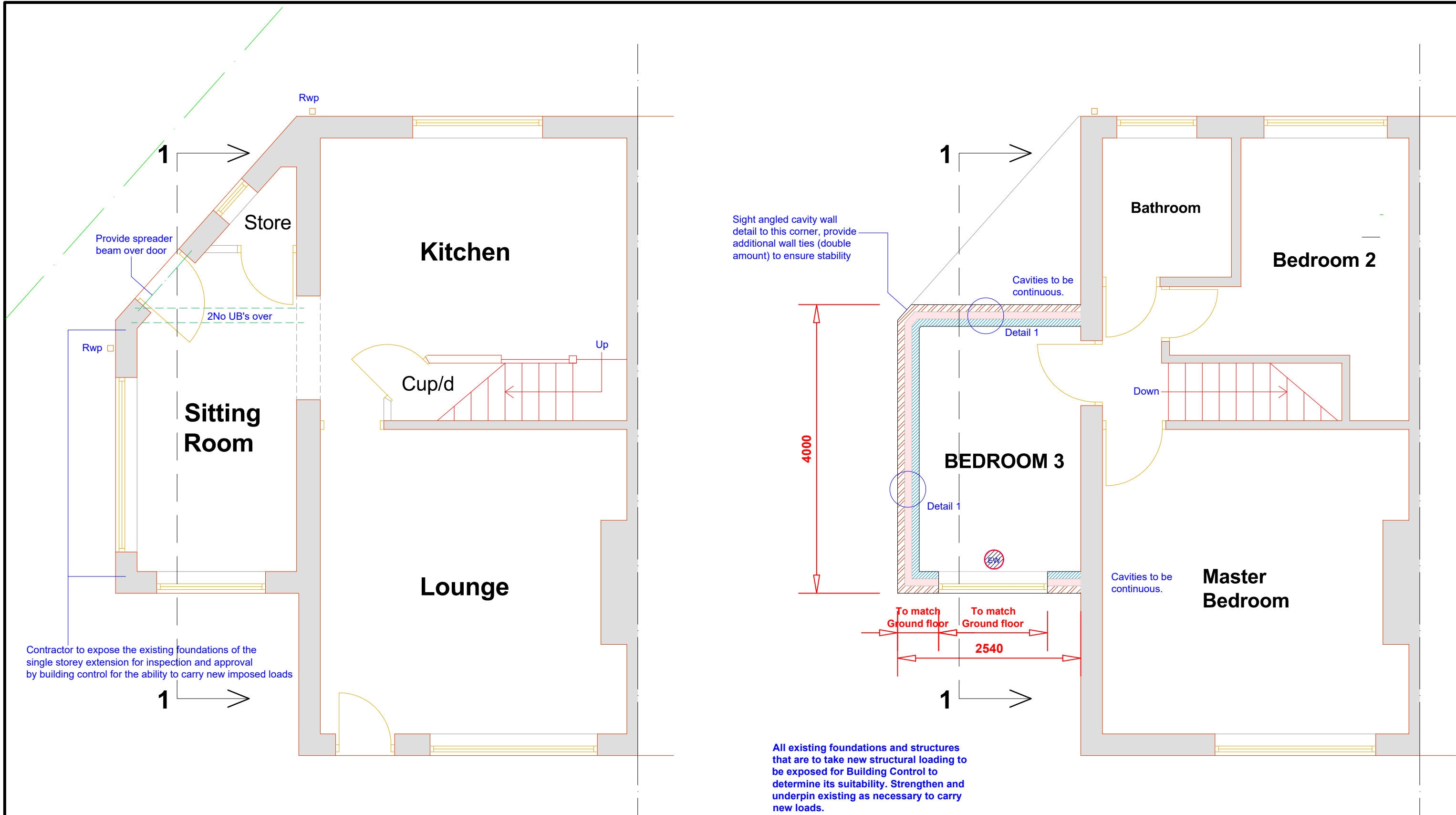
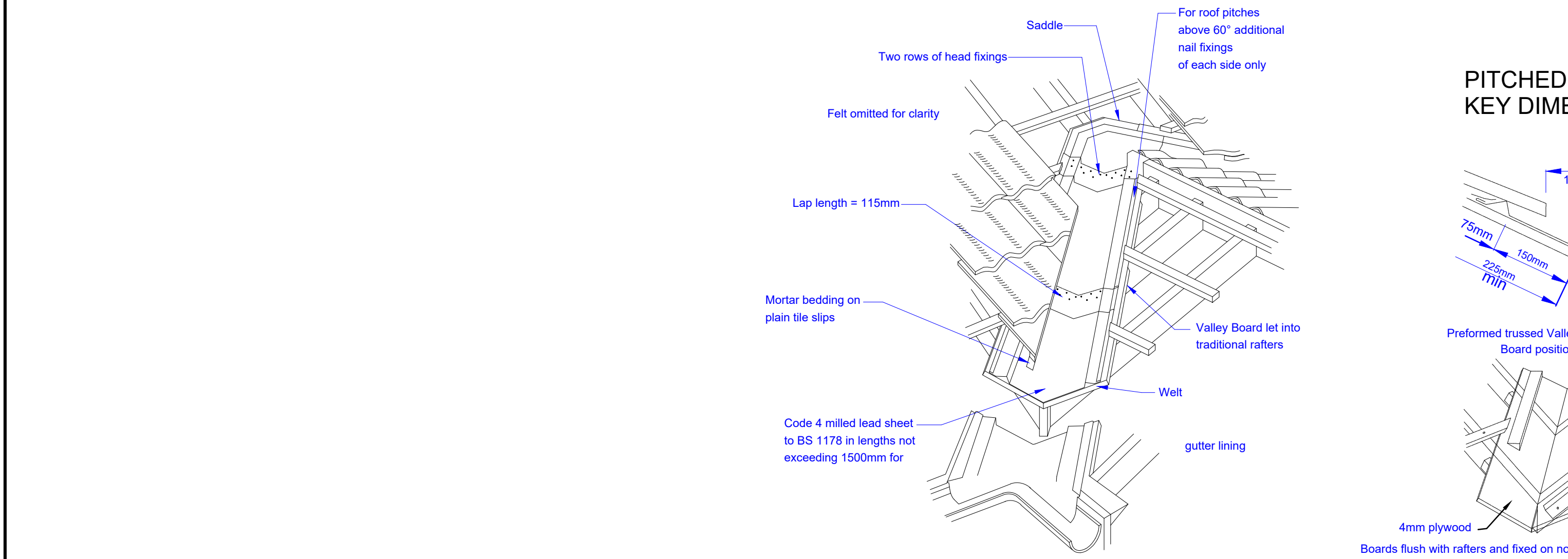


