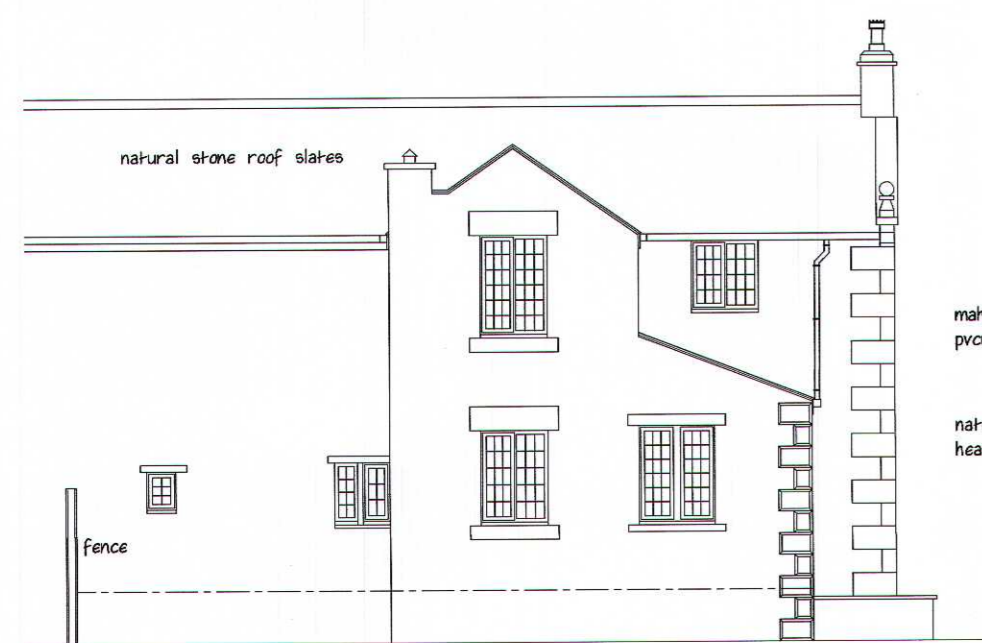
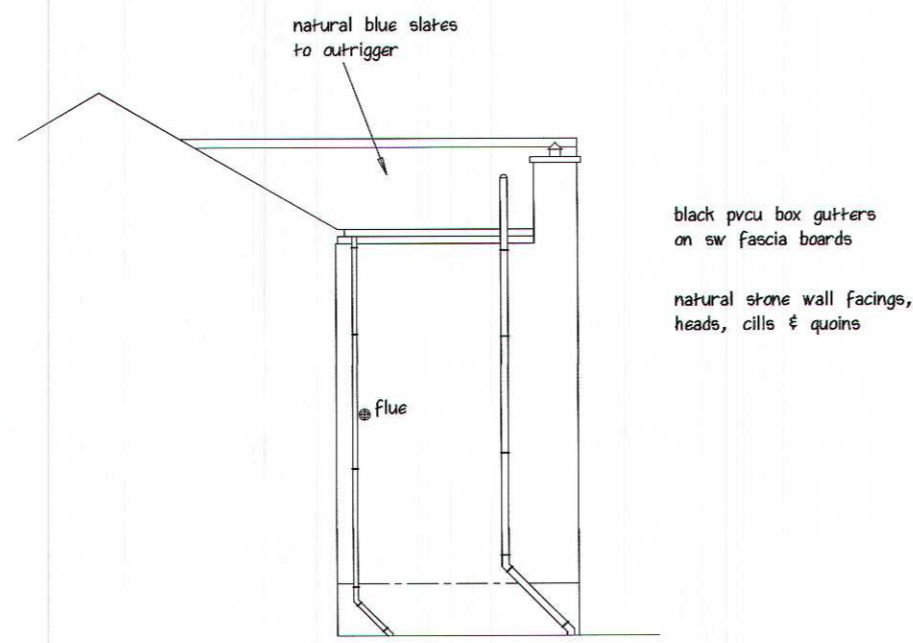


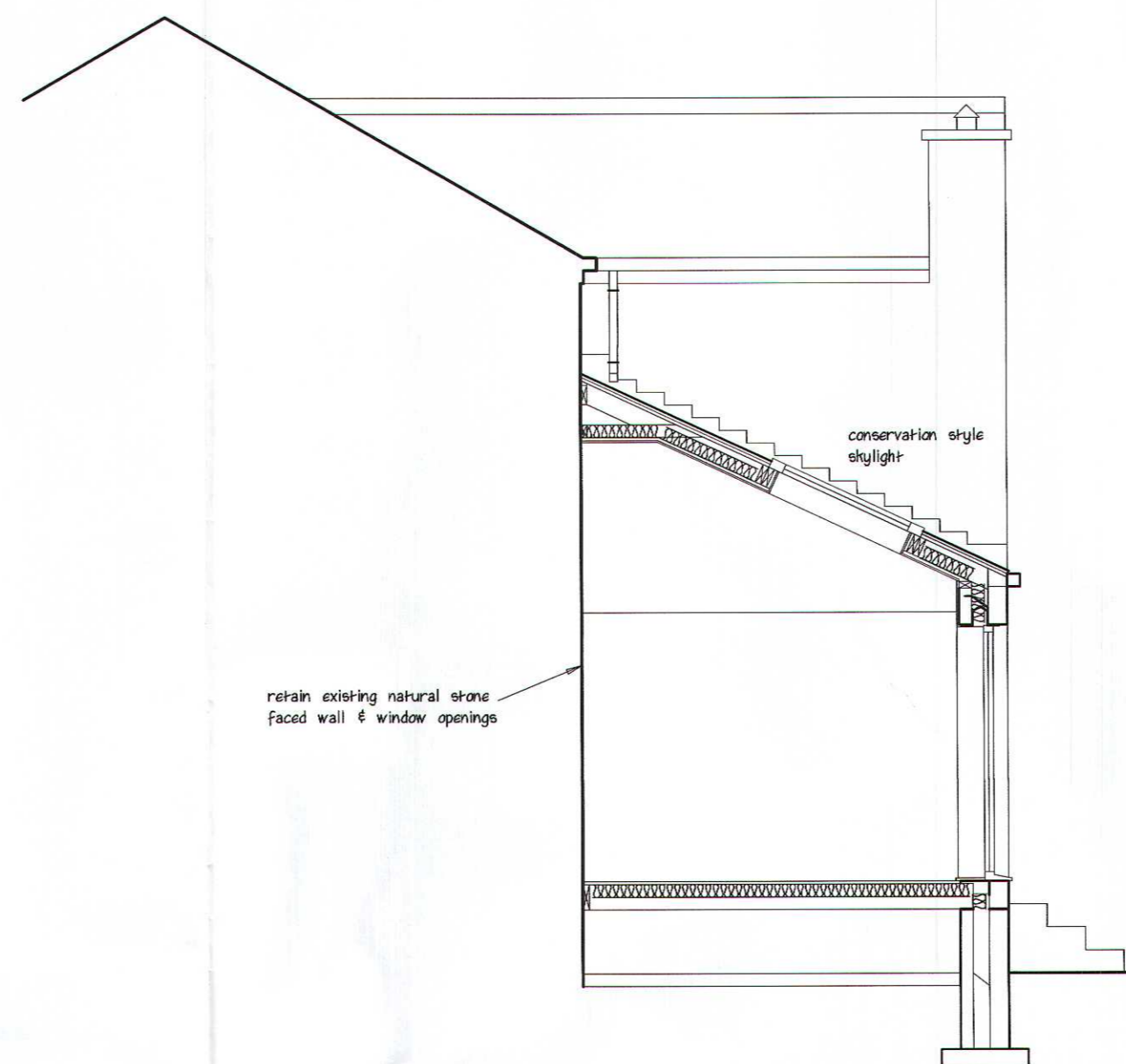
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REAR EXISTING



