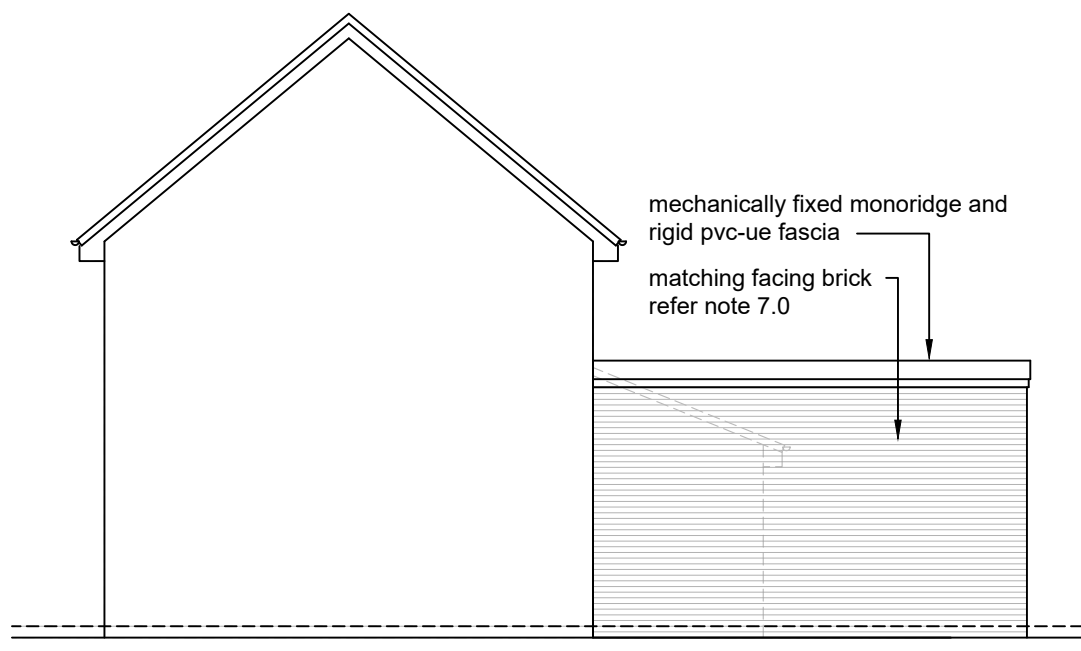


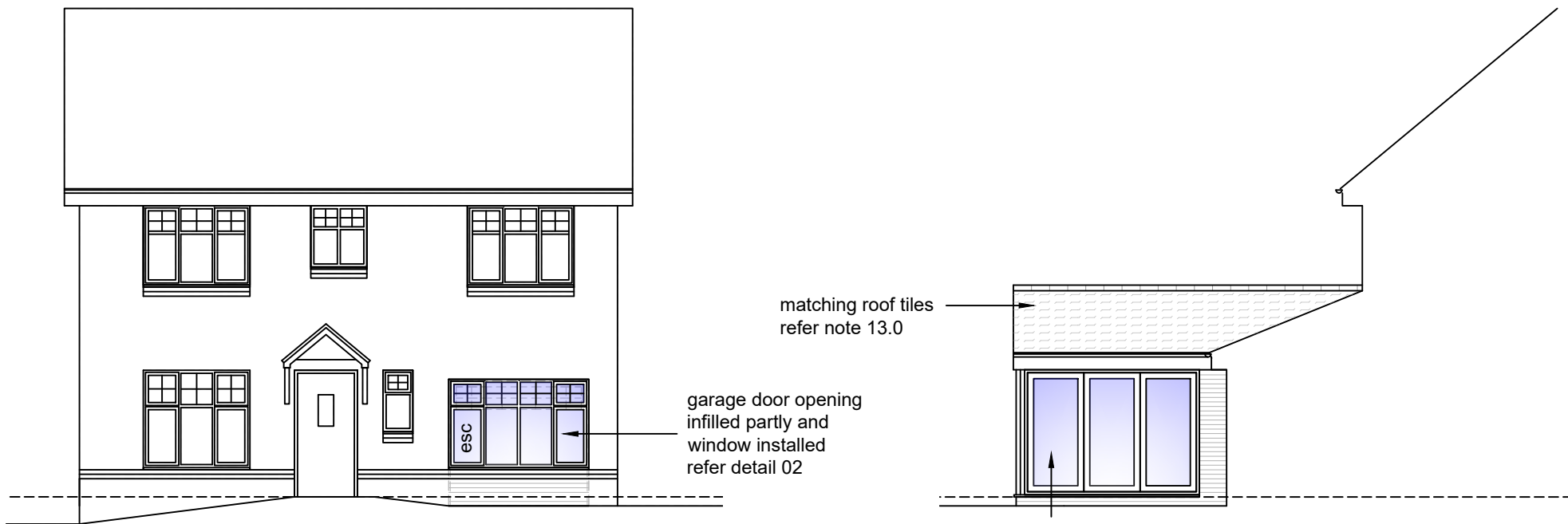
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CDM: Clients and contractors must fulfil their duties under the CDM regulations 2015. The client is required to notify the HSE of any projects lasting more than 30 days or involving more than 500 person days.



