1. FOUNDATIONS:
STRIP BUILDING AREA OF ALL VEGETABLE MATTER AND RUBBISH. EXCAVATE TRENCH TO STRIP FOOTINGS ALONG CENTER LINE OF WALL TO A MAX DEPTH OF 900MM BELOW INTERNAL FINISHED GROUND LEVEL OR TO SUITABLE SUB-STRATA AGREED ON SITE WITH APPOINTED BUILDING INSPECTOR AND STRUCTURAL ENGINEER. WIDTH OF FOOTINGS AS SPECIFIED BUT WHERE DIFFICULT GROUND CONDITIONS EXIST FOUNDATION CONSTRUCTION TO BE IN ACCORDANCE WITH CONSULTING ENGINEERS DESIGN DETAILS AND TO APPROVED DOCUMENT 'A' OF THE BUILDING REGULATION APPROVED DOCUMENTS. MIN WIDTH OF FOOTINGS TO BE 600MM X 200MM THK TO EXTERNAL CAVITY WALLS. WHERE APPLICABLE 400MM X 200MM THK FOOTINGS TO INTERNAL LOAD BEARING WALLS.

2. WALLS BELOW DPC:
EXTERNAL: 100MM CONC. COMMON/BLOCKWORK OR FLETTONS EXTERNAL LEAF UPTO A MIN OF 2 COURSES BELOW DPC. 110MM WIDE CAVITY FILLED WITH LEAN MIX CONC. TO WITHIN 225MM OF DPC LEVEL WITH TOP EDGE SPLAYED TO THE OUTSIDE. 150MM DENSE CONC. BLOCKWORK UPTO DPC LEVEL INNER LEAF.
INTERNAL: 100MM CONC. COMMONS/BLOCKWORK UPTO DPC LEVEL.

3. DAMP PROOFING:
DAMP PROOF COURSES TO BE 1000G 'HYLOAD' OR SIMILAR APPROVED TO B.S. 743 AND AT A MIN 150MM ABOVE EXTERNAL GROUND FLOOR LEVEL AND LAPPED AND SEALED WITH DAMP PROOF MEMBRANE UNDER SLAB.
HORIZONTAL DPC'S UNDER CILLS OF OPENINGS AND LAPPED WITH VERTICAL DPC'S WHERE BLOCKWORK CLOSES CAVITY AROUND DOOR AND WINDOW OPENINGS. CAVITY TRAY'S AND WEEPHOLES EVERY 4TH HEADER JOINT TO BE PROVIDED OVER OPENINGS AND AT JUNCTIONS. DPC'S AND CAVITY TRAYS TO BE PROVIDED TO ALL EXTERNAL METER BOXES. FLASHINGS TO BE CODE 4 LEAD, VALLEY'S TO BE CODE 5.

4. GROUND FLOOR:
GROUND FLOOR TO BE CONSTRUCTED OF 50MM THICK SAND/CEMENT SCREED ON 150MM THK IN-SITU CONC. SLAB INCORPORATING STEEL MESH REINFORCEMENT WITH MIN 50MM COVER TOP AND BOTTOM LAID DIRECTLY ONTO 100MM THICK 'KINGSPAN' INSULATION BOARDS OR SIMILAR APPROVED SANDWICHED 2 LAYERS OF VISQUEEN DPM I.E. 1ST LAYERS LAID ON TOP OF INSULATION BOARDS WITH 2ND LAYER LAID DIRECTLY BELOW AND ABOVE 50MM THK SAND BLINDING INTURN LAID ON TOP OF 300MM THICK HARDCORE WELL COMPACTED IN MAX 150MM THK LAYERS.

FIRST FLOOR & SECOND FLOOR LEVELS:

25MM THK T&G TIMBER FLOOR BOARDS FIXED DOWN ON TOP OF 225MM X 75MM SW TIMBER FLOOR JOISTS AT MAX 400MM C/C. 30MM X 5MM GALVANISED MILD STEEL STRAPS AT MAX 1800MM C/C BUILT INTO WALL AND FIXED TO 3 NO. FLOORS JOISTS. 150MM X 50MM SW BLOCKING NOGGINS UNDER STRAPS. PROVIDE SUITABLE PROPRIETARY STRUTTING BETWEEN JOISTS. ONE ROW OF STRUTTING FOR JOIST SPANS BETWEEN 2500MM AND 4500MM AND TWO ROWS OF STRUTTING FOR SPANS OVER 4500MM. LINE SOFFITS OF JOISTS WITH 12.5MM PLASTERBOARDS WITH SITE SPECIFIC CEILING FINISH.

