

Heat detector to be positioned in kitchen area and interlinked with smoke alarms. Detector to be positioned min 300mm away from wall or light fitting

External wall construction 100mm facing Brickwork with compressive strength of 4.8N/mm² bricks to match existing, min 100mm cavity with 50mm Kingspan Cavity insulation, 100mm Arcrete blockwork inner leaf, all built off new concrete pile foundations all way around. External wall achieves 'U' value of 0.28W/m²K.
Blockwork to have compressive strength of 2.8N/mm² and thermal conductivity of (0.190W/m² K or less).
Blockwork used below dpc level to comply with BS 6073, to be sulphate resistant and have compressive strength not less than 7N/mm² density exceeding 1500kg/m³.
stainless steel wall ties to be used to new cavity walls - refer to general notes for specifics
Walls should be properly bonded and solidly put together with mortar

Movement joints may be required to internal and external leaves - consult manufacturers recommendations depending on type of brickwork and blockwork used

FOUNDATIONS 225mm min thickness, strip foundations to project 150mm min either side of supported wall. Foundations to be min 900mm to bottom of strip footing. Foundation within 1000mm of drains to be at least the invert level of the drain. Trench fill foundations should be greater than 500mm thick.

Duct existing air bricks beneath new timber floor with 100mm ducting to telescopic air bricks on new cavity wall

New floor construction: 150mm concrete slab reinforced with A142 mesh on 1200's gauge visqueen on 120mm thick STYROFOAM floor insulation on 25mm sand blinding on min 150mm well consolidated hardcore fill. 25mm floor insulation to perimeter edge of floor slab to prevent cold bridging. GAS BARRIER TO BE FITTED UNDER NEW INSULATION if necessary.
Note: **Ground heating slab is to be used if ground is at firm condition and adequate to support slab. Building inspector to confirm condition prior to slab being poured. Supported timber floor to be used as an alternative**

Kitchen Extract Ventilation: Mechanical extract ventilation to give min. extract rate of not less than 30 litres per second adjacent to hob or 60 litres per second elsewhere which can be run intermittently but have a 15 minute over-run. Extract fan to be ducted to external air, via 100mm dia. flexible duct to terminate on outside wall at fitted grille.

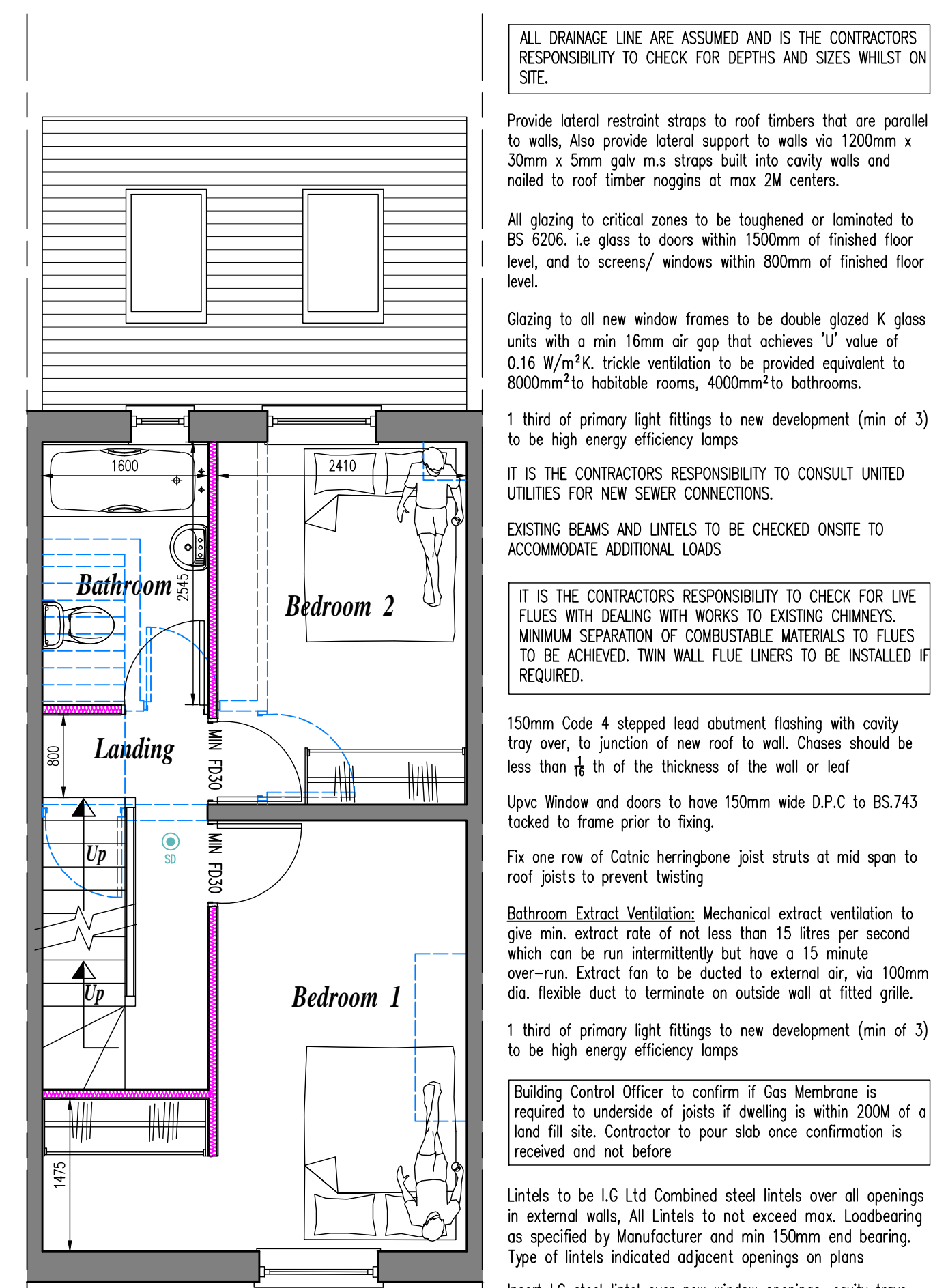
New Boiler installation (if applicable): installation to be in strict accordance with manufacturers instructions - installer to consider siting of flue to avoid visible plume/wetting surfaces causing a nuisance to neighboring properties. Liquid condensate to discharge to a suitable floor drain (not surface water), condensate pipework to manufacturers instructions, generally max. 3M long, insulated where external, with 75mm deep condensate trap to prevent smells entering building. Minimum SEDBUK rating of 86X. Flue discharges in accordance with manufacturers instructions and to meet Building Regulation Approved Document J.