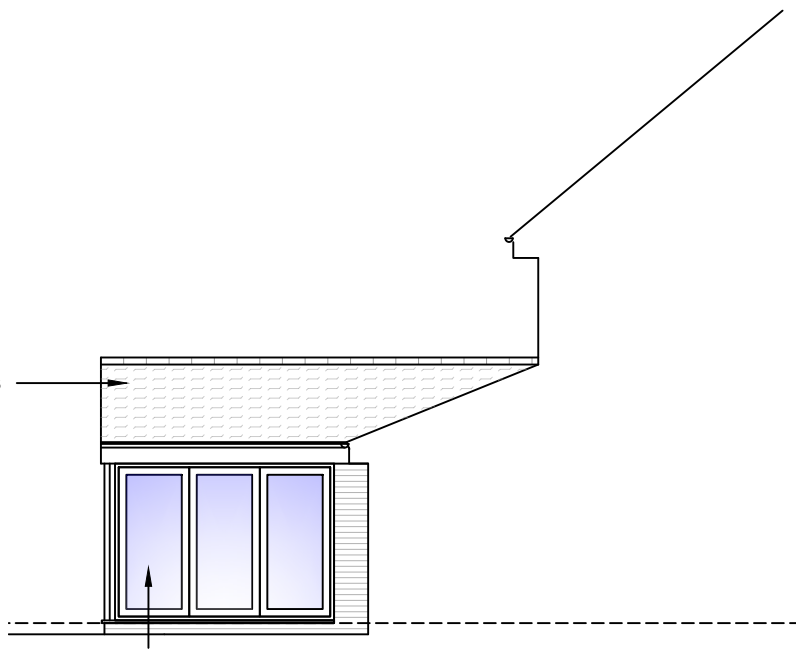
PROPOSED REAR ELEVATION
scale 1 - 100



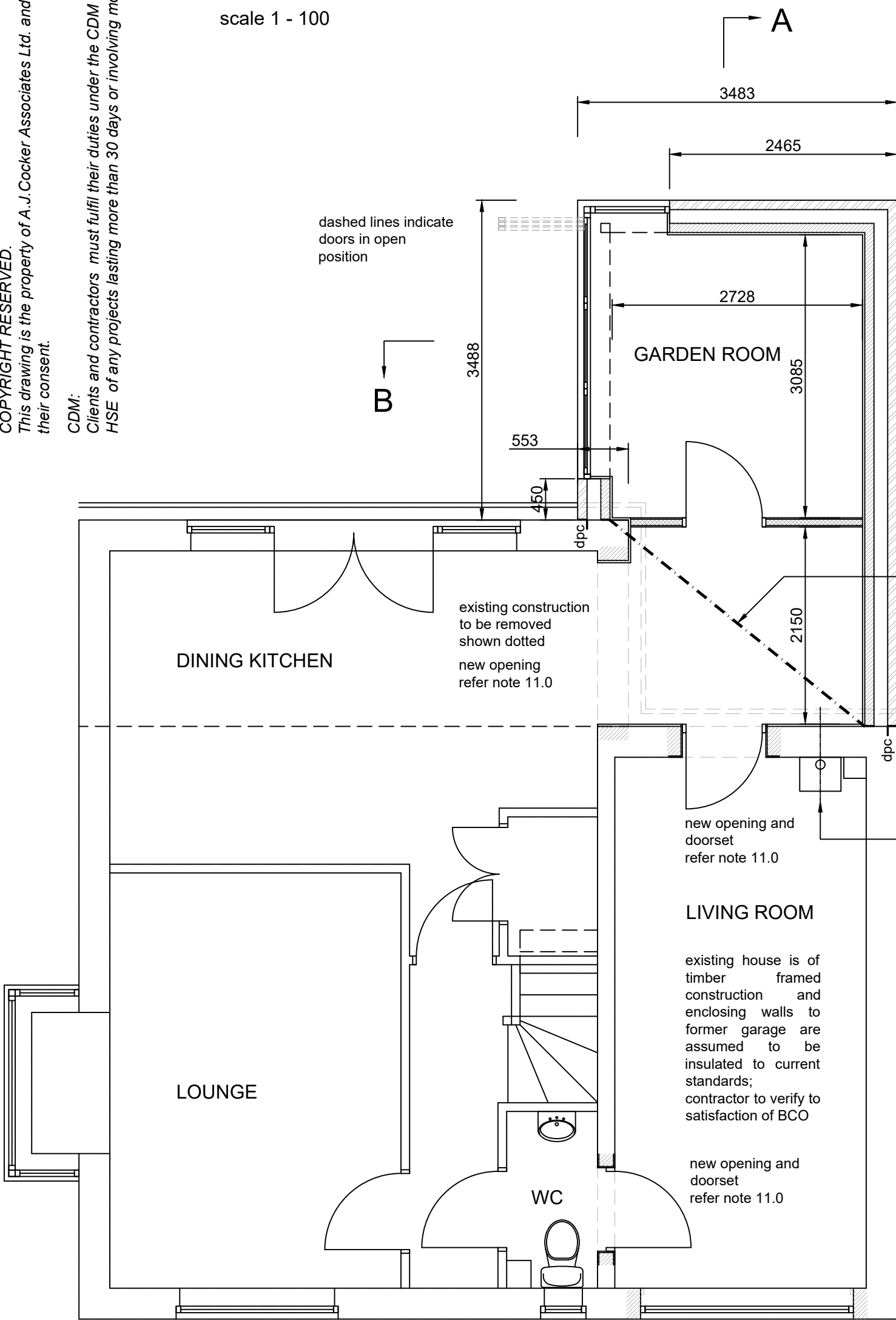
