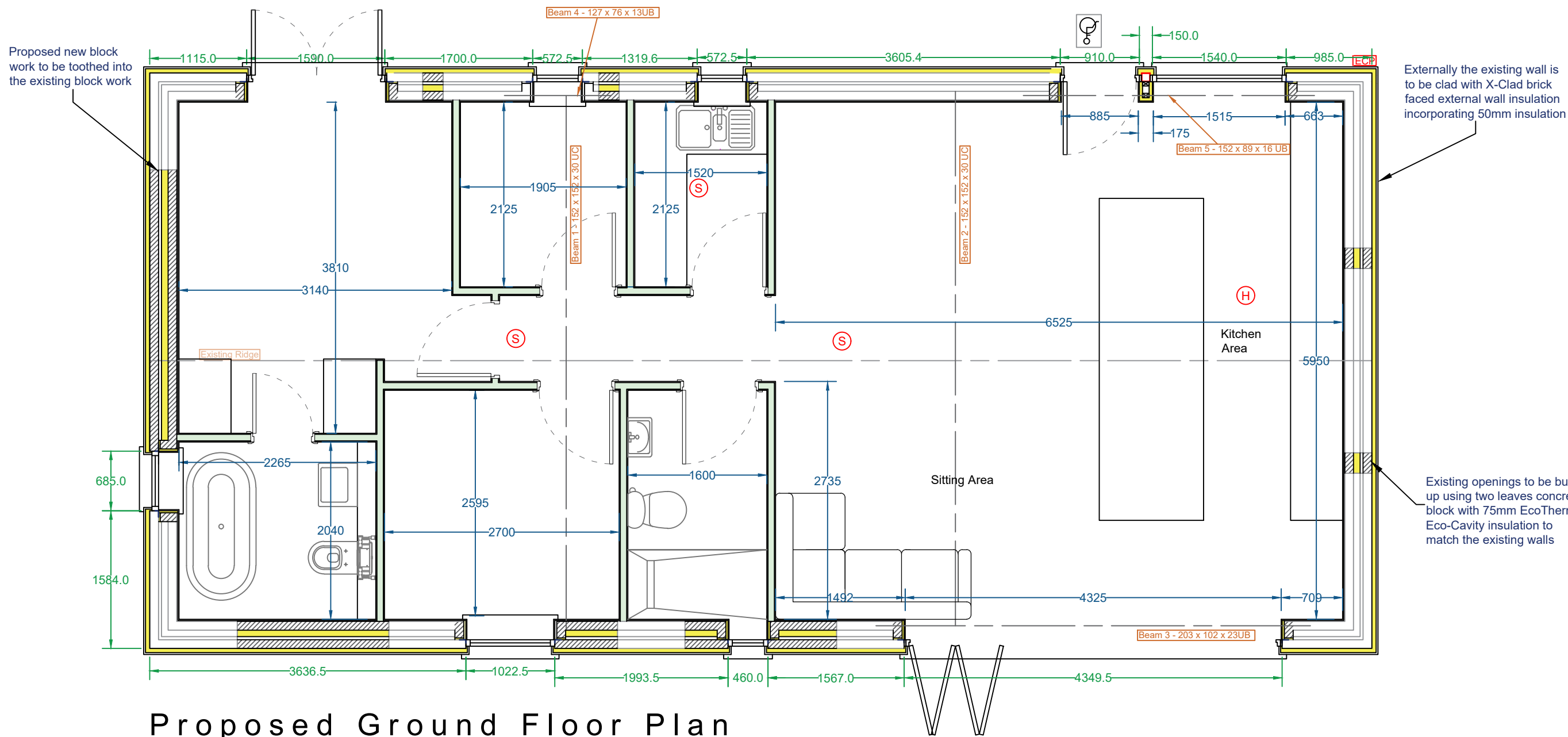
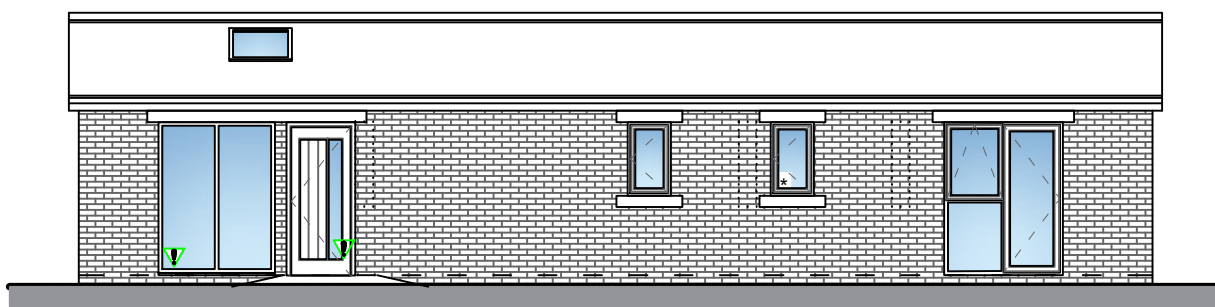
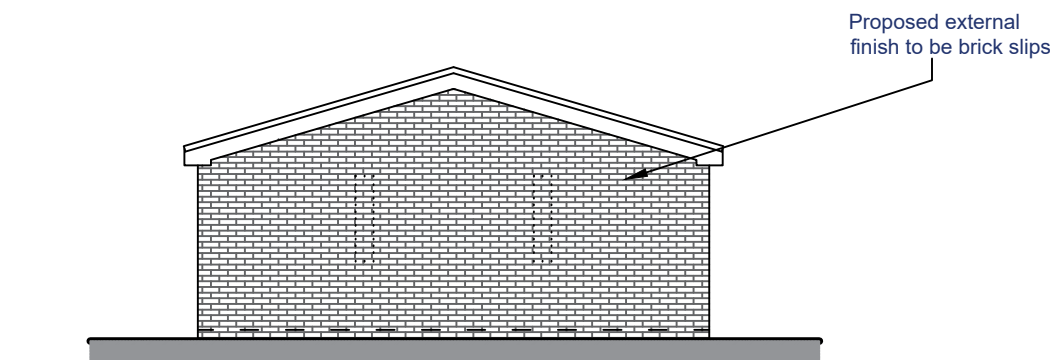