Flue installation - A plate is required to be fixed in a prominent position (usually the meter cupboard) to indicate type of fire appliances which can be used.
Balanced flow gas appliance to be installed in accordance with manufacturers specification. GAS SAFE approved contractor to carry out installation of appliance.

Note: Installation of heating system to be carried out by GAS SAFE approved contractor. (If new boiler) CONDENSING boiler with min SEDBUK rating of 88X to be installed

(B) Insert 2No. new steel beams fixed on concrete padstones to carry existing wall & floor loads above to Structural Engineers details. **Conditional Approval Requested from Building Control for steelwork Calculations.**

PROPOSED GROUND FLOOR PLAN scale 1:50



ALL DRAINAGE LINE ARE ASSUMED AND IS THE CONTRACTORS RESPONSIBILITY TO CHECK FOR DEPTHS AND SIZES WHILST ON SITE.

Provide lateral restraint straps to roof timbers that are parallel to walls. Also provide lateral support to walls via 1200mm x 30mm x 5mm galv m.st. straps built into cavity walls and nailed to roof timber noggings at max 2M centers.

All glazing to critical zones to be toughened or laminated to BS 6206. I.e. glass doors into within 1500mm of finished floor level, and to screens/windows within 800mm of finished floor level.

Glazing to all new window frames to be double glazed K glass units with a min 16mm air gap that achieves 'U' value of 0.16 W/m²K. trickle ventilation to be provided equivalent to 8000mm² to habitable rooms, 4000mm² to bathrooms.

1st of primary light fittings to new development (min of 3) to be high energy efficiency lamps

IT IS THE CONTRACTORS RESPONSIBILITY TO CONSULT UNITED UTILITIES FOR NEW SEWER CONNECTIONS.

EXISTING BEAMS AND LINTELS TO BE CHECKED ONSITE TO ACCOMMODATE ADDITIONAL LOADS

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK FOR LIVE FLUES WITH DEALING WITH WORKS TO EXISTING CHIMNEYS. MINIMUM SEPARATION OF COMBUSTIBLE MATERIALS TO FLUES TO BE ACHIEVED. TWIN WALL FLUE LINERS TO BE INSTALLED IF REQUIRED.

150mm Code 4 stepped lead abutment flashing with cavity tray over, to junction of new roof to wall. Chases should be less than $\frac{1}{4}$ th of the thickness of the wall or leaf

Upvc Window and doors to have 150mm wide D.P.C. to BS.743 tucked to frame prior to fixing.

Fix one row of Catnic herringbone joist struts at mid span of roof joists to prevent twisting

Bathroom Extract Ventilation: Mechanical extract ventilation to give min. extract rate of not less than 15 litres per second over-run. Extract fan to be ducted to external air, via 100mm dia. flexible duct to terminate on outside wall at fitted grille.

1st of primary light fittings to new development (min of 3) to be high energy efficiency lamps

Building Control Officer to confirm if Gas Membrane is required to underside of joists if dwelling is within 200M of a land fill site. Contractor to pour slab once confirmation is received and not before

