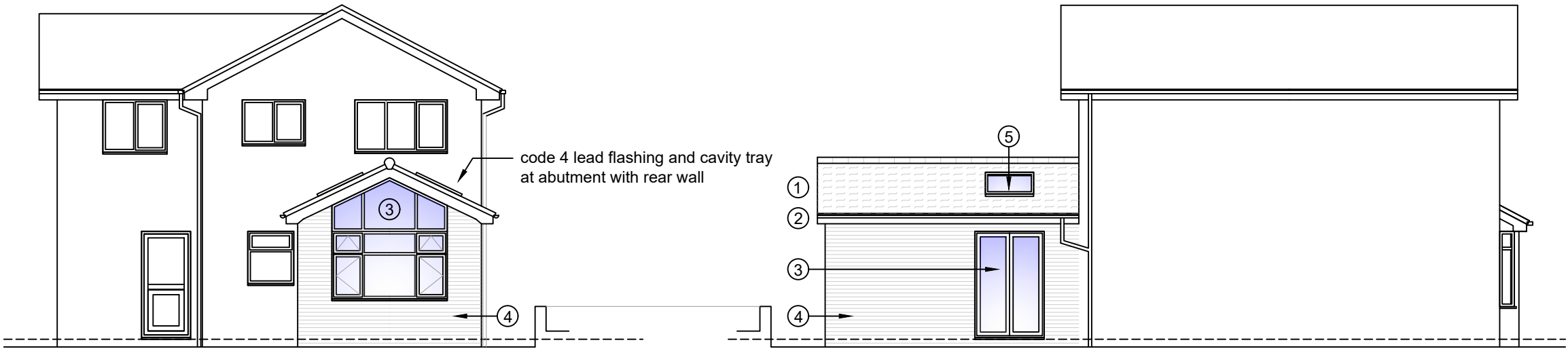


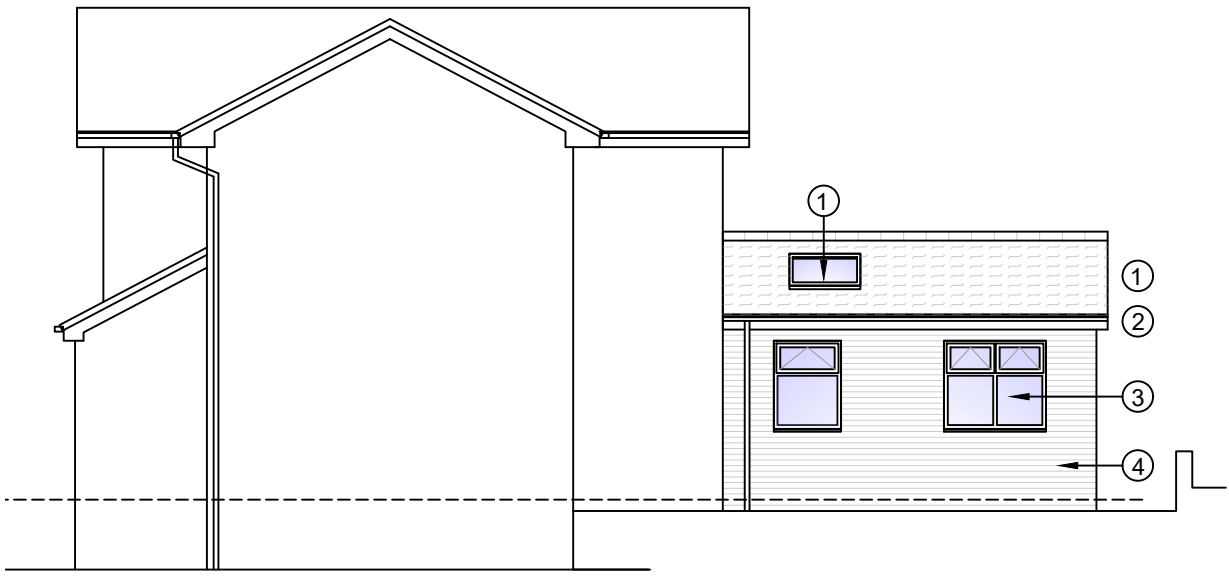
ref	description
1	interlocking concrete roof tiles
2	plastic rainwater goods and fascia/soffit
3	approved matching facing brick
4	plastic triple glazed windows
5	velux roof light

