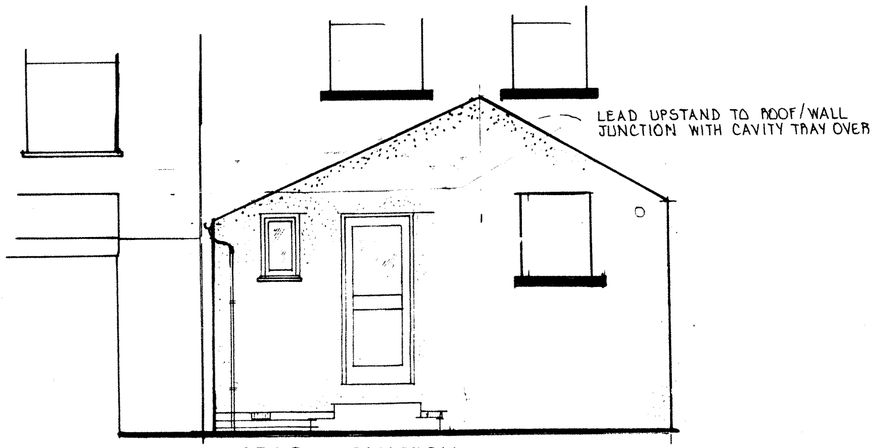
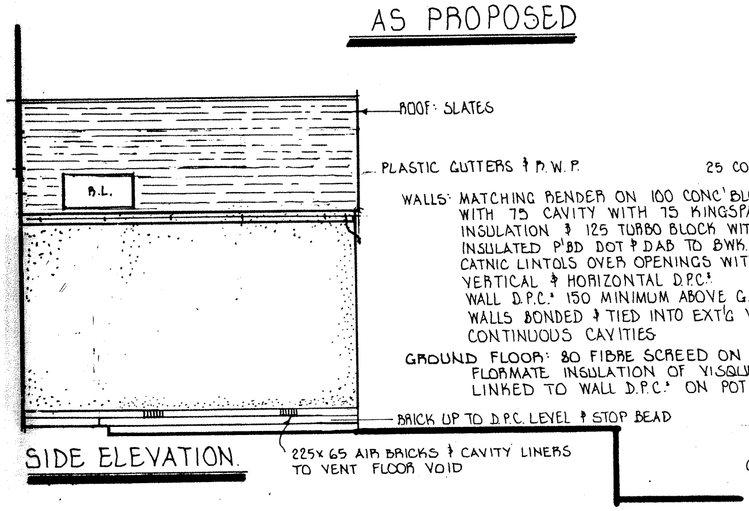
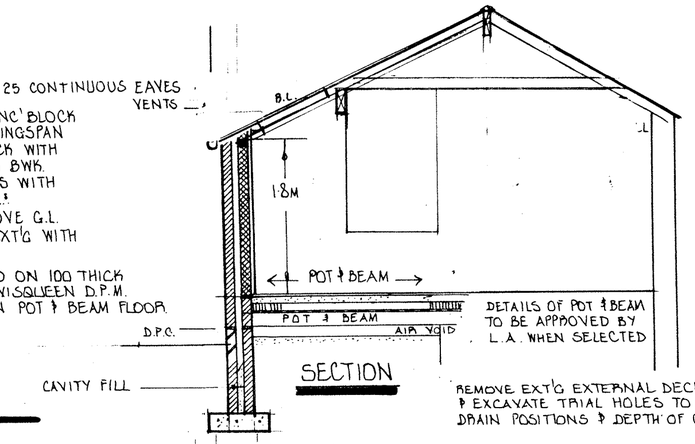
AS PROPOSED