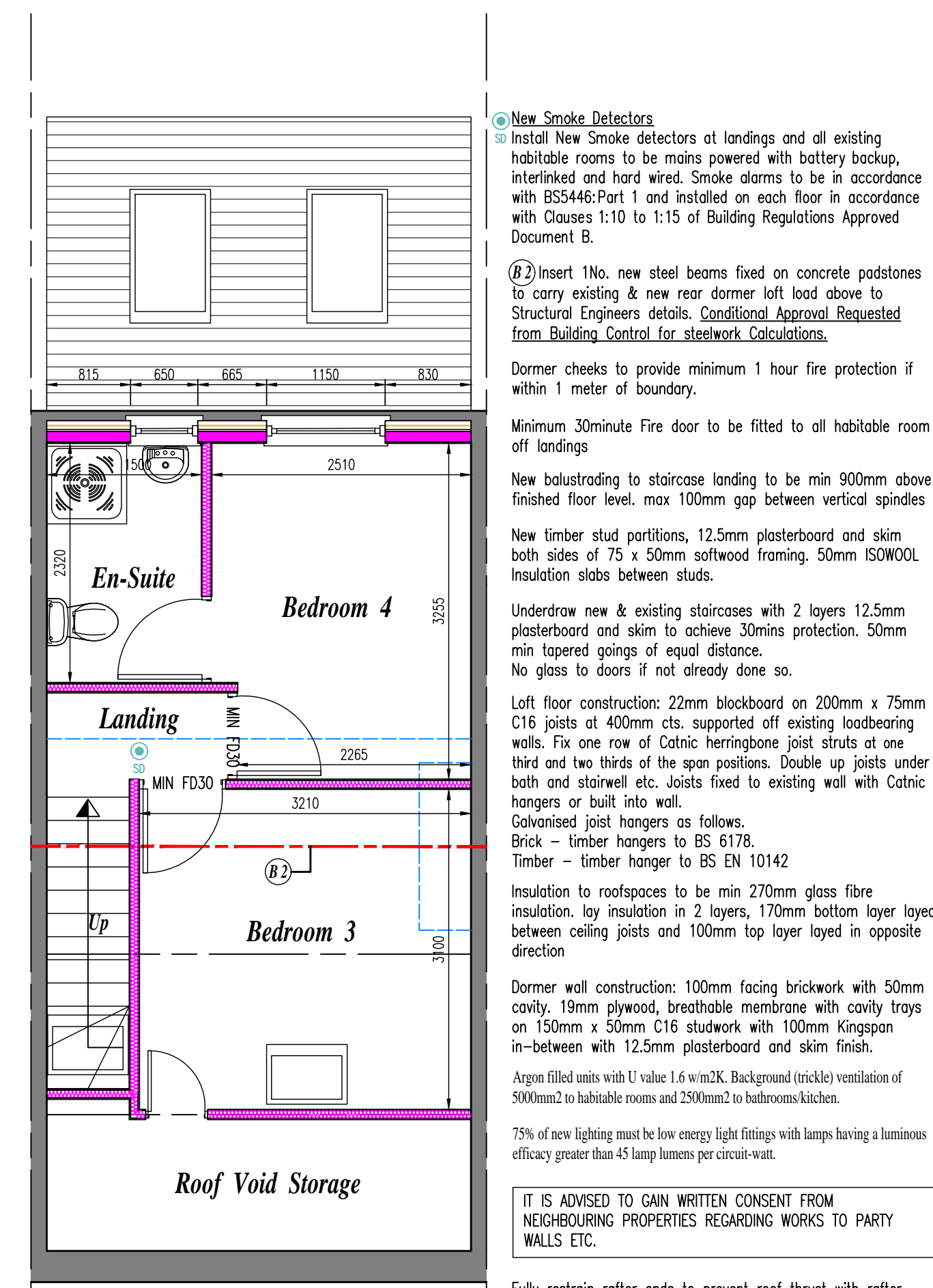
Lintels to be LG Ltd Combined steel lintels over all openings in external walls. All Lintels to not exceed max. Loadbearing as specified by Manufacturer and min 150mm end bearing.
Type of lintels indicated adjacent openings on plans

Insert LG steel lintel over new window openings, cavity trays and weep holes above all lintels

Window opening lights to be min 1/20th total floor area

Thermabate cavity closers or insulated vertical dpcs to all new openings

PROPOSED FIRST FLOOR PLAN scale 1:50



New Smoke Detectors
Install New Smoke detectors at landings and all existing habitable rooms to be mains powered with battery backup, interlinked and hard wired. Smoke alarms to be in accordance with BS5446:Part 1 and installed on each floor in accordance with Clauses 1:10 to 1:15 of Building Regulations Approved Document B.

(B) 1st Insert 1No. new steel beams fixed on concrete padstones to carry existing & new rear dormer loft load above to Structural Engineers details. **Conditional Approval Requested from Building Control for steelwork Calculations.**

Dormer cheeks to provide minimum 1 hour fire protection if within 1 meter of boundary.

Minimum 30minute Fire door to be fitted to all habitable room off landings

New balustrading to staircase landing to be min 900mm above finished floor level. max 100mm gap between vertical spindles

New timber stud partitions, 12.5mm plasterboard and skim both sides of 75 x 50mm softwood framing. 50mm ISOWOOL Insulation slabs between studs.

Underground new & existing staircases with 2 layers 12.5mm plasterboard and skim to achieve 30mins protection. 50mm min tapered goings of equal distance.
No glass to doors if not already done so.

Loft floor construction: 22mm brickwork on 200mm x 75mm C16 joists at 400mm cts. supported off existing loadbearing walls. Fix one row of 12.5mm herringbone joist struts at one third and two thirds of the span positions. Double up joists under both and stairwell etc. Joists fixed to existing wall with Catnic hangers or built into wall.
Galvanised joist hangers as follows:
Brick - timber hanger to BS 6178.
Timber - timber hanger to BS EN 10142

Insulation to roofspaces to be min 270mm glass fibre insulation. lay insulation in 2 layers, 170mm bottom layer layed between ceiling joists and 100mm top layer layed in opposite direction

Argon filled units with U value 1.6 w/m²K. Background (trickle) ventilation of 5000mm² to habitable rooms and 2500mm² to bathrooms/kitchens.