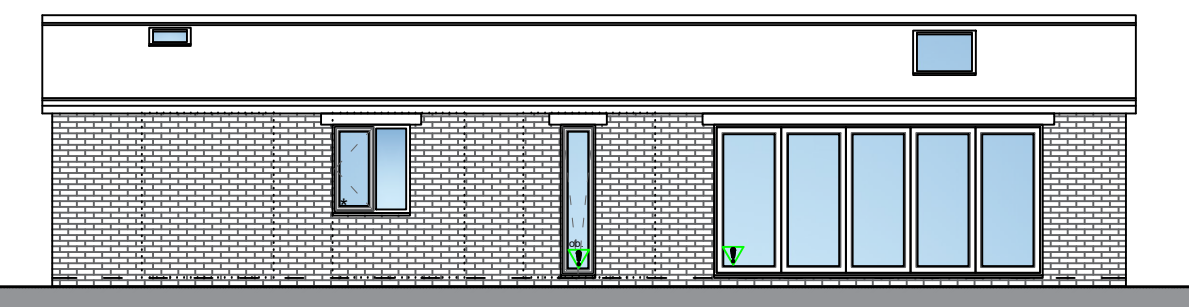
Proposed Ground Floor Plan
Scale (1:50)



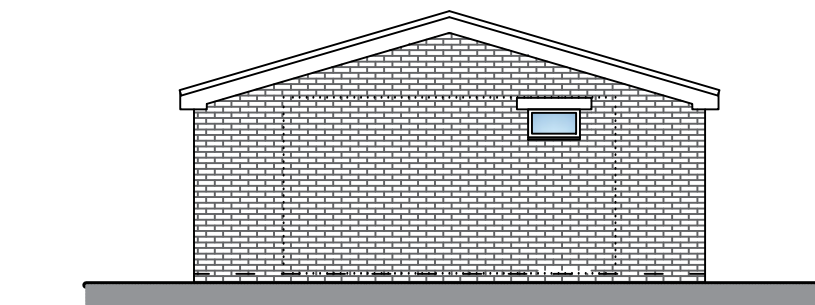
Proposed North Elevation
Scale (1:100)



