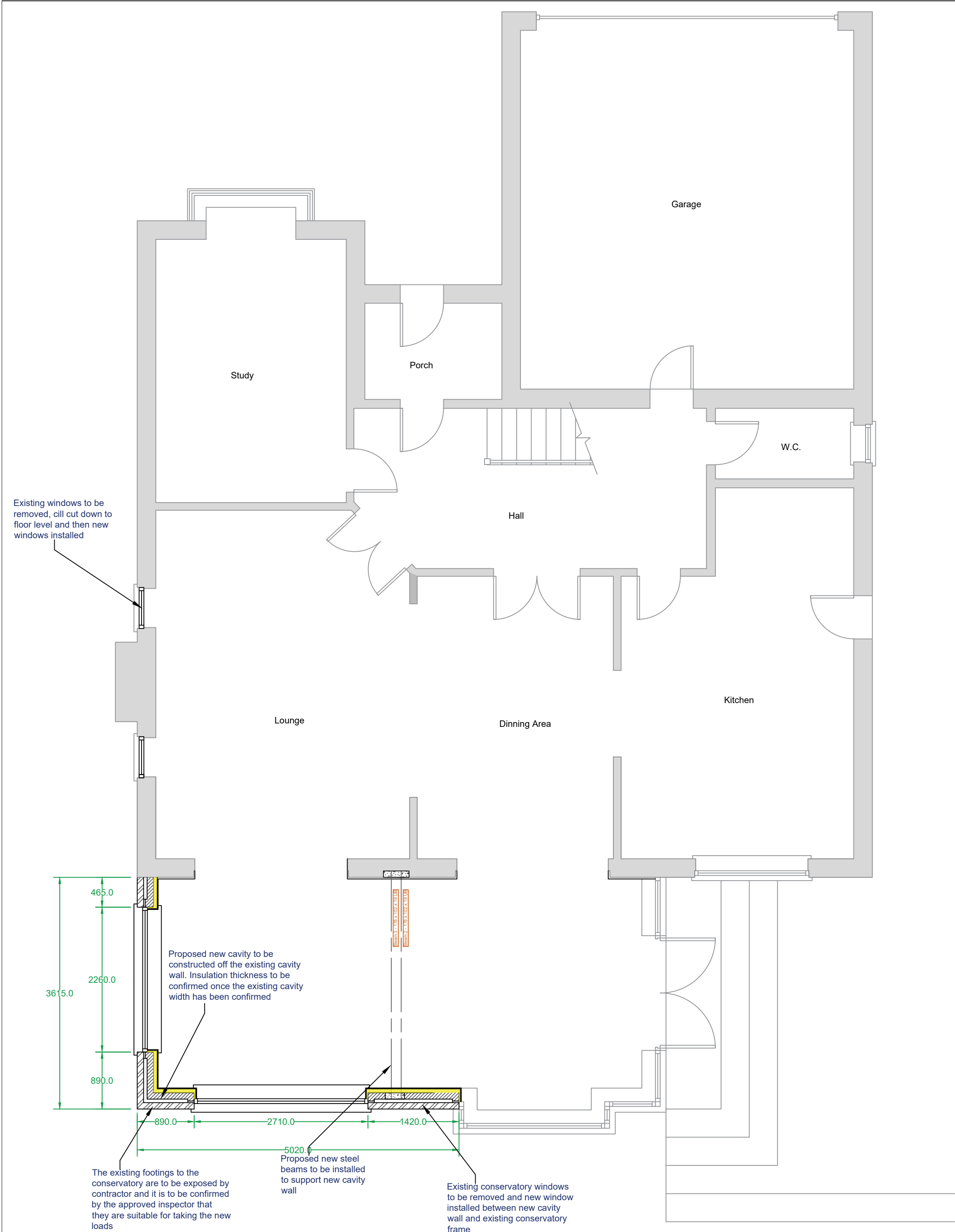




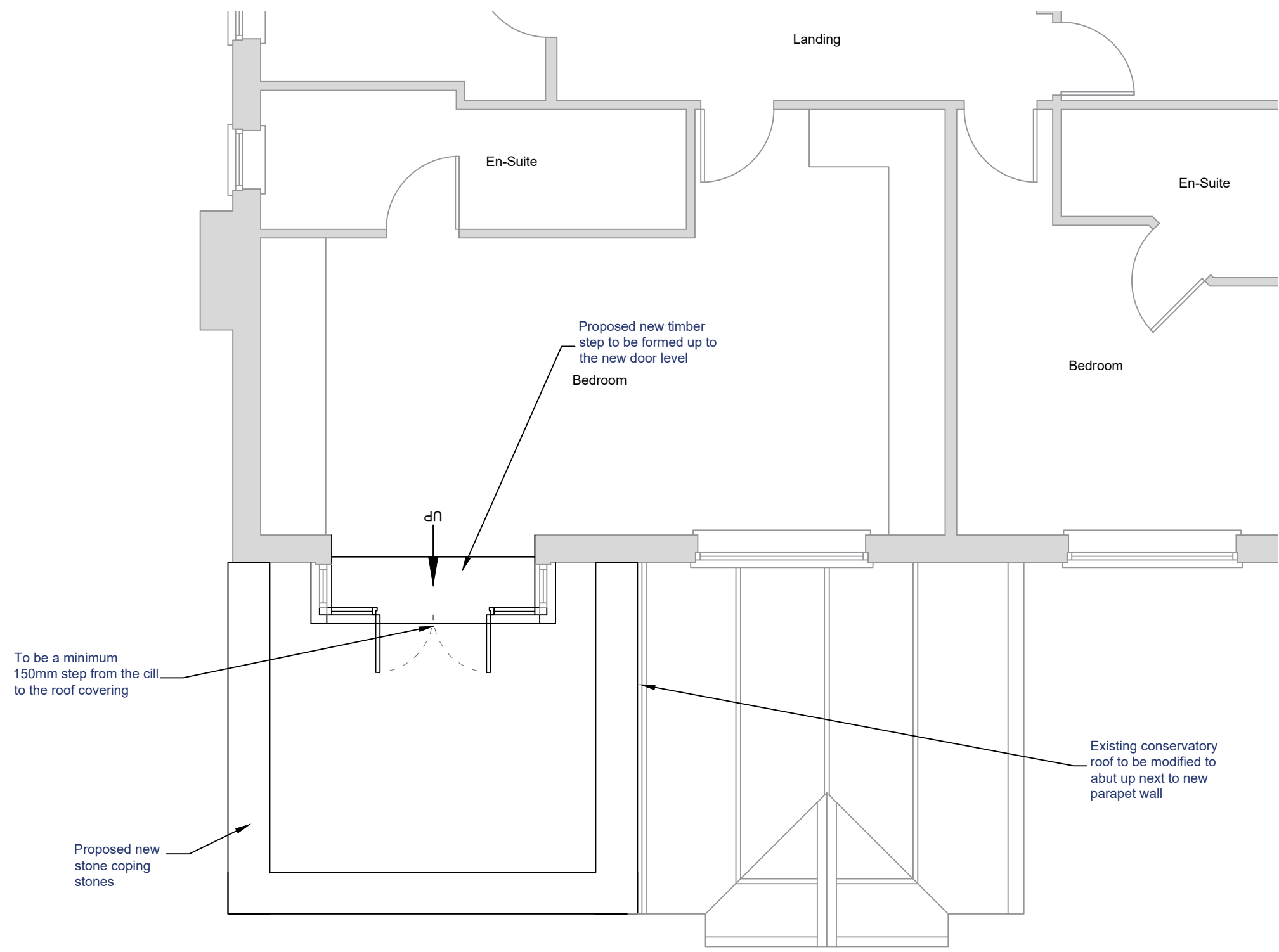
Proposed Ground Floor Plan
Scale (1:50)

Building Regulation Notes:

Foundation: Existing foundations to be checked for suitability at commencement of the work to assess impact of the proposal. Approved inspector to confirm suitability of foundation before works commence onsite.

Walls: Proposed new cavity wall to be constructed off the existing cavity wall using 102mm facing brick to the external leaf. Inner leaf to be 100mm Fibolite block, 7.3N/mm² compressive strength. New cavity to be set to match the existing. New cavity tray is to be installed on top of the existing cavity wall with weep vents set a 900mm centres. Internally new block work is to have 72.5mm EcoTherm Eco-Linear insulated plasterboard on dabs. Plasterboard to have all joints taped using British Gypsum Gyproc Fiba Tape Perfect Finish, then finished with 3mm coat British Gypsum Thistle MultiFinish plaster. New leaves are to be tied together using double drip stainless steel wall ties positioned at 450mm vertically and 750mm horizontally. Ties are to be to every course around openings. Where new cavity wall intersect with the existing the new cavity is to be cut into the existing and vertical DPC installed. New parapet wall is to be finished at head with new stone coping stones set with a fall back to the flat roof. Parapet wall to have a new cavity tray installed along its full length with weep holes at 900mm centres.

