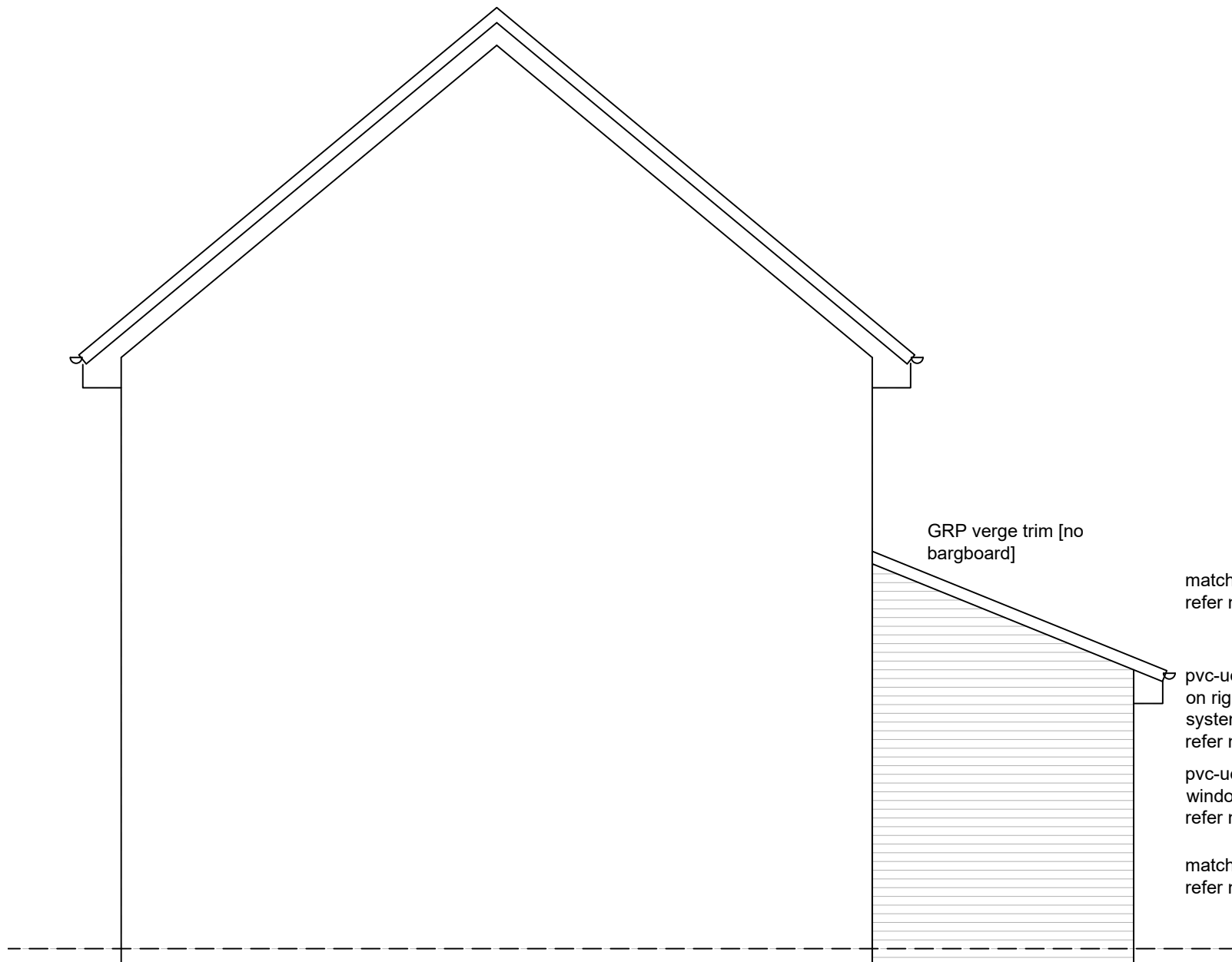




PROPOSED FRONT ELEVATION

scale 1 - 50
[no change]



PROPOSED SIDE ELEVATION

scale 1 - 50



PROPOSED REAR 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.

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:

To comprise specialist designed RC ground beam and minipiles to structural engineer's specification, all in accordance with A1/2 of the Building Regulations and to entire satisfaction of Local Authority Building Inspector.

3.0 Substructure:

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.

