



RIBBLE VALLEY
BOROUGH COUNCIL

25 OCT 2011

FOR THE
ATTENTION OF

For office use only

Application No

320110886 P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission and conservation
~~area consent for demolition in a conservation area.~~
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	R	Surname:	Harrison
Company name:					
Street address:	c/o 127 Padiham Road				
Town/City:	Sabden				
County:					
Country:					
Postcode:	BB7 9EX				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant?					☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:		First Name:	andrew	Surname:	suter
Company name:	ADS Architectural				
Street address:	2 Silverton Court				
	Northumberland Business Park				
Town/City:	Cramlington				
County:	Northumberland				
Country:	United Kingdom				
Postcode:	NE23 7RY				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
andy@adsarchitectural.com					

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Demolition of existing garage and office, previously used as Police house/Office and erection on semi-detached dwelling over existing footprint - See attached

Has the building, work or
change of use already started?

☐ Yes ☒ No

e-mail

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	127	Suffix:	
House name:			
Street address:	PADHAM ROAD		
	SABDEN		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 9EX		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	378141
Northing:	437098

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Existing structure unsuitable for re-use as Dwelling

10. Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Grey Render/pebble dash

Description of *proposed* materials and finishes:

Existing render replaced and new render to both houses to be white, either through coloured or sand/cement painted

Roof - description:

Description of *existing* materials and finishes:

red/brown Interlocking clay tiles

Description of *proposed* materials and finishes:

to match existing

Windows - description:Description of *existing* materials and finishes:

white UPVC

Description of *proposed* materials and finishes:

to match existing

Doors - description:Description of *existing* materials and finishes:

Brown UPVC composite

Description of *proposed* materials and finishes:

Existing door replaced with new like for like. New door to be Red composite

Boundary treatments - description:Description of *existing* materials and finishes:

Mixture of hedge, fence and stone wall

Description of *proposed* materials and finishes:

All retained as existing

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

Mixture of tarmac / Gravel

Description of *proposed* materials and finishes:

Existing to be tidied up and retained. Existing access and egress from highway to be retained as existing

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

AL(00)001B, 2, 3 4

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

AL(00)002

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system☐ Main sewer☐ Pond/lake☐ Soakaway☒ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

15. Existing Use

Please describe the current use of the site:

Vacant

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Vacant Police house with Attached garage and office

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	1

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No 320110886 P

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	42.0	42.0	0.0	-42.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	0.0	0.0	0.0	0.0
C1 Hotels and halls of residence	0.0	0.0	0.0	0.0
C2 Residential institutions	0.0	0.0	0.0	0.0
D1 Non-residential institutions	0.0	0.0	0.0	0.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
Other Please Specify	0.0	0.0	0.0	0.0
Total	42.0	42.0	0.0	-42.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
-----------	--------------	--	---	----------------------

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

22. Site Area

What is the site area?

02.00 hectares

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?

☐ Yes ☒ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

☒ Yes ☐ No

A. Toxic substances

Amount held on site

A. Select Value

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

24. Hazardous Substances (continued)

B. Select Value

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

C. Select Value

Tonne(s)

C. Select Value

Tonne(s)

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person**26. Certificates (Certificate A)**

Certificate Of Ownership - Certificate A
Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England)
Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Title: Mr First name: Andrew Surname: Suter

Person role: Agent Declaration date: 24/10/2011 ☒ Declaration made**26. Certificates (Agricultural Land Declaration)**

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which this application relates as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Andrew Surname: Suter

Person role: Agent Declaration date: 24/10/2011 ☒ Declaration Made**27. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date 24/10/2011

Louise Blatchford

From: Andy Suter [andy@adsarchitectural.com]
Sent: 07 November 2011 09:55
To: Louise Blatchford
Subject: RE: Planning application - 127 Padiham Road, Sabden

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Follow Up Flag: Follow up

Flag Status: Red

Attachments: AL(00)003 Section.pdf, AL(00)005 existing and proposed site plans.pdf

Hi Lousie,

Please find attached a drawing showing existing and proposed site plans, together with an amended section drawing showing the height of the new house. Please note, the maximum height of the new house will be no higher than the existing house, and due to aesthetic reasons we have proposed that it is actually approx 200mm lower than the existing house.

If you could get the application online asap as my client is keen to see that the application is progressing.

Andy Suter



2 Silverton Court
 Northumberland Business Park
 Cramlington
 NE23 7RY
 WWW.ADSarchitectural.com
 0845 2577327
 07885 425932

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From: Louise Blatchford [mailto:Louise.Blatchford@ribblevalley.gov.uk]
Sent: 28 October 2011 09:45
To: andy@adsarchitectural.com
Cc: Lesley Lund
Subject: Planning application - 127 Padiham Road, Sabden

Dear Andy

RE: Demolition of existing garage and office, previously used as a Police house/office and erection of semi-detached dwelling over existing footprint
 AT: 127 Padiham Road, Sabden

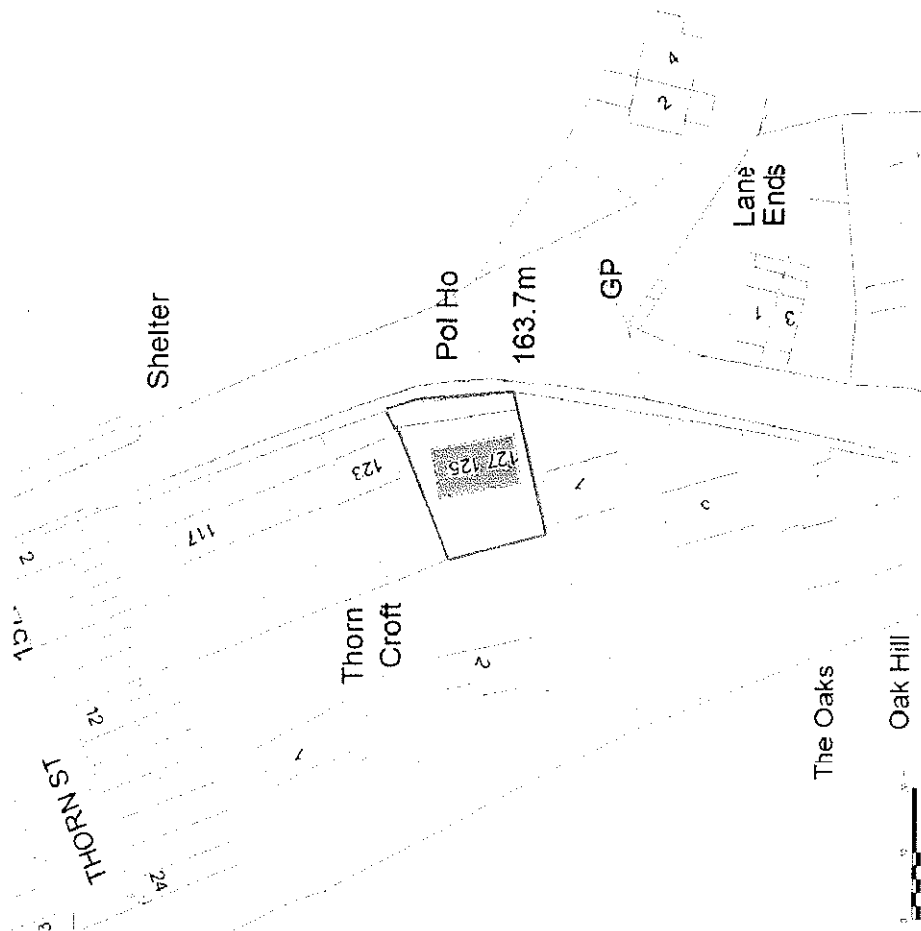
Thank you for your application which we received on Tuesday 25th October 2011. The application has been vetted and we will require some further information before it can be validated:

- Please can the description on question 3 of the application form be slightly altered to read as follows: 'Demolition of existing garage and office (attached to existing house - all previously used for Police house/office) and erection of new semi-detached dwelling over existing footprint'. (If you want to scan and e-mail me this page of the form that's fine).
- Please can you provide three copies of an existing and proposed site plan, drawn to a recognised metric

07/11/2011

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250

CENTRE COORDINATES: 378144, 437096



320110886P

Design Access statement (Planning)

320110886P

Application ref

Demolition of existing Garage & Office to Form new semi-detached House

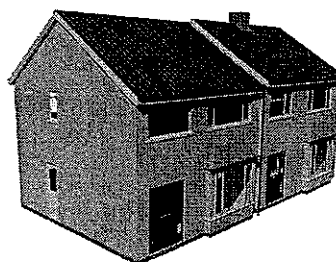
Address of application

127 Padiham Rd Sabden

Description of application

The application is for the demolition of an existing attached single storey building currently a vacant police office/Garage. The proposal includes for the erection of a new semi-detached family house attached to the existing house and constructed in a similar architectural style

Proposal



The existing property is a circa 1930' detached house with attached single storey garage and office. Previously used as a Police house and Office serving the local area, the change in police housing/location strategy has meant this property is for sale.

The applicant is wishing to demolish the existing garage/office and erect a semi detached house, attached to the existing and styled to match the architectural style of this and adjacent houses.

The house will meet all current requirements and standards afforded to a family home in the area and will provide 3 Bedrooms, one ensuite, open plan kitch/diner, lounge and downstairs cloaks.

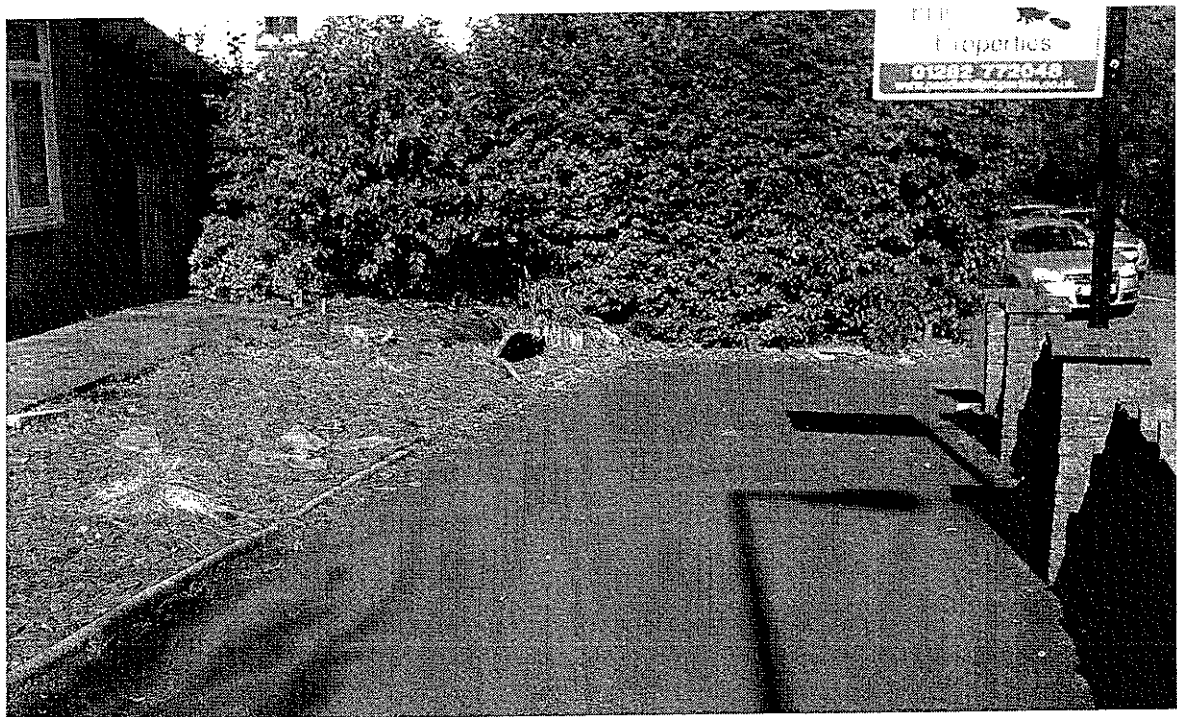
The existing property benefits from a large garden to the rear which will be retained and divided between the two properties. There is pathway access to the side of

7088077000

each property and this will be retained.



The front of the property benefits from a double egress on to the highway with the front boundary marked with stone wall. This will be retained and offstreet parking provided to each property.



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Traffic and impact on Neighbouring properties

The application address fronts Padiham Road with a frontal elevation incorporating an double access the main carriageway, both with dropped kerbing

This is to be retained and the front garden / parking area divided into 2 providing off street parking for both properties.

The property is bordered on 2 sides with residential properties. To the North west is a semi detached house, forming a long row of semi detached houses, much in the same style as the application property.

To the south east and set back from the application property is a single storey bungalow. The effect on this property will be minimal. While the increase in massing is greater than the existing garage/office of the same footprint as the proposed house, the orientation of the buildings means that the adjacent property does not suffer any loss of amenity light or sun and benefits from being south east facing.

