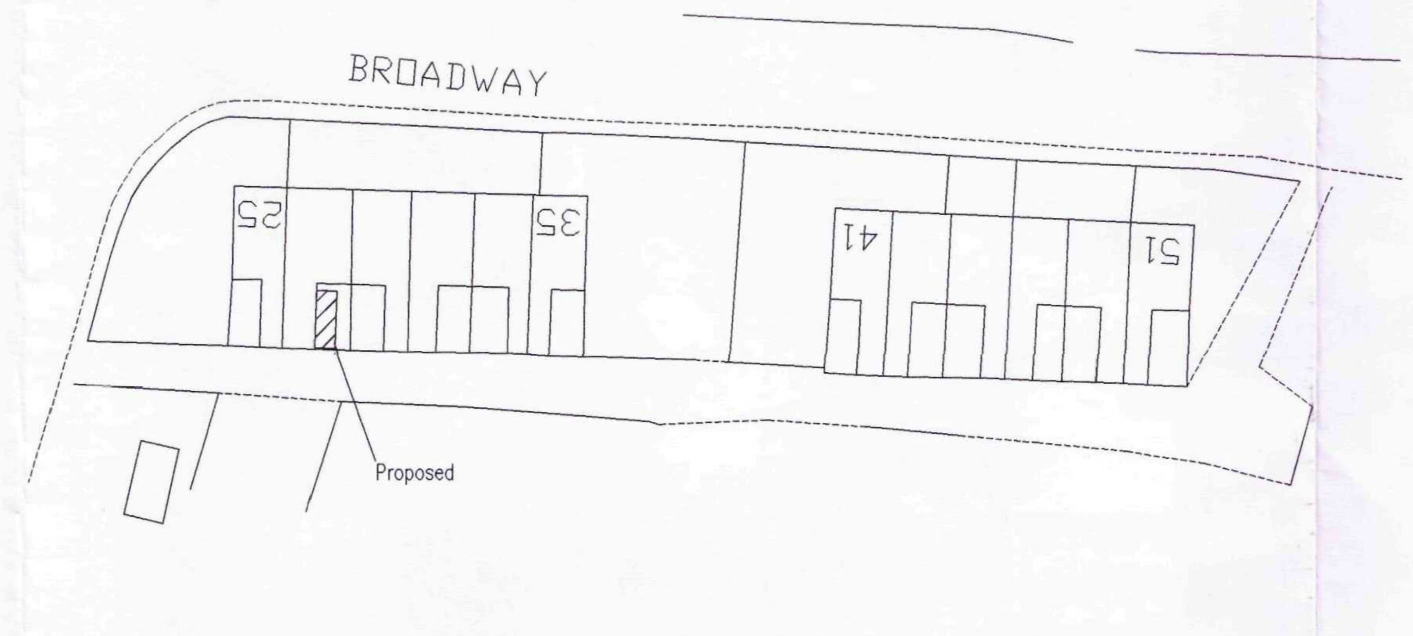
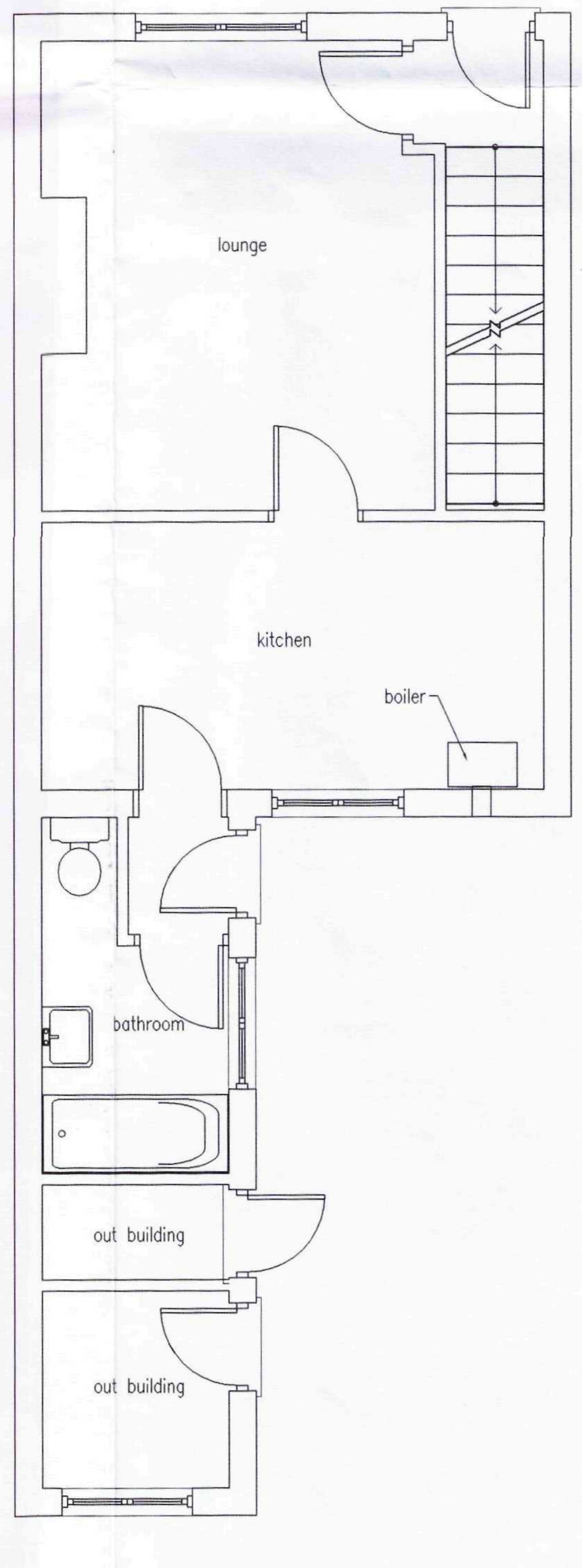
