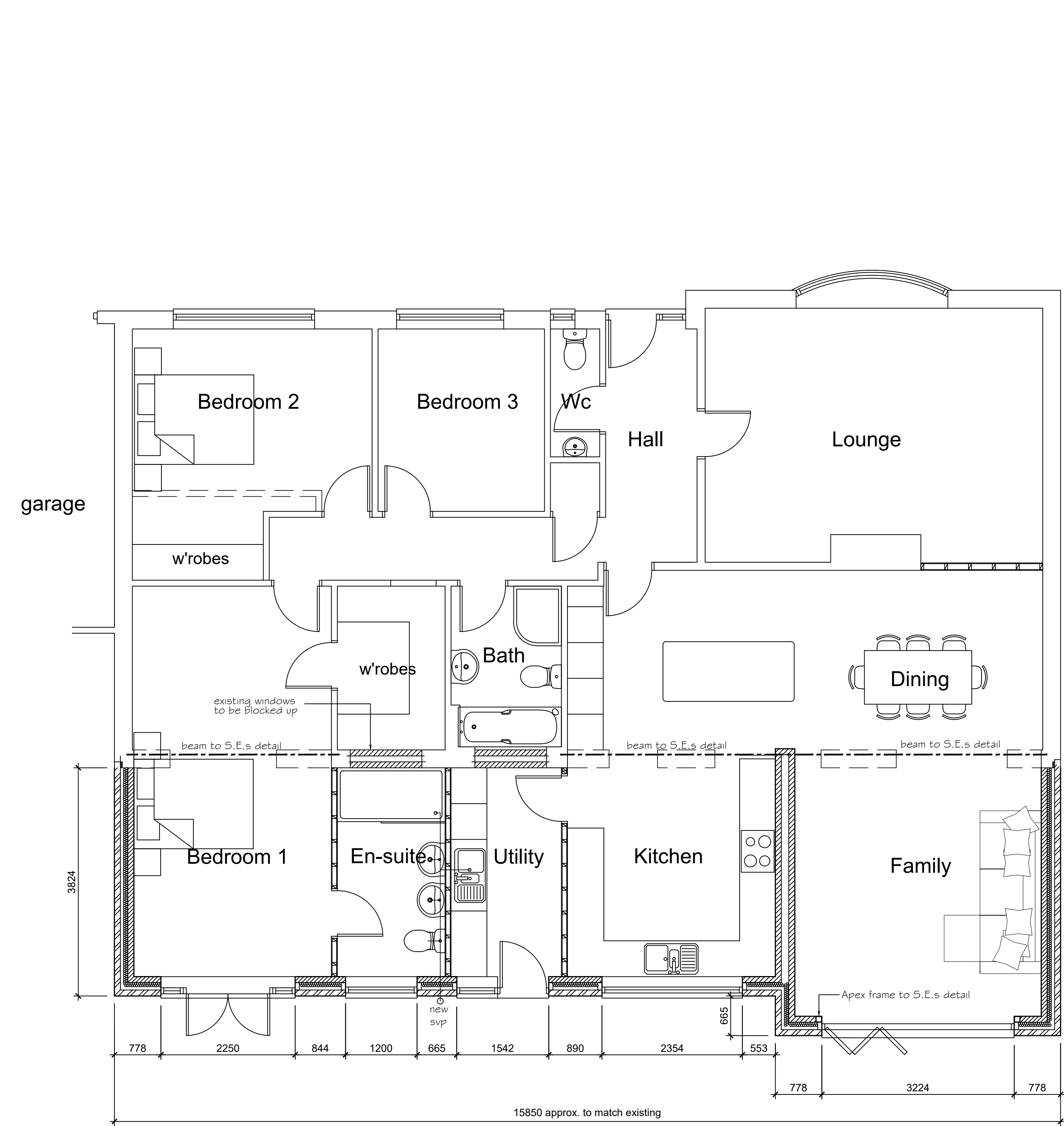
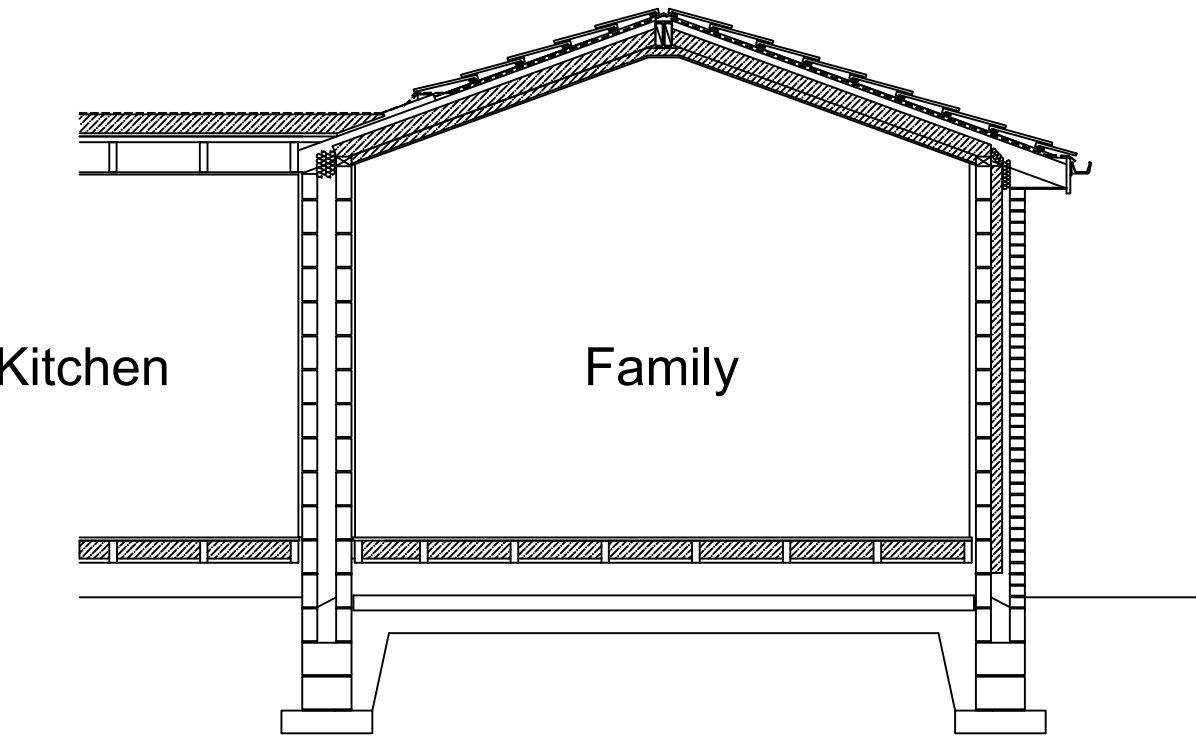
