

WINDOWS
PVC-U or hardwood window frame to be 1/10th of the floor area and have 1/20th opening lights and trickle vents to achieve 8000m³ free air flow, windows are to be fitted with double glazed units having a minimum 28mm air gap with K glass in one skin and a 'soft' low-E coating. All frames are to have vertical and horizontal DPC's to all openings. Seal-a-mastic seals are to be provided around all window and door frames to provide a water tight seal. All glazing must be carried out in accordance with BS 6262. See notes on glazing in critical locations i.e. safety glazing.

DAMP PROOF COURSE
Damp proof course is to be provided in both inner and outer leaf of Brick/blockwork the outer leaf DPC must be at least 150mm above the finished ground level, the inner DPC is to be linked with the floor damp proof membrane (solid floor construction) in the case of timber suspended floors directly under the joists.

GROUND FLOOR CONSTRUCTION (SOLID)
New ground floor to be construction, clean stone well compacted to form levels with sand blinding, 1200 gauge polythene DPM to be turned up at the edges and linked in to the DPC, slab 150mm thick with fiber mesh in the concrete and 100mm PIR insulation under slab concrete C30, U value 0.18

RAIN WATER GOODS
100mm dia. deep flow square section PVC-U gutters are to be fixed to falls on fascia boards, spitter outlets are to be 75mm dia., with 75mm square section rain water pipes with swan neck and anti-splash shoe, all pipes are to be secured with proprietary brackets and fixed with brass screws.

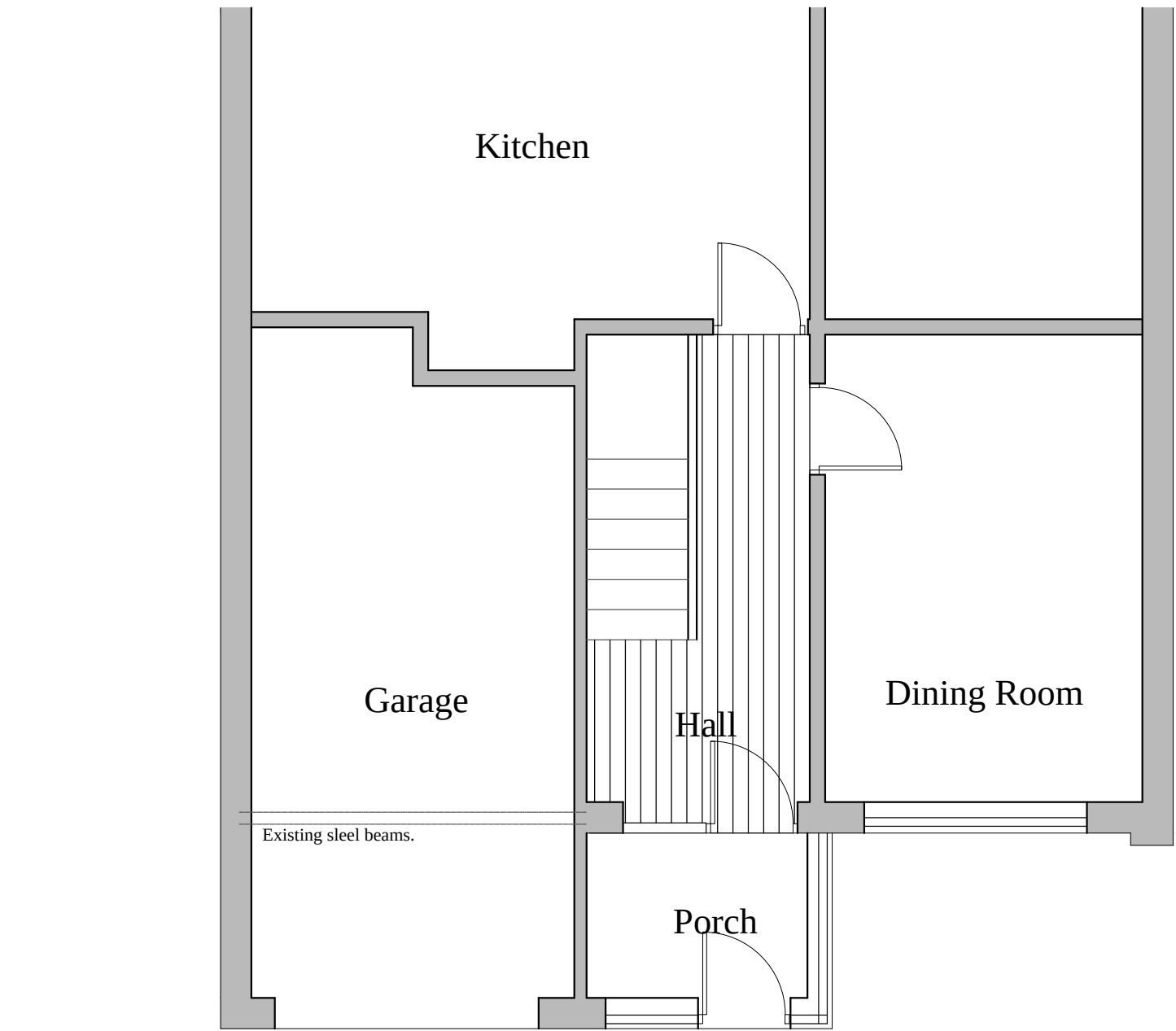
FLAT ROOF CONSTRUCTION
Torch on felt roofing membrane on 22mm plywood decking on ferrings fixed to 175mm timber joists at 400mm c/s. 125mm PIR insulation between joists with 25mm PIR under joists with 12mm plaster board and skim.

