

WORKS DESIGNED INLINE WITH
BUILDING REGULATIONS UPDATE
JUNE 2022

ANY EXISTING FW / SW SYSTEMS IN EXISTENCE
ARE TO BE MAINTAINED IF POSSIBLE. DRAINS
ARE TO BE TRACED ACCURATELY PRIOR TO
COMMENCING DRAINAGE WORKS. TO ENABLE
NATURE OF DRAINAGE (SEPARATE OR COMBINED)
A CCTV SURVEY SHOULD BE UNDERTAKEN.

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.

Lighting must be low energy light fittings with each
lamp having a minimum luminous efficiency of 75
light source lumens per circuit-watt.

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

U-value for all new glazing to be 1.4 W/m²K
min 16mm air gap & low E glazing to be used
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.

New windows - fully draught-proofed and double-glazed in
Low emissivity 'K' glass with 16mm argon filled air gap to
give a U-value = 1.4W/m²K (or Window energy rating - band
C; or Centre-pane U-value = 1.4W/m²K.

New and Replacement Glazed Doors (more than
50% glazed) - fully draught-proofed and double-glazed in
Low emissivity 'K' glass with 16mm air filled air gap to
give a U-value = 1.4W/m²K.

New and replacement 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 = 1.4W/m²K.

Any new or replacement boilers fitted should have a
SEDBUK rating of 92% ie. be a condensing boiler. Gas
boilers now require one of the following:
Flue gas heat recovery,
Weather compensation,
Load compensation,
Smart thermostat with automation and optimisation.

Carbon monoxide (CO) alarm is required where gas, oil and solid fuel burning
appliances are installed.
Carbon monoxide alarms should comply with BS EN 50291-1:2018 and be a
Type A alarm powered by a battery designed to operate for the working life of
the alarm. The alarm should incorporate a warning device to alert users when the
50291-1:2018 Type A carbon monoxide alarms with fixed wiring (not plug-in
types) may be used as an alternative, provided they are fitted with a sensor
failure warning device.

Carbon monoxide alarms should be located in the same room as the appliance
on the ceiling at least 300mm from any wall or, if it is located on a wall, as high
up as possible (above any doors and windows) but not within 150mm of the
ceiling; and between 1m and 3m horizontally from the appliance".

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

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

Install a Heat Detector in
Kitchen where this symbol
indicates.

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

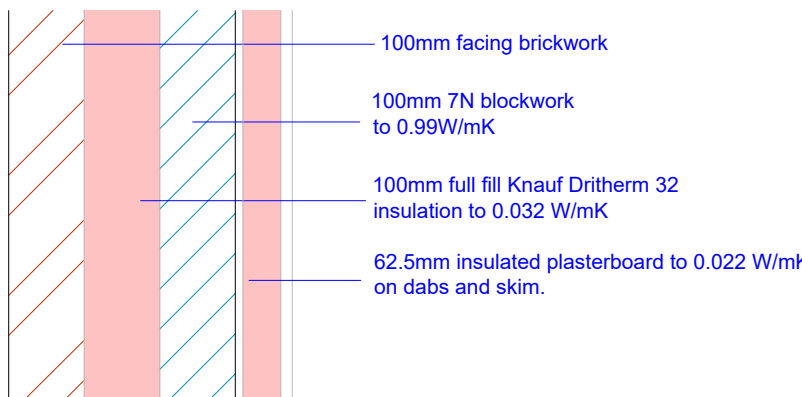
BATHROOM & PLUMBING.

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 vac trap 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 to new En Suite, 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
filament which will limit hot water to 48°C.

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 12.5mm
freeline board to give min 30mins fire protection, provide plaster skim finish (using BG Gyplyner or similar).
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 S/S strong hold wall connectors or similar approved to be used to join new 7 degree
cavity walls, as BS 5628 part 1 1985. Insert galvanised wall ties at every 3 vertical brick courses.



CAVITY WALL
DETAIL A

Provide 5mm air gap using
abutment vents to top of roof
slope.
Code 4 lead flashing
and cavity tray.

100 x 50mm C16 pole plate
rabbitted to the wall with
12 dia bolts @ 600cts.

Provide 100mm Kingspan
Thermapitch TP10 insulation
between rafters with a further
50mm kingspan below rafters.

