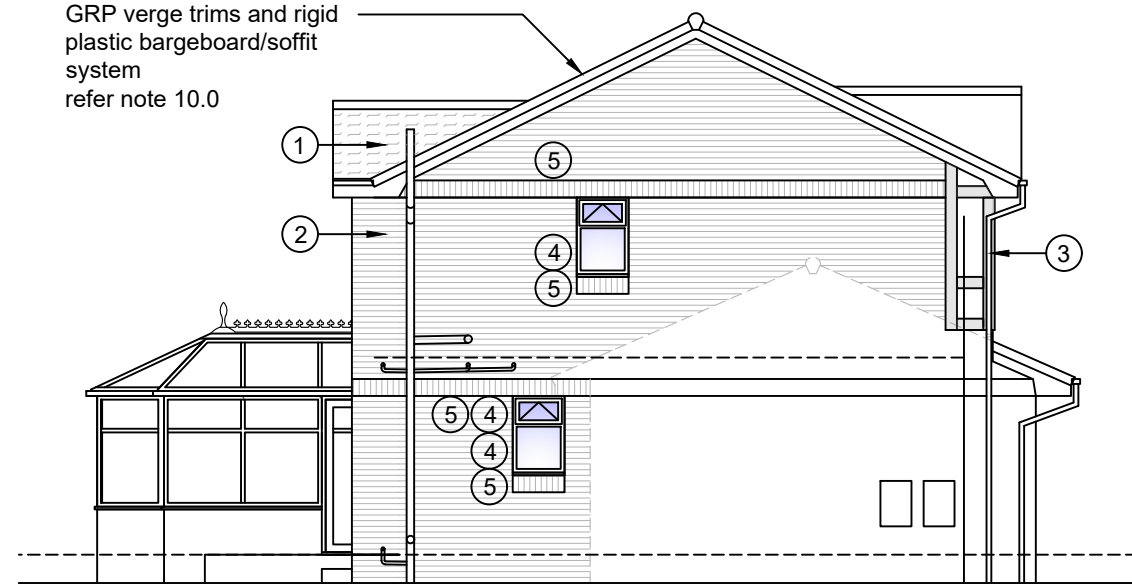


1 interlocking concrete tiles to LPA approval
2 facing brick to LPA approval
3 GRP Tudor boards with rendered panels
4 plastic double glazed windows
5 brick soldier course detailing



scale 1 - 100

scale 1 - 100

scale 1 - 100

scale 1 - 100

15.0 Services:

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

16.0 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 450 mm and 1200 mm 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 45 lumens per circuit-watt. Installation to be commissioned by competent person and certificate issued in accordance with current Building Regulations approved document P.

17.0 Mechanical ventilation

Provide mechanical ventilation, units from the Vent-Axia Lo watt range or similar approved, to kitchen to give minimum extraction rate of

- Utility 30l/s
- Ensuite 15l/s

Vents ducted to external air [through roof space or floor depth where applicable] via 100mm dia. UPVC pipe with proprietary cowls and flashing as necessary. Include for all flashings etc. as required.

21.0 Approved Document L1 [volume 1 - dwellings]

Provide the following documentation in compliance with Approved Document L1:-

21.1 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.

21.2 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.

