



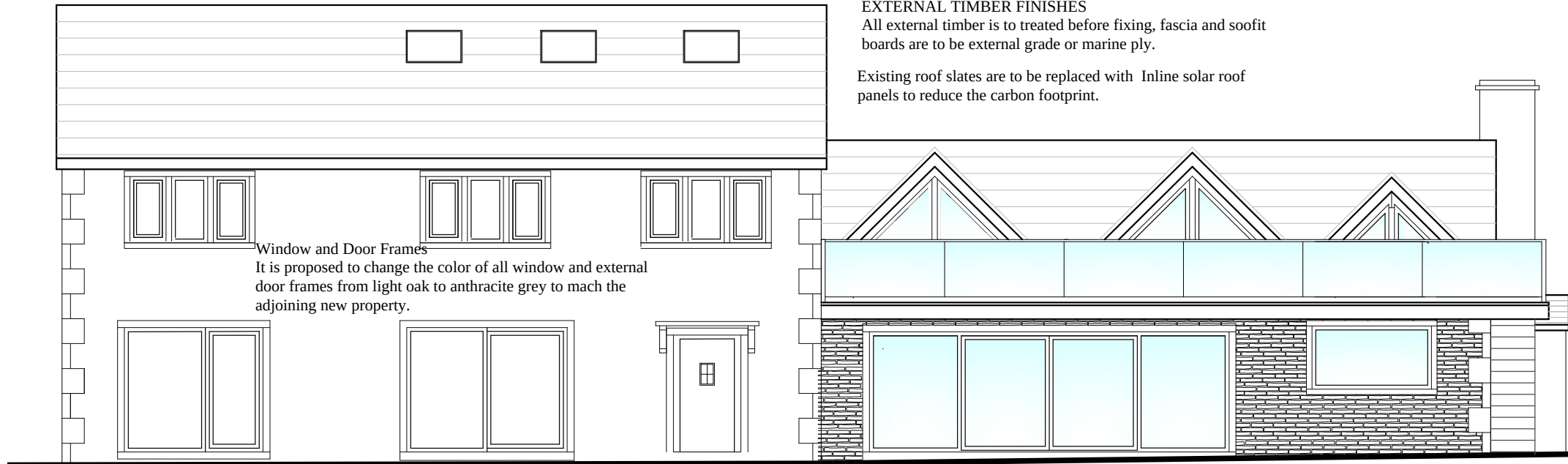
Existing Front Elevation

ESCAPE WINDOWS
Escape windows where required are to be at least 850mm high and 500mm wide, the bottom of the window is to be not more than 1100mm and not less than 900mm from floor level.

EXTERNAL TIMBER FINISHES
All external timber is to be treated before fixing, fascia and soffit boards are to be external grade or marine ply.

Existing roof slates are to be replaced with Inline solar roof panels to reduce the carbon footprint.

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.



Proposed Front Elevation

Window and Door Frames
It is proposed to change the color of all window and external door frames from light oak to anthracite grey to match the adjoining new property.

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).