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:

To comprise: -

- 70mm sand: cement screed lightly reinforced
- 500 gauge polythene separating layer
- 100mm Celotex GA4000 flooring grade PIR insulation
- 1200 gauge visqueen dpm
- 150mm proprietary beam and block flooring system
- 150mm ventilated airgap
- 50mm concrete oversite
- 1200 polythene gauge dpm
- 100mm compacted / blinded hardcore

U Value = min 0.18W/m2K

6.0 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 insulated with 150mm Isover CWS 32 insulation batts
- 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.

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.

7.0 Damp Proof Course:

To comprise 1200gauge Visqueen dpc linked to floor slab dpm. DPC to be min 150mm above adjacent ground level.

8.0 Lintels: external walls

To comprise Catnic / IG or equal / approved combined steel eaves lintel to suit load, span and wall construction.

9.0 Windows:

Approved colour pvc-ue double 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 1.4W/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 openable windows.

10.0 Lintels: internal masonry wall outer leaf and timber frame

Internal structural support to be detailed by structural engineer.

11.0 Roof construction: cut timber framework

To comprise C24 solid cut timber rafters 150x50@450mm cts. Rafters to be notched max 1/3 depth over wall and pole plate.

12.0 Roof covering: sloping

New roof coverings to matching man made interlocking slate (type of slates determined by supplier to suit roof pitch) on 50x25mm softwood battens; on vapour permeable roofing underlay; on timber rafter roofs to detail below. Proprietary GRP eaves guards to be dressed into gutter and under roofing underlay.

13.0 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 [VCL]
- 25mm service void
- 12.5mm plasterboard and skim

U value = min 0.15W/sq.mk.

14.0 Rainwater goods:

To comprise black 110mm pvc-ue half round guttering connected to existing fall pipe.

CONTINUED...

notes:

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:

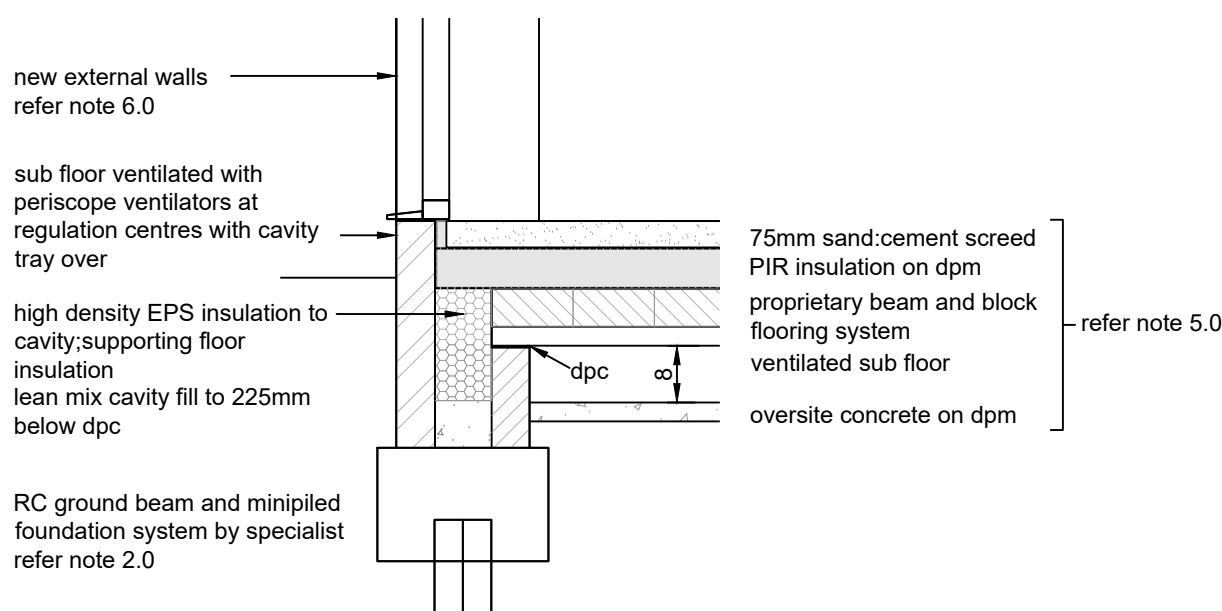
Insulation to walls, floor and roof is to be continuous to limit thermal bridging & air leakage. A signed declaration may be required from a competent person confirming that appropriate insulation methods have been incorporated on site.

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.

