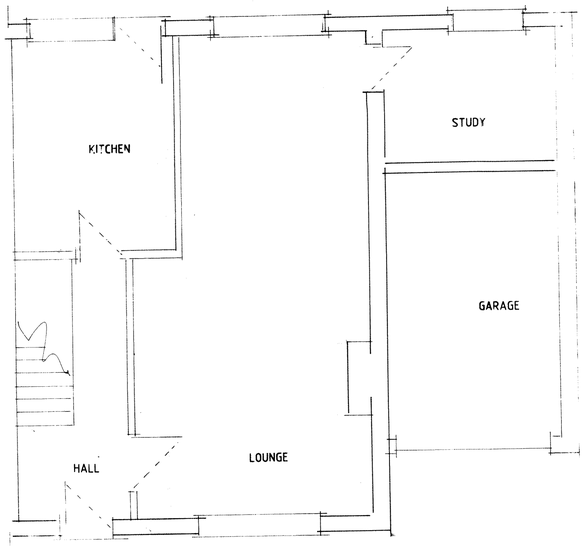
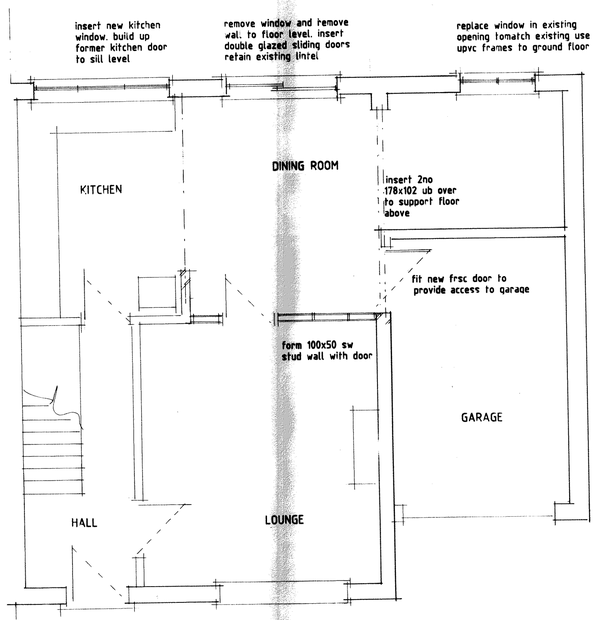
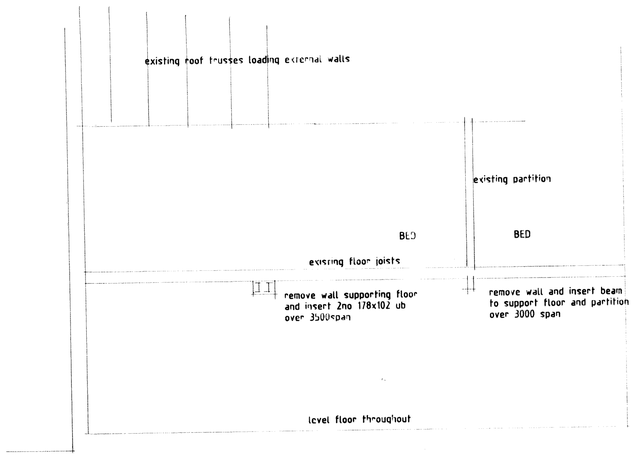
HPK/2013/0240
HIGH PEAK
1 MAY 2013
BOROUGH COUNCIL



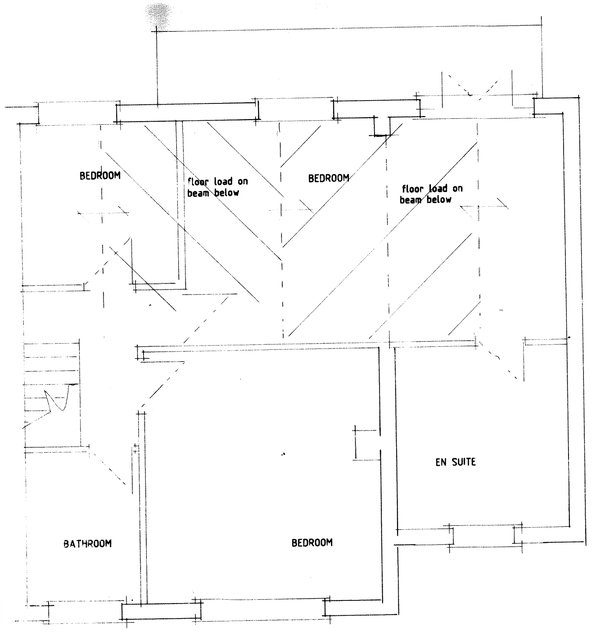
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