5. WALLS ABOVE DPC:
EXTERNAL WALLS: 320.0MM CAVITY CONSTRUCTION, 110MM RED FACING BRICKS SIMILAR IN COLOUR, TEXTURE AND SIZE TO MAIN DWELLING WALLS, 110MM WIDE CAVITY INCORPORATING 60MM THK 'KINGSPAN' INSULATION BOARDS. 100MM THK MEDIUM DENSITY BLOCKWORK INNER LEAF OR SIMILAR APPROVED PROPRIETARY BLOCKWORK TO ACHIEVE THE REQUIRED 'U' VALUE OF 0.28W/M2K. STAINLESS STEEL WALL TIES MIN 225MM LONG (TRIANGULAR TIES OR SIMILAR APPROVED) AT MAX 750MM HORIZONTAL C/C AND 450MM VERTICAL C/C EACH ROW OF TIES STAGGERED ON ABOVE THE OTHE. TIES AT OPENING POSITIONS TO BE AT MAX 225MM VERTICAL C/C.

INTERNAL WALLS: 100MM THK MEDIUM DENSITY OR LIGHTWT BLOCKWORK BUILT OFF NEW IN-SITU CONC. FOOTINGS WITH COMMONS UPTO DPC LEVEL AND BLOCKWORK ABOVE DPC TIED BACK TO INNER LEAF OF EXTERNAL CAVITY WALL. MIN 13MM PLASTER FINISH TO BOTH SIDES.

TIMBER STUD WALLS: CONSTRUCTED FROM 75MM X 50MM SW TIMBER STUDS AT MAX 600MM VERTICAL & HORIZONTAL C/C LINED ON BOTH SIDES WITH 12.5MM PLASTERBOARDS. JOINTS TO BE TAPED AND SCIMMED PRIOR TO APPLYING FINAL SCIM FINISH.

MORTAR TO BE IN ACCORDANCE WITH B.S. 5628 PART 1 1978 AND MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. ALL CAVITIES TO BE KEPT CLEAN OF MORTAR.

6. ROOF CONSTRUCTION;
CONCRETE INTERLOCKING TILES OR NATURAL SLATES, (OR EQUIVLENT) CLIPPED OR NAILED EACH INDIVIDUAL TILE OR SLATE ON TO 50MM X 25MM TREATED S.W. TIMBER BATTENS AT THE MANUFACTURERS APPROVED GAUGE, ON ONE LAYER OF BREATHABLE MEMBRANE TO B.S. 5534 LAID TO ALLOW WATER TO DRAIN TO GUTTER ON S.W. TIMBER RAFTERS INSTALLED AT NOMINAL 30 DEGS ROOF PITCH UNLESS INDICATED ON X-SECTIONS DETAILS SUPPORTED OFF TIMBER/STEEL PURLINS IN ACCORDANCE WITH APPOINTED STRUCTURAL ENGINEERS DESIGN DETAILS AND STRUCTURAL CALCULATIONS. RAFTERS TIED DOWN AT AT BOTTOM END ONOT 75MM X 100MM S.W. WALLPLATES BEDDED IN CEMENT MORTAR WITH 30MM X 5MM THK X 1.0M LONG MILD STEEL STRAPS AT MAX 1.5M C/C.

225MM X 25MM UPVC FASCIA BOARDS WITH CONTINUOUS FILLET SCREW FIXED TO ENDS OF TIMBER RAFTERS. ROOF VENTILATION BY MEANS OF 'GLIDEVALE' OR SIMILAR APPROVED UPVC STRIP VENTS TO EAVES SOFFIT. 300MM THK FIBRE GLASS INSULATION QUILT LAID BETWEEN 100MM X 50MM SW CEILING JOISTS AT MAX 600MM C/C WITH PROPRIETARY SYSTEM INSULATION GUARDS AT EAVES LEVEL TO ENSURE MIN 25MM AIR GAP ALL ROUND. FIX TO UNDERSIDE OF CEILING JOISTS VISQUEEN VAPOUR BARRIER OR SIMILAR APPROVED AND LINE WITH 1/2HR FIRE RESISTENCE BOARDS AND SCIM FINISH.

NOTE: JOINTS TO BE SCRIMMED AND TAPED PRIOR TO FINAL SCIMMING. ALLOW FOR ACCESS HATCH TO ROOF SPACE WITH SW LINING AND WALK BOARD'S TO TANK.

7. LINTELS:
GALVANISED STEEL COMBINED LINTELS (I.G. OR SIMILAR APPROVED) WITH MIN 150MM END BEARINGS AT EACH END ABOVE STRUCTURAL OPENINGS.

8. DOORS AND WINDOWS.
EXTERNAL DOOR'S AND WINDOW'S TO MANUFACTURERS RANGE. WINDOW'S TO ACHIEVE 1/10TH FLOOR AREA FOR GLAZING AREA AND 1/20TH FLOOR AREA FOR VENTILATION. ALL GLAZING TO BE SEALED DOUBLE GLAZED UNITS AND TO B.S. 7412, 7413 & B.S. 7950. FRAMES TO BE POINTED WITH AN APPROVED MASTIC TYPE AND STYLE WINDOWS. DOORS AND IRONMONGERY TO BE SEPARATLEY APPROVED BY CLIENT PRIOR TO PLACING ANY ORDER'S.