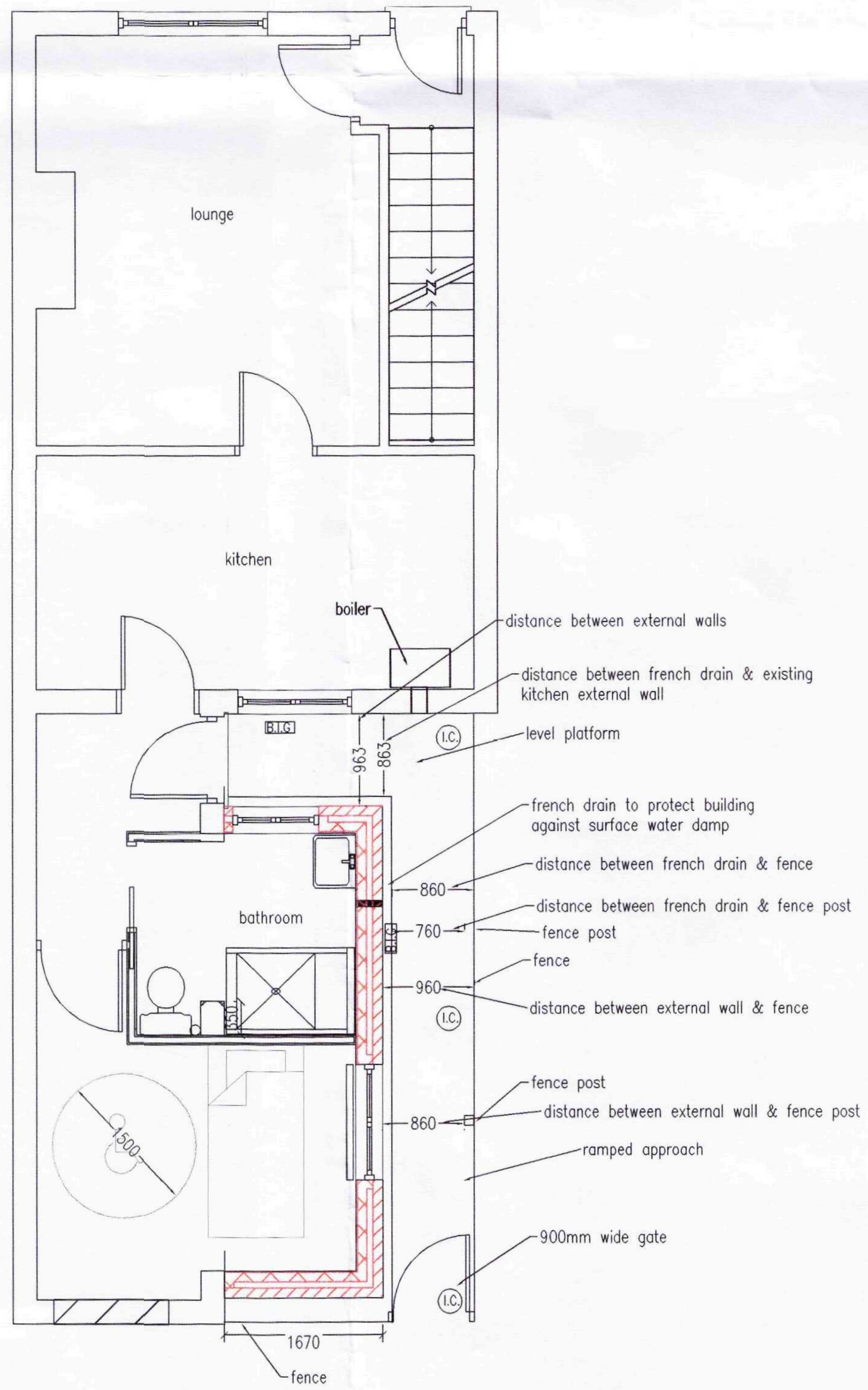
SITE PLAN



