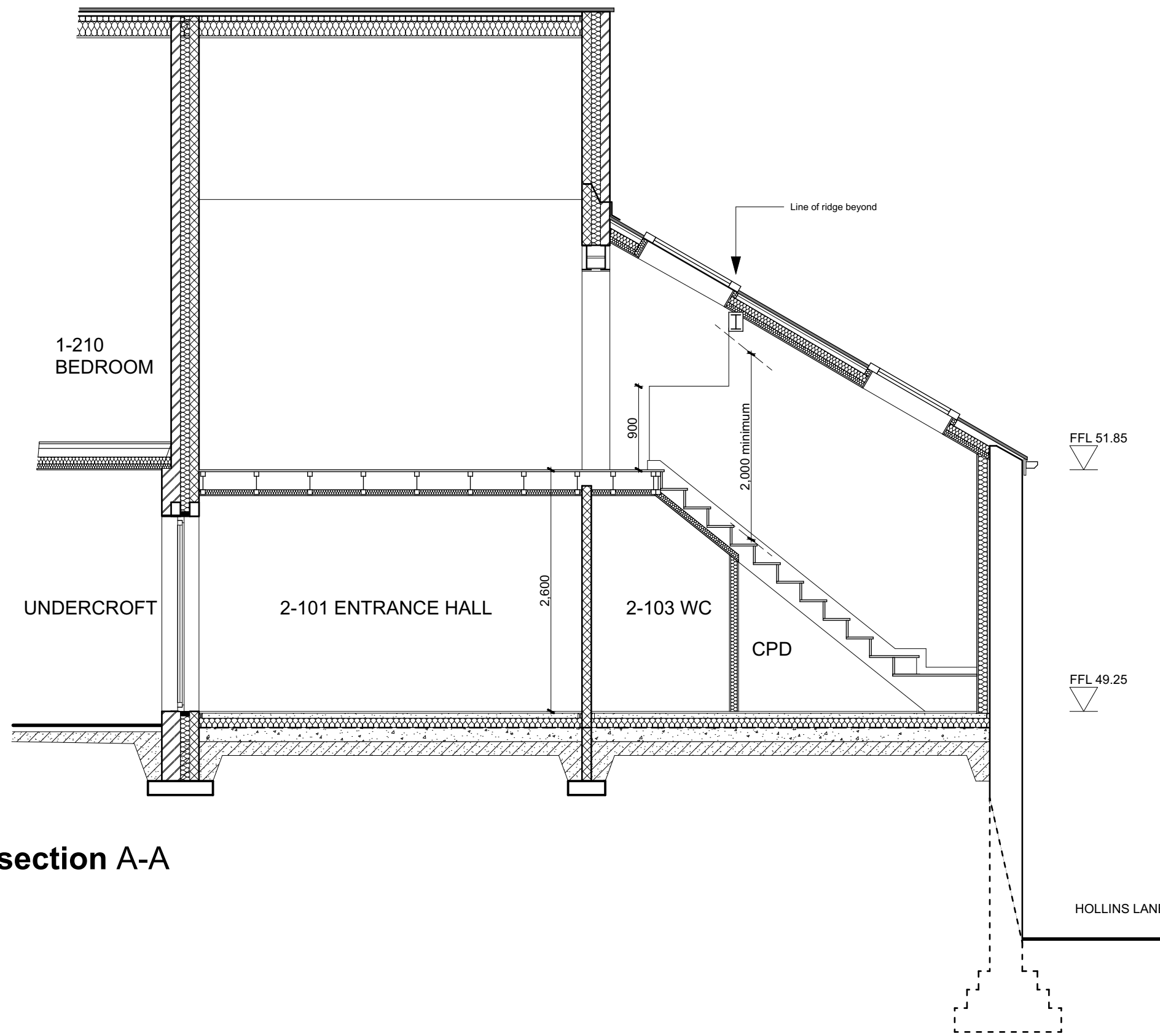
