

Notes:
 All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
 All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
 All dimensions are in millimetres unless where explicitly shown otherwise.

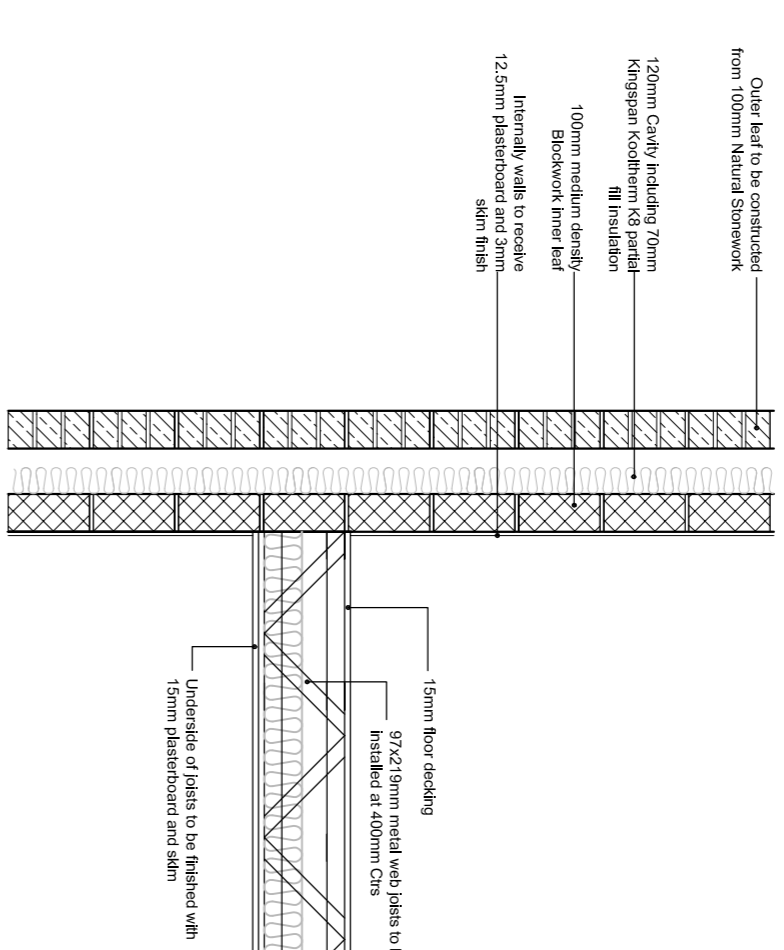
The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies.

Do not scale off the drawings. If in doubt ask.

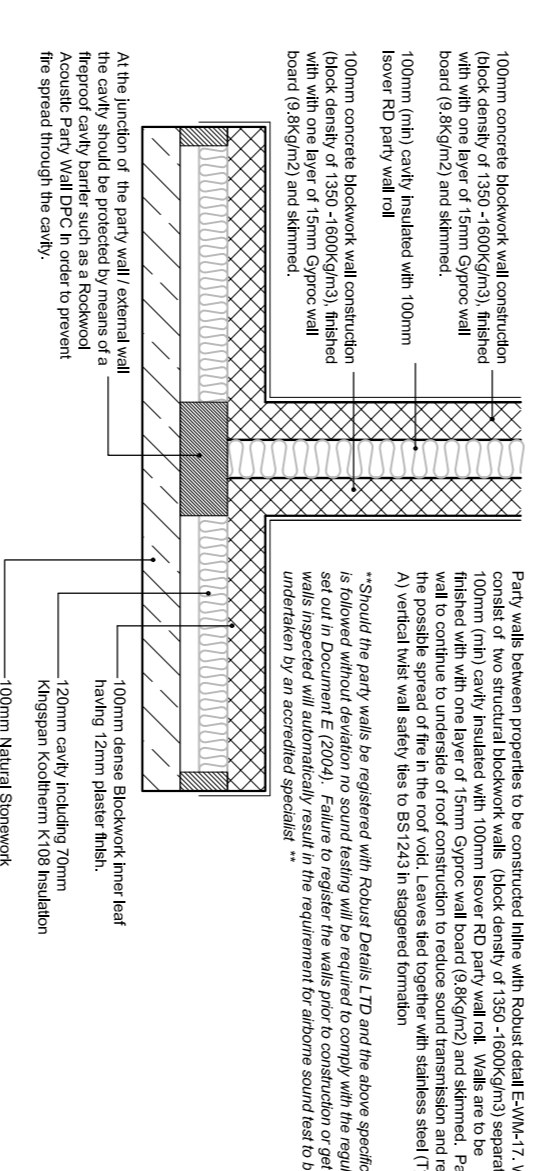
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

Party walls between properties to be constructed in line with Robur detail E-WM-17. Wall to consist of two structural blockwork walls (block density of 1350 - 1600kg/m³) separated by 100mm (min) cavity insulated with 100mm Isover RD party wall roll. Walls are to be finished with 100mm (min) concrete blockwork on the exterior and 100mm (min) concrete blockwork on the interior. Gypsum wall board (GWB) shall be applied to the interior face of the wall to a minimum thickness of 12.5mm. The wall shall be finished with a 100mm (min) plaster finish. Leaves shall be staggered and shall be finished with stainless steel (Type A) vertical mesh wall safety ties to BS 1243 in staggered formation

