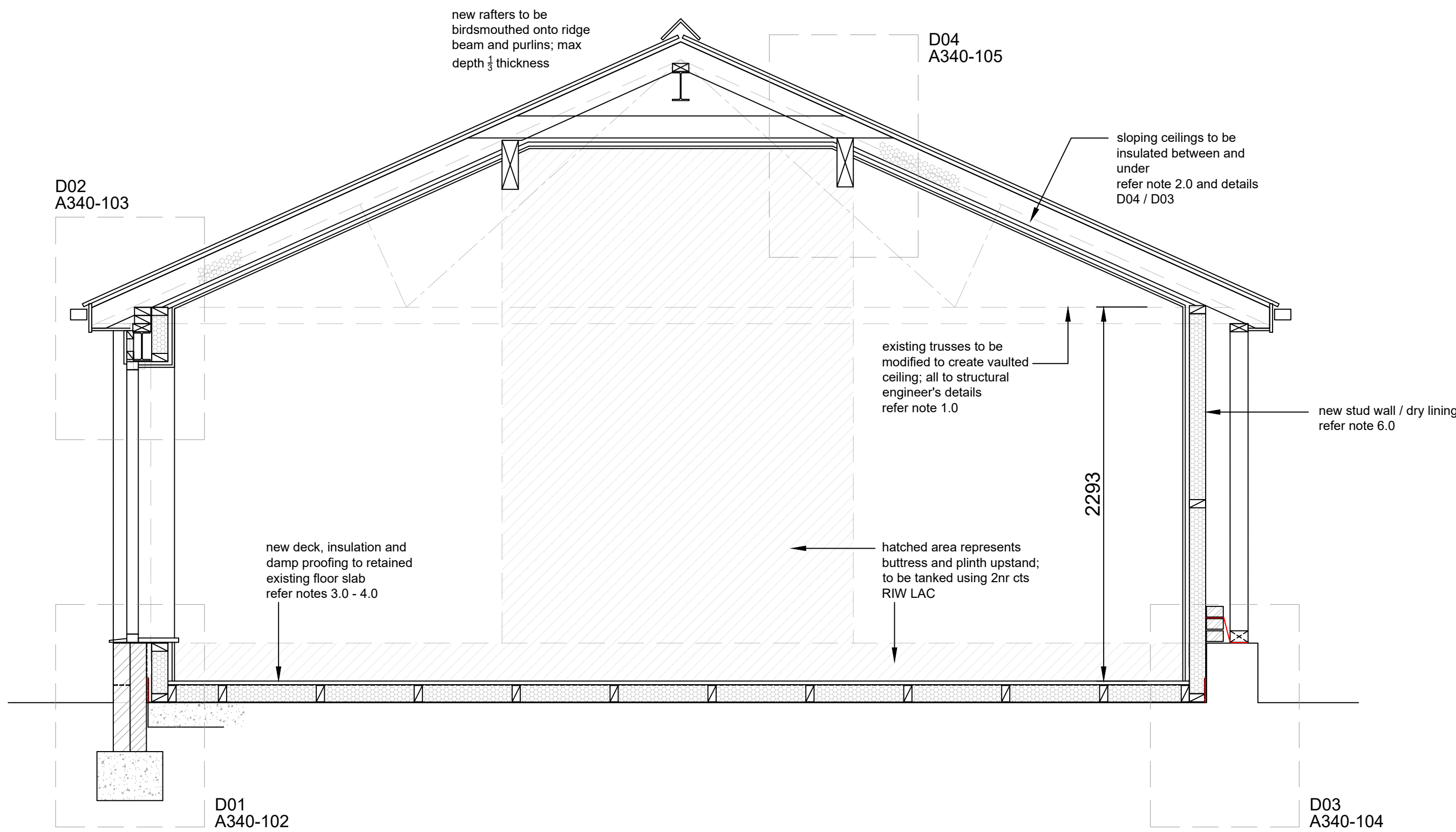