9. INTERNAL WASTE PIPES:
W.C. TO HAVE P-TRAP AND CONNECTED TO SOIL AND VENT PIPE. WASH HAND BASIN TO HAVE 32MM DIA WASTE OUTLET TO 75MM DEEP SEAL ANTI VAC TRAP TO 32MM DIA WASTE TO BACK INLET GULLY, (B.I.G), TO INSPECTION CHAMBER, (I.C.). KITCHEN SINK TO HAVE A 38MM DIA WASTE TO B.I.G. EXTERNALLY MOUNTED 110MM DIA SOIL AND VENT PIPE TO 100MM DIA SUPERSLEEVE DRAIN OR SIMILAR APPROVED TO NEW I.C. WHERE REQUIRED PROVIDE RODDING EYES AT BENDS OF PIPES. INSPECTION CHAMBERS UPTO 650MM DEEP TO BE VITRIFIED CLAY OR POLYPROPYLENE, UPTO 950MM DEEP TO BE POLYPROPYLENE. OVER 950MM DEEP TO BE PRE-CAST CONCRETE SECTIONS. ALL NEW HIGHWAY WORKS TO BE TO LOCAL AUTHORITY SPECIFICATION.

10. DRAINAGE:
WORKS TO BE IN ACCORDANCE WITH B.S. 8301 1985 AND ANY ENGINEERS DRAWINGS. HOUSE DRAINS TO BE 100MM DIA SUPERSLEEVE LAID TO MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. INSPECTION CHAMBERS UPTO 650MM DEEP TO BE VITRIFIED CLAY OR POLYPROPYLENE, UPTO 950MM DEEP TO BE POLYPROPYLENE. OVER 950MM DEEP TO BE PRE-CAST CONCRETE SECTIONS. ALL NEW HIGHWAY WORKS TO BE TO LOCAL AUTHORITY SPECIFICATION.

ALL PIPEWORKS IN ROOF SPACE TO BE INSULATED IN ACCORDANCE WITH B.S. 5422:2009.

SURFACE WATER:
GUTTER TO BE MARLEY PREMIER 112MM HAKF ROUND OR SIMILAR APPROVED LAID TO FALLS OF 1:600 DISCHARGING TO MARLEY 68MM DIAMETER CIRCULAR SECTION DOWNPIPES OR SIMILAR APPROVED: DISCHARGING TO 100MM DIAMETER SURFACE WATER DRAINS AS LAYOUT. LAID TO FALL MIN. 1:80 DISCHARGING INTO EXISTING 225MM DIAMETER SURFACE WATER SEWER IN THE CIRCUIT.

ALL CONNECTIONS TO BE TO LOCAL AUTHORITY APPROVAL.

ALL HARD SURFACES ADJACENT TO EXTERNAL WALLS OF THE HOUSES TO BE LAID TO FALL AWAY FROM THE BUILDING.

DRIVEWAYS LAID TO FALLS AS CAMBER AND AWAY TO ROAD.

11. TRICKLE VENTS:
TRICKLE VENTS TO HEADS OF ALL NEW WINDOW'S.

GENERAL:
ALL DRAINS TO BE 100MM DIAMETER 'HEPWORTH' 'SUPERSLEEVE' OR SIMILAR APPROVED BEDDED AND SURROUNDED IN MIN. 150MM PEA GRAVEL LAID TO FALLS.

DRAINS PASSING BENEATH BUILDINGS TO BE SURROUNDED IN 150MM CONCRETE WITH PROVISION FOR RETENTION OF FLEXIBILITY. DRAINS PASSING THROUGH WALLS TO BE PROTECTED BY R.C. LINTELS AND HAVE MIN 50MM CLEARANCE PROTECTED BY VERMIN GUARD TO RIGID SHEET MATERIAL.

ALL GULLIES AND INSPECTION CHAMBERS TO BE 'HEPWORTH' OR SIMILAR APPROVED. DRAIN TRENCHES WITHIN 1.0M OF THE BUILDING SHOULD BE FILLED WITH CONCRETE TO A LEVEL EQUAL TO THE DISTANCE OF THE TRENCH FROM THE BUILDING LESS 150MM. ALL DRAINAGE INSTALLATIONS TO BE IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS AND TO THE APPROVAL OF THE APPOINTED BUILDING INSPECTOR.

SMOKE DETECTION:
TO BE PROVIDED AS INDICATED ON PLAN LAYOUTS. DETECTORS TO BE LINKED, PERMENENTLEY WIRED TO A SEPARATE FUSE ON THE DISTRIBUTION BOARD AND HAVE BATTERY BACK UP ALL TO B.S. 5839 PART 1 2017 AND FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

VENTILATION (GENERAL AND MECHANICAL):

KITCHEN:
TO HAVE AN OPENING WINDOW AND TO HAVE BACKGROUND VENTILATION OF 4000MM2.
TO HAVE EXTRACT VENTILATION OF 30 LITRES PER SECOND IF ADJACENT TO HOB, OR 60 LITRES PER SECOND IF ELSEWHERE.

BATHROOMS WITH OPENABLE WINDOWS:
TO HAVE BACKGROUND VENTILATION OF 4000MM2 TO HAVE MECHANICAL EXTRACT OF 15 LITRES PER SECOND LINKED TO LIGHT SWITCH.