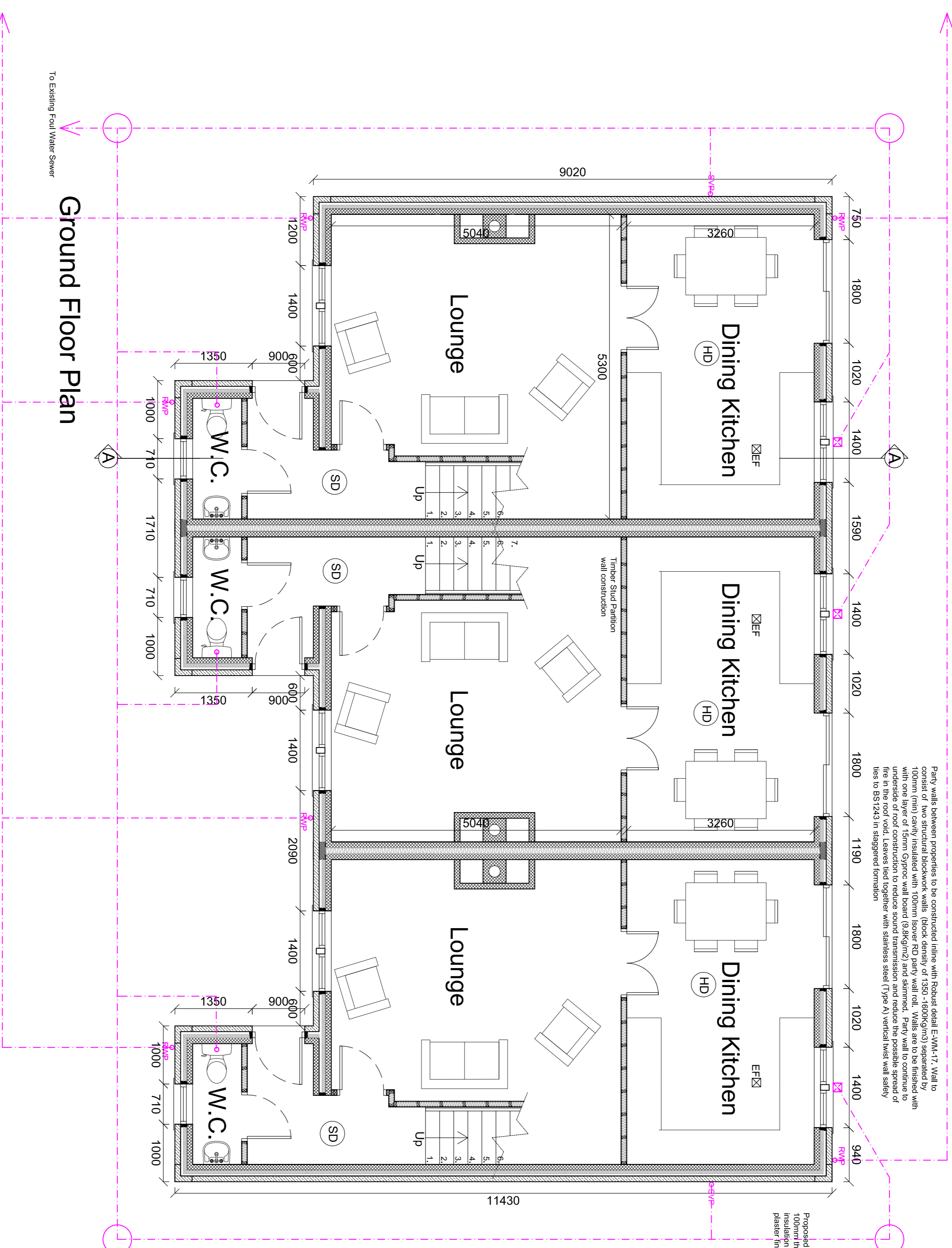
Proposed External walls to be formed as a Cavity wall construction consisting of an outer leaf of 100mm thick Natural Stonework, 120mm cavity including 70mm Kingspan Kooltherm K108 insulation (or similar and approved) and 100mm dense Blockwork inner leaf having 12mm plaster finish. Wall construction to achieve a minimum U-value of 0.16W/m²K.



Typical First Floor Detail (1:20)



Typical Separating Wall Construction Detail (1:20)



Ground Floor Plan

Location of Drains to be checked before commencement of works on site and all drains to be laid to Local Authority Building Inspectors Approval.

It has been noted that there is an Existing Foul system on site which drains to a private pumping station which flows are pumped up to the United Utilities public sewer system in Lower Lane.
 Proposed drainage to be on a separate system, with only foul drainage connected into the foul sewer. Surface water should be separated and laid to the existing surface water sewer/water course.

Foul drainage connections to be 100mm (min.) diam. Verified clay drains by 'Meyrow Supervisor' or equal and approved to be laid to min. 1:50 gradient to new inspection chambers, eventually leading to mains drains.
 Drains bedded and surrounded by pea gravel and finished over when passing through walls. Pipes passing through walls to be protected by a minimum of 100mm concrete on both sides. Pipes passing through roof eaves and 500mm beneath garden and paved areas. Excavations for drains to the satisfaction of the Local Authority Building Control Officer.

KEY:

- SD** Denotes smoke detector to be mains operated self contained units to BS 5446 part 1. Detectors to be ceiling mounted and fitted minimum 300mm from any wall or light fitting.
- HD** Denotes heat detector to be mains operated self contained units to BS 5446 part 1. Detectors to be ceiling mounted and fitted minimum 300mm from any wall or light fitting.
- MEF** Denotes Mechanical Extractor Fan

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PROPOSED GROUND FLOOR PLAN THREE COTTAGE COMPLEX

Site: Lower Moss Farm,
Lower Lane,
Longridge

Client: Mr Rainford

Date: 27.07.20 **Scale:** 1:50 @ A1

Project No: RAI/10 DWG 11 **Drawn:** DS

Amendments:
