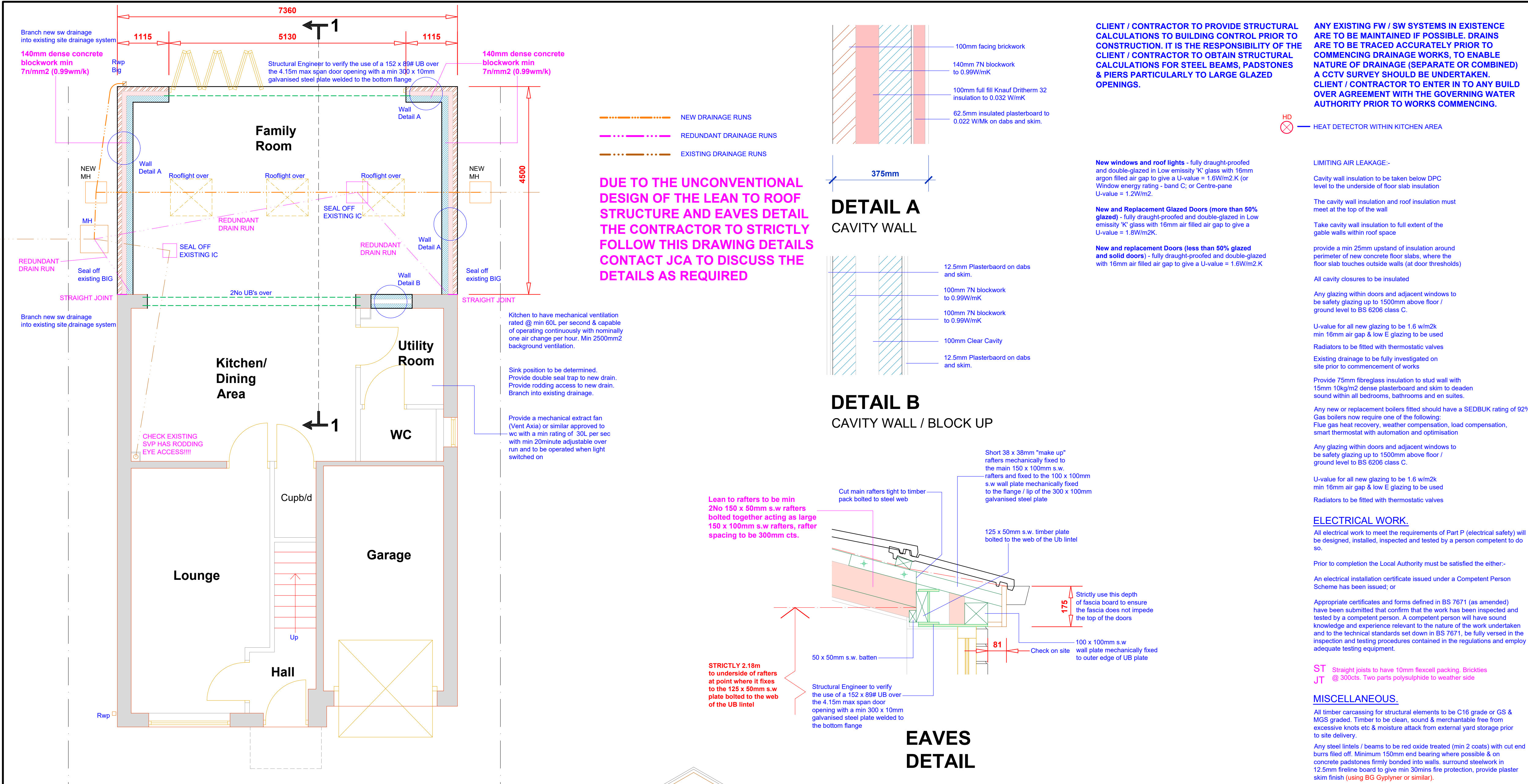




This drawing is provided as a document to gain either Planning Permission or Building Regulation approval purposes only. It is not a guarantee that Planning Permission will be granted.