materials palette



PROPOSED REAR ELEVATION
scale 1-100

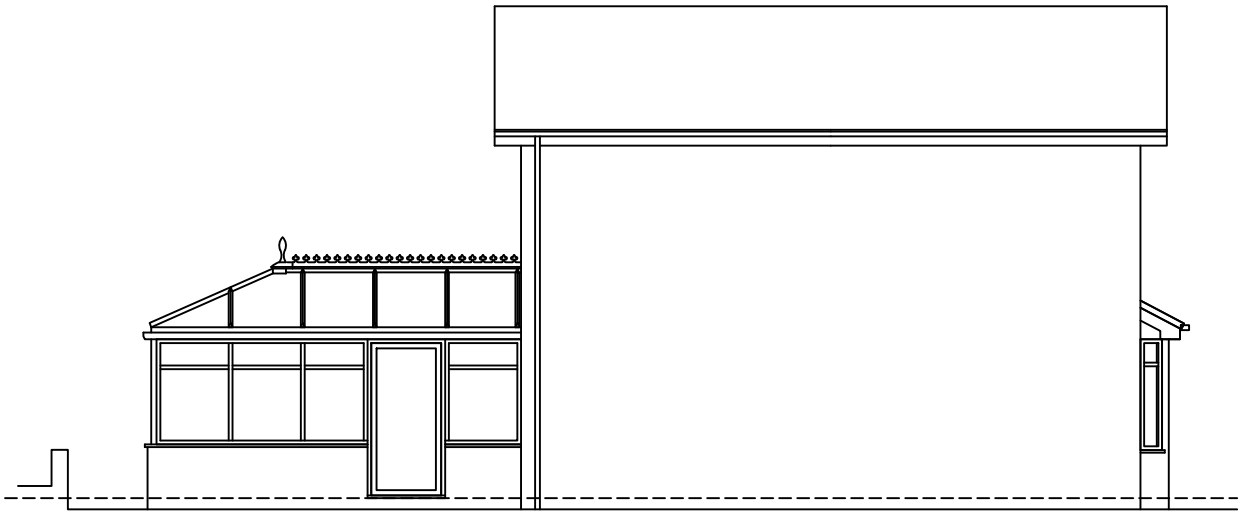
PROPOSED SIDE ELEVATION
scale 1-100



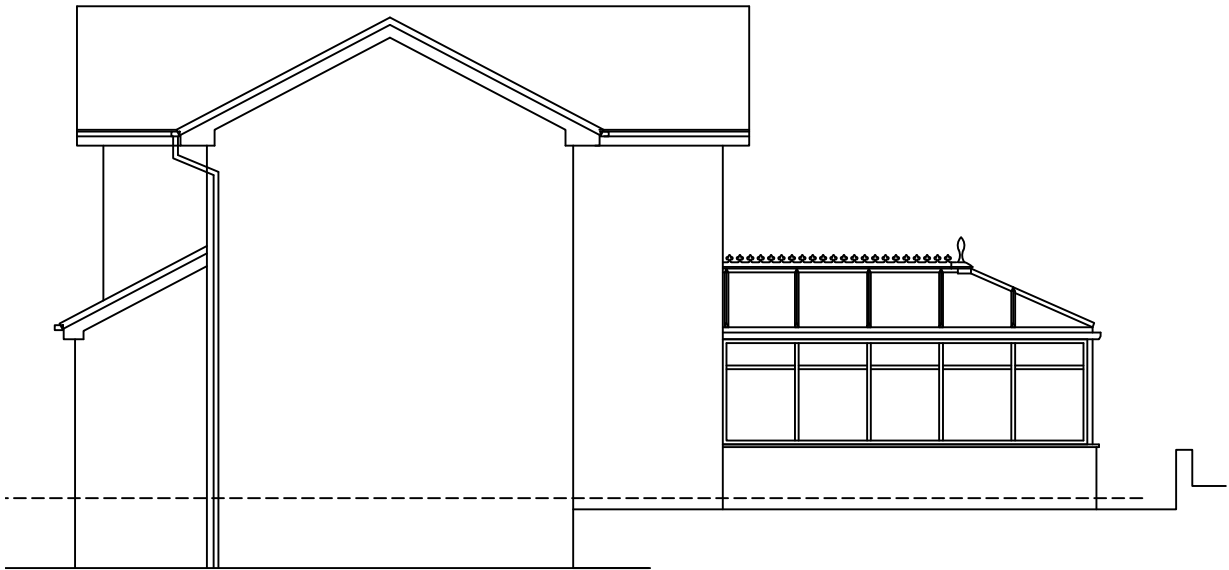
PROPOSED SIDE ELEVATION
scale 1-100



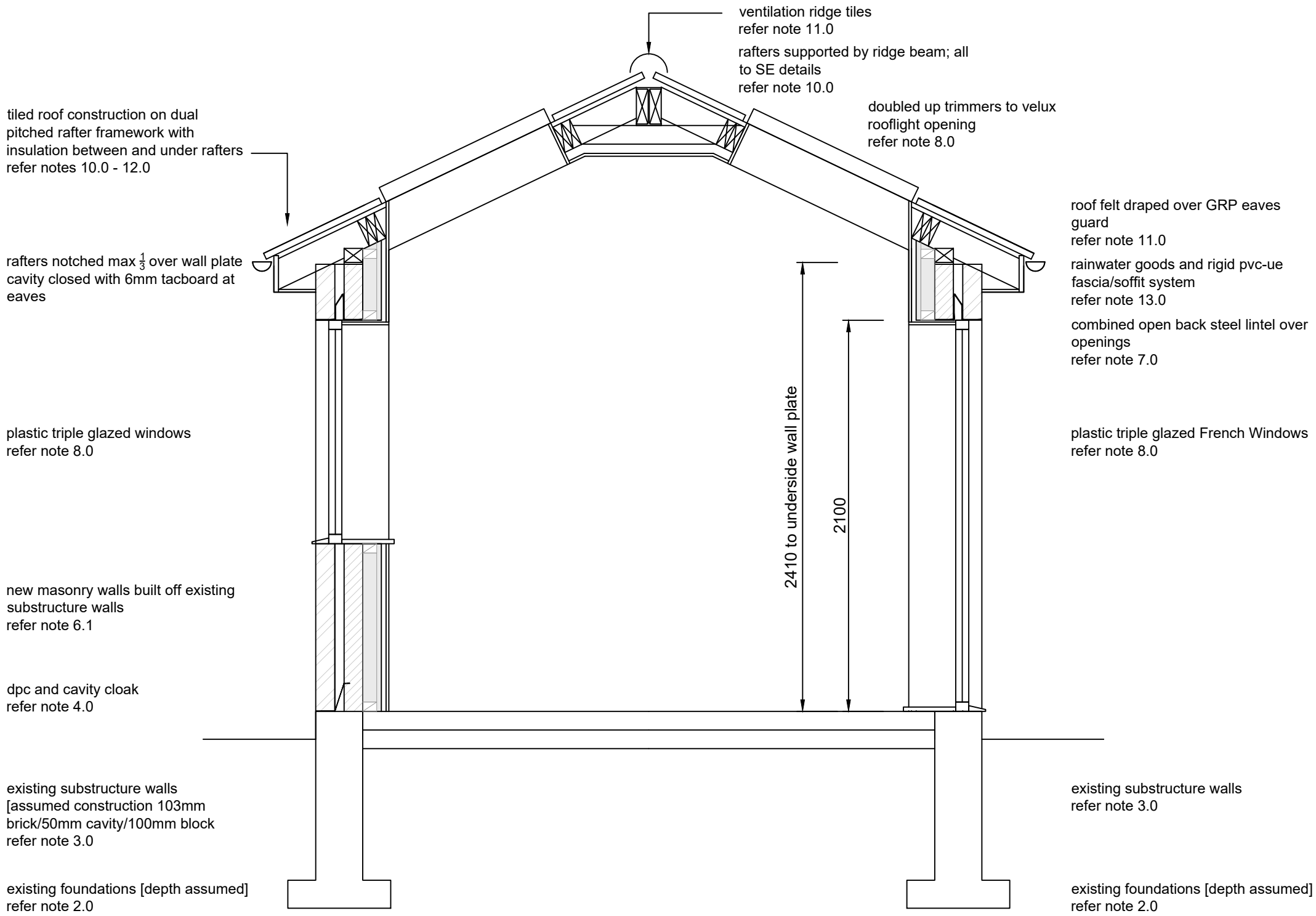
EXISTING REAR ELEVATION
scale 1-100



EXISTING SIDE ELEVATION
scale 1-100



EXISTING SIDE ELEVATION
scale 1-100



CROSS SECTION AA
scale 1- 25

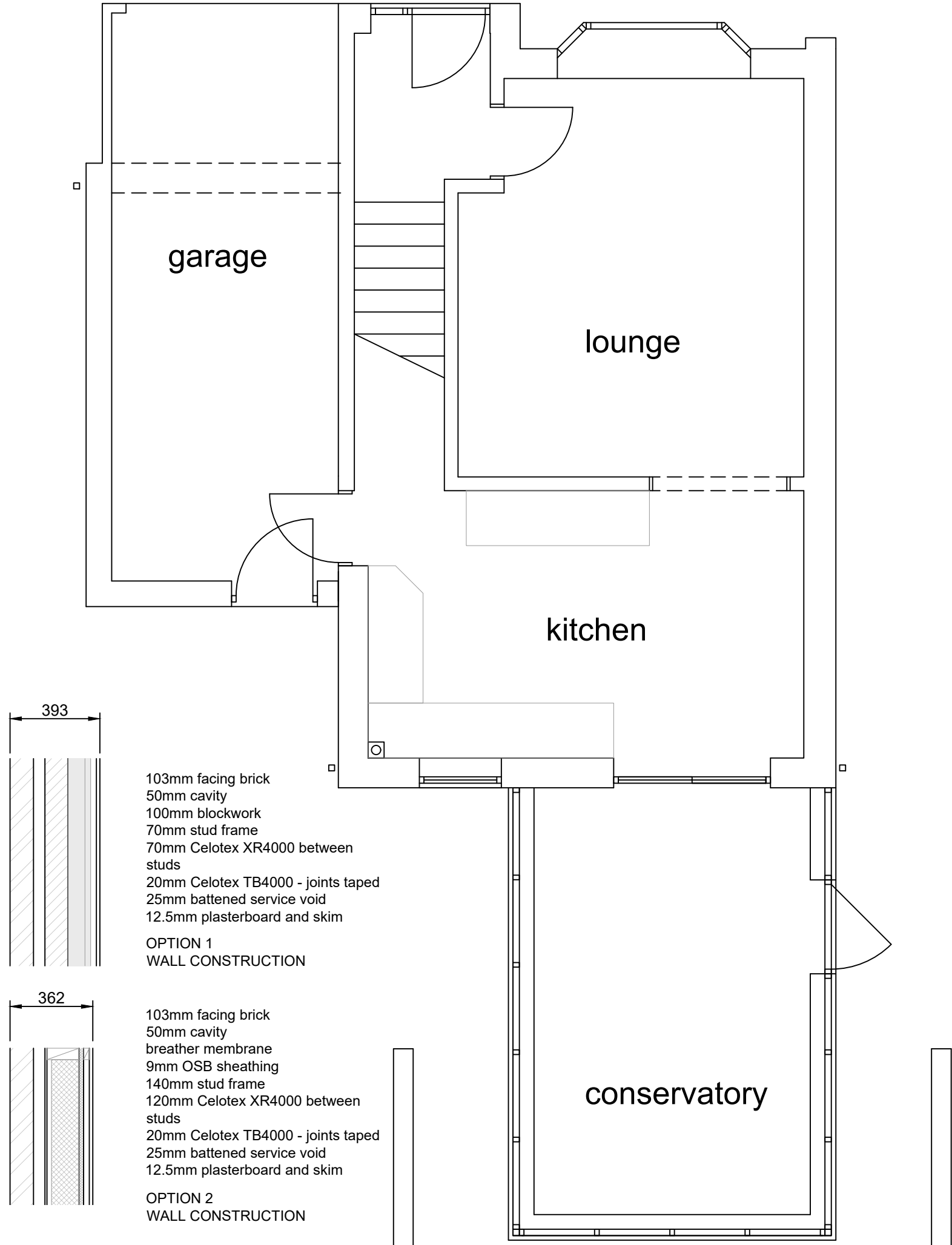
NOTES

- 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 to be vac-vac treated to prevent decay.
- 2.0 Foundations:
As existing. To be exposed and verified as suitable to entire satisfaction of BCO
- 3.0 Substructure:
As existing. To be exposed and verified as suitable to entire satisfaction of BCO
- 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: [ground bearing slab + Insulation under]
