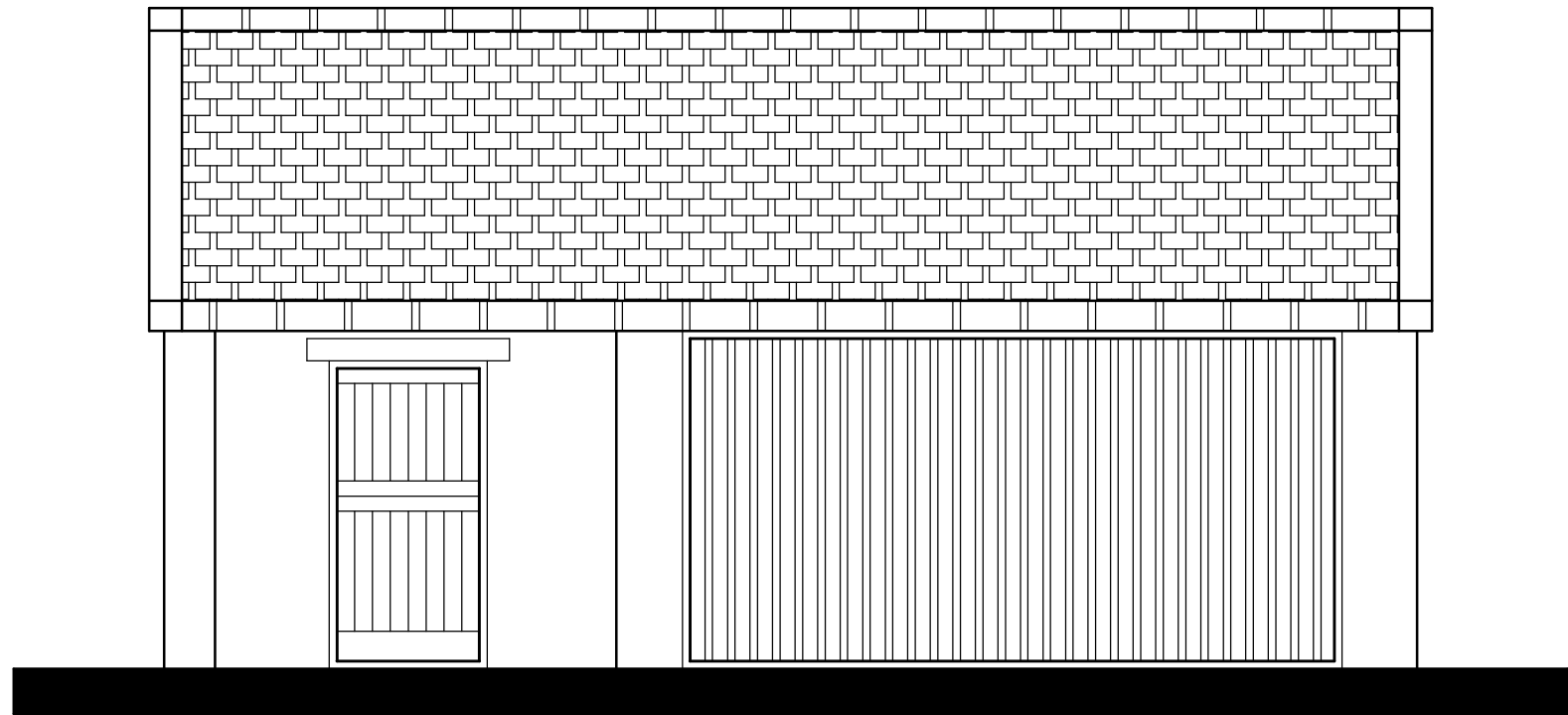
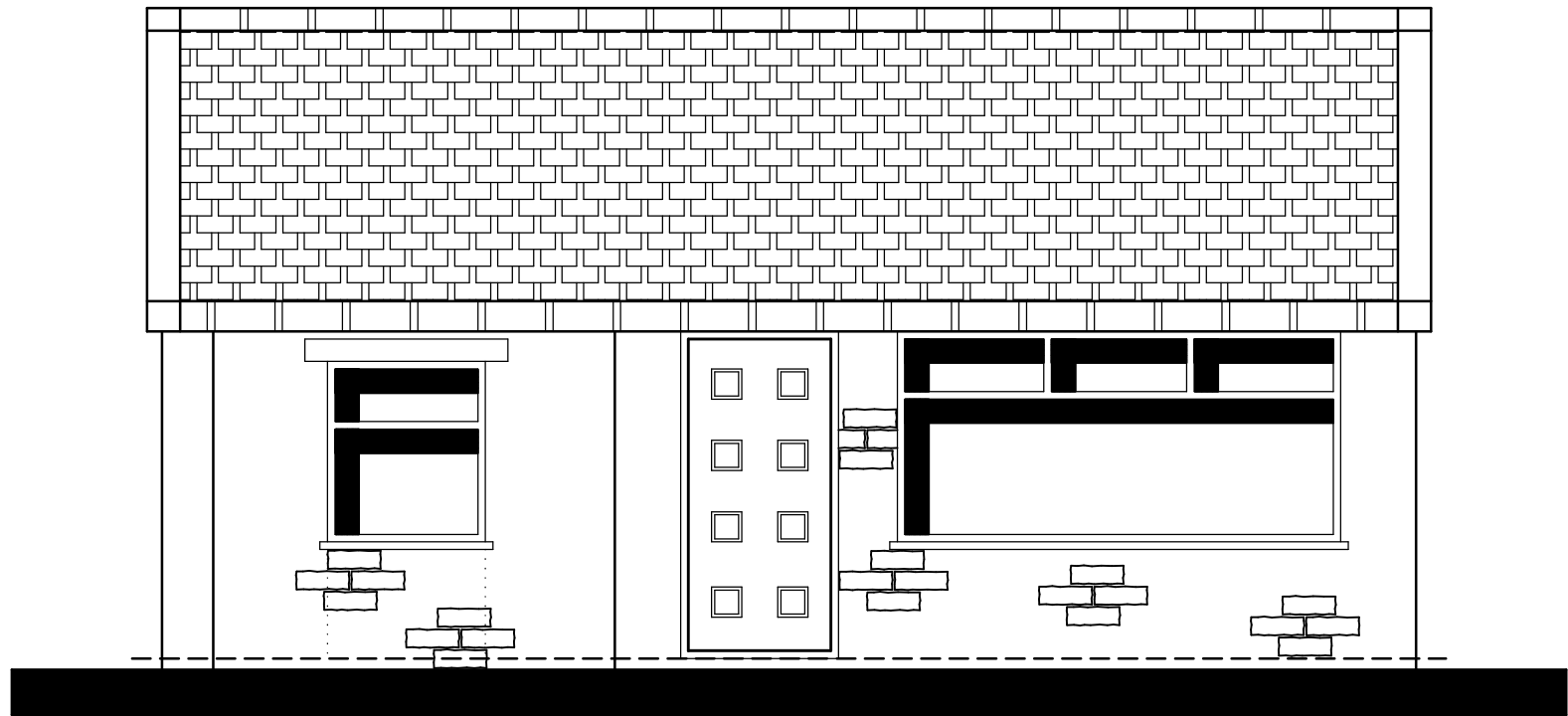
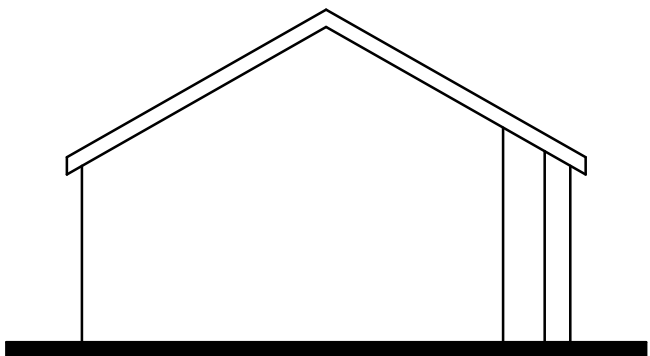




