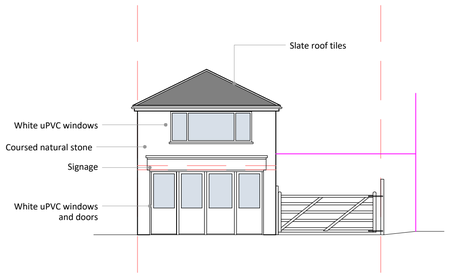
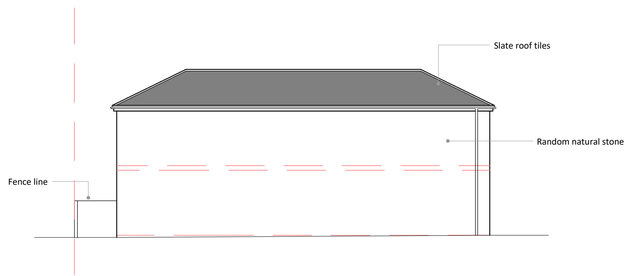
EXISTING ELEVATIONS 1:100

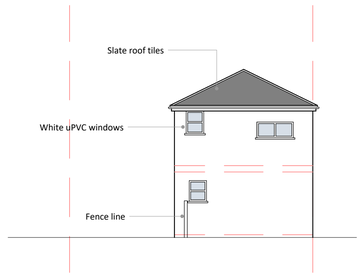
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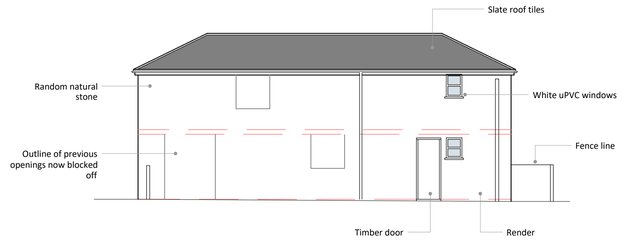
EAST



SOUTH

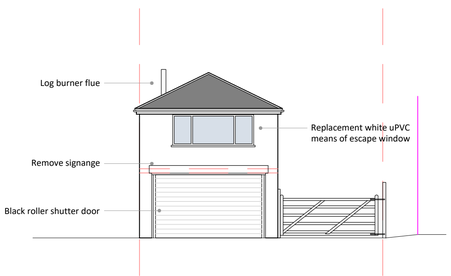


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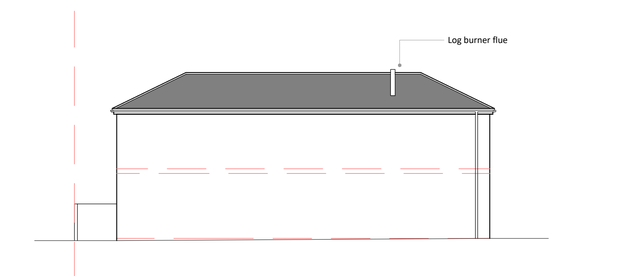


PROPOSED ELEVATIONS 1:100

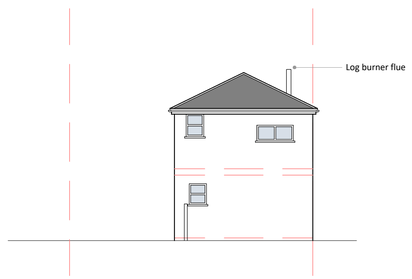
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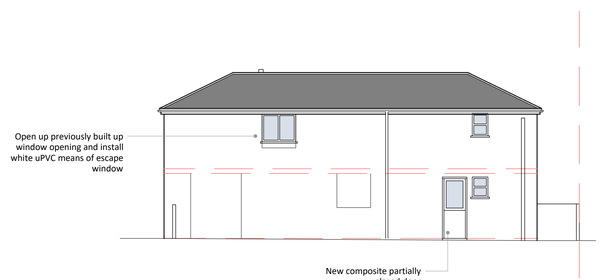
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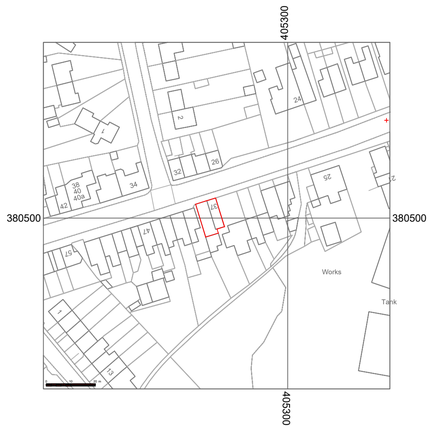
SOUTH



WEST



LOCATION PLAN 1:1250



M 1:200 @ A1
0 2 4 6 8 10 12 14 16 18 20 [m]

M 1:100 @ A1
0 1 2 3 4 5 6 7 8 9 10 [m]

SITE PLAN 1:200



NOTICE OF COMMENCEMENT

A notice of commencement is to be submitted to Building Control within 5 days of work being regarded as commenced, under regulation 16 of The Building Regulations etc. (Amendment) (England) Regulations 2010.

Work will be deemed to have commenced when the build has progressed to at least one of the following:

For complex buildings – Foundations are constructed, and the structure of the lowest floor level is complete. For new buildings and horizontal extensions - Sub surface structure of the building or the extension including all foundations and the structure of the ground floor level is completed. For all other works – constructed 15% of the overall work.

NOTICE OF COMPLETION

A Notice of Completion to be given to Building Control not more than 5 days after the work has been completed. The notice to contain the following information:

- The name, address, telephone number and (if available) email address of the client, principal contractor, and principal designer.
- A statement from the applicant to say that the works have been completed and complies with all the applicable regulations to the best of their knowledge.
- A statement from both the principal contractor and principal designer to confirm they have fulfilled their duties under Part 2A (duty holders and competence).

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. The latest edition of the British Standard (including any amendments) applies to any undated references within these specifications.

BASIC RADON PROTECTION

Provide a 1600g (400 um) radon membrane over existing floor slab, lapped 300mm, double welted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

EXISTING STRUCTURE

Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer. Particular care must be taken if the existing external wall is single leaf construction with piers, checks for stability and defects must be performed.

UPGRADE OF SOLID EXTERNAL WALL

To achieve min U-value 0.18 W/m^2K

Existing walls to be exposed and checked for its suitability. Insulate existing wall on the inside using 100mm Celotex GA4000 insulation board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation (50mm cavity to be provided if required by building control). OR Construct 50 x 100mm timber frame stud set away from existing wall and install 100mm celotex GA4000 insulation between studs.

Fix a vapour control layer on the warm side of the insulation. Finish with 12.5mm plasterboard with a plaster skim. An injected DPC may also be required to the wall if one is not already present and working. A lesser provision of insulation may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room. All work to be in accordance with BS 8000-8:2023 Design and installation of dry lining systems. Provide Vandex slurry internally to blockwork if required by BCO.

PLANNING DRAWINGS

37 Manchester Road
Chapel en le Frith
High Peak
SK23 9SR

Change of Use to Create 1 Dwelling

Revision	**Date**

Drawing Ref	**Date**
37MR/PL/01	7th May 2024

PLANS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL MEASUREMENTS ON SITE PRIOR TO WORK COMMENCING. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL ASPECTS OF THE PARTY WALL ETC ACT 1996 ARE MET. PLEASE CONTACT PLAN DRAWER IF ANY ON SITE AMENDMENTS ARE TO BE MADE.

PLANS + DESIGN
Architectural Drawing

18 Eccles Road
Chapel en le Frith
High Peak
SK23 9RG

07912 845 210

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