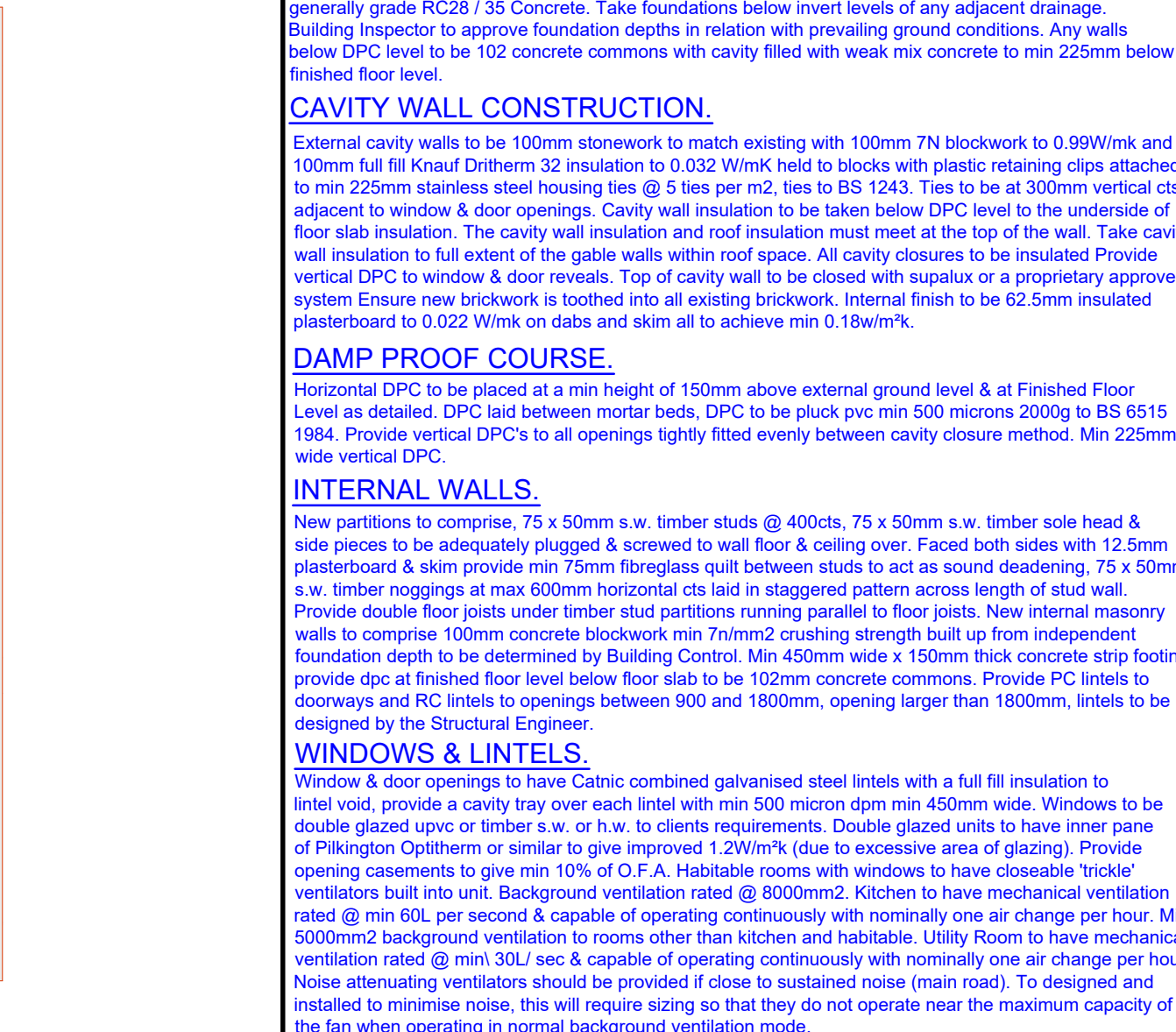