PROPOSED SIDE ELEVATION
scale 1 - 100



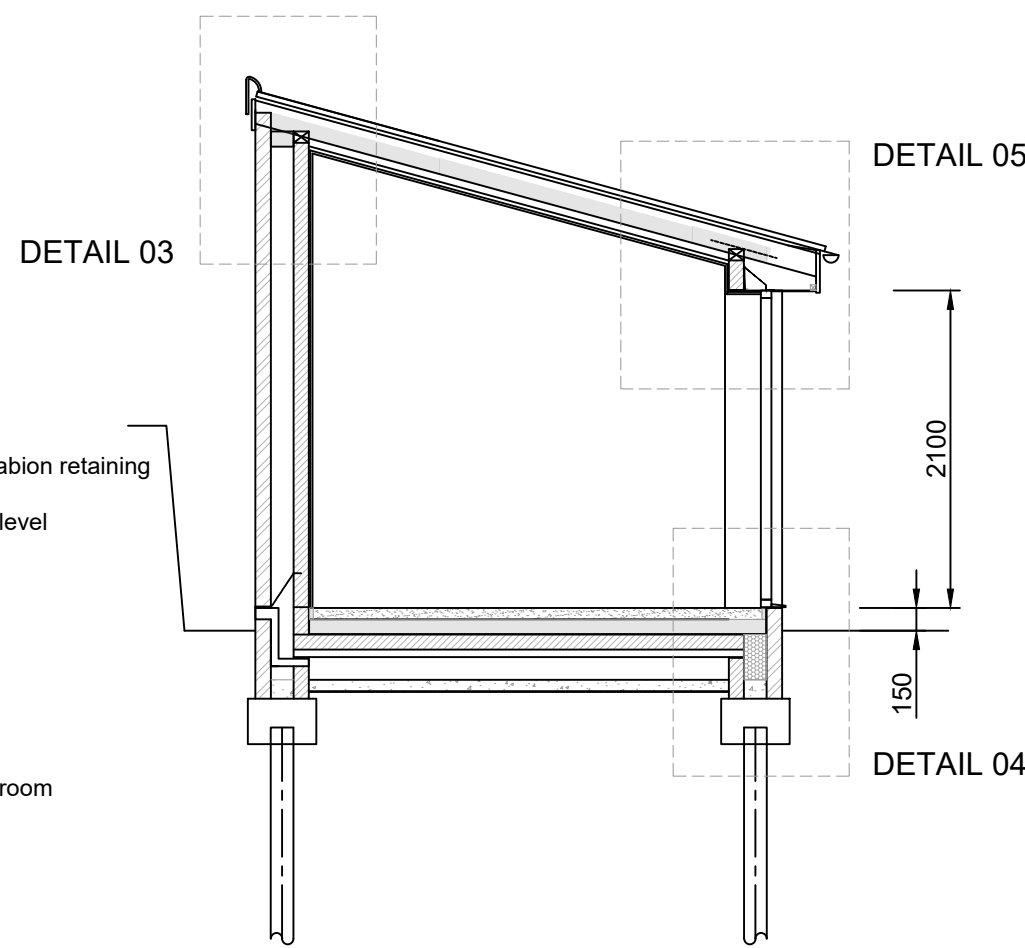
PROPOSED FRONT ELEVATION