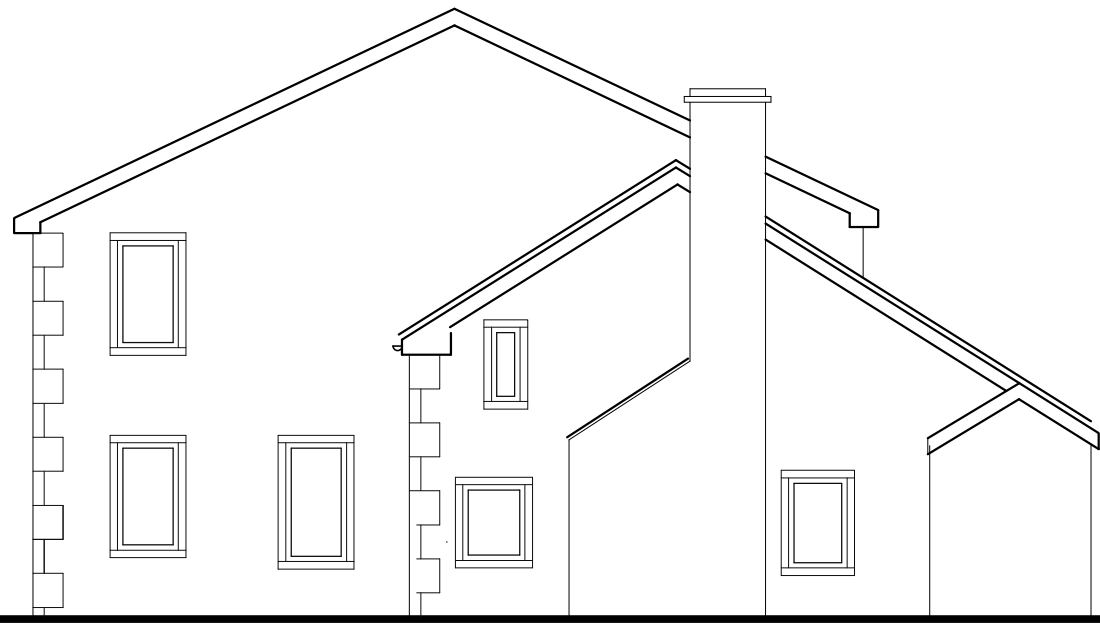
SMOKE ALARMS
Smoke alarms are required to be fixed at ground and first floor levels and interconnected. The alarm must be wired to the main supply and connected to its own fused spur, alternatively the alarm may be connected to an intruder alarm if the system is specifically designed for this purpose. 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, loungedining rooms and roof voids. Alarms within roof voids should be fitted with a remote LED.

CAVITY TRAYS
A cavity tray must be provided above any lintel or ground floor roof, the tray must be fixed in to the wall, all cavity tray membranes must be installed directly above the lead flashings and also be provided with weep holes in at least two vertical joints.

FLAT ROOF CONSTRUCTION
Promenade tiles on GPR roofing membrane on 100mm insulations on top of 140mm Kingspan insulation on 18mm external plywood on 200 x 50 timber joists with steel supports, ceiling 20mminsulated plasterboard & skim.

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.

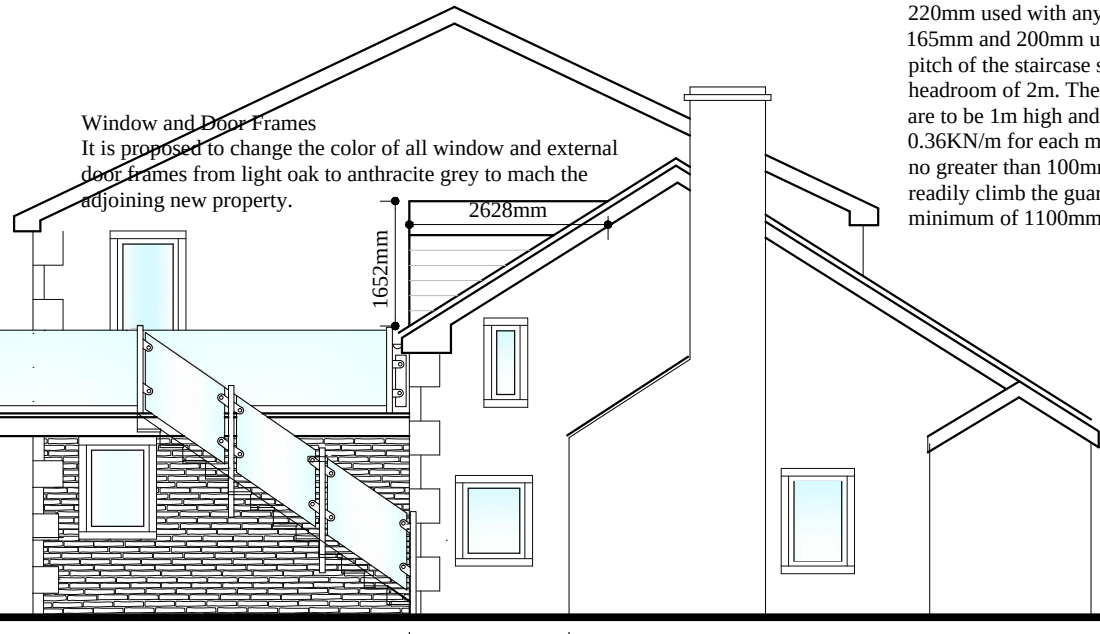
EXTERNAL WALL CONSTRUCTION
New external cavity wall to be constructed using the existing face stone from the front elevation, new stone to be matching sandstone pitch faced 102mm on bed to match, 100mm cavity with full fill cavity insulation and 100mm solid 7N concrete block to the inner leaf with 40mm insulated plasterboard on dabs and plaster skim. Cantic 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 Cantic C-50 insulated cavity closes positioned horizontally and vertically in all openings. All openings are to be provided with Cantic 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 0.29



