a proprietry approved system. Internal finish to be 12.5mm plasterboard on dabs and skim to achieve 0.18w/m²k. Provide K Rend render system to external blockwork in line with approved planning conditions.

DAMP PROOF COURSE.

Horizontal DPC to be placed at a min height of 150mm above external ground level & at Finished Floor Level as detailed. DPC laid between mortar beds, DPC to be black pvc min 500 microns 2000g to BS 6515 1984. Provide vertical DPC's to all openings tightly fitted evenly between cavity closure method. Min 225mm wide vertical DPC.

INTERNAL WALLS.

New partitions to comprise, 75 x 50mm s.w. timber studs @ 400cts, 75 x 50mm s.w. timber sole head & side pieces to be adequately plugged & screwed to wall floor & ceiling over. Faced both sides with 12.5mm plasterboard & skim provide min 75mm fibreglass quilt between studs to act as sound deadening, 75 x 50mm s.w. timber noggings at max 600mm horizontal cts laid in staggered pattern across length of stud wall. Provide double floor joists under timber stud partitions running parallel to floor joists. New internal masonry walls to comprise 100mm concrete blockwork min 7n/mm2 crushing strength built up from independent foundation depth to be determined by Building Control. Min 450mm wide x 150mm thick concrete strip footing, provide dpc at finished floor level below floor slab to be 102mm concrete commons. Provide PC lintels to doorways and RC lintels to openings between 900 and 1800mm, opening larger than 1800mm, lintels to be designed by the Structural Engineer.

WINDOWS & LINTELS.

Window & door openings to have Catnic CG110/100 steel lintels with a full fill insulation to lintel void, provide a cavity tray over each lintel with min 500 micron dpm min 450mm wide. Windows to be double glazed timber s.w. or h.w. units in line with approved planning conditions to clients requirements. Double glazed units to have inner pane of Pilkington Optiherm or similar to give 1.6w/m2K. Provide opening casements to give min 10% of O.F.A. Habitable rooms with windows to have closeable 'trickle' ventilators built into unit. Kitchen has mechanical ventilation rated @ min 60L per second & capable of operating continuously with nominally one air change per hour. Min 4000mm2 background ventilation. Utility Room to have mechanical ventilation rated @ mini 30L/ sec & capable of operating continuously with nominally one air change per hour.

ROOF CONSTRUCTION.

External covering roof tiles and colour to be in line with approved planning conditions . All fixed on 38 x 25mm s.w. treated tile laths for 400cts rafter span or 50 x 25mm s.w. battens for 600mm rafter span. L ay Kiober Roofing Products Permo ForteRoofing Underlay / vapour permeable underlay for use in non ventilated cold and warm roof applications to meet the requirements of BS 5534: 2002 and as approved and certified by the British Board of Agrément. All Permo underlays to be classed as low resistant underlays in accordance with BS 5534: 2002. with Monarflex-Eaves Guard 1.5mm HDPE laid over top of fascia and with min 250mm overlap with roofing felt. On Specialist trussed rafters to BS 5268 part 3 2006 @ 600cts. Trussed Rafters to be strapped to the gable walls at max 1800cts with min 6 x 30mm m.s. L straps mechanically fixed to the gable wall with nylon sheathed fixings min 100mm long and screwed through at max 200cts. Provide s.w. noggings flush with top of the rafters as rest for L straps, firmly fix noggings between rafters. Straps to go over min 3no rafters. Trussed Rafters connected to 100 x 75mm C16 wall plates strapped down at max 1800cts 6 x 30mm mild steel straps firmly hammer fixed to internal block leaf. The ceiling level insulation shall be Knauf Crown Loft Roll 200mm thick rolled tight and compact between the ceiling joists with a further layer of 200mm Knauf Crown Loft Roll laid in the opposite direction over the ceiling joist layer, total thickness 400mm with 12.5mm foilbacked plasterboard and skim. Ventilation at eaves with min 25mm perimeter gaps with incorporated insect mesh.

EAVES & RAINWATER GOODS.