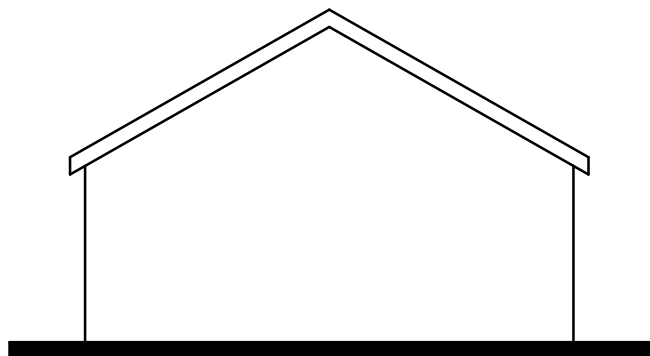
front elevation. (AS WAS).



front elevation. (AS IS).



existing side elevation (A).
(Scale 1:100).

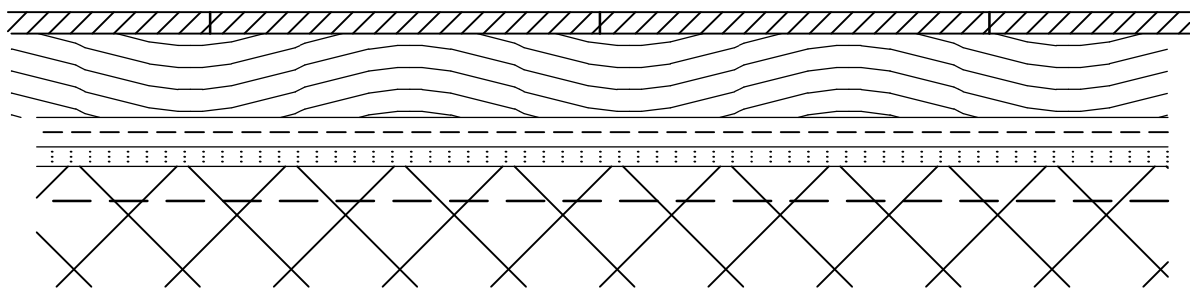


existing side elevation (B).
(Scale 1:100).

FLOOR CONSTRUCTION:

A COURSE OF SANDBLIDING WITH 1200 guage
DPM OVER 50mm THICK TF KINGSPAN
INSULATION TO FLOOR WITH A LAYER OF 500
DPM VAPOUR CONTROL AIR BARRIER FINISHED
WITH A LAYER OF 22mm THICK CHIPBOARD
FLOORING GLUED DOWN.

NEW FLOOR CONSTRUCTION.



INTERNAL DRAINAGE:

INDICATES: WC 100mm WASTE.

INDICATES: WHB 32mm, WASTE,
75mm DEEP SEAL TRAP.

INDICATES: SHOWER TRAY
40mm, WASTE, 75mm, DEEP
SEAL TRAP.

VENTILATION: TO SHOWER ROOM VENTED
TO EXTERNAL AIR TO EXTRACT 15 LITRES
OF AIR PER SECOND WITH 15 MINUTES
OVERRUN CONNECTED TO LIGHT SWITCH.

NOTE: FIRE/SOUND INSULATED PARTITION:

COMPRISING OF A SINGLE 50x50mm
SW STUD PARTITION AT 400mm CTS INFILLED
WITH 50mm TF KINGSPAN INSULATION FINISHED
WITH A LAYER OF 12.5mm FIRELINE PLASTER
BOARD AND SKIM FINISH.