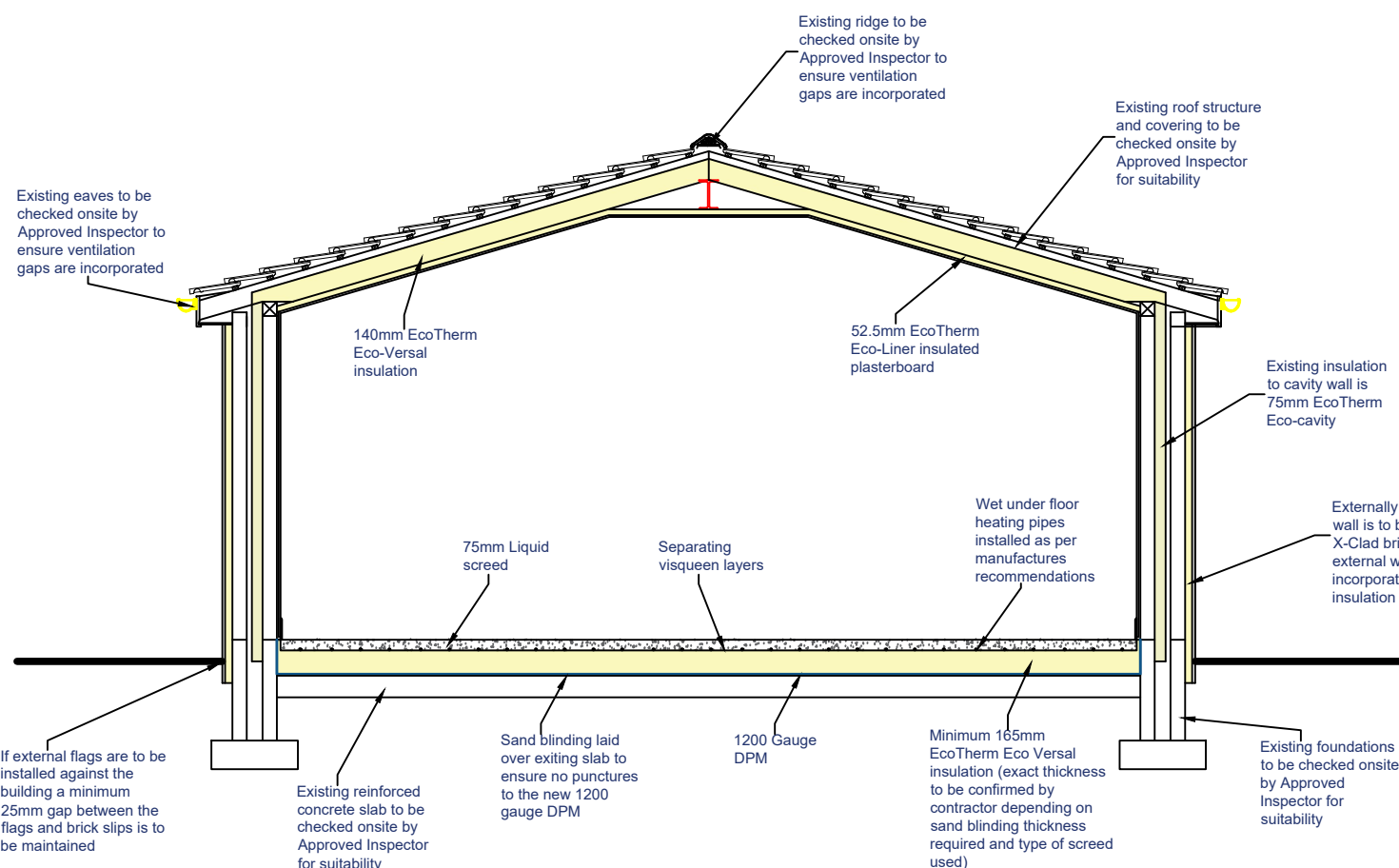
Proposed East Elevation
Scale (1:100)



Proposed South Elevation
Scale (1:100)



Proposed West Elevation
Scale (1:100)



Typical Section
Scale (1:50)