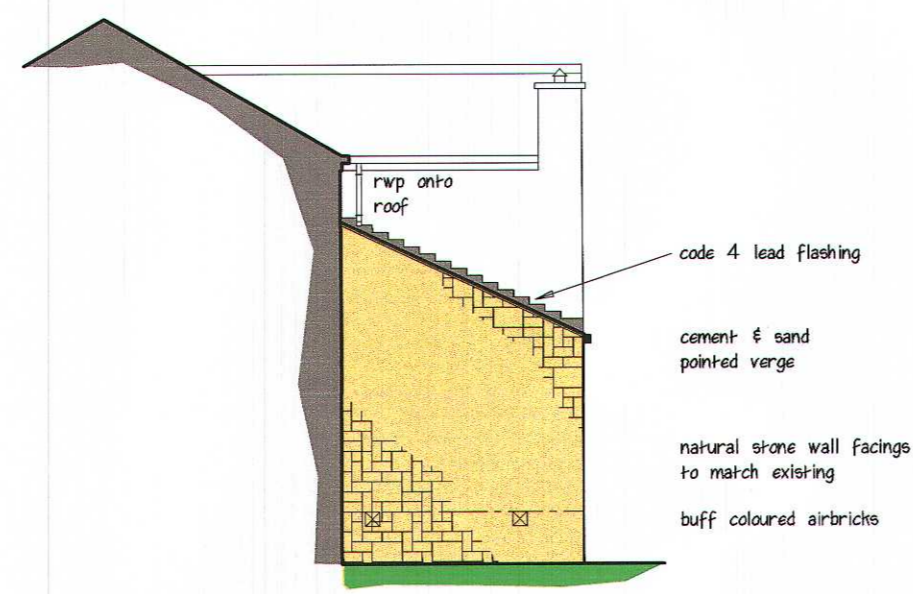
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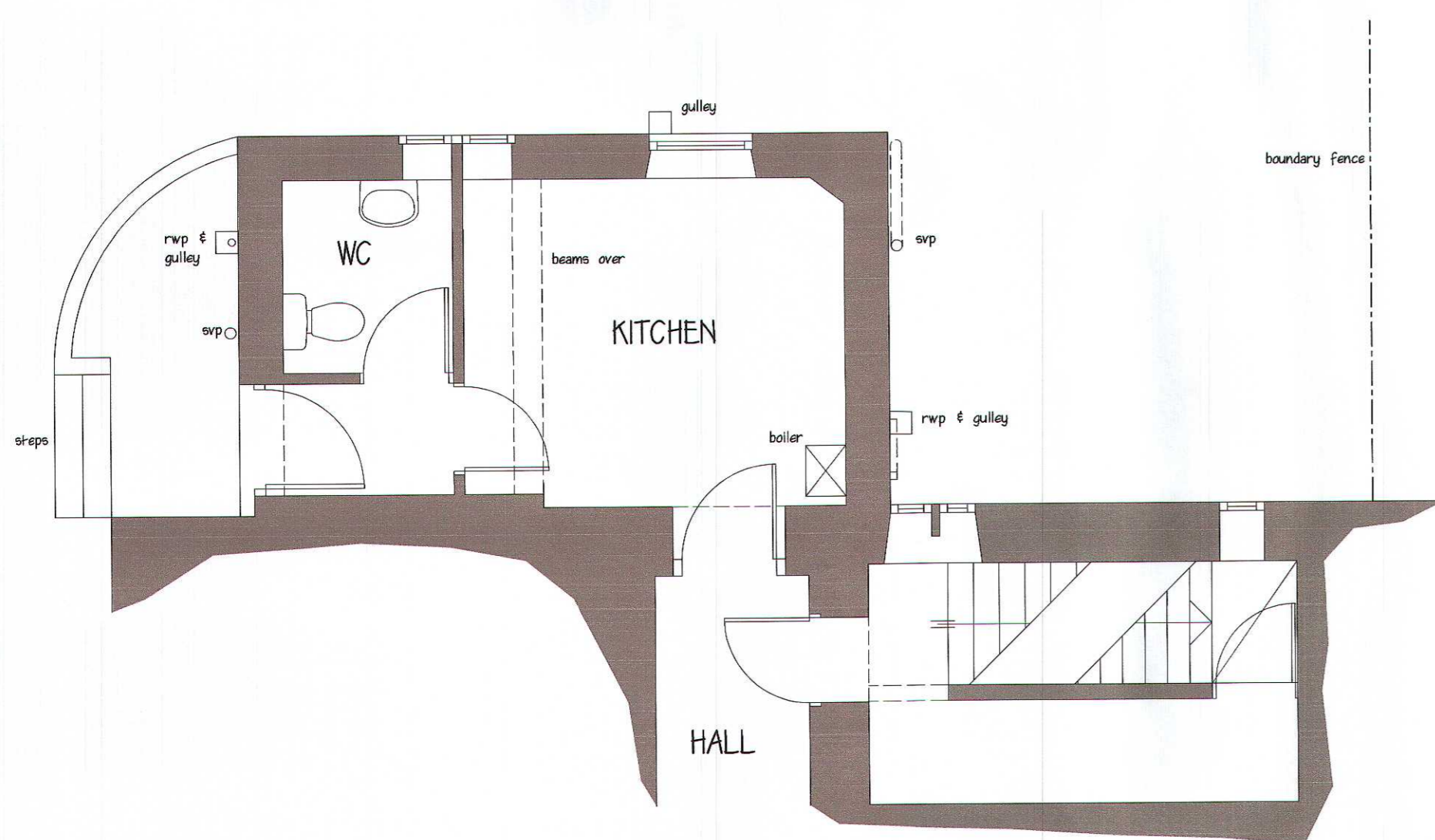
