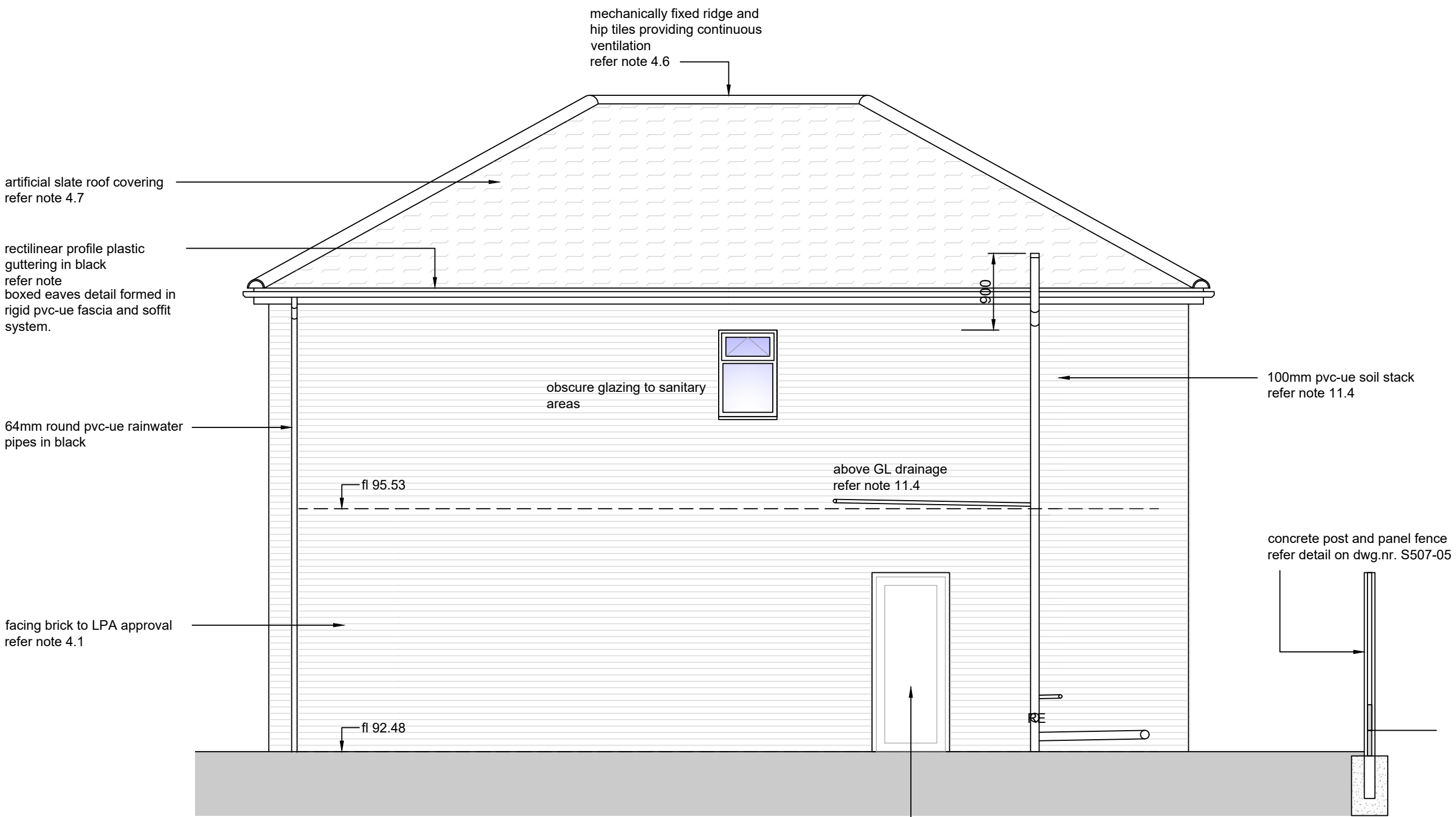