BLOCK PLAN



EXISTING GROUND FLOOR LAYOUT



Ref:	Revision:	Date:

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Project:
PROPOSED EXTENSION TO FORM GROUND FLOOR BEDROOM & LEVEL ACCESS SHOWER, BATHROOM FACILITIES

Client:
MISS L. BALE
27 BROADWAY
CROWLAND
SPALDING, LINCS

DRAWING:
EXISTING GROUND FLOOR LAYOUT
PROPOSED GROUND FLOOR LAYOUT
BLOCK PLAN
SITE PLAN

DRAWING N°:	DATE:
WEN/GR/1079/08/00	SEPTEMBER 2008
DRAWN BY:	SCALES:
RW	1:50 1:500 1:1250

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HEALTH & SAFETY
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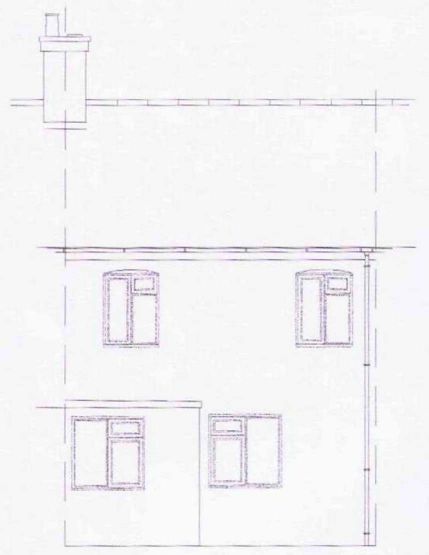
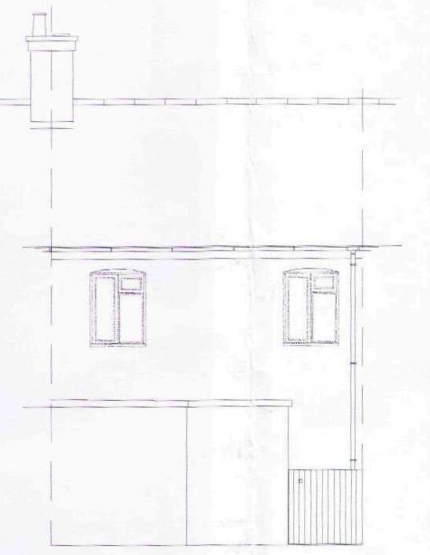
DETERMINED PLAN

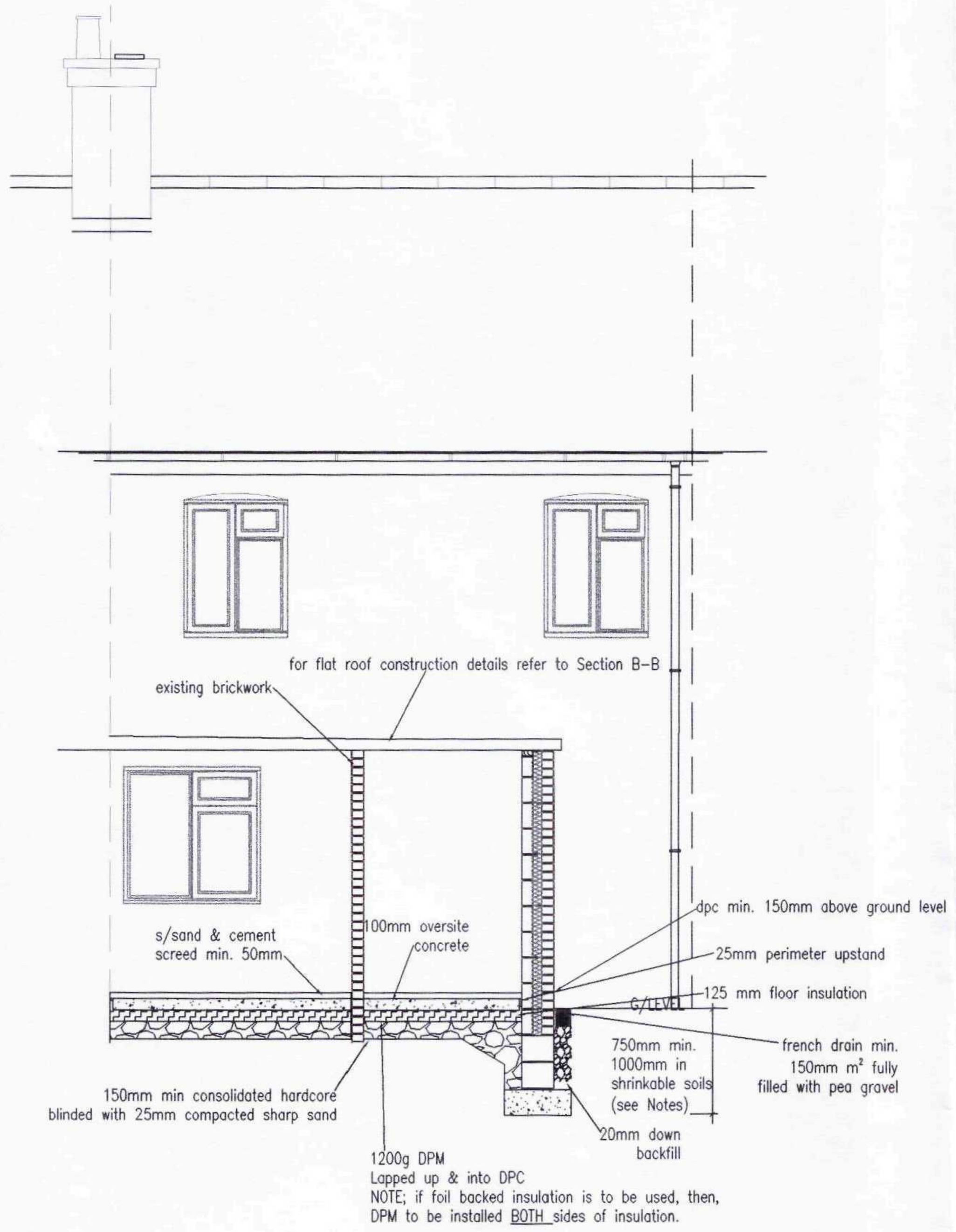
SHDC
Planning & Development
- 5 MAR 2009
Ref: 0161/09