To the front of the property is open fields and long distance views of the surrounding Fells

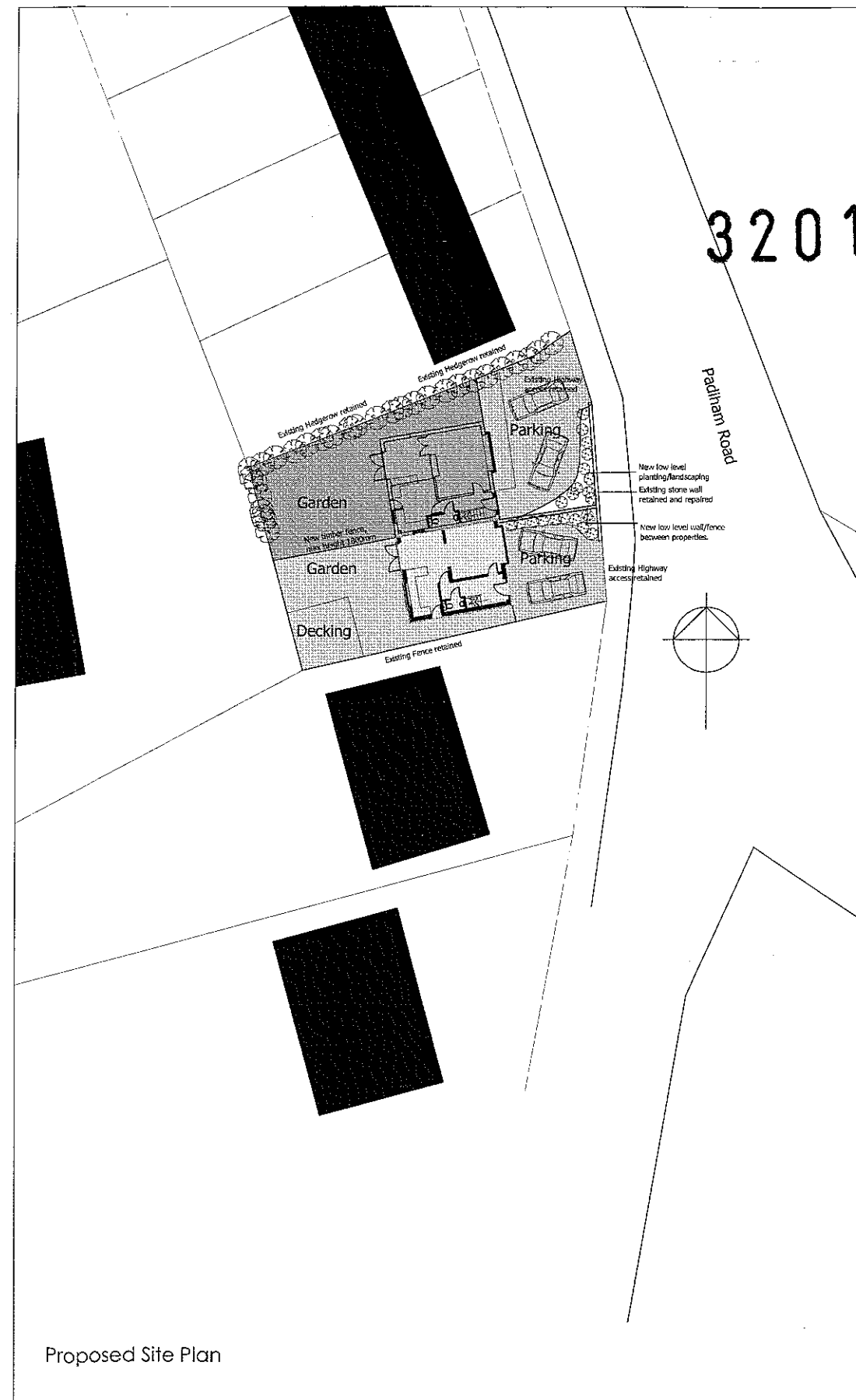
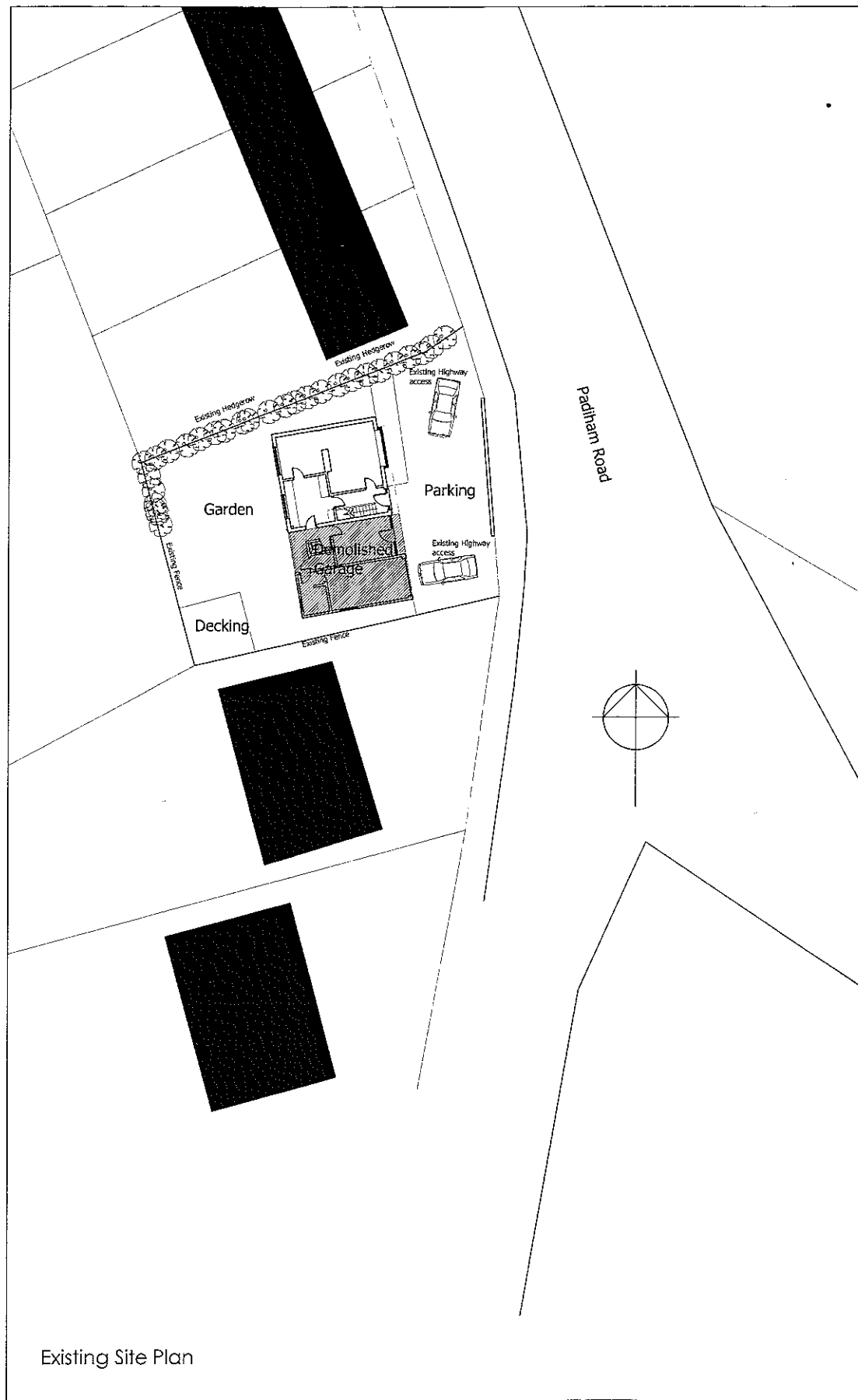
Overall

The applicant has taken great care when considering the adaption of this application address so as to choose from a property that would not have any detrimental effect on neighbouring properties.

