

Demolish existing outbuilding to make way for proposed extension.

Convert and alter existing building and provide extension in the manner shown.

Existing flat roof on existing building to be removed and replaced with new pitched roof at 30° pitch.

Provide valley gutter in the position shown to length of building; to be made completely watertight with 4lb lead and to discharge into hopper head and 100mm diameter rainwater downpipe.

Provide Velux roof lights, all in accordance with manufacturer's instructions and to be ducted through to ceiling, as shown.

Existing first floor joists are 160mm x 55mm at 400mm centres; provide floor decking and ceilings as necessary.

Provide sun-pipe to landing, all to manufacturer's instructions.

Existing side entrance doors to be removed and replaced with new screen with French doors, as shown.

Adjust external openings to suit new windows and door, as shown; support over with IG Box 200 lintel. Brick up openings, as necessary, with second-hand bricks to match in with existing.

Remove existing staircase and fill in stairwell with joists to match existing.

Form new stairwell to suit new staircase, with trimming joists 75mm wide x depth of existing joists.

Form opening in existing external wall for entrance to staircase; ensure minimum 2.0m headroom maintained; support over with IG Box lintel to also support first-floor joists.

Existing gables to be raised up with new cavity walls to suit new pitched roof. Existing foundations below gable to be checked for adequacy and, if found inadequate, to be underpinned, as necessary.

Floor Construction
65mm sand/cement screed on 100mm Celotex insulation with perimeter insulation to screed on 1200 gauge polythene DPM on 100mm concrete oversite thickened out at edges on minimum 150mm maximum 600mm well-blinded and compacted hardcore.

Conservatory to be double-glazed to walls and roof.

Existing foul drains under conservatory to be exposed and encased in 150mm concrete.

Connect new foul drains to existing foul drainage system.

Make good to all disturbed and affected areas.

Existing building to have render/Tyrolene finish – colour white.

All roofs to have slate roof covering.

All external brickwork to be second-hand reclaimed bricks.

Meter Boxes

Position gas and electricity meter boxes if required in external position to suit client, to be completely sealed around in non-combustible material, to be minimum 500mm, maximum 1000mm above footpath to base.

Private Stairs

Stairwell formed by timber trimmers and load bearing walls (see plan). Provide timber balustrading to open side of stairs 900mm above pitch line and 1000mm high to stairwell opening to act as guarding and to be capable of resisting a horizontal force of 0.36 KN/m. Balustrading to be vertical type, not horizontal or ranch style. No parts of stairs to have any gaps greater than 99mm. Provide timber handrail to top of balustrading or independently 900mm above pitch line. Ensure minimum headroom above pitch line is 2000mm. Total rise: See plan. Maximum rise: 220mm. Minimum going: 220mm. Maximum pitch: 42° . Read in conjunction with Approved Document K.

Roof/Wall Abutments

Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

New/Old Walling

Where new walling meets old provide proprietary flexible wall starters.

Solder Coursing

Provide solder course brickwork to all areas where shown on elevations.

Roof Ventilation

At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

Valleys

Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

Kitchen Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 60 l/sec. Alternatively provide proprietary cooker hood capable of extracting 30 l/sec.

Bathroom/En-suite Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 15 l/sec. System to offer intermittent operation.

Heating System

Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts

All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Safety Glazing

Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection

Provide mains operated self-contained smoke alarms to BS5839 Part 6, 2006 in accordance with Approved Document B1.

Rainwater Goods

PVC rainwater goods 110mm half round gutters and 65mm diameter downpipes.

Kitchen/Utility/Bathroom/WC Trickle Ventilation

Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

Utility Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 30 l/sec. System to offer intermittent operation.

Roof Insulation

To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.16 U/value. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Roof Insulation to Sloping Ceiling

To ceiling slope provide 50mm Celotex between rafters and 75mm Celotex below rafters. Ensure a gap of 50mm between roof underfelt and insulation at all times.

Foul Water Drainage

Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Where drain passes through wall, provide suitable protection to prevent gas ingress to building. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301. Provide seal plates both sides of pipe entry to avoid vermin entry.

Surface Water Drainage

To be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

Protection to Underground Pipes

Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs. Provide compressible material below slab/concrete.

Inspection Chamber Construction

Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

First Floor Walling

Provide 50 x 75mm timber vertical studs at 400mm c/c to be constructed of 50 x 75mm timber head and sole plates. Provide 12.5mm Gyproc-plasterboard of 10kg/m² density and skim finish to both sides. Provide to airspace proprietary acoustic insulation. Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either end of stud partition joist beam to fix flooring.

