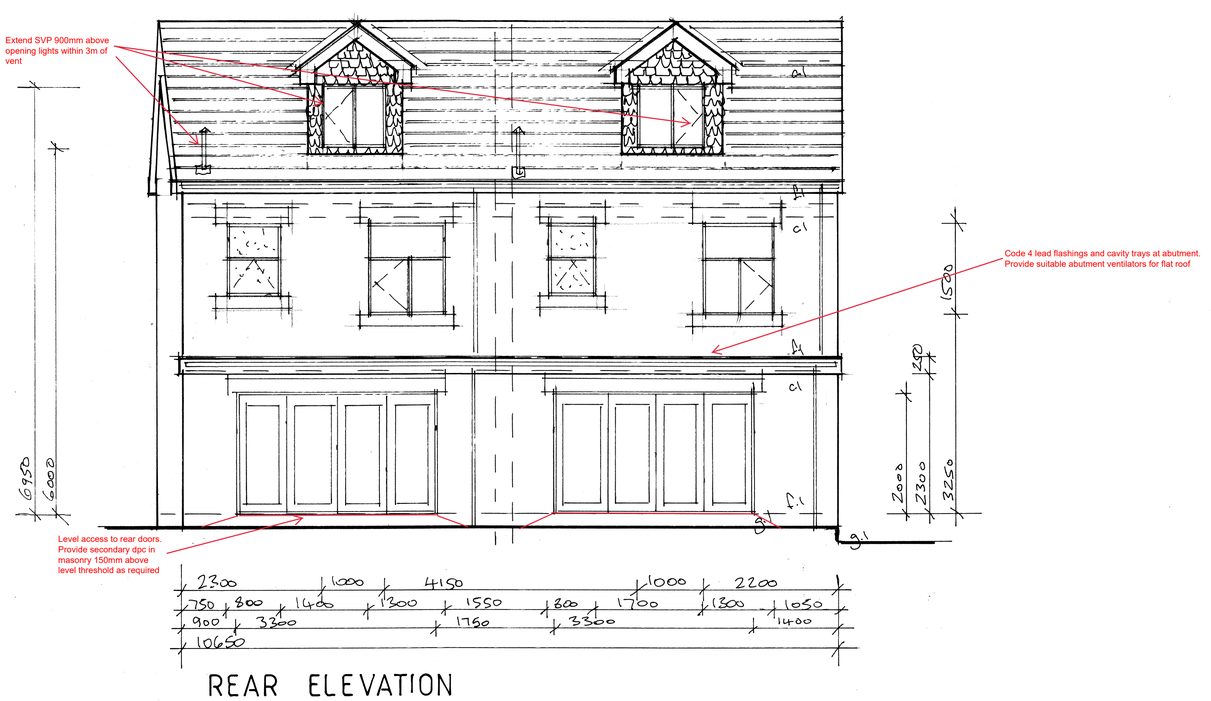
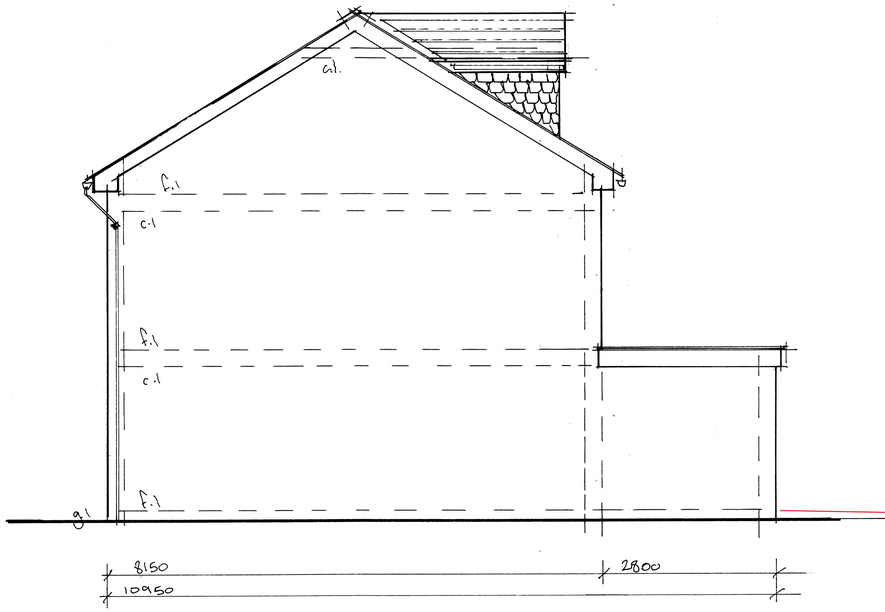
022233



