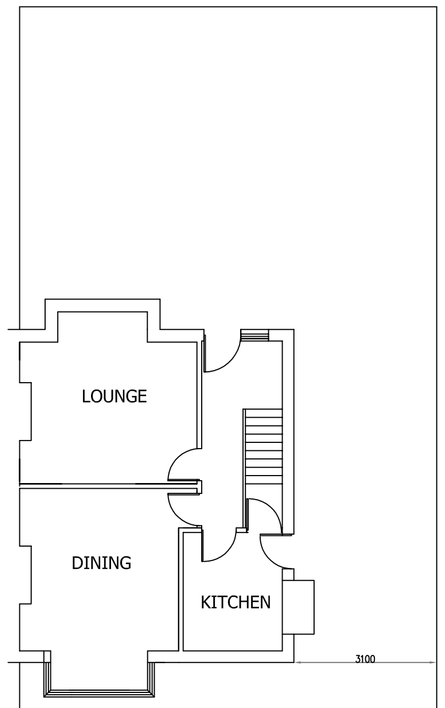
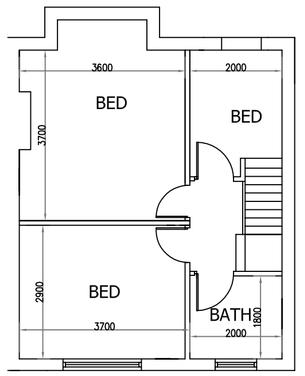
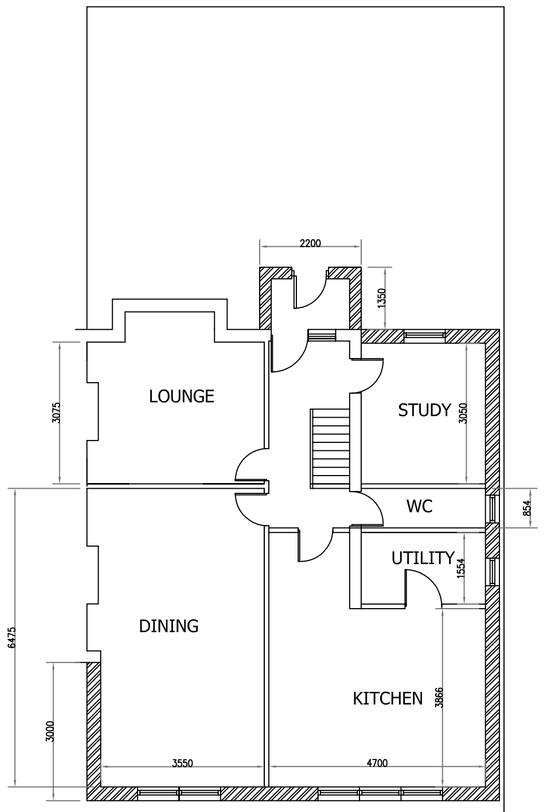


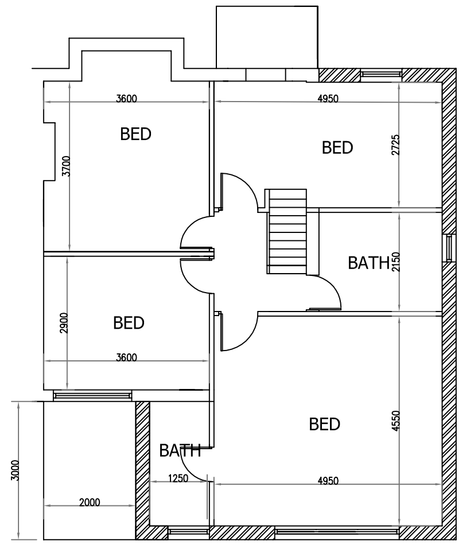
EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

SD mains-wired interconnected smoke detector with battery back-up, separately fused at consumer unit, all in accordance with BS 5446 : Part 1

Foundations to be taken below invert level of adjacent drains

Drains to be bridged with concrete lintols where passing under or through load-bearing walls