Boiler

Provide balanced flue, combi-type, condensing type gas boiler of required rating in position indicated on drawing to be either a wall hung type or free standing on 125mm high concrete hearth above oversite. Boiler outlet to have protective guard cover and to be a minimum 300mm from any opening into the building which is wholly or partially above the terminal. Read in conjunction with Approved Document J1/2/3. At completion of works commissioning of heating system to be provided to the local authority Building Control by a competent Corgi registered person. Boiler to have a Sedbuk rating of 86%.

Fascia and Bargeboards

To be 25 x 75mm PSE with 6 mm groove to accept 6mm thick exterior grade plywood soffitt.

Header Tank Support

Water tank in roof space to be supported on bearers to spread the load to BS3268 Part 3 1985.

Ceilings

To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard of 10kg/m² or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Sub-structure Walling

100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

Roof Construction

Concrete interlocking roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site. Provide concrete padstones at compound truss supports where required by roof design. Water storage tanks to be installed in accordance with Technical Bulletin No. 41.T.P.A. with timber support members to span 4 no. trusses.

Ground Floor Construction

65mm sand/cement screed on 100mm Celotex insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100mm concrete oversite on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

Lintels

All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c. To be confirmed on site with Building Control Surveyor

Opening at eaves level to be L1/E lintels by I.G. or similar approved.

Provide a firm level approach to front entrance of minimum width 900mm. Gradient of approach to be no steeper than 1:20. At entrance to building threshold to be maximum 15mm high.

External access door that serves as access to ground floor WC to have a minimum clear opening width of 775mm.

Ensure minimum 900mm corridor width, access to ground floor WC with no obstructions (radiators, etc.) to corridor area adjacent doors

Foundations

As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise. Proximity of existing and proposed trees are to be taken into account in accordance with N.I.R.C. chapter 4 when determining foundation depth.

Sockets, light switches, TV points, doorbells to habitable rooms to be positioned between: 450mm and 1200mm above floor level.

Provide area within main driveway of hard surfacing (block paving, tarmac or similar) of adequate size to enable wheelchair access from parked vehicle direct to main access of dwelling. Footpath minimum 900mm wide to be directly linked to hard surfacing driveway.

Minimum width of corridors and passageways for a range of doorway widths

Doorway clear opening width (mm)	Corridor/Passageway width (mm)
750 or wider	900 (when approached head-on)
750	1200 (when approached not head-on)
775	1050 (when approached not head-on)
800	900 (when approached not head-on)

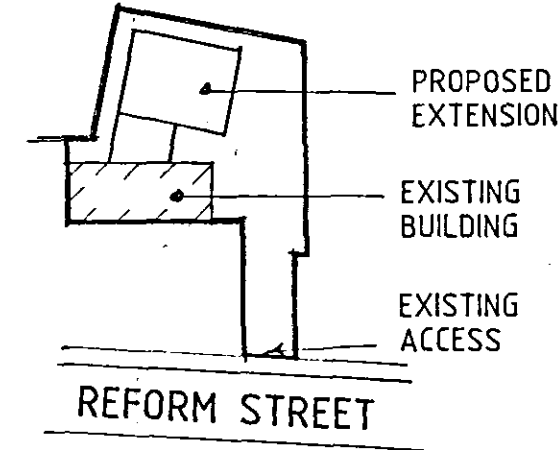
All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

Glazing

All windows and doors to be double-glazed with minimum 16mm spacing and to use Pilkington 'K' glass or similar approved, efficiency of 0.05.

Sound Insulation to single Dwelling

The intermediate floor should be provided with 100mm thickness mineral wool between the joists. In addition internal stud walls should be suitably sound resisting to walls around bedrooms, WC and en-suites (unless the wall contains a door).



SITE PLAN

Commissioning of Heating and HWS Systems

A competent person, i.e. the main contractor or sub-contractor shall supply a Certificate of Satisfactory Compliance with Building Regulations Part L. A copy of which shall be made available to both the client and the Building Control body.

A suitable set of operating and maintenance instructions are to be made available to the client to explain to the householders how to operate the systems so that they can perform efficiently and what routine maintenance is advisable for the purpose of the conservation of fuel and power.

Internal Lighting

Provide energy efficient lights that only take lamps having a luminous efficiency greater than 40 lumens per circuit watt. Examples of lamps are fluorescent tubes and compact fluorescent lamps (note GLS tungsten lamps with bayonet cap or Edison screw bases).