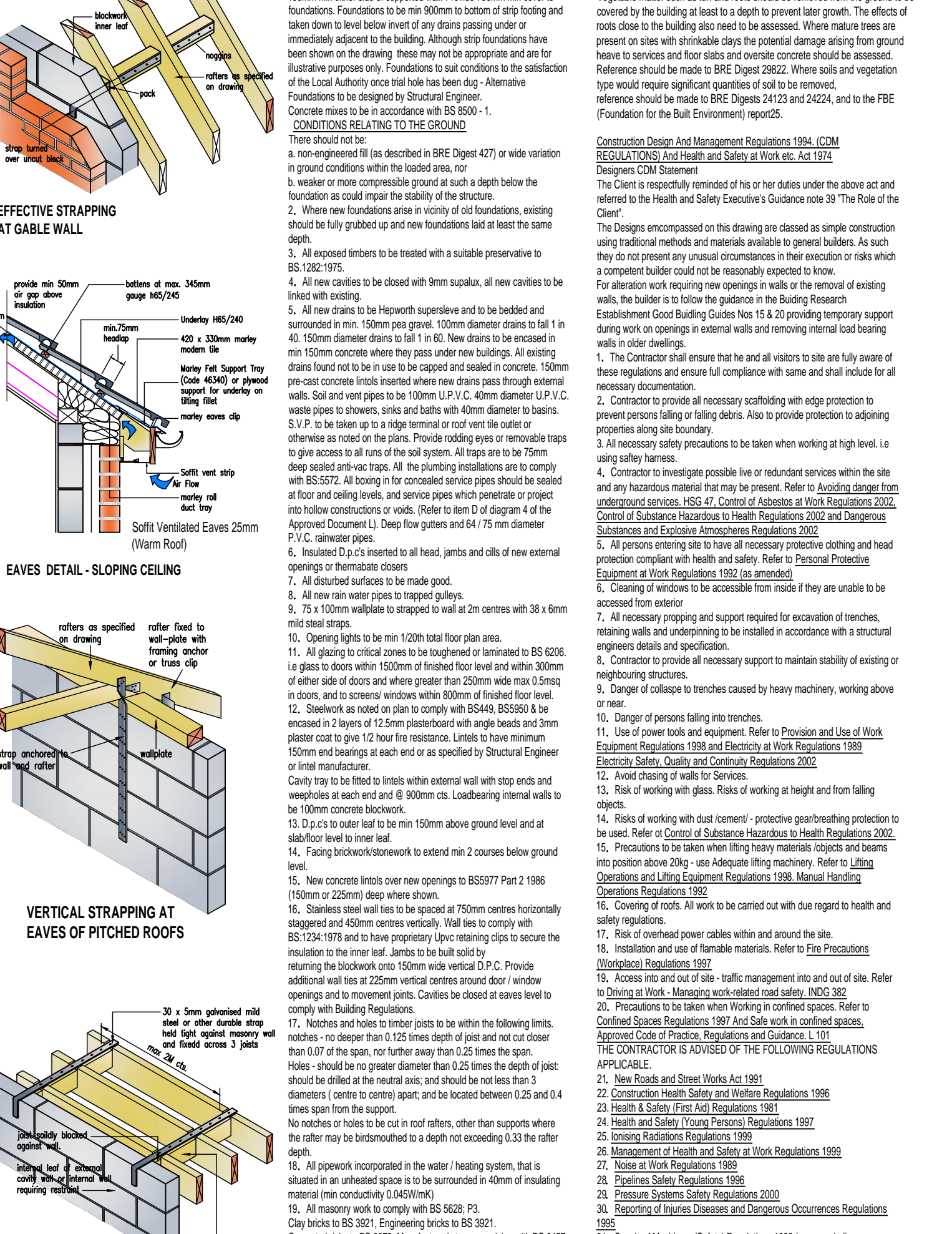
75% of new lighting must be low energy light fittings with lamps having a luminous efficacy greater than 45 lamp lumens per circuit-watt.

IT IS ADVISED TO GAIN WRITTEN CONSENT FROM NEIGHBOURING PROPERTIES REGARDING WORKS TO PARTY WALLS ETC.

Fully restrain rafter ends to prevent roof thrust with rafter shoes or mid steel restraint straps fixed to wallplate. Rafterers to be birdsmouthed onto wallplate if necessary

Pack out existing rafters with 150mm x 50mm C16 timbers at 400mm centers.

PROPOSED LOFT FLOOR PLAN scale 1:50



GENERAL NOTES

1. FOUNDATIONS 225mm min thickness, strip foundations to project 150mm min either side of supported wall. Foundations to be min 900mm to bottom of strip footing and taken down to level below invert of any drains passing under or immediately adjacent to the building. Although strip foundations have been shown on the drawing, these may not be appropriate and an illustrative purpose only. Foundations to suit conditions to the satisfaction of the Local Authority once they have been dug. Alternative Foundations to be designed by Structural Engineer
Concrete mixes to be in accordance with BS 5000-1.