EXTERNAL WALL CONSTRUCTION
New external cavity wall to be constructed of 102mm matching face brickwork, 100mm cavity with full fill drittherm insulation bats within the cavity (Drittherm), with 40mm PIR inside with plasterboard and skim. 100mm concrete block inner leaf, Catnic BB2 stainless steel cavity wall ties to be spaced 900mm horizontally and 450mm vertically to comply with BS 1243 (1978). Cavity to be closed along eaves and around all openings with Catnic CC50 insulated cavity closers positioned horizontally and vertically to all openings. All openings are to be provided with Catnic lintels with a minimum end bearing of 150mm at both ends. Brickwork used below DPC to be constructed in Class B engineering or trench block may be used, the cavity is to be filled within 200mm of the DPC with weak mix concrete. All new cavity walls are to be cut through to existing cavities and be continuous.

DAMP PROOF COURSE
Damp proof course is to be provided in both inner and outer leaf of Brick/blockwork the outer leaf DPC must be at least 150mm above the finished ground level, the inner DPC is to be linked with the floor damp proof membrane (solid floor construction) in the case of timber suspended floors directly under the joists.

FOUNDATIONS
Foundations are to be piles with ground beams due to poor ground conditions details and calculations are to be provided by the piling contractors. All foundations are to comply with the Approved Document A1 and A2 of the Building Regulations.

SECTION



Existing Ground Floor Plan

New Drainage
All new underground foul drainage is to be 100mm diameter underground PVC-U piping, manufactured by Hepworth Ltd, to BS 85 with flexible joints. Pipes are to be laid on 100mm bed of granular material to BS 882 1983 e.g. pea gravel, (Class S). 100mm pipes are to be laid to a fall of 1:40, maximum capacity for 100mm pipes is 9.2 litres/sec. Drains passing under the building are to be surrounded with granular material and where passing through wall a suitably sized lintel shall be provided above the opening ensuring that a 50mm space is maintained all around the pipe. Openings must be masked to prevent fill. Pipes are to be fitted with a flexible joint at each side to the wall. New gullies are to be provided with roding access. WC connections are to have rest bends and 100mm vent pipes at the head of the drain. Rest bends are to be provided to each soil vent pipe ans WC connection. Maximum direct connection between WC outlet and invert of drain to be 1.5m. Rest bends are to be supported on concrete or flag base. Rainwater gullies are to be 100mm trapped with roding access back inlet gullies are to be provided at each sink position. Waste pipes are to discharge below the grate level and above the water level.