Existing Side Elevation (South East)

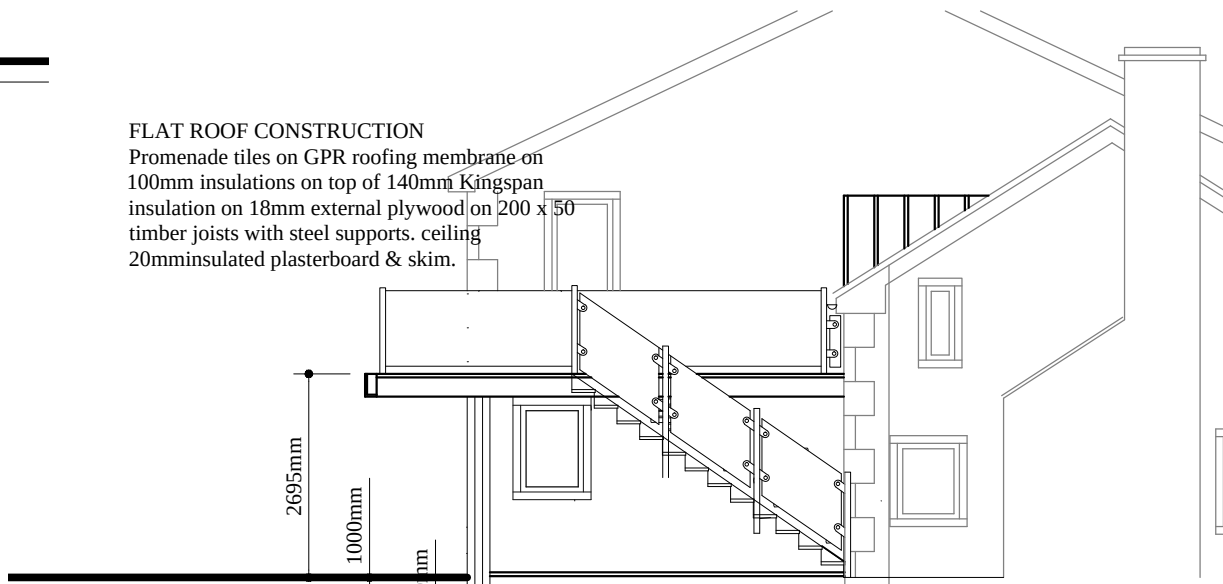
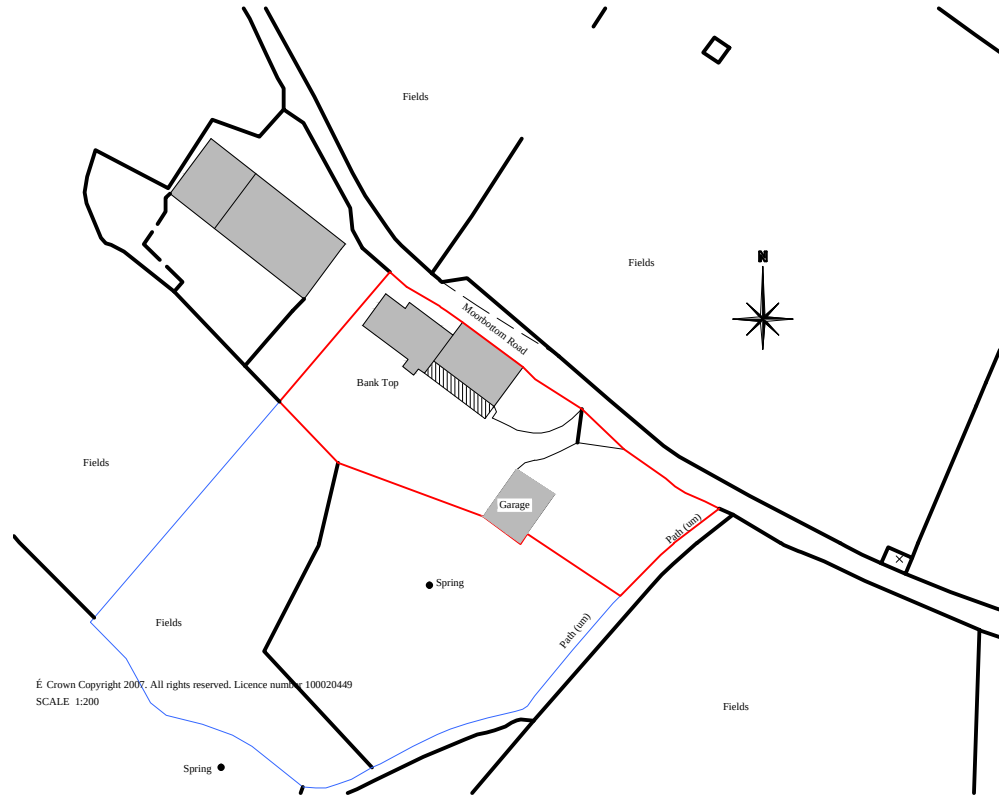
STAIRCASE
The new staircase shall comply with Part K of the Approved Document. The maximum rise and going for a private stair shall be any rise between 155mm and 220mm used with any going between 245mm and 260mm or any rise between 165mm and 200mm used with any going between 223mm and 300mm. The pitch of the staircase shall be no greater than 42 degrees, with a minimum headroom of 2m. The handrail is to be a minimum of 900mm high. Balustrades are to be 1m high and capable of resisting a horizontal force of at least 0.36KN/m for each meter length. Maximum openings in the balustrades shall be no greater than 100mm and rails are to be vertical so as not to allow children to readily climb the guarding. Guarding to external balconies and roof edges to be a minimum of 1100mm high and resist a horizontal force of 0.74KN/m.

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.



Proposed Side Elevation (South East)

STAIRCASE
The new staircase shall comply with Part K of the Approved Document. The maximum rise and going for a private stair shall be any rise between 155mm and 220mm used with any going between 245mm and 260mm or any rise between 165mm and 200mm used with any going between 223mm and 300mm. The pitch of the staircase shall be no greater than 42 degrees, with a minimum headroom of 2m. The handrail is to be a minimum of 900mm high. Balustrades are to be 1m high and capable of resisting a horizontal force of at least 0.36KN/m for each meter length. Maximum openings in the balustrades shall be no greater than 100mm and rails are to be vertical so as not to allow children to readily climb the guarding. Guarding to external balconies and roof edges to be a minimum of 1100mm high and resist a horizontal force of 0.74KN/m.



