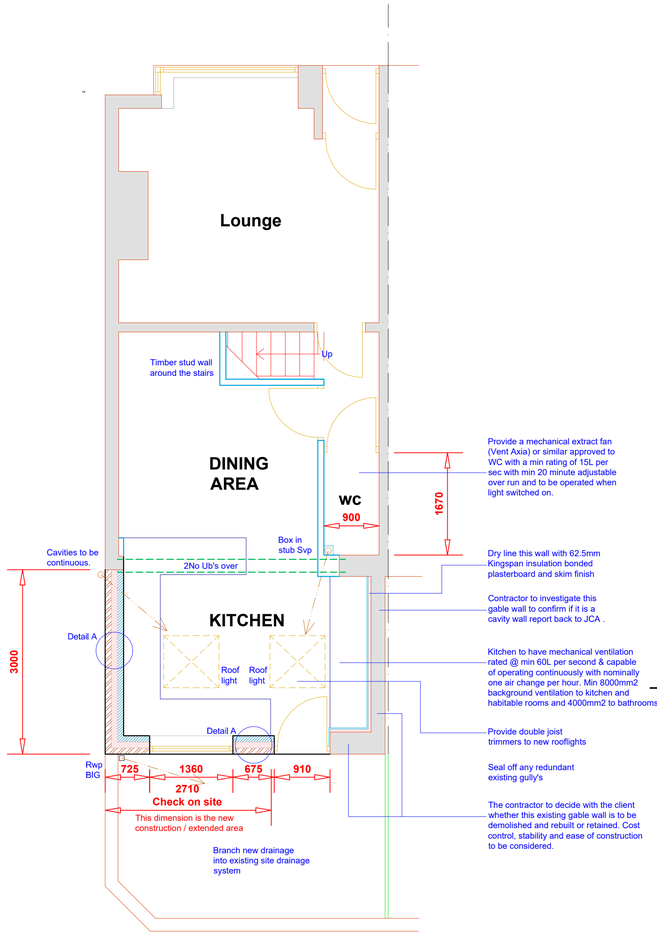
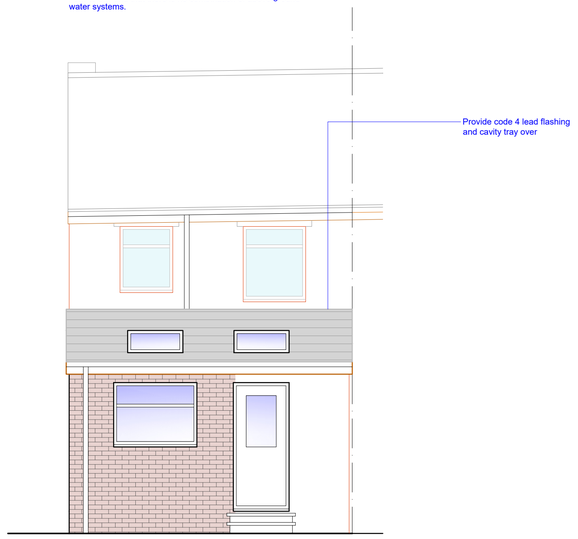
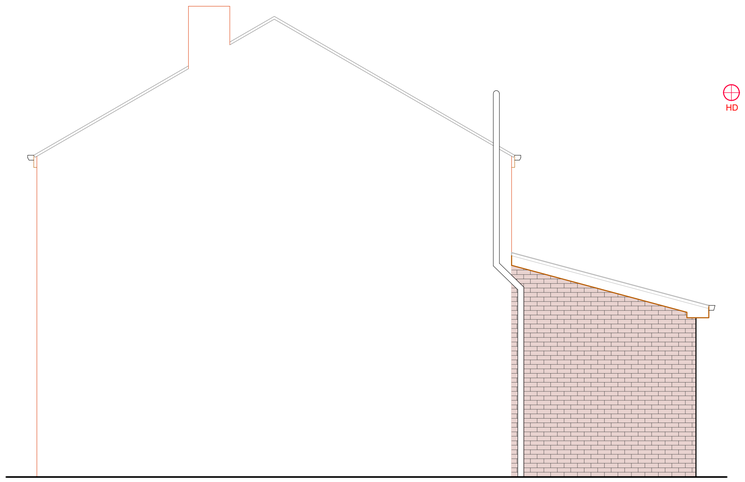