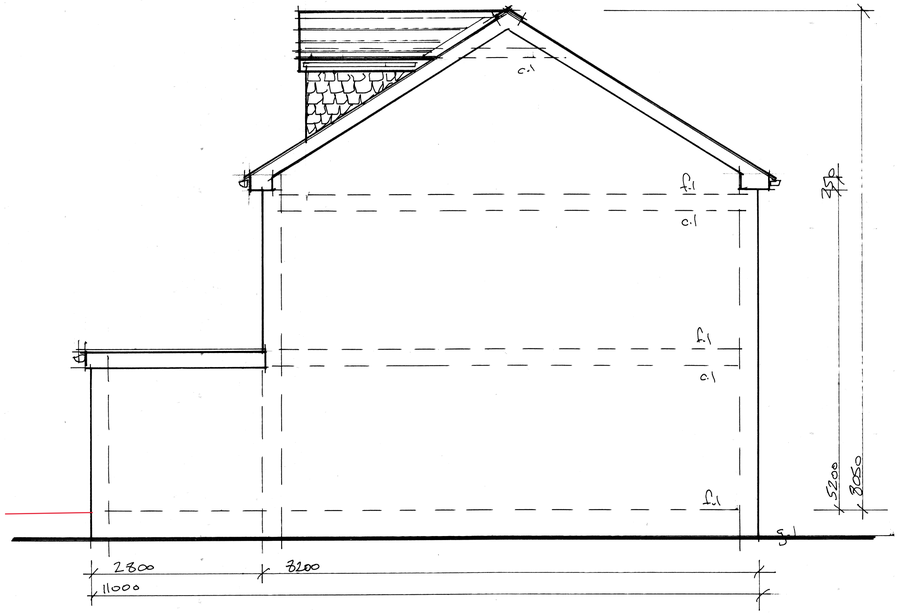
FRONT ELEVATION



REAR ELEVATION



RETURN ELEVATION



SIDE ELEVATION

Level access

ROCHDALE BOROUGH COUNCIL
BUILDING ACT 1984
CONDITIONAL APPROVAL
14 Aug 2020
THE PLAN IS CONDITIONALLY APPROVED BY THE COUNCIL, SUBJECT TO THE RELEVANT SECTIONS OF THE BUILDING ACT 1984 (CH55) AND THE PURPOSES OF THE CURRENT BUILDING REGULATIONS ONLY.

PROJECT
PROPOSED NEW DEVELOPMENT.
DRAWING TITLE
PROPOSED ELEVATIONS.
CLIENT
IMPERIAL PROPERTY DEVELOPERS.
ADDRESS
53-55, PEEL STREET, ROCHDALE.
SCALE
SCALE 1:50
DATE
MAR 2019.
DRAWING No
RC 03195436/3.

022233

Bifolding Doors.
New doors to be PVCu and bifold doors to be powder coated aluminium, all with minimum 16 mm air gap with argon filled double glazing with pilkington K Glass S soft coated inner pane to achieve maximum "U" value of 1.54W/m2K to windows and doors and 1.77W/m2K to bifolds with fully draught stripped open able light equivalent to minimum 1/20 floor area for purge ventilation and including minimum 5000 mm 2 trickle vents per habitable rooms and 2500 mm 2 for non habitable rooms (kitchen, bathroom, en-suite) for background ventilation in accordance with Part F 2010 Edition SystemI Table 5.2a and based on 277m2 floor area-total equivalent ventilator area 194000m2.
Frames to be lapped minimum 30 mm across cavity closer in accordance with Part L1A section 5.9 and Accredited Construction details under section 5.12 to limit thermal bridging. Details to be inspected on site in accordance with checklist to maintain quality assurance.
Any glazing within 800 mm of floor level, and within 1500 mm of floor level where within 300 mm from a door and all glazing to bifold doors to be safety glass to comply withBS6206.

Fire doors
All doors marked * to be ½ hour self closing fire doors FD30 SC 12 mm rebates with intumecent strips inserted as per Document B2006 edition

Escape Route.
All final exit doors to allow opening from inside without the use of a key i.e. thumb turn.

800 Internal doors
800 door set comprising 1981x726x44 solid core flush doors painted three coats , set in softwood frame 13 mm rebated and with ex. 50x25 sw architraves. Doors fitted with 1.5 pairs 100 mm bolts and 1 set lever handles. Style and type of paneled door to client's choice.

Lead work and flashings and any valleys.
Use Code 5 lead and laid according to lead development association. Flashing to be provided to all jambs and below window openings with welded up stands .Joints to be lapped min 150 mm and lead to be dressed 200 mm under tiles.

Condition Notes
1. The drawings relating to the proposed project are for the purpose of obtaining Planning and Building Regulations approval only.
All work thereafter is undertaken solely at the Clients/ Contractors discretion and liability is therefore transferred.
2. In order to prepare these drawings, certain assumptions have been made which have to be verified both before and during the course of the works. Should at any time the existing construction be exposed which does not agree with these drawings or dimensions vary, then the engineer should be informed immediately and suitable actions taken.
3. All work must be carried out in accordance with the relevant building regulations and codes of practice.
4. Do not scale from drawings. Work only from figured dimensions. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
5. The drawings relating to the proposed project must be read in conjunction with and checked against any structural engineer's or specialist drawings and details provided.
6. The Contractor is to notify Building Control at the appropriate stages of construction - necessary for them to determine the works statutory compliance.
7. Before work commences - ensure all Planning and/or Building Regulations Conditions have been resolved to the satisfaction of the Local Authority.

