

GENERAL BUILDING NOTES.

APPLICANT TO TAKE ALL MEASURES DEEMED NECESSARY TO PREPARE AGREEMENT WITH ADJOINING NEIGHBOUR FOR USAGE OF PARTY WALL, ALL IN ACCORDANCE WITH THE PARTY WALL ACT OF 1996.

ALL WORK TO BE IN COMPLIANCE WITH ROBUST CONSTRUCTION DETAILS TO LIMIT THERMAL BRIDGING AND AIRLEAKAGE.

ALL WORK TO BE IN COMPLIANCE WITH THE CURRENT BUILDING REGULATIONS AND TO ACHIEVE THE FOLLOWING U-VALUES.

FLOORS - 0.18W/m²K
CAVITY WALLS - 0.18W/m²K
PITCHED ROOFS - 0.15W/m²K
FLAT ROOFS (COLD DECK) - 0.15W/m²K
FLAT ROOFS (WARM DECK) - 0.15W/m²K
GLAZING - 1.40W/m²K

IF BOILER IS TO BE REPLACED, THIS SHALL COMPLY TO SEDBUCK RATING OF 92% MINIMUM, WITH DETAILS AND COMMISSIONING CERTIFICATES TO BE SUBMITTED BY SPECIALIST ON COMPLETION.

HEATING AND HOT WATER SYSTEM TO BE COMMISSIONED SO THAT AT COMPLETION THE SYSTEM AND THEIR CONTROLS ARE LEFT IN WORKING ORDER, WITH COMMISSIONING CERTIFICATES TO BE GIVEN TO LOCAL AUTHORITY BUILDING CONTROL ON COMPLETION.

ALL NEW RADIATORS ARE TO BE PROVIDED WITH THERMOSTATIC VALVES.

ALL CAVITIES AT THE TOP ARE TO BE CLOSED WITH NON-COMBUSTABLE MATERIAL AND ALL NEW WINDOW AND DOOR REVEALS ARE TO BE CLOSED WITH THERMATE CAVITY CLOSURES OR SIMILAR APPROVED, INSTALLED ALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

DRAINAGE LAYOUT INDICATIVELY SHOWN, AND ASSUMED TO BE A COMBINED SYSTEM, AND THIS IS TO BE MAINTAINED.

ACTUAL LAYOUT TO BE CHECKED AND AGREED ON SITE WITH LOCAL AUTHORITY BUILDING SURVEYOR.

GENERAL ELECTRICAL NOTES TO MEET PART P

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) OF THE CURRENT BUILDING REGULATIONS, AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

PRIOR TO COMPLETION THE LOCAL AUTHORITY BUILDING CONTROL MUST BE SATISFIED THAT EITHER:

A. AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER THE COMPETENT PERSON SELF CERTIFICATION SCHEME HAS BEEN ISSUED, OR

B. APPROPRIATE CERTIFICATES AND FORMS DEFINED IN BS 7671 HAVE BEEN SUBMITTED THAT CONFIRM THAT THE WORK HAS BEEN INSPECTED AND TESTED BY A COMPETENT PERSON.

A COMPETENT PERSON WILL HAVE SOUND KNOWLEDGE AND EXPERIENCE RELEVANT TO THE NATURE OF THE WORK UNDERTAKEN AND TO THE TECHNICAL STANDARDS SET DOWN IN BS 7671, BE FULLY VERSED IN THE INSPECTION AND TESTING PROCEDURES CONTAINED IN THE REGULATIONS AND EMPLOY ADEQUATE TESTING EQUIPMENT.