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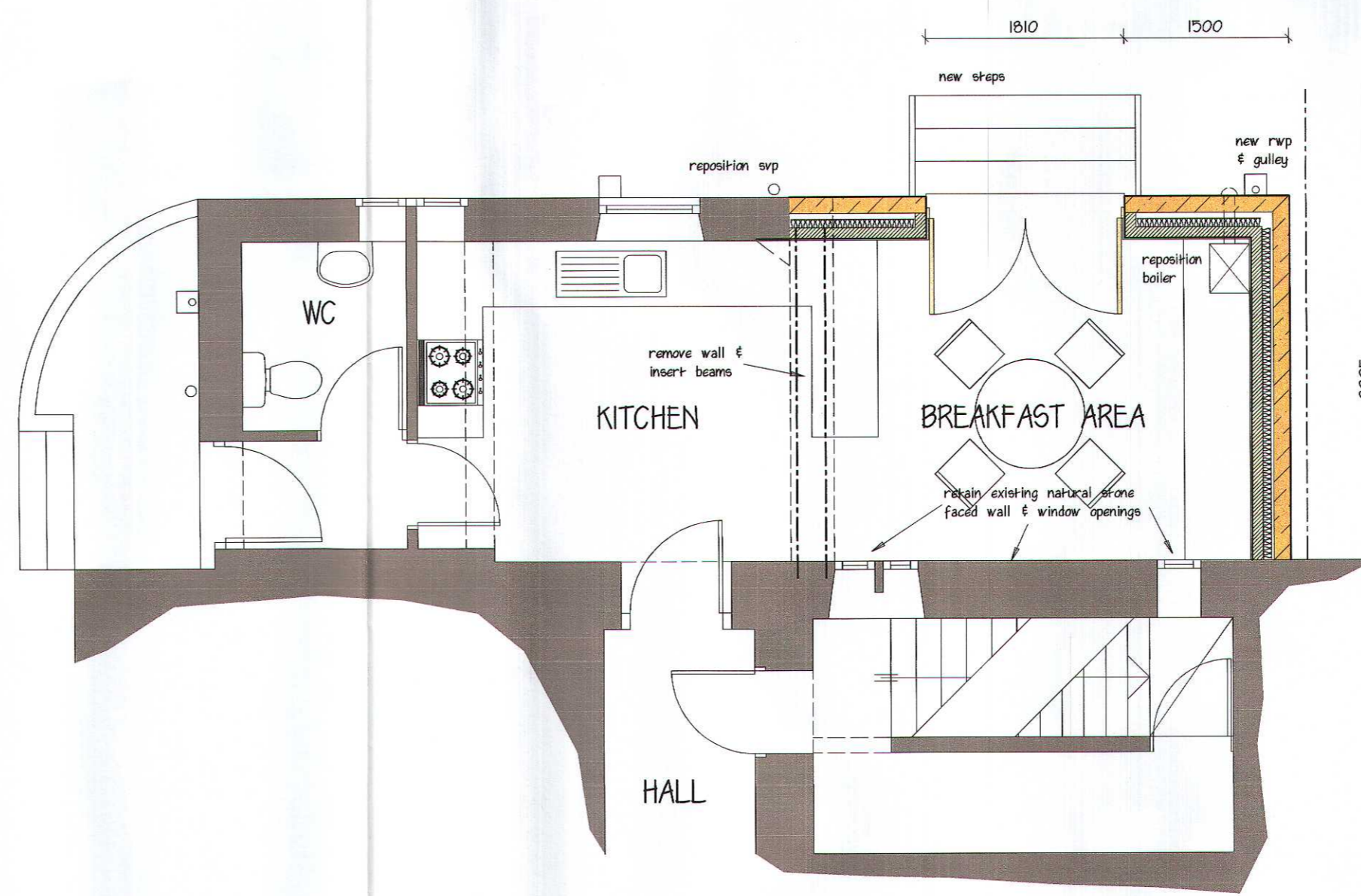
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SIDE PROPOSED