Roof: Proposed new flat roof joists are to be 63x145mm C24 strength timbers sat at 400mm centres. New flat roof joists are to be doubled up under either side of the existing bay window which is to be retained. Doubled up timbers are to be bolted together at 600mm centres using M100 bolts. Joists are to have herringbone strutting installed at mid span and joists are to be restrained at 2000mm centres using 30x5mm galvanised steel restraint straps, extending over a minimum of 3 flat roof joists. New joists are to be hung from bat hangers fixed to new pole plate where it abuts the existing building. The new pole plate is to be 63x145mm treated timber resin anchored into the external face of the cavity wall at 600mm centres using M12 bolts. New flat roof joists are to have 100mm to 0mm firings fixed to the top of them, then 18mm OSB moisture resistant boarding, 120mm EcoTherm Eco-Versal insulation, 18mm OSB T&G moisture resistant roofing boards all finished with one layer single membrane EPDM covering. 40mm EcoTherm Eco-Versal insulation is to be installed to the internal face and top of the parapet wall (insulation to meet the cavity wall insulation and to be taped together using a quality foil backed tape). This insulation is to be covered with 18mm OSB board and EPDM, which is to extend over cavity and outer facing brick of the cavity wall (topped off with new coping stones) Roof covering is to be installed as per the manufactures recommendations. 40mm EcoTherm Eco-Versal insulation is to be placed between the joists and fixed light up against the underside of the OSB deck and secured in position. The underside of the flat roof joists are to be finished with one layer vapour barrier and 15mm British Gypsum SoundBloc plasterboard. Plasterboard to have all joints taped using British Gypsum Gyproc Fiba Tape Perfect Finish, then finished with 3mm coat British Gypsum Thistle MultiFinish plaster.



Proposed First Floor Plan
Scale (1:50)

Heating: New radiators to be double panel high efficiency type fitted with thermostatic valves. Existing boiler to be examined by Gas Safe engineer to determine suitability of increased load. If new boiler is required it should be a natural gas boiler which is required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 86%.

Drainage: Proposed new rain water to discharge through the cavity wall using a 100mm Horizontal Outlet for EPDM Roof Systems, installed the the manufactures recommendations. Outlet to discharge into new rain water hopper which is connected to new 85mm Ø rain water pipe, which in turn connects into to the existing surface water drainage as existing.

Smoke Detection: Detection to be inter-linked and hardwired to the existing mains on a separate fusible link. Detectors to be positioned at each floor level, a minimum of 300mm away from any wall or door swing and no more than 3000mm away from any bedroom. Heat detection to be provided to the kitchen located a minimum of 300mm away from any wall or door swing. Carbon Monoxide alarms to be provided over new position boiler.

Electrical: All electrical work required to meet the requirements of Part P (Electrical Safety) should be designed, installed, inspected and tested by a person competent to do so in accordance with BS7671. A copy of the certificate should be forwarded to the Council immediately following the completion of the electrical installation. All new lighting to have energy efficient bulbs. All new sockets (power), to be 450mm above finished floor level, light switches to be 1200mm above finished floor level.

Ventilation: Eaves to have over fascia ventilation equivalent to a continuous 25mm gap. Bathroom to have mechanical ventilation rated at 15 l/s connected to the light switch with a 15 min. overrun facility. Kitchen to have either hood rated at 30 l/s, or fan rated at 60 l/s. All mechanical ventilation to discharge to external air. If flexible ducts are to be used for the fans then it must be pulled tight to ensure the rated extraction is maintained.

Windows/Doors: All windows are to be sealed to the fabric of the building both internally and externally ensuring reduced air leakage. New windows to have an open area of 1/20th that of the room served. Trickle vents (if required), to give clear area of 8000mm² to habitable rooms and 4000mm² elsewhere. New bedroom to be fitted with escape facility windows. To be a minimum 450x750mm with a clear area of 0.33m² and minimum 800mm sill level. Safety glazing installed to all relevant doors, glazing with a sill level below 800mm and glazing in area of door swing. New uPVC window frames to be filled with DG units in K glass (inner pane) with 24mm cavity to achieve the required U value of 1.6w/m²°C and doors to achieve a minimum U value of 1.8w/m²°C.