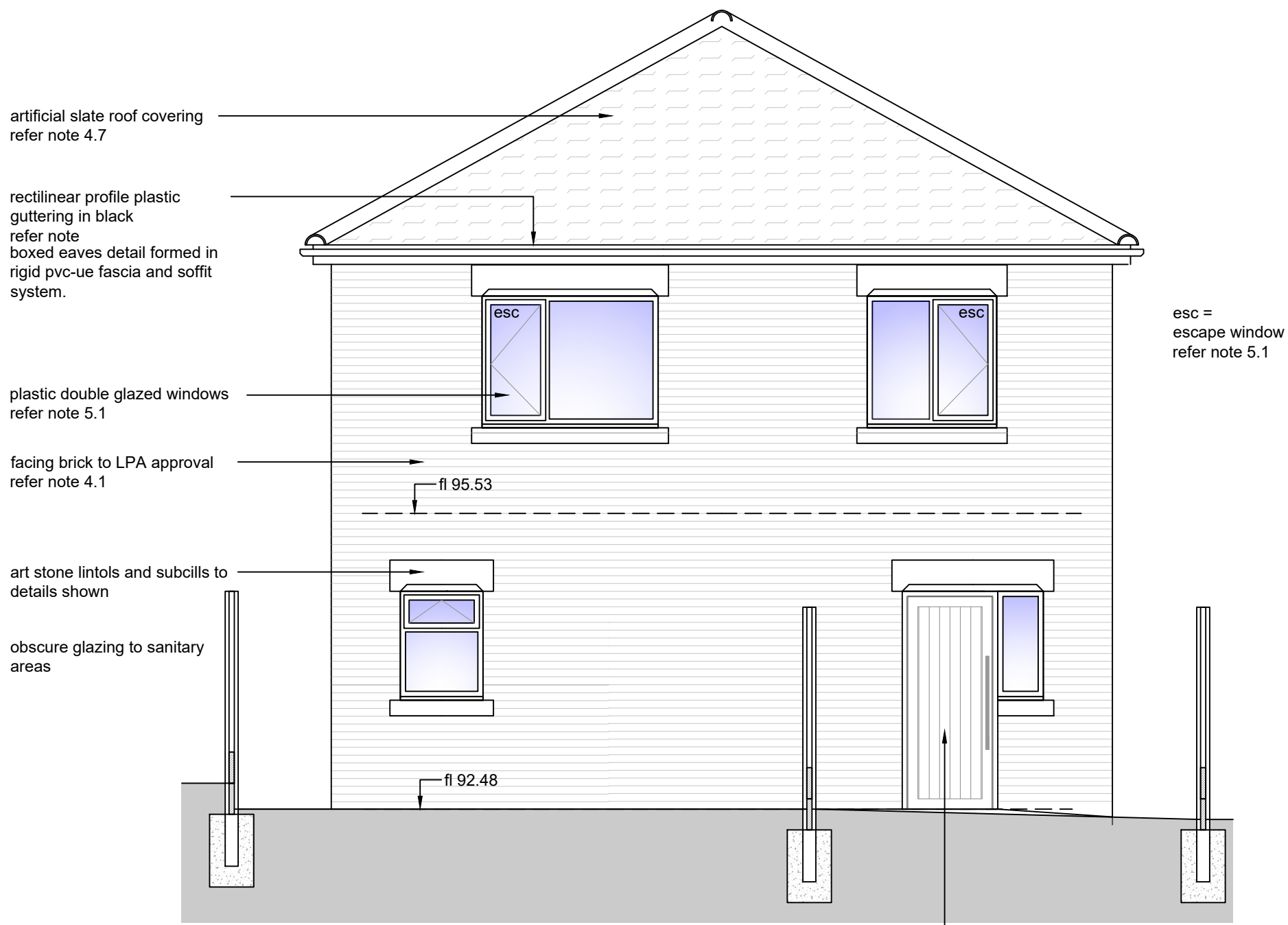