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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 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. Slab depth to be 150mm min with A193 bottom mesh. Slab to be cast on min 80mm Kingspan Thermofoam TF70 insulation to give 0.22w/m2K with a separation layer min. 500g between. On 2000g DPM, laid with 150mm laps and to be continuous with wall DPC, on 50mm sand bedding, on 200mm well consolidated hardcore, on well prepared ground. Foundations to be min 650 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 - WALL DETAIL A.**

External cavity walls to be 100mm brickwork to match existing with 140mm 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.

**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 DPCs 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 fiberglass 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 maximum 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 choosable 'tricker' ventilators built into unit. Background ventilation rated @ 5000m2. Kitchen to have mechanical ventilation rated @ min 60L per second & capable of operating continuously with nominally one air change per hour. Min 2500m2 background ventilation. Utility Room to have mechanical ventilation rated @ min 30L/sec & capable of operating continuously with nominally one air change per hour.

**ROOF CONSTRUCTION.**

External covering roof tiles to be suitable of the pitch and to match existing. All fixed on 38 x 25mm s.w. treated tie laths for 400cts rafter span or 50 x 25mm s.w. battens for 600mm rafter span. Lay Kiebert 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 2No 150 x 50mm C24 rafters bolted together to create larger 150 x 100mm s.w. rafter laid at @ 300cts. Rafters to be strapped to the gable walls at max 1800cts with min 6 x 30mm m.s. L straps mechanically fixed to 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 6 x 30mm mild steel straps firmly hammer fixed to internal block leaf. Provide 100mm Kingspan Thermagatch TP10 insulation between rafters with 50mm Kingspan rigid foam insulation below the rafters to give 0.15w/m2c provide 12.5mm foilbacked plasterboard & skim finish. Ventilation at eaves with min 25mm perimeter gaps with incorporated insect mesh.

**EAVES & RAINWATER GOODS.**

Fascia overhanging 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. 150mm half round pvc gutter colour to match existing with 63 diameter pvc nip or square sealed pvc nip. 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.**

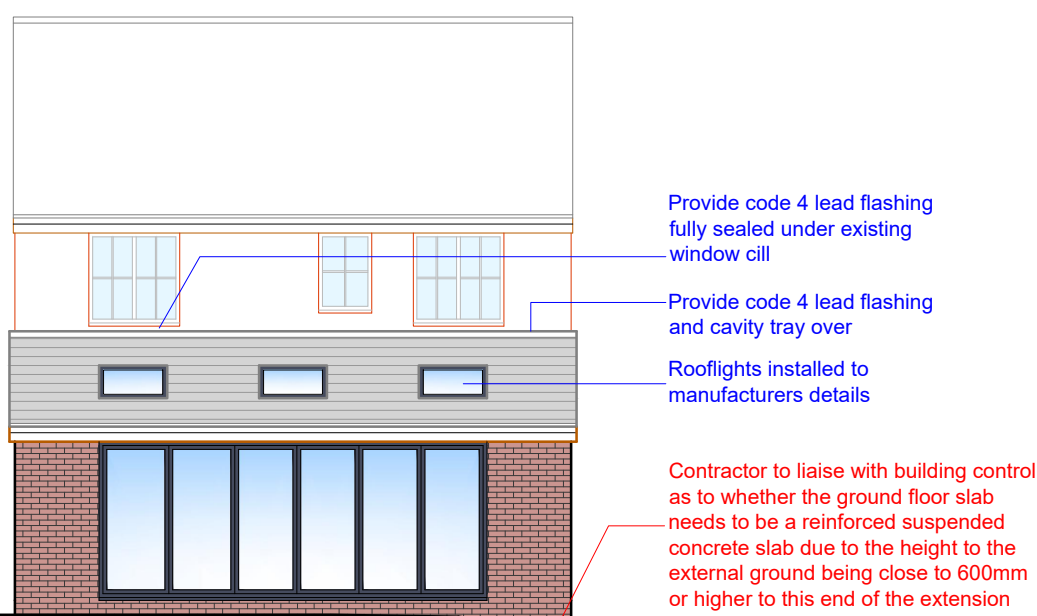
New underground drainage to be Hepsleve or similar to BS 65 on granular bed laid to 1 in 40 falls with flexible connections. Protection of drains passing under or near footings with 150mm concrete surround. P.C. lintels provided over drains passing through footings, surround drainage pipes min 450mm 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                                                                                                                                                                                                                                                                                                                                                                             |               |
| <div><div><div><div><div><div><b>JCA</b></div></div></div><div><div><div><b>JAMES CAMPBELL ASSOCIATES LTD</b></div><div>CHARTERED ARCHITECTURAL SERVICES</div></div></div><div><div><div><b>CIOB</b></div><div>THE CHARTERED INSTITUTE OF BUILDING SURVEYORS</div></div></div><div><div><div><b>CIAT</b></div><div>THE CHARTERED INSTITUTE OF ARCHITECTS</div></div></div></div></div></div> |               |
| <div><div><div><div><div><b>Campbell House</b></div><div>173 Rochdale Road</div><div>Figtree</div><div>Rochdale</div><div>OL16 3BN</div></div></div><div><div>Tel: 01706 354888</div><div>Mob: 07817 623183</div><div>Email: admin@jamescampbellassociates.co.uk</div><div>Web: www.jamescampbellassociates.co.uk</div></div></div></div>                                                    |               |
| PROJECT                                                                                                                                                                                                                                                                                                                                                                                      |               |
| PROPOSED REAR EXTENSION                                                                                                                                                                                                                                                                                                                                                                      |               |
| LOCATION                                                                                                                                                                                                                                                                                                                                                                                     |               |
| <b>78 Tarnside Close</b><br><b>Wardle</b><br><b>Rochdale</b>                                                                                                                                                                                                                                                                                                                                 |               |
| DRAWN:-                                                                                                                                                                                                                                                                                                                                                                                      | Frank J Smith |
| DATE:-                                                                                                                                                                                                                                                                                                                                                                                       | February 2024 |
| SCALE:-                                                                                                                                                                                                                                                                                                                                                                                      | 1:50 @ A1     |
| ISSUE:-                                                                                                                                                                                                                                                                                                                                                                                      | B             |
| DRAWING NUMBER:-                                                                                                                                                                                                                                                                                                                                                                             |               |
| <b>23.3275.2B</b>                                                                                                                                                                                                                                                                                                                                                                            |               |