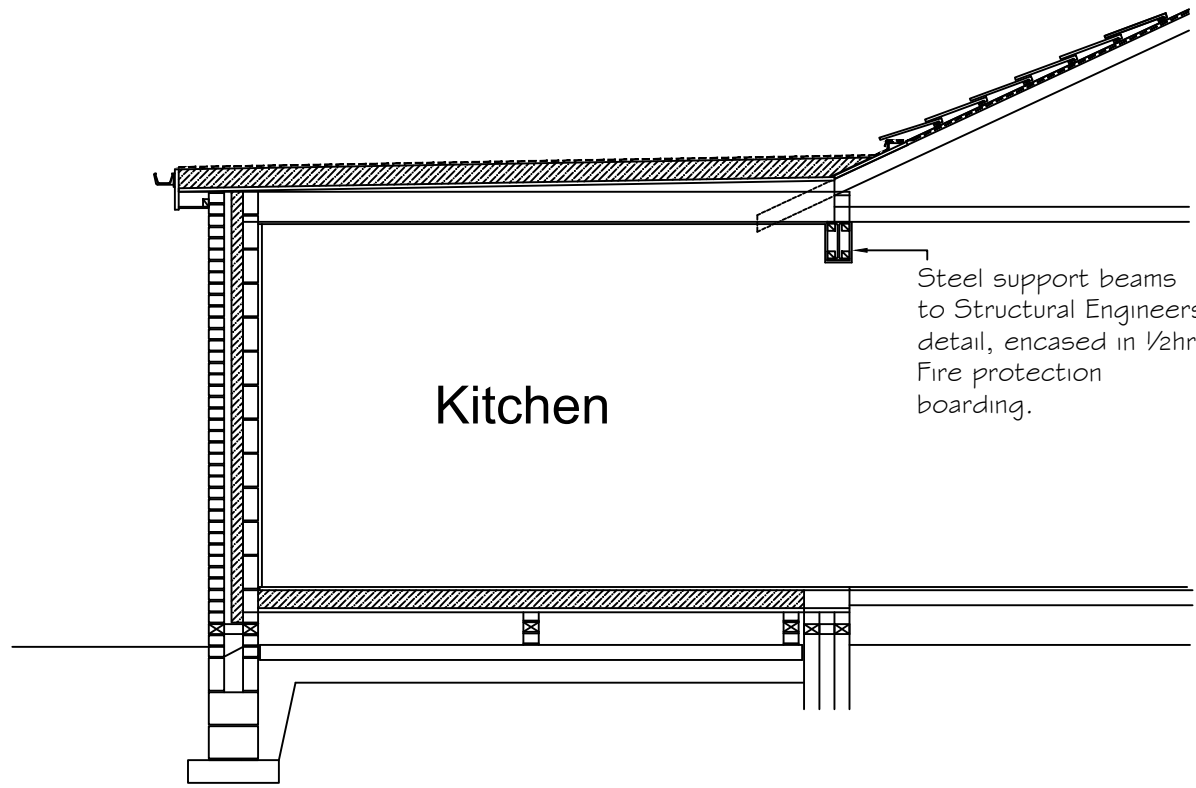


PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN



9. UTILITIES
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 AND REGISTERED WITH AN AUTHORISED ELECTRICAL SELF CERTIFICATION SCHEME. ON COMPLETION THE COMPETENT PERSON SHALL PROVIDE A SIGNED BUILDING REGULATIONS SELF-CERTIFICATION CERTIFICATE AND A DULY COMPLETED BS7671 ELECTRICAL INSTALLATION CERTIFICATE.
ENERGY EFFICIENT LIGHTING TO BE PROVIDED IN ACCORDANCE WITH AD L HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT, AS DENOTED: 
1 TO 3 NEW ROOMS CREATED - AT LEAST 1 ENERGY EFFICIENT LIGHTING POINT
4 TO 6 NEW ROOMS CREATED - AT LEAST 2 ENERGY EFFICIENT LIGHTING POINTS
7 TO 9 NEW ROOMS CREATED - AT LEAST 3 ENERGY EFFICIENT LIGHTING POINTS
ALL PLUMBING TO BE CARRIED OUT BY A REGISTERED PLUMBER AND TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY BY LAWS.
IF NEW GAS FIRED BOILERS ARE PROPOSED THEY MUST ACHIEVE A MINIMUM SEDBUK THERMAL EFFICIENCY RATING A AND OF AT LEAST 82%. INSTALLATION AND/OR ANY MODIFICATIONS TO EXISTING GAS SYSTEMS TO BE CARRIED OUT BY A CORGI REGISTERED INSTALLER.
EXACT POSITIONS OF UTILITY POINTS TO BE CONFIRMED BY THE CLIENT. ANY NEW RADIATORS ARE TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES.

