DOMESTIC TRANSFORMATIONS

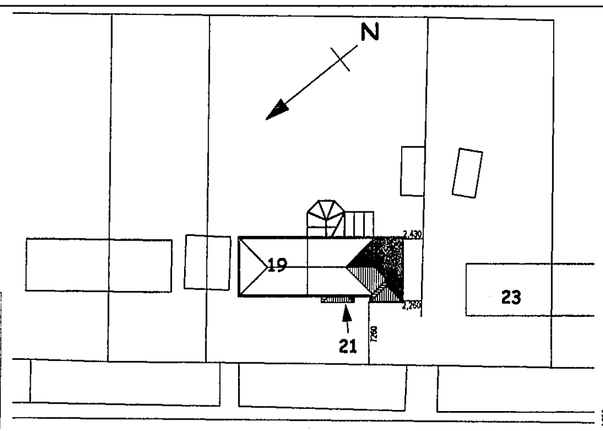
Traditional Plans Drawn for Planning Permission & Building Regulations

Planning & Development

2 3 JUN 2005

Ref: 0608/05

NAME	Mr & Mrs Hainsworth
ADDRESS	21 Main Road Tongues End Spalding Lincs
DESCRIPTION OF WORKS	Two Storey Extension & Remodelling
DATE	April 2005
DRAWING NAME / No	002 Proposed



Proposed Site Plan 1:500

RISK ASSESSMENT

SITE TO BE KEPT TIDY AND SECURE AT ALL TIMES. HOUSE WILL REMAIN OCCCUPIED THROUGHOUT. ADEQUATE SEGREGATION / SECURITY TO BE MAINTAINED. ALL EXISTING SERVICES ON SITE ETC TO BE LOCATED AND PROTECTED PRIOR TO COMMENCEMENT OF WORKS. APPROPRIATE PROPPING TO BE PROVIDED TO AREAS OF WALL REMOVED

NOTES:

ALL INSULATION LEVELS TO MEET PART L1 BUILDING REGS 2002 edition

Flashing to be 'Code 6' with cavity protected with 'Timloc' or equal cavity trays, fitted to manufacturers instructions.

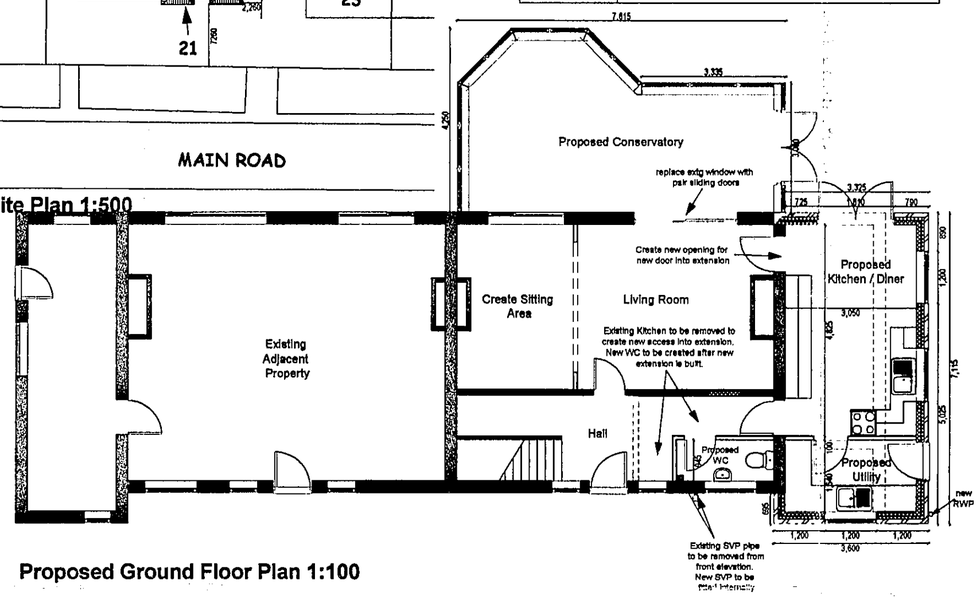
All new brickwork and detailing to match existing

All work to be carried out in accordance with LA approval.