15° roof pitch.
Birds Mouth details at junction
of wallplate and rafter connection
with mechanical fixing of rafters to
wall plate using truss clips.

At eaves provide Monarflex-Eaves
Guard 1.5mm thick black HDPE
1000mm wide with min 250mm
lap under sarking felt.

Timber packers
mechanically fixed to
web of UB.

Contractor to provide flush
ceiling to existing area.
Provide vaulted ceiling to
new Extension.

Provide weak mix concrete
cavity fill min 225mm below dpc.

All new foundations to be built
in accordance with Building
Regulations A1 / A2.

Contractor to assess existing ground
conditions. Piled foundation may be
required if site conditions dictate.

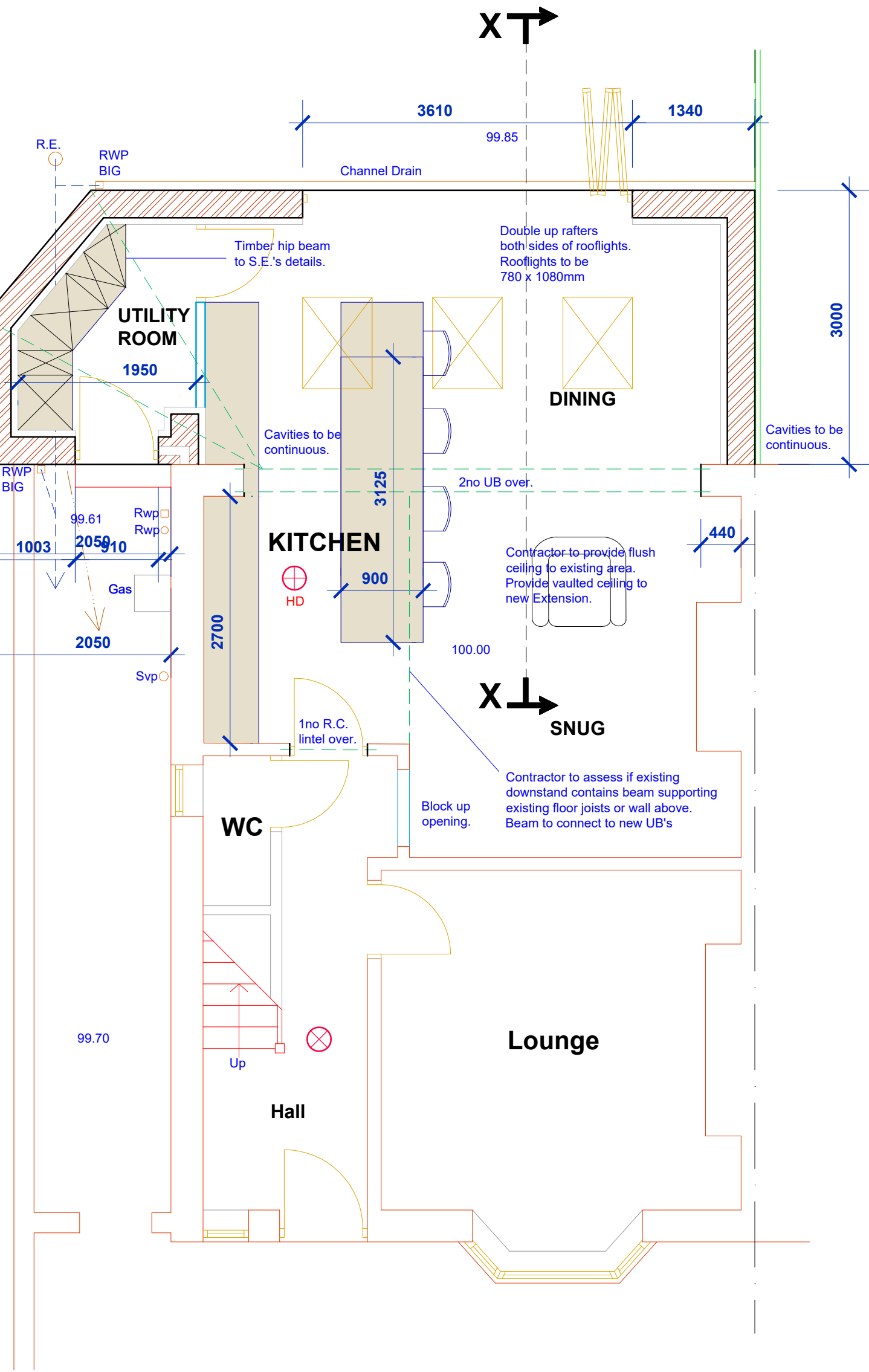
SECTION X - X

ELECTRICAL WORK.