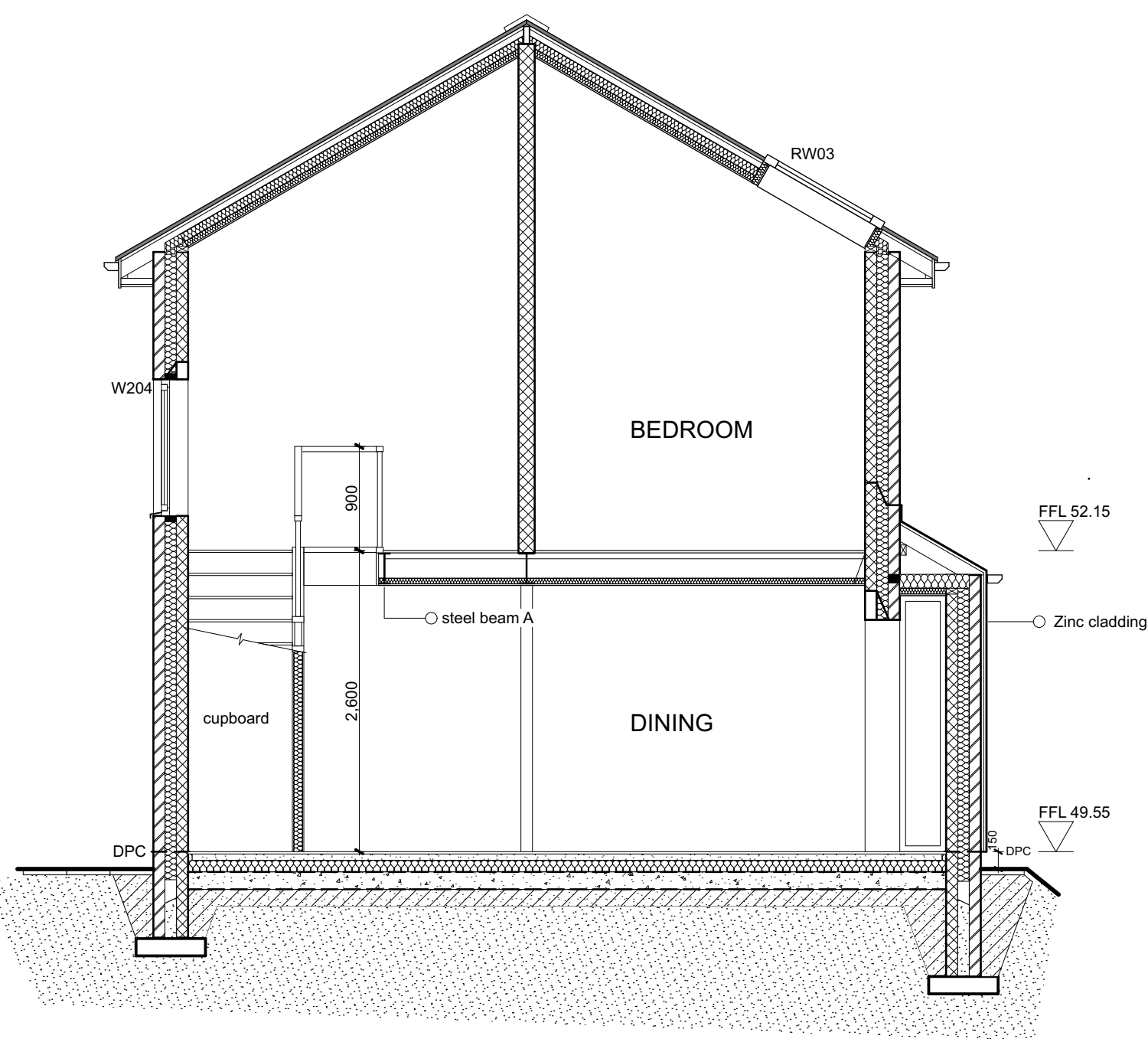
