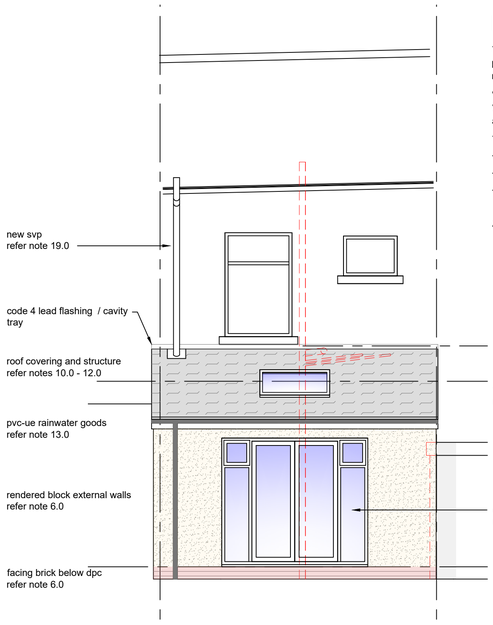
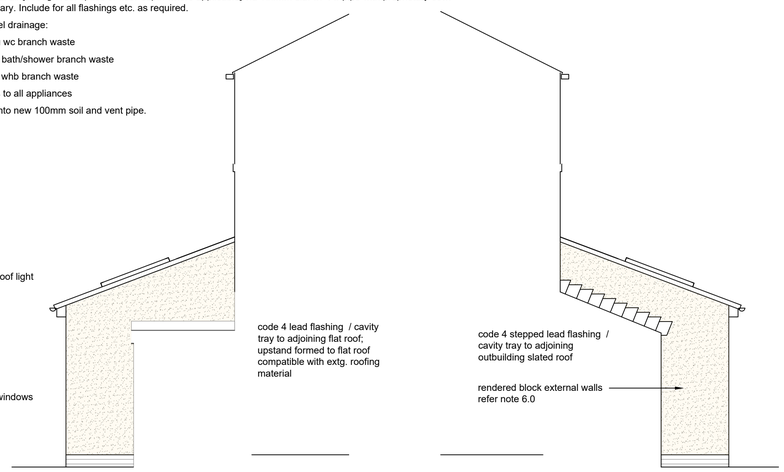


REAR ELEVATION



SIDE ELEVATION EE

SIDE ELEVATION FF

Notes: continued...

18.0 Mechanical ventilation

Provide mechanical ventilation, units from the Vent-Axia Lo watt range or similar approved, to kitchen to give minimum extraction rate of

- Kitchen 30l/s if placed over the hob and 60l/s if placed elsewhere

Vents ducted to external air [through roof space or floor depth where applicable] via 100mm dia. UPVC pipe with proprietary cowl and flashing as necessary. Include for all flashings etc. as required.

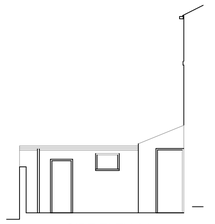
19.0 Above ground level drainage:

- 100mmdia. Pvcu wc branch waste
- 40mm dia. Pvcu bath/shower branch waste
- 32mm dia. Pvcu whb branch waste

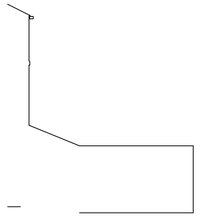
75mm deep seal traps to all appliances

All wastes to connect into new 100mm soil and vent pipe.

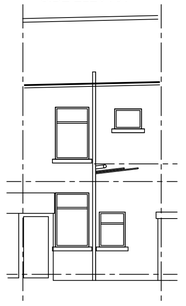
EXISTING:



SIDE ELEV AA



SIDE ELEV BB



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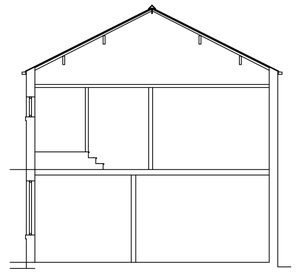
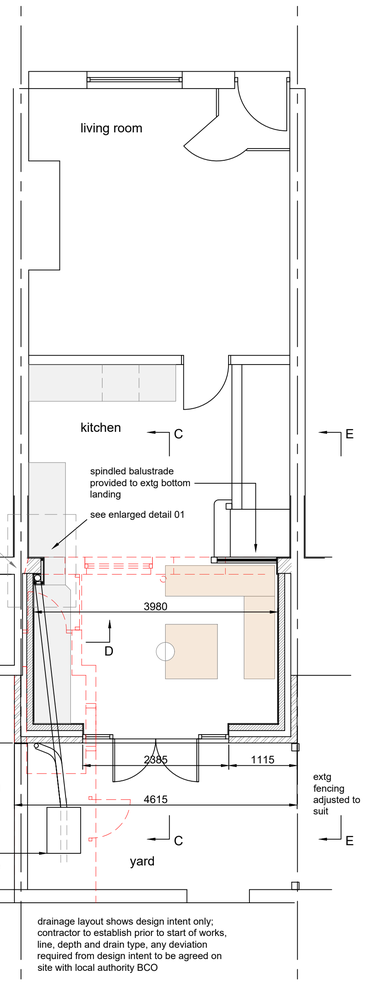
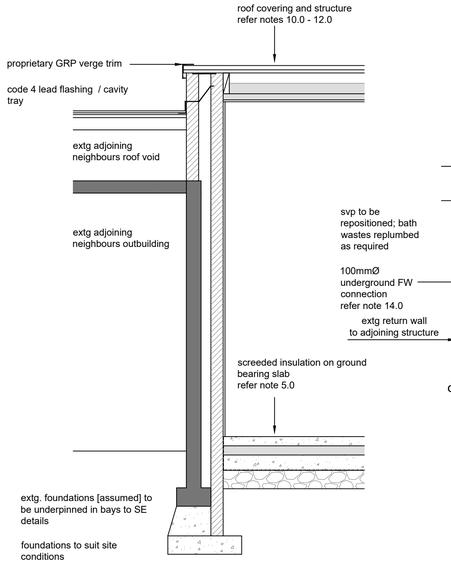


TYPICAL CROSS SECTION

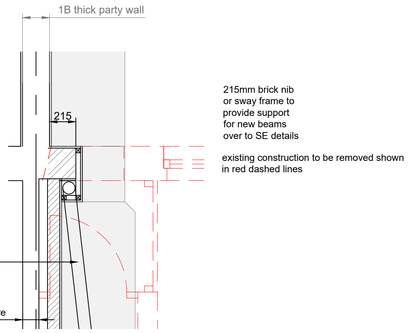
PROPOSED:



GROUND FLOOR PLAN:

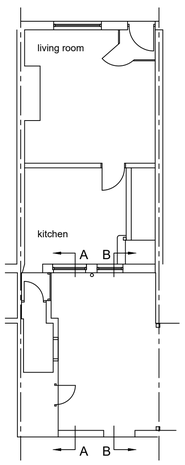


SECTION DD
[other side similar]

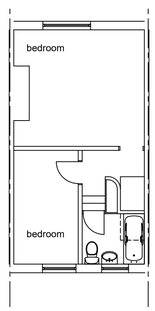


detail 01

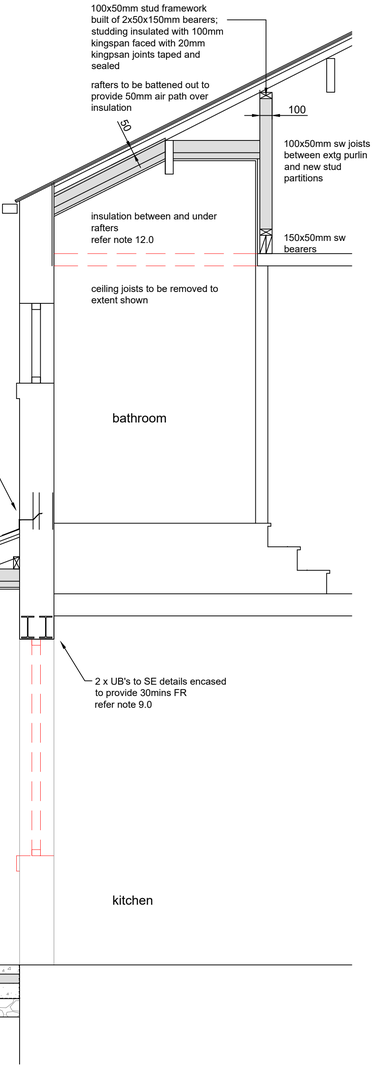
EXISTING:



GROUND FLOOR PLAN:



FIRST FLOOR PLAN:



SECTION CC

Notes:

1.0 General Notes:

All workmanship and materials to comply with relevant Building Regulations, British Standards and Codes of Practice requirements. All materials are to be fixed, applied or mixed in accordance with manufacturer's instructions and specifications. All dimensions are to be checked on site prior to construction by main contractor. Any timber likely to be exposed to moisture to be vac-vac treated to prevent decay.

2.0 Foundations:

To comprise concrete strip footings or trench fill foundations all in accordance with A1/2 of the Building Regulations and to entire satisfaction of Local Authority Building Inspector.

3.0 Substructure:

Walls below dpc to be dense concrete block or common brick to suit external wall thickness. Facing work to outer leaf to be taken down to a minimum two courses below finished ground level.

4.0 DPC:

To comprise Visqueen gas resistant DPC or equal/approved dpc laid min. 150mm above adjacent ground level.

5.0 Ground floor construction: ground bearing slab with screeded insulation over

To comprise 75mm sand:cement screed on polythene separating layer; 75mm Kingpsan Kooltherm K103 insulation; 125mm concrete floor slab on gas resistant gas membrane linked to dpc; on blinded compacted hardcore min 150mm.

U Value = min 0.22W/m2K .

6.0 External walls: brick and blockwork

To comprise 100mm medium dense concrete blockwork with proprietary K Rend silicone render with scraped fine textured finish applied in strict accordance with manufacturers instructions with 100mm cavity and 100mm medium concrete block [k value = 0.51]. Cavities to be partially insulated with 50mm Kingspan Kooltherm K108 cavity board insulation leaving 50mm residual cavity. Leaves to be tied together at 750mm centres horizontally and 450mm centres vertically with PD 6697 type 2 wall ties with a retaining clip for securing the insulant to the masonry plane and to be of a double drip type. Ideally, they should be BBA approved and conform to BS EN 845-1: 2003. Each block course to be tied at window reveals. Cavity around openings to be closed with proprietary insulated pvc-ue cavity closures incorporating integral dpc. Walls to be finished with 8mm cement parge coat and 12.5mm plasterboard and skim on adhesive dabs.

U Value = 0.28W/m2K.

Lateral restraint to be provided by 30x5 gms straps at 1800mm cts. 1005x50mm sw wall plate to be strapped to inner leaf at 1800mm cts. using 30x5gms straps.

Lean mix cavity fill to terminate min. 225mm below dpc.

7.0 Lintels: external walls

To comprise preinsulated Catnic combined steel lintels to suit load and span

8.0 Windows and doors:

Approved colour pvc-ue framed double glazed French Windows supplied and installed by specialist contractor who is FENSA registered and the installation must be registered to comply with Building Regulations.

Min. centre pane U Value not greater than 1.6W/m2K.

Opening lights to all rooms to be min. 1/20th floor area. Incorporate trickle ventilators to window frames to current Building Regulations, 5000mm2 to habitable rooms, 2500mm2 to other rooms. Glazing to windows less than 800mm above floor level to be laminated or toughened glass to current Building Regulation app. doc. K4. Provide draft stripping to all openable windows.

Roof light to comprise Velux rooflights with double glazing with flashing kit to suit roof tile and pitch; to be installed in strict accordance with suppliers written instructions.