Section

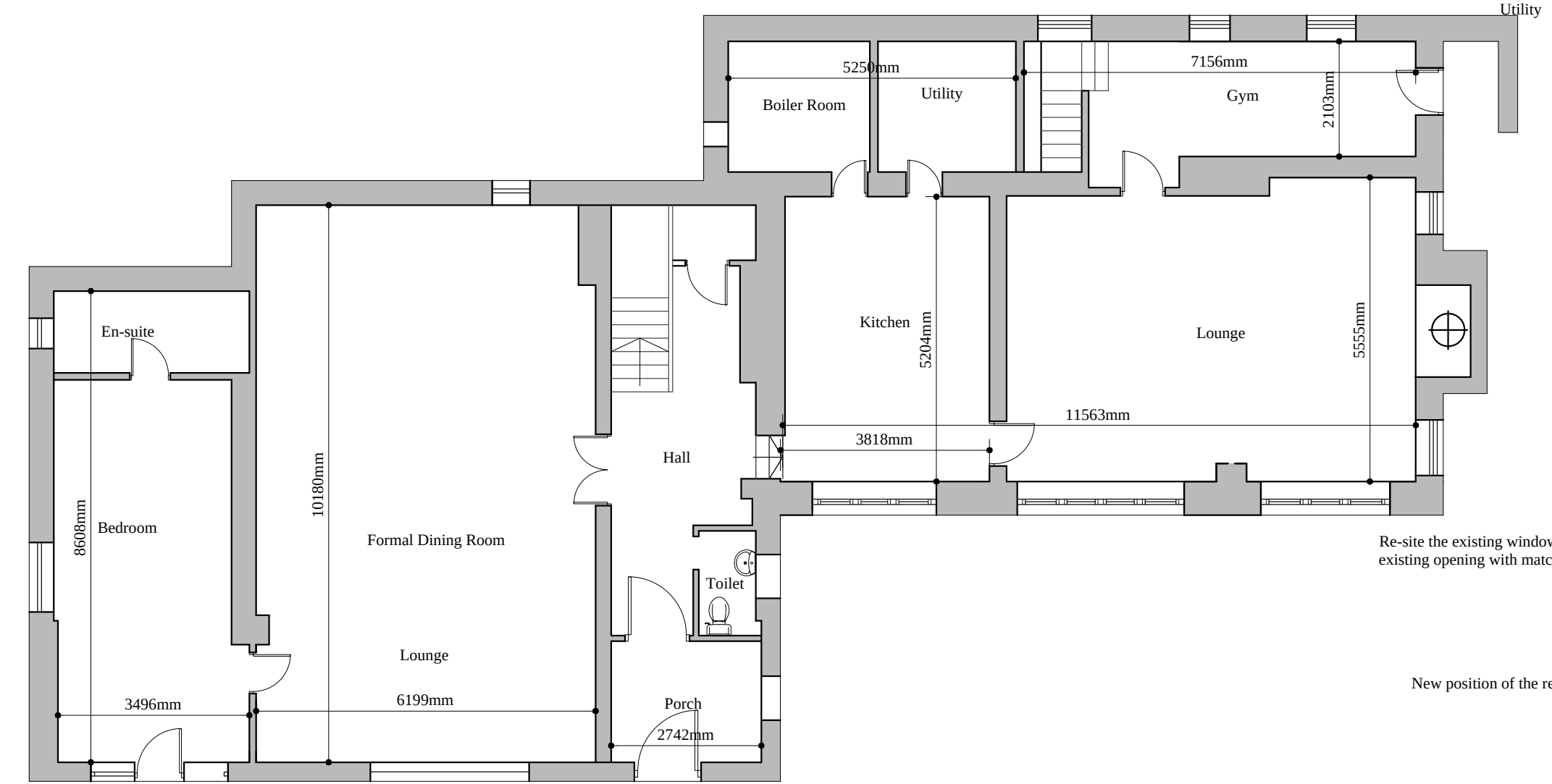
FLAT ROOF CONSTRUCTION
Promenade tiles on GPR roofing membrane on 100mm insulations on top of 140mm Kingspan insulation on 18mm external plywood on 200 x 50 timber joists with steel supports, ceiling 20mminsulated plasterboard & skim.