DRAINAGE
All existing drains under the proposed building are to be protected with 150mm of weak mix concrete, flexible jointed drains are to be surrounded with 150mm of pipe bedding with a concrete cover using 150mm thick concrete.

SANITARY ACCOMMODATION
Mechanical ventilation is required to provide three air changes per hour with a 15 minute over run discharging to external air and controlled by the light switch or detecting sensor. An air inlet to the room should be provided i.e. a 10mm gap under the door.

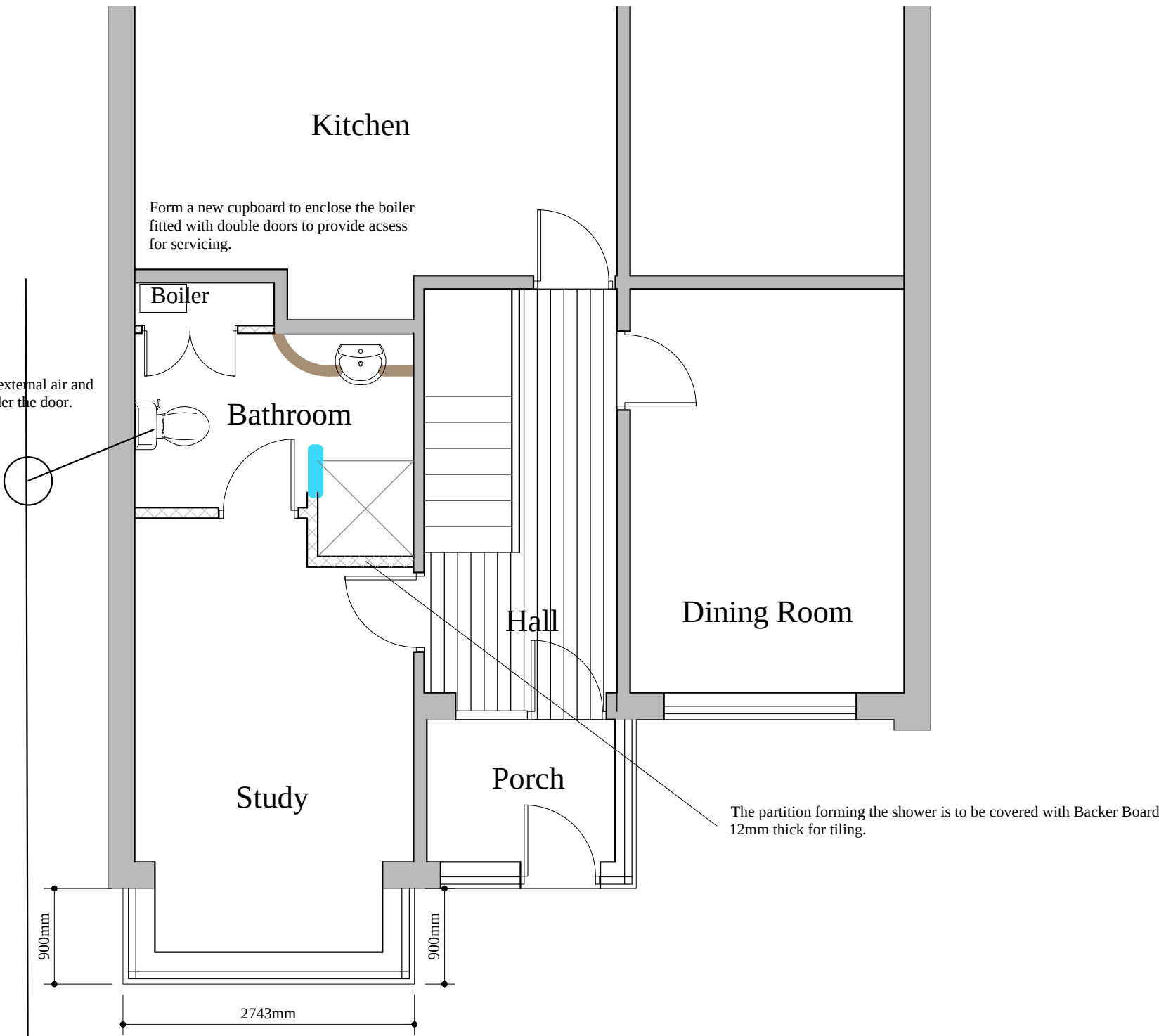
SMOKE ALARMS
Smoke alarms are required to be fixed at ground and first floor levels and interconnected. The alarm must be wired to the main supply and connected to its own fused spur, alternatively the alarm may be connected to an intruder alarm if the system is specifically designed for this purpose. A smoke detector will cover an area of 7.5m radius and a heat detector 5.3m radius, they should be fitted in accordance with BS 5839 siting sensors within bedrooms, circulation area, head of stairways, lounge/dining rooms and roof voids. Alarms within roof voids should be fitted with a remote LED.