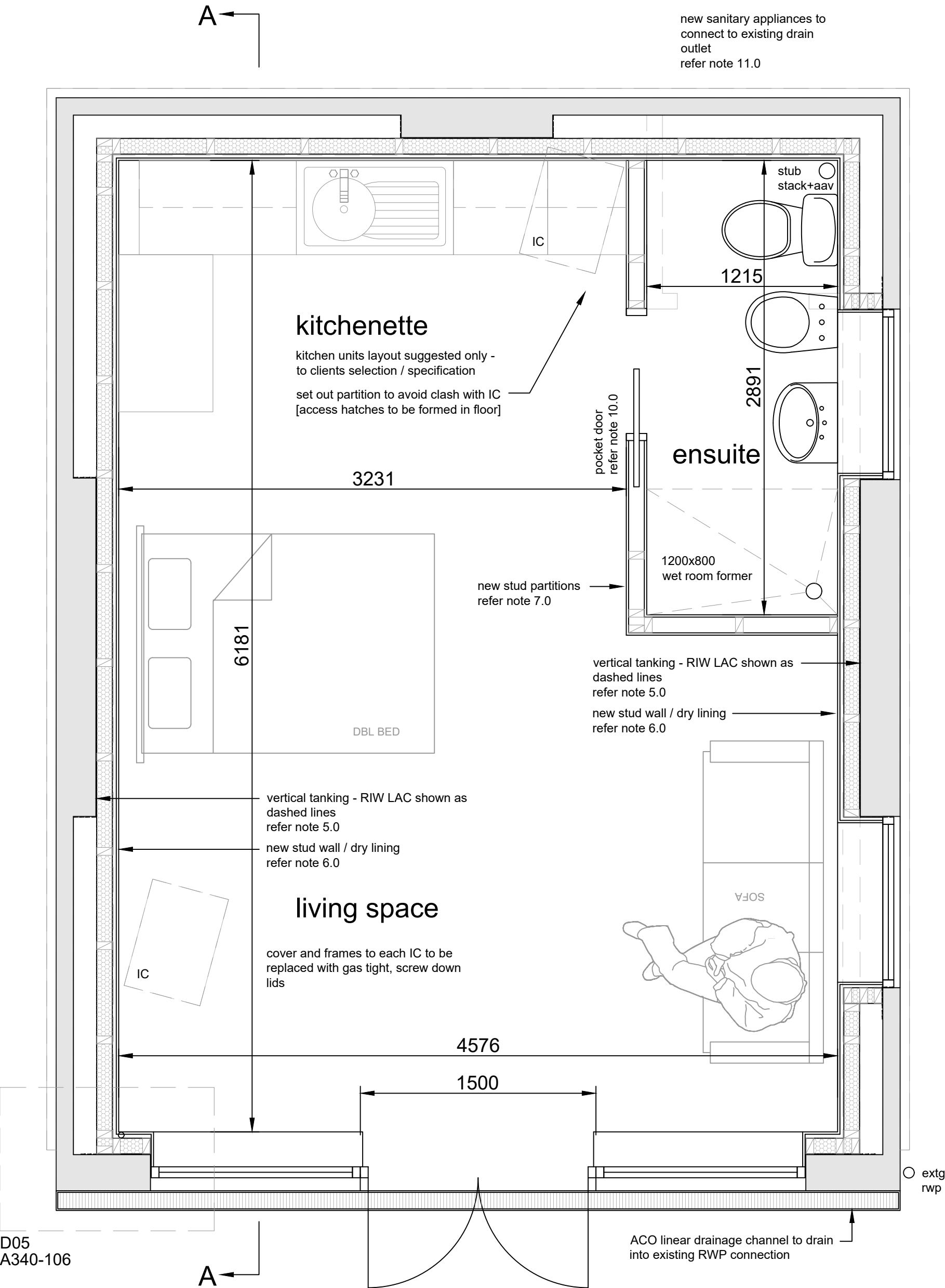