FOUNDATIONS
Foundations are to be concrete strip minimum 600mm wide x 150mm thick C25 concrete mix, foundations are to be a minimum depth of 1m in clay sub-soil to provide adequate frost protection in accordance with the British Standards. All foundations are to comply with the Approved Document A1 and A2 of the Building Regulations.

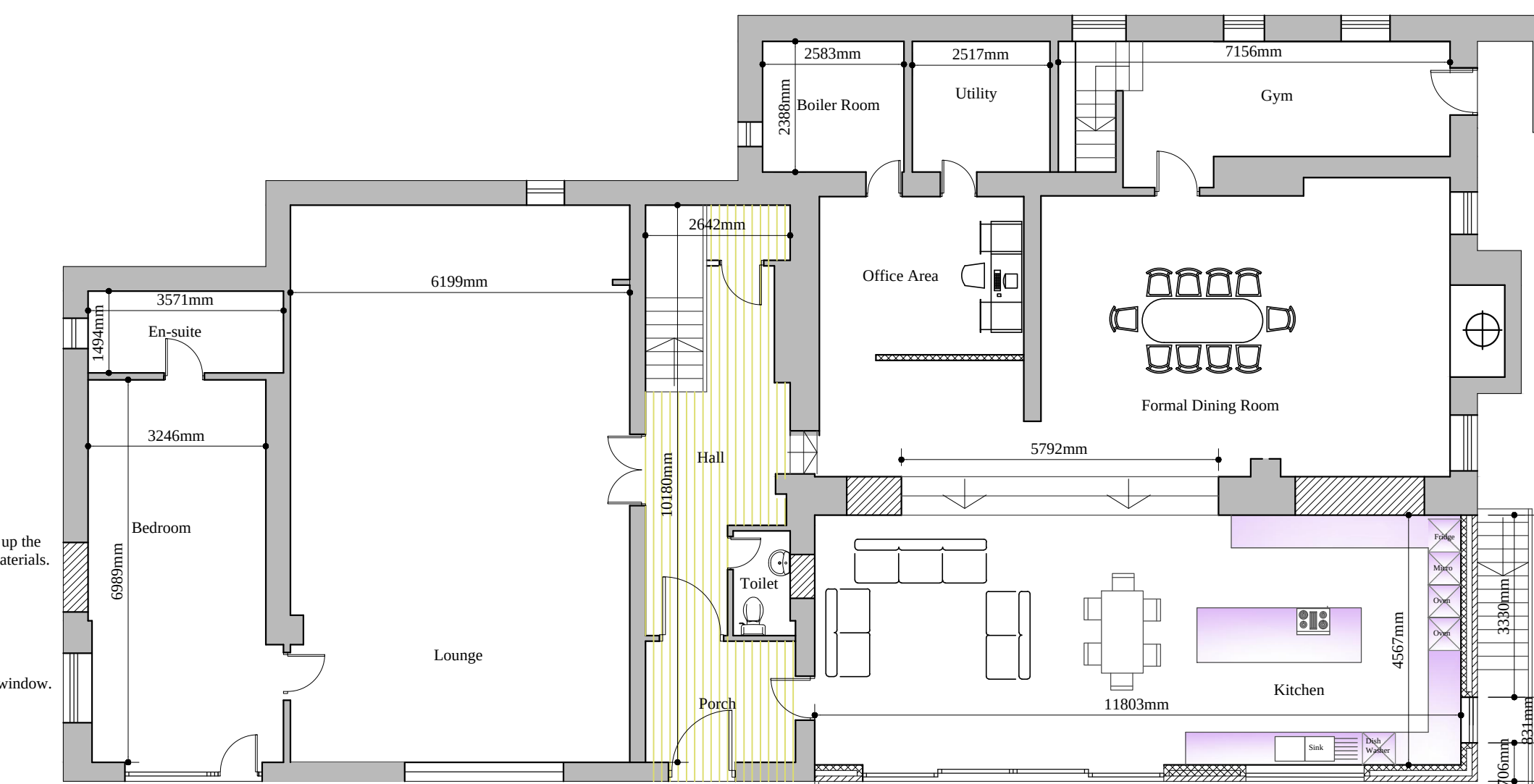
GROUND FLOOR CONSTRUCTION (SOLID)
New ground floor to be constructed for under floor heating system using water pipes to the manufactures specifications, Ceramic floor tiles over screed on concrete slab 150mm thick C30 concrete with fibre mesh mixed in the concrete. 1200 gauge polythene DPM to be turned up at the edges and linked in to the DPC. kingspan Kooltherm K3 board 150mm thick on 1200 gauge DPM membrane, sand blinding over clean stone well compacted to form levels with sand blinding. U value 0.22

