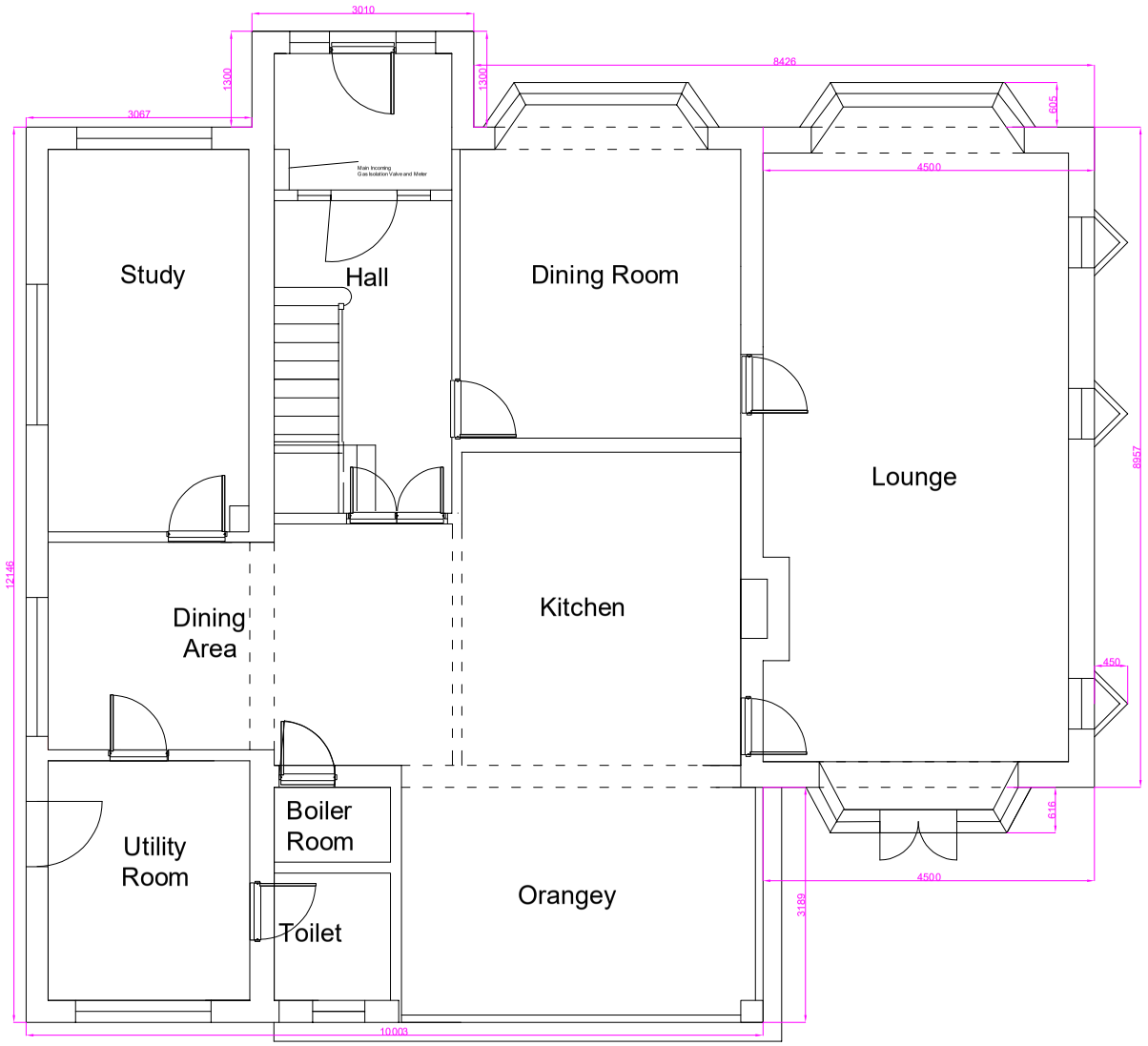
