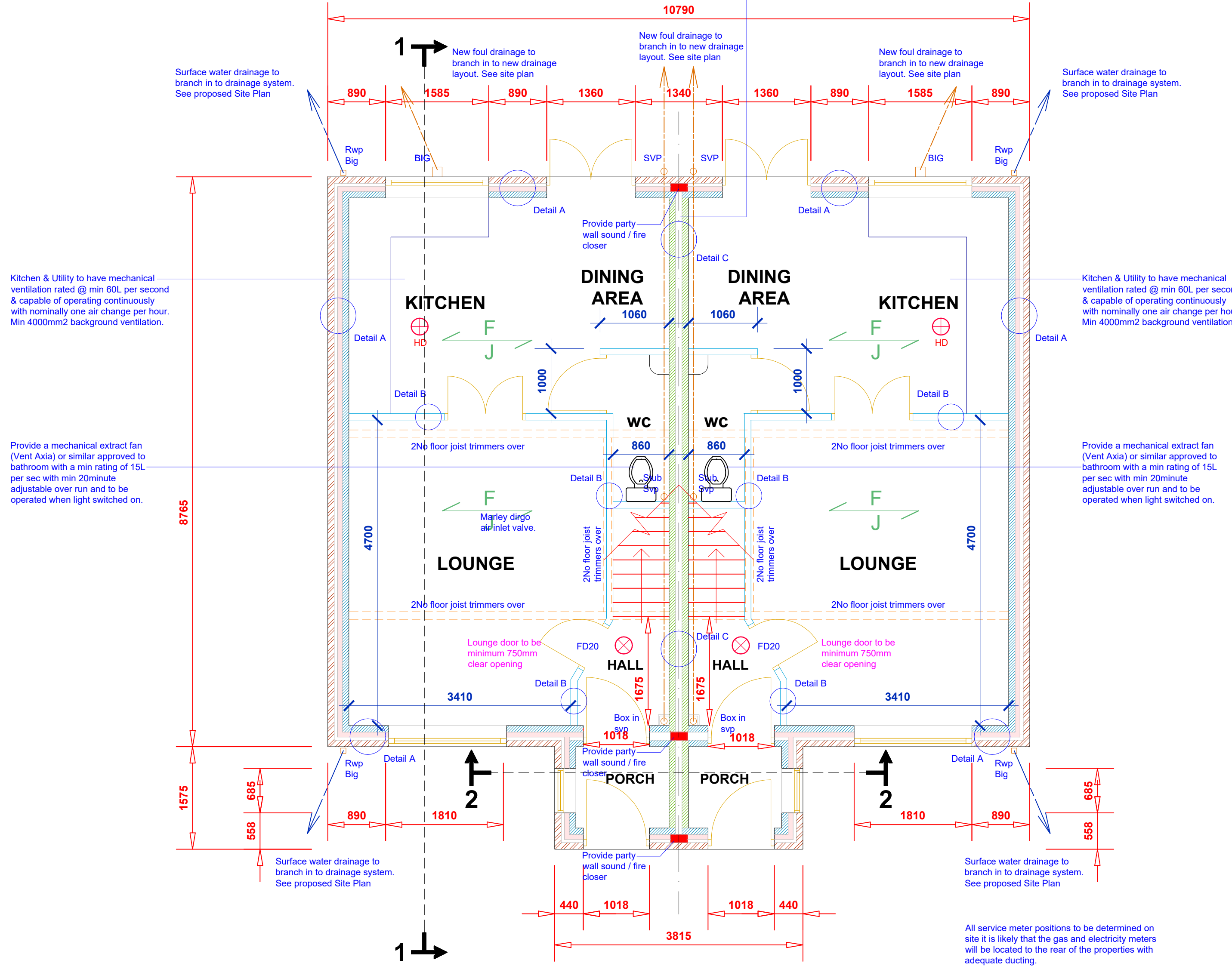




Indicates span of Floor Joists

SEE DRAWING 21.2449.67 FOR FOUL DRAINAGE LAYOUT SO EACH BLOCK AND ITS FOUL DRAIN RUN DIRECTION CAN BE INSTALLED CORRECTLY

Party wall between dwellings to be two leaves of 100mm dense concrete blockwork min 7n/mm2 with 100mm full filled cavity using Knauf glass mineral wool party wall sound insulation. Firestop blockwork tight to underside of roof covering. Block density to be min 1900kg/m3.