REAR ELEVATION



SIDE ELEVATION

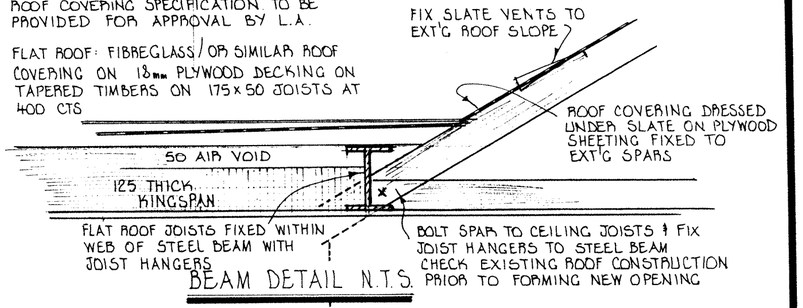


SECTION

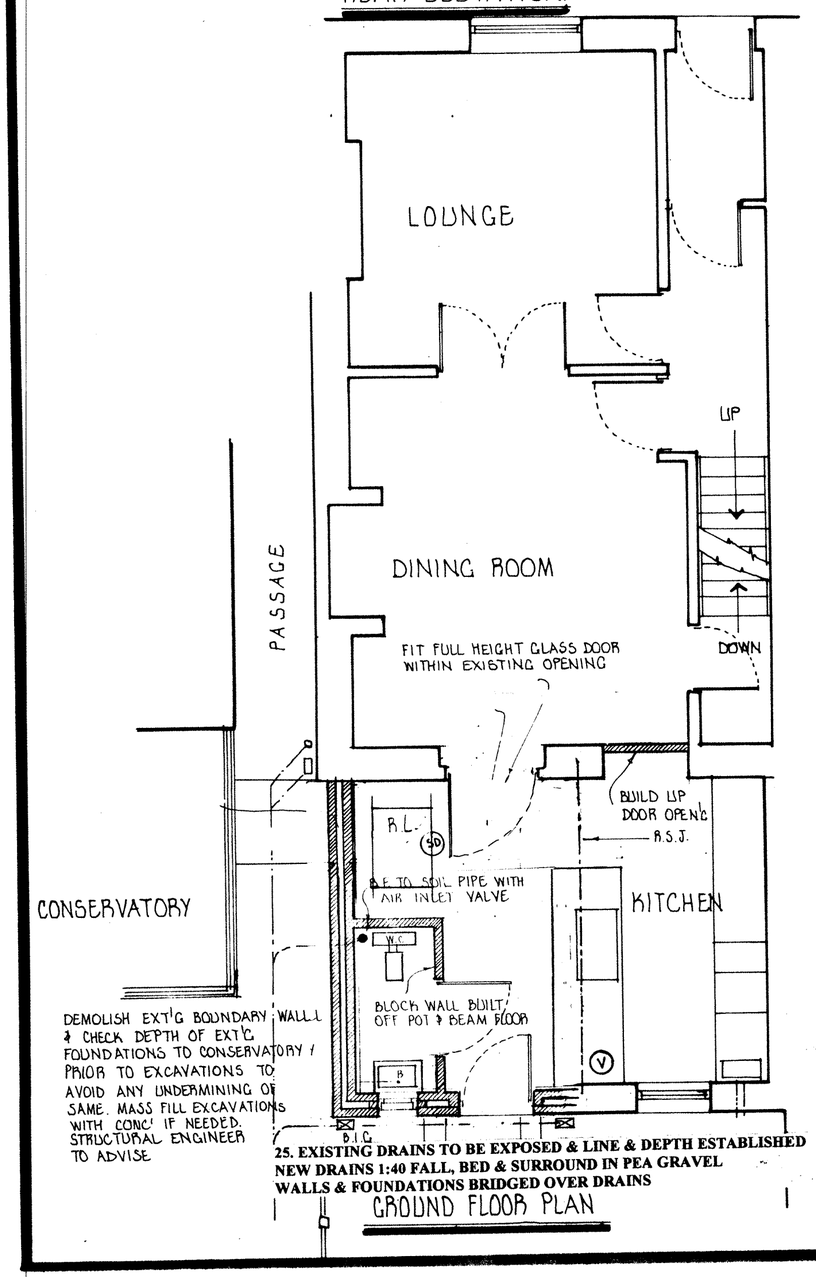
REMOVE EXT'G EXTERNAL DECKING & EXCAVATE TRIAL HOLES TO ESTABLISH DRAIN POSITIONS & DEPTH OF GOOD GROUND

ROOF COVERING SPECIFICATION TO BE PROVIDED FOR APPROVAL BY L.A.

FLAT ROOF: FIBREGLASS / OR SIMILAR ROOF COVERING ON 18mm PLYWOOD DECKING ON TAPERED TIMBERS ON 175x50 JOISTS AT 400 CTS



BEAM DETAIL N.T.S.