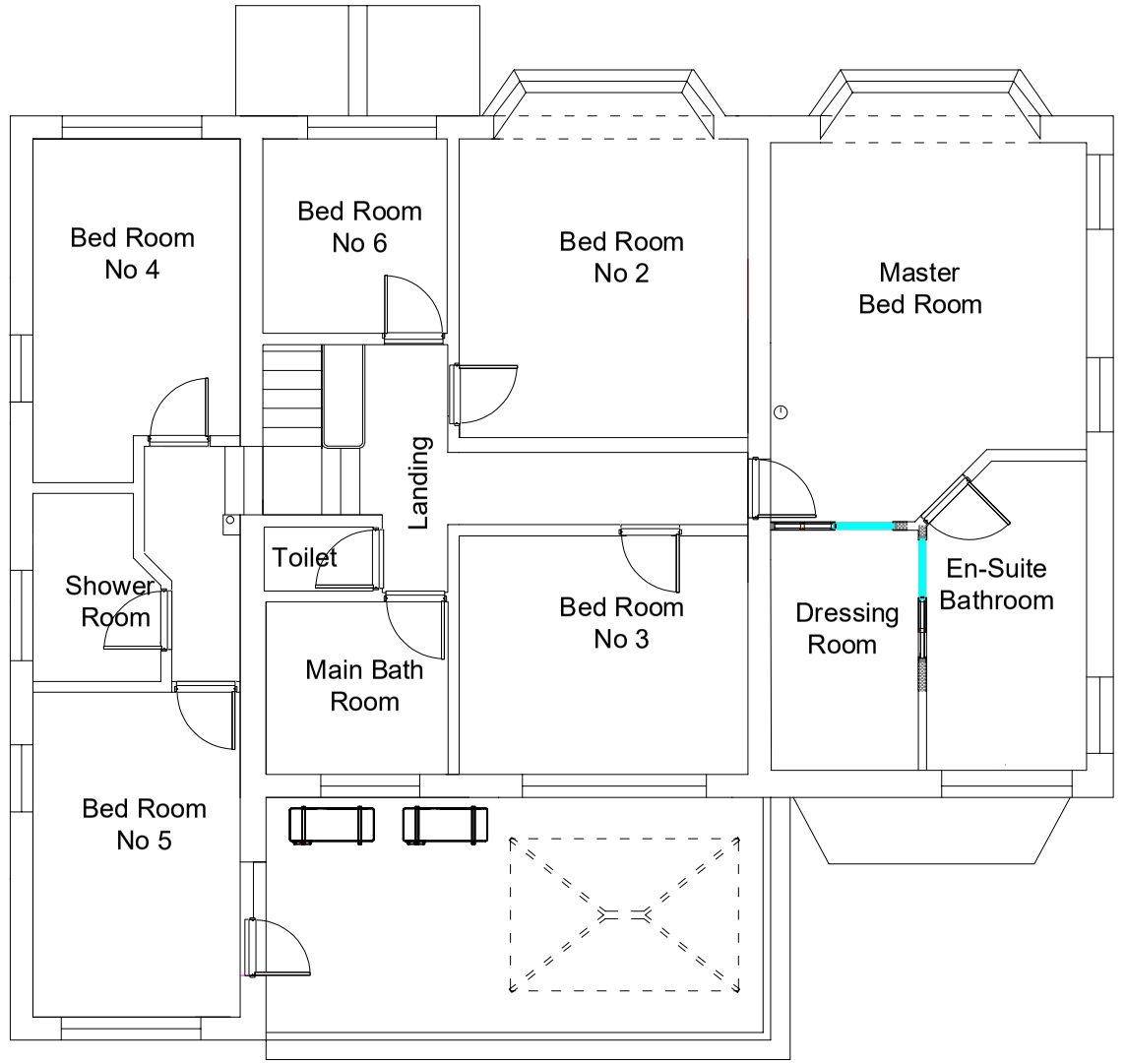