EXTERNAL WALL CONSTRUCTION
New external cavity wall to be constructed of 102mm matching face brickwork, Kingspan K106 cavity boards full fill within 100mm cavity, 100mm Thermal insulation block with lightweight plaster finish and skim. Catnic BB2 stainless steel cavity wall ties to be spaced 900mm horizontally and 450mm vertically to comply with BS 1243 (1978). Cavity to be closed along eaves and around all openings with Catnic CC50 insulated cavity closers positioned horizontally and vertically to all openings. All openings are to be provided with Catnic lintels with a minimum end bearing of 150mm at both ends. Brickwork used below DPC to be constructed in Class B engineering or trench block may be used, the cavity is to be filled within 200mm of the DPC with weak mix concrete. All new cavity walls are to be cut through to existing cavities and be continuous. U value 0.18

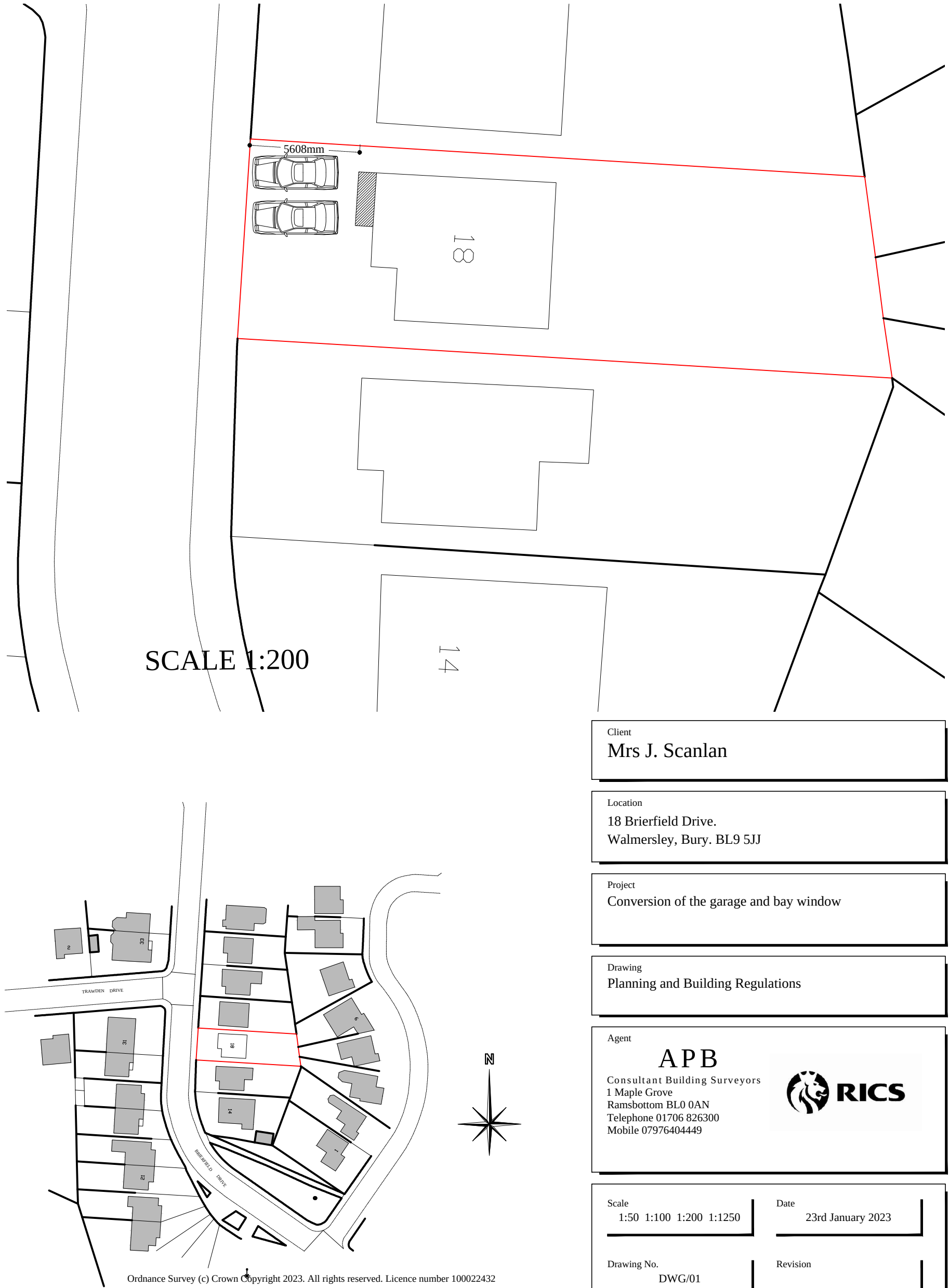
INTERNAL PARTITIONING - SOLID FLOOR
Partition walls constructed of concrete floor slab are to be 100mm thick lightweight blocks, any internal load bearing partition walls are to be constructed from 100mm solid concrete block and taken down to strip foundation or constructed on reinforced concrete slabs.

Part P
All electrical work required 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 L.A. must be satisfied that either:-
An electrical installation certificate issued under a Competent Person Scheme has been issued; or