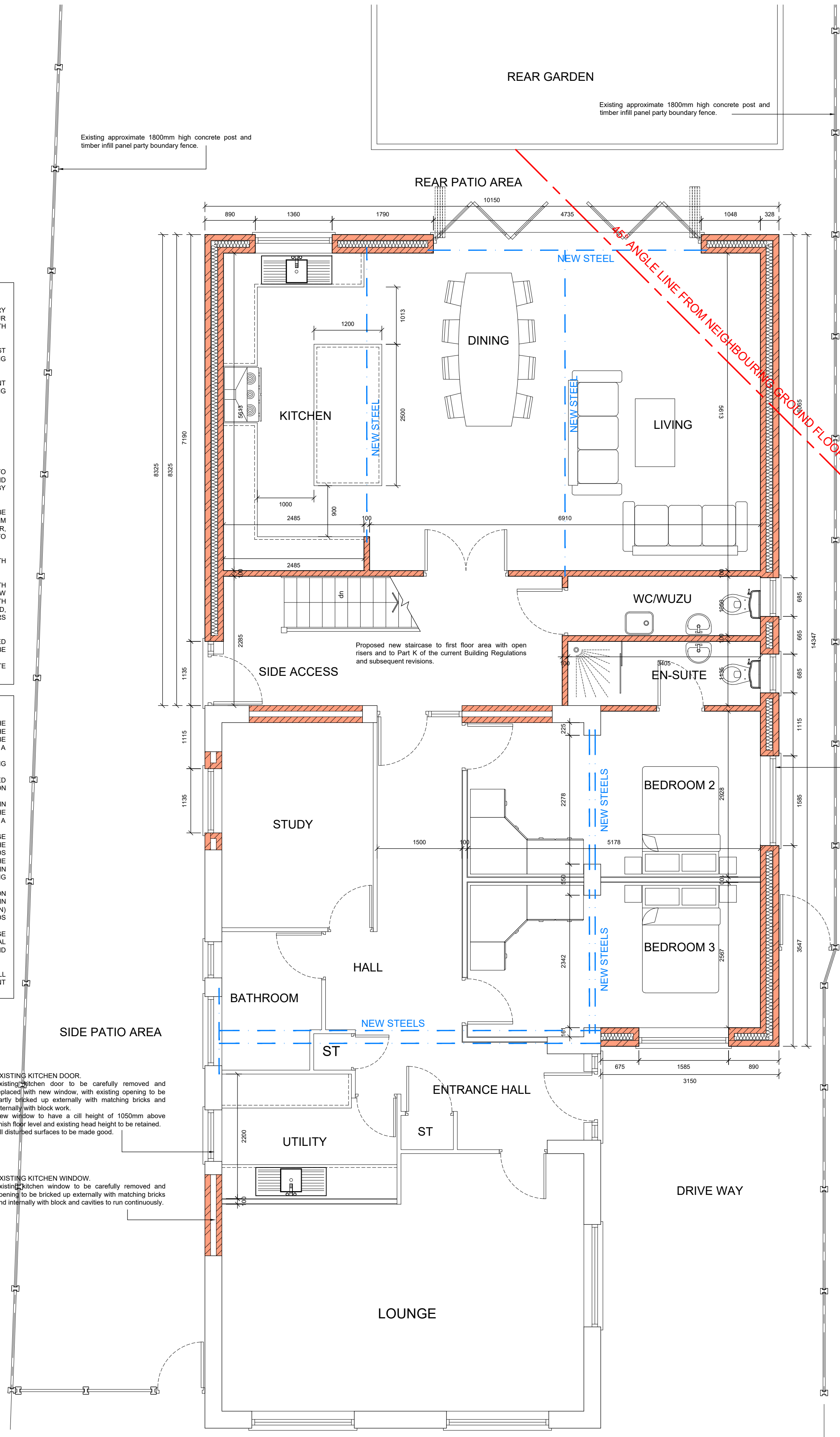
IN THE CASE OF OPTION B ONLY, THE COMPETENT PERSON MUST BE A MEMBER OF NICEIC OR ECA. IN ADDITION, IN THE CASE OF MINOR WORKS (SEE PART P FOR DEFINITION) AN ELECTRICIAN QUALIFIED TO AT LEAST CITY AND GUILD'S 2391 IS CONSIDERED TO BE A COMPETENT PERSON.

THE PERSON CARRYING OUT THE WORK MUST ARRANGE FOR A COMPETENT PERSON TO INSPECT THE ELECTRICAL INSTALLATION AT FIRST FIX STAGE AND INSPECT AND TEST PRIOR TO THE INSTALLATION BEING LIVE.

