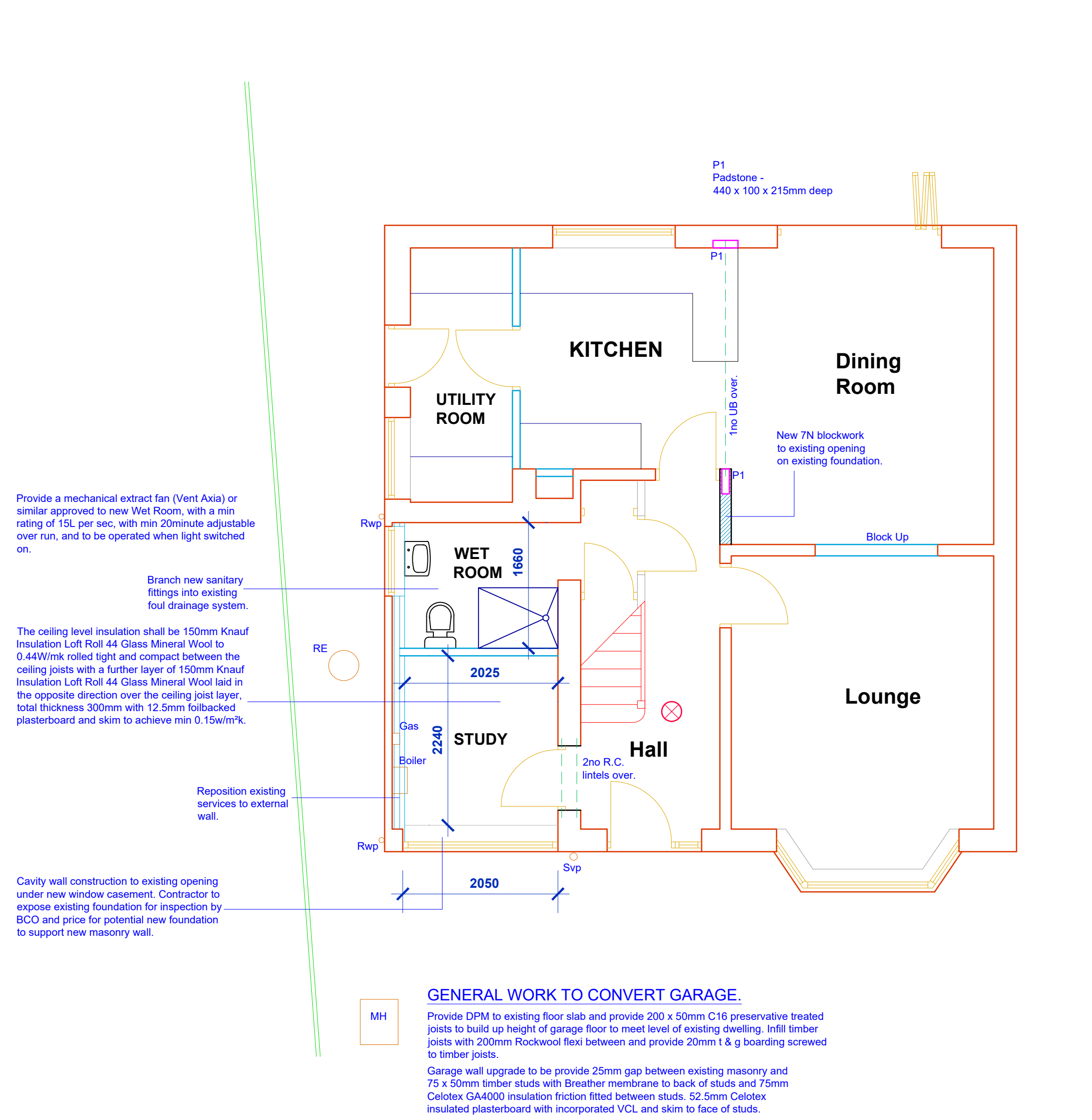


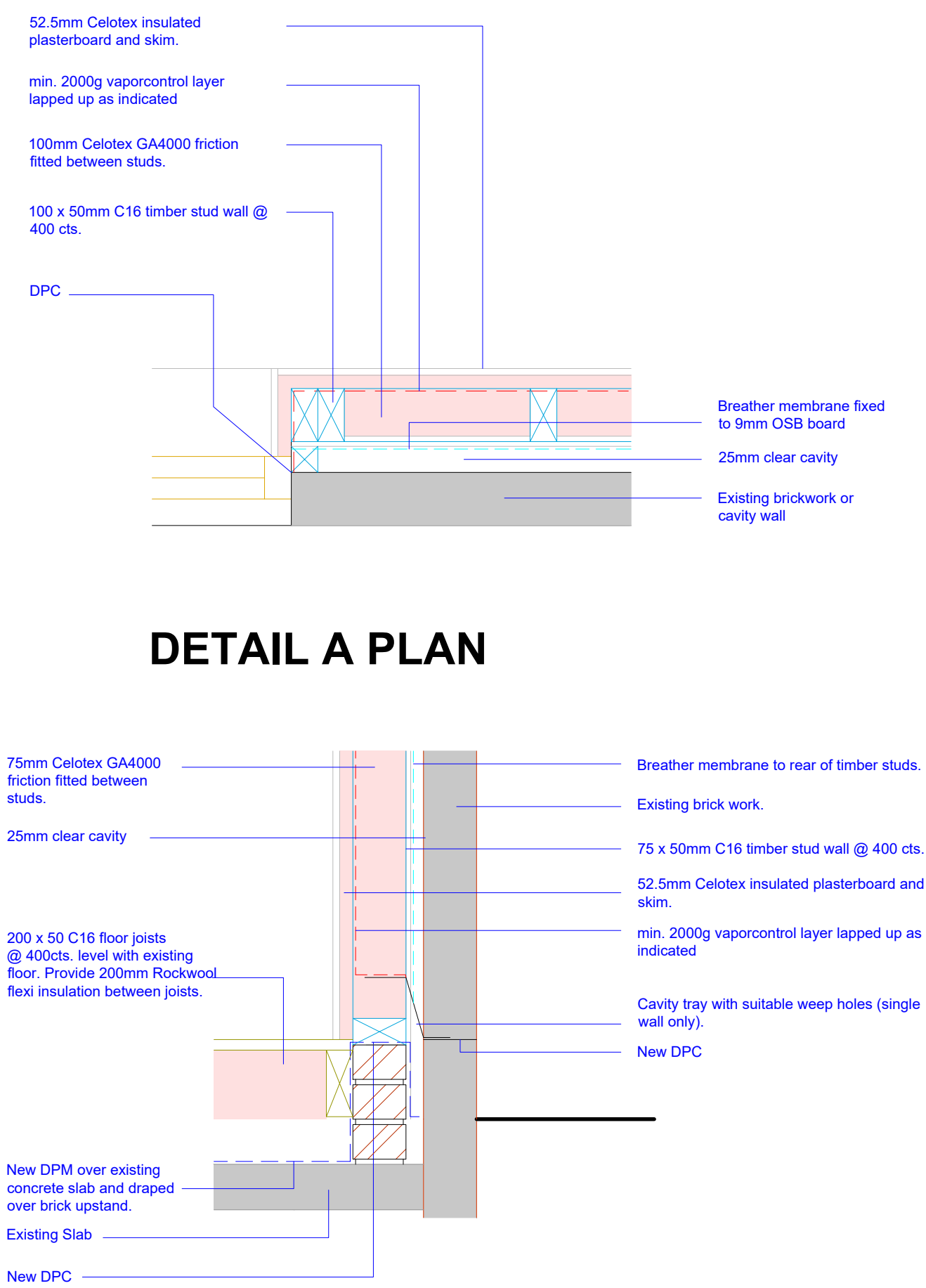


PROPOSED GROUND FLOOR PLAN

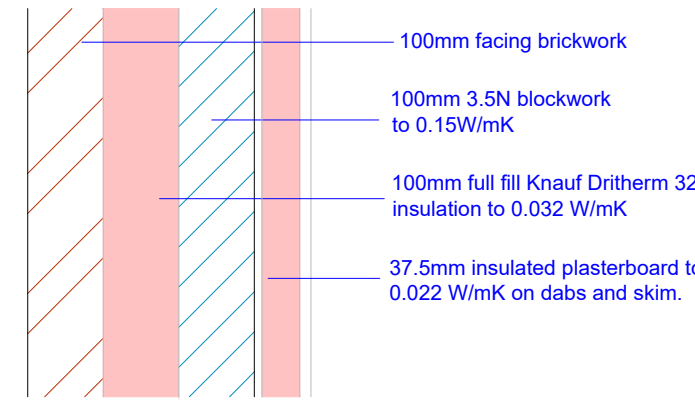
Facing brickwork to match existing.