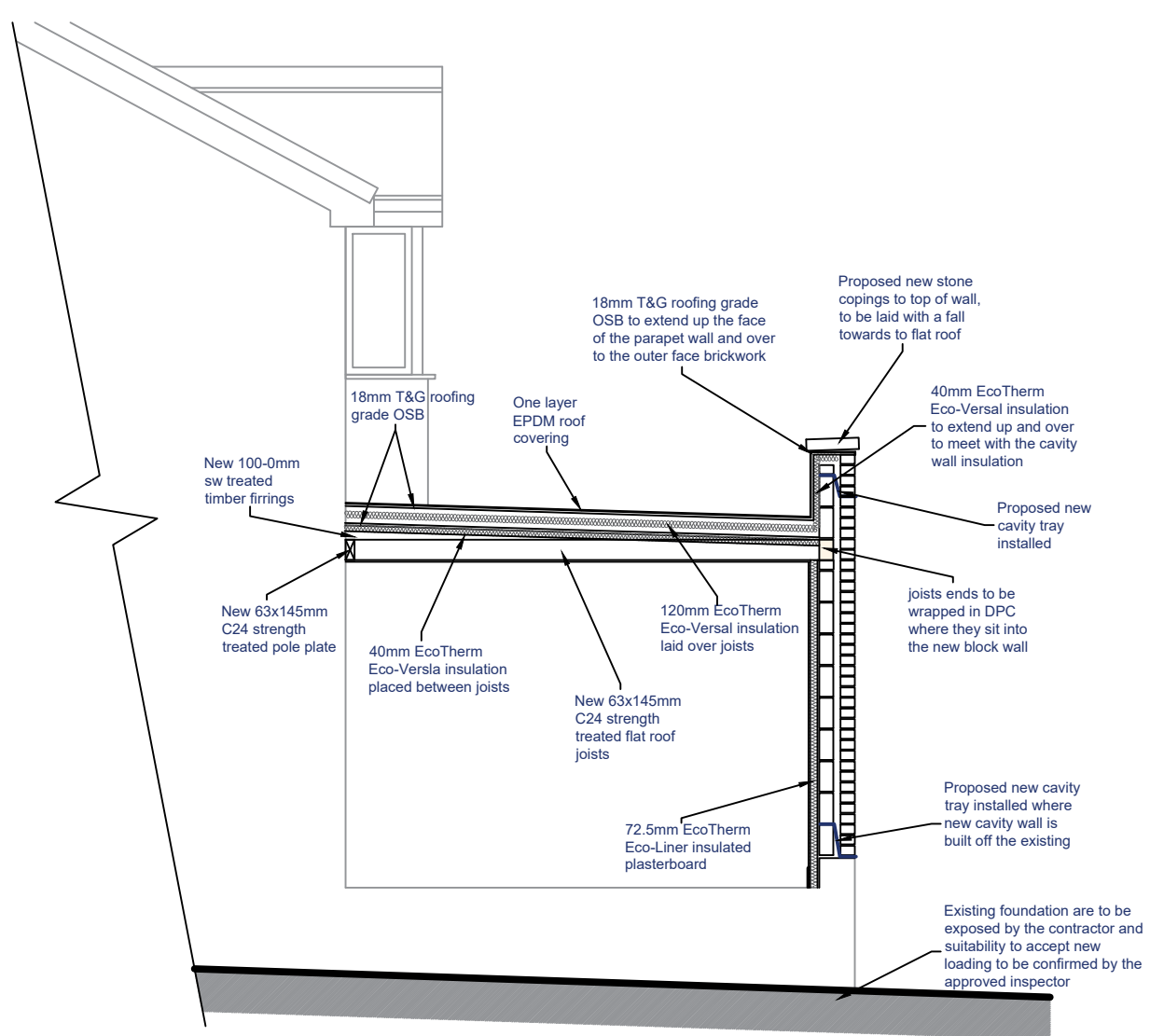
Steel/Structural Beams: Proposed new steel/structural beams are to be as per the structural engineers calculations. New steel beams are to be boxed in using one layer 15mm British Gypsum FireLine plasterboard mechanically fixed to the beams. Plasterboard to have all joints taped using British Gypsum Gyproc Fiba Tape Perfect Finish, then finished with 3mm coat British Gypsum Thistle MultiFinish plaster. New lintels over the new windows are to be Catnic CX50 with a minimum 150mm seating at either side and are to be installed as per the manufacturers recommendations.