PROPOSED GROUND FLOOR PLAN

Approved Document Part O

Limiting Solar Gain

Block 1

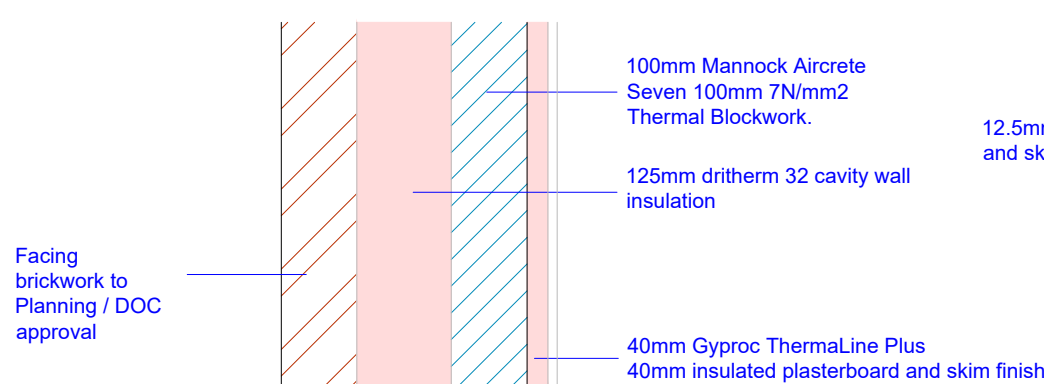
Maximum Area of Glazing (% of floor area) = 7%

Maximum area of glazing in the most glazed room (% floor area of room) = 29%

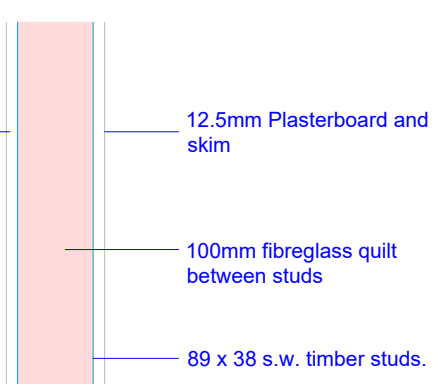
Block 2

Maximum Area of Glazing (% of floor area) = 7%

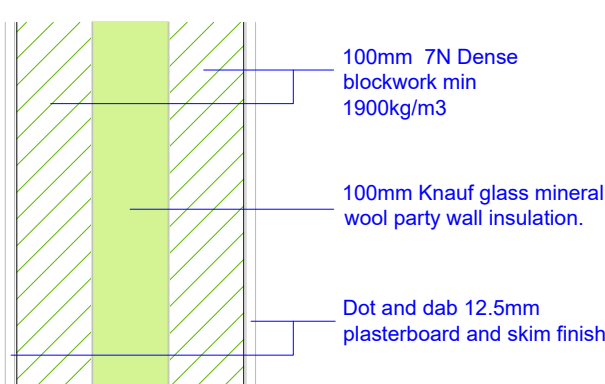
Maximum area of glazing in the most glazed room (% floor area of room) = 29%



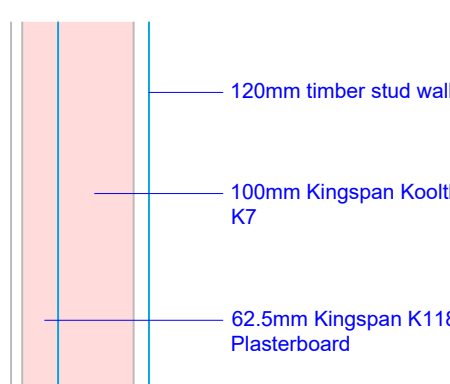
DETAIL A
Cavity Wall



DETAIL B
Internal Partition



DETAIL C
Party Wall



DETAIL D
Loft Walls

BLOCK 1 & 2 DETAILS

PRE COMPLETION SOUND TEST TO BE CONDUCTED IN LINE WITH APPROVED DOCUMENT E.