21.3 Controlled services:

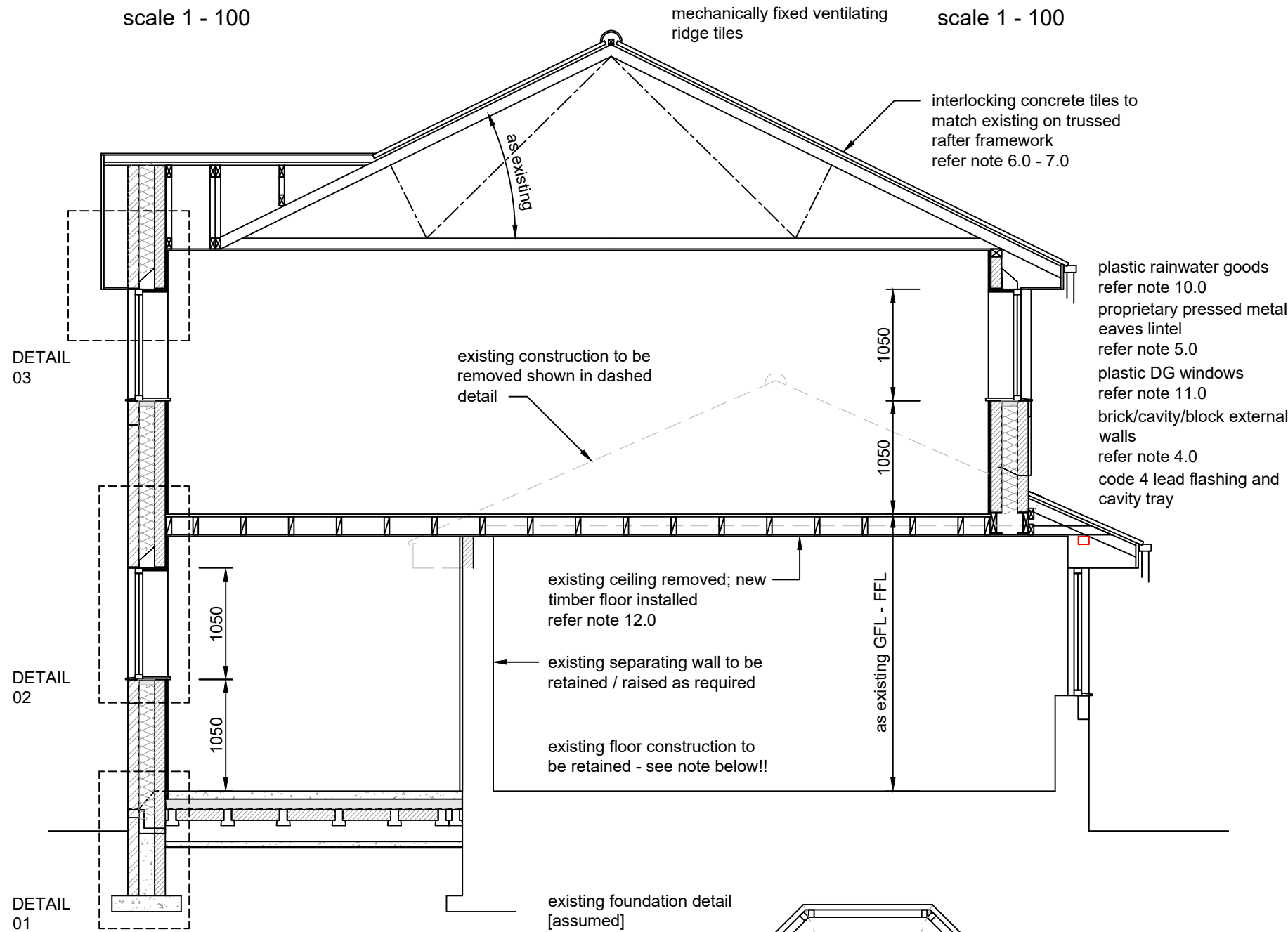
The local authority may request confirmation that any controlled services including heating and hot water systems have been commissioned in accordance with a procedure approved by the Secretary of State.

