

CAVITY TRAYS

A cavity tray must be provided above any lintel or ground floor roof, the tray must be fixed in to the wall, all cavity tray membranes must be installed directly above the lead flashings and also be provided with weep holes in at least two vertical joints.

Mono Pitch Roof Construction

Grey concrete roof tiles laid at a pitch of 30 degrees on 50 x 25mm s/w battens on sarking felt over 100 x 50mm s/w rafters (class sc3) at 400mm centers. Rafters to be bird mouthed over 75 x 100mm s/w wallplate and strapped to blockwork with Catnic type L vertical m/s straps at least one meter in length at 2 meter centers.

Existing Front Elevation

The existing concrete common brick is to be rendered with K-Rend (Front Elevation only)

EXTERNAL TIMBER FINISHES

All external timber is to be treated before fixing, fascia and soffit boards are to be external grade or marine ply.

Proposed retractable canopy

RAIN WATER GOODS

100mm dia. deep flow square section PVC-U gutters are to be fixed to falls on fascia boards, spitter outlets are to be 75mm dia., with 75mm square section rain water pipes with swan neck and anti-splash shoe, all pipes are to be secured with proprietary brackets and fixed with brass screws.

2,400mm

900mm

The existing balcony is to be fitted with a retractable blind to provide a sun shade over the balcony doors

New Sign
Subject to approval on a new appl'ication

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Clark Craft

Matching tile roof over the new window.

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Existing door and window removed and openings built up.

NOTE
Existing window positions with windows lowered and fitted with roller security shutters.

New Sign
Subject to approval on a new appl'ication

New brickwork

The existing roller shutter is to be retained for security.

New signage above the window.

NOTE
The existing door opening is to be built up to the window height position inside the building behind the existing shutter and fitted with a new window frame.

Proposed Side Elevation

FOUNDATIONS

Foundations are to be concrete strip minimum 600mm wide x 150mm thick C25 concrete mix, foundations are to be a minimum depth of 1m in clay sub-soil to provide adequate frost protection in accordance with the British Standards. All foundations are to comply with the Approved Document A1 and A2 of the Building Regulations.

New bay window to replace the existing window to be constructed with stone stall riser and aluminum frame above with 28mm double glazed units.

Proposed Front Elevation Railway Street

DAMP PROOF COURSE

Damp proof course is to be provided in both inner and outer leaf of Brick/blockwork the outer leaf DPC must be at least 150mm above the finished ground level, the inner DPC is to be linked with the floor damp proof membrane (solid floor construction) in the case of timber suspended floors directly under the joists.

Proposed Side Elevation To Irwell Street

SAFETY GLAZING

Glazing in doors and windows must comply with safety regulations applicable to their locations. Information is contained in the Approved Document Part N and the Workplace (Health, Safety and Welfare) Regulations 1992.

Proposed Rear Elevation

Existing Rear Elevation

Existing Side Elevation

Existing Front Elevation

Existing Side Elevation

Client

Mr & Mrs G. Scott

Location

Empire Works (Clark Craft)
Railway Street, Ramsbottom. BL0 9AS

Project

Alterations to the front elevation & internal layout

Drawing

Planning

Agent

APB
Consultant Building Surveyors
1 Maple Grove
Ramsbottom BL0 0AN
Telephone 01706 626300
Mobile 0797640449

 RICS

Scale

1:100

Date

20th March 2023

Drawing No.

DWG/002

Revision

B-4 5-7-23

This drawing is provided for planning & Building Regulations consent only. The contractor must check all dimensions on site before works are commenced. The contractor must comply with all requirements of the Health & Safety Regulations.

DO NOT SCALE THIS DRAWING

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