PROPOSED GROUND FLOOR PLAN

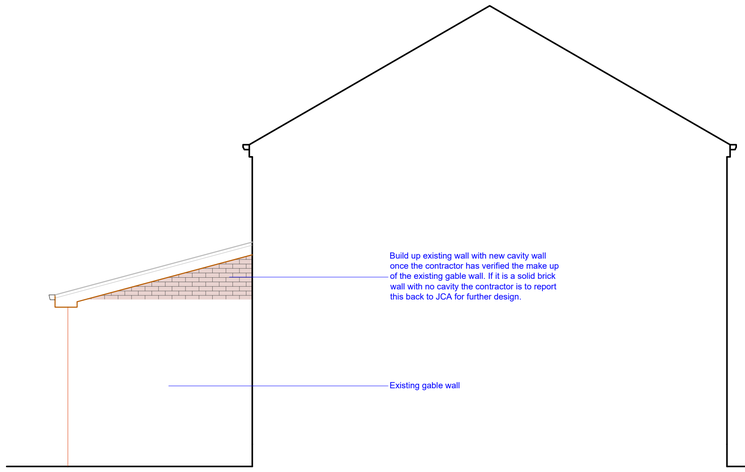
Check to be made to determine if the existing drainage system is combined or separate. If system is found to be separate ensure that new connections are made to appropriate drain i.e. foul to foul / s.w to s.w and that there is no combination of above ground water systems.



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION 1



PROPOSED SIDE ELEVATION 2

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.

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.

HD — Install a Heat Detector in Kitchen where this symbol indicates.

Provide a Heat Detector (HD) linked to the smoke alarm in the entrance hall.

Any new or replacement boilers fitted should have a SEDBUK rating of 92% ie. be a condensing boiler. Gas boilers now require one of the following:
Flue gas heat recovery,
Weather compensation,
Load compensation,
Smart thermostat with automation and optimisation.

LIMITING AIR LEAKAGE:-

Cavity wall insulation to be taken below DPC level to the underside of floor slab insulation

The cavity wall insulation and roof insulation must meet at the top of the wall

Take cavity wall insulation to full extent of the gable walls within roof space

provide a min 25mm upstand of insulation around perimeter of new concrete floor slabs, where the floor slab touches outside walls (at door thresholds)

All cavity closures to be insulated

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.

Carbon monoxide (CO) alarm is required where gas, oil and solid fuel burning appliances are installed.
Carbon monoxide alarms should comply with BS EN 50291-1:2018 and be a Type A alarm powered by a battery designed to operate for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. Mains-powered BS EN 50291-1:2018 Type A carbon monoxide alarms with fixed wiring (not plug-in types) may be used as an alternative, provided they are fitted with a sensor failure warning device.

Carbon monoxide alarms should be located in the same room as the appliance on the ceiling at least 300mm from any wall or, if it is located on a wall, as high up as possible (above any doors and windows) but not within 150mm of the ceiling; and between 1m and 3m horizontally from the appliance'.

Lighting must be low energy light fittings with each lamp having a minimum luminous efficiency of of 75 light source lumens per circuit-watt.

Any glazing within doors and adjacent windows to be safety glazing up to 1500mm above floor / ground level to BS 6206 class C.

U-value for all new glazing to be 1.4 W/m²k min 16mm air gap & low E glazing to be used

Radiators to be fitted with thermostatic valves

Existing drainage to be fully investigated on site prior to commencement of works

Ground floor construction throughout development is to be determined on site once the ground conditions have been established.

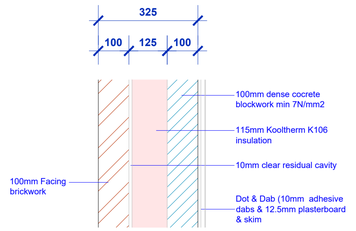
New windows - fully draught-proofed and double-glazed in Low emissity 'K' glass with 16mm argon filled air gap to give a U-value = 1.4W/m²k (or Window energy rating - band B; or Centre-pane U-value = 1.4W/m²k.

