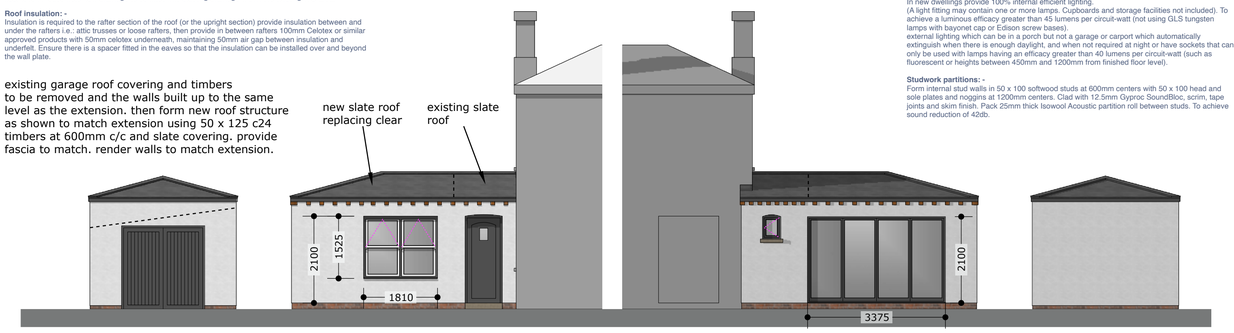
Protected glazing areas: -
Provide toughened glass to BS6206 (1981) to following areas. To all windows within 800mm of finished floor level. To all door glazing within 1500mm of finished floor level. This also applies to side screens within 300mm of door. Protected glazing to be permanently marked with BS kite mark.

Above ground drainage: -
To be UPVC push fit by an approved manufacturer. 40mm diameter waste from wash hand basin, shower, sink and 110mm diameter from WC. All traps to be 75mm deep seal. All pipework etc. to be accessible throughout their runs for cleansing, repair and replacement. Shower floors level with floor if possible. Provide anti-siphon traps to appliances if the pipe run exceeds that shown in diagram 3 page 5 of approved document H. Provide 110mm diameter soil and ventilating pipes as shown to terminate 900mm above window heads with a suitable ventilating terminal. Internal soil and vent pipes to terminate through roof void with all necessary waterproofing seals. Any internal stub-stacks fitted with a pressure relief valve vent to be at least 1000mm above finished floor level. Please note new drainage to be fitted into existing drainage within the existing WC area.

Roof insulation: -
Insulation is required to the rafter section of the roof (or the upright section) provide insulation between and under the rafters i.e.: attic trusses or loose rafters, then provide in between rafters 100mm Celotex or similar approved products with 50mm celotex underneath, maintaining 50mm air gap between insulation and underfelt. Ensure there is a spacer fitted in the eaves so that the insulation can be installed over and beyond the wall plate.

existing garage roof covering and timbers to be removed and the walls built up to the same level as the extension. then form new roof structure as shown to match extension using 50 x 125 c24 timbers at 600mm c/c and slate covering. provide fascia to match. render walls to match extension.



VIEW FROM CHURCH LANE

VIEW FROM GARDEN

Hot water and heating etc.: -
extend existing system. Install hot water heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed, all radiators to be fitted with thermostatic valves. It is not recommended to have thermostatic radiator valves fitted on the radiators in the room served by the room thermostat. Heating controls: Room thermostat, Cylinder thermostat and Programmer. Heating and hot water system to be fitted with flow controls e.g.: motorized valves, electrically interlocked with boiler and pump to prevent unnecessary boiler cycling. Heating engineer to provide a suitable commissioning certificate in accordance with that published as part of the benchmark code of practice upon completion.

Lighting: -
In new dwellings provide 100% internal efficient lighting.
(A light fitting may contain one or more lamps. Cupboards and storage facilities not included). To achieve a luminous efficacy greater than 45 lumens per circuit-watt (not using GLS tungsten lamps with bayonet cap or Edison screw bases).
external lighting which can be in a porch but not a garage or carport which automatically extinguish when there is enough daylight, and when not required at night or have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit-watt (such as fluorescent or heights between 450mm and 1200mm from finished floor level).