scale 1 - 100



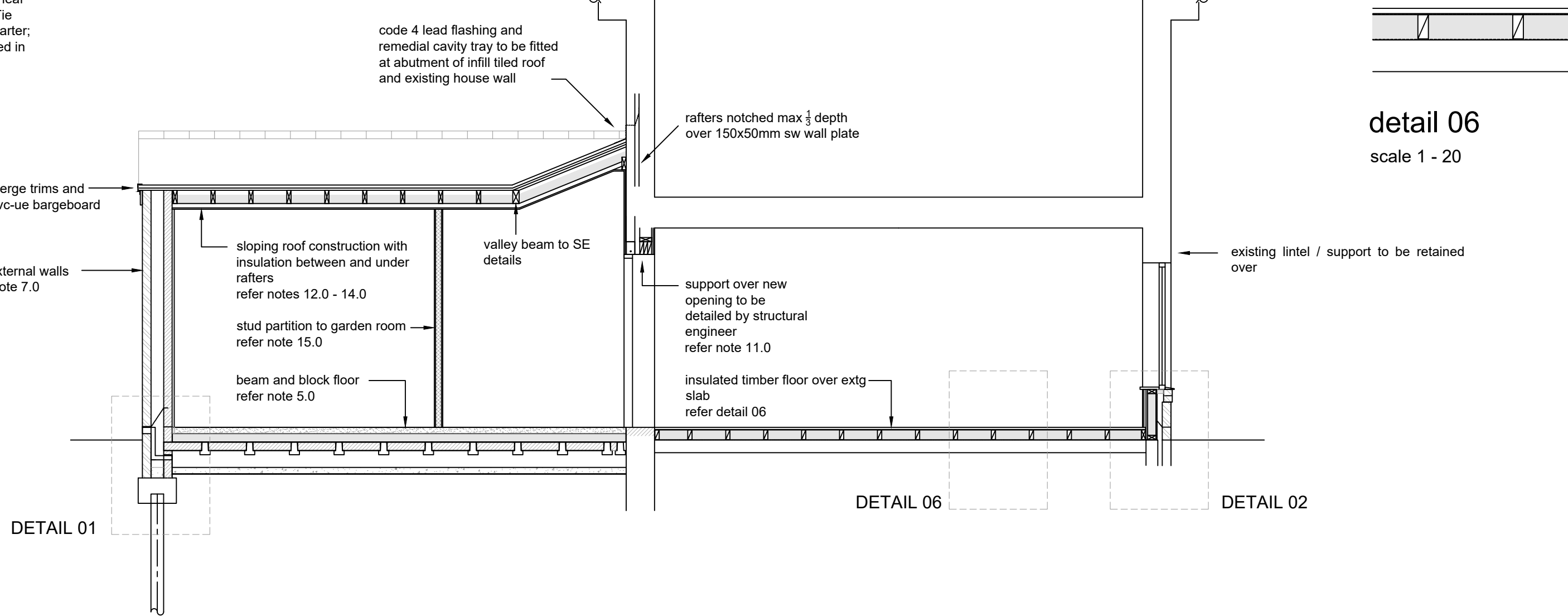
PROPOSED RETURN ELEVATION
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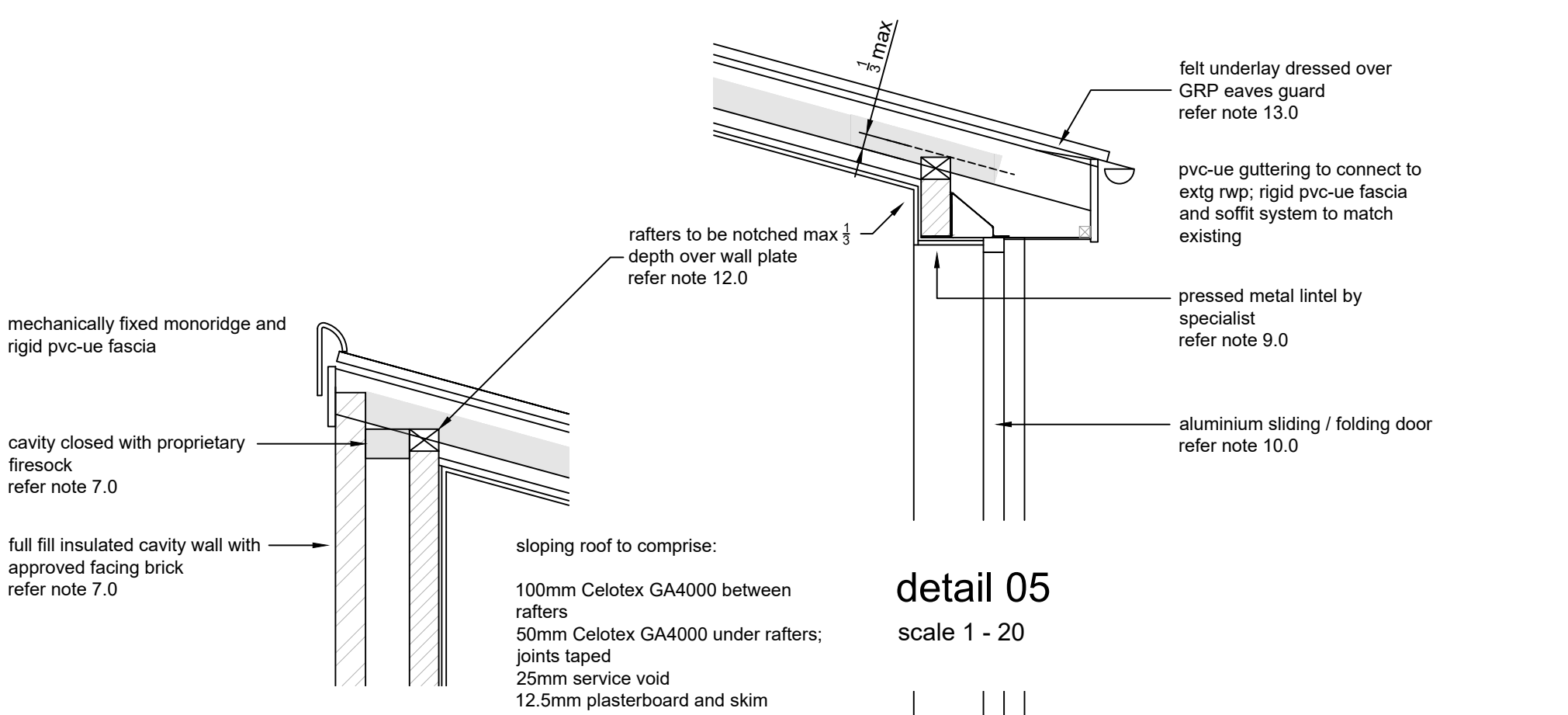
PROPOSED GROUND FLOOR PLAN
scale 1 - 50