Method of determining number of locations:

Provide energy efficient lights of one per 25m² of floor area or one per four fittings whichever is the largest.

Excludes garages, lofts and outhouses.

External Lighting Fixed to the Building

External lights include lights in porches but not lights in garages and carports.

External light should be made to enable effective control and/or use of efficient lamps as follows:

- Automatically extinguish when there is enough daylight and when not required at night.
- Have sockets that can only be used with lamps having an efficiency greater than 40 lumens per circuit watt.

Stud Walls between Habitable Rooms

To have 15mm plasterboard finish to both sides of 50mm x 100mm studs with 100mm fibreglass between to reduce sound transmission

Internal Lintels

IG type Internal 100mm lintels to openings in 100mm internal walls unless stated otherwise.

Electrical Work

All electrical work required to meet the requirements of Part P (Electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:-

- a) an electrical installation certificate issued under a competent person's scheme has been issued or
- b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

Wall Constructions (300mm Cavity)

300mm cavity walls to consist of:-
100mm facing brickwork (see site plan for details)
100mm cavity - to be filled with Crown Dritherm 32
100mm internal skin of Tarmac Durox Supaloc or similar approved.

Cavity wall ties to be stainless steel type spaced 900mm horizontally and 450mm vertically to BS1243:1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish. Robust details in accordance with TSO, 2001.

External Cavity Wall Lintels for 300mm Cavity Walls

IG type L1/S100 unless stated otherwise. To be confirmed on site with Building Control Surveyor.

Purge ventilation to windows

For a hinged or pivot window that opens 30° or more the height and width should be at least 1/20th of the floor area of the room.

For a hinged or pivot window that opens less than 30° the height and width should be at least 1/10th of the floor area.

Background ventilation is to be provided by trickle ventilators to the tops of windows. Use trickle vents offering 8000mm² per window head. Ventilation for whole extension to be 50,000mm²

Brickwork below d.p.c. to be F.L. quality

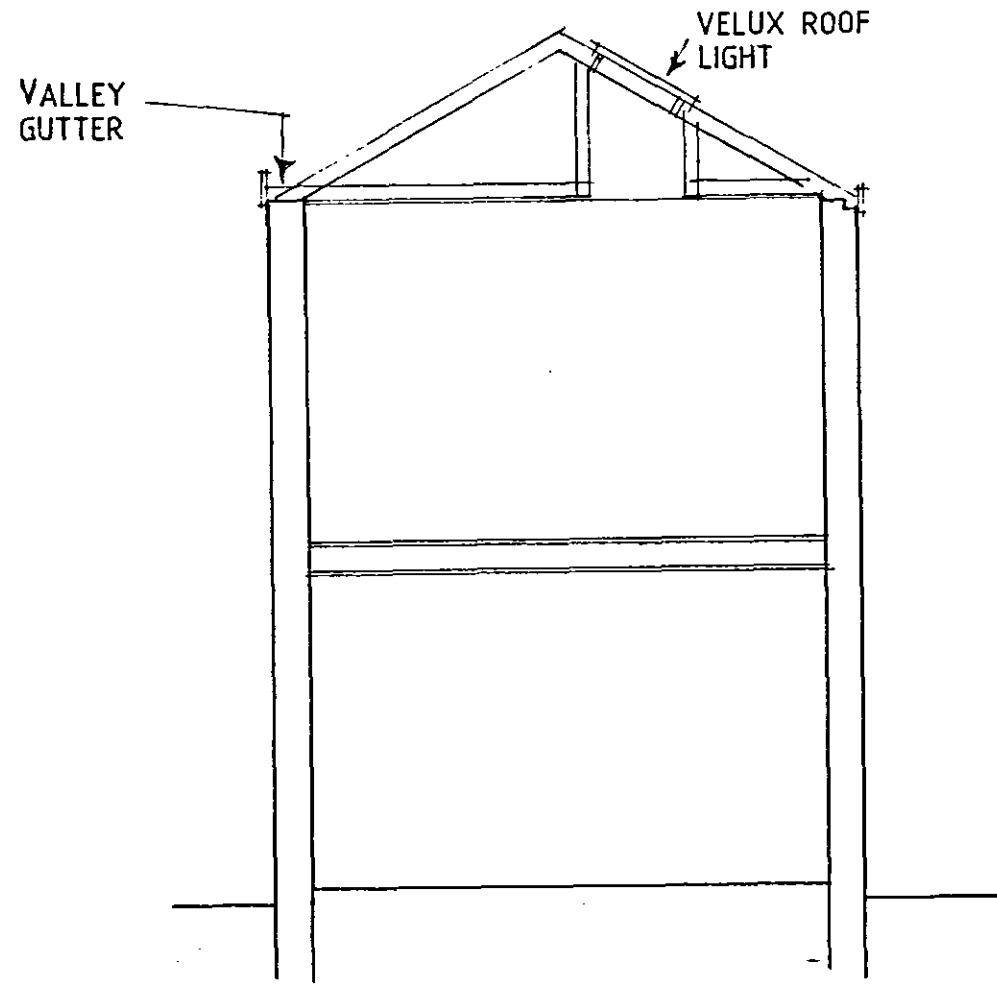
Outlets from balanced flue boilers to be at least 300mm from any openings.