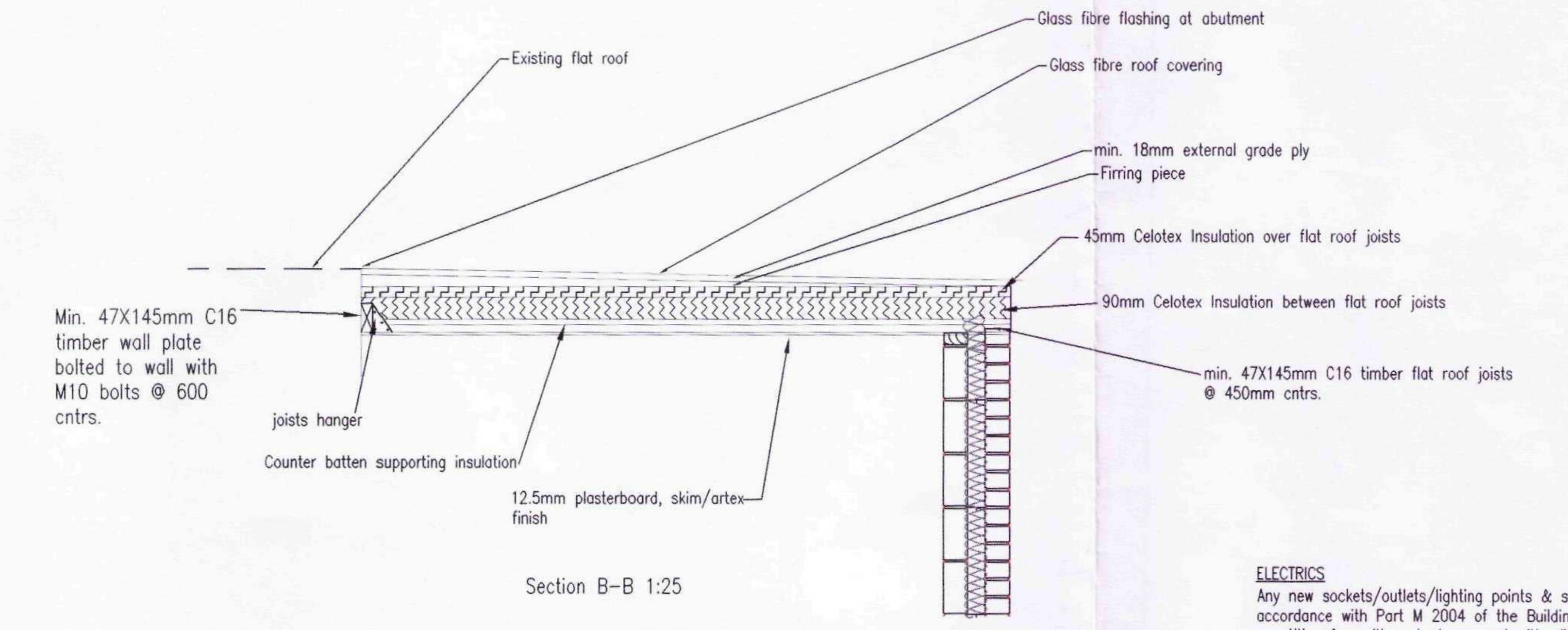


EXISTING REAR ELEVATION



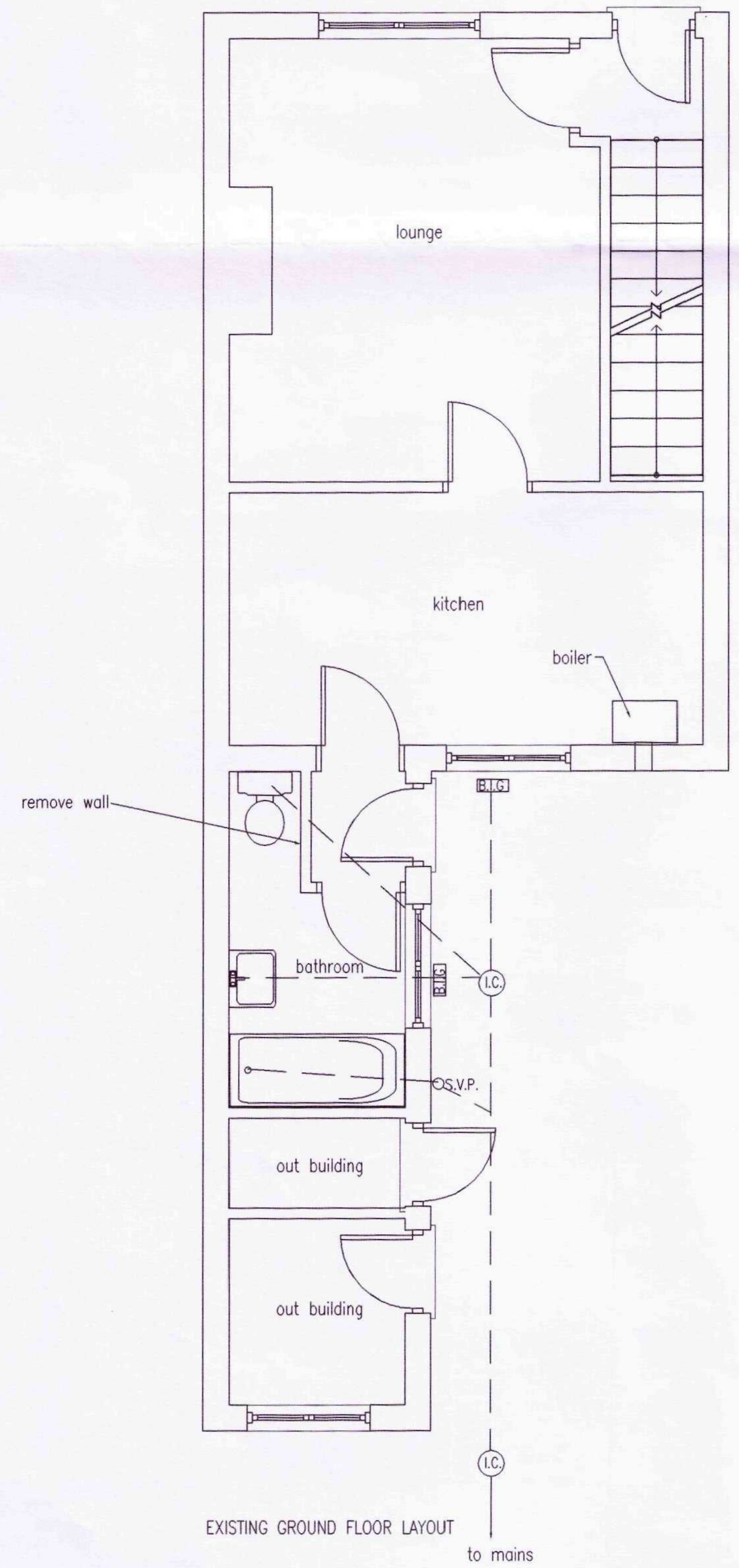
PROPOSED REAR ELEVATION





Section B–B 1:25

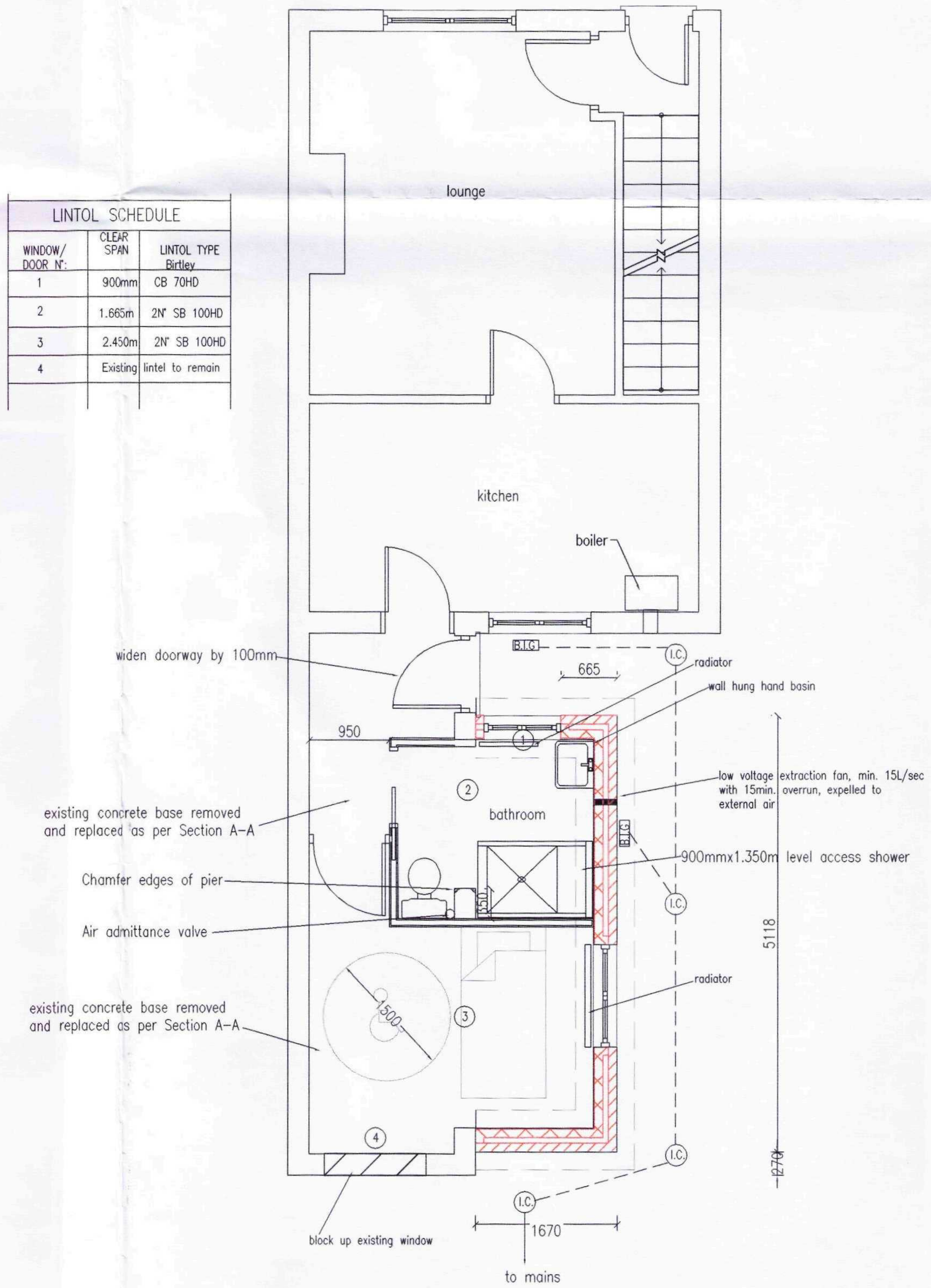
SURFACE WATER DRAINAGE TO CONNECT TO EXISTING IF THIS IS NOT POSSIBLE FOLLOWING DETAILS APPLY;
Installed to Approved Document H gutters & RWP. to be Marley or sim. approved to match existing, to be min. 68mm dia. or sq. as required. Rain water pipes to connect into reducer connected to 100mm dia. UPVC underground pipework with flexible joints to min. 1:80 gradient. Trench to be as narrow as practicable, bedded onmin. 100mm layer pea gravel (10mm down), which has a compaction factor less than 0.3. Backfill with same material to min. crown of pipe, all compaction should be done by hand until a coverage min. 300mm has been achieved, therafter compaction can be done with a mechanical compactor.
Surface water to be taken to soakaway min. 5m from nearest habitable part of building, construction of soakaway to be min. 1M3 loose brick filled to 300mm of ground level, with polythene cover & topsoil over.
