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 LA must be satisfied that either:
An electrical installation certificate issued under a Competent Person Scheme has been issued; or
Appropriate certificate and forms defined in BS 7671 (as amended) have been submitted that confirm 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 electrical standards set down in BS 7671, the fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

Smoke alarms are required to be fitted at ground and first floor levels and interconnected. The alarm must be wired to the main supply and connected to its own fused spur. Alternatively the alarm may be connected to an normal ring of the system is specifically designed for this purpose. A smoke detector of diameter at least 37mm radius and a heat detector 5.5m radius, they should be fitted in accordance with BS 5839 (fire sensors within buildings). An minimum level of staircases, lounge/dining rooms and room/s ajdc. Alarms within roof voids should be fitted with a remote LED.

MAIN ROOF CONSTRUCTION
Marley Modern concrete interlocking roof tiles (smooth face) laid at a pitch of 25 degrees on standard roof trusses at 600mm centres with tucking 12ft laid over rafters to BS 747. Trusses to be fixed to 100 x 50mm wbc w/plates and strapped to block work with Catnic type L 30 x 5mm vertical twist straps at least one anchor in length at 2 meter centres. Roof trusses are to be provided with 100 x 25mm diagonal wind bracing at 45degrees to the 100 x 25mm horizontal wind bracing. Roof space to be ventilated along eaves with Marley swat fascia strip ventilators ref. 22406. Manufacturer's specification should be complied with at all times.

SUSPENDED TIMBER FLOOR CONSTRUCTION
Floor to be constructed of 25mm thick T&G floor boards with a density of 128 kg/m3 on 230 x 50mm graded C16 floor joists (grid). 50/25 w sealed joints, boxing round into party wall etc to be fixed with Catnic vim hangers and into brickwork. Ceiling to be 12mm plasterboard nailed to underside of joists with plaster skim finish. Lateral support to be provided at 2m centres with galvanised ties straps type L 30 x 5mm extended across 3 joists. Cutting, notching, boring, drilling (all 100dbs or less) to be kept along midspan of floor joist, but also to be packed off the brick blockwork.

TOP WATER DRAINAGE
All top water drainage are to be 100mm underground PVC-U or Superslicone with flexible joints piping to be laid at a minimum fall of 1:60. Drains passing under the building are to be protected by surrounded with 150mm min granular material and a lintel 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 masked to prevent fill. All underground drainage to comply with BS 8301 (1985). New surfaces to be provided with rodding eyes, separate drainage systems are to be constructed at the last manhole depending on existing drainage systems.

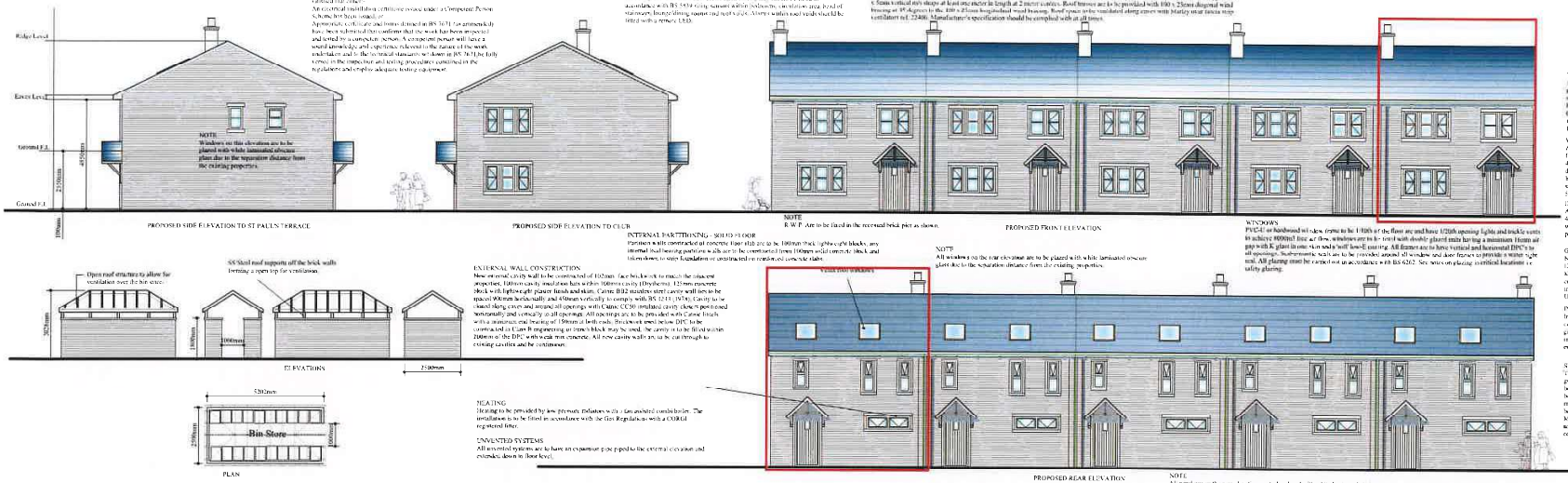
WASTE PIPES
All waste pipes are to be a minimum of 38mm dia. to wash hand basins and sinks, pipes are to be fitted with 75mm deep seal traps or anti-siphon traps if connected directly to a soil and vent pipe. Above waste pipes are to be provided to bath and shower. Soil and vent pipes are to be 100mm dia and terminated 1m above any openings 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 where the last stack overspeaks. All installations are to comply with the Approved Document Part H and BS 5572 (1978).