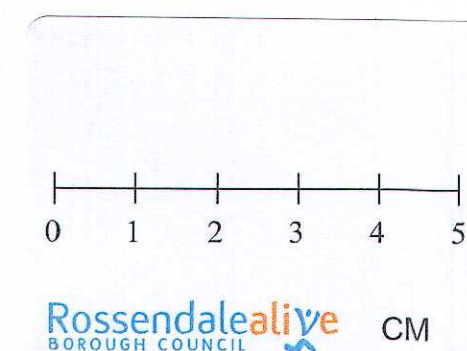


EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

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07 SEP 2010

2010/486

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 Telephone and Fax 01706 640467 Mobile : 07802 663325
 E-mail : malcolmpercy@hotmail.com

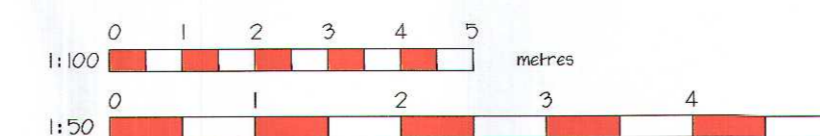
BUILDING DESIGN
 AND PLANNING
 Consultancy

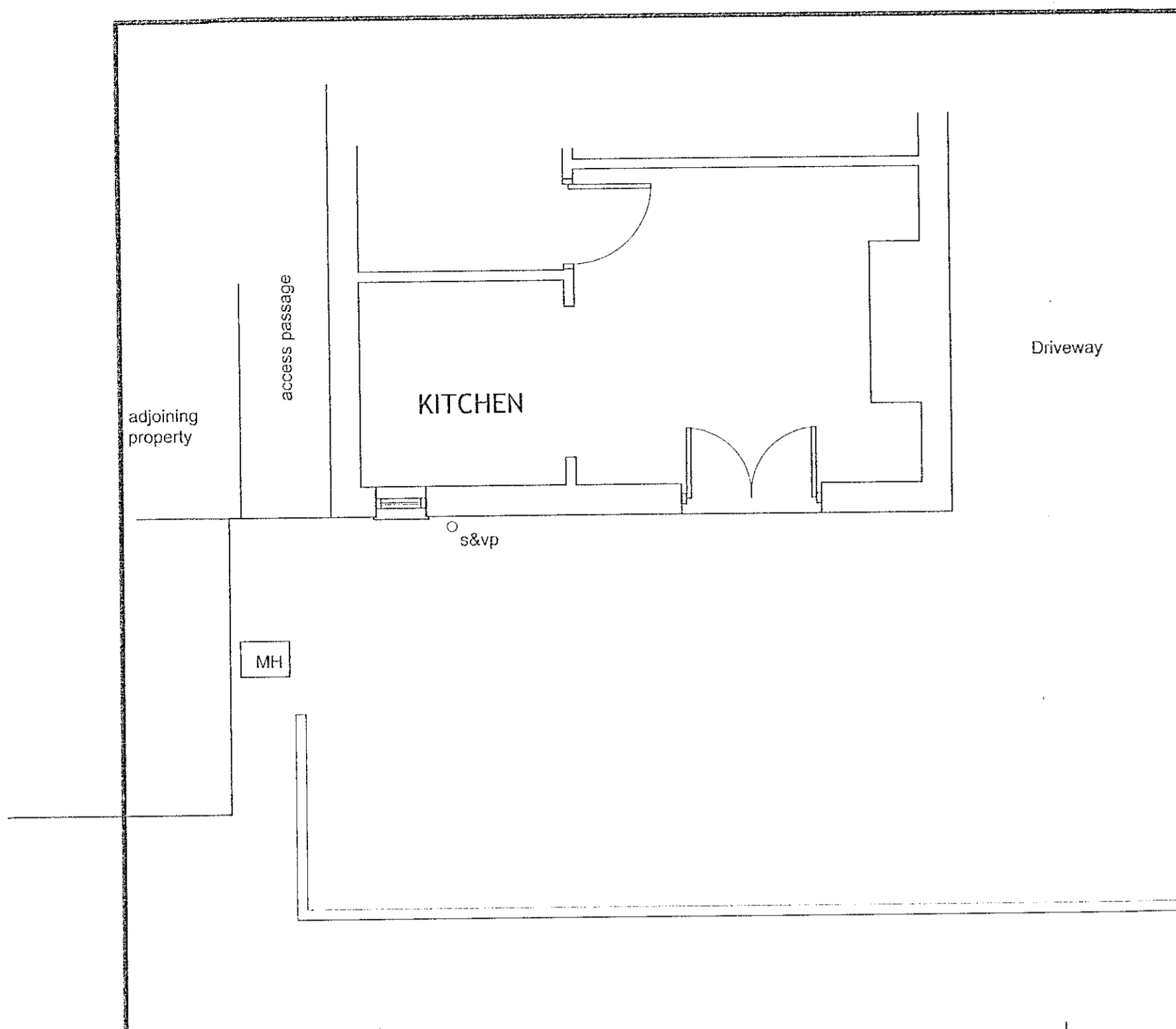
PROJECT SINGLE STOREY REAR EXTENSION TO DWELLING
 CARTER PLACE COTTAGE, HALL PARK,
 HAGLINGDEN, BB4 5BQ.