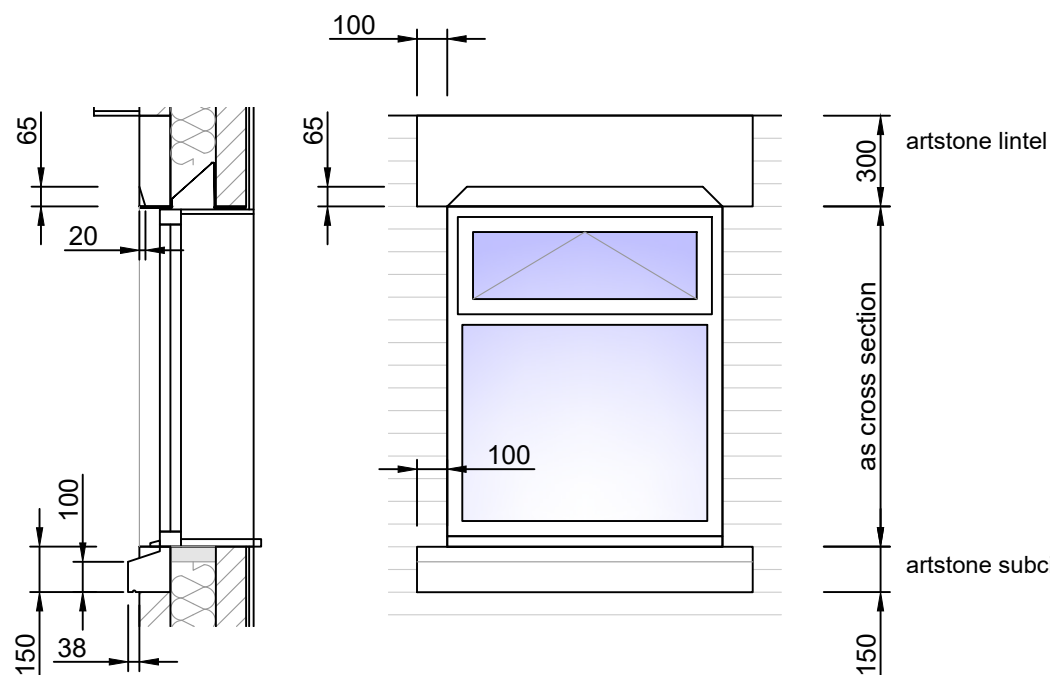