Appropriate certificate and forms defined in BS 7671 (as amended) have been submitted that confirms that the work has been inspected and tested by a competent person. A competent person will have a 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.

WASTE PIPES
All waste pipes are to be a minimum of 38mm dia. to wash hand basins and sinks, pipes are to be fitted with 75mm deep seal traps or anti-vac traps if connected directly to a soil and vent pipe. 40mm waste pipes are to be provided to bath and showers. Soil and vent pipes are to be 100mm dia and terminated 1m above any opening windows adjacent to the stack, a suitable bird cage is to be fitted to the top of the stack. Alternatively an air admittance valve may be used above the last stack connection. All installations are to comply with the Approved Document Part H and BS 5572 (1978).



Proposed Ground Floor Plan



SCALE 1:200

Client	Mrs J. Scanlan
Location	18 Brierfield Drive, Walmersley, Bury. BL9 5JJ
Project	Conversion of the garage and bay window
Drawing	Planning and Building Regulations
Agent	APB Consultant Building Surveyors 1 Maple Grove Ramsbottom BL0 0AN Telephone 01706 826300 Mobile 07976404449
Scale	1:50 1:100 1:200 1:1250
Date	23rd January 2023
Drawing No.	DWG/01
Revision	
This drawing is provided for planning & Building Regulations consent only. The contractor must check all dimensions on site before works are commenced. The contractor must comply with all requirements of the Health & Safety Regulations. DO NOT SCALE THIS DRAWING	