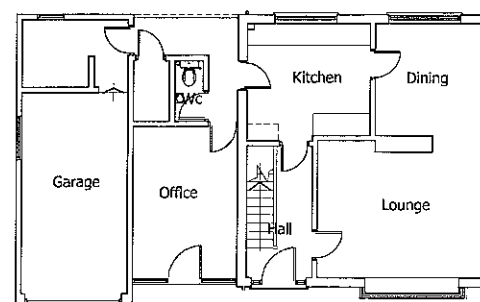
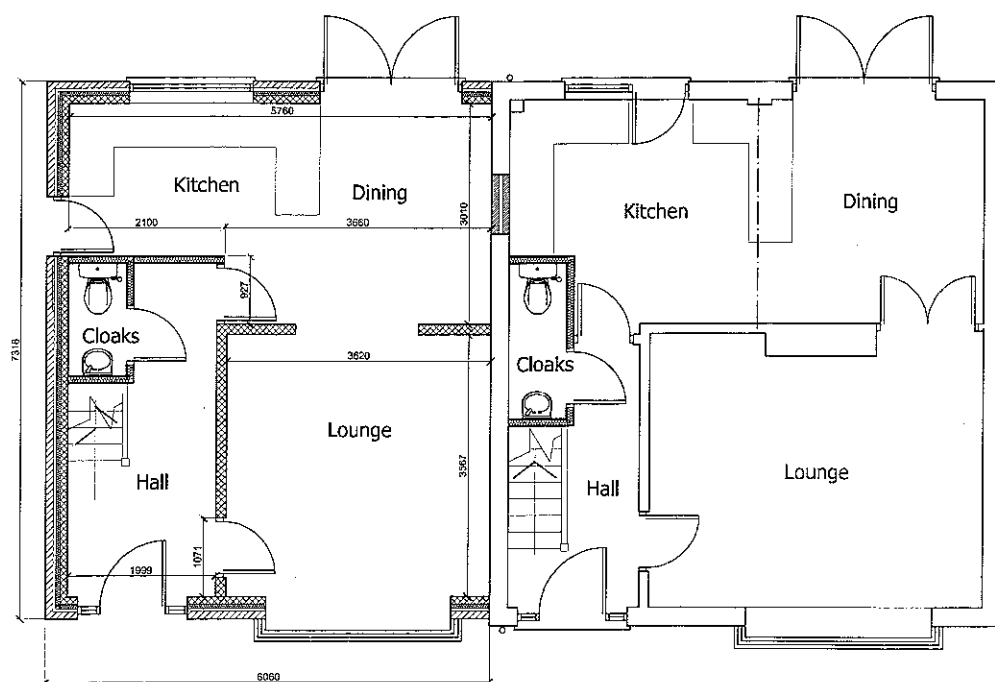
The new house footprint is approx the same size as the existing garage/office footprint (slightly smaller) and benefits from a large rear garden affording both properties a good standard of amenity space.

The double access to/from the highway means little/no impact on the existing situation and again, both properties are afforded a good standard of off street parking.

We feel this application updates an existing property (internal non planning remodelling and external re-rendering) and an additional 3 Bedroom property designed to meet the needs of todays busy family market and standards.

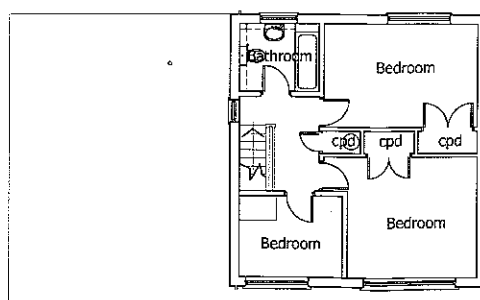
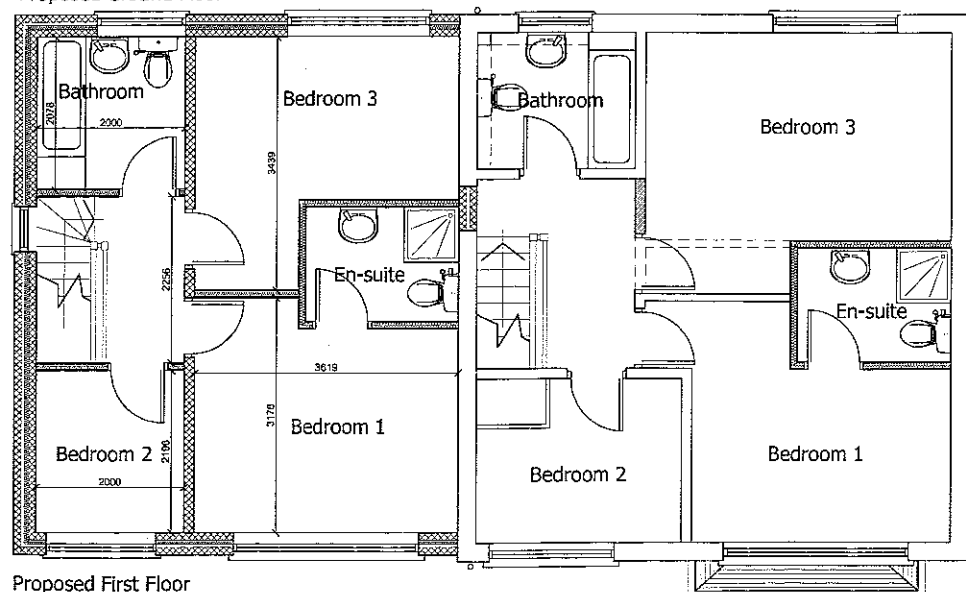


General Notes		
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No.	Revision/Issue	Date
25 Silverton Court North, Chester Business Park Chester CH23 7BY 01244 234567		
ADS architectural		
Project Name and Address Padilham Road Sabden BB7 9EX		
Drawing Title Site Plan		
Client Mr & Mrs Harrison		Sheet 10-048 AL(OD)005
Date Sep 2011		
Scale 1:200 @A1		