As existing. To be exposed and verified as suitable to entire satisfaction of BCO. Assumed U value of ground floor construction to be 0.22
- 6.0 External walls: masonry and blockwork [option 1 as detail and drawn]
To comprise: –
• 102.5mm approved facing brick to match existing
• 50mm cavity
• 100mm aggregate concrete block inner leaf [0.21–0.31 W/m.k]
• 70mm timber stud framework with 7mm Celotex XR4000 between studs
• 25mm Celotex TB4000 over stud framework; joints taped
• 25mm service void formed by timber battens
• 12.5mm plasterboard and skim
U Value = min 0.18W/m2K

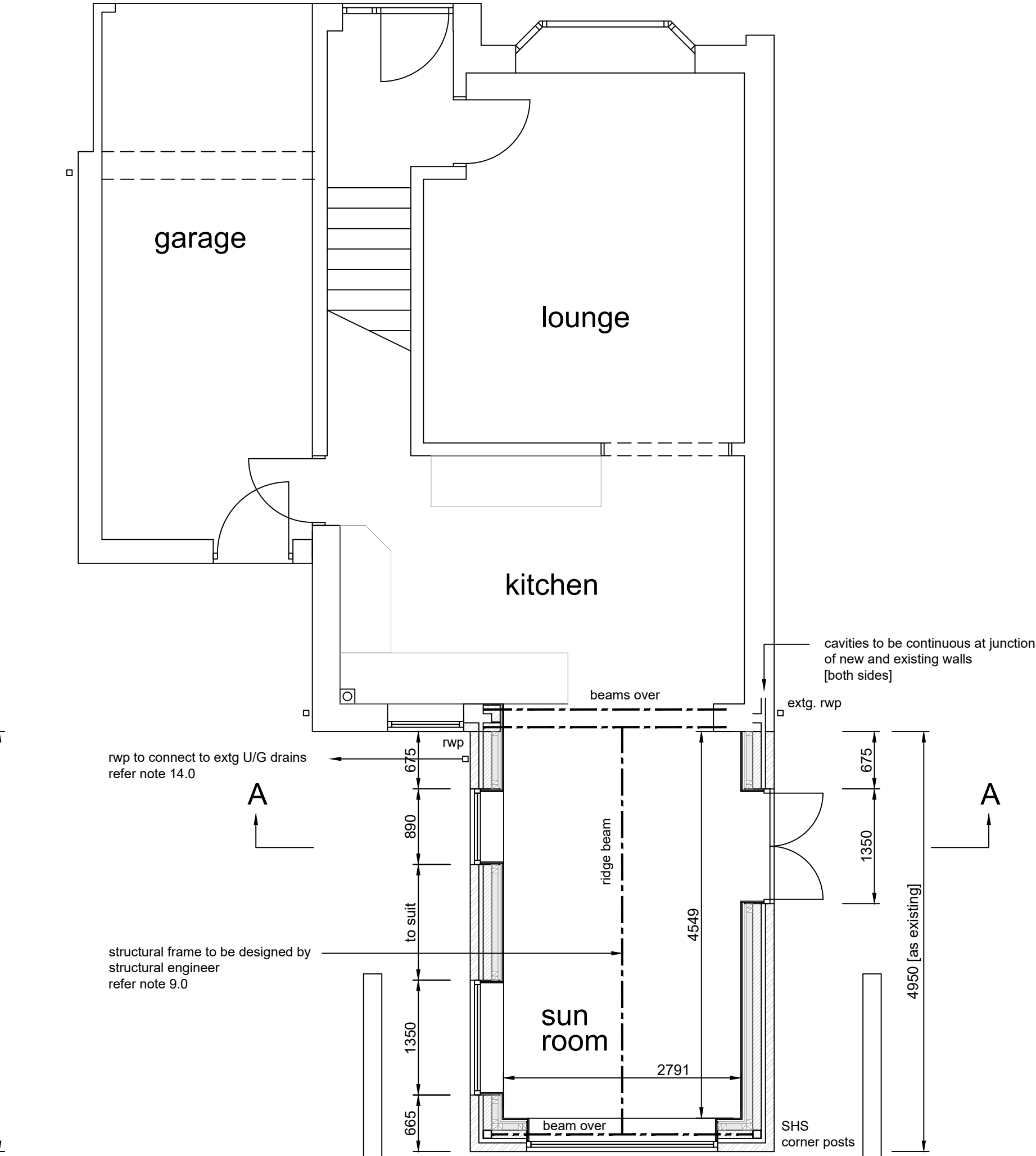
- Leaves to be tied together at 750mm centres horizontally and 450mm centres vertically with PD 6697 type 2 wall ties and to be of a double drip