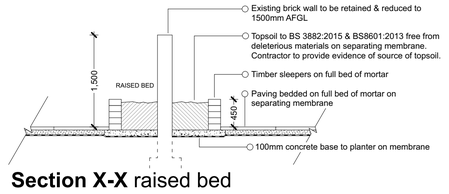
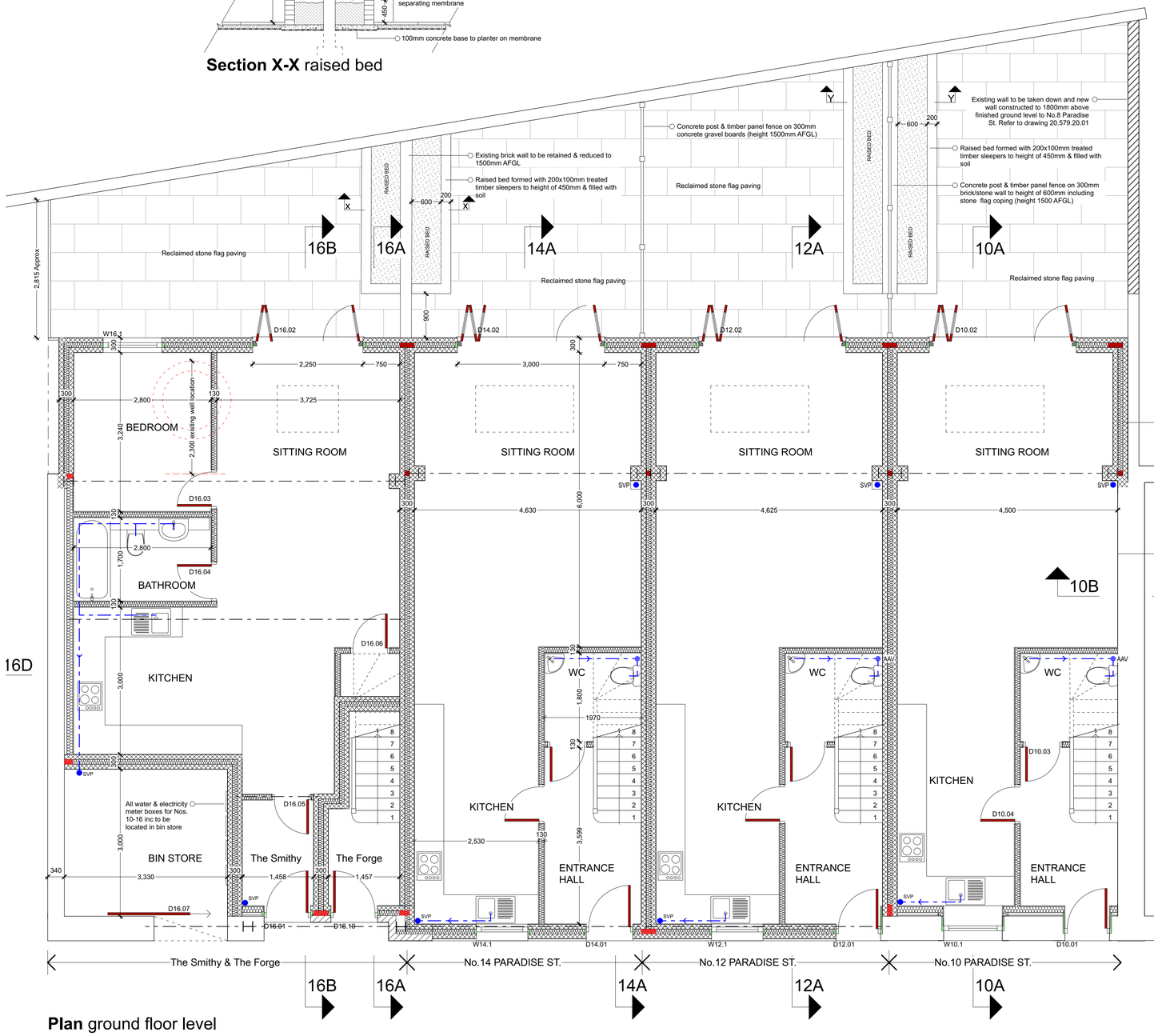