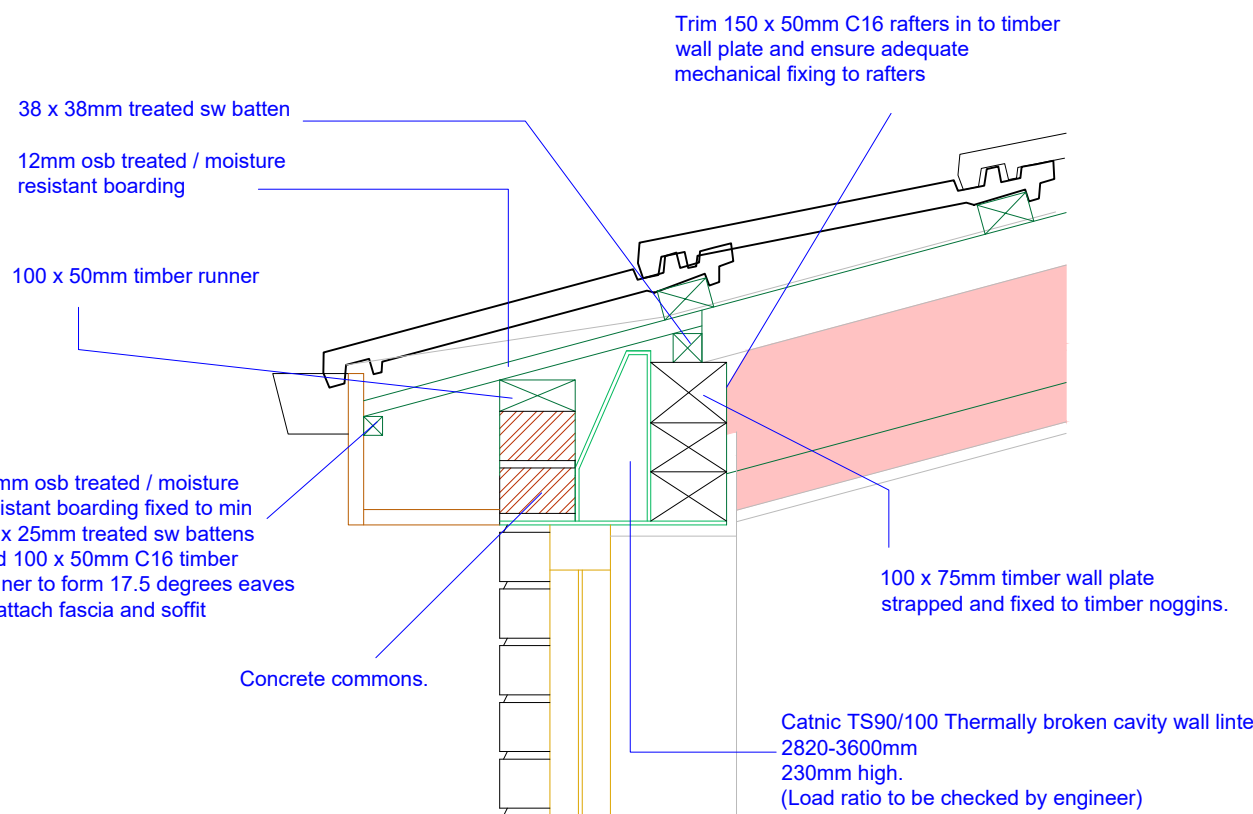
All electrical work to meet the requirements of Part P (electrical safety) will
be designed, installed, inspected and tested by a person competent to do
so.

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.