PROPOSED SECTION AA

scale 1 - 25

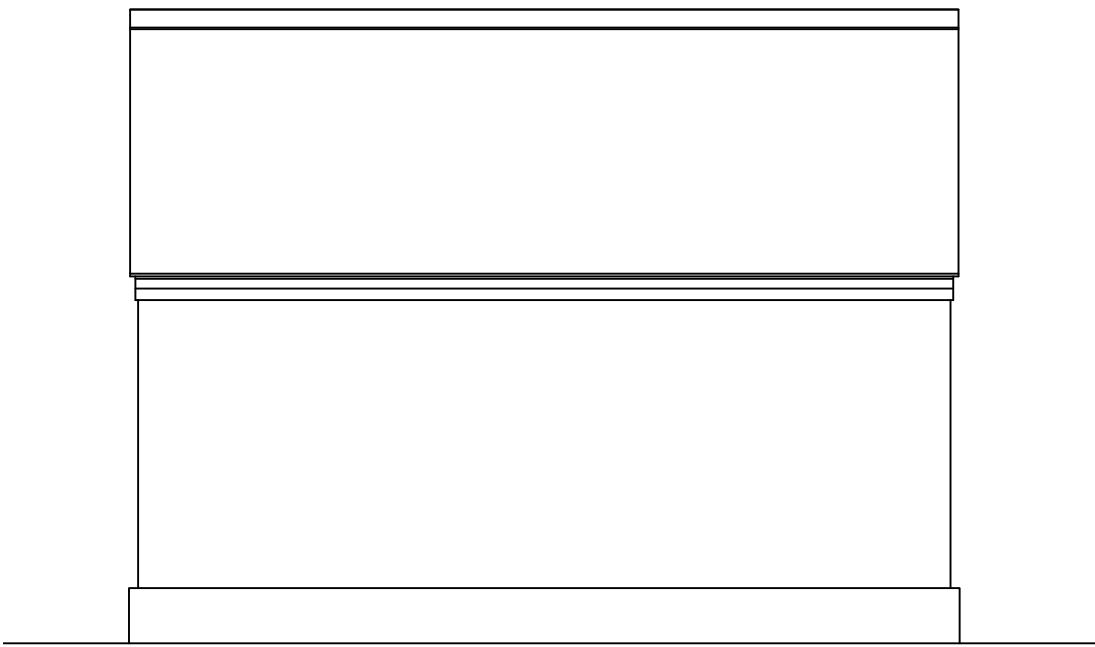


PROPOSED GROUND FLOOR PLAN

scale 1 - 25

GENERAL NOTES

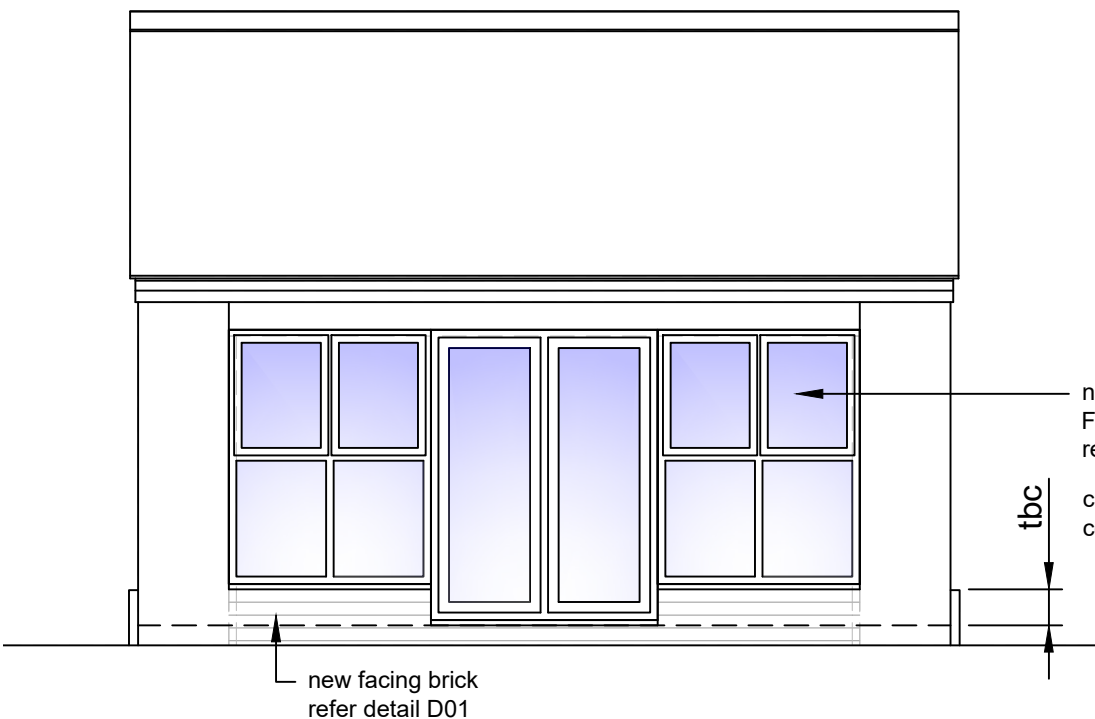
- 1.0 Alterations to roof trusses:
Modifications to truss roof framework to provide vaulted ceiling construction to be detailed by structural engineer.
- 2.0 Roof insulation: [ventilated cold roof]
Roof to be insulated at rafter level with
- 90mm Celotex GA4000 between rafters [60mm airgap above-ventilated]
 - 38mm softwood battens along rafters to create airgap above insulation
 - SuperFOIL SF40 multifoil insulation
 - 38mm sw counter battens
 - 12.5mm plasterboard and skim
- U value = min 0.15W/sq.mk.
- 3.0 Retained ground floor former garage floor slab: damp proofing
Overlay existing concrete garage floor with 1200 gauge Visqueen DPM Dress up and seal waterproofing membrane around perimeter of floor to tanking details as shown on drawing.
- 4.0 Retained ground floor former garage floor slab: insulation
New floor to comprise
- 22mm moisture resistant chipboard
 - SuperFOIL SFUF multifoil insulation / VCL
 - SW bearers to suit depth - assume 100mm
 - 100mm Celotex GA4000 insulation between bearers
 - DPM [as above]
 - original floor slab [substrate to be levelled to ensure full contact with insulation]
- Allow adequate facility for normal expansion of particle board at perimeter of floor and dress insulation up at edges above floor level.
- 5.0 Existing External walls: vertical tanking
In areas noted on the drawings prepare and apply RIW LAC [liquid asphaltic composition] in two coats to prepared surfaces in strict accordance with manufacturers printed instructions
- 6.0 Dry lining: independent stud wall
Construct independent 100x50mm timber studding set 10mm off thickened buttresses and pier returns; insulate with