Section Y-Y raised bed



Section X-X raised bed



Plan ground floor level

Scale 1:50 0 1 2 3 4 5m

EXTERNAL WALLS

WALL TYPE 1

WALL TYPE 2

WALL TYPE 3

WALL TYPE 4

WALL TYPE 5

Vertical firestops in cavities

NOTE: All work shall be carried out in accordance with the building regulations and to the satisfaction of the building control officer.
The contractor is to verify all dimensions and set out all works prior to commencing construction and shall notify any discrepancies to the contract administrator.

STRUCTURE

Foundations (All to structural engineers design)
Excavate to reduced levels to good bearing ground as agreed with the CA and to the satisfaction of the building control officer.
Place foundations in accordance with the structural engineers specifications. Generally 750x150mm strip footing C30 under all new external walls and 600x150 concrete strip footings C30 under all internal loadbearing walls (optionally mass concrete trench fill may be used subject to structural engineers recommendations).
Common brickwork/medium dense concrete blockwork below finished ground level minimum compressive strength 20N/sq mm. Dpc at min 150mm above finished ground level.
Lean mix concrete (1:9) cavity fill to maximum 150mm below external Dpc level or as shown.

Ground bearing slabs
Finishes on 65mm screed on 500G separating layer on 100mm Kingspan K103 rigid board insulation on 200mm fibre reinforced ground bearing concrete slab as structural engineers design on 1200G DPM on blinded hardcore well compacted in 150mm layers. 25mm perimeter insulation throughout. All service entries to be sealed with pressure sensitive tape. Dpm to be dressed under Dpc.

Pitched roof structure (R1)
Blue slate to match existing on 50x25 treated sw battens on breather underlay on engineered timber rafters designed by specialist. 50mm ventilated rafter void with insulation between rafters & finished insulated plasterboard to underside (see notes on insulation).
Ceiling ties, longitudinals, diagonals to be in strict accordance with BS EN 1995-1 & A2:2014. Rafter spacing & trimming of openings in strict accordance with specialist design & details, roof plan, calculations and full bracing details to be submitted for approval prior to commencing work. Gable walls shall be strapped to roofs by 30mm x 5mm galvanised mild steel straps to be provided between rafters and external wall at max 2.0m centres at right angles to the direction of the rafters. The straps shall be fixed into noggins and carried over at least 3 rafters. Tight contact between the rafter and the wall at strap positions shall be achieved with softwood packing. All noggins shall be a minimum of 38mm thick.
All timber roof structure to be supported on external walls with 100 x 75mm sw wall plate secured to masonry with 30 x 5mm ms straps minimum 900mm long @ 1.8m centres. Wallplate to be bedded on mortar.
Eaves fascia board on rafter ends

Flat roof structure (R2)
Single ply EPDM membrane on rigid insulation board on VCL on 18mm WBP ply deck on engineered timber joists to SE design & specification. 12.5mm Plasterboard & skim ceiling.

Pressure treated timber - shall be used throughout including battens, rafters, joists, purlins, ridge and hip beams and wall plates.

EXTERNAL WALLS

TYPE 1
Generally 300mm overall thickness cavity masonry wall consisting of rendered outer leaf on 100mm blockwork, 100mm cavity & 100mm concrete blockwork inner leaf finished with 13mm lightweight plaster & skim internally with continuous sealing bands around apertures fully in accordance with Accredited details.
The cavity shall be near full filled with polypropylene fleece faced insulation leaving a 10mm residual cavity (see notes on insulation).

TYPE 2
Existing traditional masonry construction
Thickness varies assumed 300-450mm.
Proposed construction:
Existing solid masonry construction, breather membrane (Kingspan Nilvent or similar) on 100 x 50mm timber or metal stud framing filled with 100mm Kingspan Kooltherm K12 insulation board ensuring 20mm gap on external side via 20mm deep sw stop battens, internal finish Kingspan Kooltherm K18 insulated plasterboard & skim finish on 38 x 38mm sw treated battens forming services cavity on vapour barrier fixed to inner side of timber frame, Plasterboard with continuous sealing bands around perimeters and edges around apertures fully in accordance with Accredited Details.
Fit firestop and acoustic barriers in cavities at all separating wall junctions. Ditto at all floor & ceiling intersections with external walls/roof.