Approved inspectors additional requests

Beam 2 & 3 have been upgraded to a 178 x 102 x 19 UB. Steel beams are to be sat on new preformed concrete padstones. Padstones are to be strapped to the building using 2000x30x5mm galvanised straps and beams are to be resin anchored onto new padstone using M100 bolts.

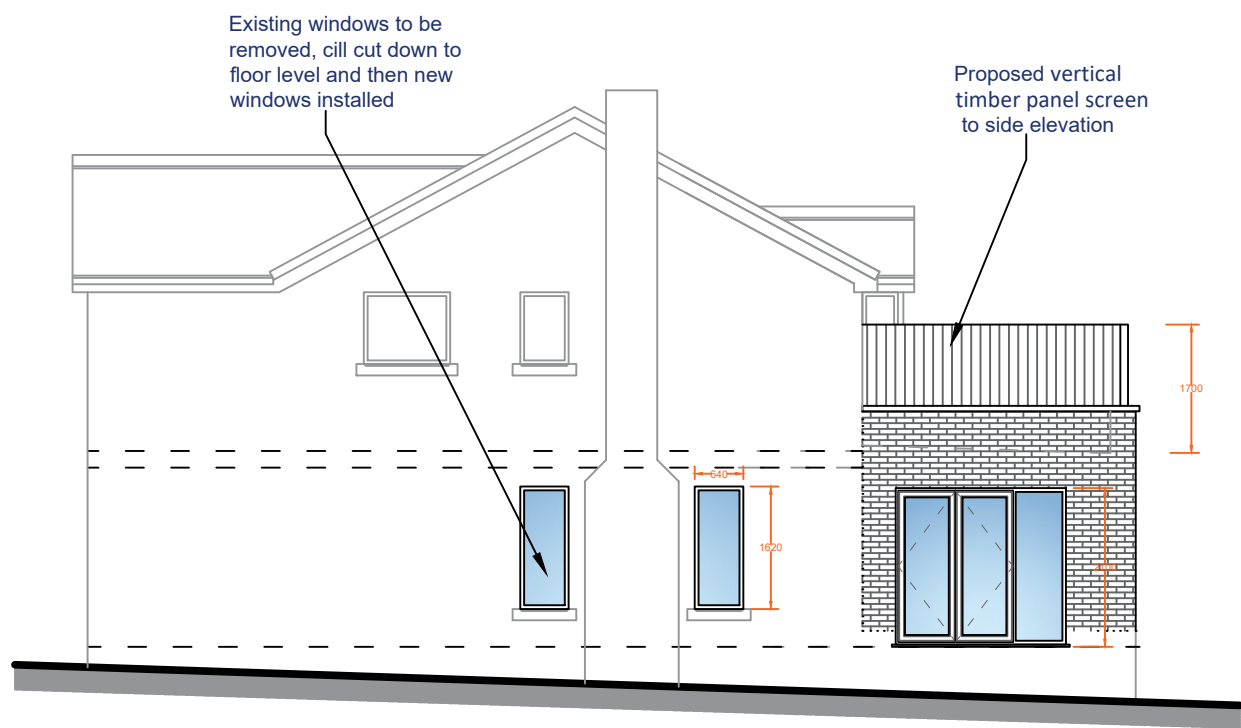
The proposed and existing external walls are to be lined using 72.5mm EcoTherm Eco-Linear insulated plasterboard with 32.5mm used on the window reveals.

The existing concrete slab to the conservatory is to be checked to confirm if insulation is present and if a DPM is present. If no DPM is present the slab is to have either a 1200 gauge DPM installed over the existing or DryBase liquid applied DPM. If no insulation is found to be present the levels are to be checked onsite with approved inspector and decision made if slab needs to be removed or insulation laid over existing slab with a 22mm moisture resistant OSB T&G deck.