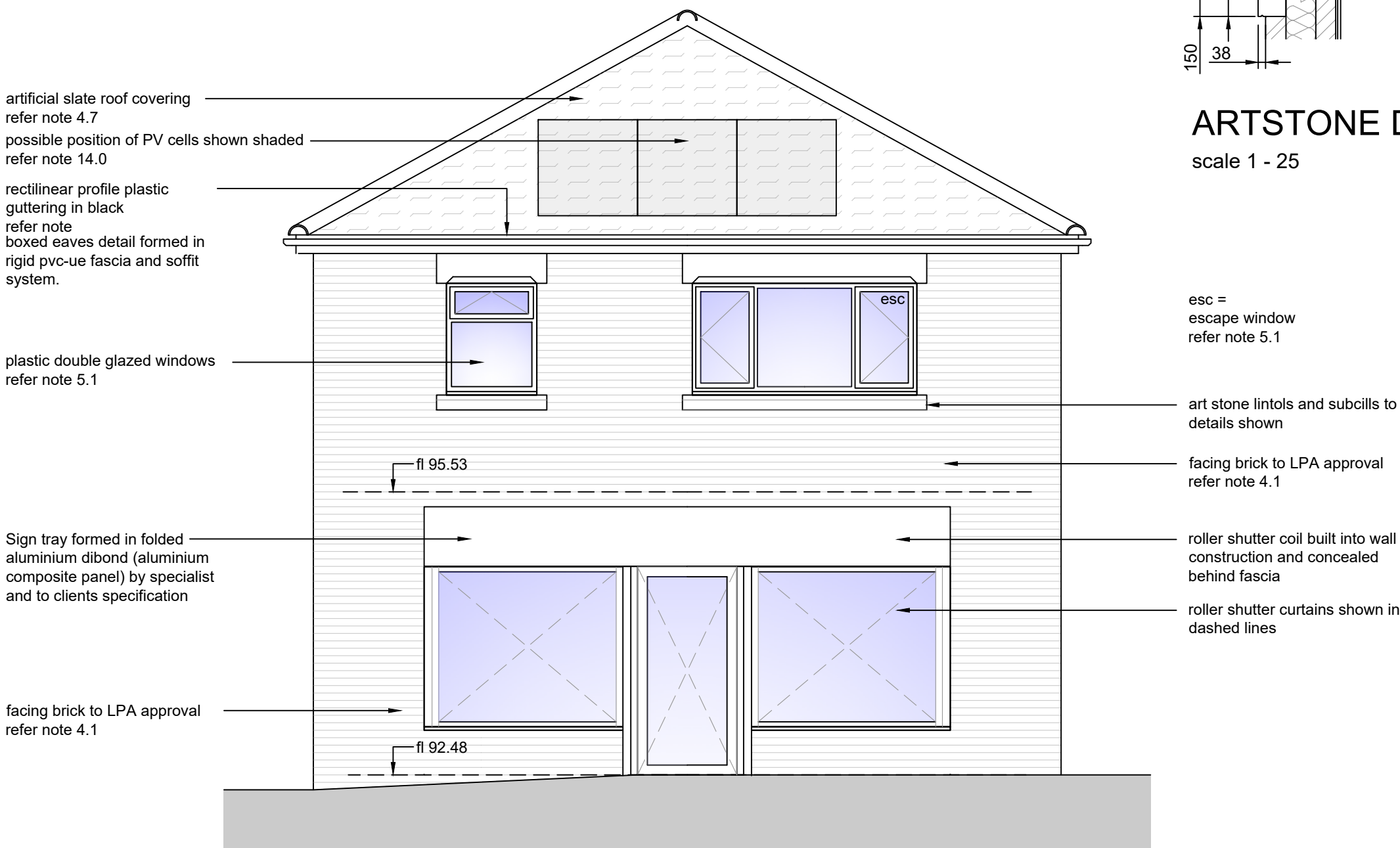
PROPOSED SIDE ELEVATION
scale 1 - 50



PROPOSED REAR ELEVATION
scale 1 - 50

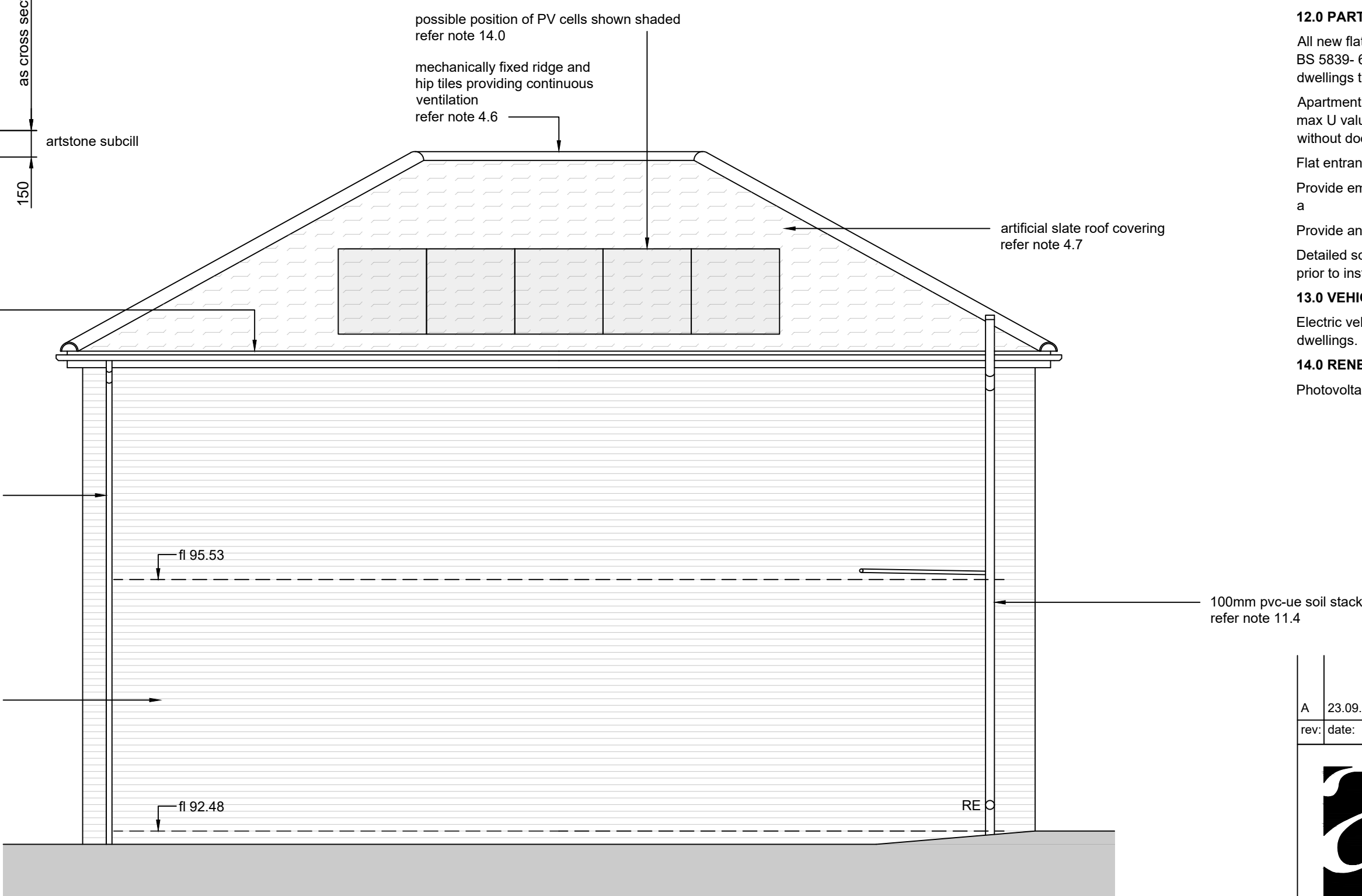


ARTSTONE DETAILS
scale 1 - 25



PROPOSED FRONT ELEVATION
scale 1 - 50

the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the building; to be detailed by environmental consultant



PROPOSED SIDE ELEVATION
scale 1 - 50

PROPOSED CROSS SECTION AA

10.0 SOUND TEST

Flats to be sound tested prior to completion. The airborne sound insulation tests carried out in full accordance with the measurement procedures of BS EN ISO 140-4:1998[3] for field measurements with a single figure DnTw and LnTw in accordance with BS EN ISO 717.

11.0 SERVICES

11.1 General

All work to comply with regulations and recommendations of the relevant supply company and to be the satisfaction of the inspector. Commissioning certificate in relation to installations to be provided by "competent" person on completion. All works to be undertaken in compliance with Domestic Building Services Compliance Guide published by HM Govt 2013 edition.

11.2 Mechanical ventilation:

Whole house ventilation to be provided to specialist design in accordance with Approved Document F[1] and generally comprising continuous supply extract fans [de centralised MEV] providing a minimum whole dwelling ventilation rate of 25l/sec to accord table 1.3 ADF. Internal doors to allow air flow through dwelling by providing minimum free area of 10mm undercut to accord para 1.25 ADF. Input ventilation provided by background ventilators [trickle vents] fitted to windows in all habitable rooms [not bathroom or kitchen] providing min 4000mm sq to accord para 1.64 ADF. System to use LoCarbon NBR dMEV C extraction fans as supplied by Vent Axia Ltd.

Mechanical ventilation air flow testing to apartments to be undertaken and results provided to BCO at completion.

11.3 Heating and hot water

Heating to be provided by contractor designed and installed electric panel heaters to habitable rooms generally comprising High Heat Retention Storage Heaters [HHRSH], Dimplex Quantum or similar approved, plinth heaters to kitchens and down flow heaters to bathrooms and en-suites. Background heating to common areas. Refer current Building Regulation App. Doc L for requirements in relation to heating controls.