Ground Floor



1st Floor

Scale 1:50

0 1 2 3 4 5

Notes:

DO NOT SCALE FROM THIS DRAWING

Specification (read as appropriate)

ROOF (see section for detail) Any trusses to be designed, manufactured, braced and installed to BS EN 1995-1-1:2004+A2:2014 as amended, Roof to be constructed as a cold deck roof, insulated to achieve a U value of 0.20W/m² with either 120mm thickness of rigid foam or 200mm of mineral wool or natural insulation as per Part L Building regs with plasterboard cover. All Ceilings to be plaster boarded tape and joint.

External Walls 350mm cavity construction, Outer leaf 100mm brick facings to match existing, new walls to be insulated cavity, 100mm thermolite shield inner leaf with 12mm plaster bond and skim. Wall ties to be at 900mm centres horizontally and 450mm vertically (300mm max at reveals). Walls properly bonded to existing. Cavities to be continuous and extend 225mm below DPC to be 150mm above adjoining path or ground level. Horizontal and vertical DPC to all openings and reveals. Vertical cavities to be closed by DAMCOR insulated DPC. Or Thermabate insulated cavity closure. Frames to overlap DAMCOR by the thickness of the insulation or Thermabate by min 10mm. Cavities to be continuous with warm roof cavity. Basement walls to be externally waterproofed with French drain to soak away.

Internal Walls 100mm thermolite block, plastered both sides on foundation a.b.d if loadbearing or 300 x 200mm slab thickness if non load bearing. Partitions 75x50mm timber studding (at 400mm centres) with 9.5mm plasterboard covering and plaster skim, fibreglass infilled where required.

Floors Basement desired finish on minimum 100mm concrete 1000g visqueen dpm linked to the wall dpm. On minimum 100mm sand blinded hardcore. Any existing underfloor vents to be ducted to air bricks in new wall using min 100mm pipes. Existing ground floor to be levelled with beams replaced and re hung as required. New ground floor above basement and first floor to be 22mm T&G boarding on timber joists (Size TBC) floors to be underdrawn with min 9.5mm plasterboard and skim.

Foundations 600mm x 200mm min to cavity walls and 450mm x 150mm to internal walls in conc (1:3:6) strip foundations. Foundation depth min 1m in clay subsoils and below and drain within 1m. Foundations to be constructed in accordance with building regs A1/A2 . It is assumed that at plan stage that the ground conditions are suitable for traditional strip foundations. Foundations to existing walls that are subject to additional loading are to be exposed and proven adequate when work commences (if required by Building officer)

Drainage New drains 100mm dia at 1 in 40 fall, laid, jointed and backfilled to manufacturers specification. Any soil pipes to be 100mm dia pvc extending min 900mm above opening lights within 3m with cage. Waste pipes in pvc to S&V, p or b.i gully. Baths, showers & sinks to be 40mm dia pvc, Basins to be 32mm dia. Combined 50mm dia. Fall min 1 in 55, support brackets at max 600mm c/s, rodding access at bends. Anti siphon traps to all fittings, 125mm section gutters & 75mm dia rwps discharging over trapped gully.

Lintels Unless otherwise specified Catnic combined lintels over opening in cavity walls, with insulated voids & 16mm plaster encasement. Min 150mm end bearings & CN102 lintels over opening to internal block walls. Any RSJ's or UB's be protected against fire so that they will have at least 30 minutes resistance to fire. Any existing loadbearing lintels / beams that are subject to additional loading are to be exposed and proven adequate when work commences (if required by Building officer)

Ventilation Habitable rooms min 1/20th floor area, opening windows + 8m² trickle vents. Utility room: opening window +4m² trickle vents + extractor fan min 30l l/s, Kitchen: min 30 l/s adjacent to the hob or 60 l/s elsewhere, Bathrooms (including shower room or ensuite): 15l/s, Sanitary accommodation: 6 l/s

Windows to be min double glazed and fitted with effective draught strip, Orangery patio doors to be double glazed New Wave slide and swing.

General Building contractor to check all dimensions on site before work commences, All work to comply with current building regulations, relevant codes of practice and established working practices whether or not specified within the drawings. Its should be noted that the drawings have been put together for the purposes of obtaining building regulation and planning permission where required and are not intended as a full constructional service.

REV:	DESCRIPTION:	BY:	DATE:

STATUS: PLANNING

CJ Cordes
Cromer House
2 Cromer Road
Bury BL8 1ES

CLIENT:

ARCHITECT:

SITE: Cromer House
2 Cromer Road Bury BL8 1ES

TITLE: Proposed Plan Dimentions

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
Apx 1:50@A1	7/6/24	CJ	

PROJECT NO:	DRAWING NO:	REVISION:
	006ED	P1