ENERGY EFFICIENT LIGHTING TO BE PROVIDED TO ALL ROOMS, ALL IN ACCORDANCE WITH APPROVED DOCUMENT L1A AND SUBSEQUENT REVISIONS.

EXISTING KITCHEN DOOR.
Existing kitchen door to be carefully removed and replaced with new window, with existing opening to be partly bricked up externally with matching bricks and internally with block work.
New window to have a sill height of 1050mm above finish floor level and existing head height to be retained.
All disturbed surfaces to be made good.

EXISTING KITCHEN WINDOW.
Existing kitchen window to be carefully removed and opening to be bricked up externally with matching bricks and internally with block and cavities to run continuously.



PROPOSED GROUND FLOOR PLAN
SCALE: 1:50



BLUE DASHED LINES INDICATE PROPOSED NEW STEELS INDICATIVELY SHOWN, WITH ACTUAL POSITION AND SIZE TO BE ALL IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS AND TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS AND RECOMMENDATIONS.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWING, WITH ENGINEERS DRAWING TO TAKE PRESEDENT ON ALL STRUCTURAL ISSUES.

STEEL SIZES TO BE APPROVED WITH LOCAL AUTHORITY BUILDING CONTROL PRIOR TO COMMENCEMENT ON SITE.

ALL DIMENSIONS AND LEVELS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT ON SITE.

EXISTING FOUNDATIONS AND LINTELS ARE TO BE EXPOSED AND CHECKED BY LOCAL AUTHORITY BUILDING CONTROL SURVEYOR FOR SUITABILITY OF ADDITIONAL LOADINGS.

IF FOUND IN ADEQUATE THEN ALL MEASURES DEEMED NECESSARY TO BE ALL IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS AND TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS ON SITE.

GENERAL NOTES.

1. The drawing is the property of Y A Architectural Services and copyright is reserved by them, and this drawing is not to be copied or disclosed by or to any unauthorised persons without prior written consent of Y A Architectural Services.

2. All dimensions are approximate only and are to be checked on site by contractor and any discrepancies to be reported prior to commencement of work.

3. Do not scale from this drawing, only work to written dimensions.

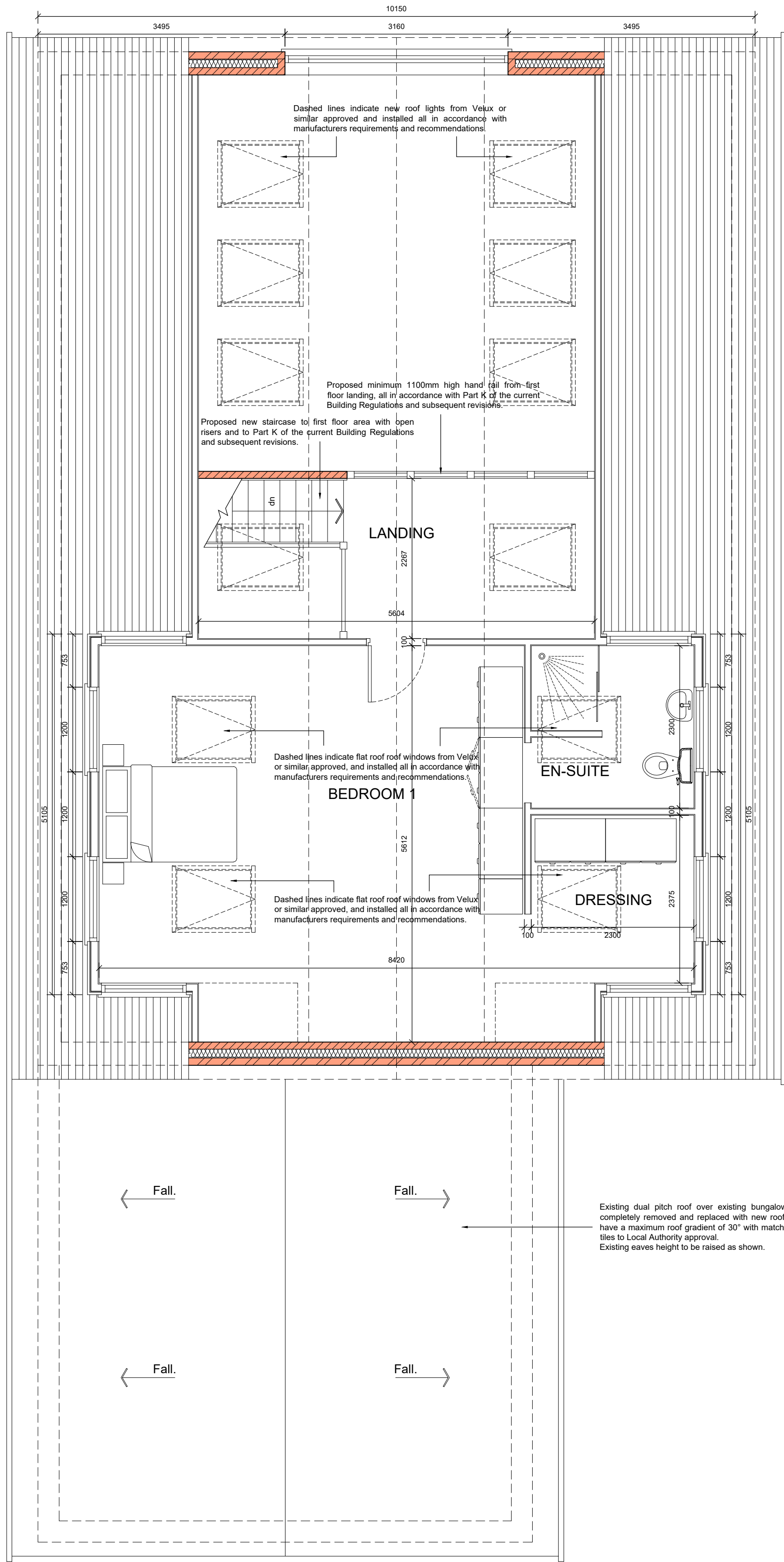
4. All new drains to be laid, jointed and tested to the entire satisfaction of the Local Authority.