INTERNAL PARTITIONING
All non-load bearing partitions are to be constructed of 100 x 50mm c/w studding at 450mm centres on 100 x 25mm sole plate fixed to the floor. Partition to be insulated with Rockwool 3/4 for sound insulation and covered with 12.5mm thick plasterboard with a density of 10kg m2 and skim to both sides.

GROUND FLOOR CONSTRUCTION (SOLID)
New ground floor to be construction, clean stone well compacted to form levels with sand blinding. 1200 gauge polythene DPM to be turned up at the edges and linked in to the DPC. 100x50mm Kooltherm K3 board 150mm thick with a top layer of 1600 gauge DPM membrane. slab 200mm concrete C25 with one layer of A142 anti cracking steel reinforcement to be place 50mm from the top of the slab.
U value 0.22

INSULATION
Insulation of the roof space is to be 100mm thick Rockwool mineral wool roll bats laid between ceiling joists over 12.5mm foil backed plasterboard, with a further 250mm fiberglass loft insulation give a total thickness of 350mm. The installation 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.

STAIRCASE
The new staircase shall comply with Part K of the Approved Documents. The maximum rise and going for a private stair shall be any rise betw ees 155mm and 220mm and with any going between 245mm and 190mm or any rise betw ees 160mm and 200mm and with any going betw ees 225mm and 300mm. 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 meter length. Maximum openings in the balustrades shall be no greater than 100mm and no gap is to be vertical so as not to allow children to easily climb the guarding. Guarding to external balconies and roof edges to be a minimum of 1.100mm high and resist a horizontal force of 0.74kN/m.



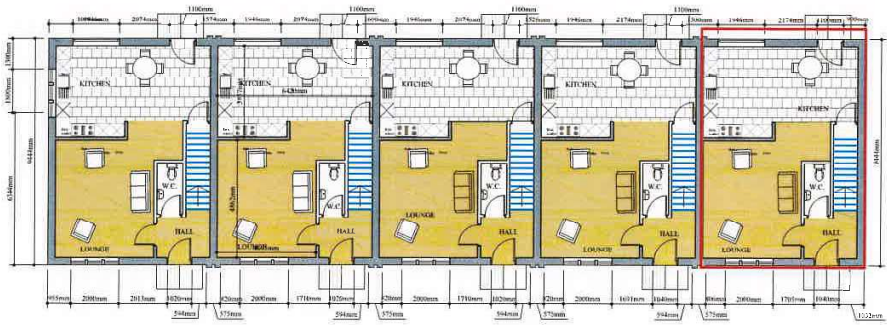
INTERNAL PARTITIONING - SOLID FLOOR
Partitions with construction of concrete floor slab are to be 100mm thick lightweight blocks, any internal load bearing partitions walls are to be constructed from 100mm solid concrete block and taken down to strip foundation or constructed on reinforced concrete slabs.

EXTERNAL WALL CONSTRUCTION
New external cavity wall to be constructed of 102mm face brickwork to match the adjacent properties, 100mm cavity insulation has within 100mm cavity (Dryliners). 125mm concrete block with lightweight plaster finish and skim. Catnic B102 stainless steel cavity wall ties to be spaced 900mm horizontally and 450mm vertically to comply with BS 1243 (1974). Cavity to be cleared during course and weepes all openings with Catnic CC30 weepings cavity closer perforated 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 need below DPC to be constructed in Class B engineering as items 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 cut through to existing cavities and be continuous.

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

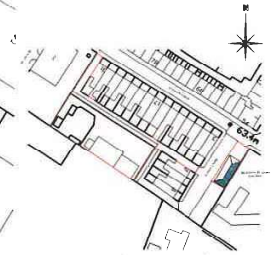
UNVENTED SYSTEMS
All unvented systems are to have an expansion pipe piped to the external elevation and extended down to floor level.

WINDOWS
PVC-U or hardwood sash clear frame to be 1100h of the floor and have 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 16mm air gap with K glass in one skin and a 'soft' low-E coating. All frames are to have vertical and horizontal DPC's to all openings. Sub-frames such 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 vertical locations i.e. safety glazing.



PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN



Ordnance Survey (c) Crown Copyright 2012. All rights reserved. Licence number 100022432

EXISTING AND PROPOSED

Client
Hambledon View Developments Ltd

Location
Back St Paul's Street
Clitheroe

Project
Housing Development

Drawing
Planning Consent

Agent
APB
Consultant Building Surveyors
Marle Grove,
Ramsbottom BL0 9AN
Telephone: 07796 626310
Mobile: 07976 684448

RICS

Scale 1:100 & 1:500 1:200	Date 21st September 2017
Drawing No DW/001	Revision A 31st October 17

This drawing is provided for planning & Building Regulations consent only. The contractor is responsible for checking all dimensions on site prior to commencing the construction. Must comply with all requirements of the Health & Safety Regulations.

DO NOT SCALE THIS DRAWING