Soakaway is subject to appropriate percolation test being undertaken in order to ensure permability of soil. Percolation test should be done stictly in accordance with Approved Document H2, para 1.34 to 1.38
Surface water outlets shall be designed ro BRE Digest 365 Soakaway Design or CIRIA report 156



EXISTING GROUND FLOOR LAYOUT

LINTOL SCHEDULE

WINDOW/ DOOR N°	CLEAR SPAN	LINTOL TYPE Birtley
1	900mm	CB 70HD
2	1.665m	2N' SB 100HD
3	2.450m	2N' SB 100HD
4	Existing lintel to remain	



PROPOSED GROUND FLOOR

HEATING

RADIATORS & CONTROLS
Position of new radiators to be confirmed by client, each is to have T.R.V. &/also room thermostats.
Time Control to be provided to control the operating period of the system
Pipework located outside the building insulation should be wrapped in insulating material having a thermal conductivity @ 40'C, not exceeding 0.035W/n.K & thickness equal to the outside dia. of the pipe to a max. 40mm.

PREPARATION OF SITE
Builder/contractor to strip off all turf, top soil, vegetable matter, ex. buildings/paths/etc. from the new building area and establish there is no made up ground or wide variations in the type of subsoil within the loadings area and no weaker strata exists below the soil on which the new foundations rest within such depth as may impair the stability of the structure.
Where the water table can rise within 250mm of the lowest floor of the building, or where surface water could enter or affect the building/ground covered by the building should be drained by an effective means. Any subsoil drain cut/damaged during excavation should be re-routed or run to another outfall, if it has to run through the building, it is to be relaid in pipes with sealed joints and have access points outside the building.
Ensure no contaminants are present where the ground/foundations are covered by the proposed, if any found consult with Wenman Building Design & L.A. Building Control before carrying on with works.