Kitchen Ventaxia
Mechanical ventilation to Kitchen to give 3 air changes per hour connected to light switch into 150 mm upvc pipe to outside with cowl fixed all to regulation F1 2010 60 litres/second

New ceiling fixed to u/side of rafters (room in roof).
Provide 75mm thick Kingspan Kooltherm K107 pitched roof board between rafters, u/side flush with bottom of rafters, leaving min. 50mm ventilated void to u/side of existing roof battens.
Provide a further 57.5mm (total thickness) Kingspan Kooltherm K118 insulated plasterboard fixed to u/side of new rafters to give a 'U' value of min. 0.18W/ m.sq. K.
Provide 3mm plaster skim finish to ceiling.

R.S.J. s
Encase new RSJ with 2 layers of 12.5 mm plasterboard and skim with staggered joints to give 1-hour fire protection.

Ventilation
Mechanical ventilation to WC/bathroom by Xpelair DX100 wall mounted extractor or DX100 ceiling mounted extractor. Extractors capable of min 15 L/S extraction and to incorporate minimum 15 min over run timer. Similarly mechanical ventilation to Utility by Xpelair SL150 wall mounted extractor (min 30 L/S). Mechanical ventilation incorporating in the cooker hood in the kitchen (min 30 L/S) ducted to external wall.

Background ventilation
All new habitable rooms to have background ventilation not less than 8000 sq mm kitchen and en-suites to have 4000 sq mm. Insert permanent trickle vents to heads of all windows to rooms affected. Al to regulation F1 2010

Lighting
Provide 75% of new primary light fitting units to new extension to be of type, which will only take high efficiency lamps Provide min one third of primary lights to have a luminous efficiency greater than 40 lumes per circuit watt. The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site.

Electrical Contractor (Competent Person)
All the wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of
BS 7671, the IEE 18th edition wiring guidance and Building Regulations Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the Secretary of State, AND
The competent person is to send to the approved inspector a 'self certification certificate' within 30 days of the completion of the electrical works. The Client is to be provided with a copy of the 'self certification certificate' and a BS 7671 electrical installation test certificate.

Flagging to patio
Lay 900 x 600 x 50 mm thick pre-cast concrete flags on 50 mm sand blinding to new patio area

Rear dormer wall construction
Marley grey wall hung concrete tiles class 'a' fire resistant cladding fixed to 38 x 19 treated sw vertical battens at a gauge to suit on breathable sarking felt membrane on plywood sheathing. 125 x 50 treated sw framing at 400 centres with noggins at 600 vertical centres. Provide 38 x 19 treated sw counter-battens with no.4 lead fixed to counter-batten and dressed to window frame. At abutments with gable wall provide no.3 lead soakers (felt to overlap) and dressed down min. 200 mm over roof 100 mm thick 125 mm thick KINGSPAN insulation between studding and vapour barrier to warm side of insulation giving a u value of 0.28 insert 100 x 100 mm sw corner posts and each side of any windows, insert 150 x 100 lintel over any opening in dormer.

Dormer cheeks to adjoining boundaries.
Insert 6 mm thick supalux for boundary dormer cheeks fixed to the outside of the dormer framework in addition to 12.5 mm plasterboard to inside face of framework.

Disabled requirements
Light switches at max 1200 above floor level sockets 450 mm above floor level, level access front door and new 1:20 ramp to rear entrance doors.

Gas Central Heating.
Provide Worcester-Bosch or similar approved gas fired wall mounted high efficiency condensing combi boiler (Sedbuk rating Band A).
Location of boiler to be to be agreed with Client and sited and installed in accordance with Approved Document J.
Boiler to be minimum 300 mm from any opening into the building.
Boiler to be controlled by time-clock.
Provide new Steirad Elite pressed steel radiators or similar throughout, all with thermostatic valve controls.
Hot water to be provided to each bath, shower, wash hand basin and sink.
New heating system to be designed, installed, tested and fully certified by a 'Gas Safe' registered approved contractor.
All work to be in accordance with the Local Water Authority By Laws, gas safety requirements and IEE Regulations.

Heating System
New heating system to be installed by 'Gas Safe' registered approved contractor. A Sedbuk efficiency rating of not less than 86% to be achieved. 88%

Electrical Contractor
All electrical work required to meet the requirements of Part P (electrical safety) will be designed, submitted, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied that either electrical installation certificate issued by competent person or appropriate certificate and form defined in BS 7671 to be submitted.

Electrical Fittings.
All sockets to be positioned above 450 mm from floor level, and all switched to be positioned below 1200 mm from finished floor level to comply with Part M of the Building Regulations. Minimum 3 out of every 4 internal light fittings and all external lights to incorporate only fittings with LED lamps-luminous efficiency greater than 45 lamp lumens/circuit-watt and total output greater than 40 lamp lumens, with and external lights to incorporate daylight sensor, all in accordance with Part L1B , L1A section 4.24 Building Regulations (2010 Edition with 2013 amendments) and Table 42 of Domestic Building Service Compliance Guide 2013 Edition.
Electrical installation to be designed and installed and tested on completion by an NICEIC registered contractor in accordance with BS 7671:2001 to comply with Part P of Building Regulations.