- 75mm Kingspan fitted between voids
 - SuperFOILSF40 taped to act as vapour control layer [VCL].
 - 38mm sw battens
 - Finish 13mm plasterboard; scrim and skim.
- [Dry lining to be locally reinforced where kitchen units, radiators and other heavy fixtures are to be fixed to wall surfaces]
- 7.0 New stud partitions
Non-loadbearing walls to be 100x50mm softwood studs at 600mm centres finished both sides with 12.5mm thick Gyproc Wallboard 10, scrim and skim finish. Between studs provide full width quilt insulation, to satisfy Approved Documents E (5.18) and B (A2).
- 8.0 Replacement Windows:
Approved colour upvc-ue double glazed windows to client's choice. Glazing to comprise double glazed units with 16 mm air gap and "soft" low -E coating, or similar approved system to provide U value stated. 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 doors less than 1.5m above floor level and to any side lights within 300 mm of door and less than 800 mm above floor level to be toughened or laminated glass to current Building Regulation app. doc. N
Min. centre pane U Value not greater than 1.4W/m2K.
- 9.0 Entrance Screen / French windows:
Approved colour aluminium French window / screen triple glazed doors 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 0.8W/m2K.
- 10.0 Internal doors:
Internal door to be 35mm hollow core veneered style to client specification. Pocket door into ensuite formed by Howdens DD3 [DPK3] sliding pocket door kit or equal / approved
- 11.0 Above ground drainage:
New sanitary / kitchen appliances to connect to new internal stub stack fitted with proprietary AAV [air admittance valve] as follows
- 32mm Ø pvc-ue waste from wash basin
 - 40mm Øpvc-ue waste from shower
 - 100mm Ø pvc-ue waste from WC
- 75mm deep seal traps to be fitted to appliances