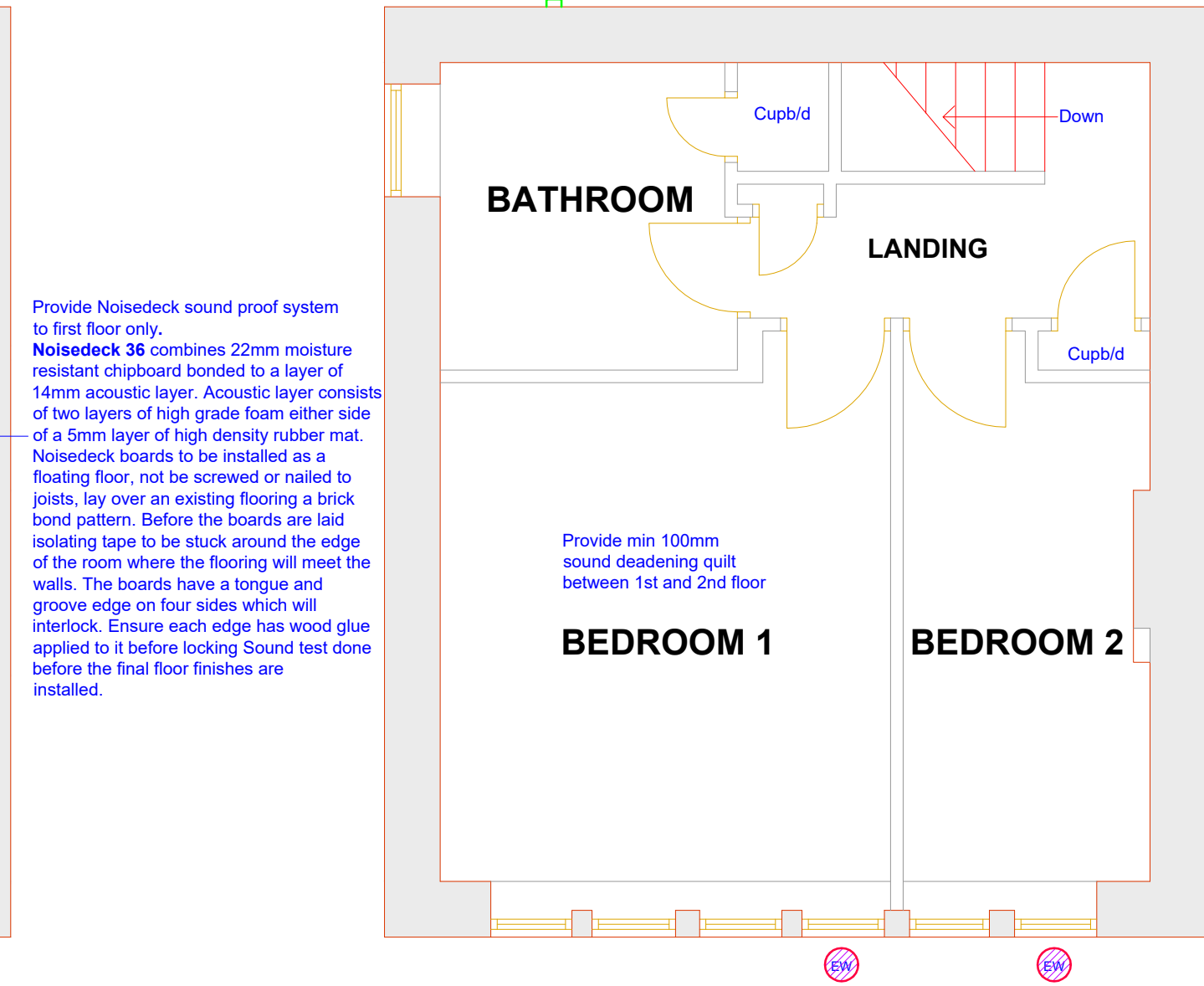
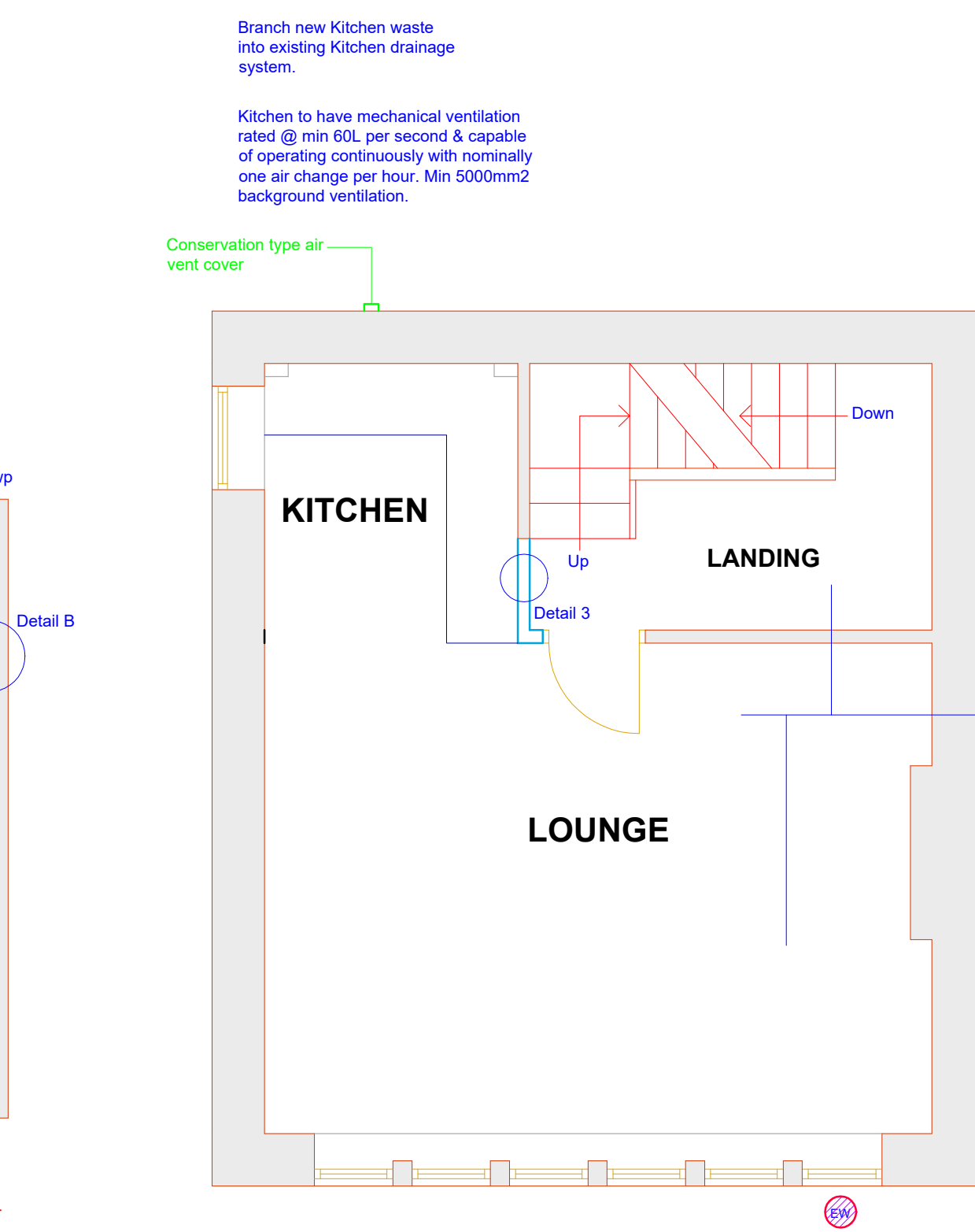
