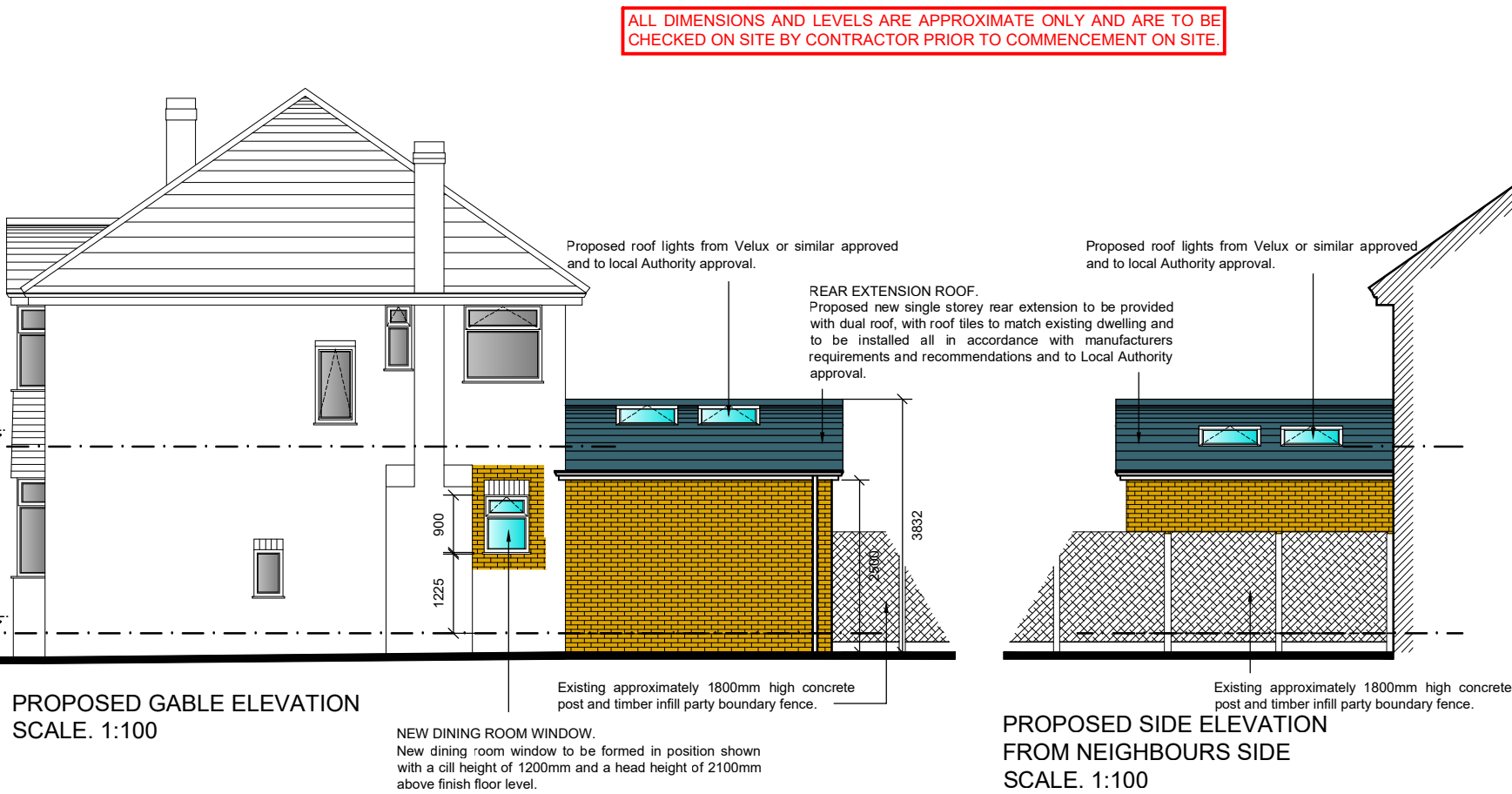
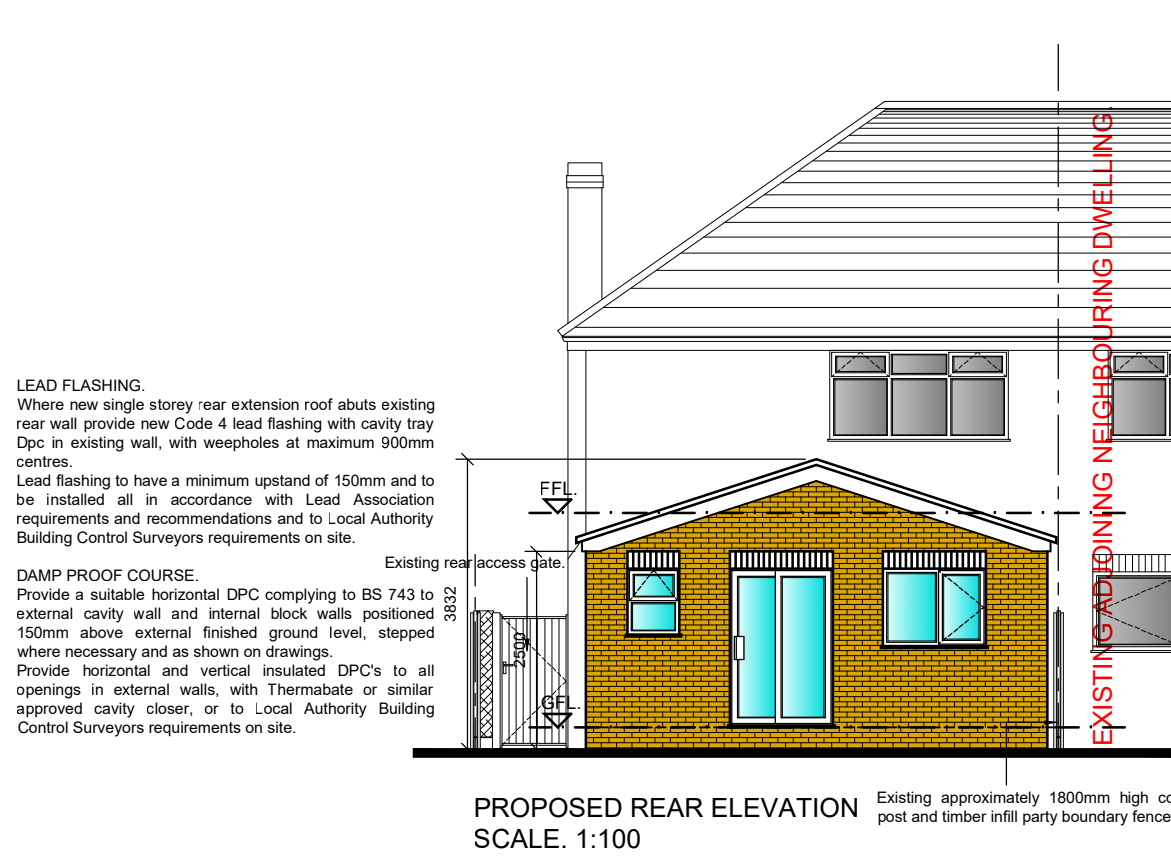
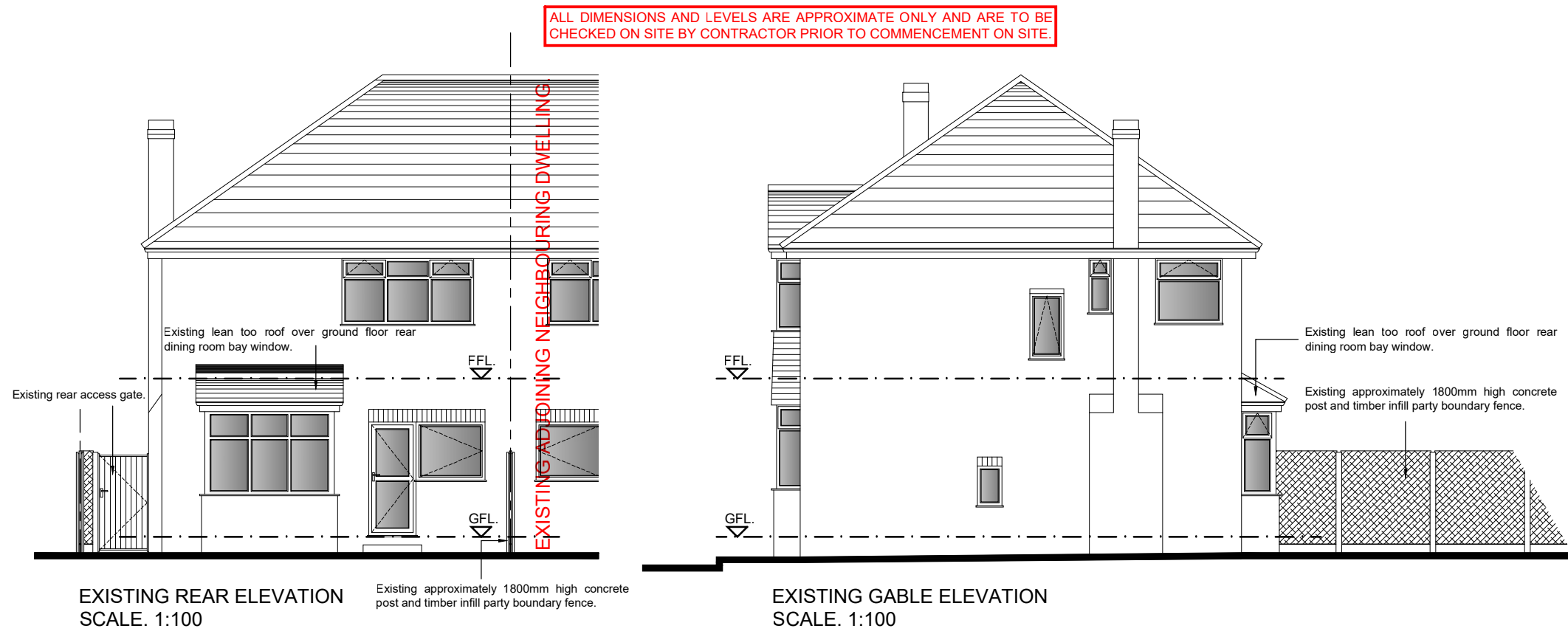




GENERAL NOTES.

1. This 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 unauthorized 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.

OUTBUILDING ROOF CONSTRUCTION
Provide interlocking roof tiles to Local Authority approval, and to match existing on 250mm trapezoidal battens, on breathable roofing felt. Tiles or similar approved with minimum 200mm laps on soft wood trusses at maximum 600mm centres, with 300mm glass fibre insulation or similar approved. 150mm Glass Fibre laid in-between joists, with a further 150mm laid across to give a U Value of 0.16W/m²K, with 12.5mm plaster board and skim finish to underside.
Roof trusses to be designed and braced all in accordance with BS 5268 Part 3 1998 and to specialist details and calculations.
Gradient of rafters to be minimum 1:10, and roof tiles to be installed all in accordance with manufacturers requirements and recommendations.
Roof to be ventilated all in accordance with BS 5268 Part 3 1998 and to specialist details and calculations.
Roof truss calculations to be submitted to Local Authority Building Control from truss manufacturers.
FASCIA AND SOFFIT BOARDS
200x25mm treated finished s/w fascia board with one coat stain all round before fixing and one coat after fixing.
200x25mm treated finished s/w soffit board with circular soffit ventilator (CSV) by Cavity Trax and fixed in accordance with manufacturers requirements and all in accordance with Part F of the current Building Regulations and subsequent revisions.
100x40mm s/w treated wall plate fixed down with 100x20mm long GMS straps at 1200mm ctrs, and bedded in mortar. Straps to be covered in plaster mesh.
120x40mm deep Terracotta section gutter, colour black with 2252 support brackets, coded into 62mm square down pipe.