2. **CONDITIONS RELATING TO THE GROUND**
This should not be:
a non-engineered fill (as described in BRE Digest 427) of wide variation in ground conditions within the loaded area, nor
a weaker or more compressible ground at a depth below the foundation as could impair the stability of the structure.
3. Where new foundations are in vicinity of old foundations, existing should be fully grubbed up and new foundations laid at least the same depth.
4. All exposed timbers to be treated with a suitable preservative to BS 1293.
5. All new cavities to be closed with 5mm squalor. All new cavities to be lined with existing.
6. All new drains to be Hapworth supervised and to be bedded and surrounded in min. 150mm pea gravel. 100mm diameter drains to fall in 40, 150mm diameter drains to fall in 60. New drains to be encased in 150mm concrete where they pass under new buildings. All existing drains found not to be in use to be capped and sealed in concrete. 150mm pre-cast concrete lintels inserted where new drains pass through external walls. Soil and water to be 100mm U.P.C. 45mm diameter U.P.C. waste pipes to showers, sinks and baths with 40mm diameter to basins. S.P.V. to be taken up to a ridge terminal or roof vent the outlet of otherwise as noted on the plans. Provide rodng caps or removable trip caps to all runs of the soil system.
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8. Installed D.p.c.'s inserted to all head, jambe and ends of all external openings or thermabate closures
9. All disused surfaces to be made good.
10. All new rain water pipes to trapped upguts.
11. 75 x 100mm wallplate to strapping to wall 2m centres with 38 x 6mm mild steel straps.
12. Opening lights to be min 1200mm total floor plan area.
13. All glazing to critical zones to be toughened or laminated to BS 6206.
14. Glass to doors within 1500mm of finished floor level and within 300mm of either side of doors and where greater than 250mm wide max 0.2mm in doors, and to screens/windows within 800mm of finished floor level.
15. Steelwork to be installed in place to comply with BS48, BS5950 & BS 5950 Part 2.
16. All walling to be in place to comply with BS 5628, BS 5950 & BS 5950 Part 2.
17. Noggles and holes to timber joists to be within the following limits, noggles - no deeper than 0.125 times depth of joist and cut out closer than 0.67 of the span, not further away than 0.25 times the depth of joist - should be no greater diameter than 0.25 times the depth of joist: should be drilled in the radial face, and should be not less than 3 diameters in centre to centre spacing and be located between 0.25 and 0.4 times span from the support.
No noggles or holes to be cut in roof rafters, other than supports where the other end is birdsmouthed into a depth of exceeding 1/3 the rafter depth.
18. All joists incorporated in the water/heating system, that is situated in an unheated space is to be surrounded by 100mm of insulating material (min conductivity 0.045W/mK)
19. All masonry work to comply with BS 5628, BS 5950, BS 5950 Part 2, BS 8201, Engineering bricks to BS 921.
20. Mortar: Selection of mortar used below code to be in accordance with BS 5628 Part 1.
21. Sulphate-resisting cement to be used where recommended by brick manufacturer and where sulphates are present in the ground.
22. CPN below slab to BS 6155 where the membrane is located below the slab a blinding layer of sand should be provided. The continuity of the membrane as follows:
laps in polythene should be 300mm and joints sealed, where necessary, membranes beneath slab should be laid with dpc's
23. STAIRCASE Equiv Head (Min 220mm) Equiv Head (Min going 220mm) (Min Going) Tapered heads of 50mm, 2000mm headroom to stair measured along pitch line. Max pitch of stair 42 degrees. Handrail between 900mm and 1000mm above pitch line. No gap to balustrading to allow the passage of 100 diameter sphere.
24. Flags (if applicable)
25. Vertical chases should not be deeper than 1/3 of the wall thickness or, in cavity walls, 1/3 of the thickness of the leaf.
Horizontal chases should not be deeper than 1/6 of the thickness of the leaf of the wall.
Chases should not be so positioned as to impair the stability of the wall, particularly where hollow blocks are used.
26. All walling and materials to comply with Building Regulations, British Standards, Codes of Practice requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for that purpose. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the 'Inspector' whether or not indicated on the drawing. Sample of external materials to be submitted to Local Authority for approval.
27. The Builder is entirely responsible for all temporary works and for maintaining stability of the area and existing structures during work.
28. Contractor to seal site prior to commencement of work and close all dimensions and families himself with the site conditions. This drawing must be checked and verified by the contractor prior to work commencing on site. No Encroachment by the building over the neighbouring boundary line. Client to obtain written permission from relevant bodies for any encroachment whatsoever if unavoidable.
29. Trickle Ventilation
Replacement windows - background ventilators to be provided as follows:
Habitable rooms - 5000mm² equivalent area
Kitchens, Utility room and bathroom - 2500mm² equivalent area
Additional of a habitable Room (not including a conservatory) to an existing building.
Background ventilators to be provided to new windows as follows:
If the additional room is connected to an existing room that has no window openings to external air, the room can be ventilated through another room or conservatory if background ventilation is provided with ventilators - 800mm² equivalent area to opening between rooms and to new windows, and Purge ventilation is provided comprising of 1 or more openings with total floor area as follows:
Windows - hinged or pivot windows that opens 30° or more, or the Height x width of the opening should be at least 90% of the room floor area.
For a hinged or pivot window that operates less than 30° opening part should be at least 1/8 of the room floor area.
External doors the Height x width of opening part should be at least 1/8 of the room floor area.
If the room contains a combination of at least 1 external door and at least 1 external window, the opening parts may be added to achieve at least 1/8 of the room floor area.
Note: Background ventilation should be located at least 1700mm above floor level and need not be within the door frame.
Openings between habitable rooms and conservatories must be closable.