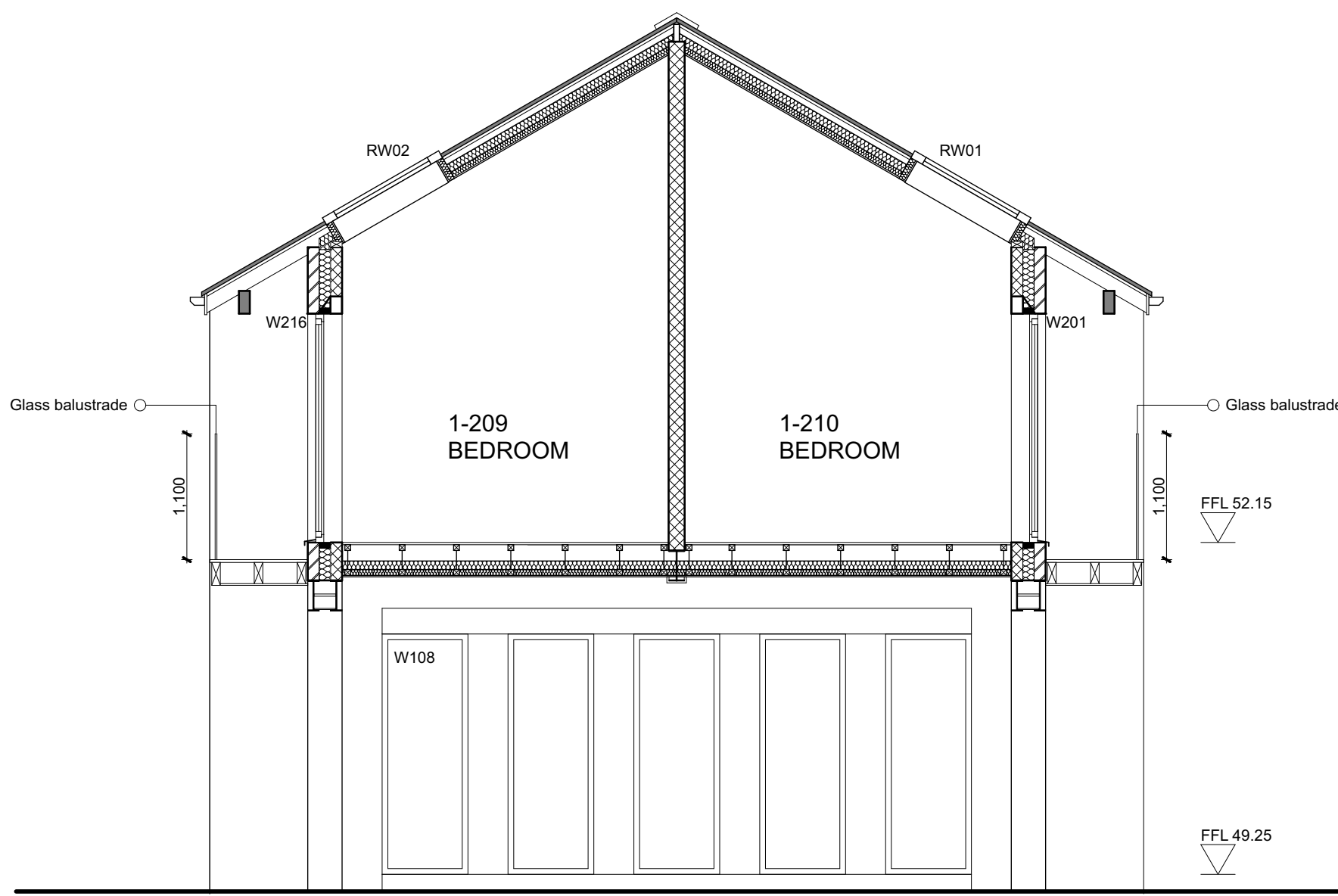