DISCLAIMER:
KHALID KHAN ASSOCIATES DOES NOT ACCEPT ANY LIABILITY
FOR THE POSITION OF ANY DEAD OR ALIVE DRAINS THIS IS
TO BE INVESTIGATED BY THE 'CONTRACTOR' PRIOR TO WORKS
COMMENCING ON SITE.

ALL DRAINAGE TO BE 100mm DIA PLASTIC PIPE WORK BY
HEPSWORTH OR SIMILAR APPROVED. SURFACE WATER LAID
TO A MIN 1 IN 100 FOUL DRAINAGE LAID TO A MIN 1 IN 80.
ANY DRAINS PASSING THROUGH WALLS TO HAVE RC CONC
LINTOLS OVER & FLEXIBLE JOINTS, DRAINS UNDER NEW
EXTENSION TO HAVE 150mm THICK CONC SURROUND &
BED RODDING POINTS TO BE PROVIDED AT HEAD OF DRAIN.

ALL LINES OF DRAINAGE INDICATED ARE ASSUMED ONLY AND
THE EXACT POSITIONS OF ALL PROPOSED DRAINS SHALL BE
DETERMINED ON SITE PRIOR TO COMMENCEMENT OF THE
WORKS. ALL INVERT LEVELS TO BE AGREED ON SITE INSPECTION
CHAMBER MAX DEPTH TO INVERT NOT TO EXCEED 1.2m FOR A
450mm DIA INSPECTION CHAMBER.

SURFACE WATER DRAINAGE PROVISIONS ALL RAINWATER
PIPES TO TERMINATE AT RODDABLE GULLIES CONNECTED TO
MIN 100mm DIA DRAINS TO CONNECT TO LAST MANHOLE ON
SITE PRIOR TO CONNECTING TO MAIN SEWER.

EXISTING GARAGE DOOR TO BE REMOVED ERECT NEW
CAVITY WALL UNDER POSITION OF NEW FRONT
WINDOW, FOUNDATION TAKEN MIN -650mm BELOW
GROUND LEVEL. ERECTED USING 100mm MATCHING
STONWORK, 100mm CAVITY FILLED IN WITH 100mm
THICK KINGSPAN WALL INSULATION FINISHED
INTERNALLY WITH 100mm THICK SOLID CONC BLOCK
WORK TO RECEIVE A COAT OF 13mm PLASTER & SKIM
FINISH.

NOTE:
ALL NEW EXISTING CAVITIES TO BE CONTINUOUS OR
A PROPRIETARY INSULATED WALL TIES SYSTEM &
VERTICAL DAMP PROOF COURSE TO BE INSTALLED
AT JUNCTION OF NEW AND EXISTING WALL TO
INSPECTORS SATISFACTION.

CAVITIES TO BE CLOSED AT JAMBS & CILLS WITH
FULLY INSULATED & CONTINUOUS CAVITY CLOSERS,
eg KINGSPAN KOOLTHERM CAVITY CLOSER
(WEATHER RESISTANT AND FORMS AN INTEGRAL
DPC).

EXISTING GARAGE WALLS INTERNALLY TO RECEIVE
50x50mm SW STUD PARTITION RETAINING A MIN
25mm GAP BETWEEN EXISTING WALL, INFILLED WITH
50mm TF KINGSPAN INSULATION FINISHED WITH A
LAYER OF 12.5mm FIRELINE PLASTERBOARD & SKIM
FINISH.

EXISTING FLOOR: (REFER TO DETAIL).
EXISTING GARAGE FLOOR TO BE UPGRADED WITH A
LAYER OF MIN 50mm THICK KINGSPAN THERMAFLOOR
TF70 PIR FLOOR INSULATION THICKNESS TO SUIT
FINISHED WITH A LAYER OF T&G FLOORING.

