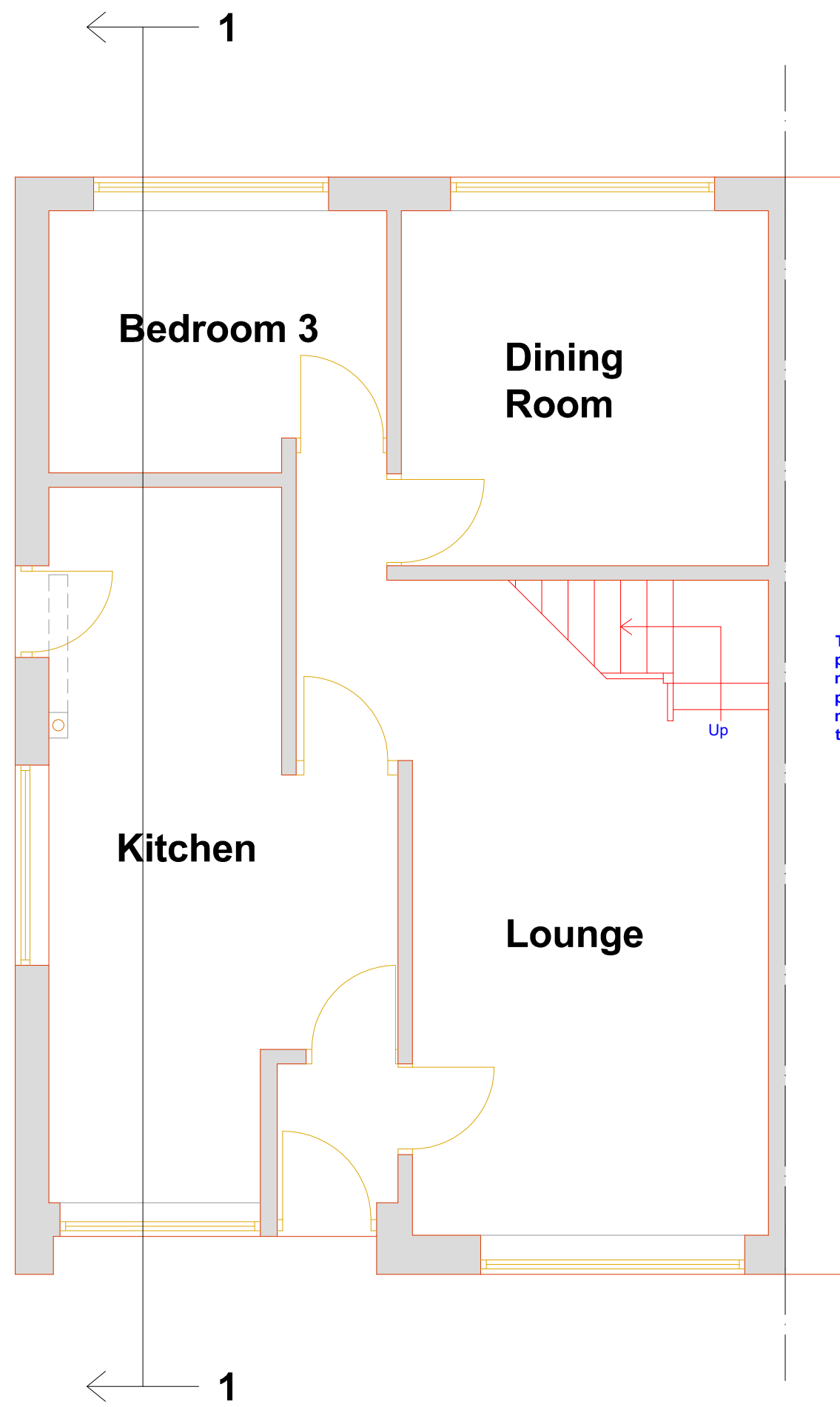