Fascia overhang to be determined on site, depending upon window head level, or as detailed on drawing. Any fascia projecting over boundary to be constructed min 10mm from facing brickwork max projection with guttering 150mm. Fascias to be 20mm tanalised s.w. or similar approved upvc in line with approved planning conditions. Any soffits to 8mm exterior quality plywood or upvc in line with approved planning conditions . 100mm half round pvc gutter colour in line with approved planning conditions with 63 diameter pvc rwp or square sectioned pvc rwp in line with approved planning conditions . Rwp's sealed into Back Inlet Gullies. Any eaves or gutter overhanging boundaries to have prior written permission before construction commences. The Party Wall (1996) may apply, it is the responsibility of the building owner to ensure full compliance with the Party Wall (1996) act.

DRAINAGE.

New underground drainage to be Hepsleve or similar to BS 65 on granular bed laid to 1 in 40 falls with flexible connections. Protection of drains passing under or near footings with 150mm concrete surround. P.C. lintels provided over drains passing through footings, surround drainage pipes min 450mm under floor slab construction with lean mix concrete. Written permission to be obtained before work commences to excavate pavements or highways to make necessary drainage connections. All drainage work to be approved on site by L.A. Building Inspector. Check adequacy of existing drains & manholes prior to new drainage connections & backfilling, test drainage installation before backfilling & ensure drainage trenches are adequately compacted to reduce future subsidence & undulations. New manhole construction to be 215mm class B engineering brickwork on 150mm concrete base on well prepared sub-soil & 150mm well consolidated hardcore. Alternatively for shallow domestic drainage purposes use quality approved black PVC inspection chambers with connectable sections c/w pvc stops ends to un-used connection ducts. Any Inspection Chambers within building to have double sealed bolt down type cover fully grease sealed. Provide roddable gullies where branching into main drainage run.

Radiators to be fitted with thermostatic valves

Existing drainage to be fully investigated on site prior to commencement of works

Ground floor construction throughout development is to be determined on site once the ground conditions have been established.

Provide 75mm fibreglass insulation to stud wall with 15mm plasterboard and skim to deaden sound. sound between all bedrooms and en suites.

Provide a level threshold at the main entrance .

5 Lever mortice locks fixed to entrance doors.

New windows and roof lights - fully draught-proofed and double-glazed in Low emissity 'K' glass with 16mm argon filled air gap to give a U-value = 1.6W/m2.K (or Window energy rating - band C; or Centre-pane U-value = 1.2W/m2.

New Glazed Doors (more than 50% glazed) - fully draught-proofed and double-glazed in Low emissity 'K' glass with 16mm air filled air gap to give a U-value = 1.8W/m2K.

New Doors (less than 50% glazed and solid doors) - fully draught-proofed and double-glazed with 16mm air filled air gap to give a U-value = 1.6W/m2.K

HD — Install a Heat Detector in Kitchen where this symbol indicates.

Provide a Heat Detector (HD) linked to the smoke alarm in the entrance hall.

Install a smoke alarm system to BS 5446 part 1. Mains operated interlinked system with battery backup

EW — Escape window max 1.1m from FFL and to have opening light min area 0.33m2.

Any glazing within doors and adjacent windows to be safety glazing up to 1500mm above floor / ground level to BS 6206 class C.

Any glazing to external windows and doors below 800mm from floor level to have safety glazing to BS 6206 class C.

All internal stud partition walls to have fibreglass quilt to void to deaden sound.

Floor joists to be supported on suitable masonry to timber restraining joist hangers.

MINIMUM CLEAR OPENING DOOR WIDTHS = 775mm.

SWITCHES & SOCKETS TO BE BETWEEN 450 & 1200mm FROM F.F.L.

MINIMUM CLEAR OPENING DOOR WIDTH TO MAIN FRONT DOOR TO BE = 775mm.

LIMITING AIR LEAKAGE:-

Cavity wall insulation to be taken below DPC level to the underside of floor slab insulation

The cavity wall insulation and roof insulation must meet at the top of the wall

Take cavity wall insulation to full extent of the gable walls within roof space

provide a min 25mm upstand of insulation around perimeter of new concrete floor slabs, where the floor slab touches outside walls (at door thresholds)

All cavity closures to be insulated

All service meter positions to be determined on site it is likely that the gas and electricity meters will be located to the side elevation of dwellings.