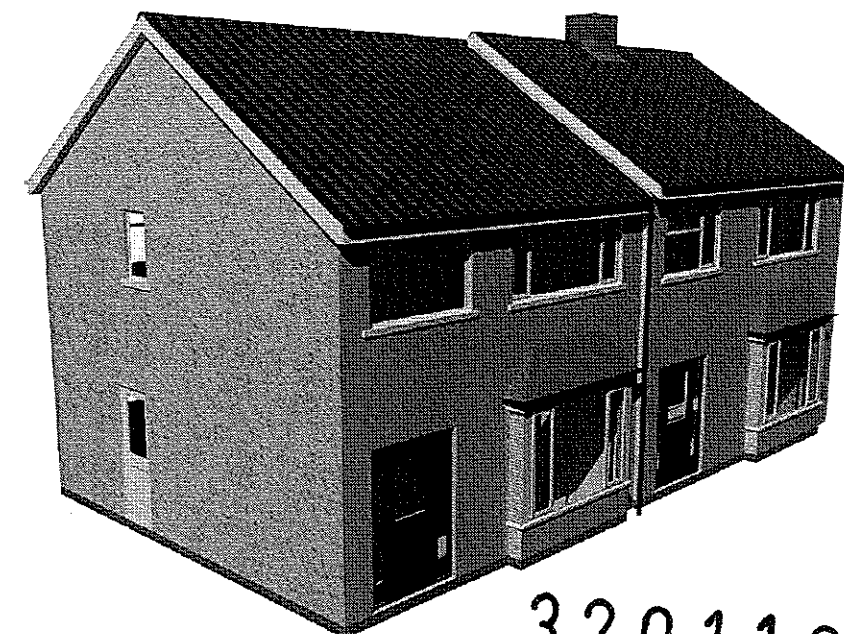


Existing Ground Floor

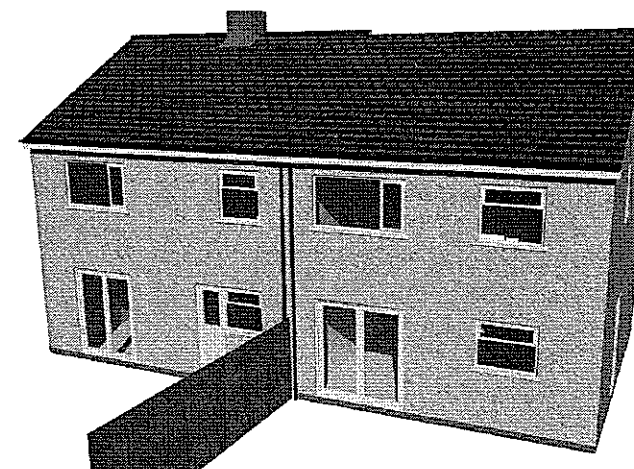
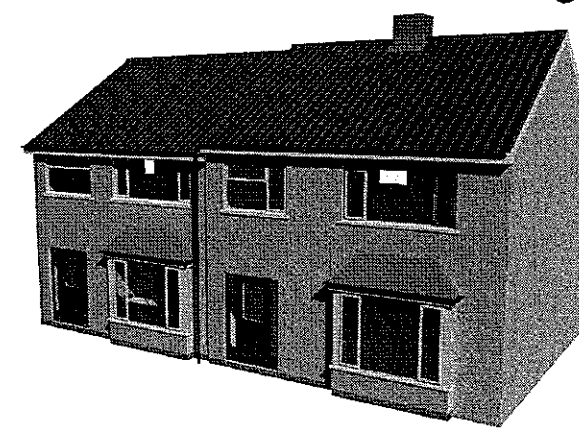
Proposed Ground Floor



Existing First Floor



320110886P



General Notes

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 2. The recipient agrees to indemnify and hold ADS architectural harmless from all claims, damages, losses, and expenses, including reasonable attorneys' fees, arising out of or from the use of this plan by the recipient.
 3. The recipient agrees to keep this plan confidential and not to disclose its contents to any third party without the prior written consent of ADS architectural.
 4. The recipient agrees to return this plan to ADS architectural upon request.

No.	Revision/Issue	Date



Project Name and Address
 Padham Road,
 Sabden,
 BB7 9EX

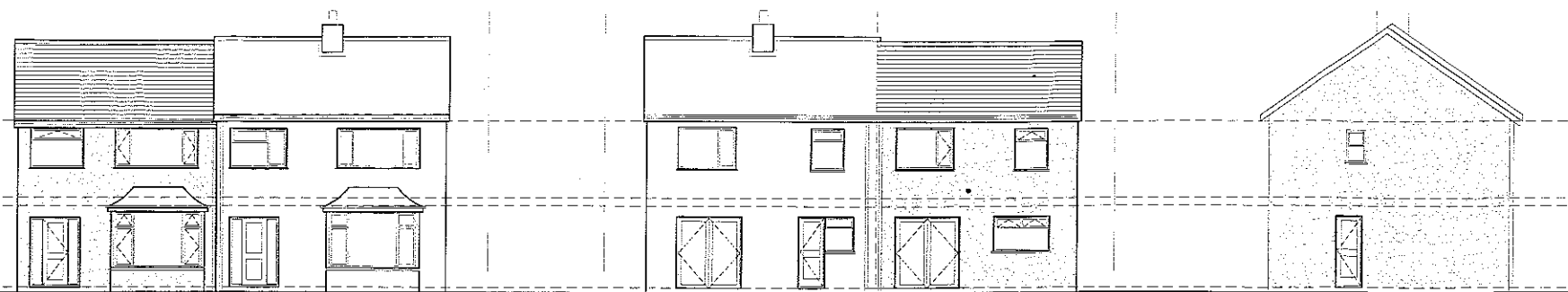
Drawing Title
 Proposed Semi detached House