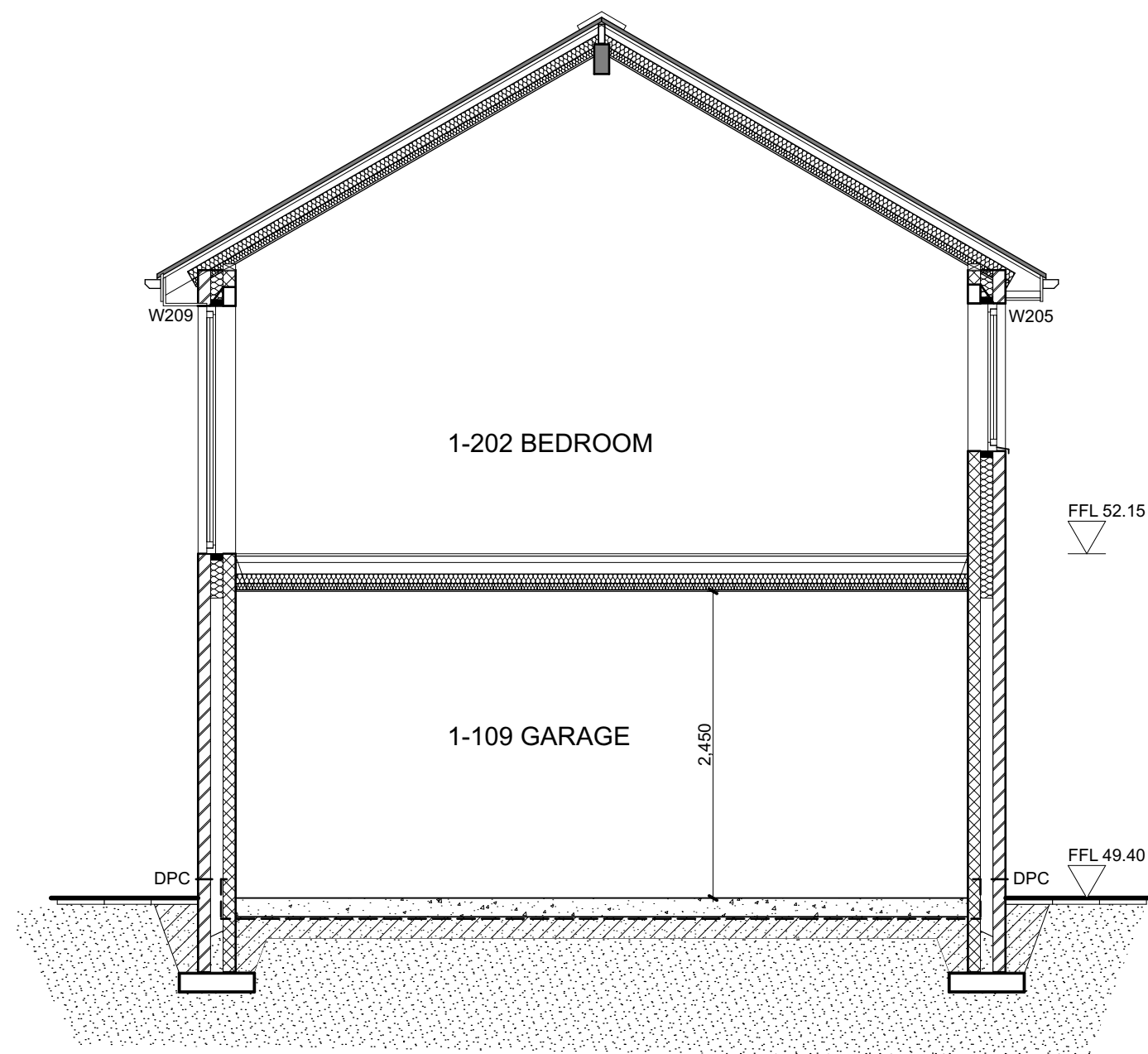
section A-A



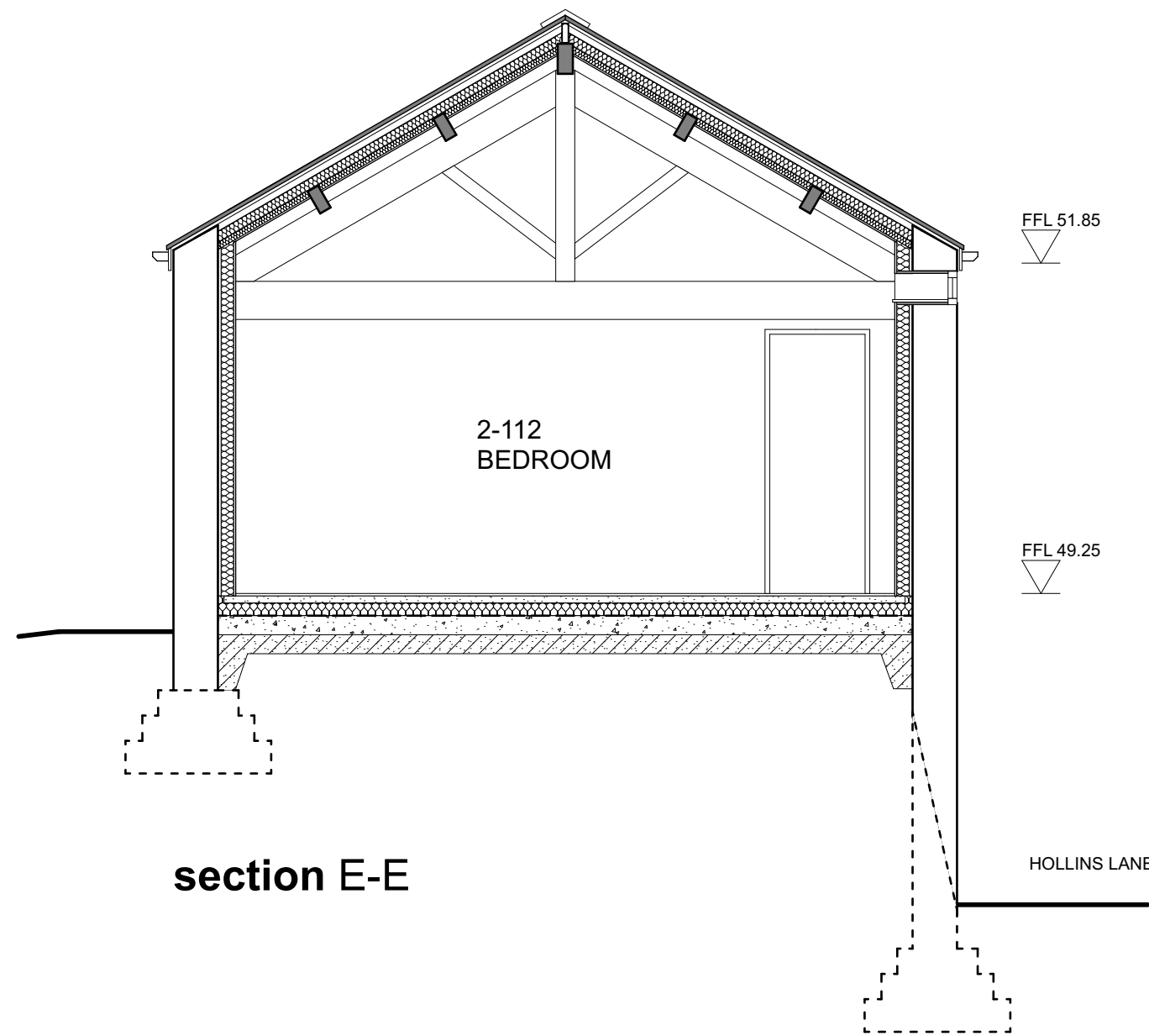
section B-B



section C-C



section D-D



section E-E

**NOTE:** All work shall be carried out in accordance with the building regulations and to the satisfaction of the building control officer.  
The contractor is to verify all dimensions and set out all works prior to commencing construction and shall notify any discrepancies to the contract administrator.

#### STRUCTURE

**Foundations** (All to structural engineers design)  
Excavate to reduced levels to good bearing ground as agreed with the CA and to the satisfaction of the building control officer.  
Place foundations in accordance with the structural engineers specifications. Generally 750 x 150mm mass concrete trench fill footing C30 under all new external walls and 600 x 150 mass concrete trench fill footings C30 under all internal loadbearing walls.  
Common brickwork/medium dense concrete blockwork below finished ground level minimum compressive strength 20N/sq mm. Dpc at min 150mm above finished ground level.  
Lean mix concrete (1.9) cavity fill to maximum 150mm below external Dpc level or as shown.

**Ground bearing slabs**  
150mm mesh reinforced concrete slab 500G separating membrane on insulation on 1200G dpm on 50mm well compacted sand blinding and min 150mm hardcore base. 20mm perimeter insulation.  