CONTRACTOR TO NOTE THAT DEVELOPMENT REQUIRES SAP CALCS / AIR PRESURE TESTING / WATER EFFICIENCY CALCULATIONS PRIOR TO CONSTRUCTION. JCA HAVE INFORMED CLIENT FOR REQUIRED REPORTS / CALCULATIONS

DESIGN AIR PERMEABILITY TO BE AT LEAST 5m3 AT 50 PASCALS AND AS BUILT AIR PERMEABILITY TO BE NO LESS THAN 3m3 IN ORDER TO ACHIEVE ADEQUATE BACKGROUND VENTILATION

MECHANICAL EXTRACT FANS SHOULD BE COMMISSIONED & TESTED TO ENSURE INSTALLED SYSTEM MEETS THE MINIMUM EXTRACT RATES

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.

75% of new lighting must be low energy light fittings efficient with lamps having luminous efficacy greater than 45 lamp lumens per circuit-watt

New boilers fitted should have a SEDBUK rating of 92% i.e. 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.

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.

Provide 100mm fibreglass insulation to stud wall with 12.5mm plasterboard and skim to deaden sound between all bedrooms and en suites.

Provide a level threshold at the main entrance.

5 Lever mortice locks fixed to entrance doors.

Contractor to ensure all external door and windows meet the security requirements of Approved Document Q. Contractor to liaise with JCA where bespoke products require clarification. Contractor to also ensure with entrance door manufacturer that the locking system does not impede the minimum 775mm clear opening.

Contractor to ensure centrifugal fans are provided for ducting over 1.5m in length or alternatively air flow rate test results are supplied near completion.

Part R provisions apply - contractor to provide high speed data physical infrastructure ducting with an ISP provider and ensure ISP provider certificate is provided demonstrating min 30Mbps is available wirelessly or via satellite serving the building.

Any glazing within doors and adjacent 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.

All internal stud partition walls to have min 100mm fibreglass quilt to void to deaden sound.

Floor joists to be supported on suitable masonry to timber restraining joist hangers to EasiJoist manufacturers details.

MINIMUM CLEAR INTERNAL OPENING DOOR WIDTHS = 775mm WHEN APPROACHED AT 90 DEGREES.

MINIMUM CLEAR INTERNAL OPENING DOOR WIDTHS = 750mm WHEN APPROACHED HEAD ON.

MINIMUM CLEAR OPENING DOOR WIDTH TO MAIN FRONT DOOR TO BE = 775mm & LOW THRESHOLD BAR TO BE PROVIDED.

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

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

STAIRCASE (Ground - First Floor).

New staircase to be solid string with closed risers.

12No risers @ 218.33mm

11No goings @ 242.48mm. Min tread 275mm.

Overall 960mm to outer strings or to fit within dimensioned walls as specified on the drawing. A minimum headroom of 2m measured directly over the pitch line of the staircase to any point between the stairwell. A minimum 900mm handrail height to flights and 900mm to landings. The staircase is to terminate in scroll or other suitable means. Provide maximum 90mm gaps to any open balusters to both flights and landings.

STAIRCASE (First - Second Floor).

New staircase to be solid string with closed risers.

12No risers @ 218.33mm

11No goings @ 236.93mm. Min tread 275mm.

Overall 750mm to outer strings or to fit within dimensioned walls as specified on the drawing. A minimum headroom of 2m measured directly over the pitch line of the staircase to any point between the stairwell. A minimum 900mm handrail height to flights and 900mm to landings. The staircase is to terminate in scroll or other suitable means. Provide maximum 90mm gaps to any open balusters to both flights and landings. Winders & Newel post to fit between floor trimmers.

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 vacap 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 fitment which will limit hot water to 48°C.

DESIGN SUBJECT TO SAP CALCS / AIR PRESURE TESTING / WATER EFFICIENCY CALCULATIONS PRIOR TO CONSTRUCTION.

JCA HAVE INFORMED CLIENT FOR REQUIRED REPORTS / CALCULATIONS

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.

Install a Heat Detector in Kitchen where this symbol indicates.

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

In accordance with ADB new dwelling to be provided with automatic fire detection and alarm system of at least Grade D Category LD3 system designed and installed in accordance with BS 5839-6.

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

New windows and roof lights - fully draught-proofed and double-glazed in Low emissivity 'K' glass with 16mm argon filled air gap to give a U-value = 1.6W/m2K (or Window energy rating - band C; or Centre-pane U-value = 1.2W/m2.

New 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 = 1.8W/m2K.

New 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 = 1.6W/m2K.

Contractor to contact Catnic direct for lintel schedule. Where lintel loads are requested from Catnic, the contractor is to liaise with JCA or the appointed Structural Engineer to obtain the load data on the required lintels.