10. DRAINAGE AND RAINWATER PROVISIONS
RAINWATER
112MM GUTTERS INTO 68MM DIA. DOWNPIPES (COLOURS TO MATCH EXISTING) INTO HEPWORTH ACCESS GULLIES AND 100MM HEPWORTH SUPASLEEVE DRAINAGE.
1.1. FOU
ALL NEW DRAINAGE PROVISIONS TO BE LAID TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR.
EXISTING UNDERGROUND DRAINAGE TO BE IDENTIFIED BY THE CONTRACTOR AND SUITABLE CONNECTIONS MADE TO THEM AS REQUIRED. SEPARATE SYSTEMS OF DRAINAGE TO BE PROVIDED WHERE A COMBINED SYSTEM IS NOT USED.
PROVIDE 100MM HEPWORTH SUPASLEEVE LAID IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. ACCESS POINTS TO BE PROVIDED AT CHANGES OF DIRECTION AND BENDS. FOU
ALL NEW DRAINAGE TO BE LAID AT MINIMUM SELF-CLEANING GRADIENTS AS DESCRIBED BY AD H, TYPICALLY AT A MINIMUM DRAINAGE GRADIENT OF 1 IN 40.
WHERE DRAINS PASS THROUGH EXTERNAL WALLS THEY ARE TO BE SUPPORTED WITH A BRIDGING LUTEL AND HAVE A CLEARANCE OF 50MM AROUND THE PIPE. VOIDS SURROUNDING THE PIPE TO BE FILLED WITH A RIGID MATERIAL TO PREVENT ENTRY OF FILL AND VERMIN.
INTERNAL SVPS TO BE BOXED IN BY 2 LAYERS OF 12.5MM PLASTERBOARD AND SKIM WITH 25MM UNFACED SOUND INSULATION QUILT.
SVPS TO TERMINATE A MINIMUM OF 900MM ABOVE ANY WINDOW OPENING
1.2. SANITARY FITTINGS
ALL FITTINGS TO HAVE 75MM DEEP ANTI-VAC TRAPS. WASTE PIPE TO WHB TO BE 32MM. BATH/SHOWER TO BE 40MM DIAMETER AND W.C. SOIL STACKS TO BE 100MM AND TERMINATE WITH A BRDS MESH COVER. ALL FITTINGS TO HAVE 75MM DEEP ANTI-VAC TRAPS.

1.3. FIRE
IMPERFECTIONS WHERE PIPES ETC. FIT THROUGH WALLS SHOULD BE PROTECTED WITH A PROPRIETARY SLEEVE OR FIRE STOPPED WITH AN APPROVED FIRE RETARDANT MATERIAL. WALLS TO BE FIRE STOPPED IN ACCORDANCE WITH AD B. AN AUTOMATIC LINKED SMOKE DETECTION AND ALARM SYSTEM BASED ON MAINS SMOKE ALARMS WITH BATTERY BACK UP TO BE INSTALLED. MINIMUM 1 NO SELF-CONTAINED SMOKE ALARM TO BE INSTALLED TO EACH STOREY TO BE SITUATED IN THE CIRCULATION SPACE WITHIN 7.5M OF THE DOOR TO EVERY HABITABLE ROOM. CEILING MOUNTED SMOKE ALARMS TO BE MIN. 300MM FROM WALL AND LIGHT FITTINGS. IN LOCATIONS AS DENOTED: 
ALL STRUCTURAL STEELWORK TO BE CLAD IN TWO LAYERS OF GYPROC FIRELINE PLASTERBOARD TO ACHIEVE A MINIMUM 30 MINUTES FIRE RESISTANCE. ESCAPE WINDOWS TO BE PROVIDED TO THE STOREYS ABOVE GROUND FLOOR IN EACH NEW HABITABLE ROOM. PROVIDE A MINIMUM UNOBSTRUCTED OPENABLE AREA AT LEAST EQUIVALENT TO 0.33M2 AND AT LEAST 450MM HIGH AND 450MM WIDE. THE BOTTOM OF THE OPENABLE AREA SHOULD BE NOT MORE THAN 1100MM ABOVE THE FINISHED FLOOR LEVEL, FOR THE PURPOSES OF ESCAPE IN CASE OF FIRE.
ØH. MAINS OPERATED INTERLINKED HEAT DETECTOR.
1.4. VENTILATION
HABITABLE ROOMS OPENING LIGHTS TO BE A MINIMUM 5% OF THE FLOOR AREA PLUS (MIN) 8000MM2 OF BACKGROUND VENTILATION (I.E. TRICKLE VENTS AND AIR BRICKS).
NON-HABITABLE ROOMS I.E. KITCHEN, UTILITY ROOM, BATHROOM TO HAVE OPENING WINDOW (NO MINIMUM SIZE) PLUS A MINIMUM OF 4000MM2 OF BACKGROUND VENTILATION.
KITCHEN AREAS TO HAVE MECHANICAL VENTILATION RATED AT A MINIMUM OF 60 L/S OR 30 L/S IF AN INTEGRAL COOKER HOB IS USED. UTILITY ROOMS TO HAVE A MINIMUM MECHANICAL VENTILATION OF 30 L/S AND BATHROOMS/EN SUITE TO HAVE 15L/S.
EXTRACTOR FANS TO ALL ROOMS WITHOUT WINDOWS TO BE OPERATED BY LIGHT SWITCH AND TO HAVE A 15-MINUTE OVERRUN.