Notes
These drawings are for the purpose of obtaining Building Regulations and Planning permission only.
All work thereafter is undertaken solely at the clients/contractors discretion and liability is therefore transferred. With regards to any matters relating to Planning or Building Regulation, they are solely at the discretion of the client, no information or advice given prior to or after the drawings are completed are for information only and not binding.
All work must be carried out in accordance with the relevant building regulations and codes of practice. Do not scale from drawing. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
Services i.e. Electric, heating, plumbing etc. Are not included in these drawings.

Mains water supply and Efficiency
Mains water supply will comply of wholesome water supplied by statutory undertaker. All WC's to be provided with dual flush mechanisms. Consumption to not exceed 125 litre/head/day with estimated water consumption calculation provided upon completion of project in accordance with paragraphs 2.2 & 2.3 of Part G (2010 Edition)

Thermal Efficiency.
Following completion of the property a pressure test must be carried out in accordance with section 3.13-3.21 of approved document L1A (2013 Edition) and a Carbon Emission rate calculation must be prepared in accordance with section 2.13 of approved document L1A (2013 Edition). In addition an energy rating EPC shall be provided and attached in the property in accordance with section 4.3 Part L1A (2013 Edition).

Lighting
All lighting to be energy-efficient.
Metering and Energy Monitoring Equipment
The electricity metering provision shall be supplemented by additional metering to measure the energy yield from the photovoltaic system. Propose a single point smart meter arrangement to facilitate this with a simple visual display of instantaneous and cumulative energy data.
The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site.

Smoke alarms and heat detectors.
Fire Safety Approved Doc B
Where new habitable rooms are provided above ground level, a fire detection system shall be installed. Provide a mains linked smoke alarm in the circulation space on all levels in accordance with Paragraph 1.10 t0 1.18. Also provide 1 no smoke detector to ground floor.
There will be a compatible interlinked heat detector or heat alarm in the kitchen, in addition to whatever smoke alarms are needed in the circulation space.

General Notes.
These plans have been prepared for the sole purpose of obtaining building regulation approval and do not constitute a full building specification.

Qualified Operatives.
Anyone carrying out the work shown must be suitably qualified and have the appropriate experience to do so.
All work must be carried out in a safe and workmanlike manner in full accordance with relevant British Standards and Codes of Practice.

Suppliers and Materials
All specified named references to manufacturers, suppliers and materials are to be assumed to be suffixed' or similar approved'. Alternatives must be qualified and agreed in writing before works commence.

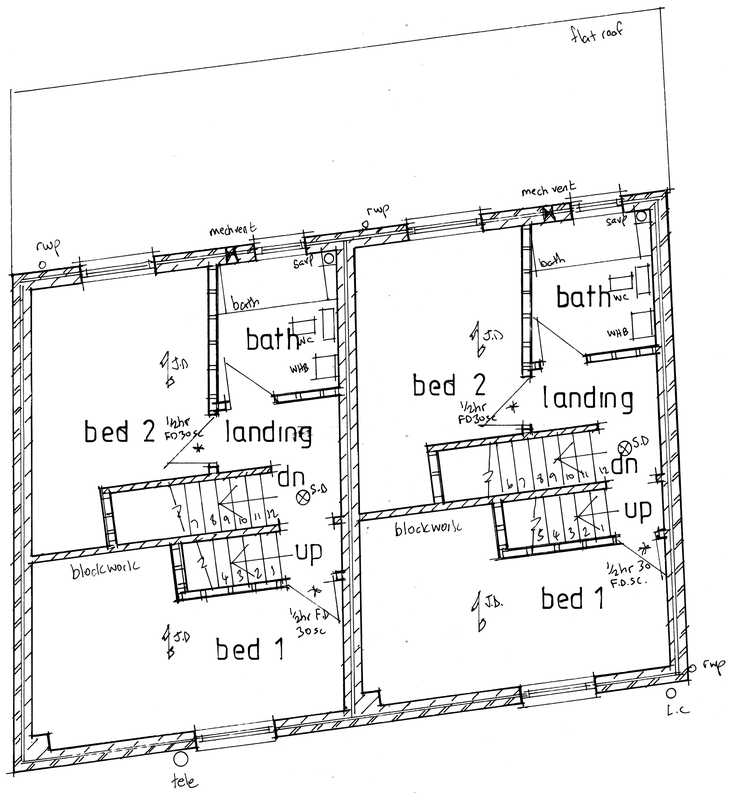
British Standards
All works and materials are to comply with the latest British Standards, Codes of Practice and in accordance with the latest Building Regulations and Local Authority Bye Laws. Custom Build (Foundation 15) Regulation
All materials instructions or specifications, all materials shall be suitable for their purpose.

Setting out
Is to be the responsibility of the main contractor but may be checked by the Architectural designer of Structural Engineer.