Client
 Mr & Mrs Harrison

Date
 Sep 2011

Scale
 1:100 @A1

Sheet
 10-048 AL(00)001
 Rev B

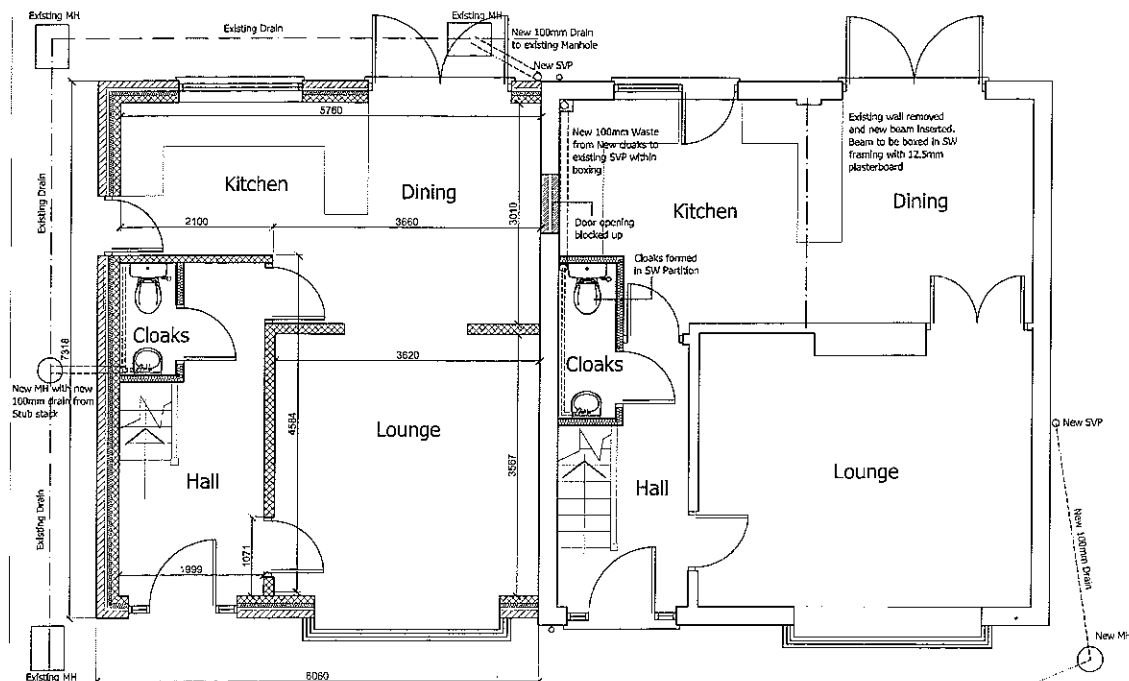


Proposed Front Elevation

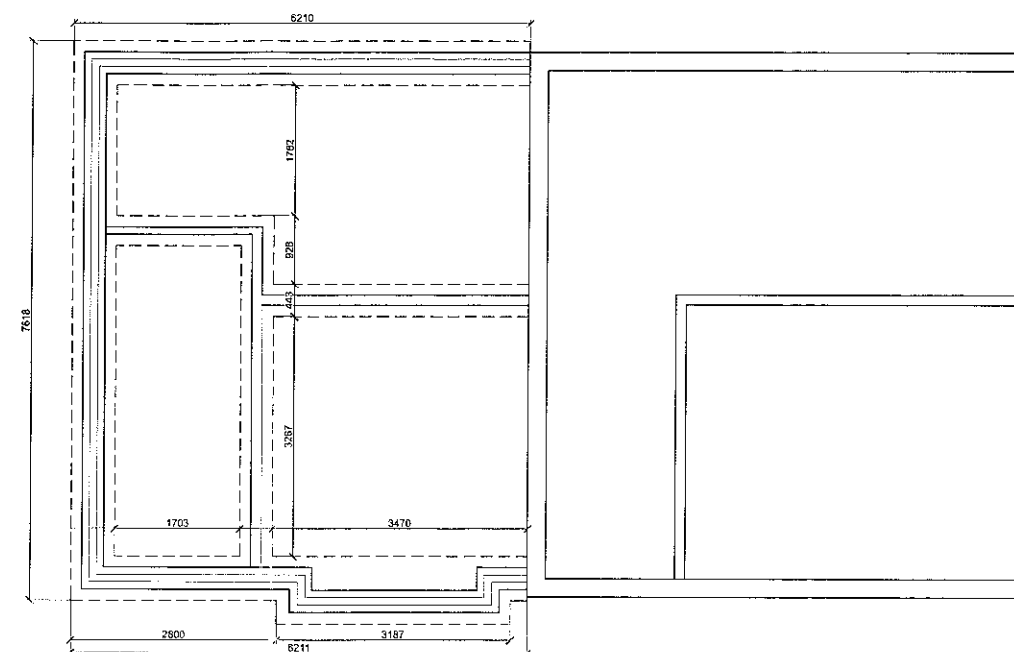
Proposed Rear Elevation

Proposed Side Elevation

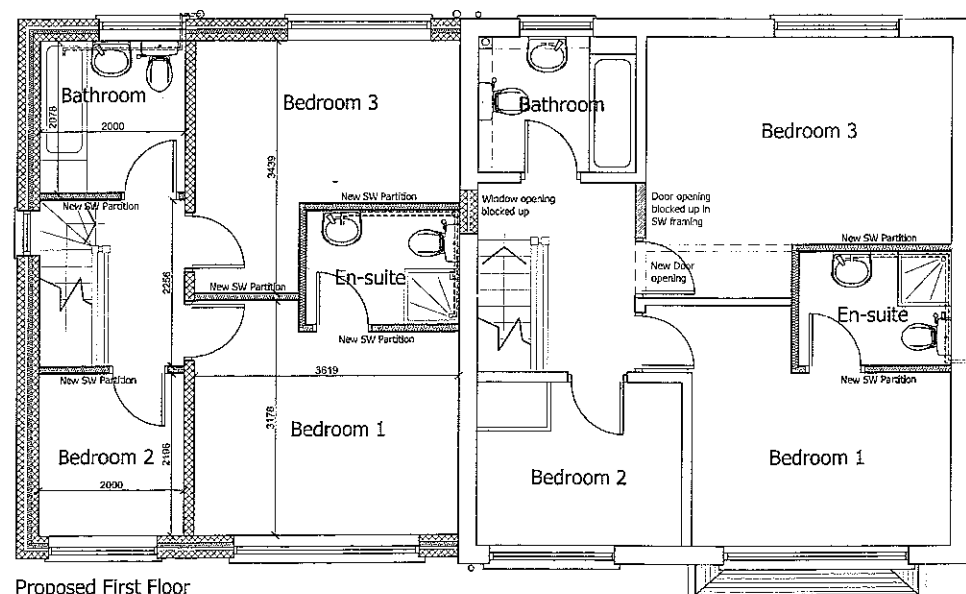
320110886P



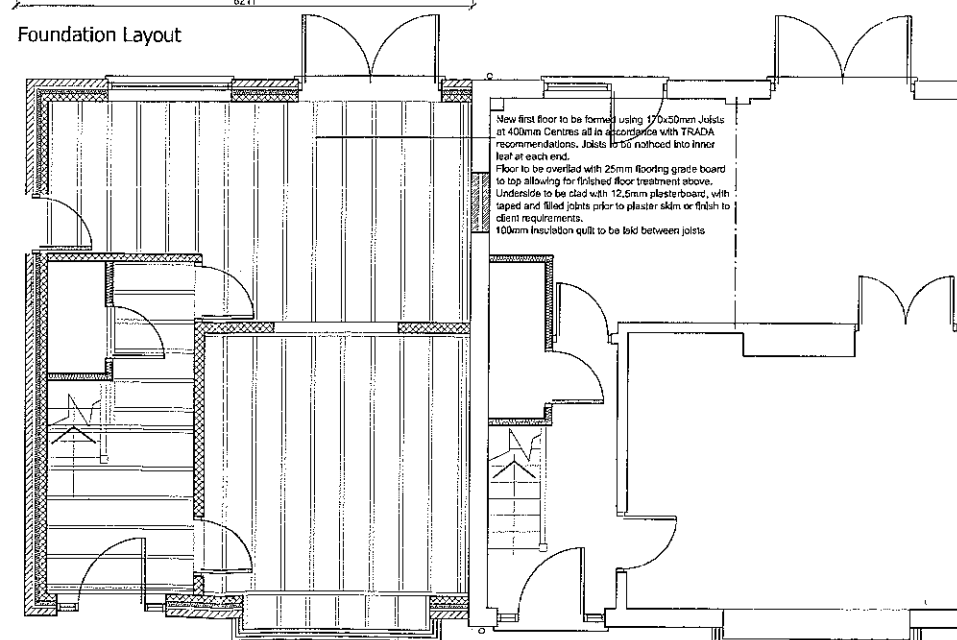
Proposed Ground Floor



Foundation Layout



Proposed First Floor

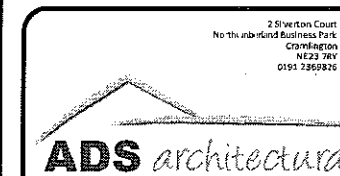


First Floor Joist Layout

General Notes

The use of the title 'Architectural' is an indication of the professional status of the architect. It does not imply that the architect is responsible for the design of the building. The architect is responsible for the design of the building. The architect is responsible for the design of the building. The architect is responsible for the design of the building.