BATHROOMS WITH NO OPENABLE WINDOWS:
TO HAVE BACKGROUND VENTILATION OF 4000MM2.

TO HAVE MECHANICAL EXTRACT OF 15 LITRES PER SECOND, LINKED TO LIGHT SWITCH WITH 15 MINUTE OVER RUN TO HAVE AN AIR INLET INTO THE ROOM E.G. 10MM GAP BENEATH THE DOOR.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIRMENTS OF PART 'P' (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE APPOINTED BUILDING INSPECTOR SHOULD BE SATISFIED THAST THE PART 'P' HAS BEEN FULLY COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE B.S. 7671 ELECTRICAL ISNTALLATION CERTIFICATE TO BE ISSUED FOR THE WORKS BY A PERSON COMPETENT TO DO SO.

GENERAL NOTES DORMER EXTENSION:-

1. DORMER ROOF:
DORMER ROOF CONSTRUCTED OF 3 LAYERS ROOFING FELT HOT ROLLED ONTO 18MM WBP PLYWOOD NAILED DOWN ON TOP OF SW FIRRINGS ON 25MM X 50MM SW TIMBER BATTENS NAILED DOWN ON TOP OF 25MM X 50MM SW TIMBER BATTENS AT DIAGONAL TO BATTENS ABOVE TO ALLOW FOR CROSS VENTILATION OF ROOF SPACE. 200MM X 50MM SW TIMBER ROOF JOISTS WITH MIN END BEARINGS OF 100MM AT EACH END. WITH MIN 140MM CELOTEX 'DOUBLE R' OR KINGSPAN INSULATION BOARD LAID BETWEEN ROOF JOISTS UNDERDRAWN BY 1200G VISDQUEEN VAPOUR BARRIER AND FIRELINE BOARD WITH JOJNTS TAPED AND SCIMMED PRIOR TO APPLYING FINAL SCIM FINISH.

2. DORMER CHEEKS:-
DORMER DORMER CHEEKS TO BE CONSTRUCTED OF 100MM X 50MM SW TIMBER STUDS AT MAX 600MM VERTICAL AND HORIZONTAL CENTERS. EXTERNAL SIDE OF CHEEKS TO BE LINED WITH DARK GREY PAN TILES OR SIMILAR APPROVED SLATES OF CONCRETE TILES NAILED TO HORIZONTAL 25MM X 50MM SW TIMBER BATTENS AT REQUIRED GAUGE. BATTENS NAILED ONTO SARKING FELT FIXED INTURN ONTO 18MM PLYWOOD NAILED ON TOP OF 6MM SUPALUX BOARD. VOID SPACES BETWEEN TIMBER FRAMEWORK TO BE INFILLED WITH 90MM KINGSPAN OR CELOTEX INSULATION BOARD. INTERIOR SURFACE OF TIMBER DORMER WALLS TO BE LINED WITH 500G VISQUEEN VAPOUR BARRIER AND FIRELINE BOARD TO GIVE MIN 1/2HR F.R.

3. ALL INTERNAL TIMBER PARTITIONS TO BE CONSTRUCTED OF 50MM X 75MM SW TIMBER STUDS AT MAX 600MM VERTICAL AND HORIZONTAL CENTERS. VOID SPACE BETWEEN FRAMEWORK TO BE INFILLED WITH 100MM FIBREGLASS QUILT INSULATION. LINE BOTH SIDES OF PARTITION WITH FIRELINE BOARD TO GIVE MIN 1/2HR F.R.