Provide 75% of new lighting must be low energy light fittings efficent with lamps having luminous efficacy greater than 45 lamp lumens per circuit-watt

Any new or replacement boilers fitted should have a SEDBUK rating of 90% ie. be a condensing boiler.

BATHROOM & PLUMBING.

New Toilet to have 100dia pvc waste pipe sealed to nearest svp. Provide a supply of mains cold water to WC C/W stop valve. New WHB to have min 50dia pvc waste with min 75 double sealed trap, or anti vactap if waste run is too long, seal waste into nearest svp. New Shower to have min 50dia pvc waste with min 75 double sealed trap, or anti vac trap if waste run is too long, seal waste into nearest svp. Provide a mechanical extract fan (Vent Axia) or similar approved, with a min rating of 15L per sec, with min 20minute adjustable over run, and to be operated when light switched on. Kitchen sink waste to be min 50mm with 75 DS trap. Bath / showers to have fitment which will limit hot water to 48°C.

ELECTRICAL WORK.

All electrical work to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Local Authority must be satisfied the either:-

An electrical installation certificate issued under a Competent Person Scheme has been issued; or

Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

STAIRCASE (Ground - First Floor).

New staircase to be solid string with closed risers.
13 No risers @ 202.69
12 No goings @ 225.11mm. Min tread 275mm.
Minimum 800mm between handrails or to fit within dimensioned walls as specified on the drawing. A minimum headroom of 2m measured directly over the pitch line of the staircase to any point between the stairwell. A minimum 900mm handrail height to flights and 900mm to landings. The staircase is to terminate in scroll or other suitable means. Provide maximum 90mm gaps to any open balusters to both flights and landings.

FIRST FLOOR NOTES.

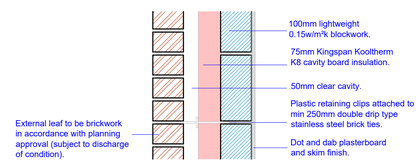
New first floor to comprise 200 x 50mm C24 & 200 x 75mm C24 joists @ 400cts. Floored over with min 22mm t & g flooring grade moisture resistant boarding. 2 rows m.s. herringbone strutting @ third spans. Strap joists to all masonry walls running parallel to joists min 6 x 30mm m.s. 'L' straps to go @ max 2m cts to go over min 3no floor joists. Underdraw min 15mm 10kg/m2 dense plasterboard & skim.

MISCELLANEOUS.

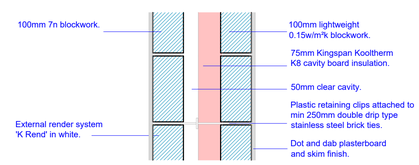
All timber carcassing for structural elements to be C16 grade or GS & MGS graded. Timber to be clean, sound & merchantable free from excessive knots etc & moisture attack from external yard storage prior to site delivery.

Any steel lintels / beams to be red oxide treated (min 2 coats) with cut end burrs filed off. Minimum 150mm end bearing where possible & on concrete padstones firmly bonded into walls. surround steelwork in 2 layers of 12.5mm fireline board to give min 30mins fire protection, provide plaster skim finish.

Tooth new cavity wall construction into existing & run cavities through continuously free from mortar snots enabling moisture bridging cavity. Alternatively provide vertical break & DPC added in existing outer facing brickwork. Catnic SIS strong hold wall connectors or similar approved to be used to join new 7 existing cavity walls, as BS 5628 part 1 1985. Insert galvanised wall ties at every 3 vertical brick courses.



WALL DETAIL B



WALL DETAIL A

DRAWING TITLE

PROPOSED GROUND FLOOR PLAN - DWELLING 2

JAMES CAMPBELL ASSOCIATES LTD
CHARTERED ARCHITECTURAL SERVICES
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CIAT

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PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT

LOCATION

The Red House
13 Broadhalgh Avenue
Bamford
Rochdale

DRAWN:-	Martin D. Ashworth	DRAWING NUMBER:-
DATE:-	March 2019	**18.1919.12**
SCALE:-	1:50 @ A1	
ISSUE:-		