No.	Revision/Issue	Date



Project Name and Address
 Padiham Road,
 Sabden
 BB7 9EX

Drawing Title
 Setting Out / Foundation / Floor Joist layouts

Client Mr & Mrs Harrison	Sheet
Date Sep 2011	10-048 AL(00)002
Scale 1:50 @A1	

Enabling Works and Hard Landscaping
Existing Garage and office to be demolished and all taken to skip unless directed by client.

Existing foundations to be inspected for possible re-use and agreed with building inspector following visual inspection

External Construction
The external facing material will be 100 thickness blockwork to the external leaf construction with 1:1:6 cement:lime:sand, with 100mm cavity incorporating 60mm Kingspan kooltherm K8 insulation boards, 100mm Thermalite Shield blockwork on the internal leaf constructed with 1:1:6 cement:lime:sand with 13mm lightweight plaster surfaces internally finished

Entire walls elevations externally to receive 19mm Through colour render finish to match existing. Render stop to bottom of render to be proprietary polypropylene or aluminium stop (All to Achieve A U Value of 0.25W/m² deg C)

The external and internal leaves are to be securely retained with approved wall ties to BS 1243: 1978. Positioned 450mm apart vertically and 750mm apart horizontally. Ties to be positioned at 225 vertical centres to external jambs. All cavities will be closed at the jambs, cills, and head situations will be suitably insulated with Thermabate cavity closers to prevent cold bridging. Lean and mix filling to cavities below ground levels and terminating 150mm below the lowest damp proof course system.

Brickwork below ground levels will be built with dense blockwork or special quality brickwork as described in BS 3921 Class B engineering brickwork

Movement joints to the external walling will be filled with serviced Aerofill materials with evode low modulus silicone sealant to brickwork faces. Foundations supporting and masonry structure will be in accordance with the approved document A1 / 2 Section 1E 1991 Building Regulations. All foundations are subject to existing ground conditions and will have not less than 600mm cover below ground levels. When the route of any drainage comes into contact with any external loadbearing structure supported with foundations then that foundation will be suitably positioned at a depth below the invert of that drain. Any oversite concrete floor slab will be level with or above the finished ground levels. Foundation designs must be approved by the local authority building control officer and subject to site investigations revealing the loadbearing strata. An unsuitable strata will necessitate the deposits of supporting structural information. Any steel reinforcement to oversite concrete floor slabs to comprise of mesh steel fabric ref: A142

Damp Proof Courses and Membranes
The horizontal and vertical damp proof courses will comply with the requirements of BS 743 and will be of a pitch polymer DPC material such as Ruberoid Hylod and will be incorporated in the following locations:
(a) Not less than 150mm above ground levels to all loadbearing walls and continuous with the inner leaf and with oversite concrete floor slab damp proof membranes.
(b) Positioned vertically and built into the jambs of all external door and window openings and behind cills and door thresholds.
(c) Positioned horizontally to all external door and window openings and behind all cills and door thresholds.
New DPM to be lapped up existing external wall to existing house and sealed over existing DPC Contractor to include for investigative works to locate existing DPC

New studwork walls
New studwork walls to be formed in either metal or timber stud, 75x50 with baseplates and heads fixed to structure. 50mm Isovol to be laid between studs. Frame to be clad both sides with 12.5mm plasterboard and skim finish. New 100x19 SW skirting to be fixed to plasterboard face

New Skirtings & Architraves
New skirtings to be 100x19mm SW bullnose edge fixed to plasterboard face. Skirtings to be stopped up against Architraves
New SW architraves (chamfered profile) to be fixed to all door openings

Both to receive gloss finish as noted under 'decoration'

New Doors
New doors to be 725x2040mm door leafs in SW frame, handed as indicated on layouts. Doors to be hollow core construction paint grade and painted gloss white

New First Floor
New first floor to be formed using 170x50mm Joists at 400mm Centres all in accordance with TRADA recommendations Joists to be noched into inner leaf at each end.
Floor to be overlaid with 25mm flooring grade board to top allowing for finished floor treatment above.
Underside to be clad with 12.5mm plasterboard with taped and filled joints prior to plaster skim or finish to client requirements.
100mm insulation quilt to be laid between joists

New Ground floor
Existing garage floor to be broken up and removed.
150mm DOT1 to be laid, 100mm concrete slab to be laid over hardcore and blinded with sand, 110mm Kingspan kooltherm K3 floor board to be laid over Visqueen DPM 75mm sand/cement screed to be laid over insulation

Proposed Roof Construction
The finished roof materials will comprise of interlocking roof tiles to match existing adjacent house, aid over 25x50mm Tanalised riling battens.
Heavy duty roofing felt to be provided.
New insused rafters to BS5268 to Manufacturers design and secured at centres in accordance with manufacturers instructions. The rafters will be secured at the eaves with 100x50 softwood timber wall plate secured to the top of the inner blockwork leaf 100x25 longitudinal, diagonal and chevron bracing will be secured to the rafters in accordance with BS5268 1985.
Horizontal and vertical holding down straps for lateral restraint to rafters and wall plates will comprise of Birtley 30x5 galvanised mild steel proprietary straps secured at intervals not exceeding 2.0m.

120mm Kingspan K8 Pitched roof insulation board to be laid between rafters, split 60mm between rafters, 60mm over rafters.