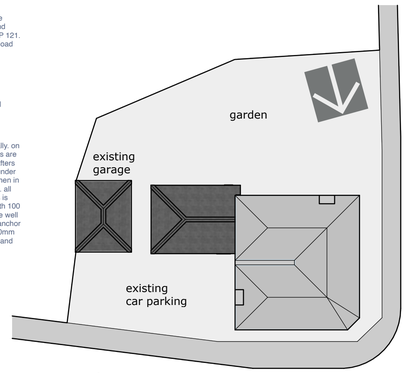
Studwork partitions: -
Form internal stud walls in 50 x 100 softwood studs at 600mm centers with 50 x 100 head and sole plates and noggins at 1200mm centers. Clad with 12.5mm Gyproc SoundBloc, scrim, tape joints and skim finish. Pack 25mm thick Isowool Acoustic partition roll between studs. To achieve sound reduction of 42db.

Lintels: -
All lintels to be manufactured by Keystone (or similar approved) and to be installed in accordance with makers instructions and to have minimum end bearing of 150mm and at external positions to have cavity tray DPC to CP 121. (See separate note). Internal lintels not specified are either BOX 100 for load bearing walls and INTERNAL 100 lintel for non load bearing.

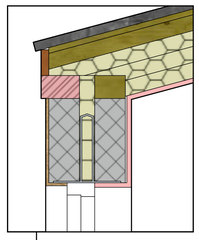
Rainwater goods: -
existing is still in place and active.

Ceilings: -
Provide and fix 12.5mm Gyproc wallboard to all new roof ceilings. Nog all perimeters and board joints prior to fixing plasterboard too fully support sheeting. Fix Gyproc coving and artex or skim finish to ceiling.

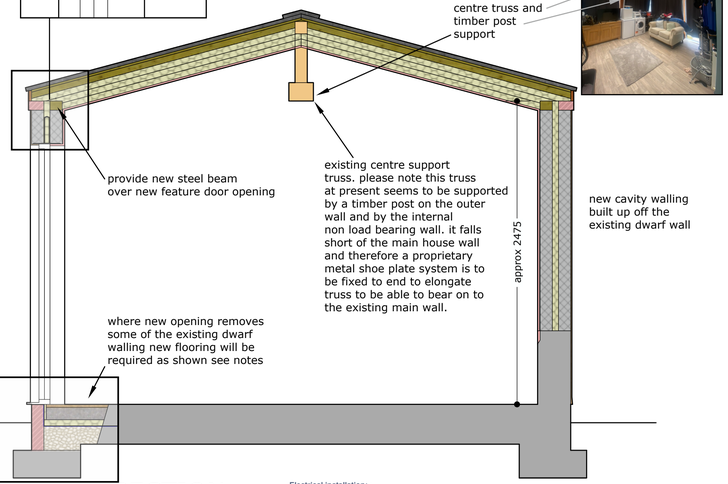
Roof construction: -
Slate on breathable roofing paper lapped 150mm horizontally and vertically. on 18mm exterior grade plywood fixed to new and existing rafters. The slates are to be fixed directly through to the plywood. The existing rafters and hip rafters are 2no 50 x 100 timbers fixed together. To the existing rafters fix to the under side a 50 x 100 timber flat to make the new depth of the rafter 150mm. Then in between the existing rafters provide new 50 x 150 deep rafters as shown. all these rafters new and old are supported from the central truss. This truss is made up from 200 wide x 150 high bottom chord, 100 x 100 top chord with 100 x 100 struts and 100 x 200 diagonals as shown. New and old rafters to be well secured to new 75 x 100 wallplate. Provide 30 x 5 galvanized mild steel anchor and lateral restraint straps along line of wall plate, rafters and ties at 1800mm centres. Strap to be fixed to gable wall + span 3no. rafters. Provide pack and noggins to rafters at strap position.