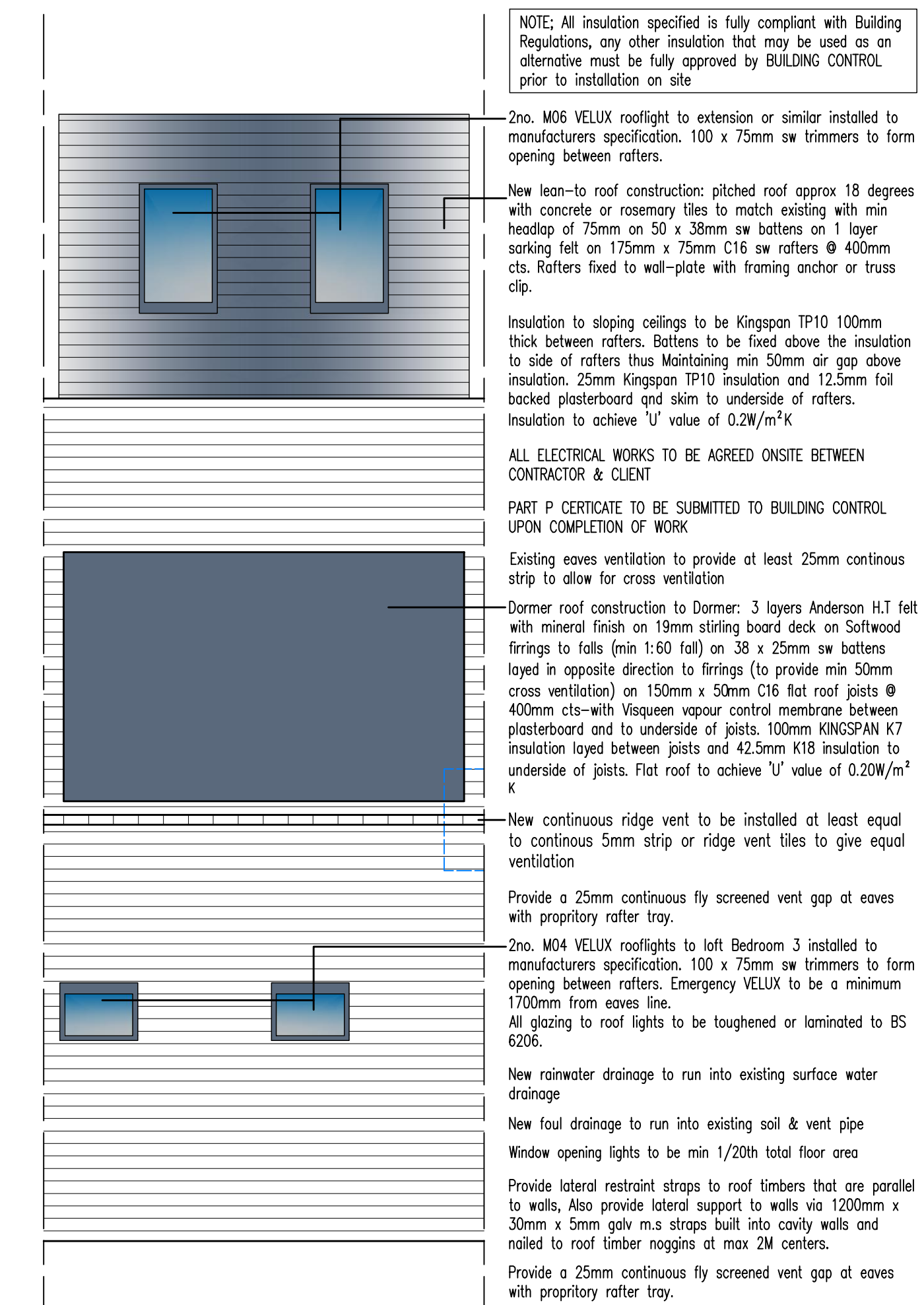
29. **Unstable material**
Vegetable matter such as turf and roots should be removed from the ground to be covered by the building or laid to a depth to prevent lateral flow. The effects of roots close to the building also need to be assessed. Where mature trees are present or sites with shrinkable clay the potential damage arising from ground heave or services and foundations shall be assessed where there is to be concrete should be assessed. Reference should be made to BRE Digest 2822. Where soils and vegetation type would require significant quantities of soil to be removed, reference should be made to BRE Digest 242/243 and to the BRE (Foundation for the Built Environment) report2.