NEW WINDOWS:
SUPPLY AND INSTALL NEW UPVC DOOR AND WINDOW
FRAME TO MATCH EXISTING HOUSE.
DUE TO CILL HEIGHT ALL WINDOWS TO BE EITHER
TOUGHENED OR LAMINATED TO BS6206.

BATHROOM TIMBER PARTITION:
50x50mm SOFTWOOD TREATED TIMBER STUDS AT
400mm CTS WITH 50x100mm HEAD AND SOLE PLATES
AND SOLID INTERMEDIATE HORIZONTAL NOGGINS AT
1/3 HEIGHT OR 450mm PROVIDE MIN 10kg/ m3 DENSITY
ACOUSTIC SOUND PROOF QUILT TIGHTLY PACKED MIN
100mm THICK ROCKWOOL OR ISOWOOL MINERAL FIBRE
SOUND INSULATION APPLIED BOTH SIDES WITH
MOISTURE RESISTANT PLASTERBOARD & SKIM FINISH.

IMPORTANT NOTE:

THIS PROJECT REQUIRES PLANNING & BUILDING
REGULATION CONSENT AND WORKS SHALL NOT
COMMENCE UNTIL BUILDING REGULATION
APPROVAL HAS BEEN GRANTED.

ALL WORKS TO BE CARRIED OUT TO THE COMPLETE
SATISFACTION OF THE BUILDING INSPECTOR
WHETHER OR NOT DETAILED OR SPECIFIED ON THIS
PLAN, ANY CHANGES ON SITE TO BE FIRST AGREED
WITH THE BUILDING INSPECTOR.

HEALTH & SAFETY NOTES:

CONTRACTOR MUST ENSURE THAT ALL WORKS ON
SITE IS CARRIED OUT IN A SAFE & SATISFACTORY
MANNER, IN ACCORDANCE WITH HEALTH & SAFETY
AT WORKS ACT 1974, COSHH REGULATIONS 2002 &
REQUIREMENTS OF C.D.M.

DO NOT SCALE FROM THIS DRAWING.

DISCLAIMER:
FOUNDATIONS:
TYPE OF FOUNDATIONS TO BE DETERMIND ON SITE
TO SUIT EXISTING GROUND CONDITIONS, PRIOR TO
WORKS COMMENCING ON SITE BY THE APPOINTED
CONTRACTOR, WHETHER STRIP, RAFT OR PILE.

NOTES

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH CURRENT BUILDING REGULATIONS.
ALL MATERIALS SHALL BE FIXED APPLIED AND MIXED IN ACCORDANCE WITH BRITISH
STANDARDS AND BUILDING REGULATIONS. ALL WORKS SHALL COMPLY AND TO THE
COMPLETE SATISFACTION OF THE BUILDING INSPECTOR, WHETHER OR NOT INDICATED
ON THIS DRAWING.

THIS DRAWING SHALL NOT BE SCALED.

HEALTH AND SAFETY NOTES:

THE CONTRACTOR MUST ENSURE THAT ALL WORKS ON SITE ARE CARRIED OUT IN
A SAFE & SATISFACTORY MANNER, IN ACCORDANCE WITH HEALTH & SAFETY AT
WORKS ACT 1974, COSHH REGULATIONS 2002 & REQUIREMENTS OF C.D.M.

THIS DRAWING SHALL NOT BE SCALED.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P
(ELECTRICAL SAFETY), MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED
BY A PERSON COMPETENT TO DO SO.

PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN
COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671, ELECTRICAL
INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT
TO DO SO WHO IS QUALIFIED TO AT LEAST CITY & GUILDS.

THIS PROJECT REQUIRES PLANNING PERMISSION/BUILDING REGULATION CONSENT
(which-ever is applicable) WORKS SHALL NOT COMMENCE UNTIL APPROVAL HAS BEEN
GRANTED. ALL WORKS TO BE CARRIED OUT TO THE COMPLETE SATISFACTION OF
THE BUILDING INSPECTOR WHETHER OR NOT DETAILED OR SPECIFIED ON THIS
DRAWING, ANY CHANGES TO BE FIRST AGREED ON SITE WITH THE INSPECTOR.