Underside of ceiling members to receive 1 layer 12.5mm plasterboard and skim finish All to achieve U Value of 0.25w/m² deg C

Natural / Mechanical Means of Ventilation
Ventilation openings to kitchen and utility to be in accordance with the current approved document F1 Building Regulations. Natural ventilation openings to be not less than one twentieth of the floor area of the room. All windows to have permanent ventilation louvres in the form of trivents fitted to the head of the window frames to provide 6000mm² of additional ventilation. In addition the Kitchen will have an extractor fan capable of extracting at least 60 litres/second air replacement control, WC to have 30 Litres / Second and Utility to have 15 litres/second all of which can be operated manually

Doors / Windows / Glazing Requirements
New windows and doors to be double glazed and to have thermal insulation values of 1.6w/m²k and 1.6w/m²k respectively. Existing doors to be inspected for re-use providing they meet the above thermal standards

Lintols Support of Structural Openings
Lintols over new door and window opening to be Galvalume hot dipped galvanised mild steel cavity tray combined steel lintols to BS 5977 to the size and grades as recommended by the manufacturer. All lintols to BS 5977 to the size and grades as recommended by the manufacturer. All lintols must achieve a minimum end bearing support of 150mm a concrete padstones will be designed to accommodate the desired loading criteria. All lintols will be installed with insulated voids to prevent cold bridging. All lintols will receive plaster finishes to the backs and soffits to provide for half hour fire protection of the surfaces.

Above Ground Drainage Systems
Proposed pipework for the use of rainwater outlets ect. Pipe fittings and accessories PVCU to BS4576 (APPROVED DOCUMENT H 2004 BUILDING REGULATIONS)
Locations of Sinks/Washine machines/Dishwasher and other appliances to be agreed with client

Below Ground Drainage Systems
Note - Contractor to include for investigative works to locate private drain locations
Below ground drainage pipes will comprise of either 100mm diameter Hepworth vitrified clayware to BS 65 or 100mm diameter PVCU to BS 5481/ BS4660 laid on granular bedding materials to BS 882 table 4. The selected fill materials should be free from stones larger than 40mm, clay exceeding 100mm, timber frozen materials or vegetable matter. Where rigid pipework of less than 150mm diameter have less than 300mm of cover or a rigid pipe of 150mm diameter or more have less than 600mm of cover, then these pipes should be suitably encased within 150mm of concrete surround. Where flexible pipework are not less than 600mm of cover, then these pipes should be suitably encased within 150mm of concrete surround. Where flexible pipework are not located under a highway and have less than 600mm of cover then these pipes should be suitably encased within 150mm of concrete surround.

When drainage runs are within 1.000m of any foundation and the level of the drainage trench is below the level of the drainage then that trench should be suitably backfilled with concrete. Any drainage pipe which may penetrate through a building structure below the finished ground level will be protected with a final support and a settlement gap of not less than 25mm which incorporated a flexible material to provide necessary protection to the drainage.

All gravity drainage will have a minimum fall requirement of 1:40 to provide for self cleaning velocities. All gully systems will be back inlet trapped type unless otherwise stated.
If required - Inspection chambers / manholes up to a maximum depth of 900mm may be a proprietary system of PVCU material otherwise they will be constructed of 150mm thickness concrete base slab 12x4 mix with bending formed in 1:2 concrete mortar to 1:12 gradients. All trowelled smooth with appropriate channels, branches and connection bends. The walling if the chamber will be constructed with 215mm thickness class B engineering brickwork to BS 3921 formed in english garden wall bond to the invert 150mm concrete cover slab with the appropriate haunching forming the cover levels and frame. The inspection chamber cover will be mild steel and medium duty screw down sealedtype unless otherwise stated. On completion of the works the entire drainage system will be tested for water tightness to the satisfaction of the local authority building control officer (APPROVED DOCUMENT H 1991 BUILDING REGULATIONS).

Heat Producing Appliances
Contractor to include for provision of radiators (or relocation of) in position to be agreed with client. New radiator to be fed from new boiler located in Kitchen. All installed in accordance with relevant British standards
Radiators to be fitted with TRVs

Electrical Installation
Where electrical work is required to comply with Schedule 1 of the Building Regulations it will either:
a. Be installed, by electrician who is registered as Part P approved by an authorised body (a completion certificate/certificate of compliance will need to be obtained from their authorised body (NICEIC, ELECSA, NAPIT etc.).
b. Any other electrician will require and Electrical Safety Building Notice application.

The proposed electrical installation, earthing and bonding to be installed to current IEE regulations & to comply with Part P requirements of the Building Regulations. Inter-linked, self-contained smoke alarms shall be provided in the circulation areas of the dwelling. The smoke alarms shall be mains operated in accordance with Section 1 of Approved Document B Volume 1. Fixed fitting taking only lamps having a luminous efficiency of 40 lumens per circuit watt shall be used at one per 25 m² of floor area or one per four fittings which ever is the greater. Fixed external lighting shall be either lamp capacity not exceeding 150 w per light fitting that switches off automatically or fittings taking only lamps of 40 lumens per circuit watt.

GAS INSTALLATION:- The proposed gas installation shall be designed and installed by GASSAFE registered person and a relevant certificate provided to Building Control pre-completion. Extend existing central heating to new areas to client's instructions. Where new or replacement boilers are installed must be a condensing boiler and must have a SEDBUK rating of Class A or B and the condensate outlet must be taken to the foul drainage system. New radiators fitted with thermostatic type valves with pipework insulated to non heated locations.

NATURAL AND MECHANICAL VENTILATION:-

- Habitable room:
 - Rapid ventilation - 1/20th of floor area - for a hinged or pivot window that opens 30° or more, or for sliding sash windows.
 - 1/10th of floor area - for a hinged or pivot window that opens less than 30°.
 - Background ventilation - 5000 mm²
- Kitchen:
 - Rapid ventilation - opening window
 - Background ventilation - 2500 mm²
 - Extract ventilation fan rates - 30 l/s
- Bathroom (with or without WC):
 - Rapid ventilation - opening window
 - Background ventilation - 2500 mm²
 - Extract ventilation fan rates - 15 l/s

Location of mechanical ventilation devices in rooms:

- Mechanical extract fans should be placed as high as practicable and preferably less than 400mm below the ceiling

Internal Decoration to new dwelling:
Contractor to include for decoration of new work as follows:
Walls to be painted 2 mist coat, 1 full coat matt emulsion, to client choice.
Window reveals and cill to be painted.
All exposed timber work to be painted gloss white with suitable preparation and undercoat.
Ceiling to be painted matt white with suitable preparation and undercoat. New plaster to be pretreated to ensure paintwork bond

Internal Decoration to Existing dwelling:
As directed by client

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General Notes		
The user of this plan is to be used only in accordance with the following conditions: 1. It is to be used only for the purpose of the design and construction of the building. 2. It is to be used only for the purpose of the design and construction of the building. 3. It is to be used only for the purpose of the design and construction of the building. 4. It is to be used only for the purpose of the design and construction of the building. 5. It is to be used only for the purpose of the design and construction of the building.		
No.	Revision/Issue	Date
2 Silvester Court Northgate & the Business Park Cromwell NE23 7YU 0191 2389426		
ADS architectural		
Project Name and Address Padiham Road Sabden BR7 9EX		
Drawing Title Section through New dwelling		
Client Mr & Mrs Harrison	Sheet	
Date Sep 2011	10-048 AL(00)003	
Scale 1:20 @A1		