Soil pipes to have rodding access at each change of direction

Rainwater pipes to discharge into gullies

Separate system of drainage to be maintained if established on site

ROOF Marley Modern smooth grey tiles with 75mm lap (min pitch 18° to single storey and 28° to double storey) on treated battens on approved breathable roofing felt onto 200 x 50mm rafters at 400 c/c.. 12mm plaster board and skim to underside of 175 x 50mm ceiling rafters at 400 c/c. Insulation to be 270mm rockwool insulation quilt. Roofspace ventilation to be via proprietary eaves ventilation system (min 25mm gap) with purpose –made eaves–fitting to ensure eaves are not blocked. Gutter to be 100mm half–round gutter with 75mm dia PVC rainwater pipe to roddable gully.

WALLS Outerskin to be 102mm approved brick facings to match existing, 100mm cavity with Rockwool insulation to give U Value of 0.28w/m^{2}k, inner skin to be 100mm thermalite blocks. 12mm plasterboard and skin to internal. Butterfly type stainless steel wall ties to be fixed 700mm c/c horizontally and 450mm centres vertically. Cavity to be continuos, bonded to existing and sealed at eaves level with brick or block on edge. DPC to be 150mm above ground level, and insulated horizontal and vertical DPC to be around all openings and reveals. Stepped lead cavity tray and flashing at abutments. 30mm x 5mm galvanised MS straps to fixed to walls and structural timbers of roof and floors at max 1800mm c/c. Trench blocks below ground level.

Elements of structure bearing additional load having increased loads to be exposed/approved for suitability to satisfaction of building inspector

FLOOR 100mm thick concrete (1:3:6) on 1200guage Visqueen on 80mm thick Kingspan Thermafloor insulation TF70 to give U value of 0.22w/m^{2}k with 25mm upstand at perimeter on 50mm sand blinding on 150mm well compacted hardcore

FOUNDATIONS Strip foundation 600 x 150mm min concrete (1:3:6) min depth 750mm below ground level to approval of Building Control Officer

FLOOR JOISTS To be 200 x 50mm C24 joists at 400 ctrs with struts at mid–span and underdrawn with 12mm firelineboard of min mass/unit area of 10kg/m3 and between layer of 100mm mineral wool of min density 10kg/m3.

DRAINS 100mm dia PVC drains to connect to existing and fall 1:40 to approval of Building Control Officer. PVC approved inspection chambers to be fitted at junction with main drain.

WASTES 38mm dia PVC waste with anti vac traps to shower/bath and sink and 32mm waste to WHB connected direct to new 100mm dia soil and vent pipe connected to new drain as above.

STUD PARTITIONS 75 x 50mm sw studs ay 400 c/c with noggins, soleplate and head. 75mm thick insulation quilt and 12mm plaster board (min mass/unit area of 10kg/m3) and skim both sides. Triple joists under parallel stud partitions and double joists where trimming around stairs

STAIR Minimum dimensions:
Clear width 800mm Clear height above nosing line 2000mm Clear landings 800 x 800mm wide
Risers 198 Goings 220
Handrail to be 900mm on flight and 1100mm on landings
Stair to be underdrawn with 12.5mm fireline board and skim
Smoke alarms wired to mains with emergency battery back up, fitted to each landing.
All doors onto landing to be min half hour fire resistance

VENTILATION Opening lights to be not less than 1/20th of floor area of room served. Glazing to be SAFETY glazing to BS 6206, be FENSA approved and have WER of Band C or better, or U value of 1.6W/m^{2}K for windows and 1.8 for doors. Any boiler vent to be ducted to external air 500mm clear of opening light. Windows to have trickle vent background ventilation and bathroom doors to have 10mm undercut gap above finished floor level. Mechanical fan to be ducted to external air and have extract rate of 60 litres per sec in kitchen and 15 litres per sec to bathroom with 15 min over run.