BLOCK PLAN

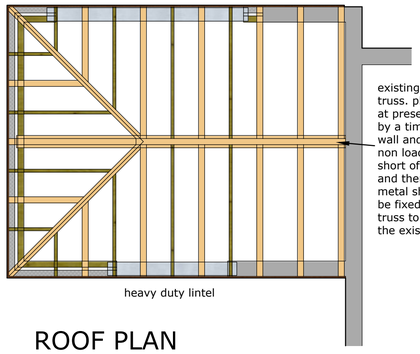






SECTION

the orange members shown are existing roof timbers. the brown members are new additions



ROOF PLAN

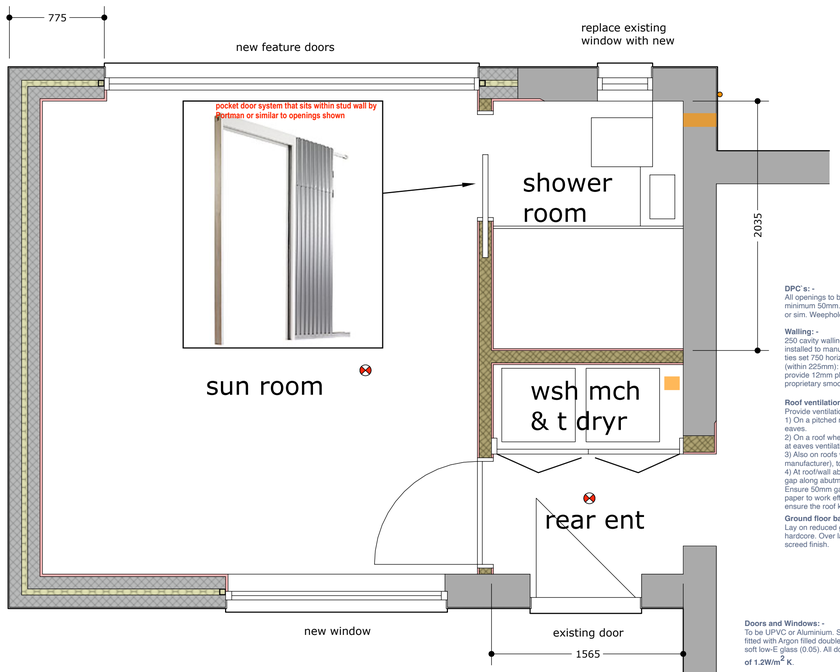


REAR VIEW

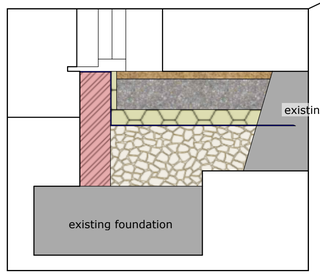
Water Supply: -
Provide new hot and cold water supply to the new wash hand basins, showers and baths in new WC, bathroom and en-suites. Provide new cold water supply to new W.C.'s.
Where possible water supply pipes to be run below finished floor level.
Where pipes have to run in the roof space, pipes to be insulated with material with a Thermal Conductivity not exceeding 0.0045 W/mK.
Wholesome or Softened Wholesome water to be provided to all washbasins, fixed bath and shower in any bathrooms, also to and wash basins in or adjacent to any room containing a sanitary convenience.
In addition, any area or room used for the preparation of food must contain a sink supplied with wholesome or softened wholesome water.

Conservation Of Water:-
The water consumption calculation will be provided to the local authority building control department prior to the completion of the building works.
Where the operating temperature of domestic hot water in the storage vessel can exceed 80°C under normal operating conditions, the outlet from the storage vessel should be fitted with a device to ensure that the temperature supplied does not exceed 60°C.
A temperature control device to be fitted to all installed baths to ensure that delivered hot water cannot exceed 48°C.