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 etc. Any contractor who decides to use any other 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.

(Based on approval of ground bearing capacity on site by Building Control Officer)

New ground floor slab to be well tamped, complete with smooth finish. Slab depth to be min 100mm min with A193 bottom mesh. Slab to be cast on min 100mm Celotex G44000 PIR insulation at min 0.022W/m2K with a separation layer min. 500g between. On gas membranes to building control requirements and installed to manufacturers specifications lapped over DPC, provide cavity trays and weep holes as indicated by manufacturer, 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, top of foundation to be min. 600mm below ground level. Building Inspector to approve foundation depths in relation with prevailing ground conditions. Any walls below ground level to be 102 concrete commons or min 7n/mm2 concrete dense blockwork / trench blockwork, any cavities between wall leaves to be filled with weak mix concrete to min 225mm below finished floor level.

CAVITY WALL CONSTRUCTION

External cavity walls to be external leaf 100mm facing brickwork to Planning / DOC permissions with Mannok Aircrete Seven 100mm 7N/mm2 Thermal Blockwork inner leaf to 0.19w/mk. Provide 125mm full fill ditherm 32 insulation to min 125mm cavity. Provide min 275mm stainless steel brick ties, all to give 0.184w/m2K. Provide vertical DPC to window & door reveals with Kingspan Kooltherm cavity closer 130. Cavity wall to be tied internally with min 275mm stainless steel housing ties @ 5 ties per m2, ties to BS1243. Ties to be at 300mm vertical cts adjacent to window & door openings. Top of cavity wall to be closed with sapulux or a proprietary approved system. Internal finish to be Gyproc ThermalLine Plus 40mm insulated plasterboard and skim finish.

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 to be placed pvc min 500 x 25mm s.w. battens for 600mm rafter span. BS 5534: 1984. Provide vertical DPC's to all openings lightly fitted evenly between cavity closure method. Min 225mm wide vertical DPC.

INTERNAL WALLS.

New partitions to comprise, 89 x 38mm s.w. timber studs @ 400cts, 89 x 38mm 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 100mm fibreglass quilt between studs to act as sound deadening, 89 x 50 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 600mm wide x 150mm thick concrete strip footing provide DPC at finished floor level below floor slab to be 100mm dense blockwork. Provide PC lintels to doorways and RC lintels to openings between 900 and 1800mm, openings larger than 1800mm, lintels to be designed by the Structural Engineer.

WINDOWS & LINTELS.

Window & door openings to have Catnic CG110/100, CH 110/100 and CX 110/100 where necessary 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 panes of Pilkington Optitherm or similar to give 1.6w/m2K. Provide opening casements to give min 10% of G.F.A. All rooms with windows to have closable 'trickle' ventilators built into unit. Kitchen to have mechanical ventilation rated @ min 60L per second & capable of operating continuously with nominally one air change per hour. Min 400mm2 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 suitable for 37.5° pitch to Clients requirements and planning consent. All fixed on 38 x 25mm s.w. treated tile battens for 400cts rafter span or 50 x 25mm s.w. battens for 600mm rafter span. Lay Kiebo 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 150 x 50 C16 @ 400cts. Rafter to be strapped to the gable walls with min 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 6 x 30mm mild steel straps firmly hammer fixed to internal block leaf. Ventilation at eaves with min 25mm perimeter gaps with incorporated insect mesh. Provide 150mm Kingspan Kooltherm K107 insulation between rafters with 72.5mm Kingspan Kooltherm K118 insulated plasterboard below the rafters position insulation over the wall plate to meet cavity wall insulation to prevent cold bridge. Skim finish to plasterboard. 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 100mm from facing brickwork max projection with guttering 150mm. Fascias to be 20mm lathalised s.w. or similar approved upvc to clients requirements. Any soffits to 8mm exterior quality plywood or upvc. 100mm 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 is 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 Hespeler 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 unused connection ducts. Any Inspection Chambers within building to have double sealed bolt down type cover fully grease sealed. Provide roddable gullies where branching into main drainage run.

DRAWING TITLE

PROPOSED GROUND FLOOR PLANS

Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN

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Mob: 07817 623183
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PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT

LOCATION

Land of Firgrove Gardens
Firgrove
Rochdale

DRAWN:-	Frank James Smith	DRAWING NUMBER:-
DATE:-	February 2023	
SCALE:-	1:50 @ A1	
ISSUE:-	C	21.2449.60C