CLIENT MR & MRS P BUCKLEY

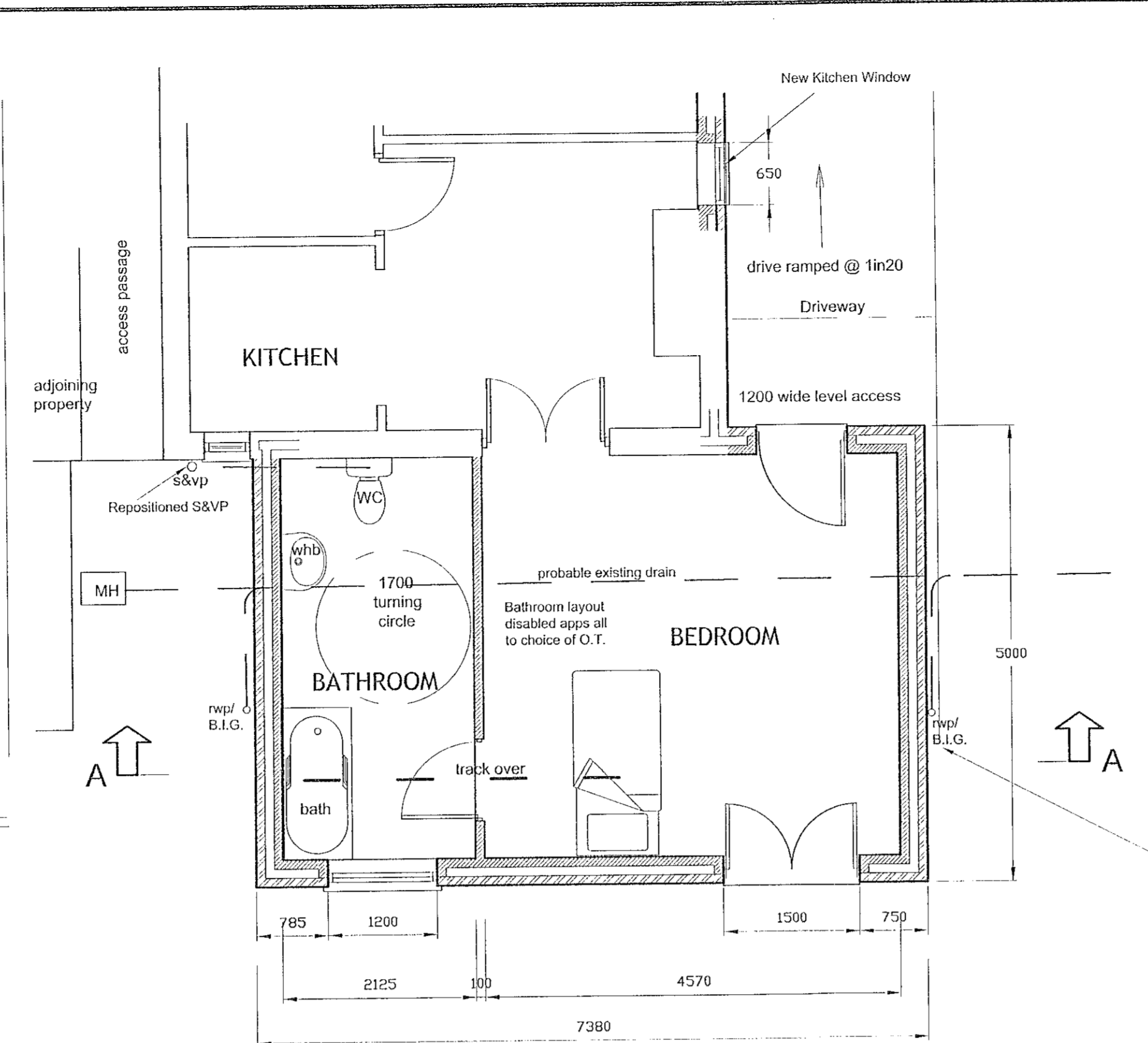
TITLE EXISTING & PROPOSED FLOOR PLANS & ELEVATIONS

DATE	SCALE	DRAWN BY	DRAWING NO.	REVISION
August 2010	1:50 & 1:100 e A1	mb.jp	1775.07	





EXISTING GROUND FLOOR PLAN
Scale: 1:50



PROPOSED GROUND FLOOR PLAN
Scale: 1:50

GENERAL NOTES

New drainage to be 100mm or 150mm dia Hepworth 'Supersteve' or similar, earthenware to B.S. 65 with flexible connections and laid to 1 in 40 or 60 falls. Protect any drains passing under building with 150mm concrete surround. Provide P.C. finish over any drainage passing through footings.

Written permission to excavate any pavement or highway to make drainage connection, to be obtained before work commences.

New inspection chambers (if any) to be 215mm class 'B' engineering brickwork, on 150mm concrete base. Airtight cover. Any inspection chambers within building to have double sealed bolt down type cover.

All artificial lighting to be high efficiency, HP sodium tubular fluorescent min 25 diameter with high frequency control gear. Lights to have zoned switching within 1/3m of light fitting or 3 times the fitting height, whichever is the greater.

Light switches and socket outlets to be at heights of 450mm and room above floor level.

LIMITING AIR LEAKAGE - SPECIFIC POINTS:

Provide a 25mm upstand of insulation around perimeter of new floor slab, including where the floor slab touches outside walls (at door thresholds). Cavity wall insulation to be taken below D.P.C. level to the underside of floor slab insulation. The cavity wall insulation and roof insulation must meet at the top of the wall.

Take cavity wall insulation to full extent of able walls within roof space.

All cavity closures to be insulated.

Roof to be approved tiles or slates, suitable for pitch of roof, or to match existing, to be fixed in accordance with BS5534: Part 1, 1977, BS8000: Part 6, 1990, and the manufacturers recommendations, on 23 X 38 treated s.w. battens on breathable underfelt, on, on specialist brussed rafters to BS5268 Part 3, 1995 @ 600 cts, on 100 X 75mm s.w. wall plates, strapped down @ max 2m cts, min 6 x 30mm M.S. straps, fixed to rafter feet at eaves level, u/drawn 12mm foilbacked plasterboard and skim. 20 x 100mm sw cross bracing in accordance with BS5268. Matching ridge tile bedded on sand & cement mortar. Continuous 10mm perimeter gaps to fascias to allow cross ventilation of roof void. 2 No ventilation ties to pitch of roof, 100mm fibreglass quilt between ceiling joists 170mm fibreglass quilt above (total thickness 270mm) giving 0.16w/m2K.

Brickwork to be 105 approved facings, min. 50mm continuous cavity and 10mm dense concrete blockwork finished 12mm plaster, with 50mm Celotex SW20502 cavity slabs to meet 0.35w/m2K, or similar approved, min 7mm crushing strength, tied internally with galvanized wire brick ties, min 5 per sq. metre, and all on Hi-load D.P.C., laid between sandwich of mortar at min 150mm above external ground level. Tooth new brickwork into existing if any, firststop top of cavity with brick closure, fill cavities with lean concrete to 150 below lowest D.P.C..

At ceiling level, and to rake of gable, strap brickwork to structural timbers for lateral support, where brickwork runs parallel to timbers. Min. 6 x 90 M.S. straps at 1.5M cts.

External openings to have Dorman Long insulated combined galvanized steel lintels, with insulation to void and insulation to fill returns cavity by over. D.P.C. to reveals and sills. Windows to be uPVC casements, with opening lights min 1200 O.F.A. and draught seals to opening casements, double glazed with a minimum 20mm air gap and an inner pane of soft low E coating to meet 1.8 w/m2K U' value. Habitable rooms to have closable 'Trickle Ventilators', background ventilation rated at min. 8,000 sq. mm. Kitchen to have mechanical ventilation rated at min 60 litres per second and capable of operation continuously at nominally one air change per hour. Kitchen to have minimum 4,000 sq. mm background ventilation.

S.G. Provide safety glazing to BW6206 Part A to any low level glazing.

D.P.C. s: Cavity tray D.P.C.'s to be provided to wall tops and roof abutments where applicable, also above windows and external openings. These will include stop ends where required. Weep holes to be provided at 900mm centres immediately above base of cavity, external openings and stepped D.P.C.'s. Provide not less than two weep holes over openings. At ground floor level, the inner leaf D.P.C. will be continuous with the below slab D.P.C. The outer leaf D.P.C. will be located a minimum of 150mm above the external ground line. Vertical and Horizontal D.P.C. will be provided to all openings through the external wall.

