EXTERNAL WALL CONSTRUCTION
New external cavity wall to be constructed of 102mm reclaimed sandstone walling patch face with quoins, window sets to have stone cills, heads and jambs. Kingspan KooltherM Kf cavity insulation bats within 130mm cavity. 100mm 7N aerocrete block with 40mm insulation plaster board dry-lining and skim. Catnic SH12 stainless steel cavity wall ties to be spaced 900mm horizontally and 450mm vertically to comply with BS 1243 (1978). Cavity to be closed along sirwin and around all openings with Catnic CC30 insulated cavity closers positioned horizontally and vertically to all openings. All openings are to be provided with Catnic lintels with a minimum end bearing of 150mm at both ends. Brickwork used below DPC to be constructed to Class B engineering or bench block may be used, the cavity is to be filled within 200mm of the DPC with weak mix concrete. All new cavity walls are to be tied through to existing cavities and be continuous. U value 0.26

RAIN WATER GOODS
100mm dia. deep flow square section PVC-U gutters are to be fixed to falls on fascia boards, spitter outlets are to be 76mm dia., with 75mm square section rain water pipes with swan neck and anti-splash shoe. all pipes are to be secured with proprietary brackets and fixed with brass screws.

INTERNAL PARTITIONING
All non-load bearing partitions are to be constructed of 100 x 50mm s/w studding at 450mm centres on 100 x 50mm sole plate fixed to the floor. Partition to be insulated with Rockwool bats for sound insulation and covered with 12.5mm thick plasterboard with a density of 10kg/m2 and skim to both sides.

CAVITY TRAYS
A cavity tray must be provided above any lintel or ground floor roof, the tray must be fixed in to the wall. all cavity ty membranes must be installed directly above the lintel flashings and also be provided with weep holes at 150mm two vertical joints

West Elevation

SKIRTING BOARDS
Timber skirting boards are to be provided to all rooms to match existing or if new 200mm x 25mm. all skirting boards are to be treated before fixing.

ROOF CONSTRUCTION
Welsh blue slates laid at a pitch of 25 degrees on 50 x 25mm s/w battens on sd vent felt over standard roof as a room trusses at 600mm centres. Rafters to be clipped to 75 x 100mm s/w wallplate using truss clips and strapped to blockwork with Catnic type L vertical m/s straps at least one center or length at 2 metre centres.

INSULATION
Insulation of the roof space is to be 100mm Kingspan bed between rafters with 40mm insulated plaster board over rafters with plaster skim. The insulation is to be extended over the timber wall plates off the internal wall maintaining a minimum 50mm air gap between the insulation and the sarking felt to ensure through ventilation of the roof space.

South Elevation

SAFETY GLAZING
Glazing in doors and windows must comply with safety regulations applicable to their locations. Information is contained in the Approved Document Part N and the Workplace (Health, Safety and Welfare) Regulations 1992.

Lighting
Low voltage LED down lights fixed onto soffit of the balcony as shown on the rear elevation and over the garage door 9w lamps.

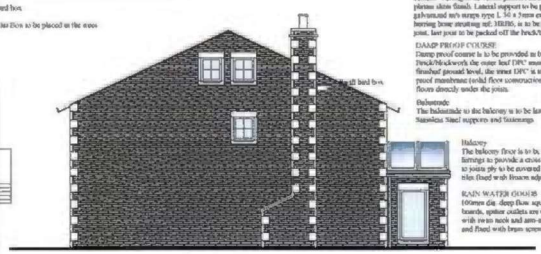
Swift bird box

Bat tile tiles to be placed in the eaves

SUSPENDED TIMBER FLOOR CONSTRUCTION
Floor to be constructed of 18mm thick T&G floor boards with a density of 15kg/m2 on 244 x 72mm gauged s/w floor joists (grade SC3) at 400mm centres. Ceiling to be 12mm plasterboard nailed to underside of joists with plaster skim finish. Lateral support to be provided at 2m centres with galvanized m/s straps type L 30 x 5mm extended across 3 joists. Catnic m/s herring bone strutting ref. MB186, is to be provided along mid-span of floor joist, last joist to be packed off the brick/blockwork

DAMP PROOF COURSE
Damp proof course is to be provided in both inner and outer leaf of brick/blockwork the outer leaf DPC must be at least 150mm above the finished ground level, the inner DPC is to be linked with the floor damp proof membrane (solid floor construction) in the case of timber suspended floors directly under the joists.