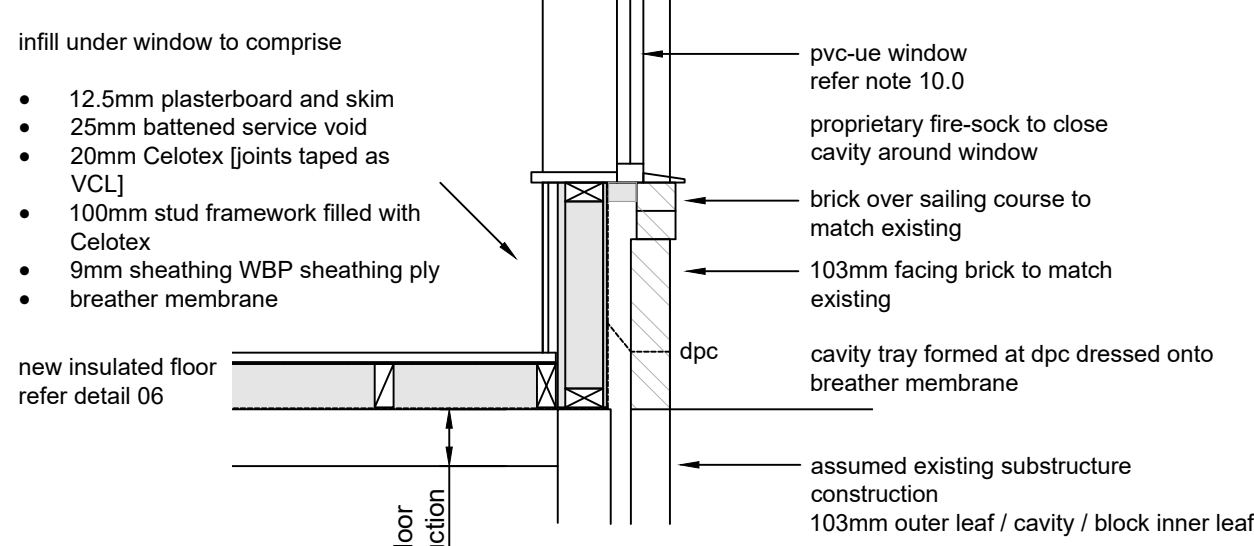
PROPOSED SECTION BB
scale 1 - 50



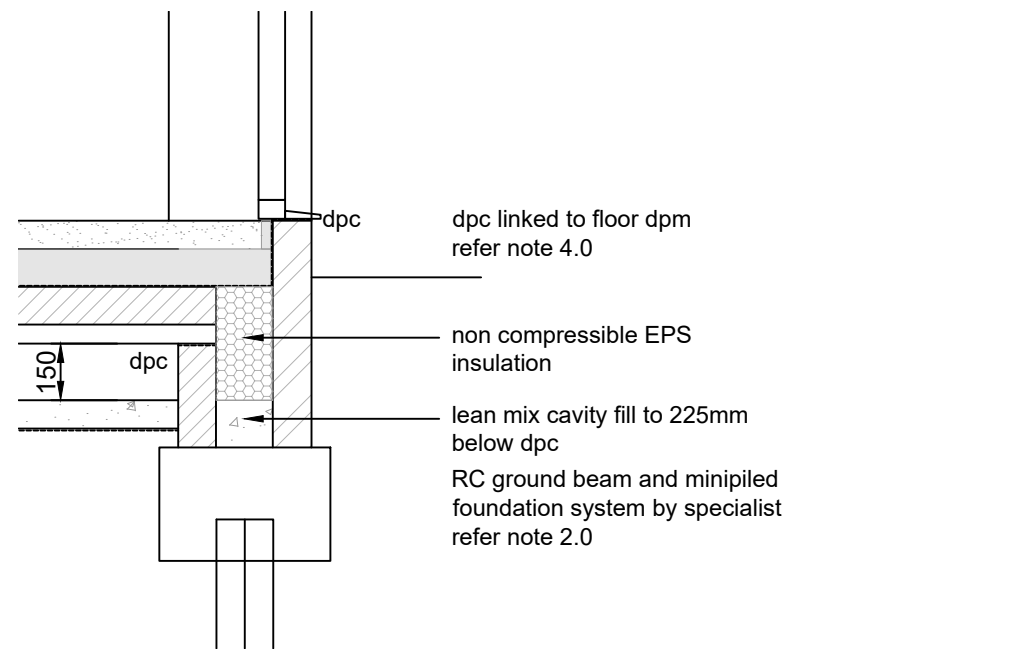
PROPOSED SECTION AA
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