All service entries to be sealed with pressure sensitive tape. Dpm to be dressed under Dpc.  
Cold bridging to be avoided by installation of 20mm insulation between slab and wall to the perimeter of each slab.

**Suspended upper floor construction generally**  
18mm MR grade T&G flooring (all joints sealed) on engineered timber joists (J11 or similar approved) installed in accordance with specialist manufacturer/supplier design & details. Fit acoustic insulation within floor void.  
Ceilings 5mm plasterboard & skim.

**Roof structure type 1**  
Traditional timber trusses, purlins and rafters to be retained refurbished with repairs and alterations where necessary and new timber trusses to match style of existing all to structural engineers design and specifications.  
Natural blue/black slates on 25 x 50 treated sw battens on 1 layer breather underlay with horizontal and vertical laps to be a minimum of 200mm, vertical laps on supports. Underlay to be dressed into eaves and with sufficient overhang to project over gutter on existing rafters.

**Roof structure type 2**  
Trussed rafters design by specialist.  
Ceiling ties, longitudinals, diagonals to be in strict accordance with BS EN 1995-1 & A2:2014. Provide running boards to all services. Truss types and spacing to specialist design, roof plan, calculations and full bracing details to be submitted for approval prior to commencing work.  
(Covering as for roof structure type 1).