## PROPOSED GROUND FLOOR PLAN

Check to be made to determine if the existing drainage system is combined or separate. If system is found to be separate ensure that new connections are made to appropriate drain i.e. foul to foul / s.w. to s.w. and that there is no combination of above ground water systems.

**DUE TO THE UNCONVENTIONAL DESIGN OF THE LEAN TO ROOF STRUCTURE AND EAVES DETAIL THE CONTRACTOR TO STRICTLY FOLLOW THIS DRAWING DETAILS CONTACT JCA TO DISCUSS THE DETAILS AS REQUIRED**

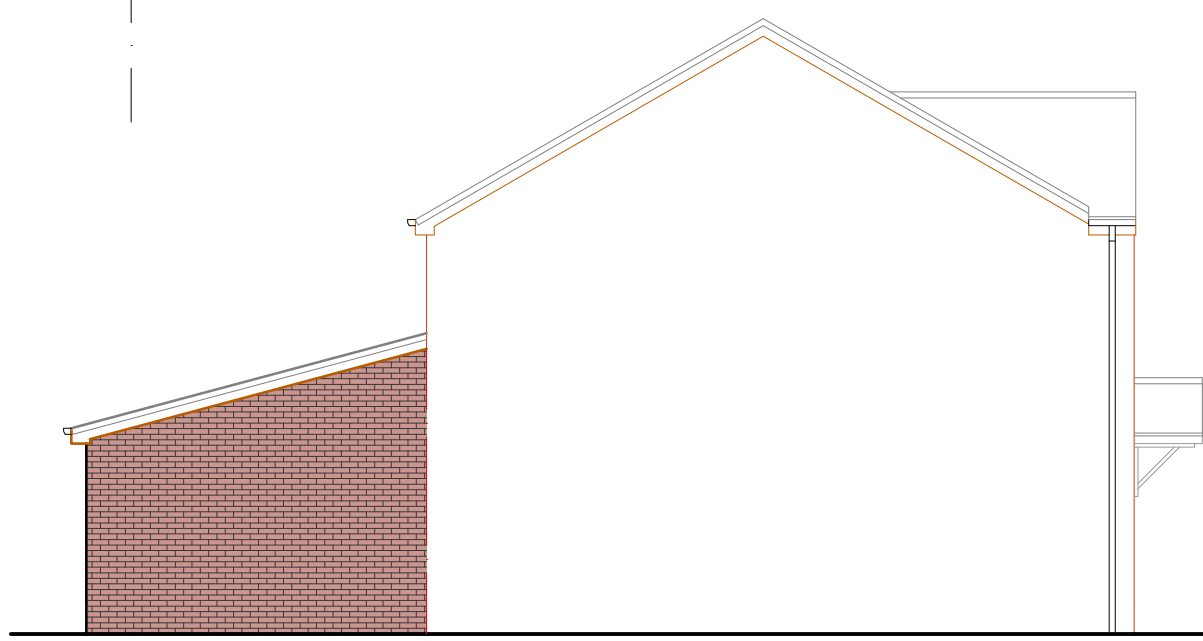


## PROPOSED REAR ELEVATION

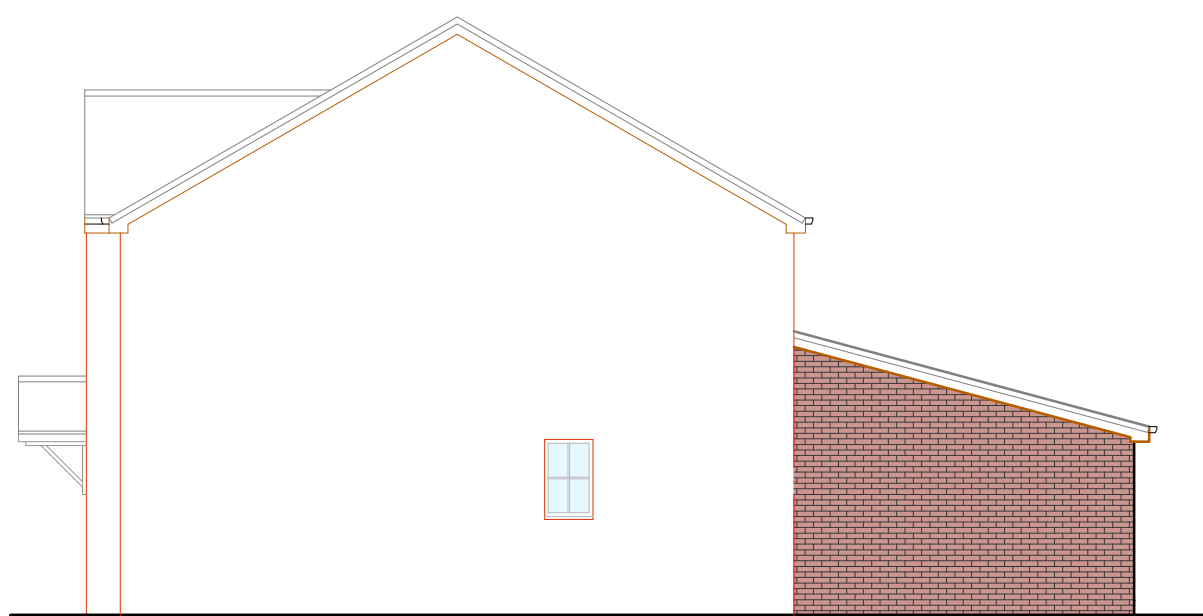
Any glazing within doors and adjacent windows to be safely glazing up to 1500mm above floor / ground level to BS 6206 class C.

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

## PROPOSED SIDE ELEVATION 1



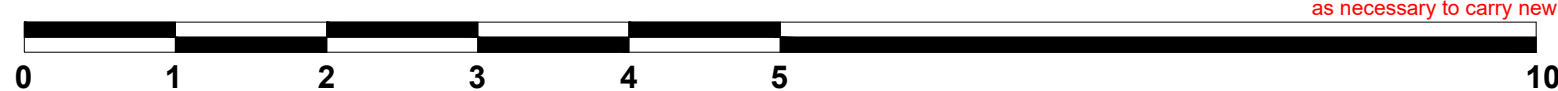
## PROPOSED SIDE ELEVATION 2



Any glazing within doors and adjacent windows to be safely 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.

Scale Bar 1:50



## SECTION 1 - 1