PROPOSED REAR ELEVATION

scale 1 - 50

[no change]

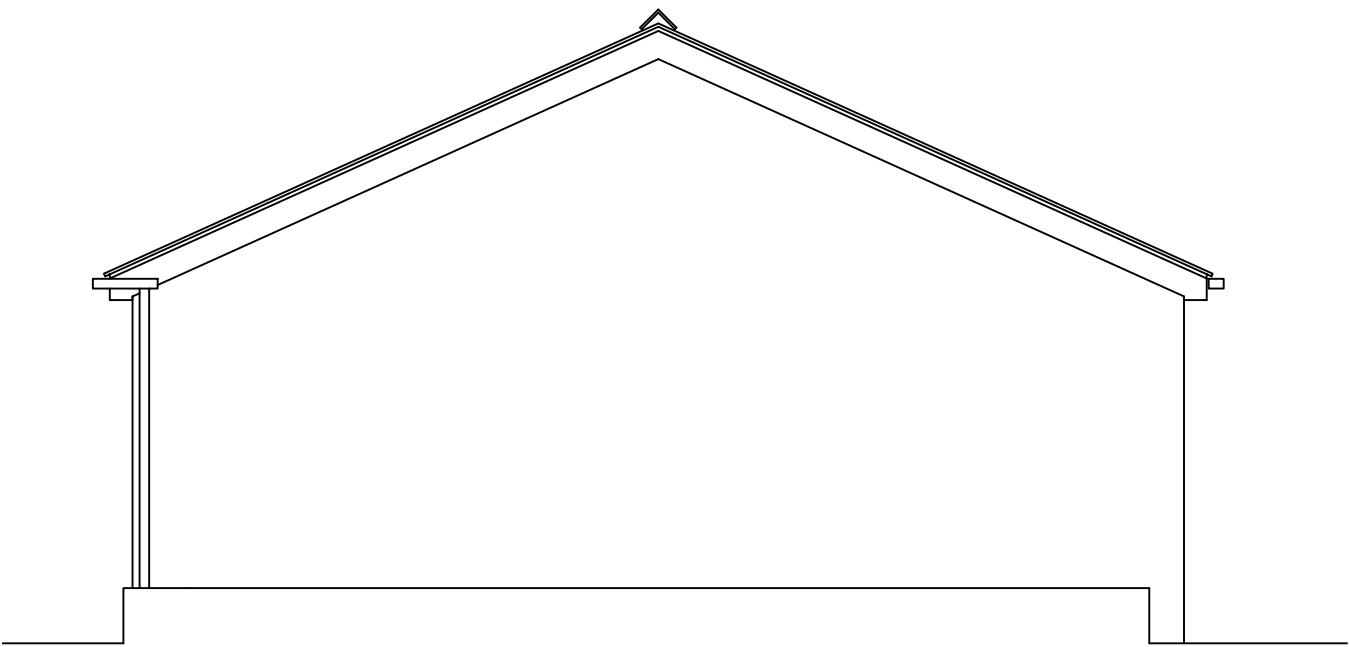


PROPOSED FRONT ELEVATION

scale 1 - 50

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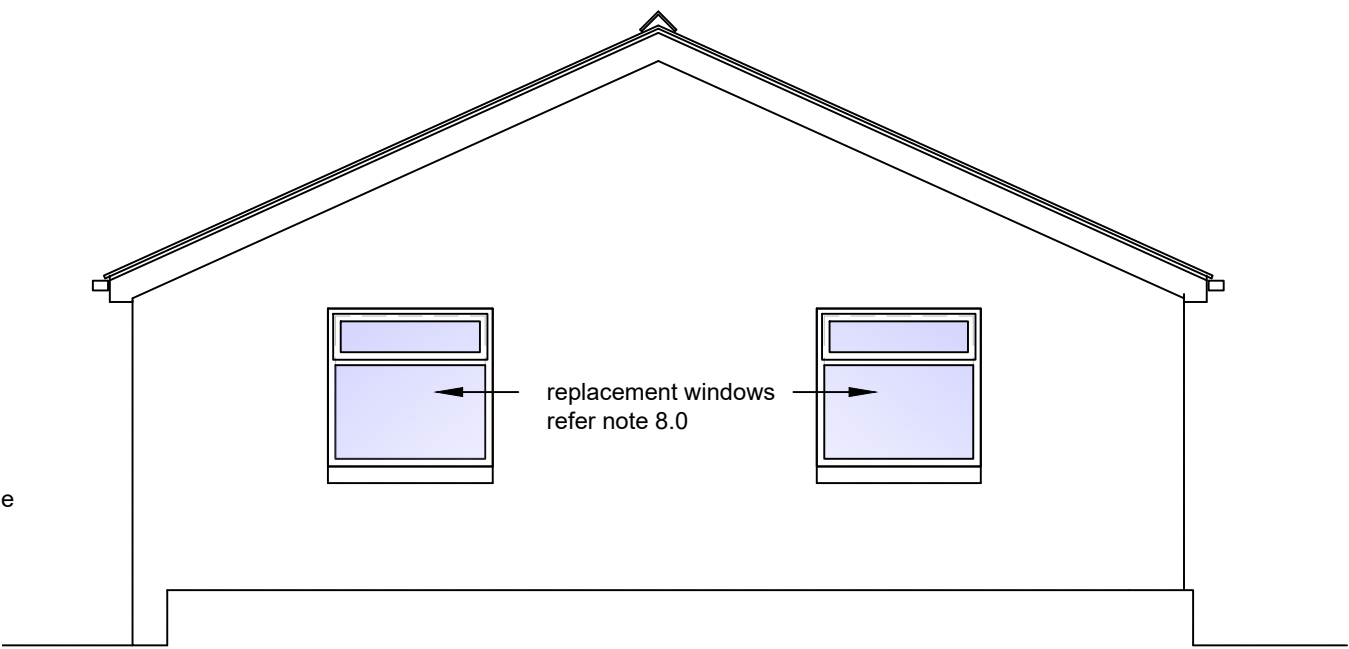
CDM:
Clients and contractors must fulfil their duties under the CDM regulations 2015. The client is required to notify the HSE of any projects lasting more than 30 days or involving more than 500 person days.



PROPOSED SIDE ELEVATION

scale 1 - 50

[no change]



PROPOSED SIDE ELEVATION

scale 1 - 50

12.0 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.

13.0 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 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.

14.0 Mechanical Ventilation:

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

- 60 litres per second which can be supplied by cooker hood in kitchen.
- 15 litres per second to ensuite

15.0 Heating

All space heating to be provided by electric heating systems [panel or moveable infrared] Systems shall be energy efficient and installed in accordance with the requirements of Building Regulations Approved Document Part L, including provision of appropriate controls (e.g. time and temperature zoning) to limit energy consumption. Point-of-use electric water heaters shall be installed at designated outlets to minimise distribution losses and comply with the efficiency requirements of Part L. All electrical installations associated with heating and hot water systems shall comply with Building Regulations Approved Document Part P and BS 7671 (IET Wiring Regulations). Installation and commissioning shall be carried out by a suitably qualified and competent person. Final locations, specifications, and electrical loads to be coordinated with the Mechanical & Electrical design and in accordance with manufacturer's instructions.

16.0 Smoke detection

Provide, wire and commission mains wired interlinked smoke detector are to be provided to LD2 standard in living room with heat detector in kitchen to conform to BS 5839-6:2019 or BS EN 14604:2005 as per guidance in Approved Document B volume 1.

17.0 Approved Document L1B

Provide the following documentation in compliance with Approved Document L1B: -

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.

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.

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.

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: The Stables, Brooklyn Avenue Smallbridge Rochdale proposed floor plans and elevations		scale: as noted @ A1 date: April 2026 drawn: IS
Client: Mr and Mrs Anglin		Dwg. Nr. A340-101