NEW EXTENSION WALL CONSTRUCTION
Control external in position shown with 25mm cavity construction, minimum 25mm thick K render or similar approved on 100mm thick Celcon H-Strength or similar approved block outer leaf, 10mm clear cavity and 115mm full fill Luvolux Cavity insulation from Rectol or similar approved, with an internal leaf of 100mm thick Celcon H-Strength block or similar approved.
Cavity wall insulation to be installed all in accordance with manufacturers requirements and recommendations and all joints taped.
Walls are to be tied together with 255mm long double triangle stainless steel wall ties, with 13mm 2coat plaster and skim finish internally.
The whole to achieve a U value of 0.16W/m²K, all in accordance with Part L1A of the current Building Regulations and subsequent revisions.
Type 3 ties are to be installed at 750mm horizontally and 450mm vertically, all in accordance with Part 4 of the current Building Regulations and subsequent revisions and to DD140: Part 2 1987.
Extra ties to be installed at one per 225mm should be used at vertical edges of an opening.
New construction to be bonded into existing and cavities to run continuously.
SLAB CONSTRUCTION
Lay 18mm mastic asphalt on fibre glass tissue membrane on 150mm reinforced concrete (C30/P) on in-situ 120 gauge super DPM, topped into DPC, on minimum 100mm Kingspan Kooltherm K3 Floorboard or similar approved, with 25mm upstand of insulation around perimeter, on minimum 150mm well compacted sand bladed hardcore.
Proposed floor to line up with existing, and all vegetable matter to be removed below new slab.
The whole to achieve a U-value of 0.22W/m²K, all in accordance with Part L1B of the current Building Regulations and subsequent revisions and to the entire satisfaction of the Local Authority Building Control Surveyors requirements on site.
FOUNDATIONS
Minimum 600mm wide x 300mm thick concrete strip footings to a minimum depth of 800mm below external ground level.
New concrete strip to be provided below existing footings, or to Local Authority Building Control Surveyors requirements on site.
Actual width and depth of foundations to be determined on site and agreed with Local Authority Building Control Surveyor.
If ground condition is found not to be suitable then new foundations are to be designed all in accordance with Structural Engineers details and calculations and to be installed all in accordance with Part 4 of the current Building Regulations and subsequent revisions and to DD140: Part 2 1987.
Foundations to be taken down to below invert level of drain.
GLAZING
All new windows are to be UPVC double glazed, in Pilkingtons 'K' glass, with 16mm air gap and a 'Soft' low-E coating, or double glazing with 12mm air gap, argon filled and a 'soft' low-E coating, with toughened glass in critical locations, between finished floor level and 800mm above that level in internal and external walls, and between finished floor level and 1500mm above that level in a door or a side panel to either edge of door. All to comply to BS 6206: 1981 and to Part 4 of the current Building Regulations and subsequent revisions.
Glazing to achieve a U-value of 1.4W/m²K, and to have a WER of B and C or better, all in accordance with Part L1A of the current Building Regulations and subsequent revisions.
VENTILATION
All new windows are to be provided with operable lights with a total area not less than 1/20th of the floor area.
All new windows are to be fitted with trickle vents providing a minimum area of 8000mm².
In addition kitchen to be provided with mechanical ventilation giving a minimum extraction rate of 30l/sec, adjacent to a hob or 60l/sec, elsewhere, similarly bathroom and ensuite to be provided with 30l/sec, all in accordance with Part F of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.
All windowless bathrooms are to have the mechanical ventilation with a 15min. over run, all in accordance with Part F of the current Building Regulations and subsequent revisions.
INTILES
Provide insulated steel lintels to BS 5977 with Duplex corrosion protection and integral DPC.
Install Lintels (Ref. Catnic CU70/100) on a mortar bed allowing a min. 150mm end bearing at each end.
Raise inner and outer leaves of masonry together with 2No. weep holes over openings.
All new lintels to be encased in 12.5mm firelime board or similar approved to achieve 12hr fire protection, all in accordance with Part 9 of the current Building Regulations and subsequent revisions.
All lintels are to be installed all in accordance with manufacturers requirements and recommendations.