Any bends in flues should not be more than 45°.

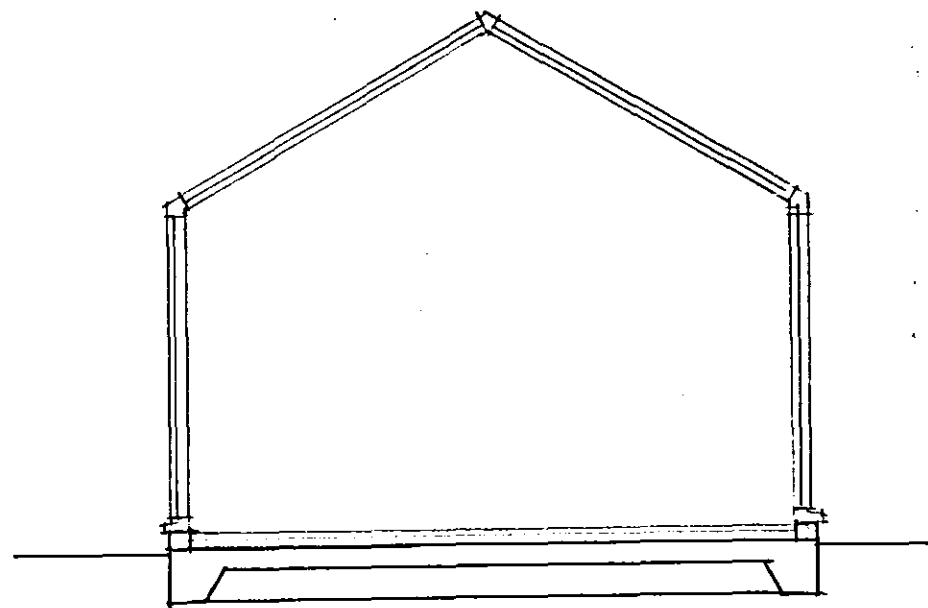
All soakaways to be minimum 1m deep.

Provide cavity trays above in situ meter boxes.