Building Regulation Notes

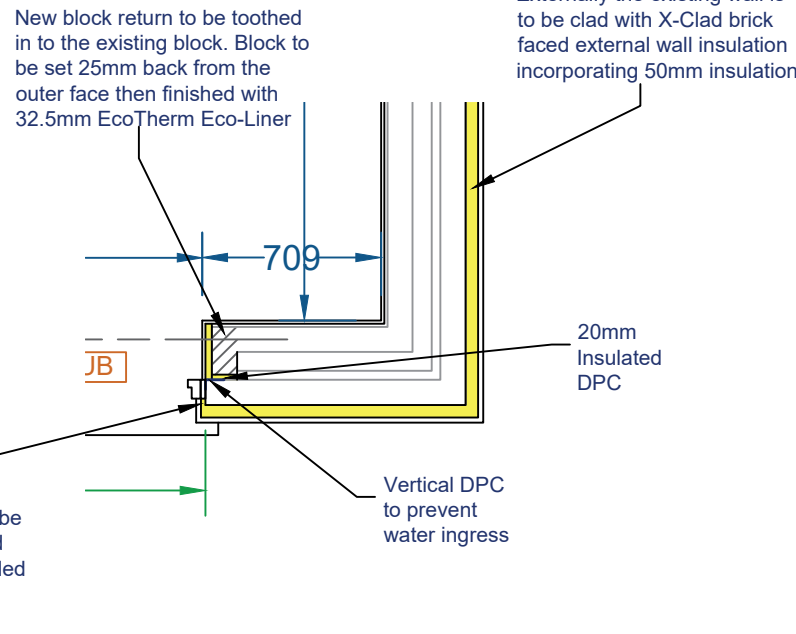
Foundation: Existing foundations to be checked for suitability at commencement of the work to assess impact of the proposal.

Walls: Existing cavity walls are to be checked for suitability at commencement of the work to assess impact of the proposal. Where opening are to be built up the existing block work is to be tooled out and then new 100mm concrete block used to build up the opening on the internal and external leaf. All block joints are fully bonded with unbroken mortar. Internally existing and new blocks are to be finished with either two coats lightweight plaster or using 12.5mm plasterboard fixed on dabs scrim and skim. Cavity between is to be as existing and 75mm EcoTherm Eco-Cavity partial fill cavity wall insulation giving an overall U value of 0.17w/m²C. New cavity wall insulation shall be installed to extend at the head of the cavity to meet with the roof insulation. Vertical cavities are to be closed using 110mm insulated cavity closers to windows and returned block with 20mm insulated DPC on door/full height openings. The existing wall plate is to be checked to ensure it is retained using 1000x30x3mm galvanized steel restraint straps set at a maximum 2000mm centers. Externally the walls are to be clad using X-Clad brick faced external insulated cladding, installed in strict accordance with the manufactures recommendations. The X-Clad system is to have 50mm insulation incorporated. Proposed new stud walls are to be built off the existing reinforced concrete slab. Studs are to be 75x45mm treated timbers sat on a sole plate with DPC. Studs are to be set at 400mm centres with noggings at 1200mm centres. Walls to be finished with 12.5mm plasterboard (to be moisture resistant to high moisture content areas) fixed on dabs scrim and skim. Between studs 50mm Rockwool RW45 acoustic insulation is to be installed.

Ground Floor: Existing floor slab is to be checked for suitability at commencement of the work to assess impact of the proposal. The existing slab is to have a sand blinding layer laid over to prevent any punctures of the new DPM. New DPM to be 1200 gauge polythene DPM taped for air tightness and to extend up the inner face of the cavity wall to meet with the DPC, and taped at this point. Then DPM is to have a minimum of 165mm EcoTherm Eco-Versal insulation laid over (exact thickness of insulation to be confirmed onsite by contractor once the sand blind has been laid and the type of screed confirmed). Insulation to then have one layer 500 gauge visqueen laid over and 16mm wet under floor heating pipes fixed in place (under floor heating to be installed in strict accordance with manufactures recommendations). 20mm strip of insulation is to be secured to the inner leaf of the cavity wall/stud walls. Then a top screed layer is to be laid, the exact type of screed to be confirmed by contractor before the floor works commence.

Roof: Existing rafter/roof structure is to be checked for suitability at commencement of the work to assess impact of the proposal. Rafter to be doubled up either side of new roof lights with 45x190mm timbers between to support the head and cill of the window. Roof covering to be checked to confirm the concrete tiles have a minimum 100mm head lap and have been installed to manufactures recommendations for 17.5°. Rafter to have 140mm EcoTherm Eco-Versal insulation placed between them level with the underside of the rafters. Rafter to then be under drawn with 52.5mm EcoTherm Eco-Liner insulated plasterboard, scrim and skim.