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STEELWORK
Steelwork must comply with the relevant structural calculations and be supported on pad stones or spreader plates, sizes to be provided within the calculations. All steelwork must have a minimum of 30mins fire resistance provided by 12mm fireline plasterboard and skim. Steelwork used in external openings must be provided with a cavity tray.



Existing G. F. Plan



Proposed G. F. Plan

VENTILATION
Mechanical ventilation fans are required to be fixed to all kitchen areas, utility areas and sanitary accommodation. The kitchen fans are to extract 60 litres per second or if incorporated within a cooker hood 30 litres per second will be required.

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.

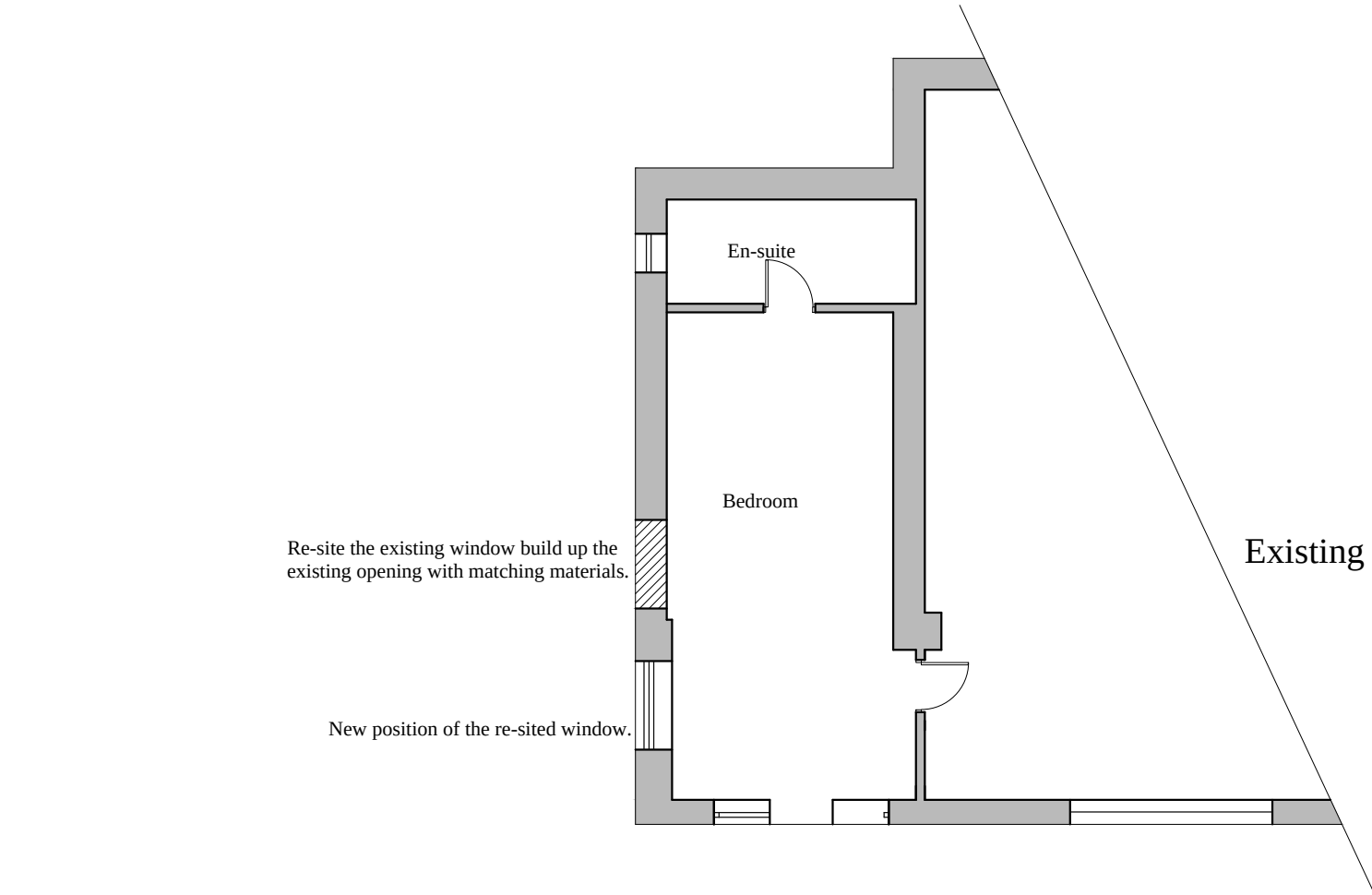
WINDOWS
Aluminum powder coated (Anthracite Gray) window frame to be 1/10th of the floor are and have 1/20th opening lights and trickle vents to achieve 8000m3 free air flow, windows are to be fitted with double glazed units having a minimum 28mm air gap with K glass in skin and a 'soft' low-E coating. All frames are to have vertical and horizontal DPC's to all openings. Seal-a-static 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.

