Demolish existing Conservatory to make way for proposed extension.

Remove existing Porch.

Remove existing roof over Kitchen/Utility area.

Remove front wall of Kitchen/Utility area.

Insulated on existing in the manner shown.

Floor to be laid level with existing Kitchen/Utility floor.

Roof tiles to match those of existing. Fixed to existing Fiber Windows approx. 20°

Roof tiles to match those of existing.

Facing bricks to match those of existing house front wall.

Remove existing rear Kitchen door and enlarge opening to suit French Doors as shown. Support over with 1.O box 200 lintel or similar approved.

Opening at eaves level to be 1.1/2 E lintels by 1.C. or similar approved.

Sub-structure Walling

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

Foundations

Foundations on pier provide concrete strip foundations. Keyway where shown provide 700mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm wide. Widen foundations at chimney breast accordingly as shown on plan. Foundations to be approved Bm 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.H.B.C. chapter 4 when determining foundation depth.

Roof Ventilation

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

Mechanical Ventilation

Mechanical ventilation systems are to be commissioned in accordance with Regulation 44 (where they can be tested and adjusted to provide adequate ventilation) and a copy of the commissioning notice is to be given to the local authority not more than 30 days after completion of the works.

External Wall Construction (280mm cavity)

100mm facing brickwork (see sis plan for details)

100mm Cavity with ISOVER. HI-CAV 32 insulation

100mm inner skin of wemate Thermalite blocks

90/0mm horizontally and 450mm vertically to BS1243:1978. Internal block walls to receive 10mm sandcement render and skim. Kohsei details in accordance is T50.2001

Internal Lintels

All coded lintels as stated in Schedule or marked on plan to be by T.O. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels to be selected from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c. To be continued on site with Building Control Surveyor.

Internal Lintels

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

Purge ventilation to windows

For a hinged or pivot window that opens 30° or more there must be a free opening of at least 1/20th of the floor area.

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

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 30.0l/mmm²

Smoke detectors to be to BS5839/6:2004, Grade 1, Category L.D3.

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 persons 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.

External Cavity Wall Lintels for 300mm Cavity Walls

IG type L.1/S100 unless stated otherwise. To be confirmed on site with Building Control Surveyor.

Internal Lintels

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

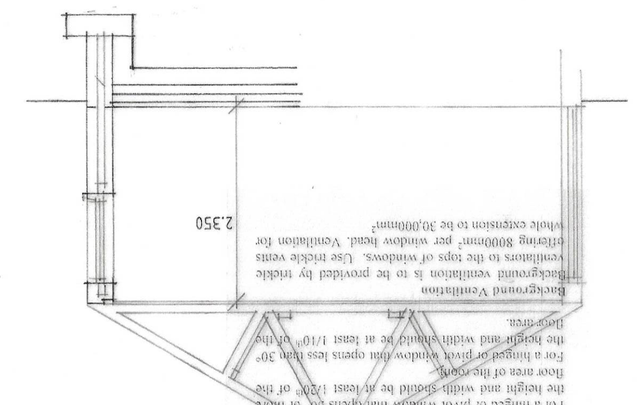
Purge ventilation to windows

For a hinged or pivot window that opens 30° or more there must be a free opening of at least 1/20th of the floor area.

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

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 30.0l/mmm²



SECTION

Pilkington 'K' glass or similar approved, to achieve either WER Band C or a 'U' value of 1.6W/m²K.

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 persons 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.

Surface Water Drainage

To be proprietary 110mm diameter P.V.C. pipes flexible joints to BS 4 1-70 bedded in 100mm pea gravel. Pipes to discharge into 150mm diameter soakaways sited 5000mm away from buildings.

Protection to Underground Pipes

Where pipes are run under road and have less than 600mm cover concrete paving slabs should be laid as shuttering above the pipes to minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete haulage should be used instead of paving slabs. Provide compressible material below slab/concrete.

Inspection Chamber Construction

Proprietary polypropylene inspection chambers to be fitted with 450mm polypropylene inspection chamber with 300mm projection from cover. Covers bedded on 150mm concrete. Form protective thick concrete collar around head of inspection chamber cover and pitch as stated in accordance with BS5247 (Type 1F) kerped 150mm horizontally and 100mm vertically. Perforated roof grasses at 450mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100mm timber bearing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate. Be gable wall at verges and ceiling level with 38 x 5mm mild steel anchor and lateral restraint straps c/c maximum 2 m. trusses at a maximum of 1200mm c/c. At strap positions provide purlin 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 designer. Water storage tanks to be installed in accordance with Technical Bulletin No. 4ELT.P.A. with timber support members to span 4 no. trusses.