DAMP PROOF COURSE
Provide a suitable horizontal DPC complying to BS 743 to external cavity wall and internal block walls positioned 150mm above external finished ground level, stepped where necessary and as shown on drawings.
Provide horizontal and vertical insulated DPC's to all openings in external walls, with Thermastate or similar approved cavity closer, and to be installed all in accordance with manufacturers requirements and recommendations and to Local Authority Building Control Surveyors requirements on site.
DRAINAGE
Above ground: 50mm dia. waste pipe to sink, whb and bath with 75mm deep seal trap.
Below ground: 100mm dia. vented clay pipes with push fit polypropylene coupling to BS 65.
Polypropylene inspection chamber and 8.1 G. all by Hepworth.
IC cover and frame, cast iron to BS 497 Part 1 medium duty, double seal.
Access gully with integral back inlet to take rep, sink waste and yard surface water.
All drains below slab/building to be encased in min. 100mm concrete surround.
Drains to be laid at 1:40min. fall, and to all in accordance with Part 4 of the current Building Regulations and subsequent revisions, and to Local Authority Building Control Surveyors requirements on site.
New soil and vent pipe to terminate at least 800mm above any opening into the building within 3m and should be finished with a wire cage or perforated cover, fixed to the end of the ventilating pipe, which does not restrict the flow of air, all in accordance with Part 4 of the current Building Regulations and subsequent revisions and to the Local Authority Building Control Surveyors requirements on site.
SMOKE DETECTORS
New mains wired smoke detectors with back up batteries to be provided at head of landings on ground and first floor levels, and to be inter linked, all in accordance with Part 9 of the current Building Regulations and subsequent revisions and to BS 5446: Part 1, and BS 5839 Part 1 and 6.
Smoke detectors are to be fitted so that there is a smoke alarm in the circulation space within 7.5m of the door to every habitable room, and are ceiling mounted and at least 300mm from walls and light fittings (unless in the case of light fittings there is test evidence to prove that the proximity of the light fitting will not adversely affect the efficiency of the detector).
Units designed for wall mounting may also be used provided that the units are above the level of doorways opening into the space, and they are fixed in accordance with manufacturers instructions, and the sensor in the ceiling mounted devices is between 25mm and 600mm below the ceiling.
Smoke detectors are not to be fixed next to or directly above heaters or air conditioning outlets.
Kitchen to be provided with interlinked heat detector, all in accordance with Part 9 of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.

GLAZING.
All new windows are to be UPVC double glazed, in Pilkingtons 'K' glass, with 16mm air gap and a 'Soft' low-E coating, or double glazing with 12mm air gap, argon filled and a 'soft' low-E coating, with toughened glass in critical locations, between finished floor level and 800mm above that level in internal and external walls, and between finished floor level and 1500mm above that level in a door or a side panel to either edge of door. All to comply to BS 6206: 1981 and to Part 4 of the current Building Regulations and subsequent revisions.
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All new windows are to be provided with operable lights with a total area not less than 1/20th of the floor area.
All new windows are to be fitted with trickle vents providing a minimum area of 8000mm².
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All windowless bathrooms are to have the mechanical ventilation with a 15min. over run.
SOIL MANIFOLD.
New soil manifold from Hepworth to take whb and shower waste, with soil manifold to be installed all in accordance with manufacturers requirements and recommendations.
All sanitary pipe work to be all in accordance with BS 5572: 1978, and Part H of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.

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 AIR LEAKAGE.

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 - > 1.4W/m²K

IF BOILER IS TO BE REPLACED, THIS SHALL COMPLY TO SEDBUCK RATINGS 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 RADITORS ARE TO BE PROVIDED WITH THERMOSTATIC VALVES.