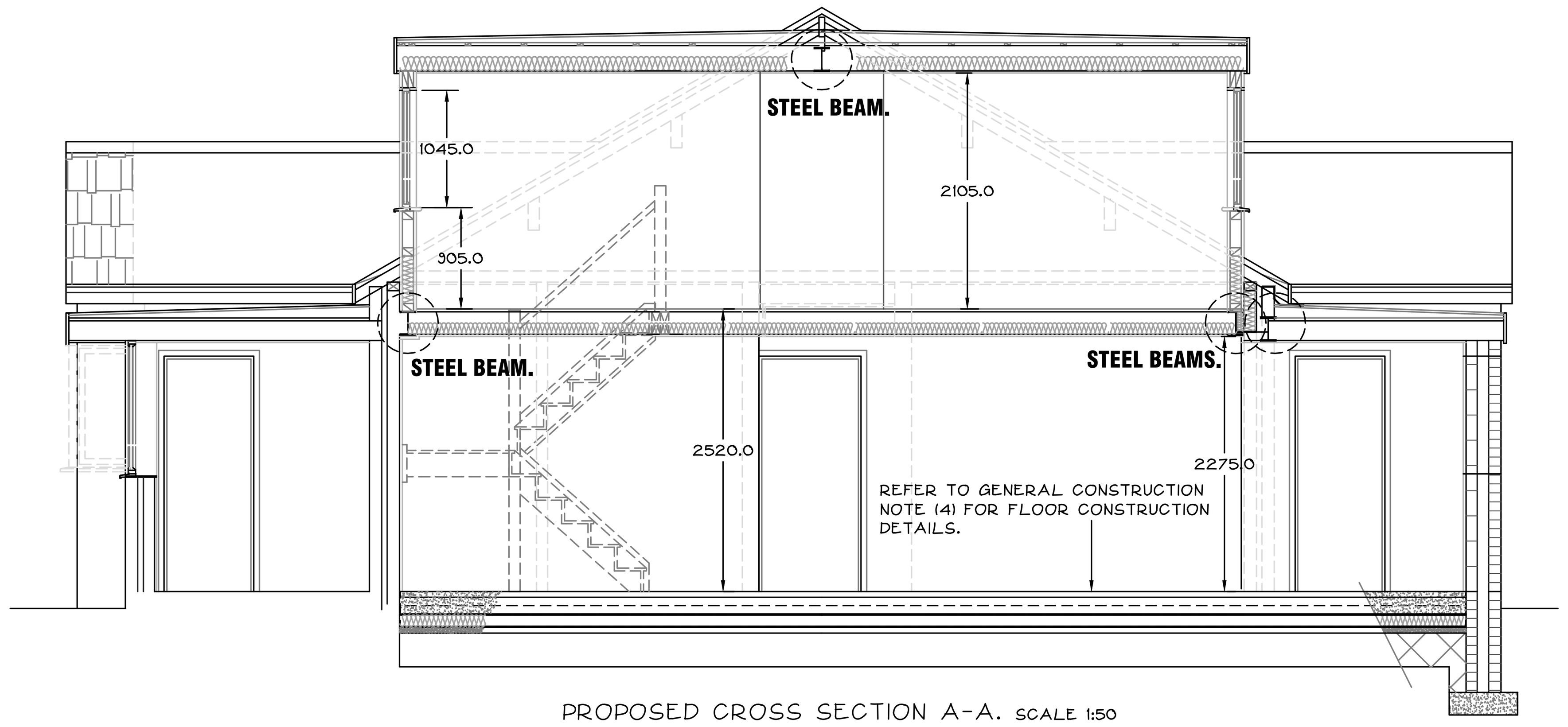
4. VENTILATION:
PROVIDE MIN 4 NUMBER VENT TILES WITH 2 NUMBER AT HIGH LEVEL NEAR RIDGE AND 2 NUMBER AT LOW LEVEL TO FRONT SIDE OF SLOPING ROOF.

5. ALL NEW CEILINGS TO BE UNDERDRAWN BY FIRELINE BOARD TO GIVE MIN 1/2HR F.R. NEW STAIRCASE TO 2ND FLOOR LEVEL ALSO TO BE UNDERDRAWN BY FIRELINE BAORD TO GIVE MIN 1/2HR F.R.

6. SMOKE DETECTION:

TO BE PROVIDED AS INDICATED ON PLAN LAYOUT. DETECTORS TO BE LINKED, PERMANENTLY WIRED TO A SEPARATE FUSE ON THE DISTRIBUTION BOARD AND HAVE BATTERY BACK-UP, ALL TO BS 5446 PART 1 AND FITTED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

CONTRACTOR TO TAKE ALL RELEVENT SITE DIMENSIONS PRIOR TO STARTING ANY STRUCTURAL WORK AND PLACING ORDERS FOR MATERIALS. ANY DISCREPENCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.



PROPOSED CROSS SECTION A-A. SCALE 1:50

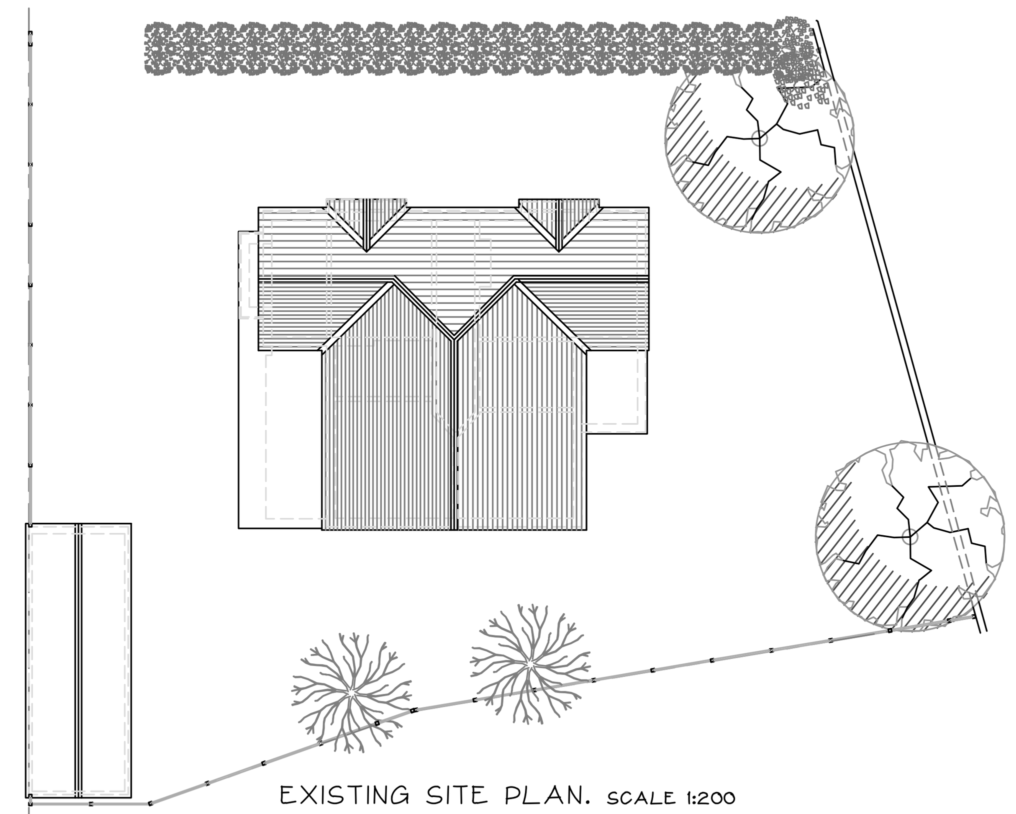
Ventilation (general and mechanical)