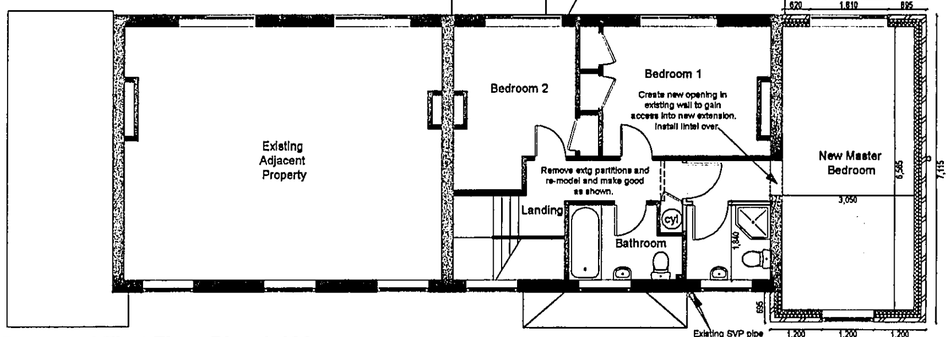
DETERMINED PLAN

AMENDED PLAN

Ref. A1



Proposed Ground Floor Plan 1:100



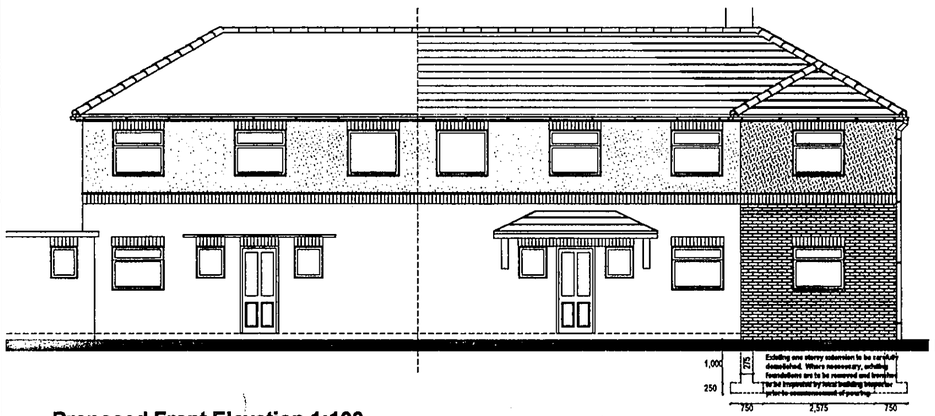
Proposed First Floor Plan 1:100

THESE NOTES AND DRAWINGS

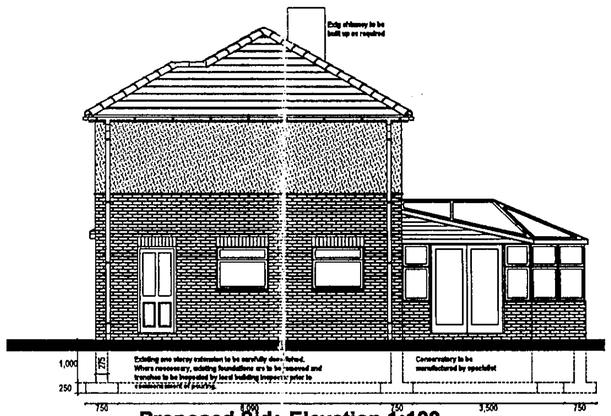
GIVE INFORMATION ONLY TO SATISFY REQUIREMENTS OF THE BUILDING REGULATIONS. YOUR BUILDERS ATTENTION MUST BE GIVEN TO THE NHBC AGREEMENT CERTIFICATES AND B.S. REQUIREMENTS RELATING TO THE STRUCTURAL QUALITY OF MATERIALS, PRE TREATED TIMBER, LINTELS, DAMP PROOFING, FOUNDATIONS WORKMANSHIP ETC.

ALL GLAZING IN DOORS AND WITHIN 300 OF SIDE OF DOORS AND ALL GLAZING WITHIN 800 OF FINISHED FLOOR LEVEL TO BE SAFETY GLASS IN ACCORDANCE WITH PART N OF THE BUILDING REGULATIONS