Ventilation: Existing eaves and ridge to be checked to confirm there is ventilation equivalent to a continuous 25mm gap. Kitchen to have either hood rated at 30 l/s, or fan rated at 60 l/s. Bathroom & En-Suite to have extract fans connected to the light switch with a 15 minute overrun facility and to discharge at a minimum 15m. Utility to have extract fans connected to the light switch with a 15 minute overrun facility and to discharge at a minimum 30l/s. All mechanical ventilation to discharge to external air and if flexible ducting is to be used it is to be ensured that this is pulled tight.



Reveal Detail
Scale (1:30)

Drainage: Existing drains are to be checked for suitability at commencement of the work to assess impact of the proposal. New underground drainage is to be Polytype Underground 110mm Ø plain ended pipe. Pipe to be laid to a minimum fall of 1 in 40 and laid on the trench bottom. The trench is to be a minimum 410mm wide. The trench bottom is to be hand trimmed and loosened to form pipe bed and small depressions to be made to accommodate pipe sockets. The pipe then to be backfilled using as-dug material which is to conform with BS5955:Part 6: 1980 i.e. material should have particles not exceeding 10mm. Where new underground drains intersect with the existing a new 450mm Ø pre-formed inspection chamber is to be installed and per manufactures recommendations. Proposed new rain water gutters, laid to fall to new outfall. New rain water pipes to be 80mm Ø and are to discharge into new gully. New gully to be a roddable bottle type and is to be connected to existing system via new Polytype Underground 110mm Ø plain ended pipe, installed as described previously. Proposed new drainage runs are to be as shown on plan, any variations from this are to be confirmed by approved inspector before drains are installed. New kitchen sink to have a 50mm diameter pipe with a 75mm deep seal trap. New kitchen waste to discharge into new external roddable gully, which is in turn connected into the existing foul water system via new Polytype Underground 110mm Ø plain ended pipe, installed as described previously. All drainage to be tested to demonstrate they're in good working order and if requested, successful test results provided and/or test witnessed by your appointed surveyor prior to issue of a Final Certificate. For more info on drainage testing please refer to Approved Document Part H Para 2.59 and 2.60.

Heating: New under floor heating installation is to be as per manufactures specification, a copy of this is to be given to the approved inspector and confirmed to be acceptable before ordering. New LPG to be installed by Gas Safe engineer and to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 86%. If new multi fuel stove is to be fitted it must be installed by HETAS certified installer. Installer is to provide full details of stove that is to be installed to the B.C.O. before ordering. New stove to have a 150mm Ø direct feed from the back or underside of the stove to the external air. A notice plate about the flue is to be provided by the installer and fixed in an obvious and unobstructed location. The notice plate is to be robust, securely fixed and indelibly marked. An example of the type of sign that should be installed is shown to the left of this page taken from Diagram 6 - Approved Document J.

All new hot water taps to basins, showers and baths are to be fitted with thermostatic mixing valves to ensure the temperature coming from these outlets do not exceed 48°C.

Electrical: Before work commences on site either section A or B of the ELECTRICAL SAFETY IN DWELLINGS is to be completed by the contractor and submitted to the Local Authority. All electrical work required to meet the requirements of Part P (Electrical Safety) should be designed, installed, inspected and tested by a person competent to do so in accordance with BS7671. A copy of the certificate should be forwarded to the Council immediately following the completion of the electrical installation. All new lighting to have energy efficient bulbs. All new sockets (power) to be 450mm above finished floor level, light switches to be 1200mm above finished floor level. Vaulted Roofs - down lights should be avoided in vaulted roof details unless suitable mitigation measures are put in place to avoid condensation issues.

Steel/Structural Beams: Existing steel ridge is to be checked for suitability at commencement of the work to assess impact of the proposal. Proposed new steel/structural beams are to be as per the attached calculations. Proposed new steel beams to the cavity walls are to be galvanised before being delivered to site. New steel beams are to be boxed in using two layer 15mm British Gypsum FireLine plasterboard mechanically fixed to the beams. Plasterboard to have all joints taped using British Gypsum Gyproc Fiba Tape Perfect Finish, then finished with 3mm coat British Gypsum Thistle MultiFinish plaster. New steel beams are to be sat centrally on new concrete padstones. Steel beams are to be resin anchored to new padstones using M100 bolts. New concrete padstones are to be restrained to the building using 1000mm length galvanized steel restraint straps. New padstones to be 440x215x100mm preformed concrete padstones. New lintels to standard width windows and doors are to be Catnic ANG single leaf galvanised wall lintels (or similar approved), installed in conjunction with cavity tray and as per manufactures recommendations.