FOUNDATIONS
(285mm cavity walls)
700mm wide x 225mm deep concrete strip foundations, Gen 3 mix (assuming ground bearing capacity is 50kN/M2, no subsoil investigation undertaken at this stage). Any deviation found during excavation to be reported prior to commencement of any other works.
All foundations taken down to suitable load bearing strata,(for extensions usually to same depth as host building). If any non-load bearing, soft spots, made up ground or differing ground conditions are found, L.A. Building Control & Wenman Building Design must be informed before any concrete is laid, ensuring if required the advice from a Structural Engineer can be obtained.
All the above is subject to L.A. Building Control inspection & approval.
If trees are within close proximity to proposed foundations refer to NHBC Standards Chapter 4.2 Building near trees

GROUNDFLOOR CONSTRUCTION
As no subsoil investigations have been carried out at Building Regulation Stage, it is to be assumed that subsoil conditions are adequate to support this type of floor construction. should in-adequate sub-soils be found Local Authority Building Control & Wenman Building Design must be informed to enable alternative & appropriate measures to be employed.
min. 50mm s.sand/cement screed, (use min. 65mm s.sand/cement screed reinforced if Jabfloor70, Celotex or sim. laid on top of concrete oversite)
100mm min. concrete oversite GEN3 mix Jabfloor70 130mm thk or Celotex double R zero80mm thk, with Jabfloor70 or Celotex min. 25mm thk. perimeter upstands to eliminate thermal bridging,
(upstand depth equal to floor insulation and screed thk. and not exceeding combined thk. of wall plaster and skirting)
all boards to be laid with tight butted joints & to manufacturers instructions, DPM to be 1200 gauge polyththene membrane taken up to DPC and lapped over to provide continuity with the dpc's installed within the surrounding walls, all to give 'U' value 0.22w/m2/K, min. 25mm thk s/sand blinding over min. 150mm well consolidated clean hardcore, (in excess of 100mm to max. 600mm, the hardcore is to be laid and compacted inlayers not exceeding 150mm)
If foil backed insulation is to be used install 1200 gauge polythene membrane under & over insulation to protect against adverse affect to concrete

CAVITY WALLS
new cavity walls, comprising of 102mm facing brickwork, 75mm cavity filled with 75mm Dritherm32 insulation installed to manufacturers instructions, insulation should commence at same level as floor insulation & butted up to roof insulation without any gaps, ensuring batts have staggered joints. 100mm Thermalite Turbo or sim. approved 3.5N/mm2 aerated PFA
. Or 85mm cavity filled with 85mm Dritherm insulation, (installed as described above) 100mm Interfuse solid interlyte-Ultra 3.5N/mm², to achieve a 'U' value of 0.30 W/m²K. K-value 0.11W/mK.

Blockwork to be rendered & skimmed to BSEN 13914-1-2005: Internal plastering, or, 12.5mm Gyproc plasterboard on adhesive dabs, fitted to manufacturers spec. & skimmed. Type of plastering technique employed as with all paint finishing to be clients choice.
Softwood skirting board/architrave to all internal walls, type i.e. Ogee, chamfered etc. to be to clients choice.
Lean mix cavity to min. 225mm below DPC. All mortar mixes/movement joints as recommended by the brick/block manufacturer & in accordance with B.S.5628:part 3 & relevent codes of practice.
Stainless steel or sim. approved wallties installed to comply with B.S.1243:1978, @ 900 ctrs. horizontally & 450 ctrs. vertically, staggered and @ 300 ctrs. as near to door/window reveals as possible.
Install insulated cavity closures to jambs & cills (DAMCOR or sim. approved).
Class 'A' concrete or sim. approved blocks below ground level, any brickworkk below ground level to be F.L. quality to B.S.3921.
Any drains passing through walls to have a pre-stressed concrete lintel over with min. 50mm gap around the pipework filled with compressible material & masked on both sides of wall with rigid material in order to prevent the infestation of rodents. Any drains under proposed to be of continuous length with no joints under the floor. Ideally route all F.W. pipework around proposed if gradients can be achieved.
DPC's & DPM's to be lapped & continuous, if Expamet or sim. approved wall starters are to be installed they must be fitted to manufacturers instructions.

INTERNAL FIRSTFLOOR WALLS
(STUD WORK)
Stud partitions to comprise of 75mm x 50mm head & sole plates with braced 75mm x 50mm studwork @ 400mm ctrs. min. 100mm Crown Wool fibreglass insulation compressed between 12.5mm plasterboard and skim to both sides. Softwood skirting/architrave type to clients choice i.e. Ogee, Chamfered etc..
All off doubled up floor joists. To shower tray studwork areas, provide, 12mm water resistant boarding.

INTERNAL STUDWORK FRAMING TO EXISTING EXTERNAL WALLS
Stud work partions to be set off external wall min.25mm
Stud partitions to comprise of 75mm x 50mm head & sole plates with braced 75mm x 50mm studwork @ 400mm ctrs. min. 75mm Celotex tuff R insulation between. 12.5mm plasterboard and skim to both sides. Softwood skirting/architrave type to clients choice i.e. Ogee, Chamfered etc..
All off doubled up floor joists. To shower tray studwork areas, provide, 12mm water resistant boarding.