ALL CAVITIES AT THE TOP ARE TO BE CLOSED WITH NON-COMBUSTIBLE MATERIAL, AND ALL NEW WINDOW AND DOOR REVEALS ARE TO BE CLOSED WITH THERMASTATE 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

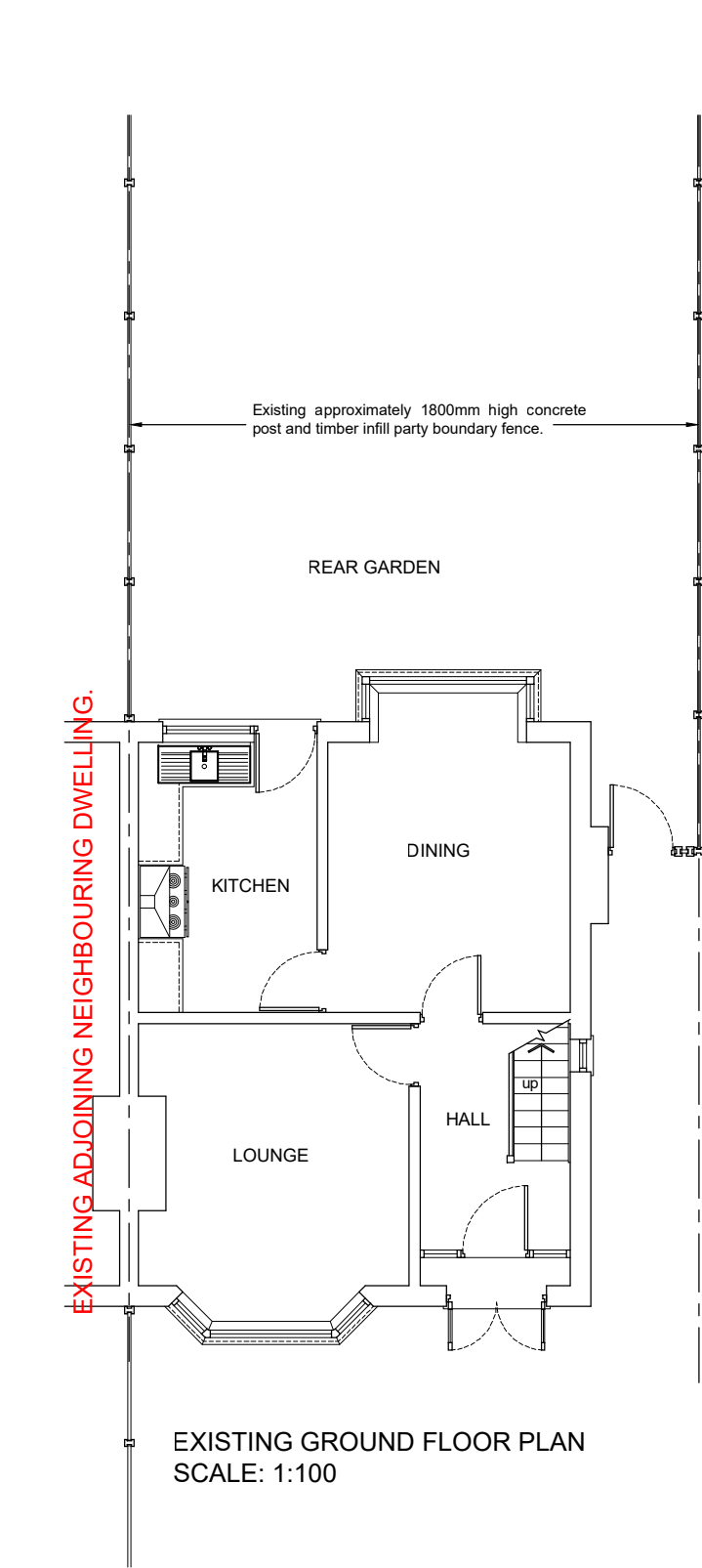
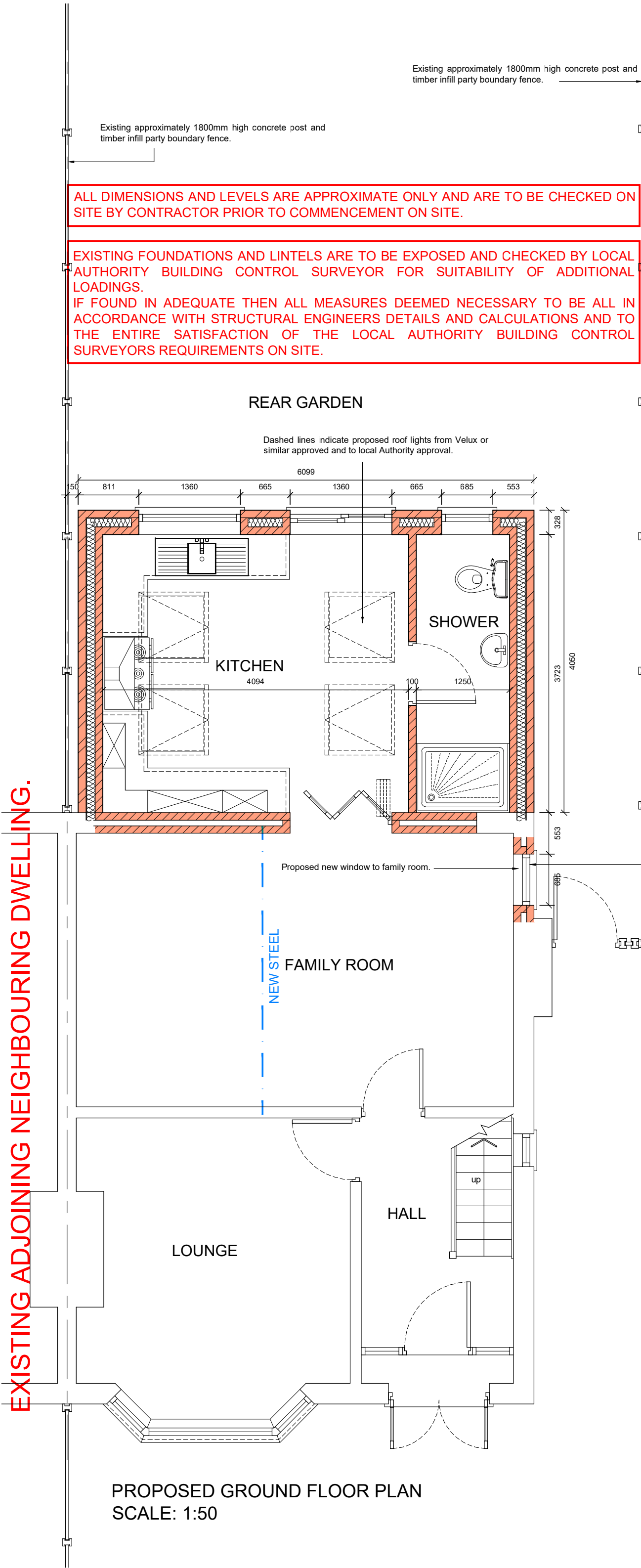
B. APPROPRIATE CERTIFICATES AND FORMS DEFINED IN BS 7671 HAVE BEEN SUBMITTED THAT CONFIRM THAT THE WORK HAS BEEN INSPECTED AND TESTED BY A COMPETENT PERSON.

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 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 GUILDS 2381 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 1A AND SUBSEQUENT REVISIONS.



PLANNING ISSUE

A	PLANNING REVISIONS EXTENSION REDUCED FROM PARTY BOUNDARY FOLLOWING PLANNERS COMMENTS.	26.04.24
AMENDMENTS		DATE
Y A Architectural Services		
Unity House, Fletcher Street, Bolton, Lanc. BL3 6NE tel/fax: 01204 559988 Mobile: 07802 134415 e-mail: design@yaas.co.uk www.yaas.co.uk		
DRAWN: YAHMED.	DATE: 01.03.24	
CHECKED:	SCALE: 1:100, 1:50&A1	
PROJECT: PROPOSED ERECTION OF A SINGLE STOREY REAR EXTENSION AT 252 WALKERSLEY ROAD, BURY.		
CLIENT: MR MOHAMMAD GOLZADA.		
JOB TITLE: EXISTING AND PROPOSED PLANS AND ELEVATIONS.		
JOB No: 1944-P01A		