Windows/Doors: New windows to have an open area of 1/20th that of the room served. Trickle vents to give clear area of 8000mm² to habitable rooms and 4000mm² elsewhere. Safety glazing installed to all doors, glazing with a cill level below 800mm and glazing in area of door swing. New UPVC window frames to be filled with DG units in K glass (inner pane) with 20mm cavity to achieve the required U value of 1.4w/m²C and doors to achieve a minimum U value of 1.4w/m²C. Any part of a window or door which is within 2m vertically of an accessible level surface, OR within 2.0m vertically of a flat or sloping roof (with a pitch less than 30°) that is within 3.5m of ground level, to comply with PAS 24:2016. In applicable areas ensure where windows contain glass and non-key unlocking hardware, then laminated glass is used as per BS EN 356:2000, Class P1A. If windows contain lockable hardware then standard glazing could be used (Providing it is not a critical location or within a Secure by Design accredited scheme). Contractor should provide certification to prove that relevant window and door units comply with PAS24. Letter plate to external doors should have maximum aperture of 260x40mm and be located/designed to hinder anyone attempting to steal keys or be able to insert their hand. Principal door entrance will have door viewer along with a door chain or limiter. An accessible approach is required from the point of access to the principal entrance with considerations made to ensure where reasonably practical a hard-standing surface is provided with a gradient is 1 in 20 or shallower. The principal entrance should have an accessible threshold with an upstand no greater than 15mm whilst ensuring adequate drainage is provided for surface water run off. The entrance door should have a minimum clear width of 775mm, this typically requires a structural opening of 1000mm and a standard door size of at least 840mm.

Smoke Detection: Heat detection to be provided to the kitchen located a minimum of 300mm away from any wall or door swing. Detection to be inter-linked and hardwired to the existing mains on a separate fusible link.

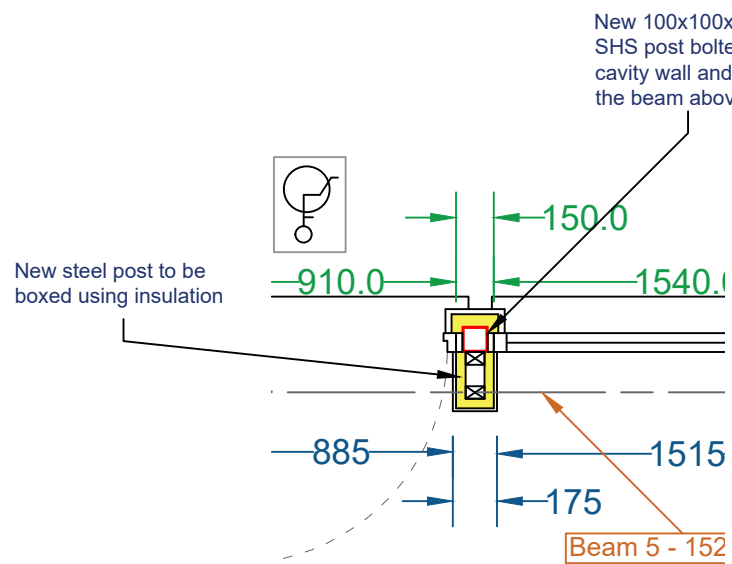
Materials and Workmanship: All materials used within the construction of the project will comply with appropriate British Standards or Agreement Certificates. Alternatively, the materials should be marked, stamped, independently certified or otherwise justified by test or calculation to show their suitability for use within the construction. Standards of workmanship will generally be in accordance with the BS 8000 series of documents and other accepted good practice (e.g. quality assured to ISO 9000).