New internal walls to be 100 concrete blockwork on D.P.C. and on footings and foundations as noted. 150 x 100 s.w. lintels to doorways. 12mm plaster finish both sides.

DOOR WIDTHS: All doors to be 838 doors. Main entrance door to be 900 door with a level threshold. Main entrance to have a ramped access. Ground floor W.C. door to have min 800 clear opening.

Foundations to be concrete strips as detailed and to B.R. A.1 and 2 1992. Take foundations to same depth as any existing foundations and below invert level of any adjacent drainage. Take foundations down to a suitable depth with relation to any nearby trees in accordance with BS5637. Ground and foundations to be inspected and approved by Building Control Department.

WARNING: The foundations and floor slab details shown on these plans are provisional and are subject to change when work commences. It is the builder's responsibility to investigate the ground conditions and to identify all services before work commences.

Any foundations or gutters projecting over boundary of applicant's ownership to have written permission of adjoining owner, before work commences.

Ground floor to be smooth level, 150mm concrete slab cast on 500g visqueen on min 75mm Kingspan Thermulfloor TF70 to give 0.22w/m2K on 1200g Visqueen D.P.M. laid with 150mm laps and continuous with wall D.P.C., and all on min. 150, sand blinnded, well consolidated hardcore. concrete to contain a minimum of 330kg/m3 Portland Cement.

Structural timbers to be G.S. and M.G.S. grade.

Fascias to be 20mm tanalized s.w. Soffits (if any) to be 6mm exterior quality plywood. 100mm dia. H.R. P.V.C. gutters, feeding 62 dia. P.V.C. R.W.P.s, sealed into B.I.G.

Kitchen sink to have 38 dia PVC waste and sealed into B.I.G.

Scale: 1:50
Bath to have 38 dia PVC waste with 75 DS trap.
W.H.B. to have 32 dia PVC waste with 75 DS trap.
WC to have 100 dia PVC waste, and branched into 100 dia PVC S & V.P. with R.E. access @ G.L.

Hot water via new upright primatic cylinder in new cylinder c/b or elsewhere in building. Cylinder heated by electrical immersion heater, insulated to reg. 15.

Bathroom to have mechanical ventilation rated at min 15 litres per second and capable of operating intermittently at no less than three air changes per hour, and min 4,000 sq. mm background ventilation.

GENERAL NOTES

The Contractor is to check all dimensions on site prior to commencement. Contractor to check the proposed works and any discrepancies discovered on the drawing to be queried with Ferguson Developments before construction commences. All items and details to match, or line with, existing fittings and structures, are to be site measured prior to setting out or manufacture.

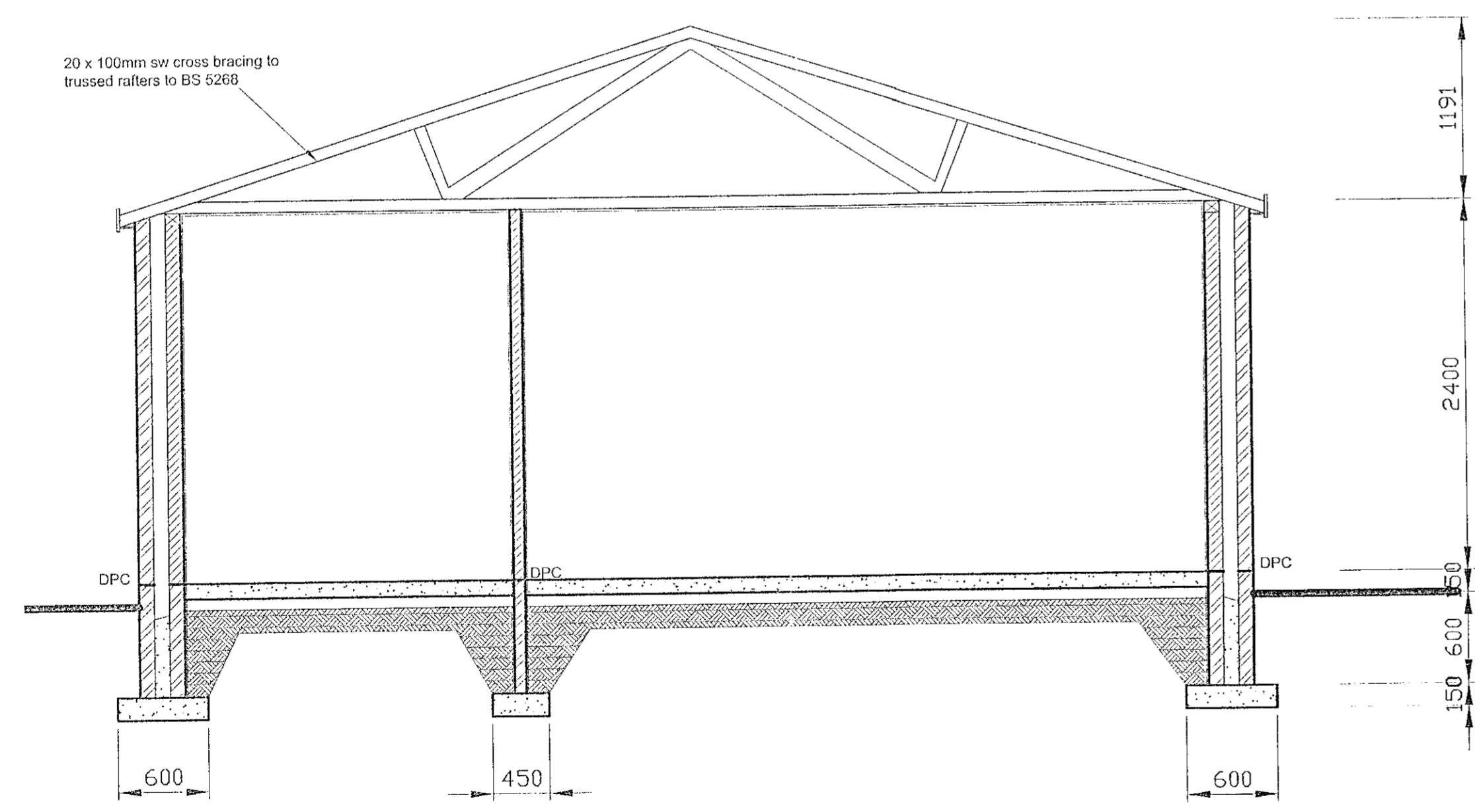
All works and materials to comply with the 2000 Building Regulations as amended and current British Standard Specification and Codes of Practice.