9.0 Lintols: internal masonry walls

Opening to existing rear wall to be spanned by 2 x UB's bolted together using 50mmØ spacer tubes; bearing onto min 150mm thick PPC padstones and masonry piers; all to Structural Engineers details

10.0 Roof covering:

New roof coverings to comprise interlocking concrete tiles to LPA approval and to suit roof pitch on 38x25mm softwood battens; on "Roofshield" vapour permeable roofing underlay by Procter Group Ltd; on cut timber rafter roofs to detail below.

11.0 Roof construction:

To comprise C16 / C24 solid cut timber rafters and purlins as detailed on plans.

12.0 Roof insulation:

Sloping ceilings to be insulated with 120mm Kingspan Kooltherm K107 between rafters and 32.5mm Kingspan Kooltherm K118 thermal laminate plasterboard between rafters to give: -

U value 0.18W/sq.mk.

Vapour permeable roofing underlay obviates the need for ventilation of the roof void. Ensure adequate drape of roofing underlay between rafters to accord with manufacturer's instructions. Proprietary GRP eaves guard to be incorporated under roofing underlay and dressed into gutter.

13.0 Rainwater goods:

To comprise 110mm pvc-ue rectangular guttering and 63mmØ circular section pvc-ue fall pipes

14.0 Below ground drainage:

100mm HEPSLEEVE or other approved high strength vitrified clay pipes with flexible connectors bedded & surrounded in granular material strictly in accordance with manufacturer's instructions. All foul drain entries to be via swept bends, all surface water connections to be trapped. All gullies to be trapped roddable type bedded & surrounded in min 150mm concrete. Rodding access points to be brought to surface with as shallow an angle as possible, terminating in airtight alloy cover & frame bedded & surrounded in concrete.

Drains passing through walls to be bridged over using reinforced concrete lintels & sleeved through wall.

Inspection chambers under 900 mm deep to comprise proprietary UPVC inspection chambers. Manholes over 900 mm deep to comprise pre-cast concrete manhole sections suitably sized for a depth on minimum 150 mm thick concrete base. Manholes to be pointed up and made watertight prior to completion. Heavy duty manhole covers to trafficked areas, medium duty covers to footpaths, light duty covers to landscaped areas.

15.0 Services:

All work to comply with regulations and recommendations of the relevant supply company and to be the satisfaction of the inspector. All services to be designed and installed in accordance with the NBS Domestic Services Guide

16.0 Electrical Installations:

All installations to comply with IEE Regulations. All fittings to comply with British Standards, Quality, Quantity and position of fittings to be in accordance with contractor designed and approved scheme. All switches, sockets, TV/telephone points, doorbells and entry phones to be positioned between 450 mm and 1200 mm from finished floor level. Provide energy efficient lighting in accordance with Building Regulation Approved Doc. L1 min 100% of light fittings to be low energy type as specified by Building Regulations. Any external lighting, including any provided to porches, to be fitted with photocells and have fittings which can only be used with lamps having efficiency greater than 45 lumens per circuit-watt. Installation to be commissioned by competent person and certificate issued in accordance with current Building Regulations approved document P.

17.0 Approved Document L1B

Provide the following documentation in compliance with Approved Document L1A:-

17.1 Continuity of insulation:

Insulation to walls, floor and roof is to be continuous to limit thermal bridging & air leakage. A signed declaration may be required from a competent person confirming that appropriate insulation methods have been incorporated on site.

17.2 Providing information:

The owner is to be provided with sufficient information about the building, fixed building services, controls and their maintenance requirements, so that the building may be operated as efficiently as possible.

17.3 Controlled services:

The local authority may request confirmation that any controlled services including heating and hot water systems have been commissioned in accordance with a procedure approved by the Secretary of State.

rev:	date:	description
A	09/04/19	extg. side elevations added; section annotation revised

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RICS the mark of property professionalism worldwide

Project:

26 Crowther Street Rochdale
EXISTING AND PROPOSED

scale: 1-50;1-100;1-25

date: March 19

drawn: IS

Client: Andrea Shaw

Dwg. Nr. C378-001/A

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CDM:
Clients and contractors must fulfil their duties under the CDM regulations 2015.The client is required to notify the HSE of any projects lasting more than 30 days or involving more than 500 person days.