TYPE 3
Generally 340mm overall thickness cavity masonry wall consisting of facing stone outer leaf, 100mm cavity & 100mm concrete blockwork inner leaf finished with 13mm lightweight plaster & skim internally with continuous sealing bands around perimeters and edges around apertures fully in accordance with Accredited details.
The cavity shall be near full filled with polypropylene fleece faced insulation leaving a 10mm residual cavity (see notes on insulation).

TYPE 4
External T&G timber boarding on 25mm battens (horizontal) on 25mm battens (vertical) fixed to cavity masonry wall consisting 100mm blockwork, 100mm cavity & 100mm blockwork inner leaf finished with 13mm lightweight plaster & skim internally with continuous sealing bands around perimeters and edges around apertures fully in accordance with Accredited details. All timber to be treated.
The cavity shall be near full filled with polypropylene fleece faced insulation leaving a 10mm residual cavity (see notes on insulation).

TYPE 5 (where existing front elevation to be increased in height)
Proposed construction:
Facing stone outer leaf to match existing, cavity, 100mm blockwork inner leaf all to be built up off existing masonry.
Breather membrane (Kingspan Nilvent or similar) on 100 x 50mm timber or metal stud framing filled with 100mm Kingspan Kooltherm K12 insulation board ensuring 20mm gap on external side via 20mm deep sw stop battens, internal finish Kingspan Kooltherm K18 insulated plasterboard & skim finish on 38 x 38mm sw treated battens forming services cavity on vapour barrier fixed to inner side of timber frame. Plasterboard with continuous sealing bands around perimeters and edges around apertures fully in accordance with Accredited Details.
Fit firestop and acoustic barriers in cavities at all separating wall junctions. Ditto at all floor & ceiling intersections with external walls/roof.

INTERNAL WALLS

TYPE 6 (loadbearing).
Medium dense 7N/mm² loadbearing concrete masonry or brickwork as shown on drawings built up from footings finished generally 13mm plaster both sides. Form openings with reinforced concrete builders lintels.

TYPE 7 (non loadbearing).
All new timber stud partitions to be formed minimum 100 x 50mm studs @ max 600cntrs with noggins at max 900cntrs vertically. Timber stud partitioning shall be finished both sides with 12.5mm plasterboard and skim plaster coating on both sides. The cavity in all stud partitions to be fitted with mineral fibre acoustic batts (see notes on Part E).
Stud partitions in bathroom shower areas to be as above but finished on the en-suite side with 12mm waterproof tile backer Wediboard or equal approved.

B FIRE SAFETY.
Fire protection
New internal walls and partitions shall be either blockwork finished plastered or timber stud partitions to be finished both sides 12.5mm plasterboard and skim.

Smoke alarms
Mains operated smoke alarms conforming to BS 5446 complete with integral battery.
Ionisation chamber based smoke alarms shall be installed in the new kitchen/living space together with a compatible interlinked heat detector.
The smoke & heat alarms shall be interconnected so that smoke/heat detected by one unit shall operate an alarm signal in all detectors. The alarms shall be permanently wired to a separately fused circuit at the distribution board (this may be a lighting circuit).
All smoke & heat detectors shall be fitted in accordance with the manufacturers instructions that shall be included in the O&M manual on completion.

Emergency egress windows and external doors
Each habitable room shall have either a window or a door that shall have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide. The bottom of the openable area shall be no more than 1100mm above floor level and on the upper floors not lower than 800mm above floor level.

Surface spread of flame
Within circulation areas the surface linings of walls & ceilings shall have Class 1 or better surface spread of flame. In new habitable rooms separated from the rest of the dwelling by a door a minimum of 50% of the surface linings shall be at least Class 1.