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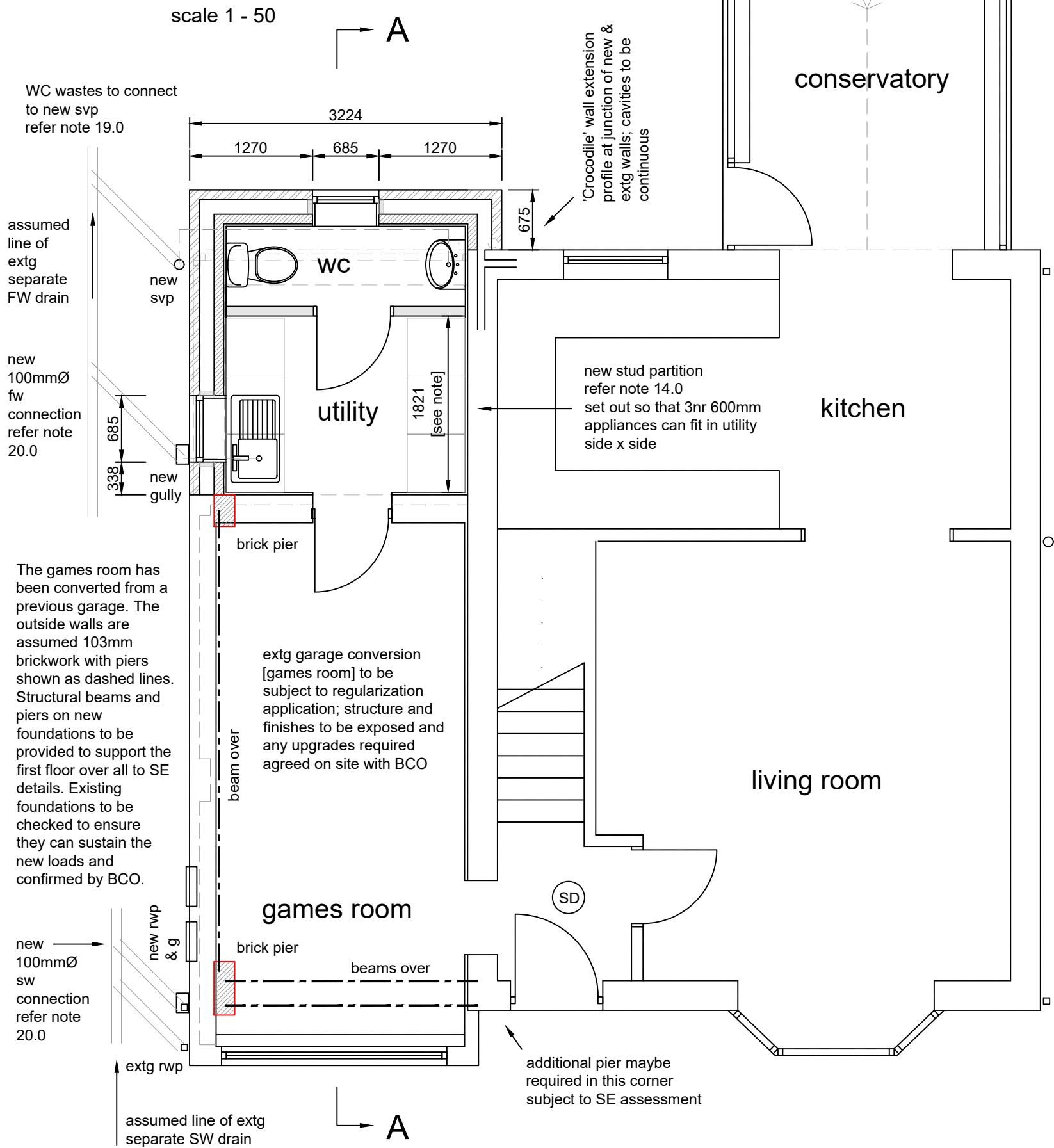
This drawing is the property of A.J.Cocker Associates Ltd. and must not be copied or used in whole or in part without their consent.

CDM:

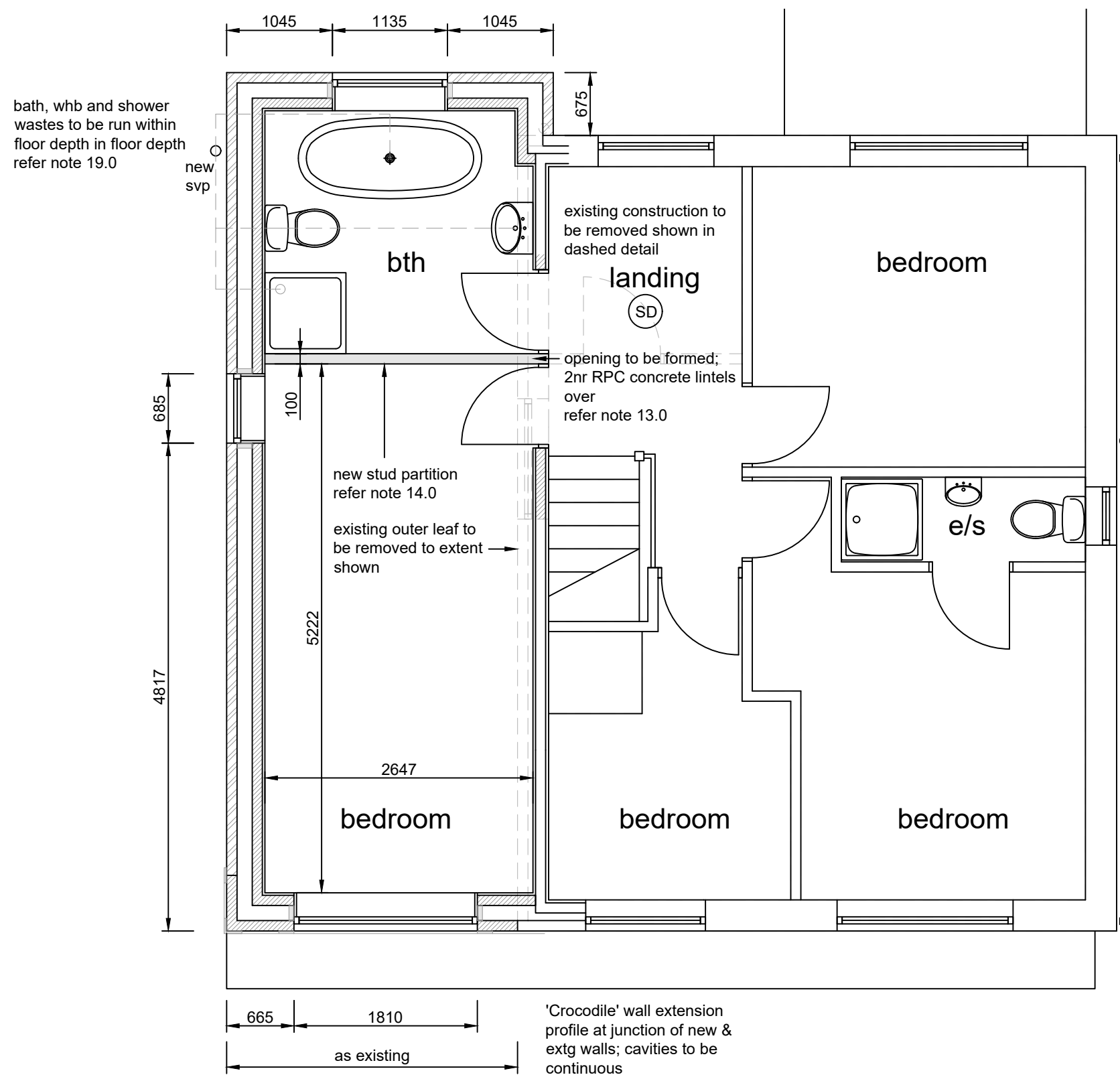
Clients and contractors must fulfil their duties under the CDM regulations 2015. The client is required to notify the