EXTERNAL LINTELS TO DOORS & WINDOWS
All lintels to brick/blockwork openings to be Birtley or I.G. messrs. or sim. approved to BSEN 10142 1991 for galv. steel.
all installed to manufacturers instructions with min. bearing 150mm.
Lintels to cavity walls to be insulated & installed with a flexible dpc in accordance with B.S.5628 & NHBC requirements, extended to the front edge, 50mm – 150mm beyond the end of the lintel forming end stops into perpendicular joints of masonry. Weepholes to be provided @ 450 ctrs, min. 2N°.
Masonry should not over hang any lintel flange by 25mm max. Toe of lintel must project beyond the window/door frame & a flexible seal must be provided between underside of lintel flange & frame to avoid moisture penetration.
A cavity tray is not required where a lintel is protected by an eaves overhang.
All lintels exposed internally to have 12.5mm fireline board & skim or 13mm min. lightweight plaster & skim offering 30 mins. fire resistance.
All lintel lengths to be checked on site prior to ordering

INTERNAL LINTELS
All internal lintels to be either;
Birtley or I.G. messrs galv. steel or,
pre-stressed conc.
with min. bearing 150mm both ends. installed to manufacturers instructions.

BELOW GROUND DRAINAGE

FOUL WATER DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH APPROVED DOCUMENT H1 OF THE BUILDING REGULATIONS 2002.
& BS 4660 (2000). Installation to BS 5955 Part6 1980.

New drains to be 110mm min. PVCU Marley solid wall under ground pipe, with flexible joints Refer to drawing for layout details.
All F.W. lines to have a self cleansing gradient, min. 1 in 40 to branch drains, 1 in 80 to main drains. (if required) All junctions to have slow bends .
Trench to be as narrow as practical, bed to be prepared with min. 100mm deep layer of pea gravel, gravel to be 10mm down with a compaction factor of less than 0.3.
Backfill around pipe & carefully compact up to a min. height level with the crown of the pipe. Backfilling should be done by hand until a cover of 300mm has been made.
where F.W. line runs under the external wall, pre-stressed concrete lintels to be installed over, ensuring min. gap around pipeof 50mm filled with compressible material, & masked on both sides with ridgid material in order to prevent the infestation of rodents. PROPOSED PIPE UNDER THE FLOOR SHOULD BE OF CONTINUOUS LENGTH, THUS NO JOINTS UNDER FLOOR. Provide new Inspection Chamber/s as shown to BS 7158, 2001. min. sizes : if depth 600mm or less internal diameter min. 190mm, if between 600mm & 1.2m internal dia. 450mm.

ABOVE GROUND DRAINAGE
Where applicable wastes should generally be the following sizes;
Sink 40mm
Wash Hand Basin 32mm
Shower 50mm shower should also be raised on a 150mm plinth with an access point to the trap
All traps should be 75mm deep seal, any runs of pipework that exceeds 1.7m should use anti-syphon re-sealing traps or air relief valves. Rodding points must be provided at all changes of direction.
Wastes should be connected to S.V.P. in accordance with B.S.5572/87B. Soil & vent pipes to be min. 110mm PVC with cleaning access above ground floor level. S.V.P. should be positioned on the outside of the building terminating min. 900mm above any window head within 3m capped with a PVC balloon sim. OR discharge through the roof space taken to ridge terminal vent,
If an air admittance valve is indicated on the drawing it must be Marley 'Durgo' or sim. approved, fitted above the flood level of the highest appliance connected to it. also, it must be installed within the building where ther is no risk of freezing & be accessible for inspection/testing installed to manufacturers instructions.
NOTE: Stacks should not be fitted with air admittance valves alone when the connecting drain is subject to surcharging or is fitted with an intercepting trap or discharging to a septic tank or cesspool, for this type of application there must be a separate stack venting to the external air.

All construction work should be carried out in accordance with;
Robust Construction Details for dwellings & similar buildings,
(LIMITING THERMAL BRIDGING & AIR LEAKAGE) Amendment 1, TSO, 2002
for further info see www.est.org.uk

ELECTRICS
Any new sockets/outlets/lighting points & switches to be in accordance with Part M 2004 of the Building Regulations.
quantities & positions to be agreed with client prior to commencement of work.
All electrical work to comply with Part P of the Regulations, & BS 7671: 2001.
Prior to any new electrical works being carried out, the EXISTING electrical system must be checked for adequacy to support the proposed, if to be found inappropriate/unsafe or sub standard, this must be rectified prior to any additions.
All electrical work must be design/installed & certified by a competent person, who is registered with an electrical self-certification scheme that has been authorised by the Secretary of State, this person is responsible for ensuring compliance with BS 7671: 2001. & all relevent Building Regulations. This same person should notify Local Authority Building Control PRIOR to covering up any new cables (1st fix stage) in order to recieve the appropriate inspection, on completion of the electrical work the registered competent person must provide self-certification certificate to the client & a notice to that effect (or a copy of the certificate) to Local Authority Building Control, not more than 30 days after completion of that work.

GLAZING TO EXTERNAL WINDOWS/DOORS
U value required for whole of window/door, i.e. frame (wood or P.V.C.) & glass of 1.8 W/m2K with a 16mm air gap. To comply with & installed under the Approved Document L1 of the Building Regulations 2006 edition 1st April 2006.
All new windows to provide Background Ventilation of at least 8000mm²

Background Ventilation for Habitable Rooms (room used for dwelling purposes but not solely a kitchen):
Rapid ventilation: 1/20th of floor area
Background ventilation: 8000mm2 per room

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WEN/GR/1079/08/01	SEPTEMBER 2008
DRAWN BY: RW	SCALES: 1:50

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