30. **Construction Design and Management Regulations 1994 (CDM REGULATIONS)** and **Health and Safety at Work Act, Act 1974**
Designer CDM Statement
The Designer (Contractor) is responsible for his duties under the above act and referred to the Health and Safety Executive's Guidance note 39 "The Role of the Client"
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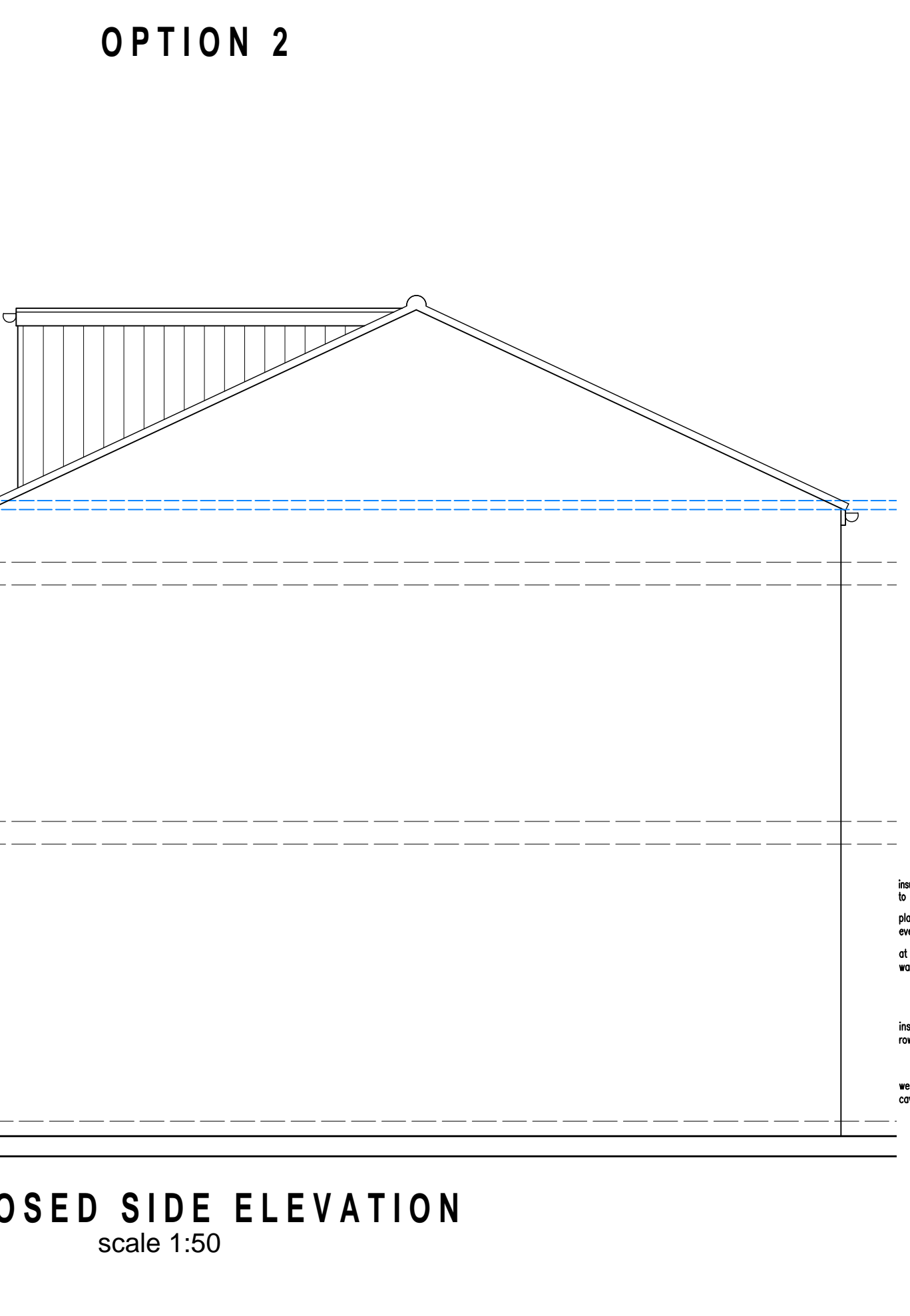
ROBUST CONSTRUCTION DETAILS