PROVIDE EMERGENCY LIGHTING TO ALL ESCAPE ROUTES ESCAPE STAIRS IN
ACCORDANCE WITH THE BUILDING REGULATIONS A.D PART B 2000 & BS5266
PART 1 'EMERGENCY LIGHTING' ESCAPE STAIR LIGHTING TO BE CONNECTED
TO AN INDEPENDENT CIRCUIT.

E

INDICATES SMOKE & HEAT DETECTOR TO BS 5839.



INDICATES MANUAL CALL POINTS INSTALLED AT EXIT POINTS.



INDICATES 1/2 FIRE RESISTANT DOOR WITH INSTUMESCENT STRIPS
AND SMOKE SEALS.

1/2 HR
FDSC

SWITCHES & SOCKETS ARE TO BE LOCATED BETWEEN 450mm & 1200mm ABOVE
FINISHED FLOOR LEVEL.

Alarm system shall be managed by the Building Owner.

ALL SMOKE/HEAT ALARMS TO BE ACCORDANCE WITH BS5839-6:-2004 GRADE A LD2 SYSTEM.
ALARMS TO BE CEILING MOUNTED, ALL DETECTORS TO BE INTERCONNECTED AND CONNECTED
TO THE MAINS WITH A BATTERY BACKUP FOR A GRADE D TYPE LD2.
ALL DETECTORS TO BE WIRED TO A PERMANENT CIRCUIT, INDEPENDENT FROM ALL OTHER &
HAVE NO OTHER APPLIANCES/CONNECTION TO SAME.

TOUGHENED GLASS TO PART N OF THE BUILDING REGULATIONS.

ALL BATHROOMS, WC's KITCHEN & UTILITIES TO HAVE CONTINUOUS EXTRACT VENT SYSTEM
TO AD.F, CONTINUOUS TRICKLE RATE TO BE 10L/s MIN HIGH RATE 17 L/s MANUAL BOOST
OPERATED BY ISOLATOR SWITCH.

NOTE:
THIS DRAWING SHOULD BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO WORKS
COMMENCING ON SITE FOR CLARIFICATION OR QUERIES CONTACT KHALID KHAN 07798 686430.
ANY CHANGES ON SITE TO BE AGREED WITH THE BUILDING CONTROL OFFICER.

THIS DRAWING IS COPYRIGHT AS DESCRIBED IN SECTION 47 DESIGN AND PATENTS ACT 1988,
AND SHALL NOT BE COPIED OR USED FOR ANY OTHER ADDRESS, THE WORKS ONLY REFER
TO BROWN HILL FARM, WOODHOUSE LANE, NORDEN, ROCHDALE, OL12 7TB, FOR
MR MUNIR AHMED.

Client:

MR MUNIR AHMED.

Project:

CHANGE OF USE OF GARAGE AND WORKSHOP TO GUEST
ACCOMMODATION INCLUDING ALTERATIONS TO FRONT
FENESTRATION (RETROSPECTIVE).

Location:

BROWN HILL FARM
WOODHOUSE LANE, NORDEN,
ROCHDALE, OL12 7TB.

Date / Scale:

August 2025. Scale: 1:50.