New buildings to Approved document L: -
The building will be built in accordance with Accredited Construction Details which are in conjunction with the Enhanced Construction Details.
MCI-GF-01
MCI-GF-02
MCI-IW-04
MCI-IW-05
MCI-IW-06
MCI-IF-02
MCI-WD-03
MCI-WD-04
MCI-WD-05
MCI-RE-01
MCI-RG-01
The building when finished will be Pressure Tested (to latest approved procedure). The Target CO2 Emission Rate will be forwarded to the Local Authority when to hand.



FLOOR PLAN PROPOSED



DPC`s: -
All openings to be formed with subframe cavity closers. DPC minimum 150mm above ground level to be lapped to ground floors DPM minimum 50mm. To lintels above openings on external walls provide suitable DPC cavity tray over lintel with stopends and at least 2no. catnic or sim. Weepholes in brickwork per opening not more than 450mm apart.

Walling: -
250 cavity walling (to match existing) to consist of 100mm medium density blockwork: 50 cavity: build into cavity Celotex full fill wall insulation installed to manufacturers instructions. 100mm Tarmac Toplite blocks or similar. Cavity walls tied together using suitable stainless steel wall ties set 750 horizontally and 450 vertically to BS 1243: 1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity (within 225mm): close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to CP 121: to the inside of cavity walls provide 12mm plasterboard with skim finish on dot and dabs. To other inside walls provide 12mm plaster plus skim finish. To outside provide a proprietary smooth render system through coloured in off white (all to manufacturers instructions).

Roof ventilation: -
Provide ventilation to roof space at eaves via patent system giving the required air circulation as follows: -
1) On a pitched roof of 15 degrees or more provide at eaves ventilation equal to a 10mm continuous gap running along eaves.
2) On a roof where pitch is less than 15 degrees or where the ceiling follows the line of the roof i.e.; attic trusses, provide at eaves ventilation equal to a 25mm continuous gap running along eaves.
3) Also on roofs where ceilings follow roofline ventilation is required at ridgeline with suitable ridge vent (by tile manufacturer), to give ventilation equal to a 5mm continuous gap running along ridge.
4) At roof/wall abutment ventilation required in form of a tile vent or similar to give ventilation equal to a 5mm continuous gap along abutment.
Ensure 50mm gap between insulation and underfelt. In order to support cross ventilation and allow the breathable roof paper to work effectively provide in the new plywood over the rafters a series of small drill holes in a random pattern to ensure the roof keeps dry.

Ground floor base: -
Lay on reduced ground level minimum 150mm maximum 600mm thick well compacted (in 150mm layers) and blinded hardcore. Over lay 1200 gauge DPM then 50mm thick celotex insulation. Then 100mm gen 4 concrete then 25mm screed finish.

Doors and Windows: -
To be UPVC or Aluminium. Style as shown on elevations. All to be fitted with Argon filled double-glazed sealed units (28mm cavity) using soft low-E glass (0.05). All doors and windows are to offer a **U value of 1.2W/m^2 K.**

Decoration: -
Allow for decorating all new surfaces; ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

LEGEND
- existing rain water pipe
- smoke or heat alarm
- possible mechanical ventilator position either fitted to wall or ceiling to outside air

Electrical installation: -
All electrical work required to meet the requirements of Approved

Document Part P (Electrical Safety) – 1st January 2005 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 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.

Consumer units should be located so that the switches are located between 1350 and 1450mm above floor level.

The Building is to have provision so that in the future, copper or fibre optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps can be installed.









timber post

apart from one window unit shown elsewhere all other window units and the existing support post (for roof truss) are to be removed. therefore existing roof members are to be supported independently while the new walling and structure is being built. the existing transparent roof is to be removed ready for the new roof. existing internal walls to be removed.

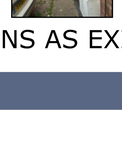
Security: -
All easily accessible doorsets (including garage doorsets and communal entrance doorsets) that provide access into a dwelling or into a building containing a dwelling should be secure doorsets to the following:
A. Manufactured to a design that has been shown by test to meet the securities requirement of the British Standard publication PAS 24:2012 or
B. Designed and manufactured in accordance with Approved Document Q Appendix B.