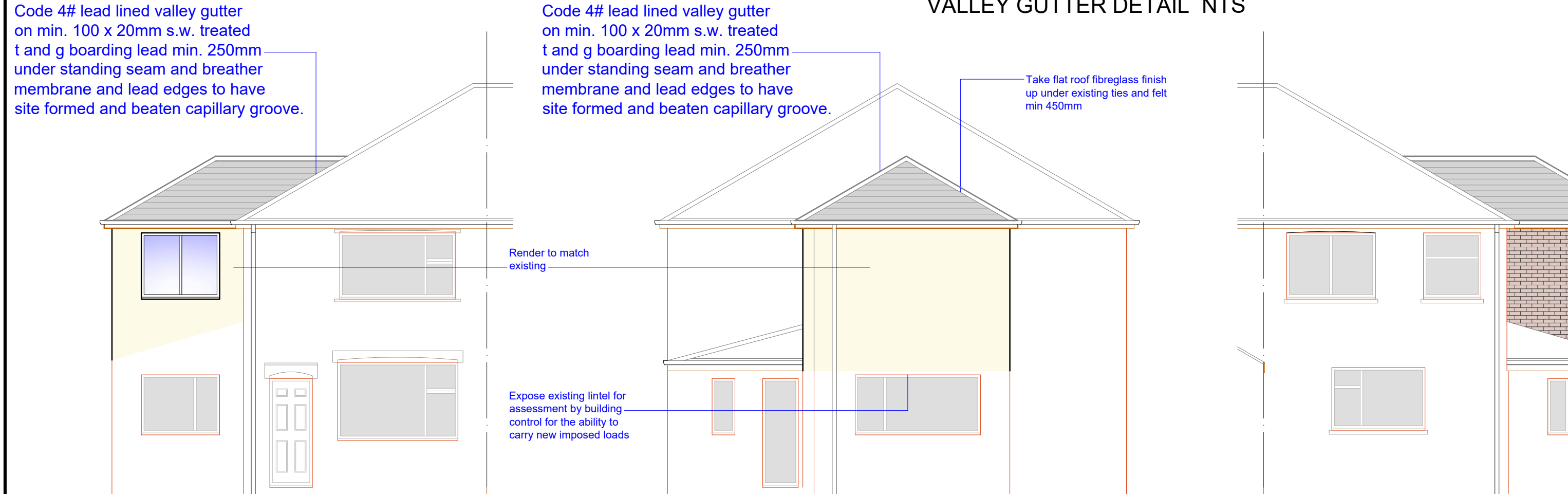


PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN



VALLEY GUTTER DETAIL NTS



PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION

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.

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.

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 working life of the alarm is due to pass. Mains-powered BS EN 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.