type. Ideally, they should be BBA approved and conform to BS EN 845–1: 2003. Each block course to be tied at window reveals. Cavity around openings to be closed 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.
- 6.1 External walls: masonry and timber frame [option 2 as alternative detail]
TBC
- 7.0 Lintels: external walls
To comprise proprietary combined steel lintels to suit load and span.
- 8.0 Windows:
Approved colour pvc–ue TRIPLE glazed windows 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 1.0W/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 operable windows.
Rooflights to comprise Velux PL04 centre pivot double glazed rooflights 940x980mm with integral blinds and appropriate flashing kits
Min. centre pane U Value not greater than 1.4W/m2K.
- 9.0 Lintels: internal masonry walls
Internal structural support to be detailed by structural engineer. Steelwork to be encased in 2 x 12.5mm plasterboard and skim to give 30minutes fire resistance.
- 10.0 Roof construction: cut timber framework
To comprise C16 / C24 solid cut timber rafters as detailed by structural engineer. Rafters to be notched max 1/3 depth over wall and pole plate.
- 11.0 Roof covering: sloping
New roof coverings to comprise concrete interlocking tiles (type of tiles determined by supplier to suit roof pitch) to be similar in appearance to existing on 50x25mm softwood battens; on "Roofshield" 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.
Manthorpe G2500N over fascia vents to be provided at eaves and ventilating ridge tile fitted at ridge.
- 12.0 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.