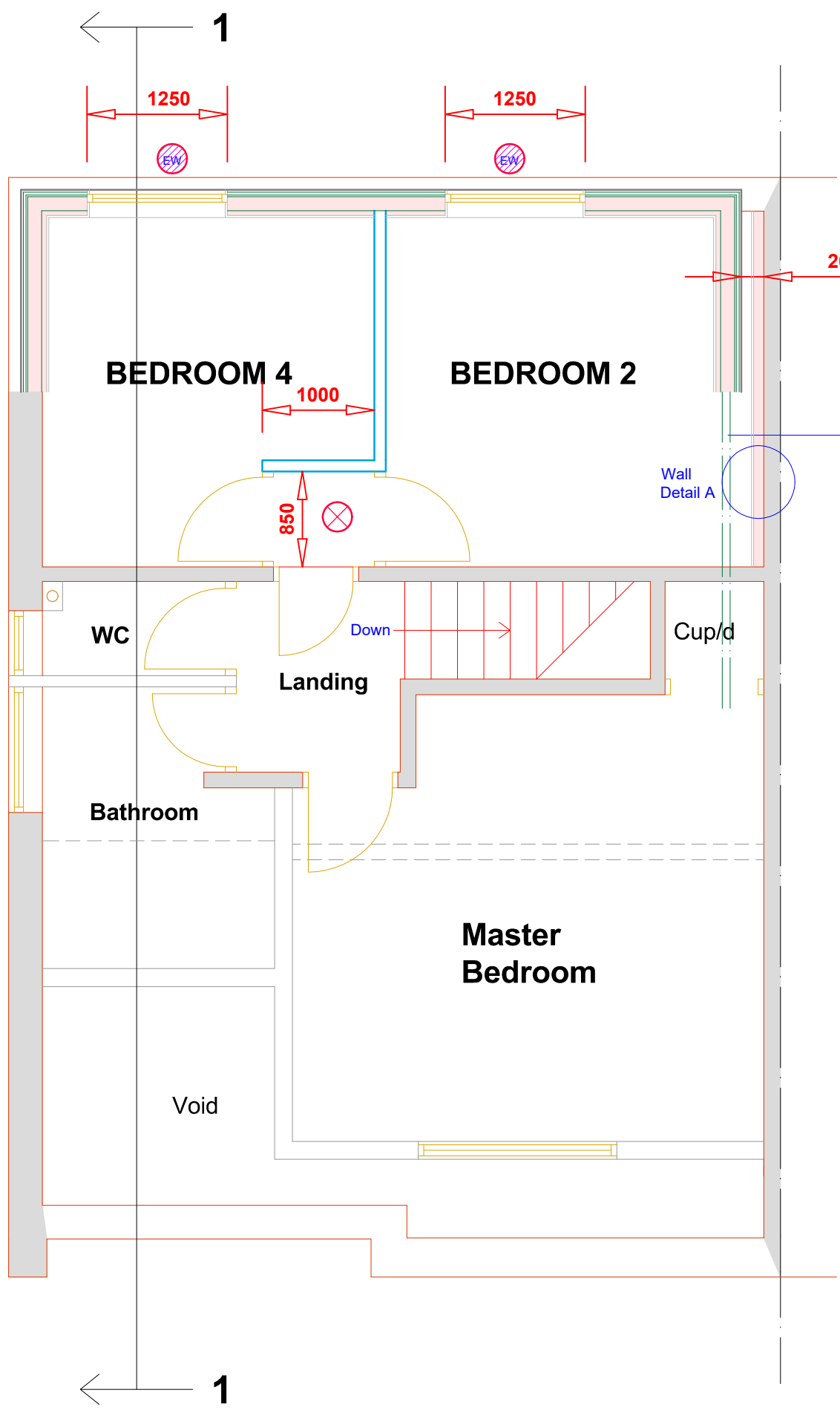