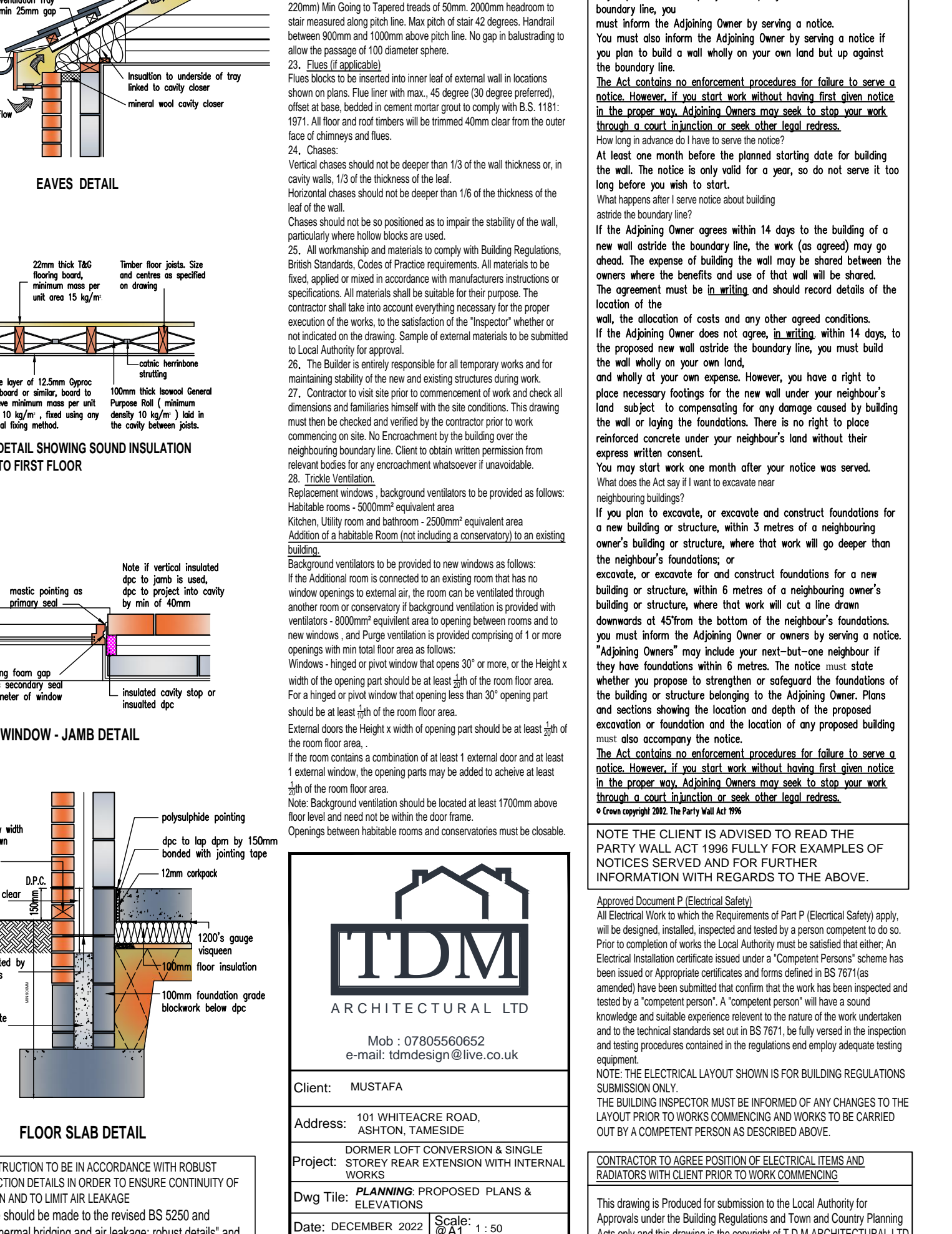
PROPOSED REAR ELEVATION scale 1:50



PROPOSED SIDE ELEVATION scale 1:50



PROPOSED ROOF PLAN scale 1:50



PROPOSED GROUND FLOOR PLAN scale 1:50

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ROBUST CONSTRUCTION DETAILS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ROBUST CONSTRUCTION DETAILS IN ORDER TO ENSURE CONTINUITY OF INSULATION AND TO LIMIT AIR LEAKAGE
Reference should be made to the revised BS 5250 and BS 8227 Thermal insulation avoiding risks.

Client: MUSTFA
Address: 101 WHITEACRE ROAD, ASHTON, TAMESIDE
Project: DORMER LOFT CONVERSION & SINGLE ELEVATION
Dwg Title: PLANNING PROPOSED PLANS & ELEVATIONS
Date: DECEMBER 2022 Scale: 1:50
Job No: 12.22.617 Dwg No: BR01 REV B
Drawn: DL Checked: DL

NOTE: THE CLIENT IS ADVISED TO READ THE PARTY WALL ACT 1996 FULLY FOR EXAMPLES OF NOTICES SERVED AND FOR FURTHER INFORMATION WITH REGARD TO THE ABOVE.
Approved Document P (Electrical Safety)
All Electrical Work which the Requirements of Part P (Electrical Safety) apply, will be designed, installed, inspected and tested by a person competent to do so. Prior to completion of works the Local Authority must be satisfied that either: An Electrical Installation Certificate issued under a "Competent Persons" scheme has been issued or Appropriate certificates and forms, defined in BS 7176 (as amended) have been submitted that confirm that the work has been inspected and tested by a "competent person". A "competent person" will have a sound knowledge and suitable experience relevant to the nature of the work undertaken and to the technical standards set out in BS 7176. Be fully aware of the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

NOTE: THE ELECTRICAL LAYOUT SHOWN IS FOR BUILDING REGULATIONS SUBMISSION ONLY. THE BUILDING INSPECTOR MUST BE INFORMED OF ANY CHANGES TO THE LAYOUT PRIOR TO WORKS COMMENCING AND WORKS TO BE CARRIED OUT BY A COMPETENT PERSON AS DESCRIBED ABOVE.

CONTRACTOR TO AGREE POSITION OF ELECTRICAL ITEMS AND RADIATORS WITH CLIENT PRIOR TO WORK COMMENCING

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