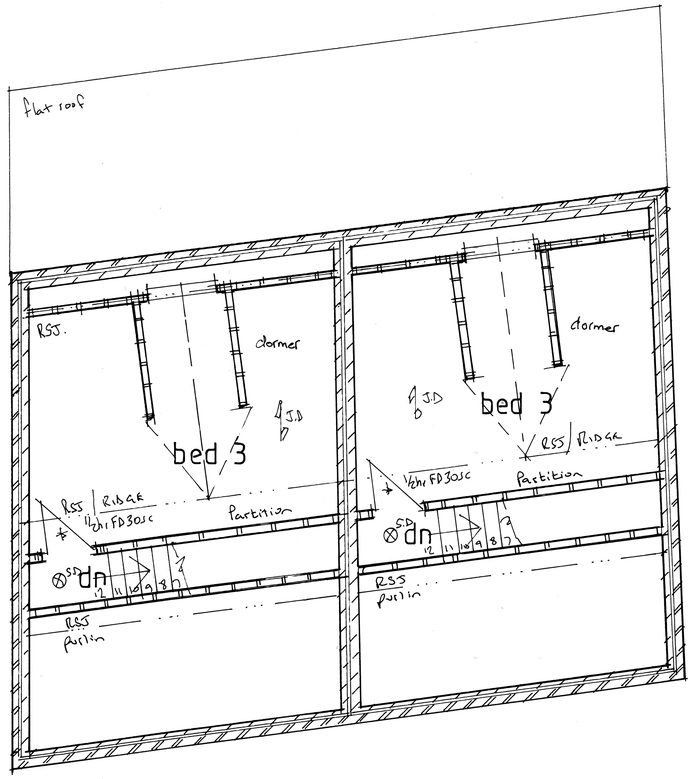
Health and Safety
Requirements to be met by reference to the 'Health and Safety Act 1974' and the 'Construction (Working Places) Regulation 1966.

Providing Information
The owner is to provide sufficient information about the building, fixed building services, controls and they're maintenance requirements, so that the building may be operated as efficiently as possible.

Fire resistance to existing staircase. (NOT APPLICABLE)
Overlay existing timber lath and plaster with 2 layers of 12.5mm thick Gyproc 'FIRELINE' board laid in accordance with manufacturers instructions to give min one hour fire resistance.



FIRST FLOOR



SECOND FLOOR

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PROJECT
PROPOSED NEW DEVELOPMENT.
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PROPOSED FIRST AND SECOND FLOOR LAYOUTS.
CLIENT
IMPERIAL PROPERTY DEVELOPERS.
ADDRESS
53-55, PEEL STREET, ROCHDALE.
SCALE
SCALE 1:50
DATE
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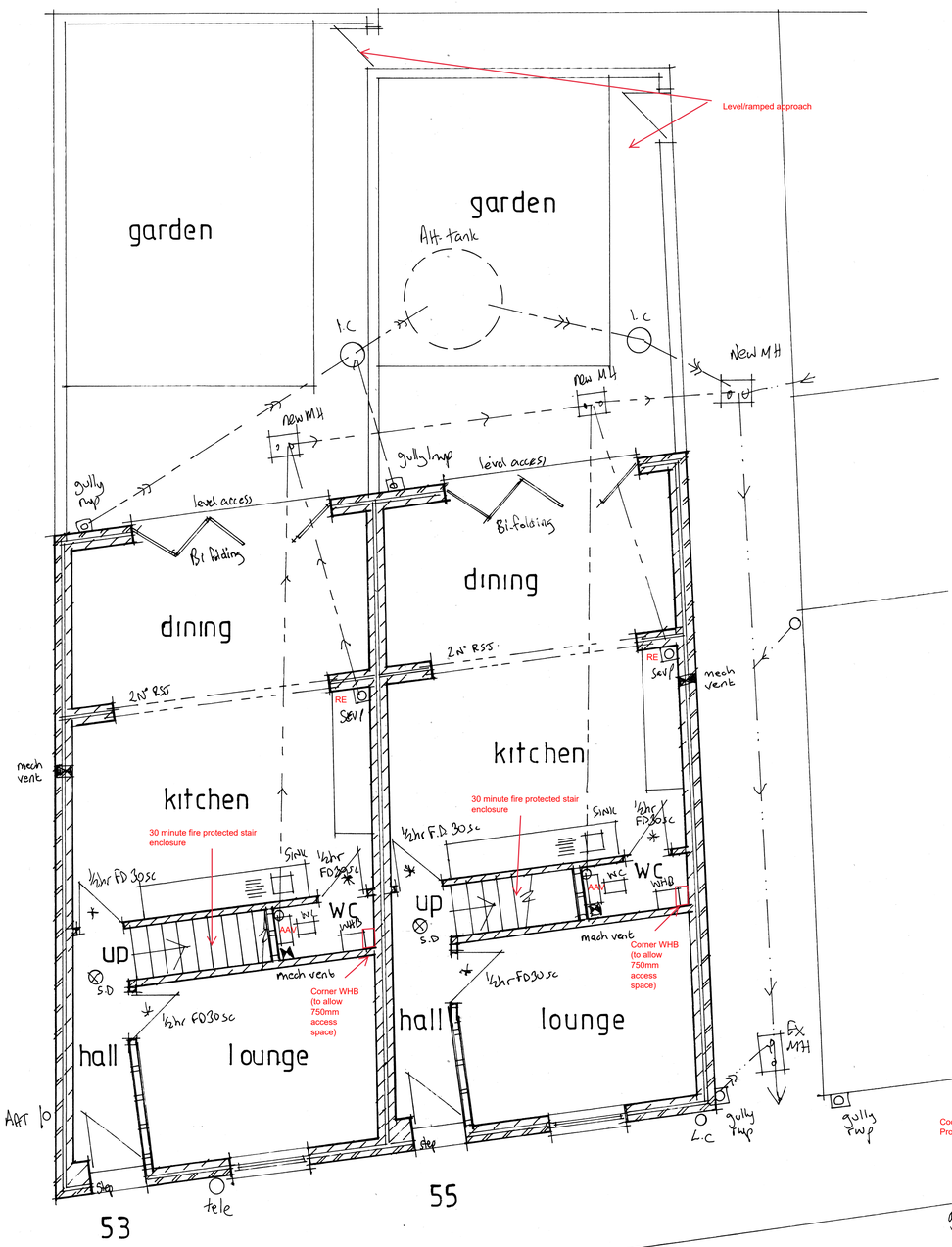
DRAWING No
RC 03195436/2