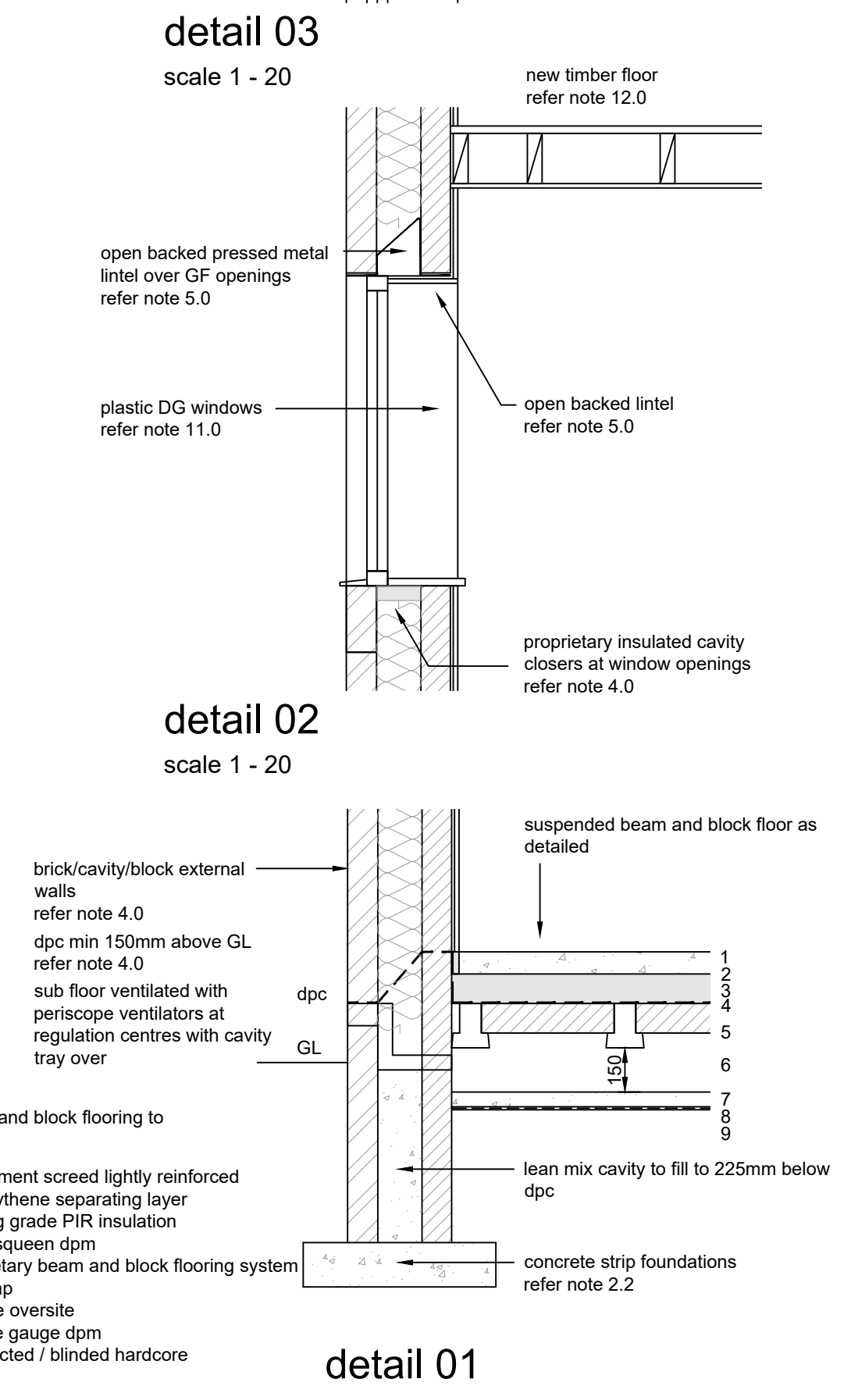
scale 1 - 50



scale 1 - 50



scale 1 - 50



1.0 General Notes:

All workmanship and materials to comply with relevant Building Regulations and 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 to be vac-vac treated to prevent decay.

2.1 Foundations: existing

Existing foundations to be exposed and approved by Building Control Officer for new loading condition.

2.2 Foundations and substructure: proposed

To comprise concrete strip footings to be min 150mm thick laid min 760mm below GL or to suit site conditions all in accordance with A1/2 of the Building Regulations and to entire satisfaction of Local Authority Building Inspector.

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.

3.0 Existing external walls:

The existing external walls are two skins of 100mm brickwork separated by a 50mm air gap [cavity wall] and finished externally with 20mm sand/cement render coat and internally with 20mm plaster. Existing render to be removed and walls prepared to receive new K Rend system. Existing walls are to be thermally upgraded internally by application of thermal laminate plasterboard [thickness to be determined by supplier and agreed with BCO] to meet required U value for renovation of a thermal element.

U Value = max 0.30W/m²K

4.0 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 fully insulated with 150mm Isover CWS 32.
- 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 6mm cement particle board 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.

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

5.0 Lintels: external walls

To comprise preinsulated Catnic combined steel lintels to suit load and span bedded on mortar and with min 150mm end bearings. Existing lintels to ground floor openings to be replaced. All lintels to be scheduled by Structural Engineer.

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	
Project: 5 Pavilion Close Rochdale proposed plans, section and elevations		 scale: as noted @ A1 date: April 25 drawn: IS	
Client: Mr Khurshid		Dwg. Nr. K238-02	