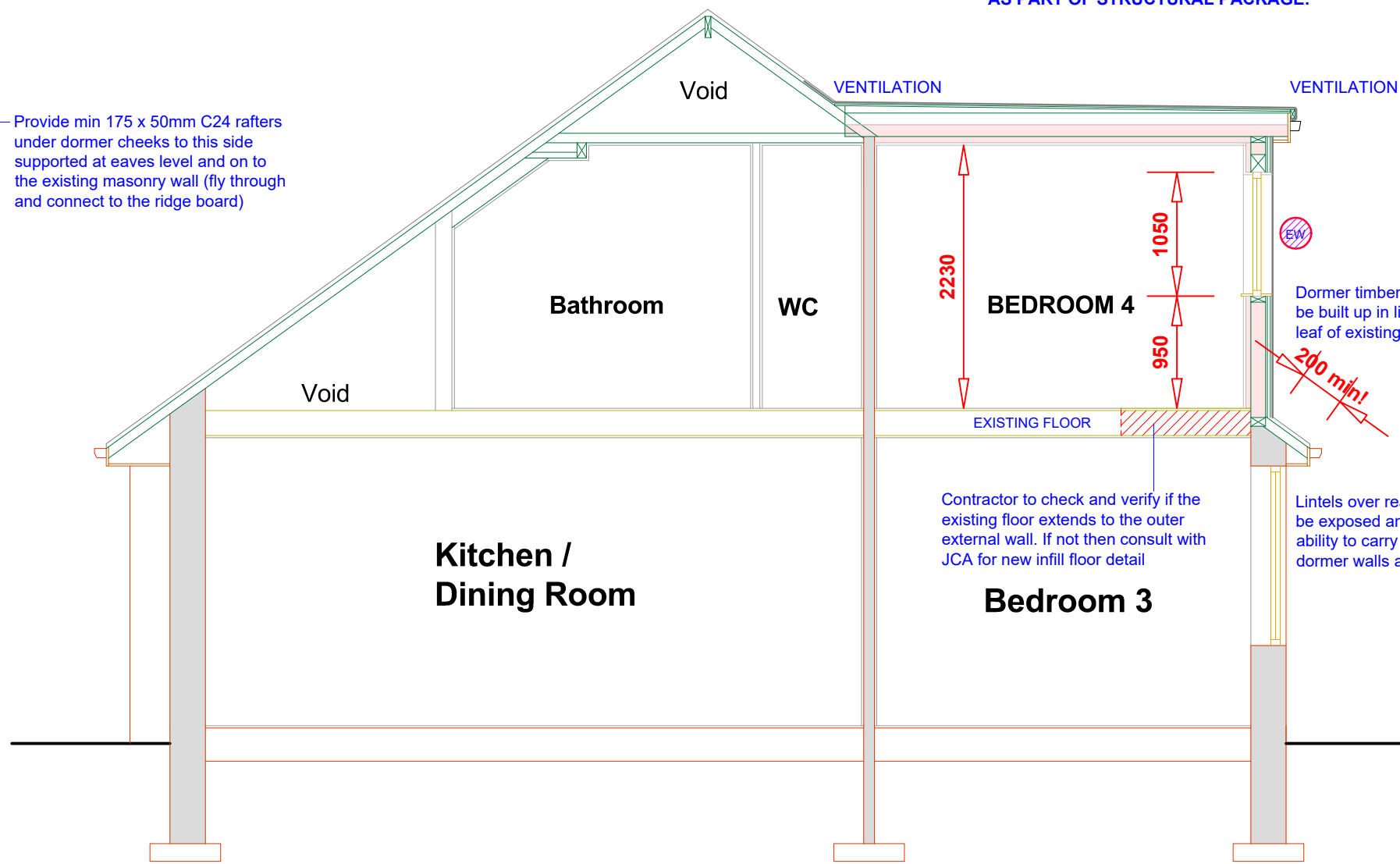