022233



Foundations
Foundations to cavity walls to be constructed of concrete common brickwork up to 150 mm below ground level with Class B engineering brickwork from GL to DPC level externally and concrete block work internally. Walls built off 700 x 200 (C20 mix-20N/mm2) concrete strip foundations, at min depth of 1000mm, to suit local ground conditions. If the ground is found to clay the footings are to be in accordance with NHBC guide 'Building Near Trees' and to be in accordance with BS 8004, BS 5837 and to satisfaction of the Local Building Authority Inspector. Precast concrete lintels to be laid over all openings for drainage and service runs with minimum 150 mm end bearing onto adjacent brickwork.

Cavity walls (Kingspan K108)
Cavity walls to be 300 mm overall construction to comprise of 102 mm outer skin of facing brickwork with inner skin of 100 mm Thermolite Sheild blockwork. Both skins laid on 1:6 mortor mix with plasticizer and bonded together with Ancon Staifix RT2 cavity wall ties, suitable for cavities up to 100 mm wide, staggered in alternate rows and spaced 750 mm horizontally and 450 mm vertically. All cavities closed at eaves, door and windows openings with Thermabate or similar insulated cavity closers. 100 mm cavity partially infilled with 50 mm Kingspan Kooltherm K108 Cavity Board with blockwork lined internally with 12.5 mm plasterboard on dabs to provide a maximum "U" value of0.28W/m2K. Plasterboard returned into all window and door openings and with continuous band of adhesive around all openings at base and heads of wall and at external corners, in accordance with Accredited Construction Details with details checked on site to maintain quality assurance. All new internal solid walls to comprise of 100 mm skins of dense concrete blockwork (7KN) with 12.5 mm Gyproc Wallboard on dabs with skim finish.

Info regarding foundations
During construction if ground conditions unsuitable for traditional foundations alternative methods to be used, piling of reinforced concrete slab to be constructed all to engineers instructions.

Dividing Wall
Construct new 100 mm thick 4 KN concrete block dividing wall keyed into new and existing walls all built off new 600 x 200 mm concrete foundation all to Reg A1 & 2

Cavity closer
Insert Isofoam XCC insulated cavity closer to all new openings all as document I 2013. Width and fixing to suit opening

Steel Beams and Brick Piers
The design has required the use of a number of steel beams and brick piers as designed by a Structural Engineer.
The method of carrying out the safe and secure temporary support, needling and propping of the existing building structure whilst this building work is being undertaken is the sole responsibility of the builder who is to ensure that NO settlement or disturbance/cracking of the fabric of the building takes place during the construction process.

Ground Floors.
Ground Floor to comprise of 75 mm sand cement screed, over 500 gauge polythene vapour control layer, over 150 mm Kingspan Kooltherm K3 phenolic board (thermal conductivity 0.020W/mk) or similar approved, to provide maximum U value of 0.22W/m2K based on a (P/A of 0.3), on polythene separating layer, on 100 mm thick concrete slab (C20 mix-20N/mm2) on 1200 gauge DPM, lapped minimum 100 mm with all DPC's, on 25 mm sand blinding, on150 mm well compacted hardcore. 25 mm Kingspan Kooltherm K3 phenolic board to be lapped vertically up perimeter of screed to limit thermal bridging in accordance with Part L1A 2013 Edition, section 3.90 and Robustdtails 4.13 of Limiting Thermal Bridging and air leakage Robust Construction details for dwellings similar buildings amendments 1TSO 2002.

DPC's
Cavity wall and internal block work walls to incorporate PVC type dpc at ground floor finished level minimum 150 mm off external ground level. Polypropylene cavity trays to be installed in cavity walls above openings, single storey roofs, complete with weep-holes @ maximum 1000 mm centres to BS 5628 Part 3.

First Floor and Loft Floors
22 mm moisture resistant tongue and groove chipboard flooring (minimum mass per unit area 15Kg/m2), on 75 x 200 mm C16 tanalised softwood joists at 400 mm centres, to first and second floor levels of house, joists doubled up and spiked together beneath all first floor partitions'. Joists built into external walls and packed as necessary. Lateral restraint provided by 30 mm x 5 mm galvanized mild steel straps at maximum 2000 mm centres, in accordance with Building Regulations. Catnic Herringbone joist struts at mid span between 2.5 m and 4.5 m and one third span greater than 4.5 m. Floor void between joists to incorporate minimum 100 mm of Rookwool Flexi quilt (minimum density 10Kg/m3). Joists to be underlined with 12.5 mm Gyproc Wallboard TEN complete with skim finish to form ceiling.