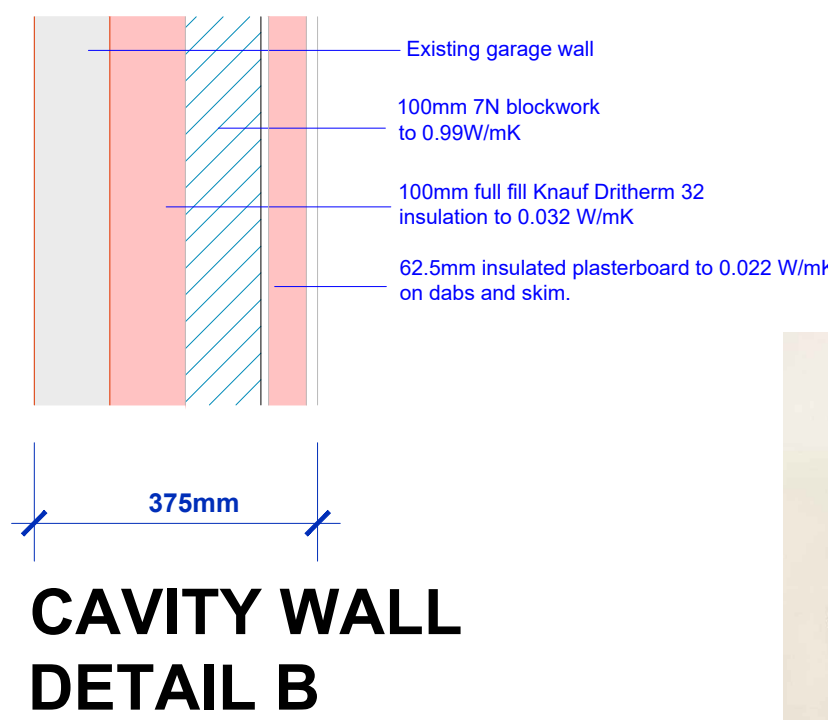