Occupiable rooms:
- to have openings to the outside to provide min. 1/20th of the floor area.
- to have background ventilation equivalent to 4000mm2
- to have no extract ventilation.

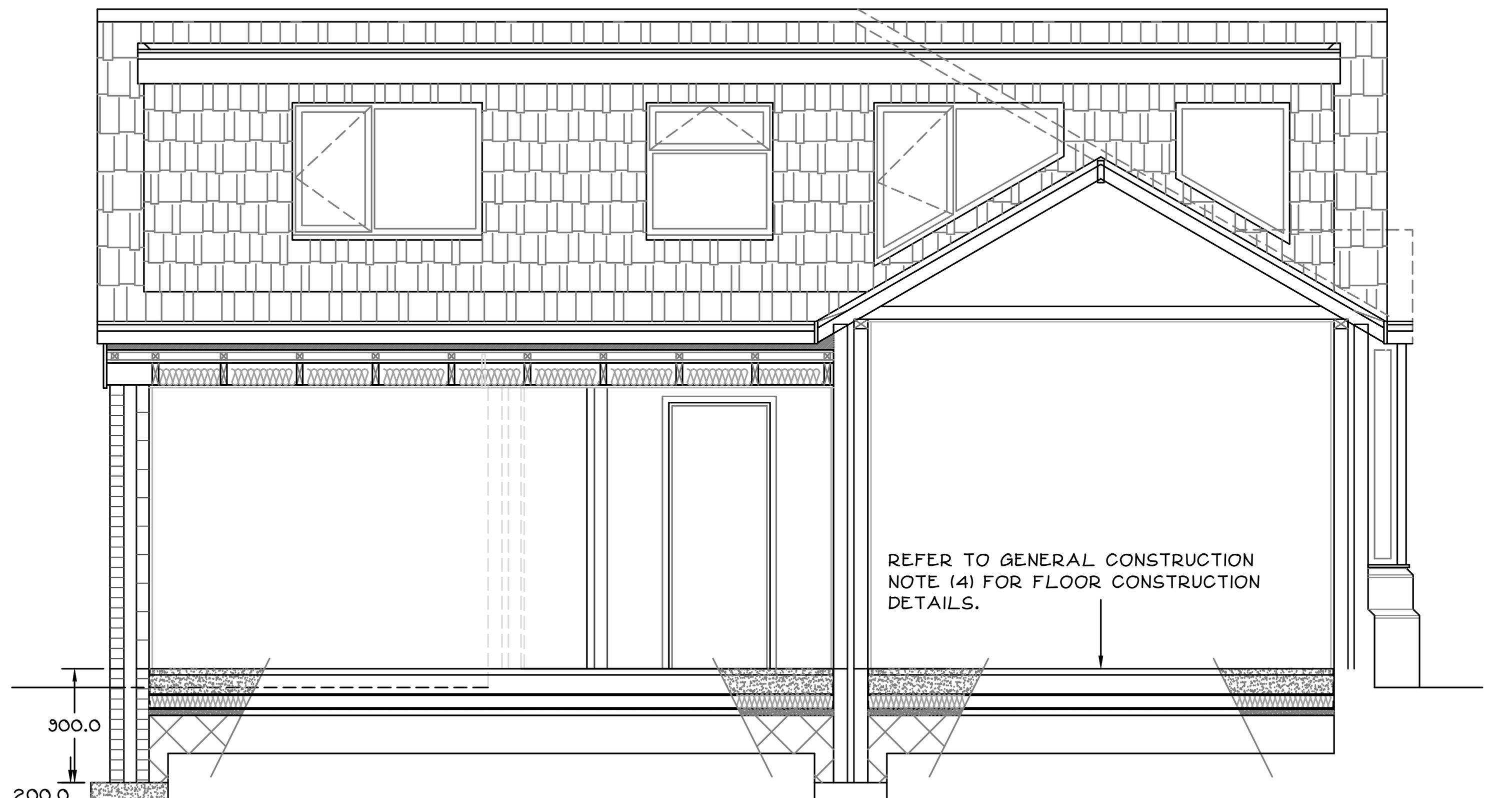
Kitchens:
- to have an opening window
- to have background ventilation of 4000mm2
- to have extract ventilation of 30 litres per second if adjacent to hob, or 60 litres per second if elsewhere.