Bracing and strapping shall be in accordance with truss manufacturers recommendations and to comply with BS5268 part 3 1985. Gable walls shall be strapped to roofs by 30mm x 5mm galvanised mild steel straps to be provided between rafters and external wall at max 2.0m centres at right angles to the direction of the rafters. The straps shall be fixed into noggin and carried over at least 3 rafters. Tight contact between the rafter and the wall at strap positions shall be achieved with softwood packing. All noggin shall be a minimum of 38mm thick.  
All trusses and rafters to be supported on external walls with 100 x 75mm sw wall plate secured to masonry with 30 x 5mm ms straps minimum 900mm long @ 1.8m centres. Wallplate to be bedded on mortar.

**Loft access**  
Fire rated (30FR) access hatch to be provided for maintenance access to loft above bedroom 1-202 to plot 1.

**Pressure treated timber** - shall be used throughout including battens, rafters, joists, ridge and hip beams and wall plates.

**TYPE 1 WALLS**  
**New external walls to extensions**  
Generally 300mm overall thickness cavity masonry wall consisting of outer leaf 100mm facing brickwork, 100mm cavity & 100mm concrete blockwork inner leaf finished with plasterboard lining and skim internally with continuous sealing bands around perimeters and edges around apertures fully in accordance with Accredited details.  
The cavity shall be partially filled with Kingspan insulation batts leaving a 50mm residual cavity.  
Wall ties to be installed in full accordance with manufacturers instructions at maximum 750mm spacing horizontally and 450mm vertically in a staggered pattern. Additional wall ties shall be installed at maximum spacing of 300mm vertically within 225mm of each side of all openings.  
Cavity to extend at least 225mm below external Dpc level. Cavities to be closed at top of walls with 5mm leadboard fibre cement sheet or similar.  
Form openings with proprietary insulated cavity closers integral with insulation and Dpc to jambs, heads and sills. Dpc to project into cavity minimum 50mm. Cavity trays to be installed above all openings and fire stops.

**TYPE 2 WALLS (plot 2)**  
**Existing traditional brick/masonry construction**  
Thickness varies but generally 450mm.  
Proposed construction:  
Existing solid masonry construction, breather membrane (Kingspan Nilvent or similar) on 100 x 50mm timber or metal stud framing filled with 100mm Kingspan Kooltherm K12 insulation board ensuring 20mm gap on external side via 20mm deep sw stop battens, internal finish Kingspan Kooltherm K18 insulated plasterboard & skim finish on 38 x 38mm sw treated battens forming services cavity on vapour barrier fixed to inner side of timber frame. Plasterboard with continuous sealing bands around perimeters and edges around apertures fully in accordance with Accredited Details.

Fit firestop and acoustic barriers in cavities at all separating wall junctions.  
Ditto at all floor & ceiling intersections with external walls/roof.

**TYPE 3**  
**New internal walls (loadbearing).**  
Medium dense 7N/mm² loadbearing concrete masonry or brickwork as shown on drawings built up from footings finished generally 13mm plaster both sides.  
All lintels to structural engineers design.

**TYPE 4**  
**New internal walls (non loadbearing).**  
All new timber stud partitions to be formed minimum 75 x 50mm sw timber stud framing @ max 600mm centres with intermediate noggin at 1200mm centres vertically. Timber stud partitioning shall be finished both sides with 12.5mm Gyproc Wallboard plasterboard or similar approved and skim plaster coating on both sides. All partitions to have min 25mm Isover acoustic insulation or equal approved, see notes on Part E.  
Stud partitions in bathroom/en-suite shower areas to be as above but finished on the bathroom/en-suite side with 12mm waterproof tile backer board or equal approved.  
(Timber stud partitioning may be substituted for metal stud partitioning system).

#### NOTES

- This drawing is copyright. No unauthorised copying of drawing without the express permission of the architect.
- Do not scale from prints. Use figure dimensions only.
- Contractors to check all dimensions on site prior to commencement of works.
- All works to be carried out in accordance with current statutory Health and Safety Regulations.
- This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.