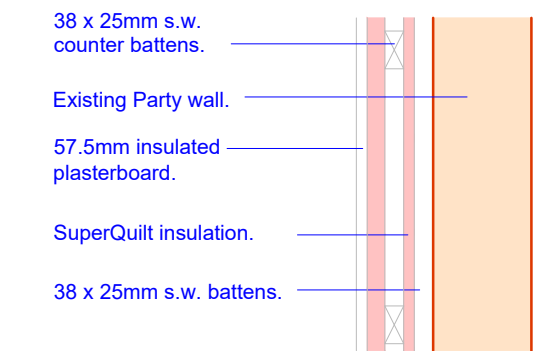
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

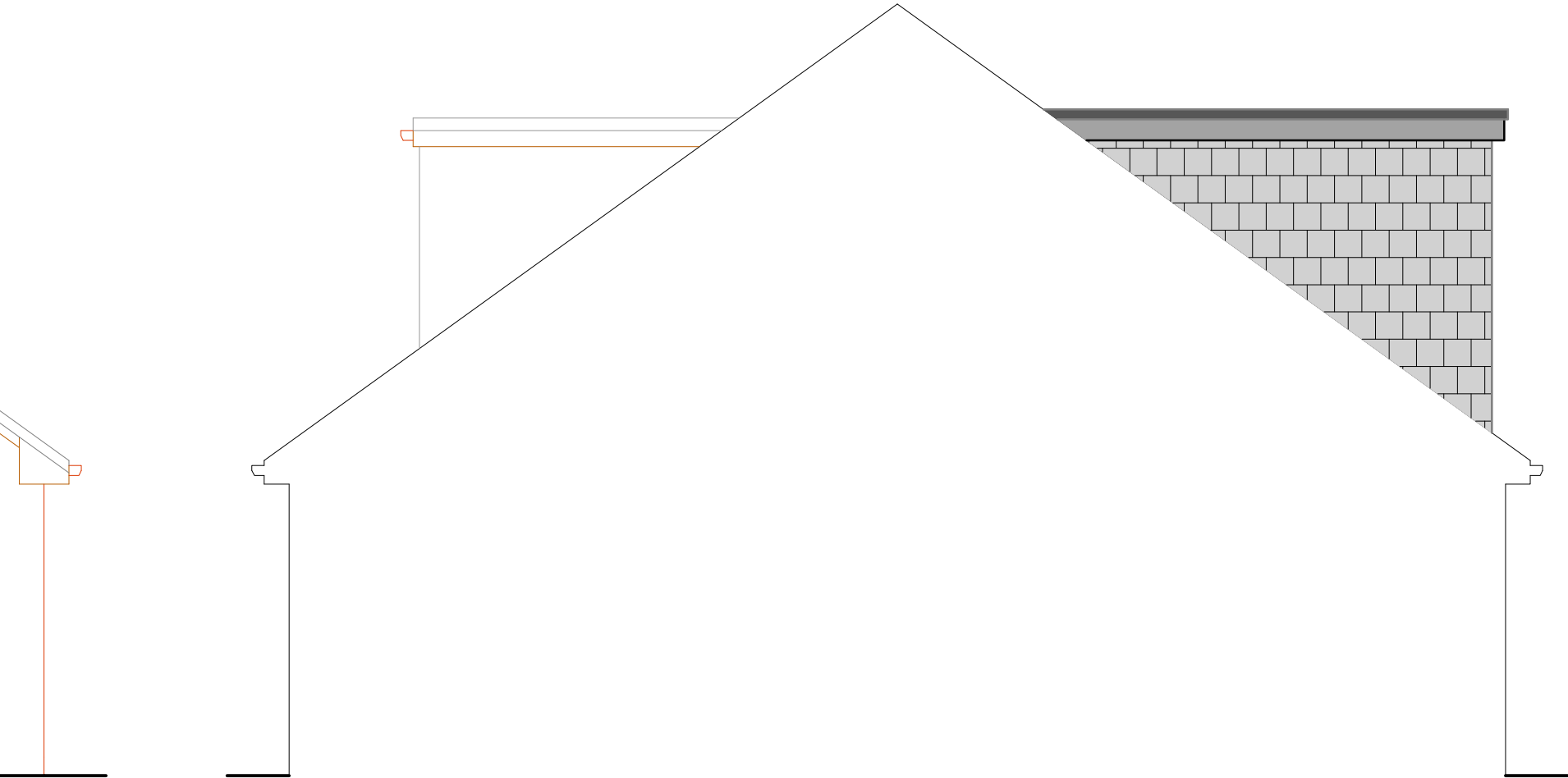


PROPOSED SECTION 1-1

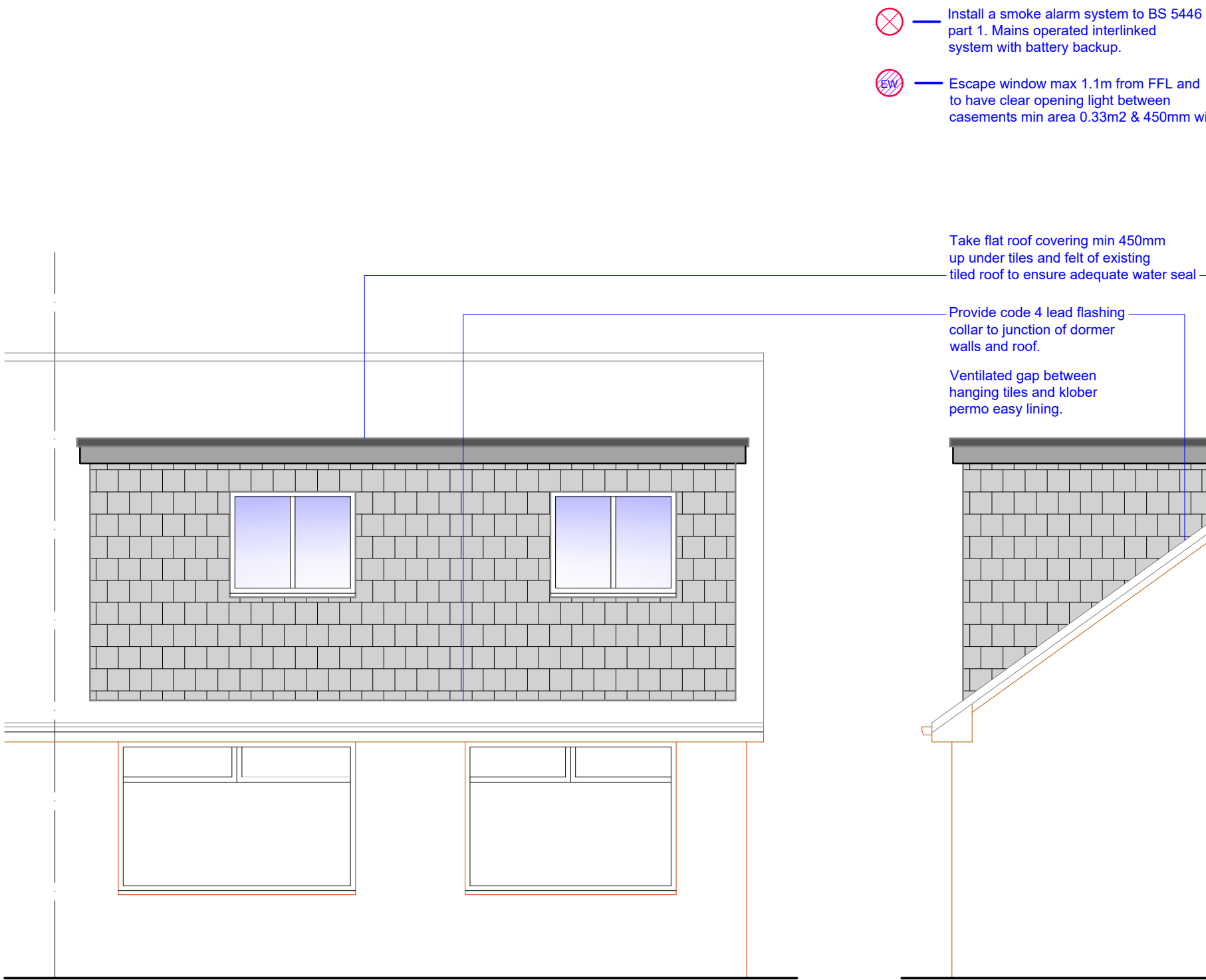


WALL DETAIL A

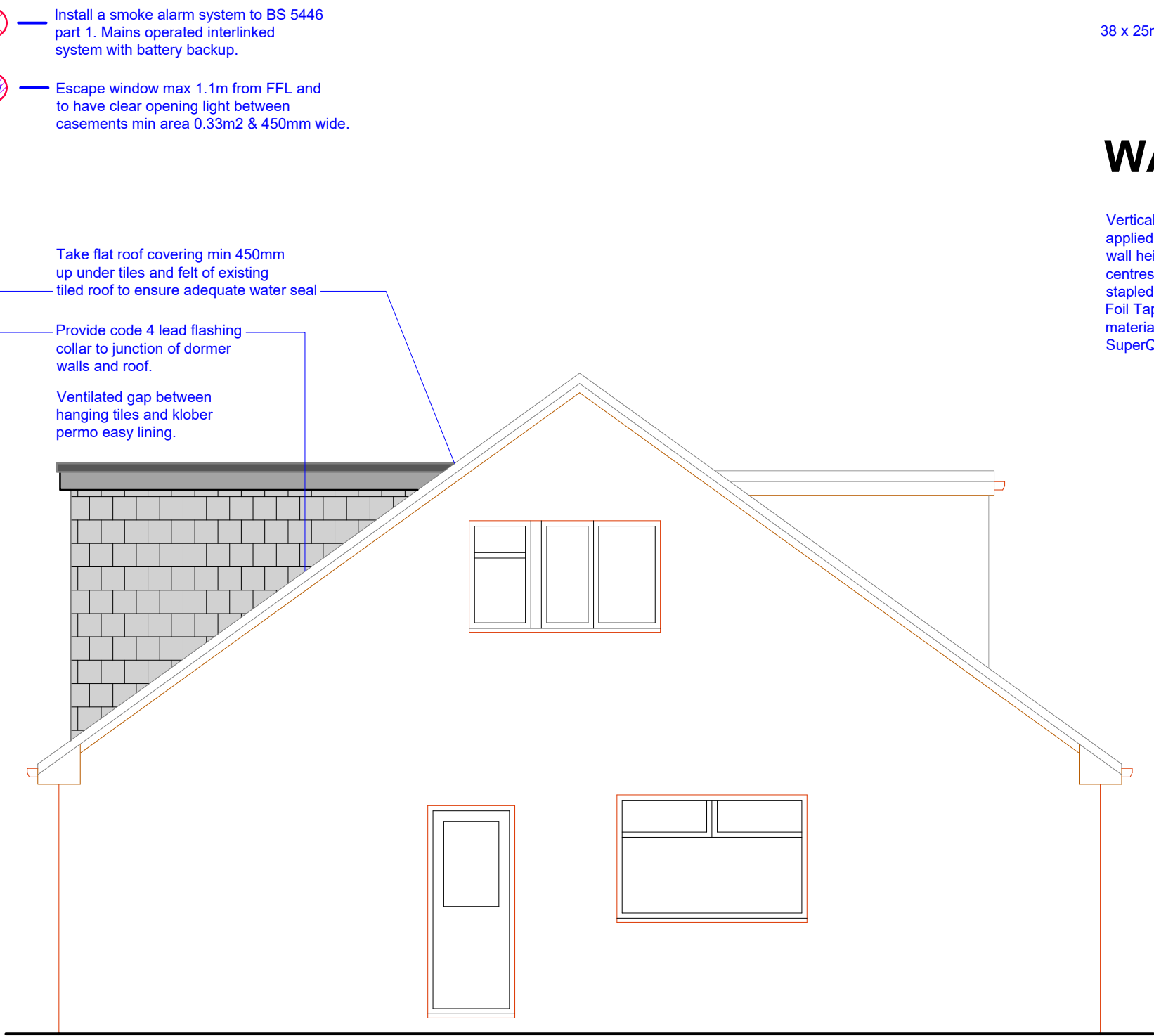
Vertical 25mm x 38mm battens are fixed to the wall at 400cts. SuperQuilt is applied directly from the roll either vertically or horizontally depending on the wall height, pulled tight and stapled onto the battens at minimum 300mm centres. SuperQuilt should be overlapped at each joint by approx. 50mm and stapled onto the battens, the joints should be sealed using 75mm ThermoSeal Foil Tape. 25mm x 38mm counter battens are fixed to the wall through the material at 600mm centres. The insulated plasterboard is fixed over the SuperQuilt and onto the battens in the usual manner. To achieve 0.18w/m²k.



PROPOSED SIDE ELEVATION 2



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION 1

ANY EXISTING FW / SW SYSTEMS IN EXISTENCE ARE TO BE MAINTAINED IF POSSIBLE. DRAINS ARE TO BE TRACED ACCURATELY PRIOR TO COMMENCING DRAINAGE WORKS, TO ENABLE NATURE OF DRAINAGE (SEPARATE OR COMBINED) A CCTV SURVEY SHOULD BE UNDERTAKEN.

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.

STRUCTURAL ENGINEER TO ASSESS ALL INTERNAL AND EXTERNAL LINTELS AND PROVIDE SCHEDULE OF LINTELS AS PART OF STRUCTURAL PACKAGE.

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This drawing and all contents are the copyright of James Campbell Associates Ltd. No copies to be made from the drawing & details within unless authorised by James Campbell Associates Ltd.
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 with genuine BBA certification etc. Any contractor who decides to use any different 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:-

DORMER WALLS.

