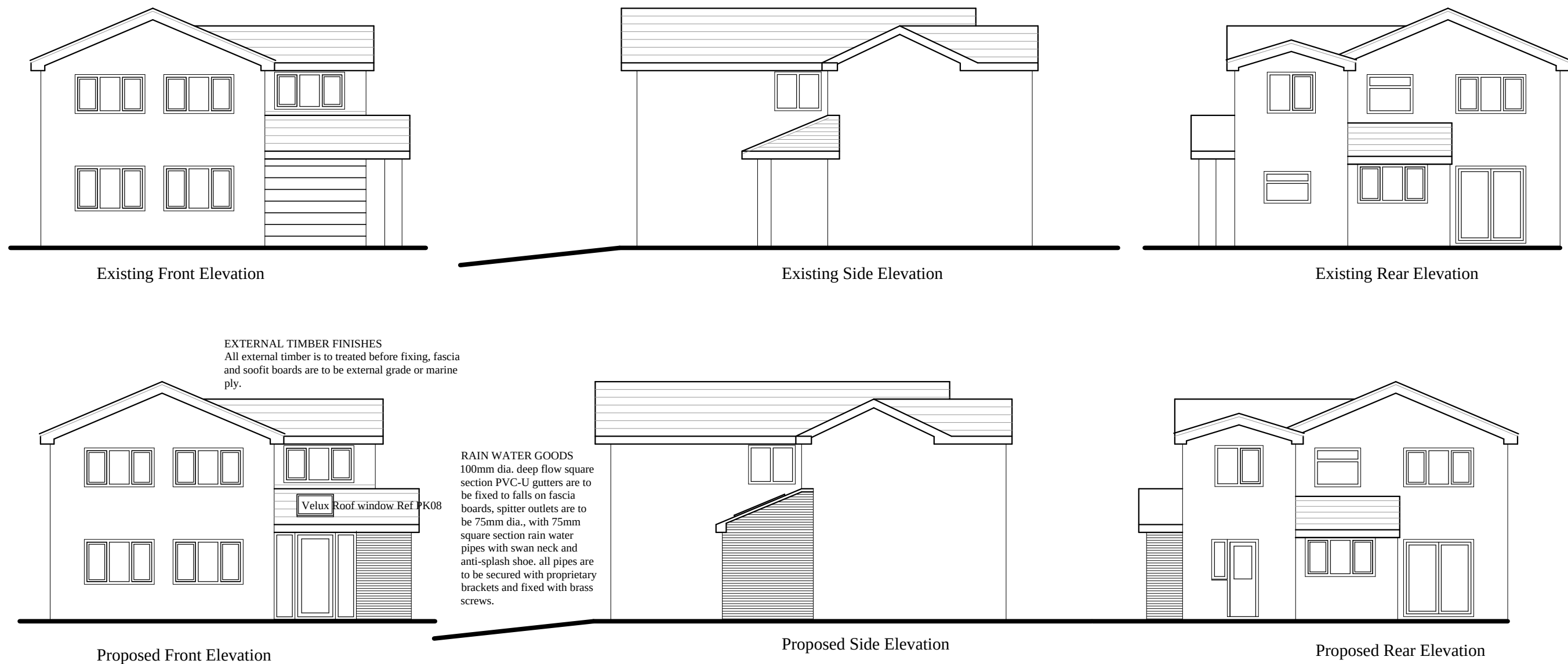