Roof Construction

Roof tiles (see site plan for details) on 38 x 25mm sawnwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Perforated roof trusses at 450mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100mm timber bearing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate. Be gable wall at verges and ceiling level with 38 x 5mm mild steel anchor and lateral restraint straps c/c maximum 2 m. trusses at a maximum of 1200mm c/c. At strap positions provide purlin 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 designer. Water storage tanks to be installed in accordance with Technical Bulletin No. 4ELT.P.A. with timber support members to span 4 no. trusses.

Glazing

All windows and doors to be double-glazed with Pilkington 'K' glass or similar approved, to achieve either WER Band C or a 'U' value of 1.6W/m²K.

Chimneys

To all insulated roof coverings provide 12.5mm Gyproc Lydrox plasterboard or 10kg/m² or similar non-combustible vapour check lining. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Ground Floor Construction

Where pipes are run under road and have less than 600mm cover concrete paving slabs should be laid as shuttering above the pipes to minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete haulage should be used instead of paving slabs. Provide compressible material below slab/concrete.

Protection to Underground Pipes

Where pipes are run under road and have less than 600mm cover concrete paving slabs should be laid as shuttering above the pipes to minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete haulage should be used instead of paving slabs. Provide compressible material below slab/concrete.

Inspection Chamber Construction

Proprietary polypropylene inspection chambers to be fitted with 450mm polypropylene inspection chamber with 300mm projection from cover. Covers bedded on 150mm concrete. Form protective thick concrete collar around head of inspection chamber cover and pitch as stated in accordance with BS5247 (Type 1F) kerped 150mm horizontally and 100mm vertically. Perforated roof trusses at 450mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100mm timber bearing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate. Be gable wall at verges and ceiling level with 38 x 5mm mild steel anchor and lateral restraint straps c/c maximum 2 m. trusses at a maximum of 1200mm c/c. At strap positions provide purlin 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 designer. Water storage tanks to be installed in accordance with Technical Bulletin No. 4ELT.P.A. with timber support members to span 4 no. trusses.

KITCHEN VENTILATION

Provide proprietary mechanical extract ventilation unit capable of extracting 60l/sec. Alternatively provide proprietary cooker hood capable of extracting 50l/sec.

Safety Glazing

Provide safety glass to BS5286 to all windows to a minimum height of 800mm above floor level and 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 115mm half-round gutters and 68mm diameter downpipes.

Utility Ventilation

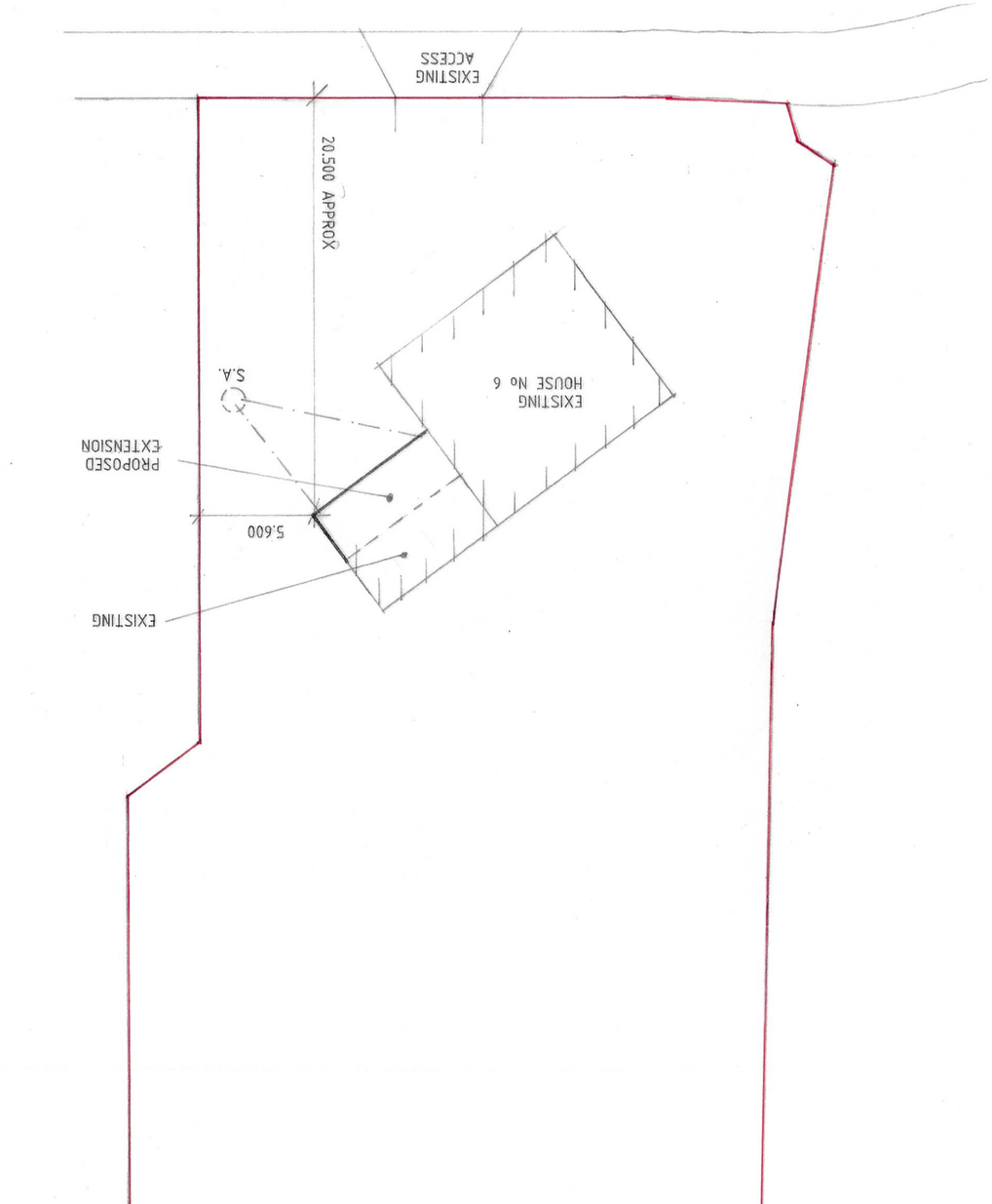
Provide proprietary mechanical extract ventilation unit capable of extracting 30 l/sec. System to offer intermittent operation.