NOTES

GENERAL
IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO ENSURE THAT THE WORK IS CARRIED OUT IN A SAFE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE HEALTH & SAFETY AT WORK ACT 1974, COSHH REGULATIONS 1988 AND WHERE APPLICABLE THE REQUIREMENTS OF THE CDM REGULATIONS 1994. PRIOR TO START OF WORK THE CONTRACTOR MUST BE AWARE OF ANY CONDITIONS IMPOSED BY THE PLANNING AND BUILDING DEPARTMENT AND SHALL NOTIFY BUILDING CONTROL AT LEAST 48 HOURS BEFORE STARTING WORK AND AT EACH WORK STAGE AS SPECIFIED IN THE ACCEPTANCE.
WE RECOMMEND THAT A GROUND INVESTIGATION BE UNDERTAKEN TO ASCERTAIN THE EXACT GROUND CONDITIONS AND CONFIRM THAT THE FOUNDATIONS PROPOSED ARE ACCEPTABLE. EXTRA COST THAT MAY BE REQUIRED TO DESIGN AND INSTALL AN ALTERNATIVE FOUNDATION SOLUTION, FROM THAT SHOWN IN THE PLANS, TO BE BORNE BY THE CLIENT.
WE RECOMMEND THAT A FULL SERVICE SEARCH AND CAT SCAN OF THE SITE BE UNDERTAKEN PRIOR TO STARTING WORK. CONTRACTOR TO BE AWARE OF ANY SERVICES THAT MAY BE AFFECTED BY THE PROPOSED WORKS AND TO PROVIDE PROTECTION/DIVERSION AS REQUIRED.
THE PLAN DRAWING IS FOR LOCAL AUTHORITY APPROVAL ONLY AND IS NOT A WORKING DRAWING. NO RESPONSIBILITY IS ACCEPTED FOR THE LOCAL AUTHORITY DECISION. ALL DRAWINGS ARE PURELY FOR ILLUSTRATION; NO ERROR OR OMISSION WILL ENTITLE ANY PARTIES TO COMPENSATION. NO DIMENSIONS TO BE SCALED FROM THE PLAN.
CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO ORDERING OR FABRICATING ANY COMPONENT.
DRAWING TO BE READ IN CONJUNCTION WITH ANY WORKING DRAWINGS AND ANY RELEVANT STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS.