Ground floor, basement and other easily accessible windows (including easily accessible rooflights) should be secure windows in accordance with Approved Document Q paragraphs 2.2 and 2.3.
Windows should be made to a design that has been shown by test to meet the security requirement of the British Standards publication PAS 24:2012

Ventilation: -
Natural ventilation area of windows (purge) to offer at least 1/20th of room floor area if the window opens at least 30 degrees to the closed position. Alternatively to offer at least 1/10th of room area if the window opens at least 15 degrees to the closed position.
Mechanical extractor fans to be provided to: -
i). Utility offering 30 litres per second
ii). WC offering 6 litres per second
The flow rates of the extract fan must be tested and results passed to SHDC Building Control to show compliance that the extraction rate is adequate for the room. Where mechanical extractor fans are fitted in rooms with no natural ventilation, provide fans that have 15 minute overrun that may be operated intermittently. Background ventilation is to be provided by trickle ventilators to tops of windows unless stated otherwise. Use trickle ventilators offering 8000mm2 per window head. Ensure enough ventilators are provided to satisfy this requirement and wherever possible try and provide ventilators on opposite sides of the building to promote cross ventilation. Also ensure all doors have a 10mm gap underneath door to floor finish.

Wall tiling: -
Provide and fix in new bathroom and ensuite to walls and window cill, kitchen window cill and over work tops ceramic wall tiles with waterproof fix and grout.
Tiles to be selected and areas to be tiled to be determined later.





PLANS AND ELEVATIONS AS EXISTING

PROPOSED ALTERATIONS TO REAR BUILDING TO HOUSE AT 39 CHURCH STREET DONINGTON for MRS DRAPER

DO NOT SCALE FROM THIS DRAWING
This drawing is the property of the author and is not to be copied or used in any manner whatsoever without the written permission of the author. The contractor is responsible for checking all dimensions on site before any work is put in hand or any materials ordered. Any discrepancies are to be reported to the author before proceeding. The author is not responsible for any errors or omissions in this drawing after it has been issued in electronic format. It is the responsibility of the recipient to check for any subsequent revisions which may have been made. Any changes to the design contained in this drawing must be approved in writing before any work is put in hand. Any discrepancies between this drawing and the Building Regulations must be brought to the attention of the author immediately. This drawing is to be read in conjunction with all relevant engineers drawings and specifications. Dimensions are in millimetres unless otherwise stated. Figured dimensions are to be taken in preference to scaled. All dimensions are to be checked on site by the contractor before any work is put in hand or any materials ordered. Any discrepancies are to be reported to the author before proceeding. The author is not responsible for any errors or omissions in this drawing after it has been issued in electronic format. It is the responsibility of the recipient to check for any subsequent revisions which may have been made. Any changes to the design contained in this drawing must be approved in writing before any work is put in hand. Any discrepancies between this drawing and the Building Regulations must be brought to the attention of the author immediately. This drawing is to be read in conjunction with all relevant engineers drawings and specifications. Dimensions are in millimetres unless otherwise stated. Figured dimensions are to be taken in preference to scaled. All dimensions are to be checked on site by the contractor before any work is put in hand or any materials ordered. Any discrepancies are to be reported to the author before proceeding. The author is not responsible for any errors or omissions in this drawing after it has been issued in electronic format. It is the responsibility of the recipient to check for any subsequent revisions which may have been made. Any changes to the design contained in this drawing must be approved in writing before any work is put in hand. Any discrepancies between this drawing and the Building Regulations must be brought to the attention of the author immediately.
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A	CLIENTS AMENDMENTS						SEP 23

BUILDING PLANS

1/10 1/75 1/50 1/25	31/8/23

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Julian Warrick
Architectural Design Consultant
Email: julian@jwarrick-design-cons.com
Tel: 01775 820123
Mob: 07849 652067
JulianWarrick.co.uk
Google +
8 Beech Grove
Donington
Spalding
Lincs
PE11 4XQ