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 safely 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.

Escape window max 1.1m from FFL and to have clear opening light between casements min area 0.33m² & 450mm wide.

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)

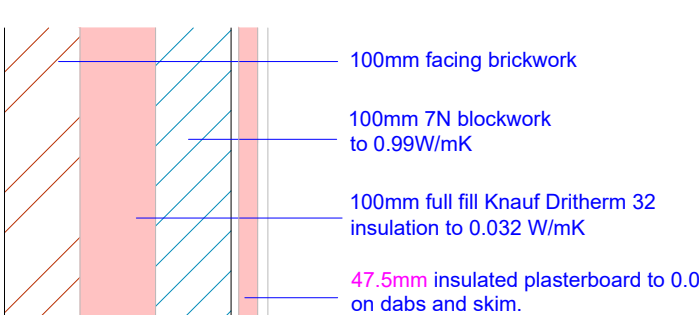
All cavity closures to be insulated

ELECTRICAL WORK

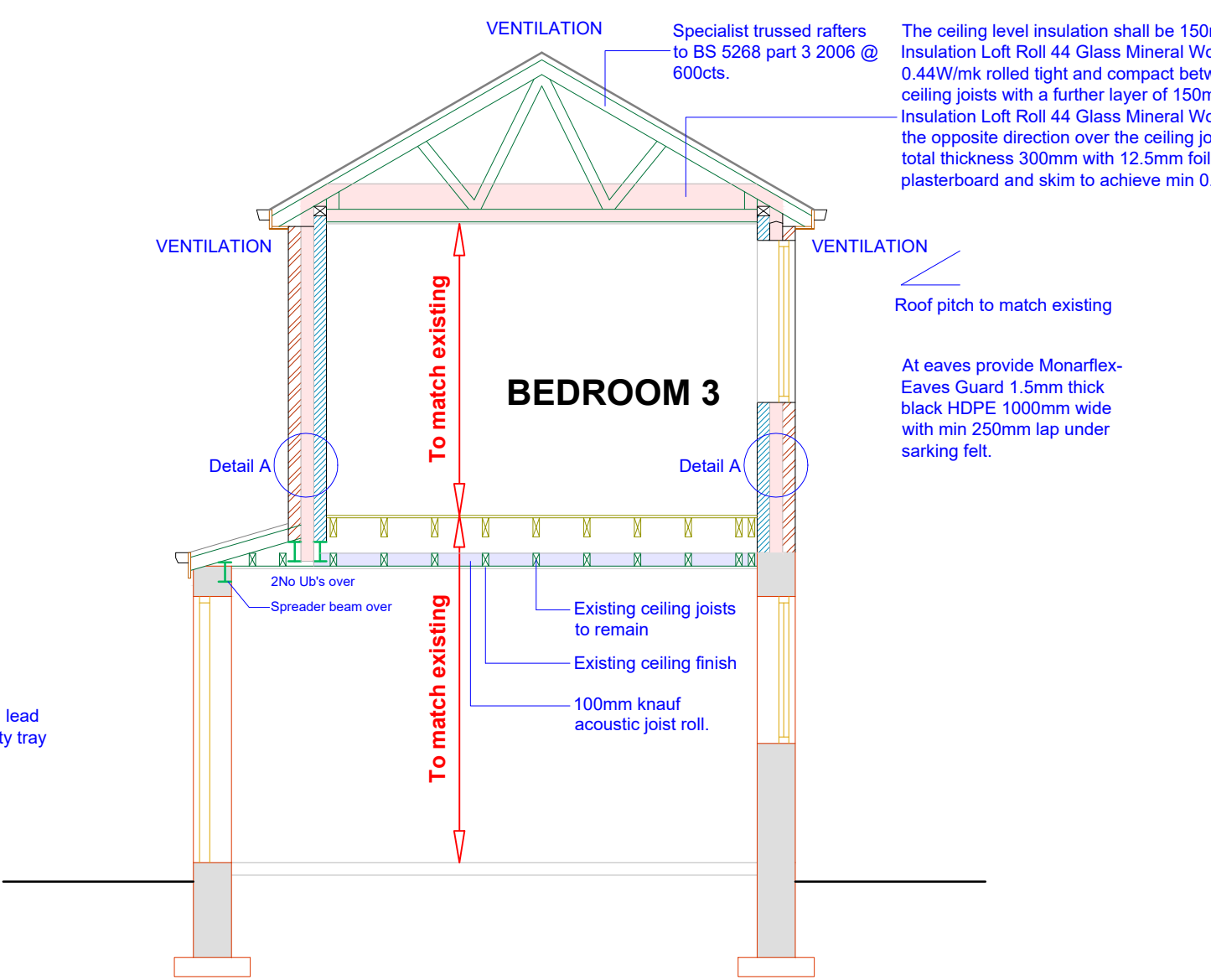
All electrical work to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so.