NOTES

- 13.0 Rainwater goods:
To comprise black 110mm pvc–ue half round guttering and 63mmØ circular section black pvc–ue fall pipes. Boxed eaves detail to comprise proprietary rigid pvc–ue fascia / soffit / bargeboard in white
- 14.0 Below ground drainage:
100mm HEPSLEEVE or other approved high strength vitrified clay pipes with flexible connectors bedded & surrounded in granular material strictly in accordance with manufacturer's instructions. All foul drain entries to be via swept bends, all surface water connections to be trapped. All gullies to be trapped roddable type bedded & surrounded in min 150mm concrete. Rodding access points to be brought to surface with as shallow an angle as possible, terminating in airtight alloy cover & frame bedded & surrounded in concrete.
Drains passing through walls to be bridged over using reinforced concrete lintels & sleeved through wall.
Inspection chambers under 900mm deep to comprise proprietary UPVC inspection chambers. Manholes over 900 mm deep to comprise pre-cast concrete manhole sections suitably sized for a depth on minimum 150mm thick concrete base. Manholes to be pointed up and made watertight prior to completion. Heavy duty manhole covers to trafficked areas, medium duty covers to footpaths, light duty covers to landscaped areas.
- 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.
- 15.1 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.
- 15.2 Approved Document L1B
Provide the following documentation in compliance with Approved Document L1B: –
- 15.3 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.
- 15.4 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.
- 15.5 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.



EXISTING GROUND FLOOR PLAN
scale 1-50



PROPOSED GROUND FLOOR PLAN
scale 1-50

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: 4 Fisherfield Norden Rochdale Proposed sun room extension		scale: as noted@A1 date: April 2025 drawn: IS	
Client: Helen Buckley		Dwg. Nr. B457-01	