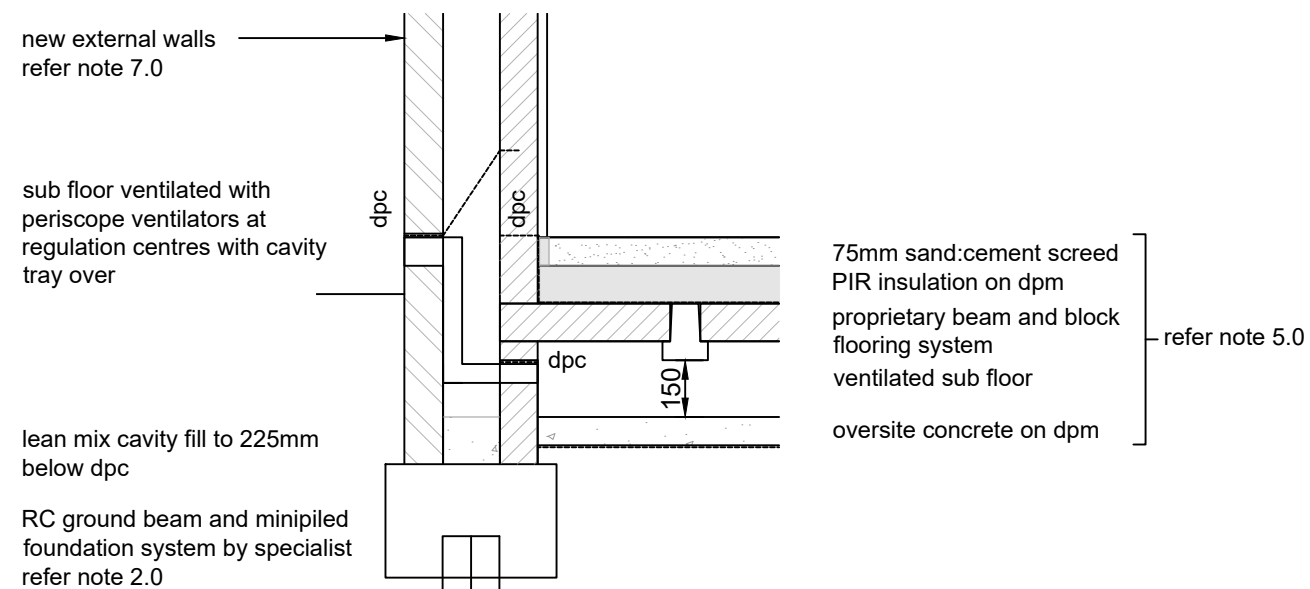
detail 05
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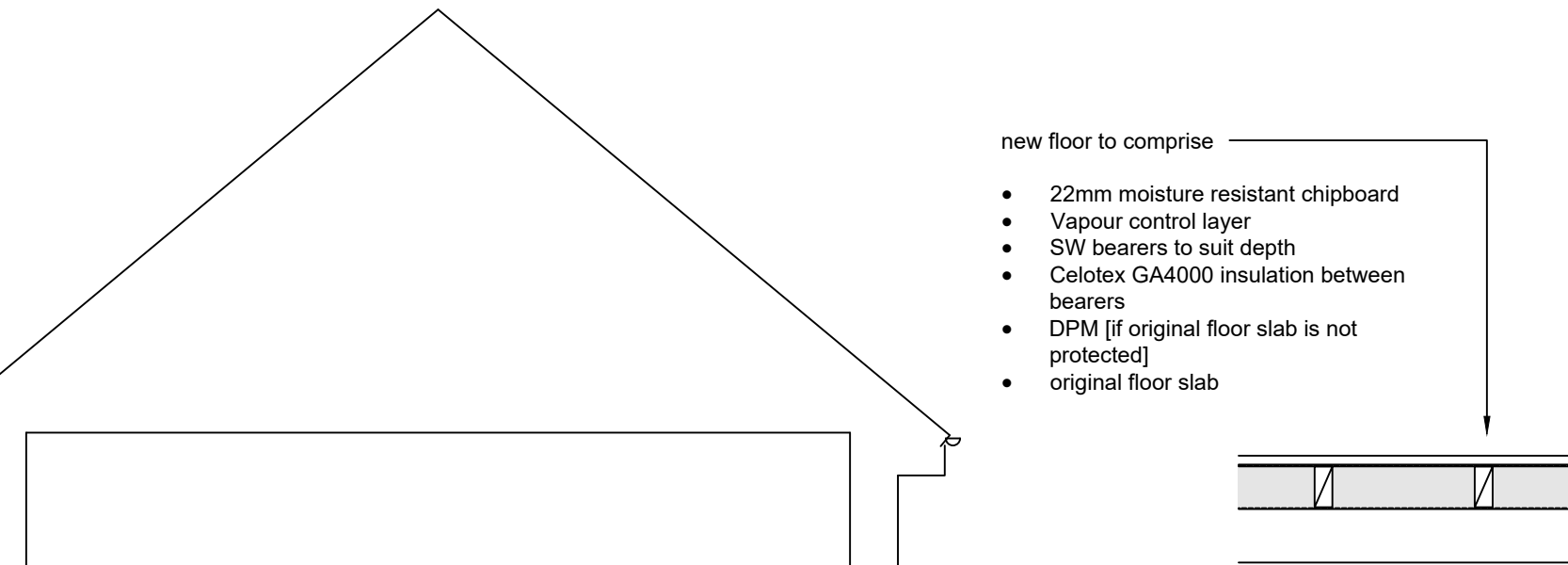
detail 03
scale 1 - 20