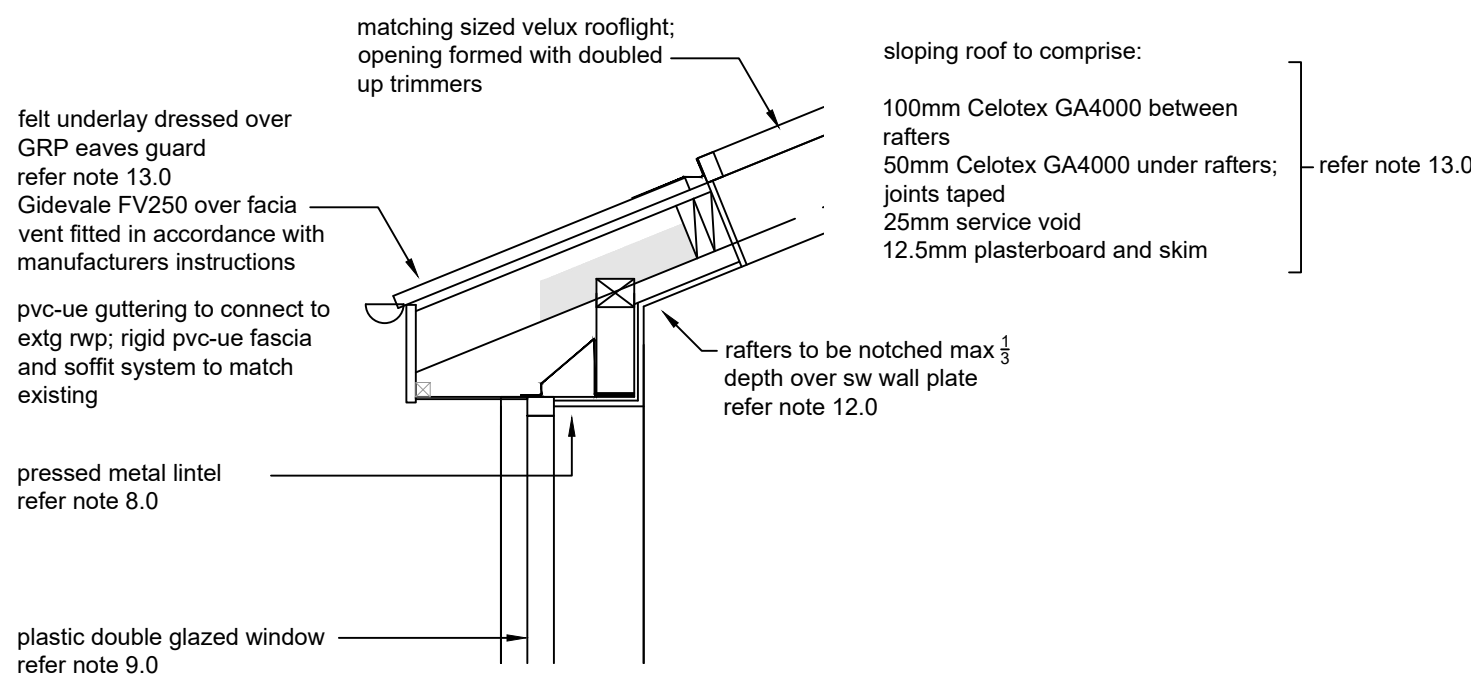
15.5 Controlled services:

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.