Typical Section
Scale (1:50)

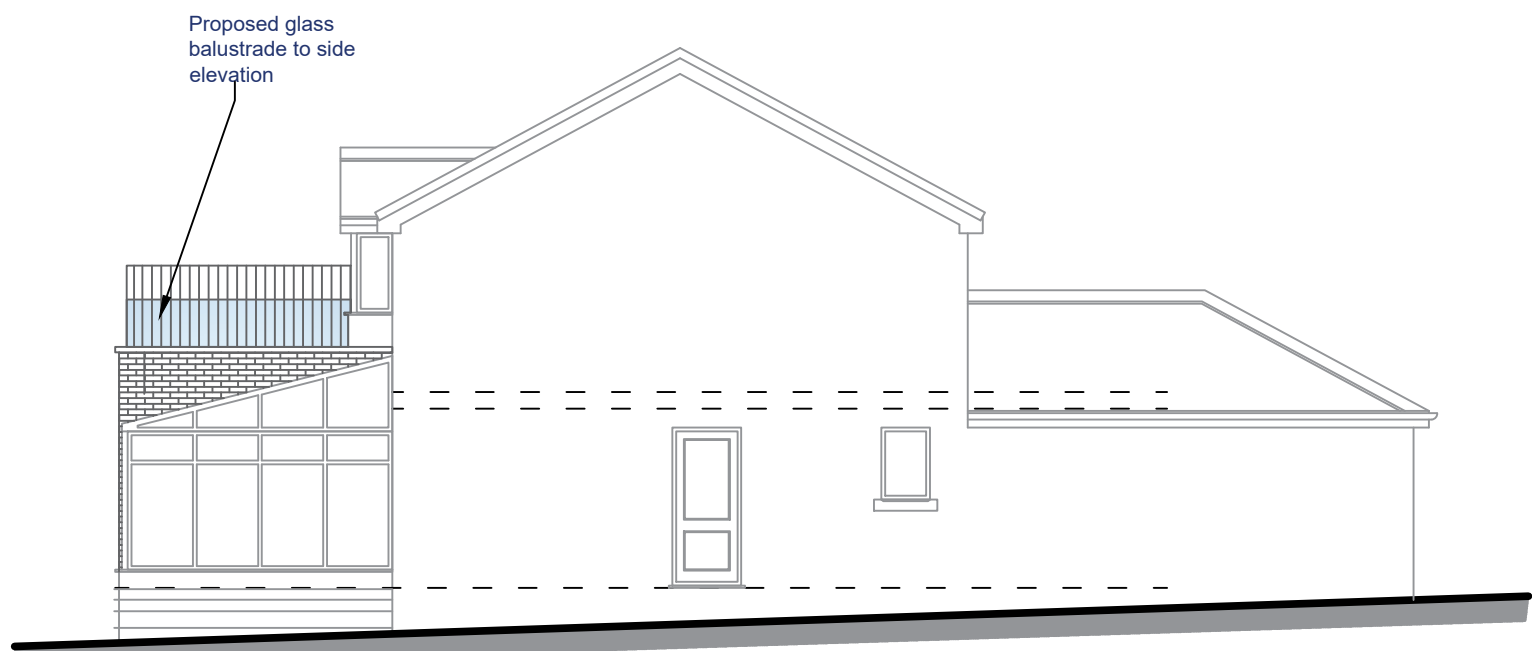
NOTE: Window dimensions shown are to be confirmed by contractor and it is the responsibility of the contractor be satisfied with the dimensions before placing orders



Proposed Side Elevation
Scale (1:100)



Proposed Rear Elevation
Scale (1:100)



Proposed Side Elevation
Scale (1:100)

C.	Amended at the request of client	22/02/22
B.	Amended at the request of client	24/01/22
A.	Amended at the request of the approved inspector	21/10/21
Revision		Date
HOLDEN Lancashire ARCHITECTS		
83 Blackburn Road, Rishton, BB1 4ER		Mob: 07738162386 Email: james@holdenlancs.com Web: www.holdenlancs.com
Drawing Title: Proposed Alterations to Existing Conservatory and Creation of Balcony		
Site Location: 11 Oakley Close, Radcliffe		
Drawing Status: Building Control Plan		
Date: 05/07/2021	Drawn by: JHolden	
Scale: 1:50/1:100@ A1	Ref: 004	Revision: C.
Client: Mr & Mrs Roberts		