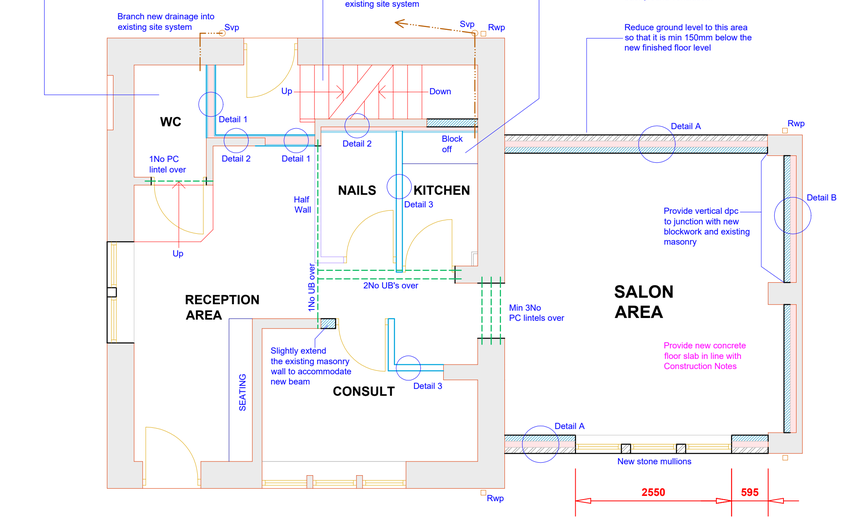
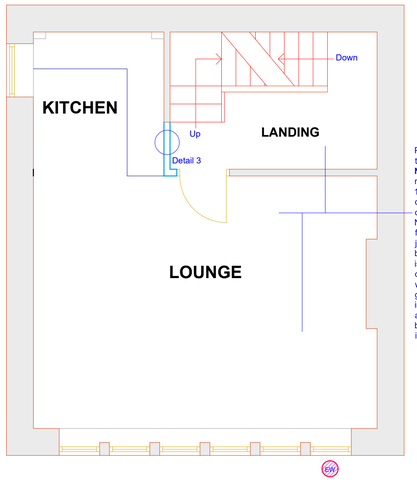
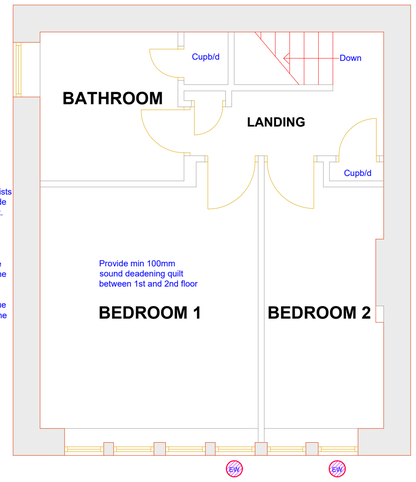


PROPOSED GROUND FLOOR PLAN



Provide Noisedeck sound proof system to first floor only.
Noisedeck 36 combines 22mm moisture resistant chipboard bonded to a layer of 14mm acoustic layer. Acoustic layer consists of two layers of high grade foam either side of a 5mm layer of high density rubber mat. Noisedeck boards to be installed as a floating floor, not be screwed or nailed to joists, lay over an existing flooring a brick bond pattern. Before the boards are laid isolating tape to be stuck around the edge of the room where the flooring will meet the walls. The boards have a tongue and groove edge on four sides which will interlock. Ensure each edge has wood glue applied to it before locking Sound test done before the final floor finishes are installed.

PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

BUILDING SUBJECT TO FULL STRUCTURAL ASSESSMENT. EXISTING LINTELS / JOISTS / PIERS ETC MAY NEED TO BE REPLACED FOLLOWING STRUCTURAL ENGINEER RECOMENDATIONS

CONTRACTOR TO SEAL ALL GAPS TO PARTITIONS & CEILINGS INC. COMPARTMENT WALLS AND THERMAL / ACOUSTIC UPGRADE WITH FLEXIBLE SEALANT.

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.