PROPOSED GROUND FLOOR PLAN



EAVES
DETAIL

This drawing is provided as a document to gain either Planning Permission or Building Regulation approval purposes
only. It is not a guarantee that Planning Permission will be granted.
This drawing and all contents are the copyright of James Campbell Associates Ltd. No copies to be made from the drawing
& details within unless authorised by James Campbell Associates Ltd.
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. (To be determined on site)

Any new Ground floor slab to be well tamped, complete with smooth finish to achieve min 0.18w/m²K. Slab
depth to be 125mm min with A193 bottom mesh. Slab to be cast on 100mm Celotex GA4000 to 0.22W/mK
with a separation layer min. 500g between. Provide a min 25mm upstand of insulation around perimeter of
new concrete floor slab where floor slab touches outside walls. On gas membrane DPM, laid with 150mm
laps and to be continuous with wall DPC, on 50mm sand blinding, on 200mm well consolidated hardcore, on
well prepared ground. Foundations to be min 600 x 150mm thick concrete strip footings. Concrete to be
generally grade RC28 / 35 Concrete. Take foundations below invert levels of any adjacent drainage.
Building Inspector to approve foundation depths in relation with prevailing ground conditions. Any walls
below DPC level to be 102 concrete commons with cavity filled with weak mix concrete to min 225mm below
finished floor level.

CAVITY WALL CONSTRUCTION.

External cavity walls to be 100mm brickwork to match existing with 100mm 7N blockwork to 0.99W/mK and
100mm full fill Knauf Dritherm 32 insulation to 0.032 W/mK held to blocks with plastic retaining clips attached
to min 225mm stainless steel housing ties @ 5 ties per m², ties to BS 1243. Ties to be at 300mm vertical cts
adjacent to window & door openings. 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. All cavity closures to be insulated Provide
vertical DPC to window & door reveals. Top of cavity wall to be closed with sulpax or a proprietary approved
system. Ensure new brickwork is loosed into all existing brickwork. Internal finish to be 62.5mm insulated
plasterboard to 0.022 W/mK on dabs and skim all to achieve min 0.18W/mK.

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 pluck 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/m² 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 combined galvanised 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 upvc or timber s.w. or h.w. to clients requirements. Double glazed units to have inner pane
of Pilkington Optitherm or similar to give improved 1.2W/m²K (due to excessive area of glazing). Provide
opening casements to give min 10% of O.F.A. Habitable rooms with windows to have closeable 'trickle'
ventilators built into unit. Background ventilation rated @ 800mm². Kitchens to have mechanical
ventilation rated @ min 60L per second & capable of operating continuously with nominally one air change per hour. Min
5000mm² background ventilation to rooms other than kitchen and habitable. Utility Room to have mechanical
ventilation rated @ min 30L / sec & capable of operating continuously with nominally one air change per hour.
Noise attenuating ventilators should be provided if close to sustained noise (main road). To designed and
installed to minimise noise, this will require sizing so that they do not operate near the maximum capacity of
the fan when operating in normal background ventilation mode.

ROOF CONSTRUCTION.

External covering roof tiles to be to suitable for 15° pitch and match existing where possible. 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.
Lay Klobor 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 Agreement. 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 150 x 50mm C24 rafters @ 400cts. 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.
Rafters connected to 100 x 75mm C16 wall plates strapped down at max 1800cts & 30mm mild steel straps
firmly hammer fixed into external block leaf. Provide 100mm Kingspan Thermapitch TP10 insulation between
rafters with 50mm kingspan rigid foam insulation below the rafters to give 0.15w/m²K provide 12.5mm
foibacked plasterboard & skim finish. 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 galvanised s.w. or similar approved upvc to clients requirements. Any
soffits to 8mm exterior quality plywood or upvc. 115mm half round pvc gutter colour to match existing with
63 diameter pvc rwp or square sectioned pvc rwp. 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 Hapsieve 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 sockets c/w pvc stop ends to un-used connection ducts. Any
inspection Chambers within building to have double sealed bolt down type cover fully grease sealed.

DRAWING TITLE

PROPOSED FLOOR PLAN & SECTION



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PROJECT

PROPOSED REAR EXTENSION

LOCATION

13 Whalley Gardens
Rochdale

DRAWN:-	Martin D. Ashworth	DRAWING NUMBER:-
DATE:-	October 2022	
SCALE:-	1:50 @ A1	22.2881.2
ISSUE:-		