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.

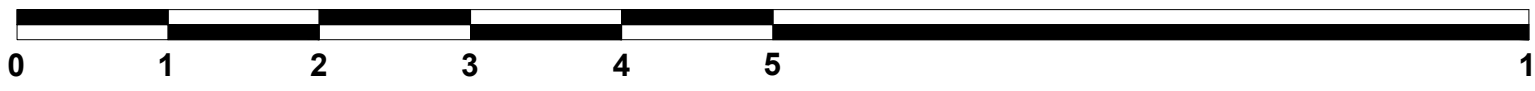


DETAIL A CAVITY WALL



PROPOSED SECTION 1 - 1

Scale Bar 1:50



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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 work 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:-

CAVITY WALL CONSTRUCTION

External cavity walls to be 102.5mm brickwork to match existing main dwelling with 100mm 7N blockwork to 0.99W/mK inner leaf and 100mm full fill Knauf Dritherm 32 insulation to 0.032 W/mK tied 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 c/s 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 47.5mm insulated plasterboard to 0.022 W/mK on dabs and skim all to achieve min 0.18W/m²K.

WINDOWS & LINTELS

Window & door openings to have Cathic 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. Window units, 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. 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 @ 8000m². Any new Kitchen to have mechanical ventilation rated @ min 60L per second & capable of operating continuously with nominally one air change per hour. Min 8000m² background ventilation to rooms other than kitchen and habitable.

MAIN ROOF CONSTRUCTION

External covering roof tiles to be suitable of the existing pitch and to match existing. All fixed on 38 x 25mm s.w. treated tile laths for 400c/s rather 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 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 @ 600c/s. Trussed Rafter to be strapped to the gable walls at max 1800c/s 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 200c/s. Provide timber 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 Rafter connected to 100 x 75mm C16 wall plates strapped down at max 1800c/s. 6 x 30mm mild steel straps firmly hammer fixed to internal block leaf. The ceiling level insulation shall be 150mm Knauf Insulation Loft Roll 44 Glass Mineral Wool to 0.044W/mK rolled tight and compact between the ceiling joists with a further layer of 150mm Knauf Insulation Loft Roll 44 Glass Mineral Wool laid in the opposite direction over the ceiling joist layer, total thickness 300mm with 12.5mm foilbacked plasterboard and skim to achieve min 0.15W/m²K. 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 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 Gutters. 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 Hespieve 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.

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 fireline 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. Cathic S/S 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.

DRAWING TITLE		
PROPOSED DETAILS		
 JAMES CAMPBELL ASSOCIATES LTD CHARTERED ARCHITECTURAL SERVICES  CIOB THE CHARTERED INSTITUTE OF BUILDING  CIAT THE CHARTERED ASSOCIATION OF TECHNICAL DRAWING		
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PROJECT		
PROPOSED FIRST FLOOR SIDE EXTENSION		
LOCATION		
3 Blair Street Rochdale		
DRAWN:-	Frank James Smith	DRAWING NUMBER:-
DATE:-	February 2025	25.3508.2B
SCALE:-	1:50 / 1:75 @ A1	
ISSUE:-	B	