New and Replacement Glazed Doors (more than 50% glazed) - fully draught-proofed and double-glazed in Low emissity 'K' glass with 16mm air filled air gap to give a U-value = 1.4W/m²k.

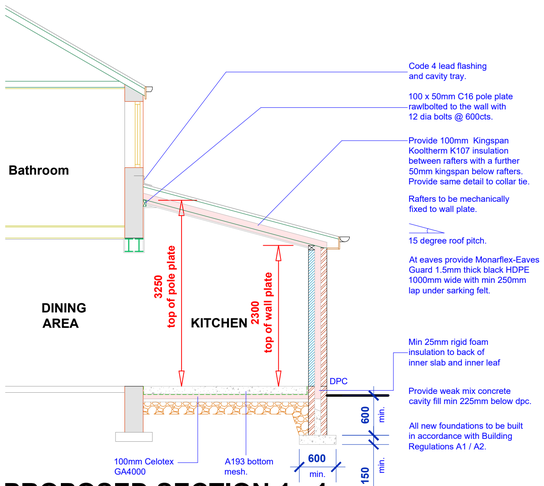
New and replacement Doors (less than 50% glazed and solid doors) - fully draught-proofed and double-glazed with 16mm air filled air gap to give a U-value = 1.4W/m²k

Provide a mechanical extract fan (Vent Axia) or similar approved to Bathrooms & En Suites with a min rating of 30L per sec with min 20minute adjustable over run and to be operated when light switched on.

Waste runs exceeding 1.2m for 32mm or 1.5m for 40mm pipes require either a local Air Admittance Valve, anti-siphon trap, or increased pipe size to maintain trap seal compliance (AD H).



DETAIL A
Cavity Wall
0.154w/m2k



PROPOSED SECTION 1 - 1

This drawing is provided as a document to gain either Planning Permission or Building Regulation approval purposes only. It is not a guarantee that Planning Permission will be granted.

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 certificates 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:-

FOUNDATIONS & SLAB.

(To be determined on site)

Any new Ground floor slab to be well tamped, complete with smooth finish to achieve min 0.18w/m²k. Slab is to be min 100mm thick and bottom mesh as noted on the drawing. Slab to be cast on 100mm Celotex GA4000 to 0.22W/mk with a separation layer min. 500g between. Provide a min 25mm upstand of insulation around perimeter of new concrete floor slab where floor slab touches outside walls. On min. 2000g DPM, laid with 150mm laps and to be continuous with wall DPC, on 50mm sand blinding, on 200mm well consolidated hardcore, on well prepared ground. Foundations to be min 600 x 150mm thick concrete strip footings or as detailed by structural engineer. Concrete to be generally grade RC28 / 35 Concrete. Take foundations below invert levels of any adjacent drainage. Building Inspector to approve foundation depths in relation with prevailing ground conditions. Any walls below DPC level to be 102 concrete commons with cavity filled with weak mix concrete to min 225mm below finished floor level.

CAVITY WALL CONSTRUCTION.

325mm Cavity Wall (0.154 W/m²K) Specification External leaf: 100mm facing brickwork to match existing. Cavity: 10mm residual cavity with 115mm Kingspan Kooltherm K106 Cavity Board, installed tightly butted with staggered joints. Insulation to be BBA certified (Certificate No. 17/5402 or latest) for use with nominal residual cavity in full-fill applications. Fix with proprietary retaining clips as per manufacturer's recommendations. Internal leaf: 100mm dense concrete blockwork (min 7N/mm²). Internal finish: Dot & Dab 10mm adhesive dabs with 12.5mm plasterboard & skim. Ties: Stainless steel wall ties to BS EN 845-1:2023, spaced at 900mm horizontal / 450mm vertical, with additional ties around openings per Approved Document A (2025). DPCs, cavity trays, and weep vents to be installed to BS 8215:2023. Designed U-value: 0.154 W/m²K, to comply with Approved Document L1A (2025) for external walls.