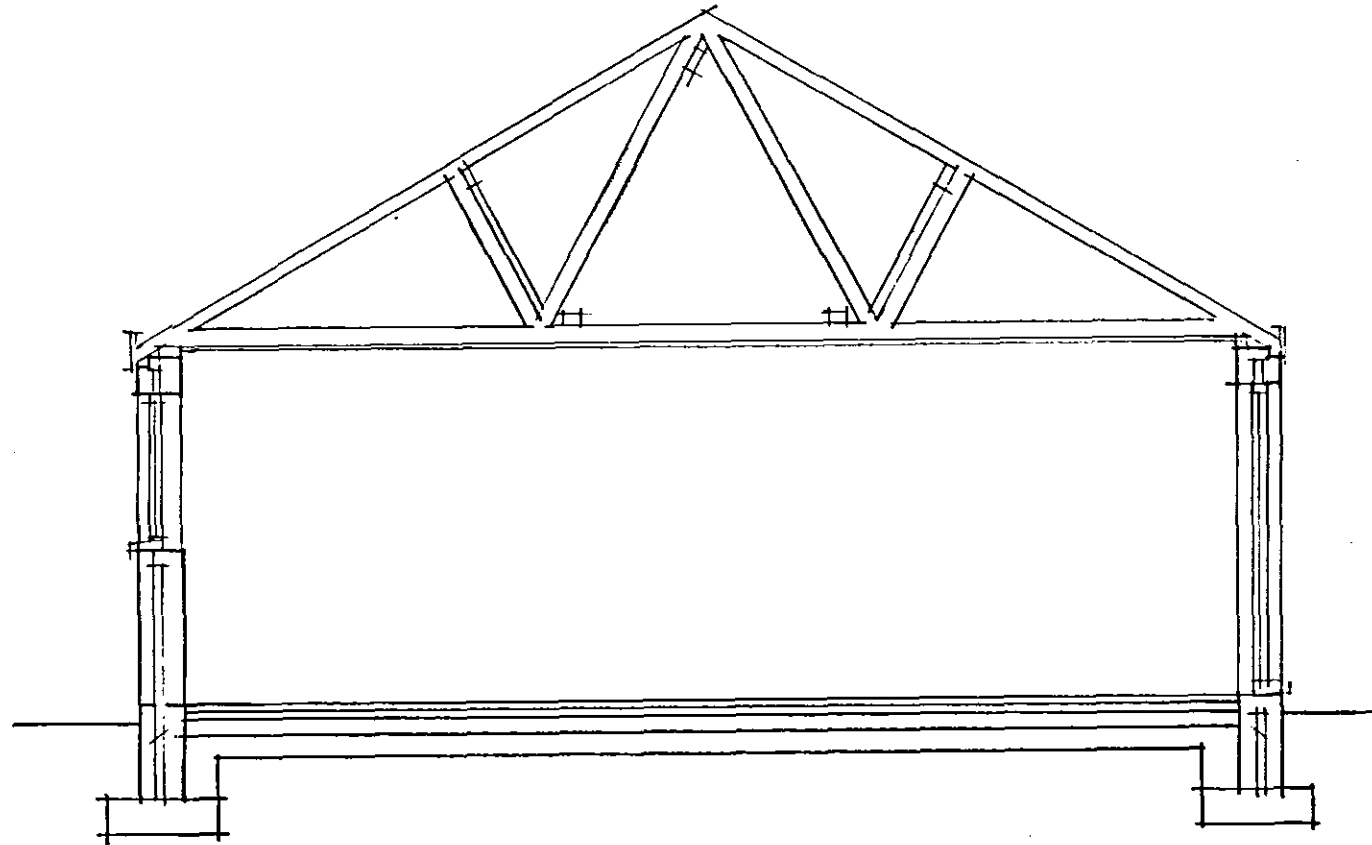
Provide area for provision of solid waste storage (rubbish bins).



SECTION THRO EXISTING BUILDING

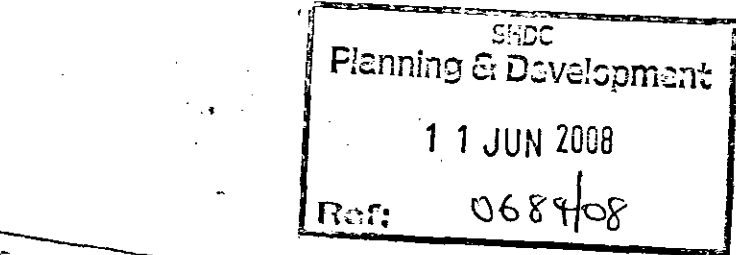
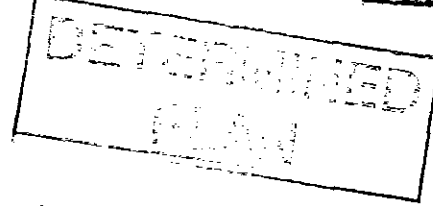
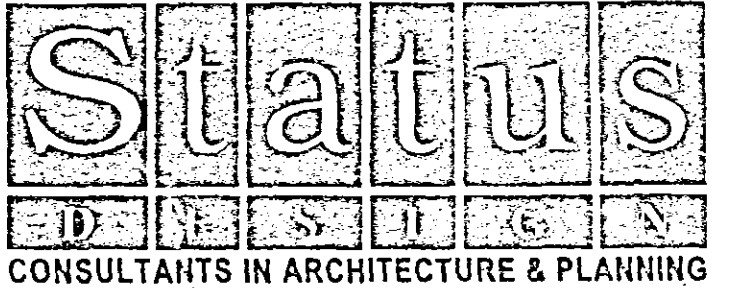


SECTION THRO CONSERVATORY



SECTION THRO NEW BUILDING

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD08-018/1, SD08-018/2, SD08-018/3
THERMAL DETAILS - MCI-RE-01, MCI-WD-03, MCI-WD-04,
MCI-WD-05



CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION &
EXTENSION OFF FORMER POST
OFFICE SORTING OFFICE INTO
DWELLING AT No 6,
THE AVIARY, REFORM STREET,
CROWLAND FOR

MRS. J. HUNTER.

SECTIONS / SITE PLAN

1:500 1:50 SD08-018/4
JUNE-08 B. GILHAM.