E RESISTANCE TO THE PASSAGE OF SOUND

Stud partitions
Constructed generally 75x50sw timber framing at 600cntrs faced with plasterboard & skim, each sheet of minimum mass per unit area 10kg/m² on both room faces.
25mm Isover acoustic quilt shall be installed within all stud partitions and within all upper suspended floor voids.
Install cavity stops at all junctions with external walls, roof and intermediate floors. All joints sealed with tape or sealant as for air tightness requirements throughout the construction.

Ceilings
2 layers of plasterboard with staggered joints resilient hangers
100mm Isover acoustic quilt min density 10kg/m³

Separating walls between dwellings
300mm dense concrete cavity masonry wall consisting of 100mm blockwork, 100mm cavity & 100mm concrete blockwork finished with 13mm plaster & skim with continuous sealing bands around perimeters, no penetrations and all joists to be fitted on proprietary joist hangars fully in accordance with Accredited details.

Separating floors between dwellings Units 16 & 16A
Platform floor (type 3):
Resilient layer on floor structure with acoustically isolated ceiling (treatment A) to underside.
18mm T&G particle board all joints glued, spot bonded to a substrate of 19mm plasterboard with joints staggered Minimum total mass 25kg/m² all laid loose on a resilient layer of 25mm mineral wool 80kg/m³ all on 19mm T&G particle board flooring (all joints glued) screwed down to floor structure described elsewhere.
Ceiling treatment A:
2 layers of plasterboard with staggered joints min mass 20kg/m² on framing with resilient hangars. 100mm mineral wool min density 10kg/m³ laid in cavity.

F1 MECHANICAL EXTRACT VENTILATION
Individual room ventilation rates shall be as follows;

Kitchen; 13l/s minimum extract rate from cooking hood over hob.
Utility; 13l/s minimum extract rate

Purge ventilation;- All new habitable rooms shall have windows with a total openable area of 1/20 floor area of the room with part of the opening at least 1.75m above floor level.

Background Ventilators;- New windows in bedrooms and living areas shall be fitted with trickle ventilators with a minimum 2500mm² equivalent area.

G SANITATION

G2 WATER EFFICIENCY
New fittings shall comply with the following maximum parameters;

Sink taps = 8 l/min
Dishwasher = 1.25 l/place setting
Washing machine = 8.17 l/kg

G3 HOT WATER SUPPLY
A domestic hot water system is to provide a wholesome hot water supply to new outlets throughout the property. Pipework shall be designed so as to minimise the transfer time between the hot water storage system and the hot water outlets.

Prevention of scalding
In line hot water tempering valves shall be installed to ensure that the temperature supplied to the domestic hot water distribution system does not exceed 60 deg C. The hot water supply temperature to a bath shall be limited to a maximum of 48 deg C by the use of an in line blending valve.

Commissioning
Fixed building services shall be commissioned in accordance with approved procedures as set out in the Domestic Heating Compliance Guide. To demonstrate that Part G has been complied with the work shall be undertaken by a person registered under a competent person scheme and a notice of commissioning shall be issued to the Building Control Body by the installer not more than 30 days after completion of the work.

G6 FOOD PREP
Kitchens shall contain as a minimum a sink.

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Rev	Details	Date
J	Concrete base added to planters	24Jul26
I	Raised beds added to gardens	22Jul26
H	Refer to structural engineers drawings for steelwork. Ground floor slab 200mm. Garden wall to be 1500mm. Wall types added.	30Apr26
G	D16.10 handed to allow for steel column. Dims added.	19Dec24
F	Vertical firestops in cavities	2Dec24
E	Hob unit shown (compliance building regs part B fire).	29Nov24
D	Layout changed	7Nov24
C	Doors & windows numbered	28Aug24
B	The Forge & Smithy meter boxes location noted. Boundary walls clarified. Existing well location shown. Notes added.	23Aug24
A	Minor revisions to layout to suit client comment	6Aug24

Stage.

Project.
Paradise St, Ramsbottom

Client
Quanthill Ltd

Title.
Proposed Ground Floor Plan

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DO NOT SCALE DRAWING
Original drawn to scale of 1:50 @A1
Date. July24

Drwg No.	Rev	Drawing size	Drawn.
20.579.04	J	A1	MC

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Rev	Details	Date