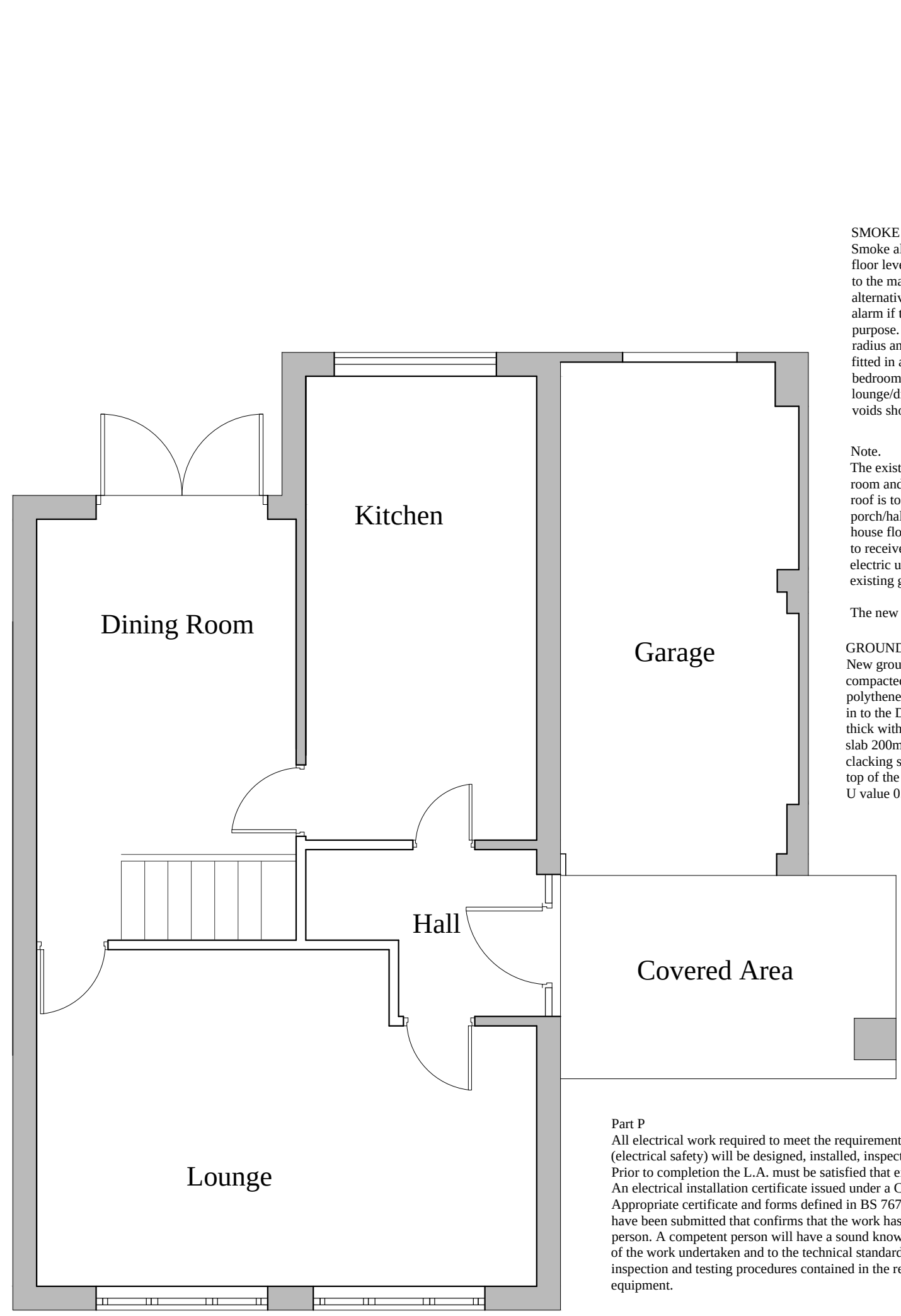




