

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.



1.0 General Notes:

All workmanship and materials to comply with relevant Building Regulations, British Standards and Codes of Practice requirements. All materials are to be fixed, applied, or mixed in accordance with manufacturer's instructions and specifications. All dimensions are to be checked on site prior to construction by main contractor. Any timber likely to be exposed to moisture will be vac-vac treated to prevent decay.

2.0 Foundations:

To comprise specialist designed RC ground beam and minipiles to structural engineer's specification, all in accordance with A1/2 of the Building Regulations and to entire satisfaction of Local Authority Building Inspector.

3.0 Substructure:

Walls below dpc to be dense concrete block or common brick to suit external wall thickness. Facing work to outer leaf to be taken down to a minimum two courses below finished ground level.

4.0 DPC:

To comprise Visqueen gas resistant DPC or equal/approved dpc laid min. 150mm above adjacent ground level.

5.0 Ground floor construction: [sun room extension]

To comprise: -

- 70mm sand.cement screed lightly reinforced
- 2500 gauge polythene separating layer
- 100mm Celotex GA4000 flooring grade PIR insulation
- 1200 gauge visqueen dpm
- 150mm proprietary beam and block flooring system
- ventilated airgap
- 50mm concrete oversite
- 1200 polythene gauge dpm
- 100mm compacted / blinded hardcore

U Value = min 0.18W/m2K

6.0 Ground floor construction: [garage conversion]

To comprise: -

- 22mm moisture resistant chipboard
- Vapour control layer
- SW bearers to suit depth
- Celotex GA400 insulation between and to full depth of bearers
- DPM

U Value = min 0.18W/m2K



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  RICS the mark of property professionalism worldwide		
Project: 5 Broadbent Street Rochdale existing plan and elevations		scale: as noted @ A1 date: June 2025 drawn: IS
Client: Mr N.W. Griffiths		Dwg. Nr. G309-01 rev A