detail 04
scale 1 - 20



detail 01
scale 1 - 20



detail 06
scale 1 - 20

notes: continued from dwg.nr. G309-01

7.0 External walls: masonry and blockwork

To comprise: -

- 102.5mm approved facing brick to match existing
- 150mm cavity
- 100mm aggregate concrete block inner leaf [0.21-0.31 W/m.k.]
- Cavities to be insulated with 140mm Celotex Thermaclass cavity wall 21
- 10mm residual cavity
- 12.5mm plasterboard and skim on adhesive dabs

U Value = min 0.18W/m2K

Leaves to be tied together at 750mm centres horizontally and 450mm centres vertically with PD 6697 type 2 wall ties and to be of a double drip type. Ideally, they should be BBA approved and conform to BS EN 845-1: 2003. Each block course to be tied at window reveals. Cavity around openings to be closed with proprietary insulated pvc-ue cavity closures incorporating integral dpc and with firesocks at eaves.

Lateral restraint to be provided by 30x5 gms straps at 1800mm cts. 100x75mm sw wall plate to be strapped to inner leaf at 1800mm cts. using 30x5gms straps.

Lean mix cavity fill to terminate min. 225mm below dpc.

8.0 Damp Proof Course:

To comprise 1200gauge Visqueen dpc linked to floor slab dpm. DPC to be min 150mm above adjacent ground level.

9.0 Lintels: external walls

To comprise wrap around corner, combined steel lintels designed by specialist to suit load, span and wall construction.

10.0 Windows:

Garage conversion:

Approved colour pvc-ue double glazed windows supplied and installed by specialist contractor who is FENSA registered, and the installation must be registered to comply with Building Regulations. Escape window to be provided in position shown. The window should have an unobstructed clear openable area that is at least 0.33m2 and have no clear dimension less than 450mm high and 450mm wide, appropriate escape catches and hinges must be fitted to ensure the clear opening is achieved.

Min. centre pane U Value not greater than 1.4W/m2K.

Sun Room Extension:

Approved colour aluminium sliding / bifolding triple glazed doors supplied and installed by specialist contractor who is FENSA registered, and the installation must be registered to comply with Building Regulations.

Min. centre pane U Value not greater than 0.8W/m2K.

Opening lights to all rooms to be min. 1/20th floor area, incorporate trickle ventilators to window frames to current Building Regulations, 8000mm2 to habitable rooms, 4000mm2 to other rooms. Glazing to windows less than 800mm above floor level to be laminated or toughened glass to current Building Regulation app. doc. K4. Provide draft stripping to all openable windows.

11.0 Lintols: internal masonry wall outer leaf and timber frame

Internal structural support to be detailed by structural engineer.

12.0 Roof construction: cut timber framework

To comprise C24 solid cut timber rafters as scheduled on drawing. Rafters to be notched max 1/3 depth over wall and pole plate.

13.0 Roof covering: sloping

New roof coverings to matching man made interlocking slate (type of slates determined by supplier to suit roof pitch) on 50x25mm softwood battens; on "PROCTOR AIR" vapour permeable roofing underlay by Procter Group Ltd, on timber rafter roofs to detail below. Proprietary GRP eaves guards to be dressed into gutter and under roofing underlay. NO EAVES OR ABUTMENT VENTILATION REQUIRED USING THIS MEMBRANE -

UNDER NO CIRCUMSTANCES SHOULD ANY OTHER VAPOUR PERMEABLE ROOFING UNDERLAY BE USED APART FROM PROCTOR AIR

14.0 Roof insulation: [ventilated cold roof]

Roof to be insulated at rafter level with

- 100mm Celotex GA4000 between rafters
- 50mm Celotex GA4000 under rafters; joints taped
- 25mm service void
- 12.5mm plasterboard and skim

U value = min 0.15W/sq.mk.

15.0 Rainwater goods:

To comprise black 110mm pvc-ue half round guttering connected to existing fall pipe.

16.0 Partitions: internal

Non-loadbearing walls to be 100x50mm softwood studs at 600mm centres finished both sides with 12.5mm thick Gyproc Wallboard 10, scrim and skim finish. Between studs provide full width quilt insulation, to satisfy Approved Documents E (5.18) and B (A2).

17.0 Services:

All work to comply with regulations and recommendations of the relevant supply company and to be to the satisfaction of the inspector. All services to be designed and installed in accordance with the NBS Domestic Services Guide.

17.1 Electrical Installations:

All installations to comply with IEE Regulations. All fittings to comply with British Standards, Quality, Quantity and position of fittings to be in accordance with contractor designed and approved scheme. All switches, sockets, TV/telephone points, doorbells and entry phones to be positioned between 450mm and 1200mm from finished floor level. Provide energy efficient lighting in accordance with Building Regulation Approved Doc. L1 min 100% of light fittings to be low energy type as specified by Building Regulations. Any external lighting, including any provided to porches, to be fitted with photocells and have fittings which can only be used with lamps having efficiency greater than 75 lumens per circuit-watt. Installation to be commissioned by competent person and certificate issued in accordance with current Building Regulations approved document P.

17.2 Approved Document L1B

Provide the following documentation in compliance with Approved Document L1B:-

17.3 Continuity of insulation:

Insulation to walls, floor and roof is to be continuous to limit thermal bridging & air leakage. A signed declaration may be required from a competent person confirming that appropriate insulation methods have been incorporated on site.

17.4 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.

17.5 Controlled services:

The local authority may request confirmation that any controlled services including heating and hot water systems have been commissioned in accordance with a procedure approved by the Secretary of State.

rev: date: description		
 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	 the mark of property professionalism worldwide

Project:

5 Broadbent Street Rochdale
proposed plan and elevations

Client: Mr N.W. Griffiths

scale: as noted @ A1

date: June 2025

drawn: IS

Dwg. Nr. G309-02 rev A