Bathrooms with openable windows:
- to have background ventilation of 4000mm2
- to have mechanical extract of 15 litres per second linked to light switch

- to have mechanical extract of 15 litres per second, linked to light switch with 15 minute over-run
- to have an air inlet into the room e.g. a 10mm gap beneath the door.



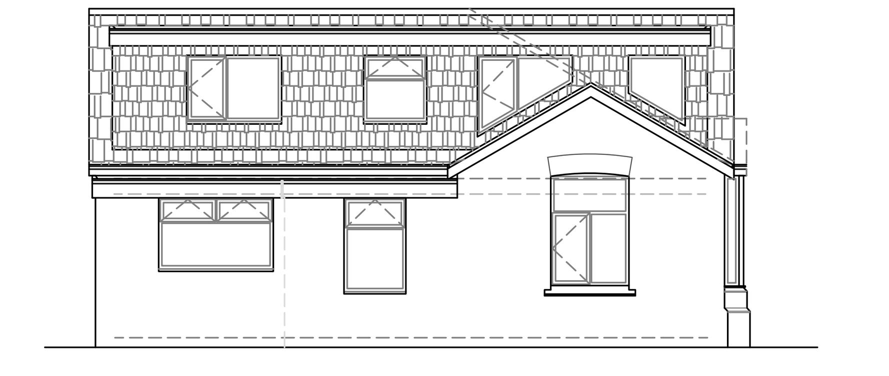
EXISTING SITE PLAN. SCALE 1:200



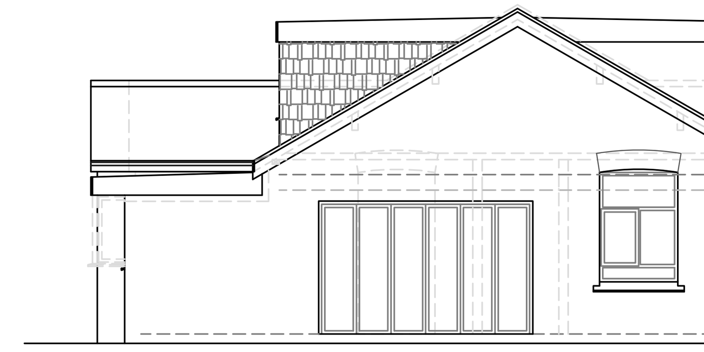
CROSS SECTION C-C.
SCALE 1:50



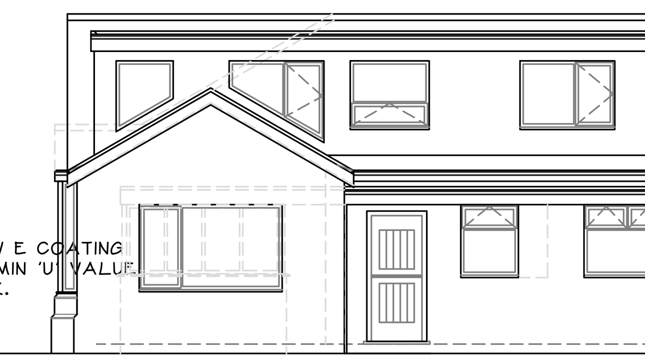
PROPOSED FRONT ELEVATION 'A'.
SCALE 1:100



PROPOSED SIDE ELEVATION 'B'.
SCALE 1:100



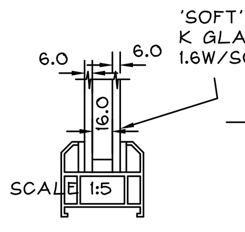
PROPOSED REAR ELEVATION 'C'.
SCALE 1:100



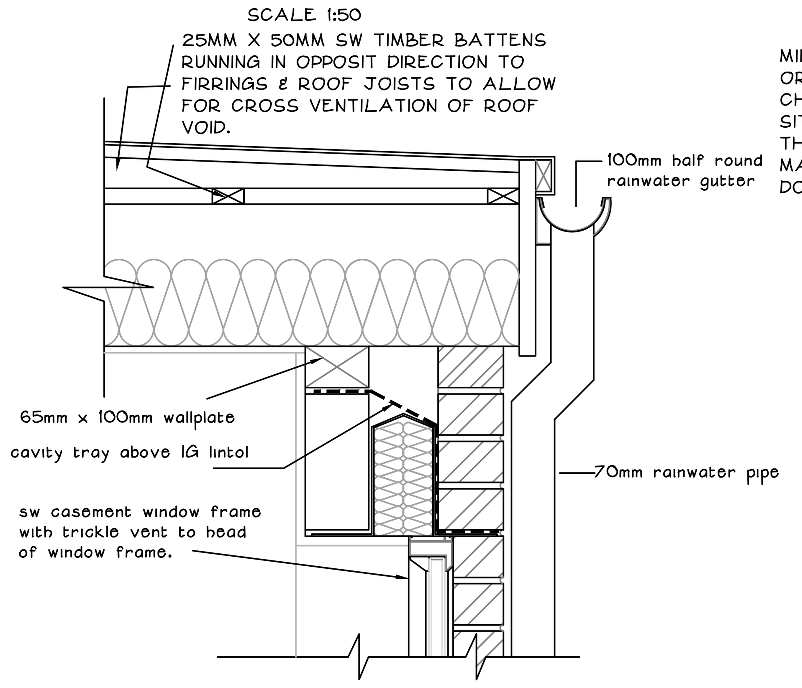
PROPOSED SIDE ELEVATION 'D'.
SCALE 1:100