EXTERNAL TIMBER FINISHES
All external timber is to be treated before fixing, fascia and soffit boards are to be external grade or marine ply.

RAIN WATER GOODS
100mm dia. deep flow square section PVC-U gutters are to be fixed to eaves 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.

1:200 Scale



SMOKE ALARMS
Smoke alarms are required to be fixed at ground and first floor levels and interconnected. The alarm must be wired to the main supply and connected to its own fused spur, alternatively the alarm may be connected to an intruder alarm if the system is specifically designed for this purpose. A smoke detector will cover an area of 7.5m radius and a heat detector 5.3m radius, they should be fitted in accordance with BS 5839 siting sensors within bedrooms, circulation area, head of stairways, lounge/dining rooms and roof voids. Alarms within roof voids should be fitted with a remote LED.

Note.
The existing garage is to be converted into a shower room and utility room the area under the existing canopy roof is to be enclosed to form a cloak room and front porch/hall, the floor is to be made level with the existing house floor level using timber joists and 18mm plywood to receive a tile finish and wet room formation with electric under floor insulation if required by client in the existing garage.

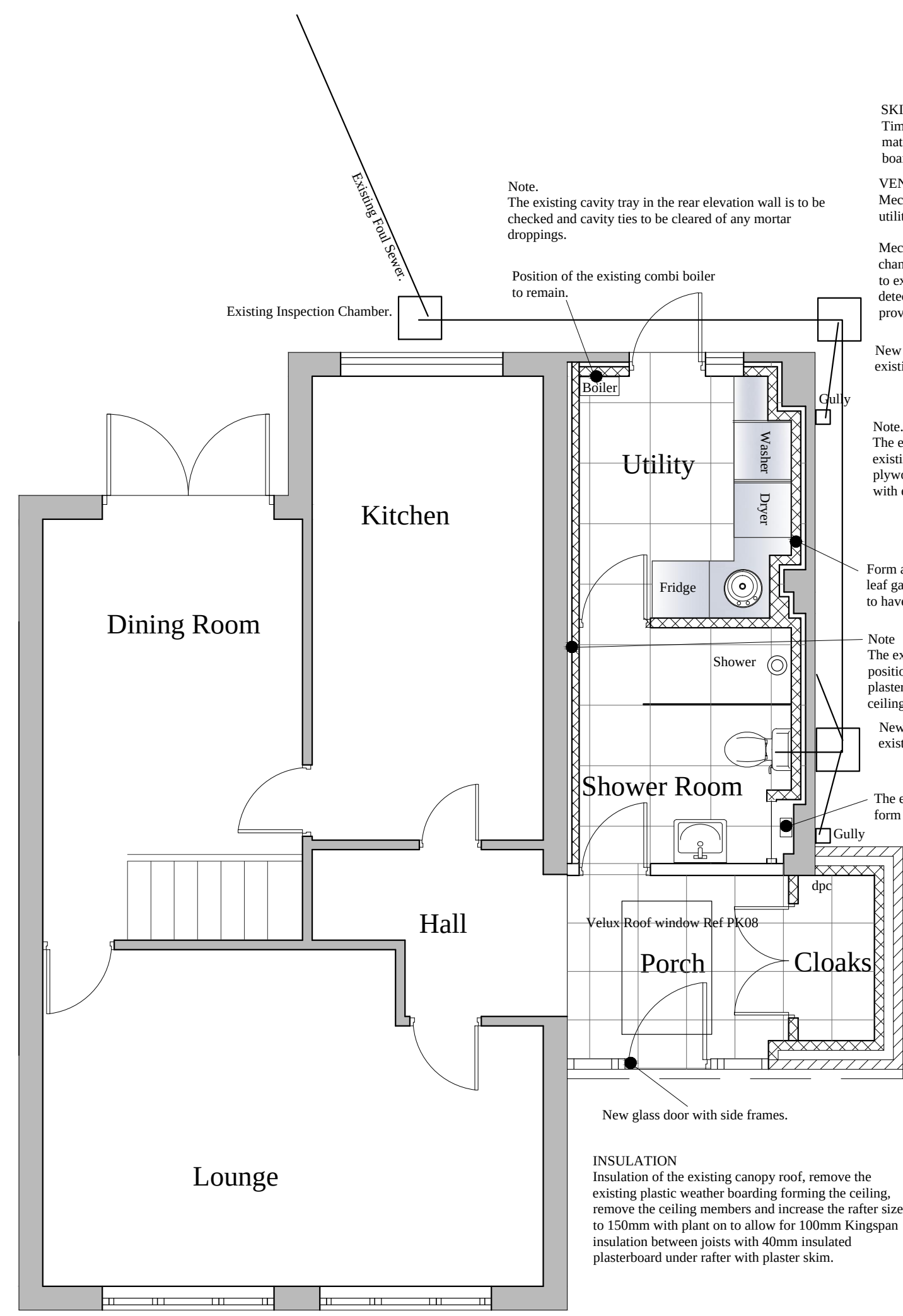
The new floor under the existing canopy see note below.

GROUND FLOOR CONSTRUCTION (SOLID)
New ground floor to be construction, clean stone well compacted to form levels with sand blinding, 1200 gauge polythene DPM to be turned up at the edges and linked in to the DPC, kinspan Kooltherm K3 board 70mm thick with a top layer of 1000 gauge DPM membrane, slab 200mm concrete C25 with one layer of A142 anti clacking steel reinforcement to be place 50mm from the top of the slab.
U value 0.22

Part P
All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the L.A. must be satisfied that either:
An electrical installation certificate issued under a Competent Person Scheme has been issued; or
Appropriate certificate and forms defined in BS 7671 (as amended) have been submitted that confirms that the work has been inspected and tested by a competent person. A competent person will have a 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.