All works to be carried out in good workmanlike manner, consistent with good building and trade practice. Pipework to be adequately boxed in.

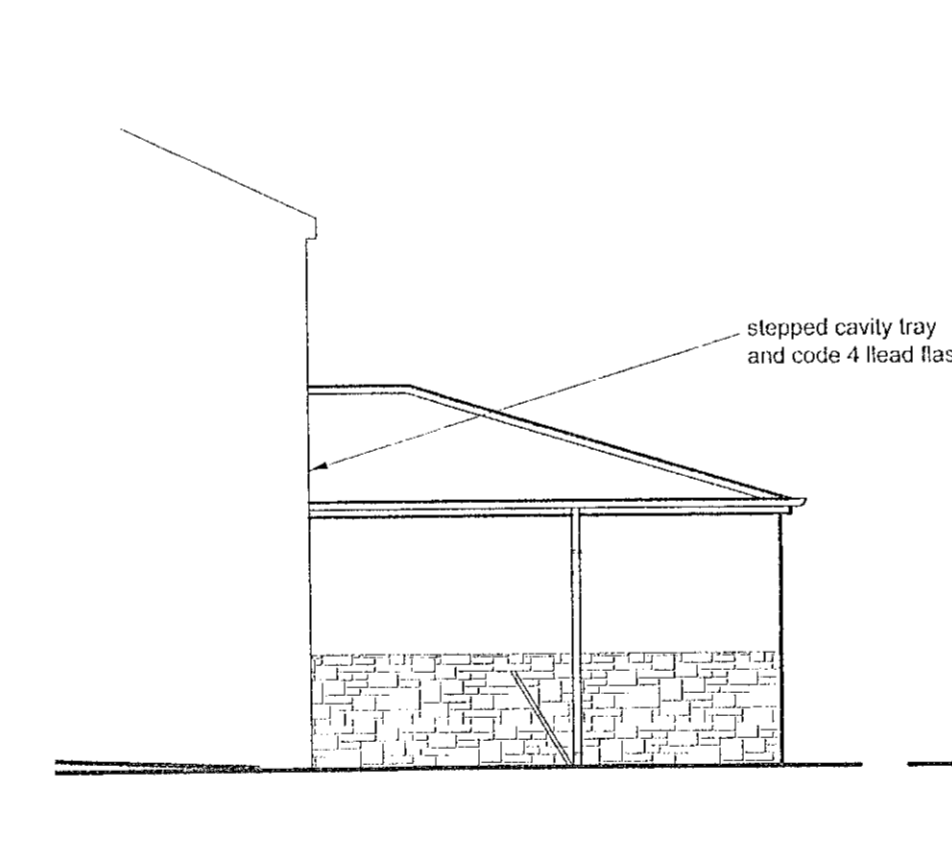
Contractor to visit site, examine the plans and make due allowance in his prices for all works which he in his experience deems necessary to insure and complete and suitable finish to the required works, including the removal of debris from site on completion.

Electrical installer to be a member of the Competent Persons Scheme body or a member registered with NICEIC or ECA. All wiring and electrical work to be designed, installed, inspected, and tested in accordance with the requirements of BS7671, the IEE current Wiring Guidance and Building Regulation Part P (electrical safety). A copy of the Installers Electrical Test Certificate compliant with BS7671 will be required by the LABC or Approved Inspector within 30 days of the completion of the works.