Dpc
External leaf min 150 mm above ground level with internal dpc at slab or floor level

Overlap
Dpc and dpm to perimeter to overlap by 50 mm

Ceilings
To be 150 x 50 mm sw ceiling joists at 400 mm centres under drawn with 12.7 mm foil-backed plasterboard and skim finish

Roof void Insulation
To be 100 mm thick rock wool laid between joists and cross-laid with 200 mm Rock wool to give total thickness of 300 mm and a U value of 0.16W/m2K

Roof
Roof structure to comprise 50 mm x 150 mm C24 softwood rafters (pitch 33 degrees) @ 400 mm centres. Rafters supported off, birds mouthed over and nailed to 100 mm x 75 mm wall plate bolted @ max 600 mm centres to universal beam as ridge purlin. Rafters to be doubled up around roof lights. Rafter feet nailed to 100 mm x 75 mm softwood wall plate provided to external walls, with wall plate strapped to block work with galvanized straps at maximum 2 m centres. Lateral restraint to rafters parallel to gable wall by 30 x 5 mm galvanized MS straps to first three timber parallel to wall screw fixed @ 2 m centres fixed to inner leaf of cavity wall. Roof construction to comprise of 2 layers of 60 mm Kingspan Kooltherm K7 phenolic insulation between rafters, positioned level with base of rafter to allow sag of breather membrane. Rafters to be underlined with 37.5 mm Kingspan Kooltherm K18 to provide a maximum "U" value of 0.18W/m2K, all fixed in accordance with manufactures instructions. Rafters overlaid with Tyvec SUPRO breather membrane with joints lapped and taped and roof to be finally covered with Marley Grey roofing tiles laid on 50 mm x 25 mm tanalised softwood battens.

Flat roof
To be 3 layers of felt top layer 350 ht finish. 10 mm limestone chippings bottom based on 19 mm exterior grade plywood decking with sw firings to give fall of 1:60. Provide 200 x 75 mm sw flat roof joists at max 400 mm centres, trim out with double joists around any roof openings.

Insulation to flat roof
Provide 150mm thick Kingspan Kooltherm K7 insulation between roof joists leaving min. 50mm air gap between top of insulation and top of joists. Provide 32.5mm Kingspan Kooltherm K18 insulated plasterboard ceilings with skim finish to underside of flat roof joists to give a 'U' value of 0.18W/m2K.

Straps
Strap down all roof timbers i.e. Wall plate rafters ceiling joists etc with galvanized mild steel gang nail straps at max 2m centres and at first floor level across first two joists giving lateral restraint to walls

Valley roof
19 mm exterior grade plywood 300 mm either side. Insert no.4 lead in valley over felt 300 mm either side. Form saddle in lead

Continuous Ventilated Ridge
Provide new continuous ventilated ridge to be mechanically fixed and bedded in sand/cement mortar, or dry fixed system in accordance with BS 5534 2014

Staircase ground to first and first to second floor
New staircase to be 225 x 32 mm sw strings 25 mm sw treads, 19 mm sw risers with sw blocks and wedges 213 mm rise 250 mm going 12 no. Treads. 850 mm wide. 2000 mm headroom. 950 mm high handrail mop stick type, min 50 mm tread on winders at newel post. Underside of stairs to be underdrawn with 12.5mm plasterboard for 1/2 hour FR

Soil and vent pipe
100 mm diameter upvc with airtight rodding access above floor level and sealed into Hepworth 'Hepseal' drain connector at floor level. Stack taken up and terminated 450 mm above springing level with pvc bird cage (900 mm above any opening lights)

Kitchen sink
To have 75 mm deep seal trap into 42 mm diameter upvc waste into back inlet gully

Lead collar
Min up-stand 150 mm to new s & vp

Sanitary fittings to WC
W.C. To have dual flushing action to NWWA regulations and to have 25 mm overflow direct to external air. Connect with 'p' trap and 100 mm diameter upvc soil branch pipe to new 100 mm diameter upvc s & vp. Lavatory basin to have 75 mm deep seal anti vac trap and 38 mm diameter upvc waste connected to 50 mm diameter combined upvc waste connected to s & vp. Connect all fittings to new hot and cold system. Provide one way valve for new soil and vent pipe. Dirgo or similar.

Non-loadbearing Walls.
All non-loading partitions to comprise of 75x50 mm softwood studs@ 450 mm centres, and 75 mm softwood noggins @900 mm centres, with continuous header and sole plates, and with 15 mm Gyproc Wallboard (minimum mass per unit area 10Kg/m2) and 15 mm Gyproc moisture resistant board to bathroom, en-suite and WC, joints sealed complete with skim finish to both sides. All stud partitions to have 60 mm thick Rockwool Flexi insulation quilt between studs (minimum density 10Kg/m3).

