

Notes:

Specification (read as appropriate)

ROOF (see section for detail) Any issues to be designed, manufactured, braced and installed to BS EN 1995-1-1:2004+A2:2014 as amended. Roof to be constructed as a cold deck roof, insulated to achieve a U value of 0.20W/m²K, either using 120mm thickness of rigid foam or 200mm of mineral wool or natural insulation as per Part L. Building regs with plasterboard cover. **AI**

External Walls: 300mm cavity construction. Outer leaf 100mm brick, fixings to match existing, new walls to be insulated cavity, 100mm thermacell shafts inner leaf with 12mm plaster board and skm. Wall shall be at 900mm centres horizontally and 450mm vertically (300mm max. reveal), WAs properly bonded to existing. Cavities to be continuous and extend 225mm above DPC to be 150mm above adding point of ground level. Horizontal and vertical DPC to be 100mm above ground level and cast in situ to DPC level. DPC to be 100mm above ground level. Insulated cavity design, Frames to exceed DPC/RAOOR by the thickness of the insulation or Thermacell by min. 10mm. Cavities to be continuous with warm foot cavity. Basement walls to be externally waterproofed with Frantic paint to soak away.

Internal Walls: 100mm thermally break plastered both sides on foundation above if loadbearing or 300 x 200mm slab thickness if non load bearing. Partitions 75x50mm timber studding (at 400mm centres) with 9.5mm plasterboard covering and plaster skim, fibreglass linted where required.

Floors are designed (shut) on minimum 100mm concrete 100mm squeak joint fixed to the joist. On minimum 100mm hardwood. Any sarking using min 100mm pine. Existing ground floor is laid with beams overhead and re joist as required. New ground floor above basement and first floor to be 22mm T&G boarding on timber joists (Size TBD). Joists to be underlaid with min 9.5mm fibrousboard and skirting.

Foundations 600mm to 200mm wide in one (1:3.33) ratio and 450mm x 150mm to 200mm wide in one (1:3.33) ratio. Foundations to be cast in situ. Foundations to be cast below and earth with 1m. Foundations to be constructed in accordance with Building Regs A1/A2. It is assumed that at this stage that the ground conditions are suitable for traditional strip foundations. Foundations are suitable for traditional strip foundations. Ground conditions are suitable for additional loading are not considered. Foundations are suitable for additional loading are not considered.

(produced by Building Design)

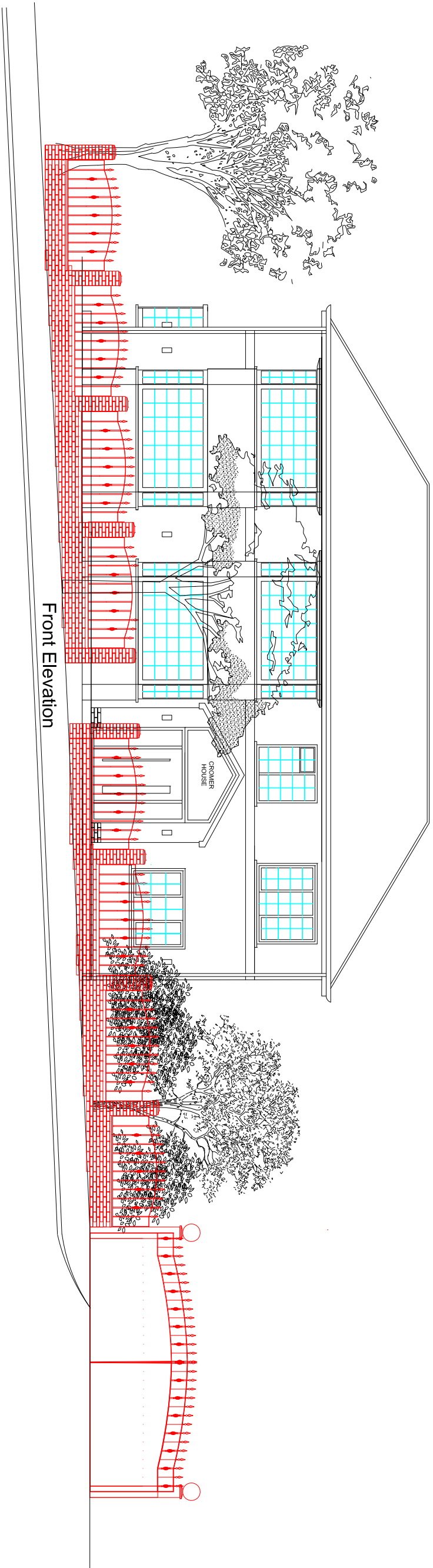
Drainage New drains 100mm dia at 1 in 40 fall. **Joid**, jointed and becket-bed to manufacturers specification. Any slope to be 100mm dia pipe extending min 900mm above opening lights with 3 in w/c gauge. Waste pipes to go to S&V, or pit, gully, Bath, showers & sinks to be 40mm dia pipe. Basins to be 32mm dia. Combined 50mm dia. Fall min 1 in 55. support brackets at max 600mm c/s. **rod**ding access at bends. Anti siphon traps to 4 fall fittings. 12mm section gutters & 75mm dia waps discharging over trapped gully.

Linets Unless otherwise specified, Catnic combined linet over opening in cavity walls, with insulated voids & termite plaster encasement. Min 150mm and bearings & CN102 linets over opening to internal block walls. Any RSJ's or UB's be protected against fire so that they will last at least 30 minutes resistance to fire. Any existing loadbearing linets / beams that are subject to additional loading are to be exposed and proven adequate when work commences (if required by Building officer)

Ventilation Habitable rooms min 1/20th floor area, opening windows + 8m² trickle vents. Utility room: opening window +4m² trickle vents + extractor fan min 30 l/s. Kitchen: min 30 l/s adjacent to the hob or 60 l/s elsewhere. Bathrooms (including shower room or ensuite): 15 l/s. Sanitary accommodation: 6 l/s

Windows to be min double glazed and fitted with effectively draught strip. Orangery patio doors to be double glazed

General Building contractor to check all dimensions on site before work commences. All work to comply with current building regulations, relevant codes of practice and established working practices whether or not specified within the drawings. It should be noted that the drawings have been put together for the purposes of obtaining building regulation and planning permission where required and are not intended as a full constructional service.



REV	DESCRIPTION:	BY:	DATE:

STATUS

PLANNING

CJ Cordes
Cromer House
2 Cromer Road
Bury BL8 1ES

CLIENT:	
ARCHITECT:	

ARCHITECT

SITE: Cromer House
2 Cromer Road Bury BL8 1ES

TITLE: Street View

SCALE AT A1: Apx 1:50 @ A1	DATE: 7/6/24	DRAWN: CJ	CHECKED:
PROJECT NO:	DRAWING NO: 005	REVISION: P	