FOUNDATIONS
FOUNDATIONS TO SUIT THE ACTUAL GROUND CONDITIONS AT THE SITE OF WORKS AND TYPE OF EXISTING FOUNDATIONS PRESENT. FOUNDATIONS TO BE INSTALLED TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR. PROVIDE A MINIMUM 725MM BY 200MM DEEP GRADE ST3 CONCRETE STRIP FOUNDATIONS TO HAVE A MINIMUM COVER OF 600MM FROM THE TOP OF THE FOUNDATION TO THE GROUND LEVEL.
SOLID CONCRETE TRENCH BLOCKS MINIMUM 7KNM2 OR SULPHATE RESISTANT BRICKS COMPLYING WITH BS 5921 TO BE USED BELOW DPC. CAVITIES TO BE FILLED WITH LEAN MIX CONCRETE UP TO 225MM BELOW DPC. WHERE DRAINS PASS ADJACENT TO NEW FOUNDATIONS, THESE TO BE TAKEN DOWN TO INVERT LEVEL OF DRAIN.

GROUND FLOOR
FLOOR TO PROVIDE A MIN U-VALUE OF 0.18 WM2K.
SUSPENDED TIMBER FLOOR - 22MM MOISTURE RESISTANT CHIPBOARD FLOORING GRADE CHIPBOARD ON 150X50MM C16 FLOOR JOISTS AT 600MM CTRS. JOIST SAT ON EXTERNAL WALL AND SLEEPER WALLS AS INDICATED. FULL DEPTH NOGGINS TO BE PROVIDED CENTRALLY. 120MM KINGSPAN KOOLTHERM 103 BETWEEN JOISTS HELD ON BATTENS. MINIMUM 150MM VENTILATED SUB FLOOR VOID. 100MM OVERSITE CONCRETE ON 150MM WELL COMPACTED HARDCORE.

DPC
POLYMER DPC SET AT LEAST 150MM ABOVE GROUND LEVEL. DPC TO BE PROVIDED WHERE JOIST SIT ON SUPPORTING WALL / SLEEPER WALLS. DAMCORE VERTICAL DPC TO BE PROVIDED AT INTERFACE WITH NEW AND EXISTING WALLS WHEN WALL ARE NOT TOOTHED IN.