25. EXISTING DRAINS TO BE EXPOSED & LINE & DEPTH ESTABLISHED NEW DRAINS 1:40 FALL, BED & SURROUND IN PEA GRAVEL WALLS & FOUNDATIONS BRIDGED OVER DRAINS

GROUND FLOOR PLAN

17. 100 X 75 WALL PLATES

23. CLOSE TOP OF CAVITIES WITH SUPERLUX

15. DOUBLE GLAZED S.W WINDOWS WITH 1/20 F.A.O.L & TRICKLE VENTS CLASS 'C' SAFETY GLASS – K GLASS WITH 16MM AIR GAP WINDOWS SET BACK 100 FROM FACE OF STONE

3. MECHANICAL VENTILATION TO GIVE 60L/SEC AIR CHANGES TO EXT'N AIR (V)

4. SMOKE DETECTORS TO BE MAINS POWERED INTER-CONNECTED WITH BATTERY BACK UP (SD)

31. ALL STEELWORK TO BE ENCASED WITH TWO LAYERS PLASTERBOARD & SKIM & TO SIT ON CONCRETE PAD STONES 150 DEEP

32. FOUNDATIONS 900 WIDE X 200 THICK CONCRETE STRIP FOUNDATION 800 MINIMUM DEEP TO GOOD GROUND ANDF BELOW ANY DRAIN INVERT LEVEL

21. WALL INSULATION TO LINK TO ROOF INSULATION (VENTS TO BE MAINTAINED) 25 INSULATED UPSTAND AROUND THE PERIMETER OF FLOORS & AT DOOR THRESHOLDS

34. ANY WORK THAT EFFECTS BOUNADRY OR ADJOINING PROPERTY AS DEFINED IN THE PARTY WALL ACT 1996 APPLICANT TO SERVE NOTICE UPON ADJOINING OWNERS.

35. ELECTRICAL INSPECTION NOTES
ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETANT TO DO SO.
PRIOR TO COMPLETION THE LOCAL AUTHORITY MUST BE SATISFIED THAT EITHER:- AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER A COMPETANT PERSON SCHEME HAS BEEN ISSUED; OR APPROPRIATE CERTIFICATES AND FORMS DEFINED IN BS 7671 (AS AMENDED) HAVE BEEN SUBMITTED THAT CONFIRM THAT THE WORK HAS BEEN INSPECTED AND TESTED BY A COMPETANT PERSON. A COMPETANT WILL HAVE 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.
36. LIMITING THERMAL BRIDGING AND AIR LEAKAGE DETAILS TO BE BUILT ON SITE INACCORDANCE WITH DEFRA ROBUST CONSTRUCTION DETAILS.

UNLESS OTHERWISE STATED, ROOM VENTILATION WILL BE PROVIDED BY NATURAL MEANS.
WINDOWS TO INCOROPRATE:OPENING LIGHTS AT LEAST EQUAL TO 1/20TH FLOOR AREA, ALONG WITH CONTROLABLE TRICKLE VENTS WITH AN EQUIVALENT AREA OF AREA OF 5,000MM2.
WHERE OPENING RESTRICTORS ARE TO BE PROVIDED THE OPENING LIGHTS TO BE INCREASED IN SIZE TO 1/10TH OF THE ROOM FLOOR AREA.

WET ROOM AREAS TO BE AFFORDED MECHANICAL EXTRACT VENTILATION USING THE FLOLLOWING EXTRACT RATES:

KITCHEN:	**30 LITRES/SEC (ADJACENT TO HOB) OR 60 LITRES/SEC ELSEWHERE**
UTILITY ROOM:	**30 LITRES/SEC**
BATHROOM:	**15 LITRES/SEC**
SANITARY ACCOMODATION:	**6 LITRES/SEC**

IN ADDITION, CONTROLABLE TRICKLE VENTS WITH AN EQUIVALENT AREA OF AREA 2.500MM2.

APPOINTED CONTRACTOR TO PRODUCE METHOD STATEMENT AND HEALTH & SAFETY PLAN FOR APPROVAL BY APPLICANT'S HEALTH & SAFETY ADVISOR TO ENSURE COMPLIANCE WITH C.D.M. REGULATIONS PRIOR TO COMMENCING ANY WORK.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK ANY DISCREPANCIES TO BE DISCUSSED WITH STEVE INGRAM.

CLIENT JOAN HANSON & PAUL LANGTON
07751114317 01457864510

PROJECT EXTENSION & ALTERATIONS

LOCATION 5, FITZALLEN STREET GLOSSOP SK13 7DL

S. INGRAM & ASSOCIATES
Building Surveyors & Design Consultants

CIVIC TRUST AWARD 2002 - COMMENDATION FOR GOOD DESIGN

DESIGN STUDIO
HEIGHTS LANE
HEIGHTS DELPH
OLDHAM OL3 5TU

Telephone: 0145 787 6500
Mobile: 07753 834 352

SCALES: 1: 50

DRAWN BY: S. INGRAM A.B.Eng.M.R.S.H.

DATE: FEB '2012 REV: APRIL 2012

DRAWING No. 5 'B'