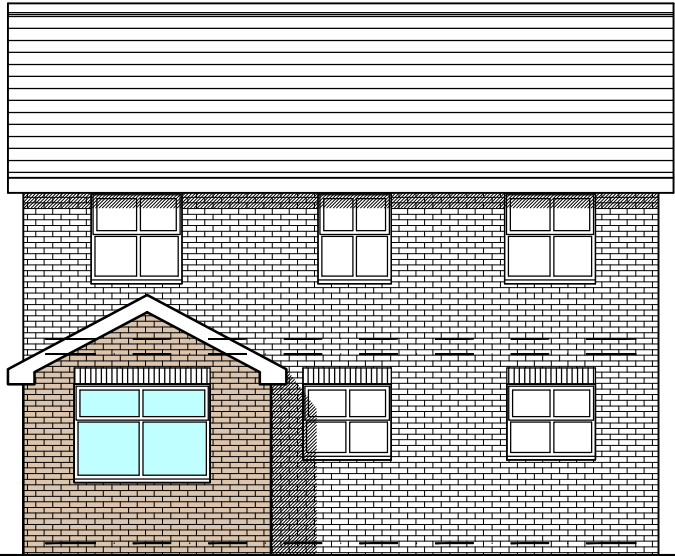




FRONT ELEVATION - Scale 1-100



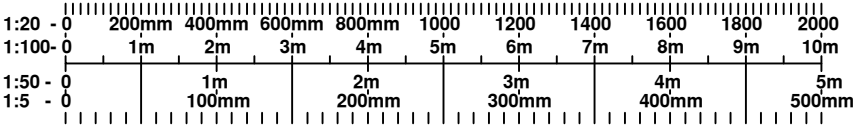
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



- NOTES ON DRAUGHT SEALING:
- a. Gaps between edges of all windows and doors to be sealed to adjacent masonry or dry lining and at junctions with walls, floors and ceilings.
 - b. Draught strips fitted at all opening lights and door edges.
 - c. All pipes and ducting sealed at ceilings, floors and walls.
- All to comply with Part L building regulations.

VENTILATION TO HABITABLE ROOMS:
All habitable rooms to have ventilation of not less than 1/20th of the floor area of the room, with some part at least 1750mm above floor level and a background ventilator having a total area of not less than 8000mm² located at high level to prevent draughts.

WINDOWS:
To be glazed in accordance with BS6262, and to be in sealed double glazed units with min. 16mm air space between panes and low e coating. Any glazing which is not afforded permanent screen protection in doors and side panels below 1500mm within 300mm at either side of all doors, and glazing in windows within 800mm of internal floor level to be breaksafe, toughened or laminated safety glazing. All glazing to meet current 'U' values of 1.6 W/m²K in accordance with A.D. Part L. All windows and doors are to meet the PAS 24 regulation standards for security.

RAINWATER GOODS:
Provide new 100mm diameter section PVC gutter fixed to fascia using proprietary brackets at 1000mm centres. Rainwater pipes to be min 75mm diameter plugged and screwed to wall at 1500mm centres and connect to gutter

SAFETY OF STRUCTURES:
Provide props, struts, scaffolding and shores, etc as necessary to ensure the stability of the existing structures. Make preliminary investigations and calculations where necessary and accept responsibility for the overall safety of the Works and existing structures unless expressly made the responsibility of others.

COMMISSIONING CERTIFICATES / OPERATIONS AND MAINTAINANCE INSTRUCTIONS:
Please note that this drawing is for the purpose of obtaining Building Control approval and is not a working drawing. All dimensions are approximate only and it is the contractor's responsibility to check all measurements on site prior to or during the course of construction. The contractor is responsible for all setting out. All works to comply with the current building regulations. All workmanship and materials to comply with the current codes of practice and relevant British standards and shall be installed strictly in accordance with the manufacturer's instructions.

ELECTRICAL
All electrical work required to meet the requirements of Part p (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.
(All electrical sockets and switches to be situated between 450mm and 1200mm above finished floor level).

LINTELS:
Catnic or similar galvanised and insulated steel lintels, with built in cavity trays, over all openings in external walls, seated on 215mm long x 100mm wide x 160mm deep concrete padstones when bearing onto blockwork., and precast concrete over openings in internal walls. All lintels to have min. 150 end bearings, or as specified by their manufacturer.

SELF CONTAINED SMOKE ALARMS:
Self contained smoke alarms to be mains operated with a secondary battery power supply & to be interconnected & permanently wired to a separate fused circuit to conform to I.E.E., Wiring Regulations.

SURFACE WATER DRAINAGE PROVISIONS:
All rainwater pipes to terminate at roddable gullies connected to min.100mm diameter drains. Min. fall of all drains to be 1:90.
New surface water drains to frontage to connect in to existing surface water drainage system.
Where drain is within 1m of a building, the trench is filled with concrete up to the underside of the foundations and where the trench is further away than 1m from the building, the trench is filled with concrete to a level below the lowest level for the building equal to the distance from the building, less 150mm.

HEATING CONTROLS AND HOT WATER:
Heating and hot water to be supplied from existing system

REV.	DATE	DESCRIPTION
		Mr & Mrs Ansbro, 52 Stanford Hall Crescent, Ramsbottom, Bury BL0 9FD
		Demolition of Existing Conservatory with Erection of Single Storey Extension 05 - Proposed Elevations Scale 1 - 100 @ A3 October 2020