Dormer walls to be 125 x 50mm C16 studs @ 400cts lined to outside with hanging tiles to closely match the main roof tile colour and texture (under PD rules) on 25 x 38mm treated s.w. battens on Klobber permo Easy lining felt on 15mm plywood. Provide 100mm Thin-R rigid foam insulation to 0.022 W/mk between studs. Internal finish to be 62.5mm insulated plasterboard and skim to 0.022 W/mk to inside face of studs with 1000g visqueen vapour barrier or similar approved. Dormer cheeks within 1m of party wall to be additionally lined externally with 1 layer 6mm promat masterboard to give 1hr fire. U value to be 0.18w/m²k.

REAR DORMER ROOF CONSTRUCTION.

Provide top coat of GRP to GRP laminate roofing resin reinforced with chopped strand mat on 15mm plywood structural deck on firings to give min 1 in 80 fall on breather membrane on 200 x 75mm C24 flat roof joists @ 400cts. Pitched Roof XT/PR insulation to 0.022 W/mk between firings and 100mm Thin-R rigid foam insulation to 0.022 W/mk to inside face of studs with 1000g visqueen vapour barrier or similar approved. Dormer cheeks within 1m of party wall to be additionally lined externally with 1 layer 6mm promat masterboard to give 1hr fire. U value to be 0.18w/m²k.

INTERNAL WALLS.

New partitions to comprise, 75 x 50mm s.w. timber studs @ 400cts, 75 x 50mm 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 75mm fibreglass quilt between studs to act as sound deadening. 75 x 50mm 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 75mm/2 crushing strength built up from independent foundation depth to be determined by Building Control. Min 450mm wide x 150mm thick concrete strip footing provide dpc at finished floor level below floor slab to be 102mm concrete commons. Provide PC lintels to doorways and RC lintels to openings between 900 and 1800mm, opening larger than 1800mm, lintels to be designed by the Structural Engineer.

WINDOWS & LINTELS.

Dormer windows to have timber lintels over min 150 x 100mm C24 up to 1.5m span, larger windows lintels to be designed by the structural engineer. Windows to be double glazed upvc or timber s.w. or h.w. to clients requirements. Double glazed units to have inner pane of Pilkington Optitherm or similar to give improved 1.2W/m²k (due to excessive area of glazing). Provide opening casements to give min 10% of O.F.A. Habitable rooms with windows to have closeable 'trickle' ventilators built into unit. Background ventilation rated @ 8000mm².

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 10mm from facing brickwork max projection with gutters 150mm. Fascias to be 20mm tanalised s.w. or similar approved upvc to clients requirements. Any soffits to 8mm exterior quality plywood or upvc. 115mm 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 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 Hepsleve or similar to BS 85 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 substructure 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 un-used connection ducts. Any Inspection Chambers within building to have double sealed bolt down type cover fully grease sealed.

ELECTRICAL WORK.

All electrical work to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Local Authority must be satisfied the either:-

An electrical installation certificate issued under a Competent Person Scheme has been issued, or

Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

MISCELLANEOUS.

All timber carcassing for structural elements to be C18 / C24 grade or GS & MGS graded. Timber to be clean, sound & merchantable free from excessive knots etc & moisture attack from external yard storage prior to site delivery. Any steel lintels / beams to be red oxide treated (min 2 coats) with cut end burrs filed off. Minimum 150mm end bearing where possible & on concrete padstones firmly bonded into walls. surround steelwork in 2 layers 12.5mm frelime board to give min 60mins fire protection, provide plaster skim finish (using BG Gyplymer or similar).

DRAWING TITLE

PROPOSED DETAILS

JCA
JAMES CAMPBELL ASSOCIATES LTD
CHARTERED ARCHITECTURAL SERVICES

THE CHARTERED INSTITUTE OF BUILDING

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Mob: 07817 623183
Email: admin@jamescampbellassociates.co.uk
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PROJECT

PROPOSED REAR DORMER

LOCATION

1 Turf House Close
Littleborough

DRAWN:-	Frank James Smith	DRAWING NUMBER:-
DATE:-	June 2025	25.3605.2B
SCALE:-	1:50 @ A1	
ISSUE:-	B	