Any glazing to external windows and doors below 800mm from floor level to have safety glazing to BS 6206 class C.

EXISTING FRONT ELEVATION



DETAIL B SECTION



CAVITY WALL DETAIL

Any glazing to external windows and doors below 800mm from floor level to have safety glazing to BS 6206 class C.

PROPOSED REAR ELEVATION

WORKS DESIGNED INLINE WITH BUILDING REGULATIONS UPDATE JUNE 2022

ANY EXISTING FW / SW SYSTEMS IN EXISTENCE ARE TO BE MAINTAINED IF POSSIBLE. DRAINS ARE TO BE TRACED ACCURATELY PRIOR TO COMMENCING DRAINAGE WORKS, TO ENABLE NATURE OF DRAINAGE (SEPARATE OR COMBINED) A CCTV SURVEY SHOULD BE UNDERTAKEN.

CLIENT / CONTRACTOR TO PROVIDE STRUCTURAL CALCULATIONS TO BUILDING CONTROL PRIOR TO CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CLIENT / CONTRACTOR TO OBTAIN STRUCTURAL CALCULATIONS FOR STEEL BEAMS, PADSTONES & PIERS PARTICULARLY TO LARGE GLAZED OPENINGS.

STRUCTURAL ENGINEER TO ASSESS ALL INTERNAL AND EXTERNAL LINTELS AND PROVIDE SCHEDULE OF LINTELS AS PART OF STRUCTURAL PACKAGE.

Lighting must be low energy light fittings with each lamp having a minimum luminous efficiency of 75 light source lumens per circuit-watt.

Any glazing within doors and adjacent windows to be safety glazing up to 1500mm above floor / ground level to BS 6206 class C.

U-value for all new glazing to be 1.4 W/m²K min 16mm air gap & low E glazing to be used Radiators to be fitted with thermostatic valves

Existing drainage to be fully investigated on site prior to commencement of works

New windows - fully draught-proofed and double-glazed in Low emissivity 'K' glass with 16mm argon filled air gap to give a U-value = 1.4W/m²K (or Window energy rating - band C; or Centre-pane U-value = 1.4W/m²K.

New and Replacement Glazed Doors (more than 50% glazed) - fully draught-proofed and double-glazed in Low emissivity 'K' glass with 16mm air filled air gap to give a U-value = 1.4W/m²K.

New and replacement Doors (less than 50% glazed and solid doors) - fully draught-proofed and double-glazed with 16mm air filled air gap to give a U-value = 1.4W/m²K

Any new or replacement boilers fitted should have a SEDBUK rating of 92% ie. be a condensing boiler. Gas boilers now require one of the following: Flue gas heat recovery, Weather compensation, Load compensation, Smart thermostat with automation and optimisation.

Carbon monoxide (CO) alarm is required where gas, oil and solid fuel burning appliances are installed. Carbon monoxide alarms should comply with BS EN 50291-1:2018 and be a Type A alarm powered by a battery designed to operate for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. Mains-powered BS EN 50291-1:2018 Type A carbon monoxide alarms with fixed wiring (not plug-in types) may be used as an alternative, provided they are fitted with a sensor failure warning device.

Carbon monoxide alarms should be located in the same room as the appliance on the ceiling at least 300mm from any wall or, if it is located on a wall, as high up as possible (above any doors and windows) but not within 150mm of the ceiling; and between 1m and 3m horizontally from the appliance'.

Install a smoke alarm system to BS 5446 part 1. Mains operated interlinked system with battery backup.

This drawing is provided as a document to gain either Planning Permission or Building Regulation approval purposes only. It is not a guarantee that Planning Permission will be granted.

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The contract for the works is between the client and his / her contractor. Contractor to visit site, study the details provided within the drawing and be familiar with both the work to be carried out in accordance with the details provided. Any stated dimension must be checked prior to any form of construction. All works and materials to comply with all relevant British Standards and carry a genuine BBA certificate. The materials specified within this drawing are a guide for the contractor as they are recognised materials with genuine BBA certificates etc. Any contractor who decides to use any different materials than that noted on the drawing must inform James Campbell Associates Ltd.

Any discrepancies discovered or items found that where not visible at the time of the initial survey should be reported to James Campbell Associates Ltd for consultation with our client.

CONSTRUCTION NOTES:-

CAVITY WALL CONSTRUCTION.