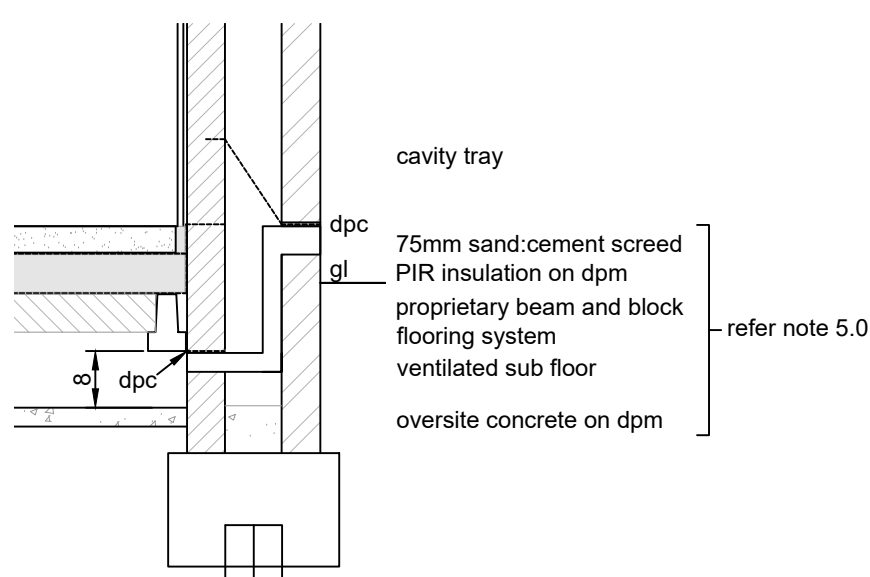
detail 01

scale 1 - 20



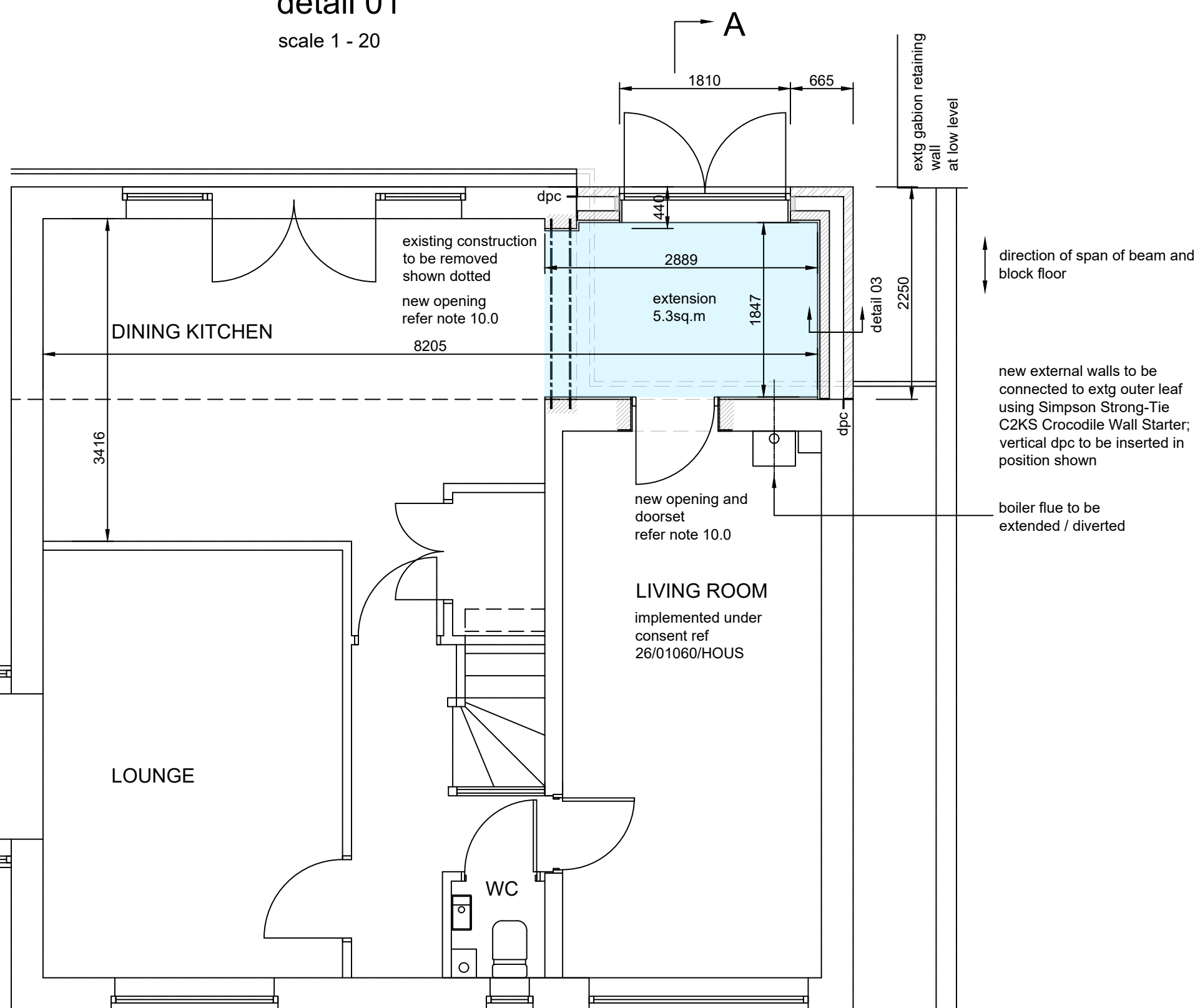
detail 02

scale 1 - 20



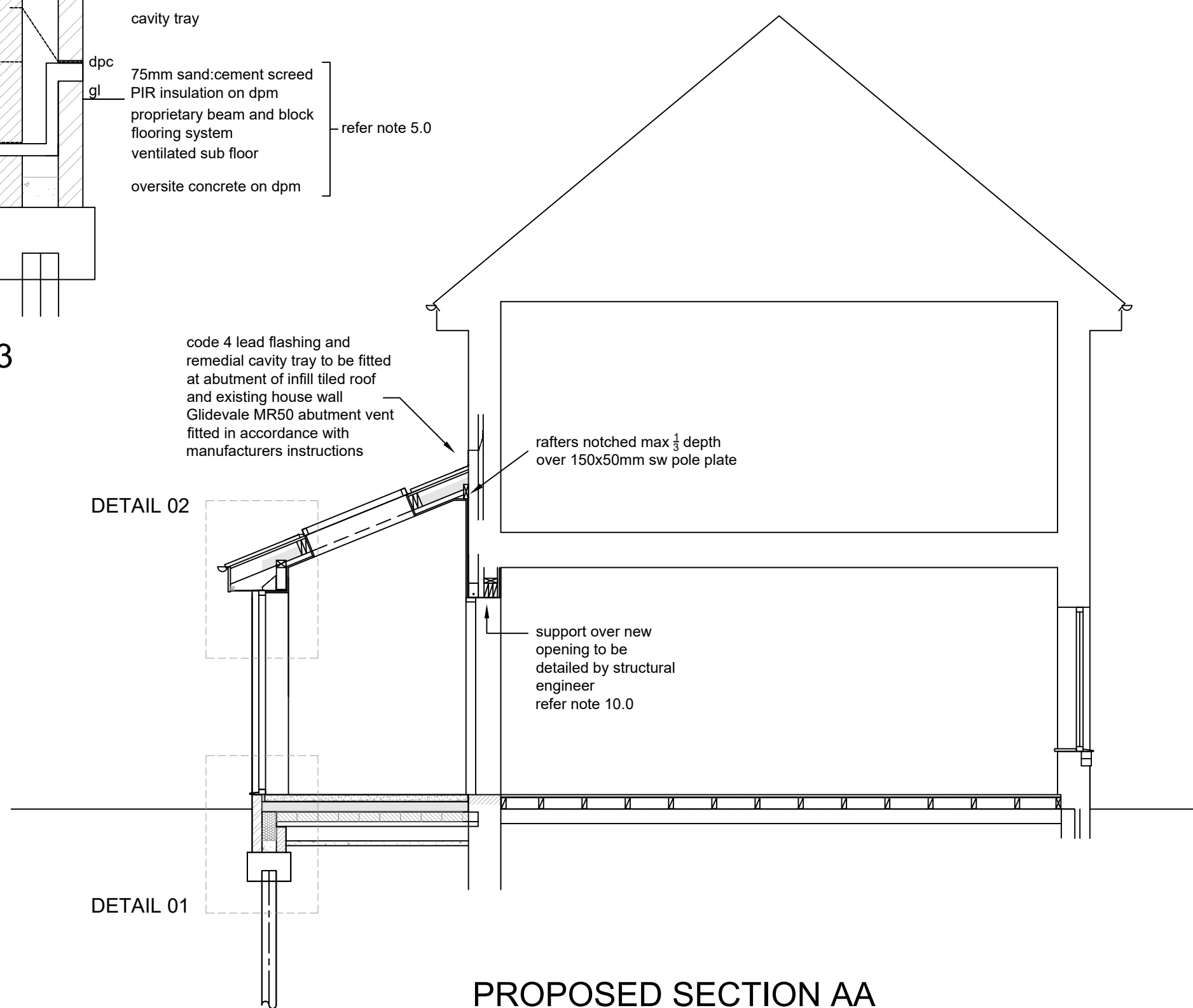
detail 03

scale 1 - 20



PROPOSED GROUND FLOOR PLAN

scale 1 - 50



PROPOSED SECTION AA

scale 1 - 50

A	30.04.26	rear extension reduced in size
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:	scale:	as noted @ A1
5 Broadbent Street Rochdale proposed plan and elevations	date:	June 2025
	drawn:	IS
Client: Mr N.W. Griffiths	Dwg. Nr. G309-02	rev A