Copyright:



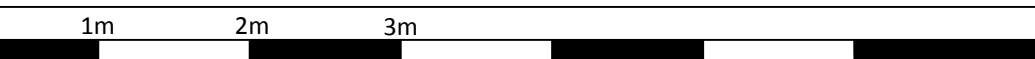
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Surveyors & Architectural Consultants

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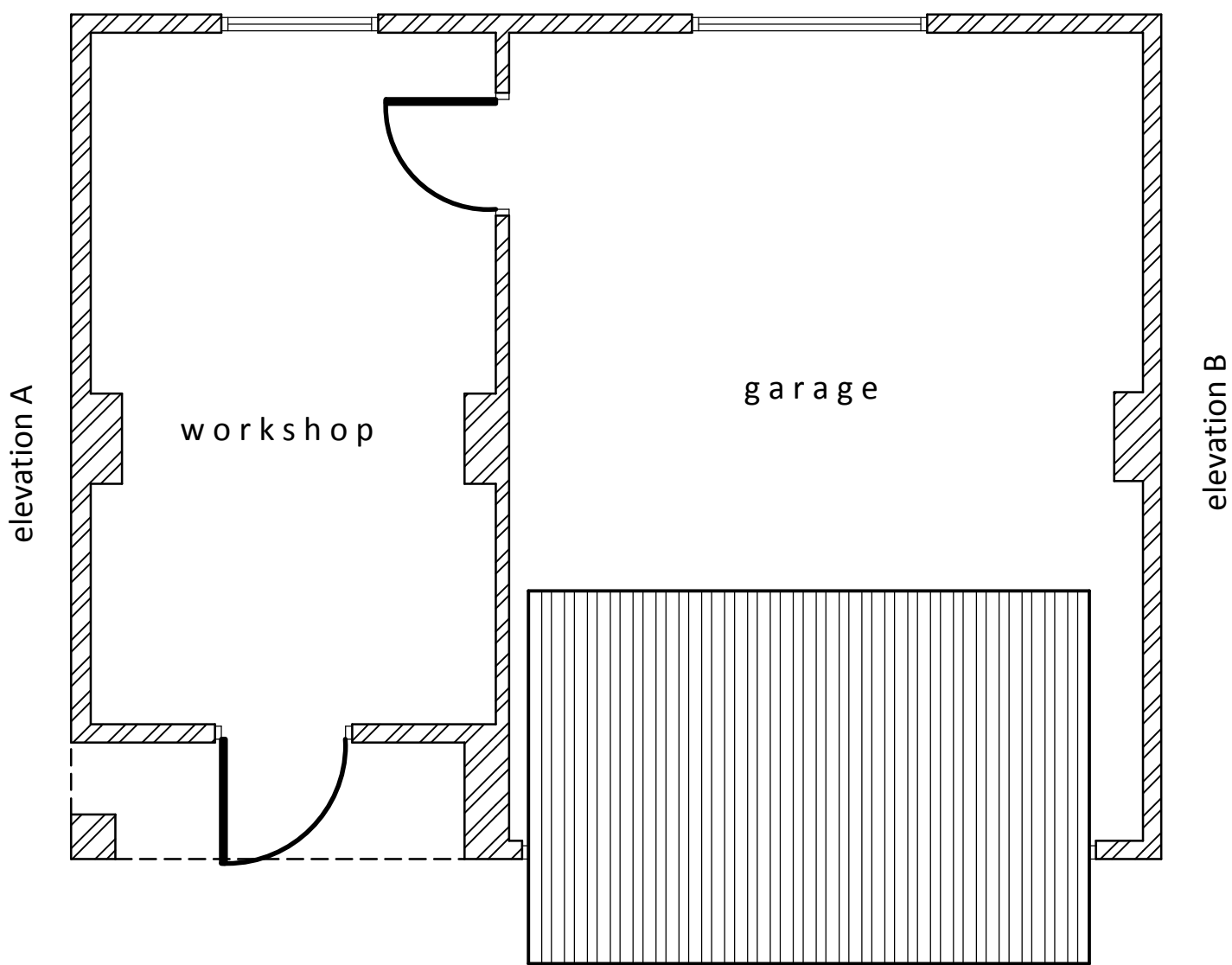
Revisions:



Dwg No:

078/08/25/BROWN/@A1

ground floor layout. (AS WAS).



ground floor layout. (AS IS).