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.

SAFETY GLAZING
Glazing in doors and windows must comply with safety regulations applicable to their locations. Information is contained in the Approved Document Part N and the Workplace (Health, Safety and Welfare) Regulations 1992.

GROUND FLOOR CONSTRUCTION (SOLID)
New ground floor to be constructed for under floor heating system using water pipes to the manufactures specifications, Ceramic floor tiles over screed on concrete slab 150mm thick C30 concrete with fibre mesh mixed in the concrete. 1200 gauge polythene DPM to be turned up at the edges and linked in to the DPC. kingspan Kooltherm K3 board 150mm thick on 1200 gauge DPM membrane, sand blinding over clean stone well compacted to form levels with sand blinding. U value 0.22

TOP WATER DRAINAGE
All top water drainage are to be 100mm underground PVC-U or Supersleeve with flexible joints piping to be laid at a minimum fall of 1:40. Drains passing under the building are to be protected by surrounded with 100mm (min) granular material and where passing through a wall a suitably sized lintel is to be provided over the opening ensuring that a 50mm space is maintained around the pipe. Openings must be masked to prevent fill. All underground drainage to comply with BS 6301 (1995). New gullies to be provided with rodding access, drainage to connect the existing surface water drainage systems.



Existing F. F. Bedroom Plan

Client Mr A. Humby	
Location Bank Top Farm, Moorbottom Road, Holcombe, Ramsbottom.	
Project New extension to form new kitchen area and re-positioning of the bedroom windows with a pitch roof	
Drawing Planning Consent	
Agent APB Consultant Building Surveyors 1 Maple Grove Ramsbottom BL0 0AN Telephone 01706 826300 Mobile 07976404449	
Scale 1:100	Date 12th May 2022
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	