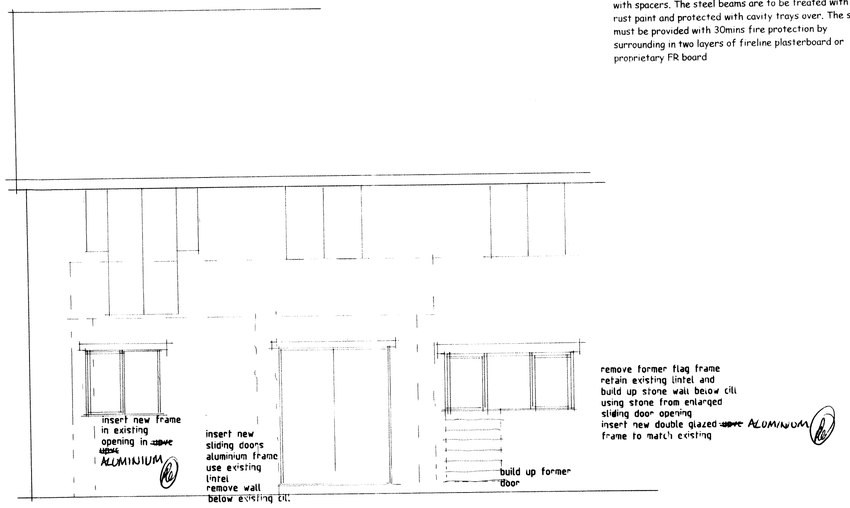
SECTION



EXISTING FIRST FLOOR PLAN - UNCHANGED



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

General notes
These drawing are for the purpose of obtaining the statutory approvals of building regulation consent and planning permission where necessary.
All work thereafter is undertaken in accordance with the agreements and contracts negotiated between client and contractors.
All work must be carried out in accordance with the relevant building regulations and British Standards. The drawing is to scale but written dimensions must be checked by contractor on site prior to commencement and any discrepancies to be notified to the relevant bodies

All statutory site inspections as notified by building control in the inspection framework issued by the local authority or approval of plans must be arranged by the contractor prior to covering any work.

External wall
External facing masonry to match existing by reusing the stone removed to form the patio door opening to build up the former rear door to cill level with fully filled cavity using rockwool wall bats. Inner leaf of thermal blockwork. Walls tied using stainless steel wall ties at 750 horizontal and 450 vertical cts increased at reveals. Provide thermabate insulated cavity closures at all external openings including vertical dpc to jambs of windows and doors. Provide horizontal dpc 150 above ground level and lapped to dpm Existing lintels to remain in place

Glazing
Windows to be ~~upvc~~ ALUMINIUM frames fitted with double glazed units with 20mm argon filled cavity and coated with low e coating.
Windows in critical locations in doors and adjacent to doors and below 600mm to be fitted with toughened safety glass

Studwork partitions
12.5mm plasterboard on 100x50 timber studs on sole plate with headplate fixed to ceiling finished with plasterboard and skim.

Electrical Installation
Electrical installation to be Part P compliant. All electrical work required to meet the requirements f part p(electrical safety) will be designed installed inspected and tested by a person competent to do so. Prior to completion the local authority building control must be satisfied that either:-
An electrical installation certificate issued under the competent persons scheme has been issued, or
Appropriate certificates and forms defined in BS 7671 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 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 utilise adequate testing equipment

Steel beams and supports
Steel beam sizes noted on plans. Steel beams to have a minimum end bearing of 150mm Padstones of 150mm thick concrete for the area of the support are to be provided. Spreader beams used as noted. Any beams in pairs to be bolted together with 12mm dia bolts at 600 cts.and fitted with spacers. The steel beams are to be treated with anti rust paint and protected with cavity trays over. The steel must be provided with 30mins fire protection by surrounding in two layers of fireline plasterboard or proprietary FR board

PT Construction
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PROPOSED INTERNAL ALTERATIONS TO CREATE SEPARATE DINING AND LOUNGE AND REPLACEMENT OF GF WINDOWS ~~UPVC~~ WITH ALUMINIUM BRAME SLIDING DOORS

147B PADFIELD MAIN ROAD PADFIELD SK13 1ET

MR & MRS C & A BEALE

PTC - 147B - 0

SCALE 1/50