Balustrade
The balustrade to the balcony is to be laminated glass 1.1m in height with Stainless Steel supports and fastenings



East Elevation

Balcony
The balcony floor is to be 175x75mm timber joists at 400mm cts, with battens to provide a cross fall. 22mm external plywood decking screwed to joists ply to be covered with GRP fibreglass and then protaverde stone tiles fixed with Bostick adjustable support systems

RAIN WATER GOODS
100mm dia. deep flow square section PVC-U gutters are to be fixed to falls on fascia boards, spitter outlets are to be 75mm dia., with 75mm square section rain water pipes with swan neck and anti-splash shoe. all pipes are to be secured with proprietary brackets and fixed with brass screws.

VENTILATION
Mechanical ventilation fans are required to be fixed to all kitchen areas, utility areas and sanitary accommodation. The kitchen fans are to extract 60 litres per second or if incorporated within a cooker hood 50 litres per second will be required.

SANITARY ACCOMMODATION
Mechanical ventilation is required to provide three air changes per hour with a 15 minute over run discharging to external air and controlled by the light switch or detecting sensor. An air inlet in the room should be provided i.e. a 10mm gap under the door

EXTERNAL TIMBER FINISHES
All external timber is to treated before fixing, fascia and soffit boards are to be external grade or marine ply

DOORS
Fire doors are to be to the fire resistance indicated on the drawing. All fire resisting doors are to be fitted at a 25mm rebated door frame, doors/frame are to be fitted with intumescents strips and smoke seals. All doors are to be fitted with self closing devise capable of latching the door

STEELWORK
Steelworks must comply with the relevant structural calculations and be supported on pad stones or spreader plates sizes to be provided within the calculations. All steelwork must have a minimum of 30mins fire resistance provided by 12mm fireline plasterboard and skim. Steelworks used in external openings must be provided with a cavity tray.

ESCAPE WINDOWS
Escape windows where required are to be at least 450mm high and 500mm wide, the bottom of the window is to be not more than 1100mm and not less than 900mm from floor level.

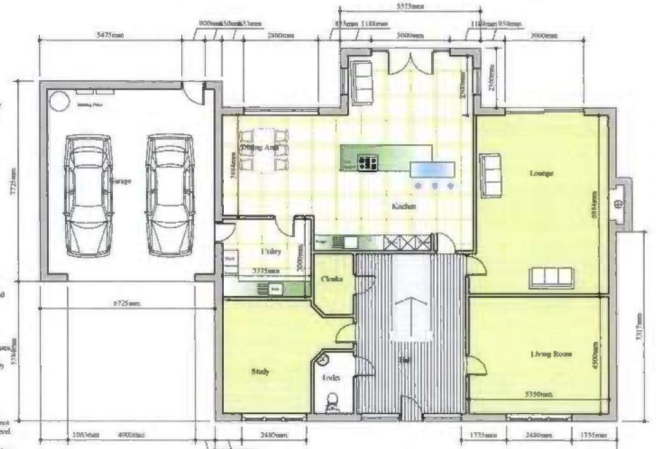
SMOKE ALARMS
Smoke alarms are required to be fixed at ground and first floor levels and interconnected. The alarms must be wired to the main supply and connected to its own fused spur, alternatively the alarm may be connected to an intruder alarm if the system is specifically designed for this purpose. A smoke detector will cover an area of 7.5m radius and a heat detector 5.5m radius, they should be fixed in accordance with BS 5839 siting sensors within bedrooms, circulation area, head of staircase, lounge/dining rooms and roof voids. Alarms within roof voids should be fitted with a remote LED.

HEATING
Heating to be provided by low pressure enhanced with a fan assisted combi boiler. The installation is to be fitted in accordance with the Gas Regulations with a CORGI registered fitter.

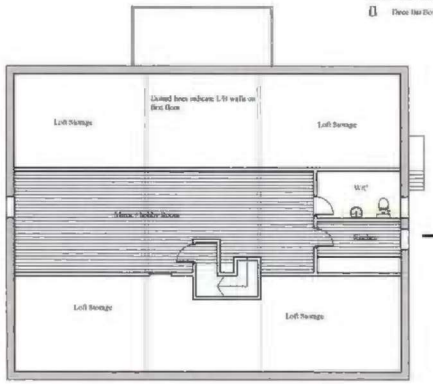
UNVENTED SYSTEMS
All unvented systems are to have an expansion pipe piped to the external elevation and extended down to floor level.

STAIRCASE
The new staircase shall comply with Part K of the Approved Document. The maximum rise and going for a private stair shall be any rise between 155mm and 220mm used with any going between 245mm and 260mm or any rise between 165mm and 200mm used with any going between 223mm and 350mm. The pitch of the staircase shall be no greater than 42 degrees, with a minimum headroom of 2m. The handrail is to be a minimum of 900mm high. Balustrades are to be 1m high and capable of resisting a horizontal force of at least 0.36KN/m for each metre length. Maximum openings in the balustrades shall be no greater than 100mm and rails are to be vertical so as not to allow children to readily climb the guarding. Guarding to external balconies and roof edges to be a minimum of 1100mm high and resist a horizontal force of 0.74KN/m

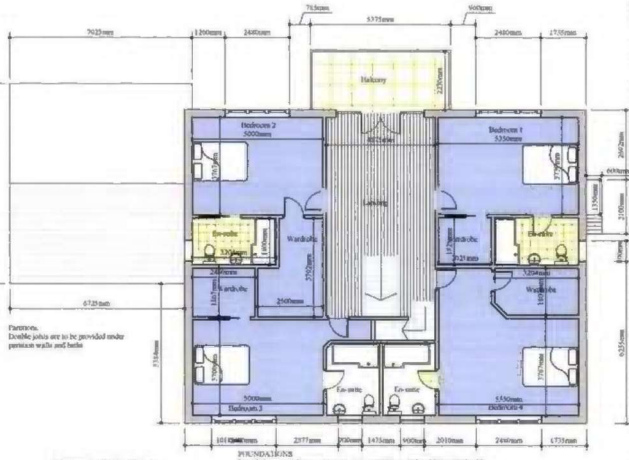
WINDOWS
The window frames are to be insulated aluminium powder coated Anthracite dark grey frames and be 1/100th of the floor and having 1/20th opening lights and trickle vents to achieve 8000m2 free air flow, windows are to be fitted with double glazed units having a minimum 28mm air gap with K glass and argon filled and low-E coating. All frames are to have vertical and horizontal U/PVC to all openings. Semi-a-matric seals are to be provided around all window and door frames to provide a water tight seal. All glazing must be carried out in accordance with BS 6262. See notes on glazing in critical locations i.e. safety glazing



GROUND FLOOR PLAN



SECOND FLOOR ATTIC ROOM PLAN



FIRST FLOOR PLAN

Partitions.
Double joists are to be provided under partition walls and baths

FOUNDATIONS
Foundations are to be concrete strip minimum 600mm wide x 150mm thick C25 concrete mix. foundations are to be a minimum depth of 1m in clay sub-soils provide adequate frost protection in accordance with the British Standards. All foundations are to comply with the Approved Documents A1 and A2 of the Building Regulations.

GROUND FLOOR CONSTRUCTION (SOLID)
New ground floor to be construction, clean stone wall compacted to firm levels with sand blinding, 1200 gauge polythene DPM to be turned up at the edges and linked to the DPC. Kingspan KooltherM K3 board 70mm thick with a top layer of 1000 gauge DPM membrane, slab 200mm concrete C25 with one layer of A142 m/s cladding steel reinforcement to be place 50mm from the top of the slab
U value 0.22

Part P
All electrical work required 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 L.A. must be satisfied that either:-
An electrical installation certificate issued under a Competent Persons Scheme has been issued; or
Appropriate certificate and forms defined in BS 7671 (as amended) have been submitted that confirms that the work has been inspected and tested by a competent person. A competent person will have a 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.

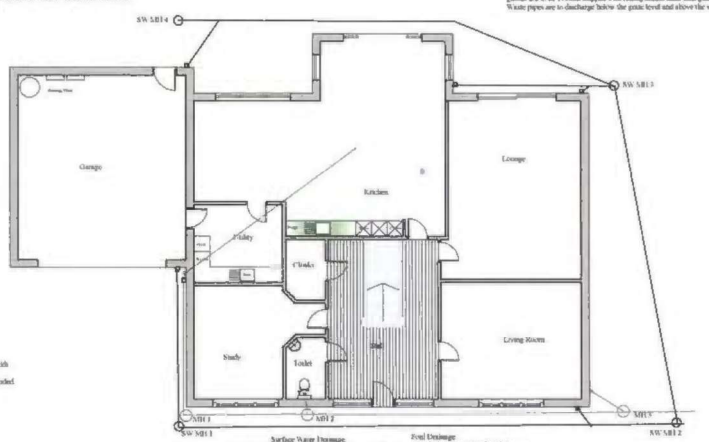
Sockets
All electrical sockets are to be placed at a height of 450mm above floor level all light switches are to be 1200mm from floor level.
lower energy light fitting are to be provided in all rooms