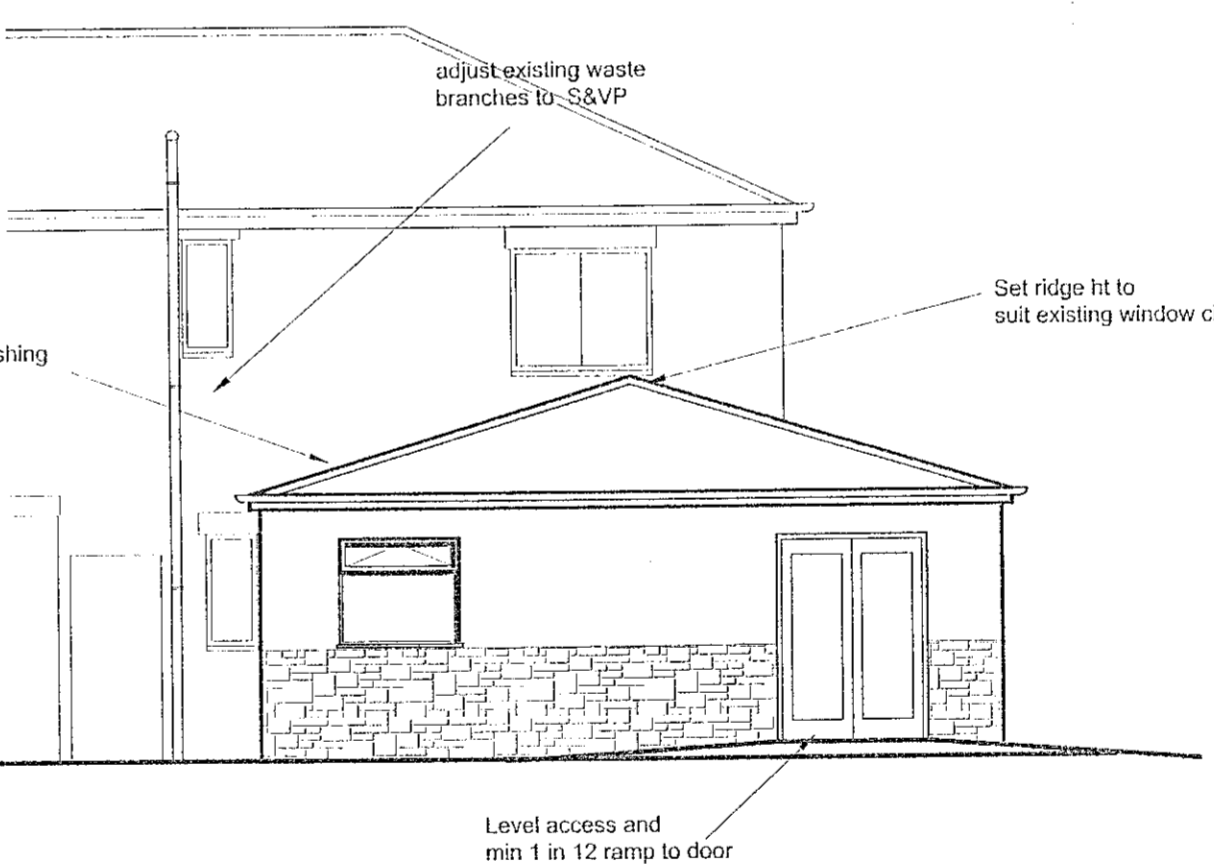
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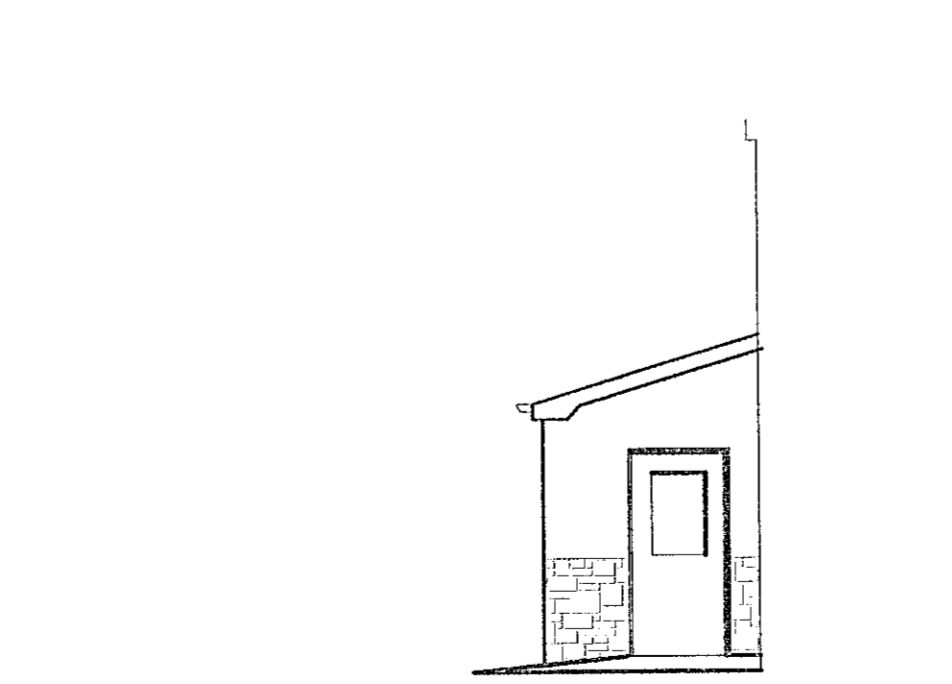
SECTION A-A
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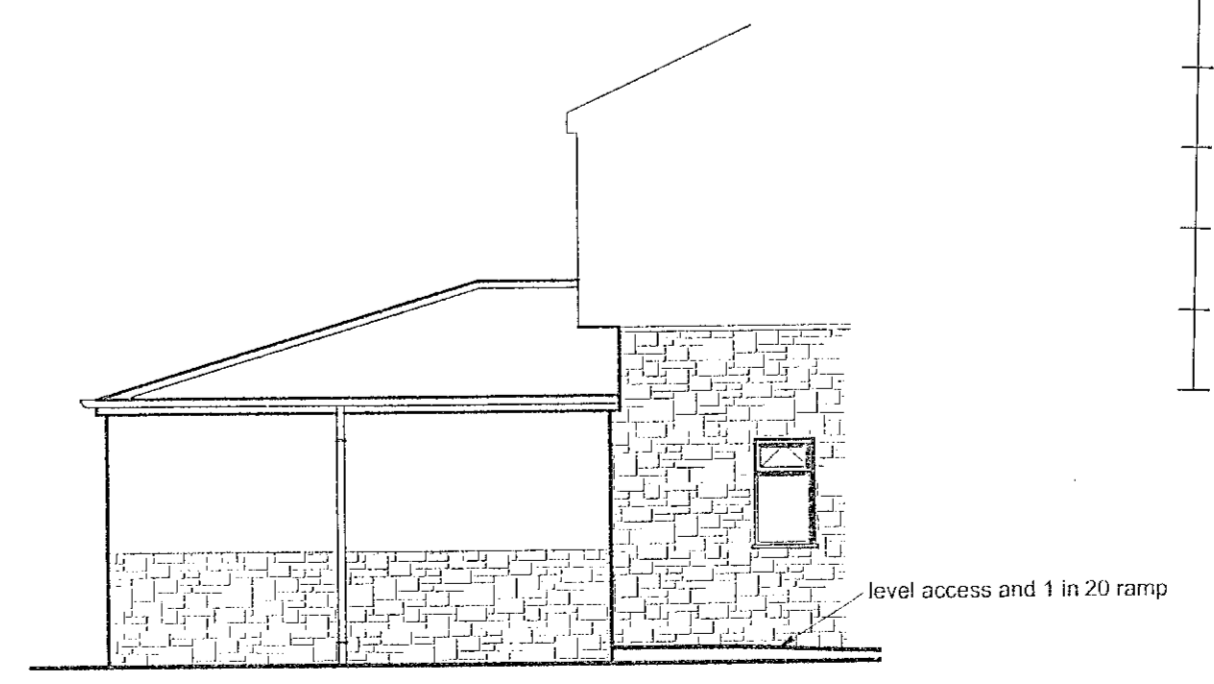
PROPOSED SIDE ELEVATION
Scale: 1:75



PROPOSED REAR ELEVATION
Scale: 1:75



PROPOSED FRONT ELEVATION
Scale: 1:75



PROPOSED SIDE ELEVATION
Scale: 1:75

Rosendal Engineering
 01706 642783
 01706 759433

PROPOSED REAR EXTENSION

19 FERNVILLE TERRACE
STACKSTEADS
BACUP

09 SEP 2010
2010/439

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Fax: 01706 759433

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