THIS DRAWING IS PROVIDED FOR THE SOLE PURPOSE OF APPLICATIONS FOR APPROVAL TO REGULATORY REQUIREMENTS. AS SUCH IT MAY NOT SHOW THE FULL EXTENT OF THE WORK REQUIRED. THIS INFORMATION SHOULD NOT BE RELIED UPON FOR PRICING AND IS NOT FOR CONSTRUCTION.

#### B FIRE SAFETY.

**Fire protection**  
Internal walls and partitions shall be either blockwork finished plastered or timber/metal stud partitions to be finished both sides 12.5mm plasterboard and skim.

**Smoke alarms**  
Mains operated smoke alarms conforming to BS 5446 complete with integral battery. Optical smoke detectors shall be installed in hallways and landings and ionisation chamber based smoke alarms shall be installed elsewhere. There shall be at least one self contained smoke alarm on each storey of the building in the circulation areas within 7.5m of the door to every habitable room. In addition smoke detectors shall be installed in lounge and utility spaces. The smoke alarms shall be interconnected so that smoke detected by one unit shall operate an alarm signal in all detectors. The smoke alarms shall be permanently wired to a separately fused circuit at the distribution board (this may be a lighting circuit). A compatible interlinked heat detector shall be installed in the kitchen/living space in addition to the smoke alarms. All smoke & heat detectors shall be fitted in accordance with the manufacturers instructions that shall be included in the O&M manual on completion.

**Emergency egress windows and external doors**  
Each habitable room shall have either a window or a door that shall have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide. The bottom of the openable area shall be no more than 1100mm above floor level and on the upper floors not lower than 800mm above floor level.

**Surface spread of flame**  
Within the circulation areas the surface linings of walls & ceilings shall have Class 1 or better surface spread of flame. In habitable rooms separated from the rest of the dwelling by a door a minimum of 50% of the surface linings shall be at least Class 1.

#### E RESISTANCE TO THE PASSAGE OF SOUND

Pre completion testing in accordance with annex B to the regulations shall be undertaken for both airborne and impact sound transmission to prove that the as built development complies fully with the required standards.  
Should any set of tests fail, remedial action shall be taken prior to retesting.  
Test results shall be provided to the responsible Building control body.

The development comprises 2 dwellings formed by a combination of material change of use & new build. The 2 storey dwellings sit side by side therefore only separating walls apply, there are no separating floors.

Flanking constructions shall be:-  
Cavity masonry.  
Minimum mass per unit area including plasterboard or plaster 300kg/m².  
100mm block leaves  
Block density minimum 1375kg/m³  
225mm coursing  
plasterboard, each sheet of minimum mass per unit area 10kg/m² on both room faces.

Install cavity stop at all junctions with external walls, roof and intermediate floors. All joints sealed with tape or sealant as for air tightness requirements throughout the construction.

All timber joisted floors shall be installed on hangers and NOT built in.

Ground bearing slabs shall not be continuous under separating walls.

#### F1 MECHANICAL EXTRACT VENTILATION

Individual room ventilation rates shall be as follows:  
Kitchen; 13/s minimum extract rate from cooking hood over hob  
Utility; 13/s minimum extract rate  
Shower room and bathroom; 15 l/s if intermittent or minimum high rate of 8 l/s if continuous.  
Sanitary spaces; 6 litres/sec

Purge ventilation:- All habitable rooms shall have windows with a total openable area of 1/20 floor area of the room with part of the opening at least 1.75m above floor level.

Background Ventilators:- Windows in bedrooms and living areas shall be fitted with trickle ventilators with a minimum 2500mm² equivalent area.

|     |                                                   |         |
|-----|---------------------------------------------------|---------|
| A   | Structural spine wall added unit 1, W108 modified | 24Jun21 |
| REV | AMENDMENT                                         | DATE    |

THIS DRAWING IS FOR STATUTORY APPROVALS  
**NOT FOR CONSTRUCTION**  
ALL DIMENSIONS ARE SUBJECT TO VERIFICATION

|           |                                        |
|-----------|----------------------------------------|
| Project   | HOLLINS HOUSE FARM, HOLLINS LANE, BURY |
| Drawing   | PROPOSED SECTIONS A, B, C, D           |
| Client    | Mr & Mrs W Field                       |
| Dwn. By   | mc                                     |
| Scale     | 1:50 when printed @ A1                 |
| Drw. No.  | 17.492.16A                             |
| Drw. Size | A1                                     |
| Date      | March 2021                             |

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Scale 1:50 0 1 2 3 4 5m