Roof Insulation

To roof spaces provide proprietary 300mm thick Thermafleece insulation laid as 150mm 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.

Foul Water Drainage

Underground drainage to be proprietary 110mm bedded in 150mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Where drain passes through 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 BS5572 and all underground drainage to BS8301. Provide seal plates both sides of pipe entry to avoid vermin entry.



MILL LANE

SITE PLAN

PROPOSED EXTENSION AT
6 MILL LANE, DONINGTON
FOR

MRS. S. BELLAMY.

SECTION/SITE PLAN

1:50 1:200 SD21-010/3

MAY-21 B.GILHAM.

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

7 Edmondsyn Walk, Hathersh,
Spalding, Lincs. PE12 7AP
Tel: 01406-422343 Fax: 01406 490702

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD21-010/1, SD21-010/2

General Notes

Do not scale from this drawing.

This drawing is copyright and may not be reused without specific permission from Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon best knowledge at the time of preparation but cannot be guaranteed. The Architect is not responsible for their accuracy and recommended to expect variations and unforeseen factors. Inspection work & adaptations

Please note this drawing is not a comprehensive drawing

Proposed design subjects to the consent of the owners to be the freehold of the property.

This drawing is based in the unsure of information contained and does not purport to contain a full specification of all work. It is solely for the purpose of obtaining Planning and Building Regulations approval. This drawing must not be used as a contract drawing. The works will be executed in accordance with the relevant British Standard Codes of Practice, Building Regulations and current Statutory requirements.

All materials to be new unless noted otherwise and of appropriate and reasonable quality. Workmanship to be in accordance with the recommendations of the manufacturers, or in best practice where not specified. All dimensions to be checked on site before commencement of any work or ordering of materials. Any discrepancies to be reported to Status Design Consultants. Dimensions not to be scaled from drawing.

The Building Control Authority must be notified regarding the commencement of the works. A minimum of 48 hours notice is required before commencement of any excavation. Foundations must not be placed on any unsuitable material. Any unsuitable material must be removed and foundations taken down to a firm bearing as directed by the Building Control Officer.

All drains to be laid to the satisfaction of the Building Control Officer and tested in the presence of the Building Control Officer or his representative. Before backfilling, all drains must be inspected and approved by the Building Control Officer.

Any existing drains encountered during excavation must be traced and sealed off or diverted as directed by the Building Control Officer.

Any existing services affected by the works must be located and their position confirmed before commencement of any excavation. Any damage caused to these services during the course of the works must be made good to the satisfaction of the relevant service provider.

The Building Regulations 2010 require that the thermal performance of the building fabric is upgraded where new work is carried out. Where the total area of windows, doors and rooflights exceeds 25% of the floor area of the dwelling, the energy performance of the building must be improved to comply with the Building Regulations Approved Document L1B (2010) and Target Emission Rate (TER) calculations will be required. Please refer to the Status Design Consultants Energy Statement for further information.

The works shall comprise of all that shown on the drawings and documents, etc. which are specifically to specified to be removed or to be reasonably inferred as necessary to carry out the works shall be deemed to be included.

Water main stops to be above ground and all accessible drawings.

It is the property/landowner's responsibility to be sure of the Party Wall Act 1996 when building or carrying out alterations in close proximity to adjoining neighbour's boundaries.