Domestic Boilers
All new and replacement natural gas and LPG boilers are required to have a minimum SEDBK K (Seasonal Efficiency of Domestic Boilers in the UK) rating of 86%.
Oil Fired Boilers must have a minimum SEDBUK rating of 85%
Exceptional Circumstances permitting the installation of a Non-Condensing boiler. The installer must complete an 'Assessment Form' using the procedures described in the document 'Guide to the Condensing Boiler Installation Procedure for dwellings' (CIPHE 2005). The declaration should be retained by the householder as it may be needed when the property is offered for sale.

Sound Insulation (Partitions)
75mm glassfibre insulation to be placed into all partition walls,
Floors Acoustiday 15 to be laid on all upper floors for impact noise to comply with Part E.
100mm fibreglass insulation to be placed between ceiling and floor on all suspended floors to comply with part E

INTERNAL PARTITIONING - SOLID FLOOR
Partition walls constructed of concrete floor slab are to be 100mm thick lightweight blocks, any internal load bearing partition walls are to be constructed from 100mm solid concrete block and taken down to strip foundations or constructed on reinforced concrete slabs.

TOP WATER DRAINAGE
All top water drainage are to be 100mm underground PVC-U or Supersleeve with flexible joints piping to be laid at a minimum fall of 1:40. 22mm passing under the building are to be protected by surrounded with 100mm (min) granular material and where passing through a wall a suitably sized lintel is to be provided over the opening ensuring that a 50mm space is maintained around the pipe. Openings must be sealed to prevent fill. All underground drainage to comply with BS 8301 (1985) new gullies to be provided with rodding access, superior drainage systems are to be combined at the last manhole depending on existing drainage systems.



DRAINAGE PLAN

WASTE PIPES
All waste pipes are to be a minimum of 30mm dia. to wash hand basins and sinks, pipes are to be fitted with 75mm deep seal traps or anti-vac traps if connected directly to a soil and vent pipe. 40mm waste pipes are to be provided to bath and showers. Soil and vent pipes are to be 100mm dia and terminated 2m above any opening windows adjacent to the stack, a suitable bird cage is to be fitted to the top of the stack. Alternatively an air admittance valve may be used above the last stack connection. All installations are to comply with the Approved Document Part H and BS 5572 (1978).

New Drainage
All new underground foul drainage is to be 100mm diameter underground PVC-U piping, manufactured by Hepworth Ltd. to BS 65 with flexible joints. Pipes are to be laid on 100mm bed of granular material to BS 882 1983 e.g. pea gravel, (Class S). 100mm pipes are to be laid to a fall of 1:40, maximum capacity for 100mm pipes is 9.2 litres/sec. Drains passing under the building are to be surrounded with granular material and where passing through wall a suitably sized lintel shall be provided above the opening ensuring that a 50mm space is maintained all around the pipe. Openings must be sealed to prevent fill. Pipes are to be fitted with a flexible joint at each side to the wall. New gullies are to be provided with rodding access. WC connections are to have syal bends and 100mm vent pipes at the head of the drains
Syal bends are to be provided to each soil vent pipe into WC connection. Maximum direct connection between WC outlet and invert of drain to be 1.5m. Syal bends are to be supported on concrete or flag base. Rainwater gullies are to be 100mm trapped with rodding access back inlet gullies are to be provided at each sink position. Waste pipes are to discharge below the grate level and above the water level.

Received 6.8.21

Client
Mrs Anna Schofield

Location
ASHCROFT, Mill Lane,
Waddington BB7 3JJ

Project
Demolition of the existing bungalow and the construction a Detached House & Garage with turning space

Drawing
Planning Consent

Agent
APB
Consultant Building Surveyors
1 Maple Grove
Ramsbottom BL0 9AN
Telephone 07906 826360
Mobile 07976404699
RICS

Scale	Date
1:100 & 1:1250	8th February 2021
Drawing No.	Revision
DM/01	

This drawing is provided for planning & Building Regulations consent only. The contractor must check all dimensions on site before works are commenced. The contractor must comply with the requirements of the Health & Safety Regulations

DO NOT SCALE THIS DRAWING