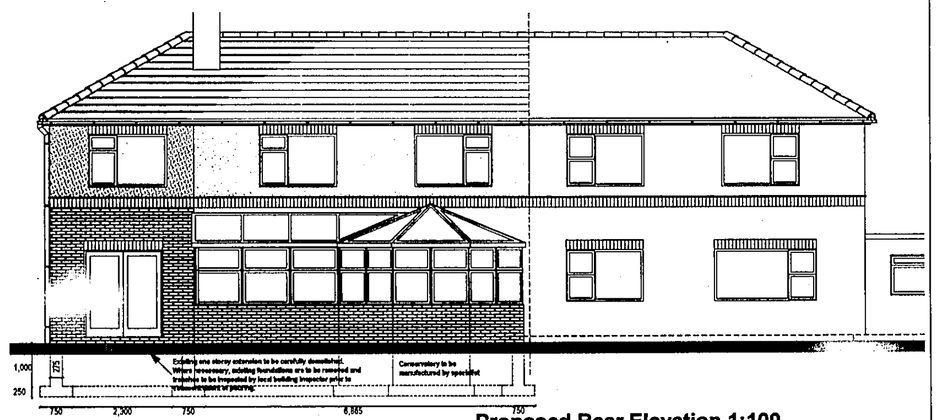
ALL DRAINS TO BE TESTED TO THE SATISFACTION OF THE LOCAL AUTHORITY



Proposed Front Elevation 1:100



Proposed Side Elevation 1:100



Proposed Rear Elevation 1:100

FOUNDATIONS

FOUNDATIONS- concrete strip foundations to be poured concrete set at a min depth of 1.000M, Approx dims: 0.250M x 0.750M in accordance with L.A approval. NOTE: (All existing foundations to be checked, by way of test trench adjacent exterior wall and approved by L.A inspector prior to commencement of work)
BELOW D.P.C.-'Hemelite' blockwork or equal to both internal/external walls up to G.L.
Cavity to be filled with lean mix concrete to min 150mm below D.P.C.
Face bwk (to match existing) from G.L to D.P.C (external walls only) with weep holes @ 0.900M ctrs.
D.P.C to be 'Hyload' or equal to all new walls @ min 150mm above G.L.
FLOORS (Ground)- All new solid floor construction to provide a U value not exceeding 0.25W/MsqK.
150mm Compacted hardcore
25mm Sand blinding
1200 Gauge polythene membrane (to be continuous with D.P.C)
65mm Styrofoam or equal approved (floor grade) insulation.
100mm Poured concrete slab
50mm Sand/cement floor screed

FULL RADON PROTECTION (as required)
Reinforced slab bearing should continue to inner leaf of cavity wall
Minimum 1200 gauge polythene D.P.C/ cavity tray seal to floor.
Radon sump (min: 400mm x 400mm x 400mm), Constructed from bricks laid in honeycomb bond & covered with a paving slab; to be located under floor slab (where shown) and ventilated into the atmosphere (via min 110mm PVC-U pipe/ capped).
All jointing of polythene should incorporate a min 150mm overlap and be sealed with gas tight tape.

DRAINAGE-EXISTING DRAINAGE TO BE USED (AS SHOWN)
Any diverted drains running beneath the floor should be encased within the concrete floor slab, if more than 300mm below bottom of slab they should be surrounded by min 100mm of pea gravel.
Where drains pass beneath walls, The walls should be supported with concrete lintels (min bearing 150mm either side) providing min 50mm clearance to pipe, filled with mineral wool and masked @ both sides with rigid sheet material. Joints of pipe to be min 150mm to either side of walls.
Internal manholes should be fitted with 'airtight' mechanical covers
Waste pipes to toilet to be min 75mm dia & fitted with siphonic traps.
Drainage pipes to be constructed from min 100mm dia UPVC pipes, running to a 'moulded polypropylene inspection chamber' on a concrete bed (approx dims 450mm x 450mm.
Provide min 100mm HR gutters to all new fascia's with down pipes to match, running to existing drains where shown.
All rainwater pipes that discharge through a foul drainage system must do so through water sealed gully or trap.

WALLS

All cavity walls to made continuous with existing where possible, disc cut between profiles, insert a vertical D.P.C to prevent moisture transfer.
Wall extension profiles 'Furfix' or equal to tie in walls @ abutments.
Continue all external bwk detail/ corbelling (as shown) to match existing house.
Cavity to be 75mm, filled with, 'Rockwool' or equal mineral wool (insulation) or 85mm if dense block work.
Walls to be tied in using wall ties to BS1243 @ 0.900M ctrs horizontally/ 0.450M ctrs vertically; staggered with additional ties @ max 0.300M ctrs to all reveals.
All external detail to match existing building.
At opening reveals provide 'Thermabate' cavity closers or equal with vert/horiz D.P.C to prevent thermal bridging.
All walls to be constructed to give a min U-Value of 0.35 W/MsqK.
All internal walls to be 100mm 'Stud' partition, filled with 'Rock wool' or equal mineral wool insulation & covered with plasterboard, skimmed to finish.
Skirting boards to all rooms to be min 100mm fixed to plaster/spacers & mitered.
External walls in Face bwk (100mm) to match previous extension. Internal Blockwork to be 100mm

FLOORS

Cover floor using 'floor grade' boarding min16mm on 50x200mm s.w. joists @ 400c/cs on joist hangers. Skirting boards to all rooms to be min 100mm fixed to plaster/spacers & mitered. Minimum 100mm Rockwool quilt insulation to void in new floor

CEILINGS

New ceilings to underside of first floor to be 15mm Gyproc Wallboard and to have a density of 10kg/m2. with paper taped joints. All surfaces to be skimmed or artexed to finish as requested by the client.