5. All work to comply with current Building Regulations and subsequent revisions.

6. Foundations not to encroach over boundaries.

EXISTING ADJOINING NEIGHBOURING DWELLING.

BEDROOM 2 WINDOW.
REV C: 20.08.25 New bedroom 3 window to be provided with obscure glazing to Local Authority approval.



PROPOSED FIRST FLOOR PLAN
SCALE: 1:50

Existing dual pitch roof over existing bungalow to be completely removed and replaced with new roof and to have a maximum roof gradient of 30° with matching roof tiles to Local Authority approval.
Existing eaves height to be raised as shown.

PLANNING ISSUE

C	GENERAL PLANNING REVISIONS, ROOMS CORRECTLY LABELED AND BEDROOM 2 WINDOW GLAZING CHANGED TO OBSCURE FOLLOWING PLANNERS COMMENTS.	20.08.25
B	PLANNING REVISIONS BEDROOMS CORRECTLY NUMBERED FOLLOWING PLANNERS COMMENTS.	22.07.25
A	REAR DOUBLE STOREY REAR EXTENSION CHANGED TO SINGLE AND SCHEME REVISED FOLLOWING CLIENTS REQUIREMENTS AND SUBMITTED FOR PLANNING.	07.07.25
AMENDMENTS		DATE
Y A Architectural Services		
Unity House, Fletcher Street, Bolton, Lanc. BL3 6NE tel/fax: 01204 559988 Mobile: 07802 434415 e-mail: design@yaas.co.uk www.yaas.co.uk		
DRAWN: Y AHMED.	DATE: 07.07.25	
CHECKED:	SCALE: 1:50@A1	
PROJECT: PROPOSED DEMOLITION OF EXISTING GARAGE AND ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS, INCLUDING RAISING OF EAVES AND RIDGE HEIGHTS, INSTALLATION OF SIDE DORMERS AND INTERNAL ALTERATIONS, TOGETHER WITH THE ERECTION OF A SINGLE STOREY OUTBUILDING AT 1 RUDOWICK DRIVE, BURY.		
CLIENT: MR WAQQAS QAMAR.		
JOB TITLE: PROPOSED GROUND AND FIRST FLOOR PLANS.		
JOB No: 2002-P02C		