PROPOSED SECOND FLOOR PLAN



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

Any glazing within doors and adjacent windows to be safely glazing up to 1500mm above floor / ground level as 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 (if less than 1500mm above floor) or warm air filled air gap to give a U-value = 1.4 W/m²K (with 16mm air gap) or, Centre-pane U-Value = 1.4 W/m²K.

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

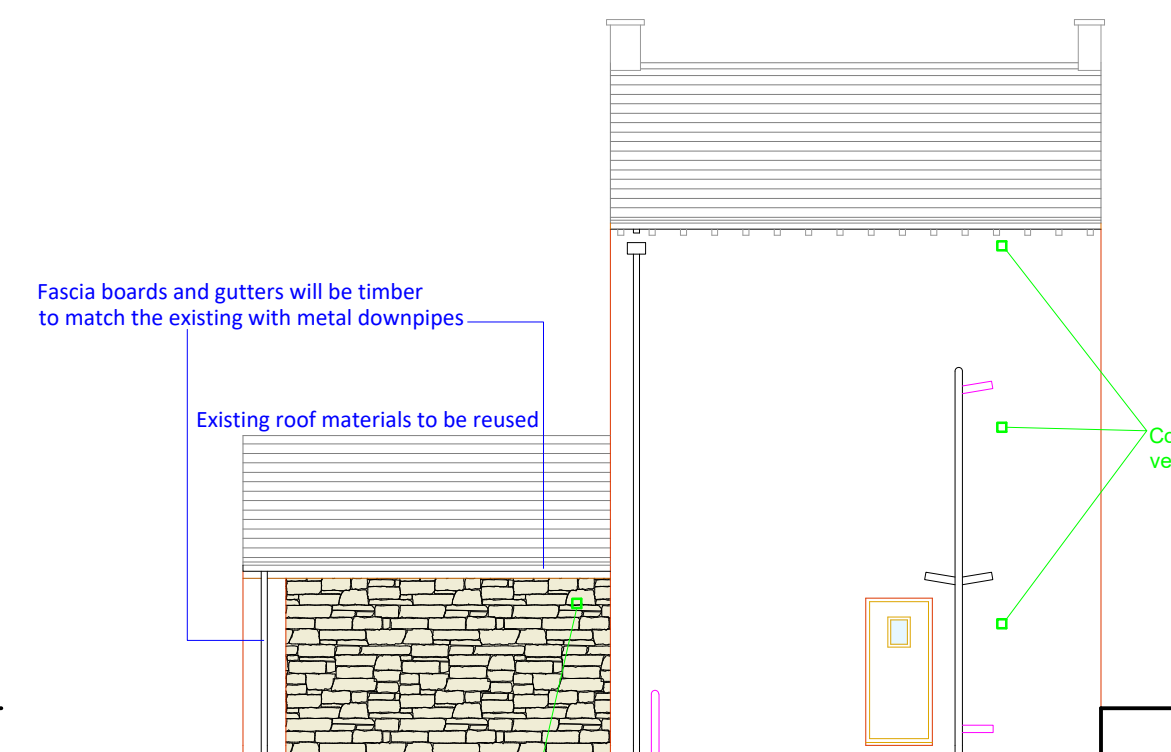
provide a min 25mm upstand of insulation around perimeter of new concrete floor slabs, where the floor slab touches outside walls (at door thresholds)