IMPORTANT NOTES
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATION, ALL NELEVANT BRITISH STANDARDS SPECIFICATION CODES OF PRACTICE, LOCAL AUTHORITY BYLAWS, AND IN COMPLIANCE WITH THE LOCAL AUTHORITY APPROVALS. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS, WHERE WRITTEN DIMENSIONS ARE PROVIDED THESE SHOULD BE TAKEN IN PREFERENCE TO SCALED OFF MEASUREMENTS BUT THEY MUST BE STILL CHECKED ON SITE OR BY REFERENCE TO THE AGENT.
THE PARTY WALL ACT CAN APPLY TO CERTAIN KINDS OF DEVELOPMENT WHERE YOU ARE BUILDING EXTENSIONS OR ALTERING BUILDINGS CLOSE TO YOUR NEIGHBOURS PROPERTY.
PLEASE NOTE, THAT IN CERTAIN SITUATIONS YOU WILL NEED TO ENGAGE A PARTY WALL SURVEYOR. FOR FURTHER INFORMATION AS TO WHETHER THE PARTY WALL ACT WOULD APPLY TO THE WORKS DESCRIBED ON THESE PLANS, YOU CAN VISIT THE OFFICE OF THE DEPUTY PRIME MINISTER WEBSITE AT: WWW.DPM.GOV.UK. PLEASE NOTE THAT THIS LEGISLATION IS NOT ENFORCED BY THE LOCAL AUTHORITY AND/OR THE BUILDING INSPECTOR AND UNLESS SEPARATELY INSTRUCTED, WE DO NOT GET INVOLVED WITH PARTY WALL MATTERS.
IF THE PROPOSED WORKS ARE TO BE CARRIED OUT BY MORE THAN ONE CONTRACTOR, THEN THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 WILL APPLY. FOR FURTHER INFORMATION PLEASE SPEAK TO THE AGENT OR LOOK ON WWW.BS8000.UK

IMPORTANT SAFETY INFORMATION

This label must not be removed or covered	
Property address	20 Main Street New Town
The hearth and chimney installed in the	lounge
are suitable for	decorative fuel effect gas fire
Chimney liner	double skin stainless steel flexible, 200mm diameter
Suitable for condensing appliance	no
Installed on	date
Other information (optional)	Designation of stainless steel liner stated by manufacturer to be T450 A2 S D 3
e.g. installer's name, product trade names, installation and maintenance advice, European chimney product designations, warnings on performance limitations of imitation elements, e.g. false hearths.	

Example Notice Plate for Hearths and Flues
(Diagram 6 - Approved Document J)



Reveal Detail
Scale (1:30)

KEY

! DENOTES TOUGHENED SAFETY GLASS TO DOORS AND WINDOWS.

ob. DENOTES OBSCURE GLASS

* DENOTES WINDOWS TO BE SUPPLIED AS FIRE ESCAPE.

(S) DENOTES SMOKE DETECTOR LOCATION.

(H) DENOTES HEAT DETECTOR LOCATION.

(CM) DENOTES HEAT DETECTOR LOCATION.

⊙ PART M ACCESS (FRONT ENTRANCE DOOR): LEVEL, RAMPED OR STEPPED APPROACH TO DWELLING TO COMPLY WITH PART M OF BUILDING REGS.

⚡ ECPI ELECTRIC CAR CHARGING POINT

D.	Elevation descriptions amended	10/05/23
C.	Amended at the request of the client	20/04/23
B.	Amended at the request of the client	11/04/23
A.	Amended at the request of the client	19/01/23
Revision		Date
HOLDEN Lancashire LIMITED		
83 Blackburn Road, Rishton, BB1 4ER		Mob: 07738 162386 Email: james@holdenlancs.com Web: www.holdenlancs.com
Drawing Title: Conversion of Stable to Dwelling House		
Site Location: Rear of 41 Arthur Lane, Ainsworth		
Drawing Status: Building Control Plan		
Date: 17/01/2023	Drawn by: JHolden	
Scale: 1:50 @ A1	Ref: 004	Revision: D.
Client: Mr & Mrs Seldon		

ELECTRICAL INSTALLATION

TO COMPLY WITH APPROVED DOCUMENT M - 2004 EDITION: PART M1, SECTION 8 & APPROVED DOCUMENT P - 2004 EDITION.

APPROPRIATE HEIGHTS FROM FINISHED FLOOR LEVEL.	TYPE OF ELECTRICAL OUTPUT.
450MM	SOCKETS, T.V. POINTS, TELEPHONE JACK POINTS.
1200MM	LIGHT SWITCHES, DOORBELLS.

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 BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.