NOTE
4. WALLS (EXTERNAL "U" VALUE = 0.28WM² K)
INSIDE FACE OF ALL EXTERNAL WALLS TO RECEIVE A SAND & CEMENT SCRATCH COAT
100MM FACING BRICK TO MATCH EXISTING WITH 125MM CAVITY. WITH 75 MM KINGSPAN TWSO URETHANE INSULATION BOARDS FIXED BY PROPRIETARY CLIPS ON STAINLESS STEEL WALL TIES TO SUIT CAVITY AT 750 CTS HORIZONTAL AND 450MM CTS VERTICALLY. 225MM AT JAMBS. 100MM THICK PLASMOR "FIBOLITE" 4.2N STANDARD CONCRETE BLOCKS WITH 12.5MM PLASTERBOARD ON PLASTER DABS WITH 3MM GYPSUM SKIM FINISH. CAVITIES TO BE CLOSED AT TOP WITH FIBREGLASS QUILT BATTIS. PVC DPC MINIMUM 150MM ABOVE GROUND LEVEL AND TO ALL VERTICAL AND HORIZONTAL CLOSURES OF CAVITIES (UNLESS PREFORMED PVC PROFILE). CAVITIES TO BE FILLED WITH LEAN MIX CONCRETE TO 225MM BELOW THE LOWEST DPC. LUTELS TO SUIT A 125 CAVITY TO BE KEYSTONE MILD STEEL GALVANISED COMBINED INSULATED TYPE WITH MINIMUM 150MM END BEARINGS. CREATE A CONTINUOUS CAVITY. EXTERNAL WALLS TO BE TOOTHED INTO EXISTING. ALL GAPS BETWEEN DRY LINING AND MASONRY AT THE PERIMETER OF DOOR / WINDOW OPENINGS AND WALL TO FLOOR AND WALL TO CEILING JUNCTIONS TO BE SEALED WITH CONTINUOUS RIBBON OF PLASTERBOARD ADHESIVE.
5. WALLS (INTERNAL)
12.5MM PLASTERBOARD WITH 3MM SKIM FINISH TO BOTH SIDES. 63MM CLS TIMBER STUDS AT 400MM CTRS. WHERE STUD PARTITIONS PROVIDE LATERAL RESTRAINT TO EXTERNAL WALLS STUDS SHALL BE 100X50MM AT 400MM CTRS WILL 12MM PLY EACH SIDE WITH 9.5MM PLASTERBOARD FINISH. THE LAST STUD IS TO BE BOLTED TO THE INNER LEAF TO PROVIDE LATERAL RESTRAINT, USING "FISCHER GB14" TYPE WALL PLUGS.
6. DOORS/WINDOWS (U value= 1.6 W/m² K)
NEW WINDOWS TO BE DOUBLE GLAZED SEALED UNITS IN uPVC FRAMES WITH MIN 16MM ARGON FILLED AIR GAP (0.001) AND THE INNER PANE SHOULD HAVE A LOW-E COATING WITH THERMAL BREAKS/DRAUGHT SEALS. IN ALL CASES WINDOWS TO MEET U VALUE OF 1.8, ENERGY BAND RATING D. ANY GLAZING WITHIN THE DOORS AND 300MM TO ADJACENT SIDES OF DOORS TO BE SAFETY GLASS TO MINIMUM 1500MM ABOVE FLOOR LEVEL. ADDITIONALLY ANY WINDOW GLAZING WITHIN 800MM OF FLOOR TO BE SAFETY GLASS IN ACCORDANCE WITH AD N. SAFE BREAKAGE OF GLASS TO AD N1. ANY GLAZING WITHIN THE DOORS AND 300MM TO ADJACENT SIDES OF DOORS TO BE SAFETY GLASS TO MINIMUM 1500MM ABOVE FLOOR LEVEL. ADDITIONALLY ANY WINDOW GLAZING WITHIN 800MM OF FLOOR TO BE SAFETY GLASS.
8. FLASHINGS/CAVITY TRAYS
CAVITY TRAYS DRESSED OVER LUTELS WITH WEEPHOLES AT MAX 900MM CENTRES AT LOWEST LEVELS OF TRAYS.
7. ROOF CONSTRUCTION U value
FLAT ROOF CONSTRUCTION U Value 0.18W/m² K - PROPRIATORY SINGLE PLY ROOFING SYSTEM LAID TO MANUFACTURERS INSTRUCTIONS ON TOP OF 125MM KINGSPAN THERMAROOF 26 ON 21MM PLYWOOD BOARDS THAT HAVE BEEN FIXED TO THE JOISTS WITH TIMBERFIX STRUCTURAL TIMBER SCREWS. TIMBER FININGS TO FORM FALL FIXED TO TOP OF 200X50MM C24 JOISTS AT 600MM CTRS. PROVIDE FULL DEPTH NOGGINS AT MID SPAN. PROVIDE 30X5 GALV MS RESTRAINT STRAPS AT MAX. 2M CTRS TO SPAN MIN 3 NO. JOISTS AND FIXED TO NOGGINS. SEE SECTION FOR FULL DETAILS
PITCHED ROOF CONSTRUCTION U Value 0.16W/m² K - UNVENTED WARM ROOF CONSTRUCTION - CONCRETE ROOF TILES TO SUIT PITCH OF 20 DEG. AND MATCH EXISTING ON TREATED TIMBER TILE BATTENS ON KINGSPAN NILVENT BREATHABLE SARKING MEMBRANE. 150 X 50 C16 TIMBER RAFTERS BIRDMOUTHED ONTO WALLPLATE AND SKEW NAILED. 100MM KOOLTHERM K7 BETWEEN RAFTERS AND 62.5MM K118 INSULATED PLASTERBOARD BENEATH FIXED IN ACCORDANCE WITH KINGSPAN DETAILS. SEE SECTION FOR DETAILS.

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Project Title

Proposed
Plans & Elevations
26 Berkeley Drive
Read
Lancashire

Drawing No.

P46/21

Drawing Status

Rev.

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