MECHANICAL VENTILATION

A mechanical extractor shall be provided to the kitchen and utility having a rating of 60 litres / second. If incorporated within a cooker hood a rating of 30 litres / second is acceptable. A background trickle vent of 8,000 mm sq. is also required. A mechanical extractor shall also be provided to the bathroom or en-suite shower room with a rating of 15 litres / second.

ROOF

All new roof areas to be constructed from manufactured trusses in accordance with BS5268 Part 3:1985, to include wind bracing and lateral restraint (@ eaves/verges).

Wall plates to be min 100mm x 75mm SC3 (treated), laid onto horizontal D.P.C & fixed at min 1.200M ctrs to cavity walls using m/s straps.

Roof to be insulated using min 250mm 'Rockwool' or equal, laid between / across joists to give min U-Value 0.16W/Msq/K.

ROOF CONSTRUCTION

Trussed Rafters are to have 1000mm long by 30mm x 5mm holding down straps fixed over a minimum 3 rafters a 2M centres each truss fixed at each end to wall plate with a truss clip. Lateral Restraint straps required at rafter level and ceiling level at max 2M centres. Manufacturers design sheet for roof truss details can be made available upon request. Trusses to be blocked out solid where anchors are fixed. 40mm min clearance will be maintained between rafter / ceiling joist from the face of any chimney / flue.

Reduced trussed rafters where applicable to valleys are to be provided and site erected. Minimum 250mm Rockwool insulation in 2 layers, quilt to be installed between ceiling joists and battened back at eaves level to allow cross ventilation. 100mm thick insulation laid between ceiling joists and 150mm thick layer laid at 90 deg to ceiling joists.

ROOF BRACING

100mm x 25mm softwood roof bracing is to be afforded to the roof construction complying with the roof truss manufacturers recommendations.

ROOF COVERINGS

Roof Tiles to Match Existing. Type and Colour to be agreed with client and local planning officer. To be laid in accordance with manufacturers written instructions.

ROOFING FELT

Underfelt with 150mm laps secured with battens..To be reinforced slaters felt to BS 747 type 1F

ROOF VENTILATION

Ridge Ventilation where rooms have a sloping ceiling and there is a free airflow over insulation, provide equivilant to 5mm continuous ventilation at ridge.
Glidevale FV250 over eaves ventilator with RV625 rafter vent and extension tray required

DOORS

All new internal doors to be FD30 ½ hr fire doors fitted with self-closing devices, and intumescent strips to doorframe.
Glazing to all doors & side panels should be laminated or toughened glass in accordance with BS 6206: 1981.(see below for glass specification).

WINDOWS

All UPVc Windows to provide Background ventilation of 4000mmsq to 'bathroom'/ 8000mmsq to 'bedroom', or 1/20th the floor area. All first floor habitable rooms to have a window to have clear opening width of 450mm and an min area of 0.33m2 to be no more than 900mm from floor level

Glazing to be toughened glass to BS6206 (permanently etched).
All windows to be fitted with 'Double glazed units' with 16mm air gap and a low-E coating; or, Double glazing with a 12mm air gap, argon filled and a low-E coating to give a min U-value of 2.0 W/MsqK (Pilkington K-glass or equal).

LINTELS

All lintels to new walls to be 'I.G' type L1/HD 75 to be filled with expanded polystyrene and laid onto horizontal D.P.C, covered using 'Cavity trays', 'Timloc' or equal; lintels to have a min bearing of 150mm to either side.
All lintels to ground floor should be covered @ sides using 2 layers 'Duplex' plasterboard or equal to provide min 1/2hr fire protection.

Smoke detectors should be provided to the hallway / 1st floor landing area.
Heating & Electrical Work to be Designed by Specialists

ELECTRICAL WORK

All electrical work to comply with Part P 'Electrical Safety' of the Building Regulations. The electrical work should be carried out by a person who is registered with an appropriate body enabling them to self certify their work, or alternatively, an appropriate BS7671 certificate must be issued by a person competent to do so.