- 10mm residual cavity is acceptable per BBA as a build tolerance.
- Ensure enhanced cavity tray & detailing for severe exposure zones.
- Wall ties, cavity barriers, and insulation supports must be per NHBC Standards 2025.

DAMP PROOF COURSE.

Horizontal DPC to be placed at a min height of 150mm above external ground level & at Finished Floor Level as detailed. DPC laid between mortar beds, DPC to be pluck pvc min 500 microns 2000g to BS 6515 1984. Provide vertical DPC's to all openings tightly fitted evenly between cavity closure method. Min 225mm wide vertical DPC.

WINDOWS & LINTELS.

Window & door openings to have Catnic combined galvanised steel lintels with a full fill insulation to lintel void, provide a cavity tray over each lintel with min 500 micron dpm min 450mm wide. Windows to be double glazed upvc or timber s.w. or h.w. to clients requirements. Window units, fully draught-proofed and double-glazed in Low emissity 'K' glass with 16mm argon filled air gap to give a U-value = 1.4W/m²k (or Window energy rating - band B; or Centre-pane U-value = 1.4W/m²k. 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. Any new Kitchen to have mechanical ventilation rated @ min 60L per second & capable of operating continuously with nominally one air change per hour. Min 8000mm2 background ventilation to rooms other than kitchen and habitable.

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 guttering. Fascias to be 20mm tanalised s.w. or similar approved upvc to clients requirements. Any soffits to be 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 65 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 construction 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.

ROOF CONSTRUCTION.

External covering roof tiles to be suitable for min 15 degrees roof pitch and to match existing colour where required. All fixed on 38 x 25mm s.w. treated tile laths for 400cts rafter span or 50 x 25mm s.w. battens for 600mm rafter span. Lay Klober Roofing Products Permo ForteRoofing Underlay / vapour permeable underlay for use in non ventilated cold and warm roof applications to meet the requirements of BS 5534:2002 and as approved and certified by the British Board of Agrément. All Permo underlays to be classed as low resistant underlays in accordance with BS 5534: 2002. with Monarflex-Eaves Guard 1.5mm HDPE laid over top of fascia and with min 250mm overlap with roofing felt. On 150 x 50mm C24 rafters @ 400cts. Rafters to be strapped to the gable walls at max 1800cts with min 6 x 30mm m.s. L straps mechanically fixed to the gable wall with nylon sheathed fixings min 100mm long and screwed through at max 200cts. Provide s.w. noggings flush with top of the rafters as rest for L straps, firmly fix noggings between rafters. Straps to go over min 3no rafters. Rafters connected to 100 x 75mm C16 wall plates strapped down at max 1800cts 6 x 30mm mild steel straps firmly hammer fixed to internal block leaf. Provide 100mm Kingspan Kooltherm K107 insulation between rafters with 50mm kingspan rigid foam insulation below the rafters to give 0.15w/m2c provide 12.5mm foilbacked plasterboard & skim finish. Ventilation at eaves with min 25mm perimeter gaps with inoporated insect mesh.

MISCELLANEOUS.

All timber carcassing for structural elements to be C16 / 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 12.5mm fireline board to give min 30mins fire protection, provide plaster skim finish (using BG Gyplyner or similar).

Tooth new cavity wall construction into existing & run cavities through continuously free from mortar snots enabling moisture bridging cavity. Alternatively provide vertical break & DPC added in existing outer facing brickwork. Catnic S/S strong hold wall connectors or similar approved to be used to join new 7 existing cavity walls, as BS 5628 part 1 1985. Insert galvanised wall ties at every 3 vertical brick courses.

DRAWING TITLE	PROPOSED DETAILS

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CHARTERED ARCHITECTURAL SERVICES
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CIAT

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Tel: 01706 354888
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Email: admin@jamescampbellassociates.co.uk
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PROJECT	PROPOSED SINGLE STOREY REAR EXTENSION
LOCATION	15 Barker Street Heywood

DRAWN:-	Frank James Smith	DRAWING NUMBER:-
DATE:-	March 2026	26.3753.2A
SCALE:-	1:50 @ A1	
ISSUE:-	A	