External cavity walls to be 100mm brickwork to match existing with 100mm 3.5N blockwork to 0.15W/m²K and 100mm full fill Knauf Dritherm 32 insulation to 0.032 W/m²K held to blocks with plastic retaining clips attached to min 225mm stainless steel housing ties @ 5 ties per m², ties to be at 300mm vertical cts adjacent to window & door openings. Cavity wall insulation to be taken below DPC level to the underside of floor slab insulation. The cavity wall insulation and roof insulation must meet at the top of the wall. Take cavity wall insulation to full extent of the gable walls within roof space. All cavity closures to be insulated Provide vertical DPC to window & door reveals. Top of cavity wall to be closed with supalux or a proprietary approved system Ensure new brickwork is toothed into all existing brickwork. Internal finish to be 37.5mm insulated plasterboard to 0.022 W/m²K on dabs and skim all to achieve min 0.18W/m²K.

INTERNAL WALLS.

Any new partitions to comprise, 75 x 50mm s.w. timber studs @ 400cts, 75 x 50mm s.w. timber sole head & side pieces to be adequately plugged & screwed to wall floor & ceiling over. Faced both sides with 12.5mm plasterboard & skim provide min 100mm fibreglass quilt between studs to act as sound deadening. 75 x 50mm s.w. timber noggins at max 600mm horizontal cts laid in staggered pattern across length of stud wall.

WINDOWS & LINTELS.

Window & door openings to have Catnic combined galvanised steel lintels with a full fill insulation to lintel void, provide a cavity tray over each lintel with min 500 micron dpm min 450mm wide. Windows to be double glazed upvc or timber s.w. or h.w. to clients requirements. Double glazed units to have inner pane of Pilkington Optitherm or similar to give improved 1.2W/m²K (due to excessive area of glazing). Provide opening casements to give min 10% of O.F.A. Habitable rooms with windows to have closeable 'trickle' ventilators built into unit. Background ventilation rated @ 8000mm². Any Utility Room to have mechanical ventilation rated @ min 30L/sec & capable of operating continuously with nominally one air change per hour. Noise attenuating ventilators should be provided if close to sustained noise (main road). To designed and installed to minimise noise, this will require sizing so that they do not operate near the maximum capacity of the fan when operating in normal background ventilation mode.

MISCELLANEOUS.

All timber carcassing for structural elements to be SC3 grade or GS & MGS graded. Timber to be clean, sound & merchantable free from excessive knots etc & moisture attack from external yard storage prior to site delivery.

Any steel lintels / beams to be red oxide treated (min 2 coats) with cut end burrs filed off. Minimum 150mm end bearing where possible & on concrete padstones firmly bonded into walls.

Tooth new cavity wall construction into existing & run cavities through continuously free from mortar snots enabling moisture bridging cavity. Alternatively provide vertical break & DPC added in existing outer facing brickwork.

ELECTRICAL WORK.

All electrical work 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 Local Authority must be satisfied the either:-

An electrical installation certificate issued under a Competent Person Scheme has been issued; or

Appropriate certificates and forms defined in BS 7671 (as amended) 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.

BATHROOM & PLUMBING.

New Toilet to have 100da pvc waste pipe sealed to nearest svp. Provide a supply of mains cold water to WC. C/W stop valve. New W/H to have min 50da pvc waste with min 75 double sealed trap, or anti vacap if waste run is too long, seal waste into nearest svp. New Shower to have min 50da pvc waste with min 75 double sealed trap, or anti vac trap if waste run is too long, seal waste into nearest svp. Provide a mechanical extract fan (Vent Axia) or similar approved to new En Suite, with a min rating of 15L per sec, with min 20minute adjustable over run, and to be operated when light switched on. Kitchen sink waste to be min 50mm with 75 DS trap. Bath / showers to have filment which will limit hot water to 48°C.

A. Updated

DRAWING TITLE

PROPOSED DETAILS

JCA

CHARTERED ARCHITECTURAL SERVICES

CIOB

THE INSTITUTE OF CERTIFIED SURVEYORS

CIAT

THE INSTITUTE OF CHARTERED ARCHITECTS

Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN

Tel: 01706 354888
Mob: 07817 623183
Email: admin@jamescampbellassociates.co.uk
Web: www.jamescampbellassociates.co.uk

PROJECT

PROPOSED GARAGE CONVERSION & ALTERATIONS

LOCATION

11 Glenbeck Road
Whitefield

DRAWN:- Martin D. Ashworth

DATE:- January 2024

SCALE:- 1:50 @ A1

ISSUE:- A

DRAWING NUMBER:-

24.3277.2A