Sanitary fittings to new bathroom
W.C. To have dual flushing action to NWWA regulations and to have 25 mm overflow direct to external air. Connect with 'p' trap to 100 mm diameter upvc soil branch pipe connected to new 100 mm diameter upvc s & vp. Lavatory basin to have 75 mm deep seal trap and 38 mm diameter upvc waste connected to 50 mm diameter combined upvc waste connected to new 100 mm diameter upvc s & vp. Connect all fittings to new hot and cold system All sanitary pipe work to be carried out in accordance with BS 5572:1978.

Gutters and fascia
100 mm upvc gutter connected to existing falls to outlet. Fixed to 19 mm exterior grade plywood fascia boards. Provide 12 mm exterior grade plywood soffits fixed directly to underside rafters with continuous upvc soffit ventilators to vent roof space to BS 5250.

Heating
To be supplied by balanced flue gas boiler condensing type, radiators and cylinder min Sedbuck efficiency rating of 88%

Radiators
Provide and fit thermostatic control valves to radiators.

Timber
All new timber to be tanalized and stress graded 4
BS:4471 Part 1 (1978) Dimensions for softwood
BS:5268: Part 5 Preservatives Treatment for Structural Timber

Skirting
120 x20 mm half round skirting primed and painted three coats (1 gloss) to new dwelling

Drains
100 mm drains min fall 1:40 all to comply with BS en 295

Drain Testing
The whole of the drainage system shall be tested when laid and again on completion to the satisfaction of the approved inspector.

Drainage bedding and backfilling
New drains to be bedded on min. 100mm deep granular bed. Provide granular sidefill 150mm wide to each side of drainage pipes up to crown of pipes and then provide min. 100mm deep granular fill over top of drains for at least 100mm over crown of pipes. Provide 'as dug' backfill from this level up to ground level, free of stones in excess of 40mm. Granular material to be 10mm single size pea gravel to BS 882. New drainage to comply with protection from settlement paragraphs 2.23 - 2.26 and bedding and backfilling paragraphs 2.41 - 2.45.

Foul / surface drains
Separate surface water and foul drainage system to be provided, terminating in inspection chamber prior to connection into existing combined sewer

Attenuation Tank
Provide attenuation tank to rear of property connected to surface water only before connection into main drain.

Manholes
150 mm concrete base, 215 mm eng brick. Bench up in concrete to form channels. Medium duty cover and frame

Existing manhole
Connect new drainage system into existing manhole. Bench up in concrete to form channel

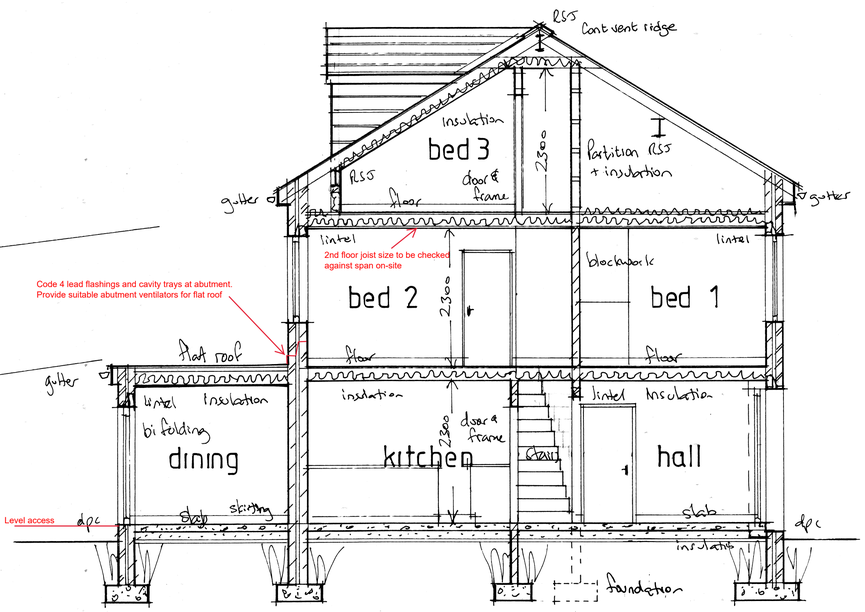
Inspection chamber
Provide 450 mm diameter polypropylene inspection chamber positioned over existing drain. Break open existing drain within chamber to form channel and make good. Cut down height of chamber to suit ground level and finish with cast iron cover and frame

New Windows
To be grey upvc double glazed opening light to equal 1/20th of floor area of room affected double glazing with 16 mm Argon filled air gap optitherm glass and soft low e coating u value to be 1.6W/m2K Built in trickle vents 2500 mm2 equivalent area to shower room and kitchen areas and 5000 mm2 to bedroom areas. Glazing will conform to BS 6206:1981 in respect of Kite marked safety glass.

Escape windows
Opening lights suitable for rescue / means of escape are required to be min 0.33 sq m with min dimension of 450 mm wide x 740 mm high max 1100 mm above floor level (clear opening when in the open position)

Party cavity wall - comprises 2No leaves block (1375kg/m3) min density with plaster/palsterboard of min 10kg/m2 mass each face. Wall to b e fire-stopped at underside of roof covering

Unauthorised Access (Q1) - secure door and window sets are to comply with PAS 24 or similar



SECTION

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PROJECT
PROPOSED NEW DEVELOPMENT.
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PROPOSED GROUND FLOOR LAYOUTS AND SECTION.
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