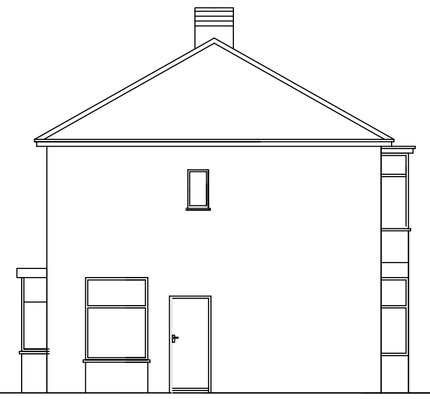
FIRE All elements of structure and new ceilings to have 12mm fireline board and skim.

GENERAL All electrical installations to comply to BS 7671, 17th Edition of IEE Regs and Part P of Building Regs by a NICEIC electrician with a test certificate forwarded to Building Control. Mains–wired smoke detectors to all landings
Energy efficient light fittings to be used.New radiators to have TRV's If a new boiler is installed, it should be of condensing type and have min SEDBUK rating of 90%. If not, adequacy of existing boiler should be checked to determine that it is capable of handling the proposed increased loads. Service pipes to be insulated and boiler control interlocks together with zone timing and temperature controls are required. In addition, the heating and hot water system should be commissioned so that at completion the system and their controls are left in working order and can operate efficiently. A copy of the Gas Safe Certificate is to be given to the Local Authority on completion

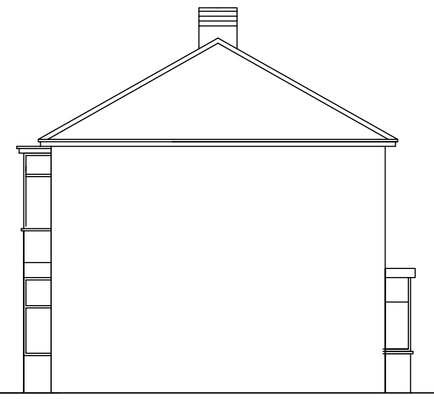
All dimensions to be checked by Contractor and discrepancies clarified with the Client prior to commencement.
The whole of the works to comply with current Building Regulations. No work to commence without Building Regulations approval.

EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION



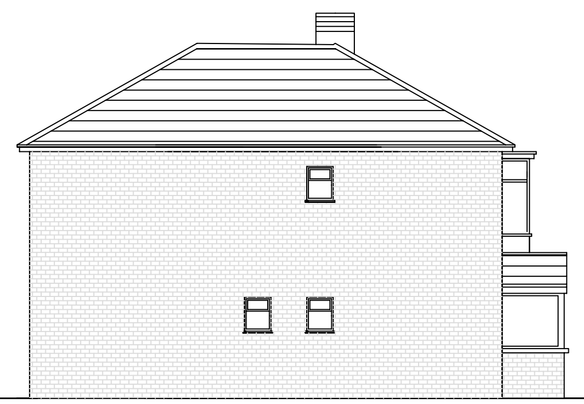
EXISTING GABLE ELEVATION



EXISTING SIDE ELEVATION

PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

PROPOSED GABLE ELEVATION

DRAFT DRAWING

LOCATION PLAN (1:1250)
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Ordnance Survey 0100031673

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Date	Rev.		Initials	

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Figured dimensions take precedence over scaled measurements from the drawing. All dimensions and drawings to be checked by Client and Contractor and discrepancies clarified with the Client prior to commencement.
The whole of the works to comply with Planning Approval & Conditions and current Building Regulations. No work to commence without Planning & Building Regulations approval.
The client must ensure the project complies with the Construction Design and Management Regulations 2015
The Client should ensure consent from any landowner or interested party is obtained, as well as compliance with Party Wall Act 1996

Notes

RAD
The White House,
42-44 Chorley New Road,
Bolton
BL1 4AP

Tel : 01204 322196
Fax : 01204 214110
Mob: 07790 361104
Email: info@radesignprojects.co.uk

Project: 69 ASHWORTH LANE BOLTON

Client:

Drawn: RA

Date: JUNE 2020

Title: EXISTING & PROPOSED PLANS

Scale: 1:100 @ A1 / 1:200 @ A3

Drawing Number: RAD/1990/19/1