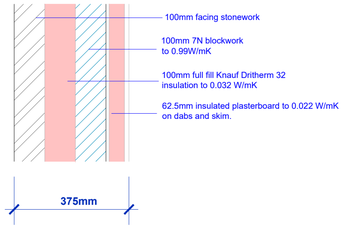
CLIENT / CONTRACTOR TO PROVIDE STRUCTURAL CALCULATIONS TO BUILDING CONTROL PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILTY OF THE CLIENT / CONTRACTOR TO OBTAIN STRUCTURAL CALCULATIONS FOR STEEL BEAMS, PADSTONES & PIERS PARTICULARLY TO LARGE GLAZED OPENINGS.

Provide full compartmentation to party walls up to joist level and roof level. Ensure 60min fire resitance throughout and fully fire stopped.

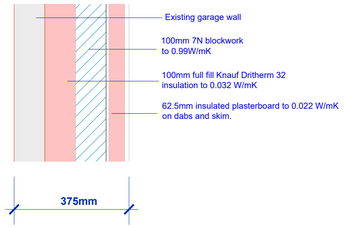
Contractor to provide full details for the buidling services required for each flat. Heating and hot water systems should be installed in accordance with the Domestic Building Services Compliance Guide. Conventional boiler based heating systems, two seperately controlled temperature zones are required in addition to TRV's on radiators.

Details of how the temperature of the water stored in any hot water cylinder or other storage vessel will be prevented at any time from exceeding 100 degrees C to be provided to Building control prior to installation.

Contractor to provide intumesent collar to act as fire stop as foul drainage runs between compartment walls and floors.



CAVITY WALL DETAIL A



CAVITY WALL DETAIL B

Any glazing within doors and adjcent 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.

Lateral restraint straps should be mechanically fixed to masonry walls.

Provide double joists under baths.

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 = 750mm.

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

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

The properties will require sound testing on completion.

Heating systems to have both timing and zonal controls.

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

U-value for all new glazing to be 0.16 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

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 of each dwelling.

5 Lever mortice locks fixed to all Dwelling entrance doors.

All service meter positions to be determined on site it is likely that the gas and electricity meters will be located to the rear of the properties with adequate ducting under block and beam floor.

A minimum of 75% of all light fittings to be provided to be a type that will only accept energy efficiant lamps.

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.

Any glazing within doors and adjcent 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.

Lateral restraint straps should be mechanically fixed to masonry walls.

Provide double joists under baths.

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 = 750mm.

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

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

The properties will require sound testing on completion.

Heating systems to have both timing and zonal controls.

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

U-value for all new glazing to be 0.16 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 emissity '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 emissity '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.

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

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

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

Install a smoke alarm system to BS 5839:6 Mains operated interlinked system with battery backup

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

Lighting must be low energy light fittings with each lamp having a minimum luminous efficiency of 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 emissity '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 emissity '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.

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

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

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

Install a smoke alarm system to BS 5839:6 Mains operated interlinked system with battery backup

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

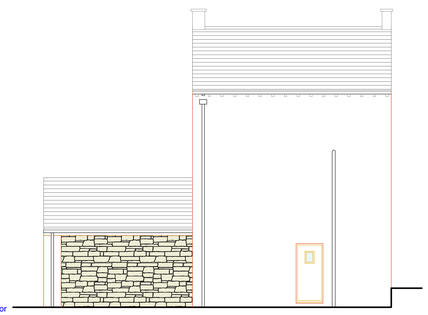


PROPOSED FRONT ELEVATION



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

PROPOSED SIDE ELEVATION 1



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

PROPOSED REAR ELEVATION

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 2000g 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 stonework 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 supalux or a proprietary approved system Ensure new brickwork is toothed 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/m²k.

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/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 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 @ 8000mm2. Kitchen 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.

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.

DRAWING TITLE

PROPOSED DETAILS

JAMES CAMPBELL ASSOCIATES LTD
CHARTERED ARCHITECTURAL SERVICES
CIOB
CIAT

Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN

Tel: 01706 354888
Mob: 07817 623183
Email: admin@jamescampbellassociates.co.uk
Web: www.jamescampbellassociates.co.uk

PROJECT

PROPOSED GROUND FLOOR SALON & UPPER FLOORS APARTMENT

LOCATION

1 Hartley Street
Milnrow
Rochdale

DRAWN:-	Frank James Smith	DRAWING NUMBER:-
DATE:-	May 2022	**22.2802.2A**
SCALE:-	1:50 @ A1	
ISSUE:-	A	