DRAINAGE
All existing drains under the proposed building are to be protected with 150mm of weak mix concrete, flexible jointed drains are to be surrounded with 150mm of pipe bedding with a concrete cover using 150mm thick concrete.

INTERNAL PARTITIONING
All non-load bearing partitions are to be constructed of 100 x 50mm s/w studding at 400mm centres on 100 x 75mm sole plate fixed to the floor. Partition to be insulated with Rockwool bats for sound insulation and covered with 12.5mm thick plasterboard with a density of 10kg/m2 and skim to both sides.



Note.
The existing cavity tray in the rear elevation wall is to be checked and cavity ties to be cleared of any mortar droppings.

Position of the existing combi boiler to remain.

SKIRTING BOARDS
Timber skirting boards are to be provided to all rooms to match existing or if new 200mm x 25mm, all skirting boards are to be treated before fixing.

VENTILATION
Mechanical ventilation fans are required to be fixed to all utility areas and sanitary accommodation.

Mechanical ventilation is required to provide three air changes per hour with a 15 minute over run discharging to external air and controlled by the light switch or detecting sensor. An air inlet to the room should be provided i.e. a 10mm gap under the door.

New manhole and 100mm flexible jointed drain to the existing foul drain as shown.

Note.
The existing garage floor is to be made level with the existing house floor level using timber joists and 18mm plywood to receive a tile finish and wet room formation with electric under floor insulation if required by client.

Form an inner timber frame wall to the existing single leaf garage wall with a 50mm insulated cavity, inner wall to have plaster board and skim finish.

Note
The existing pipe work fixed to this wall is to be re-positioned and new stud wall with 50x75mm with plasterboard and skim to box in the pipe work floor to ceiling level.

New manhole and 100mm flexible jointed drain to the existing foul drain as shown.

The existing gas meter position, form a cupboard to enclose.

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.

EXTERNAL WALL CONSTRUCTION
New external cavity wall to be constructed of 102mm matching face brickwork, 50mm Kingspan Canoltherm cavity insulation bats within 50mm cavity, 100mm 7N solid concrete block block with lightweight plaster finish and skim. U value 0.26
Cantic BB2 stainless steel cavity wall ties to be spaced 900mm horizontally and 450mm vertically to comply with BS 1243 (1978). Cavity to be closed along eaves and around all openings with Cantic CC50 insulated cavity closer's positioned horizontally and vertically to all openings. All openings are to be provided with Cantic lintels with a minimum end bearing of 150mm at both ends. Brickwork used below DPC to be constructed in Class B engineering or trench block may be used, the cavity is to be filled within 200mm of the DPC with weak mix concrete. All new cavity walls are to be cut through to existing cavities and be continuous. U value 0.26

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.

VENTILATION
Mechanical ventilation fans are required to be fixed to all kitchen areas, utility areas and sanitary accommodation. The kitchen fans are to extract 60 litres per second or if incorporated within a cooker hood 30 litres per second will be required.

SANITARY ACCOMMODATION
Mechanical ventilation is required to provide three air changes per hour with a 15 minute over run discharging to external air and controlled by the light switch or detecting sensor. An air inlet to the room should be provided i.e. a 10mm gap under the door.

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.

WASTE PIPES
All waste pipes are to be a minimum of 38mm dia. to wash hand basins and sinks, pipes are to be fitted with 75mm deep seal traps or anti-vac traps if connected directly to a soil and vent pipe, 40mm waste pipes are to be provided to bath and showers. Soil and vent pipes are to be 100mm dia and terminated 1m above any opening windows adjacent to the stack, a suitable bird cage is to be fitted to the top of the stack. Alternatively an air admittance valve may be used above the last stack connection. All installations are to comply with the Approved Document Part H and BS 5572 (1978).

Client Mr Robert Aspinall	
Location 7 Green Park Close, Greenmount/ Bury, BL8 4QB	
Project Alterations to the existing garage	
Drawing Building Regulations Application	
Agent APB Consultant Building Surveyors 1 Maple Grove Ramsbottom BL0 0AN Telephone 01706 826300 Mobile 07576040449	
	
Scale 1:100	Date 22nd September 2020
Drawing No. DWG/01	Revision
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	

Existing Ground Floor Plan

Proposed Ground Floor Plan