All cavity closures to be insula

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



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.

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 works 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 were not visible at the time of the initial survey should be reported to James Campbell Associates Ltd for consultation with our client.

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/m³. Slab depth to be 125mm min with A193 bottom mesh. Slab to be cast on 100mm Celconite GA4000 to 0.22w/m³ with a separation layer min. 500g between. Provide a min 25mm upstand of insulation around perimeter of slab. All floor slabs to be covered with 150mm thick DPC to be continuous with wall DPC, on 50mm sand binding, 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 C28/35 Concrete. Take foundations below invert levels of any adjacent drainage. Foundations to be approved footings depths in relation to prevailing ground conditions. All areas below DPC level to be 102 concrete couches with cavity filled with weak concrete. Concrete to min 25mm below finished floor level.

CAVITY WALL CONSTRUCTION.

External cavity walls will be 100mm stonework to match existing with 100mm 7N brickwork to 0.99W/mK and 100mm full fill Cavity Nuthrith 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 set at 300mm vertical centre 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 the underside of the gable walls under roof space & cavity closures to be insulated. Provide cavity wall insulation to a depth of 100mm above the cavity wall closure. On sloped roofs, supply or a proprietary applied 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/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.s. timber studs @ 400cts, 75 x 50mm s.s. timber sole head & side pieces to be adequately pugged & 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.s. timber door frames to be pugged & screwed to wall floor & ceiling over. Provide double door joints under timber door frames running parallel to floor joists. New internal masonry walls to comprise 100mm concrete blockwork min 7mm/2m 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 support 100mm concrete blockwork over 900 and 1300mm, opening over 1800mm, lintels to be designed by the Structural Engineer.

WINDOWS & LINTELS.

Window & door openings to have Galvalume coated galvanneal steel linings with a full fill insulation to limit heat loss, providing a cavity tray over each lintel with 50mm micro perim 4mm crossfilm wide. Windows to be double glazed up to timber s/w or h/w to clients requirements. Double glazed units to have inner panes laminated with safety glass to prevent shattering in the event of fire to excessive area of glazing. Proper opening casements to give min 10% of O.A. Habitable rooms with windows to have closeable 'trickle' ventilators built into unit. Background ventilation rate @ 8000m³/m². Kitchen to have mechanical ventilation rate @ min 60l per second & capable of operating continuously with nominally one air change per hour. M. 5000m³/m² background ventilation to rooms other than kitchen and habitable. Utility Room to have mechanical ventilation rate @ min 30l/sec & capable of operating continuously with nominally one air change per hour. Mechanical ventilation systems to be installed in accordance with the relevant standards. Mechanical ventilation systems to be 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 Hespvele or similar to BS 55 on granular bed laid in 1 in 40 falls with flexible connections. Protection of drains passing under or near footings with 150mm concrete surround. P.C. inlets provided over drains passing through footings, surround drainage pipes min 450mm under floor level. All drains to be covered with 150mm concrete to be obtained from approved sources to excavate pavements or highways to make necessary drainage arrangements. 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 prepared hardcore. Alternatively for shallow drains drainage purpose use quality approved black PVC inspected chambers. All manhole & drainage chambers C.W. or concrete to be uncoated, smooth. Any Inspection Chambers within building to have double sealed bolted top down to invert, floor grease sealed.

DRAWING TITLE

PROPOSED DETAILS

PROJECT

PROPOSED GROUND FLOOR SALON & UPPER FLOORS APARTMEN

LOCATION

**1 Hartley Street
Milnrow
Rochdale**

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