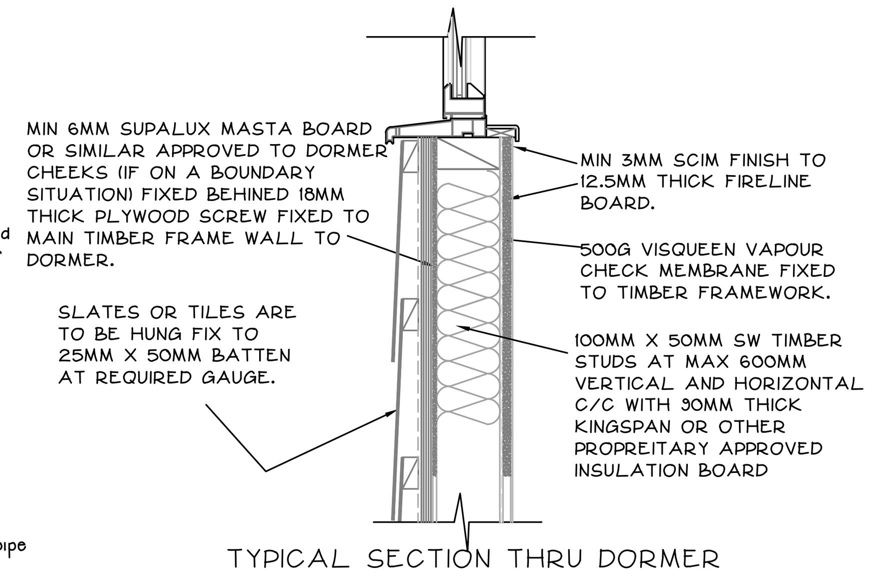
CROSS SECTION D-D.
SCALE 1:50



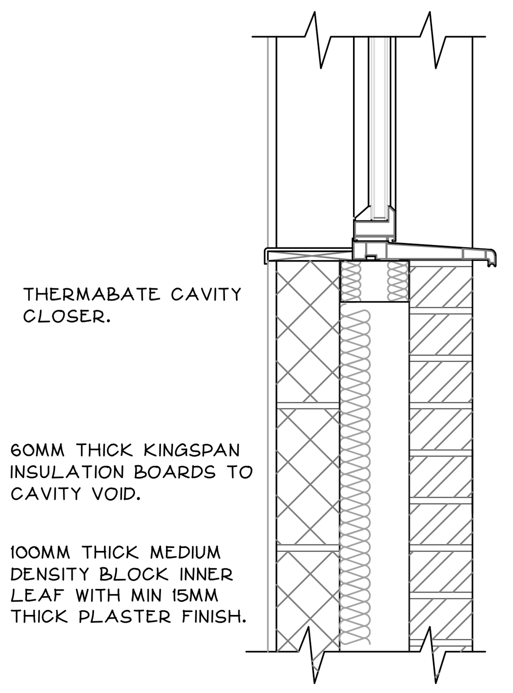
TYPICAL SECTION THRU' WINDOW FRAME.



TYPICAL SECTION THRU FLAT ROOF EAVES. SCALE 1:10



TYPICAL SECTION THRU DORMER WALL. SCALE 1:20



TYPICAL WINDOW CILL DETAIL.
SCALE 1:10

NOTE:- THIS PLAN COPY IS FOR PLANNING APPROVAL PURPOSES ONLY.

No reliance should be placed upon dimensions which are scaled off this drawing : please see annotations.

Revision	
Issued	08.02.23
PLANNING DEPT	1
CLIENT	1
BUILDING REGS	

title
PROPOSED ALTERATION OF HIPPED ROOF TO FRONT ELEVATION TO GABLE PROFILE, ADDITION OF FIRST FLOOR LEVEL DORMER EXTENSIONS & SINGLE STOREY EXTENSIONS AT:-
219 AINSWORTH RD,
BURY. BL8 2SQ.

PROPOSED CROSS SECTION DETAILS, GENERAL CONSTRUCTION NOTES AND PROPOSED ELEVATIONS.

YOUNUS KHAN
ARCHITECTURAL CONSULTANT
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TEL + FAX BLACKBURN 01254 691988. MOBILE 07930 344601

date	drawn	checked	rev
FEB 2023			
scale 1:10, 1:20, 1:50 1:100	project no. 3632	drawing no. 02	