Domestic hot water supplied from contractor designed and installed unvented inline instantaneous water heaters [12kw] to supply sink and wash basin; with electric shower to ensuite.

11.4 Above ground level drainage

Above ground level sanitary waste pipework to comprise black pvcu to the sizes scheduled and falls shown and recommended by manufacturer, including supporting and clipping at max. 900 mm centres, and discharging appliances via. 75 mm deep seal trap to drainage system.

Patent air admittance valves to head of soil pipes to be fitted where indicated [AAV]. All other soil pipes to extend minimum 900mm above window heads and fitted with anti-bird cage or fitted with proprietary external rated AAV [Flopast or equal / approved].

Appliances to discharge into the following waste branches:

- WC 100mm dia
- WHB 32mm dia
- Sink 40mm dia
- Bath 40mm dia

Anti vac traps to be fitted to all appliances.

Any pipework, services ducts or similar penetrations passing through compartment walls or floors to have intumescent fire collars fitted suitable for aperture to be protected and surrounding construction rated at 60mins fire resistance.

11.5 Below ground level drainage

See separate drainage installation proposals prepared by T.J.Booth Associates.

11.6 Building regulations Approved Document L1b

Continuity of insulation:

Insulation to walls, floor and roof is to be continuous to limit thermal bridging and air leakage. A signed declaration along with photographic evidence will be required from a competent person confirming that appropriate insulation methods have been incorporated on site in accordance with current Building Regulations.

Providing information:

The owner is to be provided with sufficient information about the building, fixed building services, controls, and their maintenance requirements, so that the building may be operated as efficiently as possible.

Controlled services:

The Local Authority may request confirmation that any controlled services including heating, and hot water systems have been properly commissioned in accordance with procedures approved by the Secretary of State

Lighting:

Provide energy efficient lighting at the rate of 100% of all new light fittings.

Approved Document P:

All electrical works to NICEIC regulations to be undertaken by registered electrician issuing completion certificates in accordance with Approved Document P

12.0 PART B1 [MEANS OF WARNING AND ESCAPE]

All new flats should be provided with a fire detection and fire alarm system in accordance with the relevant recommendations of BS 5839- 6:2004 Code of practice for the design, installation and maintenance of fire detection and fire alarm systems in dwellings to at least a Grade D Category LD3 standard including heat detection in the kitchen.

Apartment doors and frames to common areas to be FD30s fire/smoke resistant and achieve an acoustic rating of 35dB and a max U value of 1.8W/m2K. Internal door sets off inner protected corridor [where required], to be FD30 rated (except bathroom) without door closers.

Flat entrance and communal entrance doors to be able to be opened from inside without the use of a key.

Provide emergency lighting in accordance with BS5268:1 to all common escape routes and cellar, to extend to all external areas. a

Provide and fit fire alarm system to BS 5499-1:2002

Detailed schemes for Fire Detection, Emergency lighting and exit signage to be submitted to the Building Inspector for approval prior to installation.

13.0 VEHICLE CHARGING POINTS.

Electric vehicle charging points to be installed in accordance with Building Regulations AD. S Section 1.1-New residential dwellings. In this instance electric charging points to be provided to one of the associated parking spaces - 1nr in total.

14.0 RENEWABLES

Photovoltaic cells to be designed and installed to the roof by specialist company to provide min 2.80 kWp

AMENDMENT REQUIRED BY BCO MARKED THUS ★		
rev	date	description
A	23.09.25	
AJ COCKER ASSOCIATES CHARTERED BUILDING SURVEYORS		
New Century House 176 Drake Street Rochdale OL16 1UP Tel: 01706 764880 Fax: 01706 764881 www.ajcockerassociates.co.uk mail@ajcockerassociates.co.uk		
RICS the mark of property professionalism worldwide		

Project:

premises at Boarshaw
proposed layouts

Client: Zulq and Shah Hussain

scale: as noted @ A1

date: August 2025

drawn: IS

Dwg. Nr. S507-04 rev A