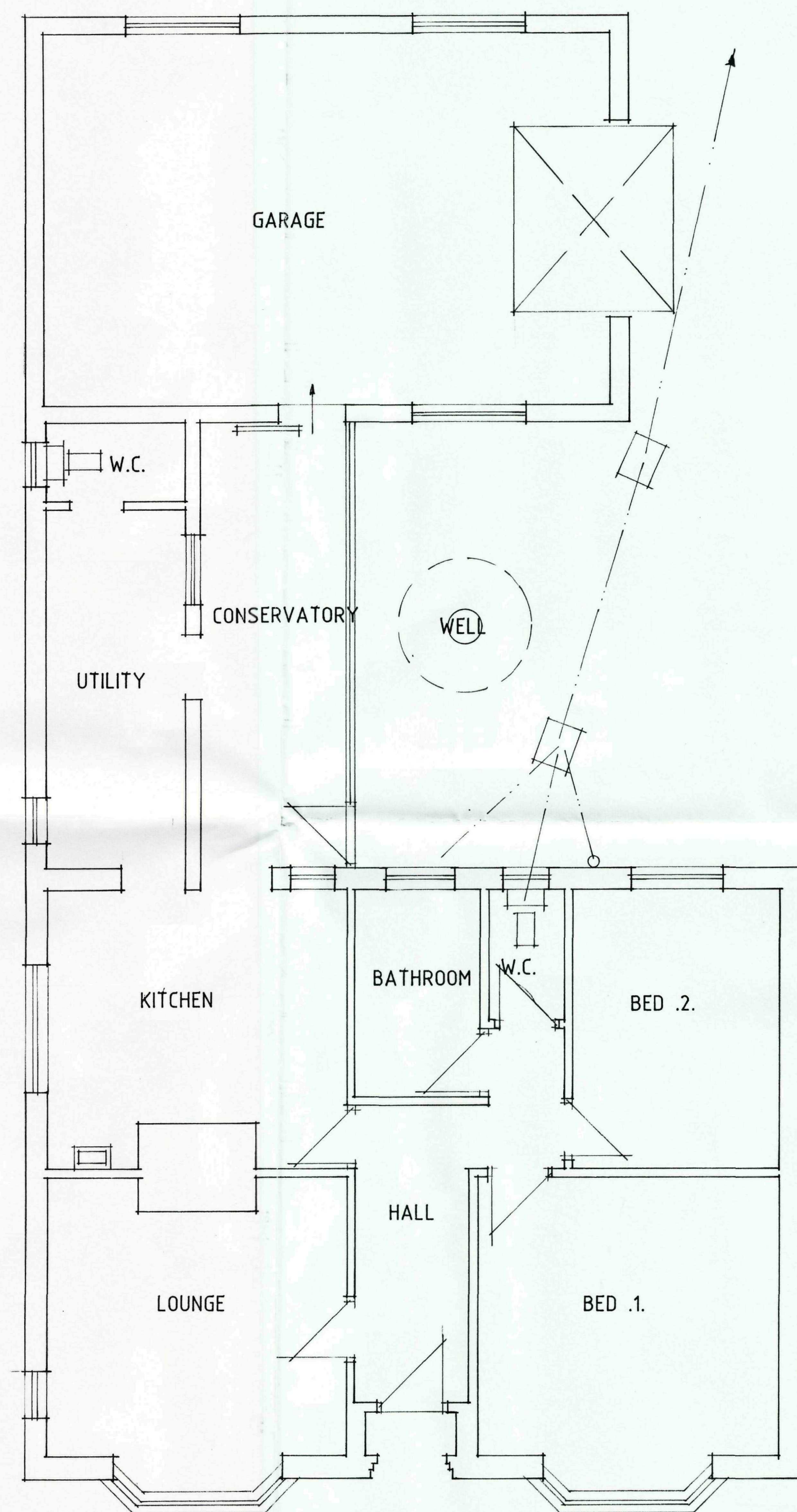


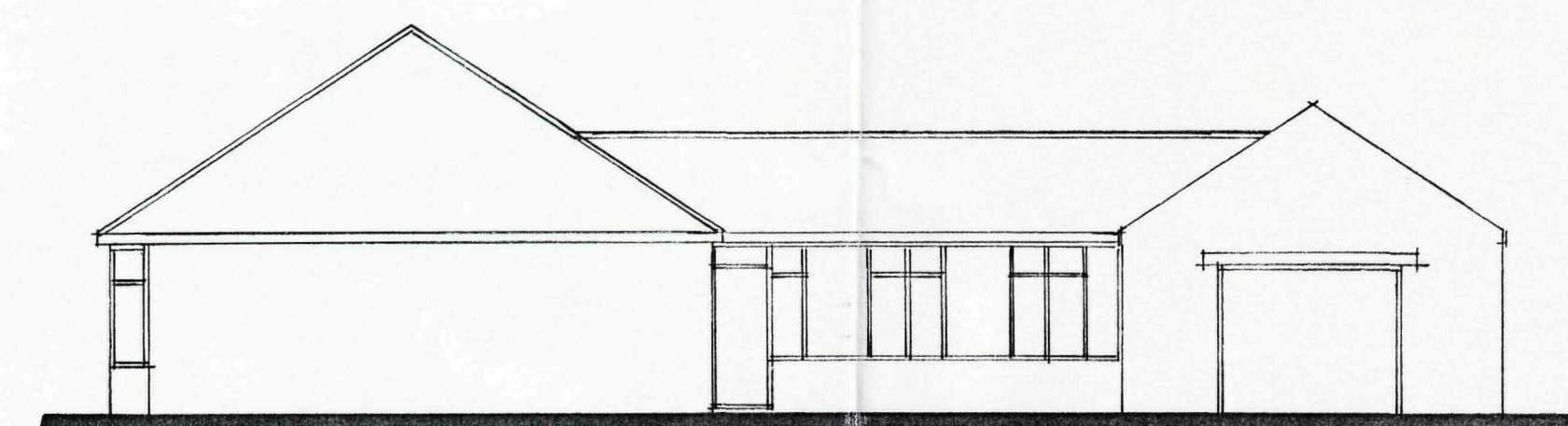


SHDC
Planning & Development
26 OCT 2009
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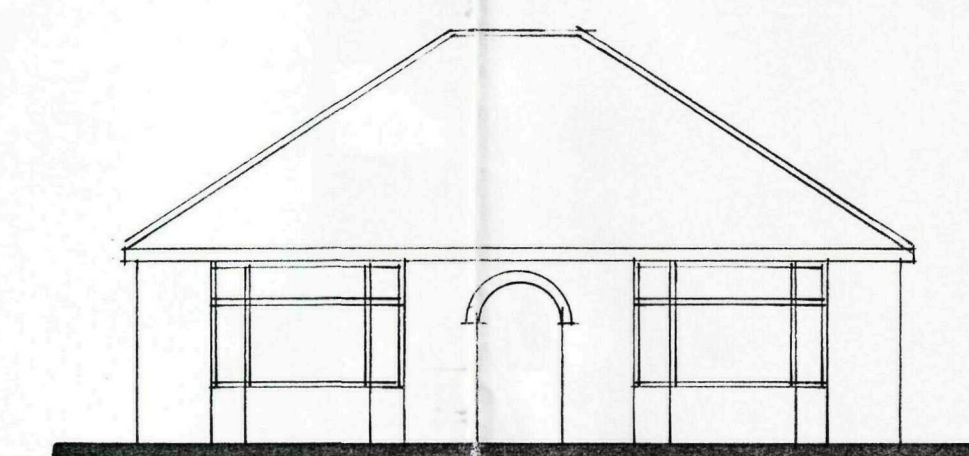




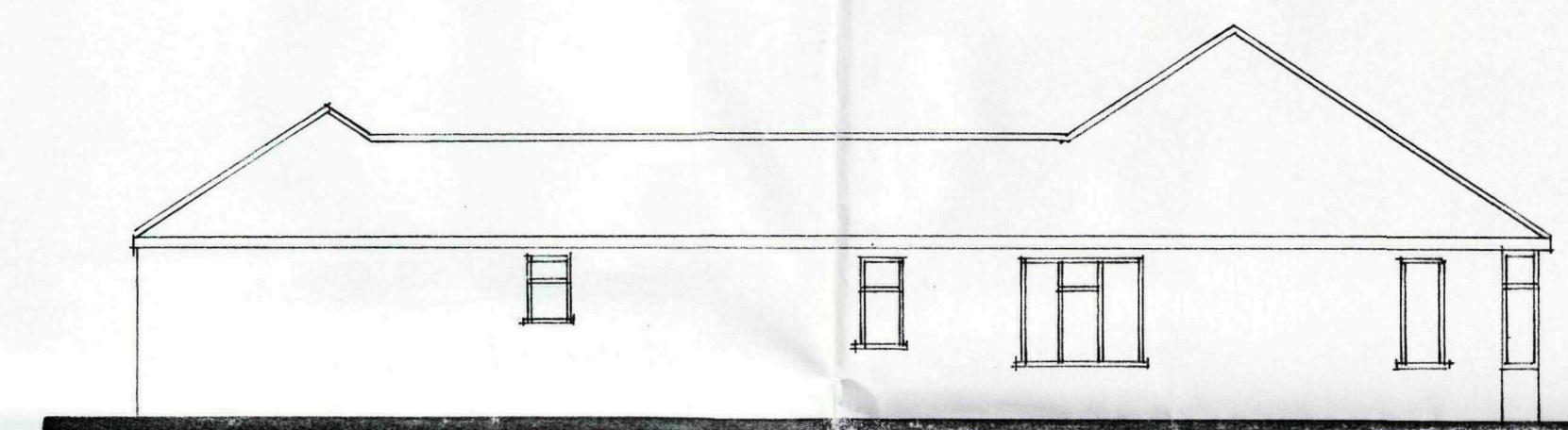
FLOOR PLAN



SIDE



FRONT



SIDE



REAR

SHDC
Planning & Development
26 OCT 2009
Ref: 0847-09

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

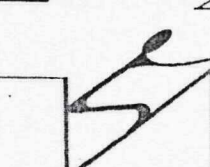
PROPOSED ALTERATIONS &
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AT BRYN DERRI, OLD MAIN
ROAD, FLEET HARGATE
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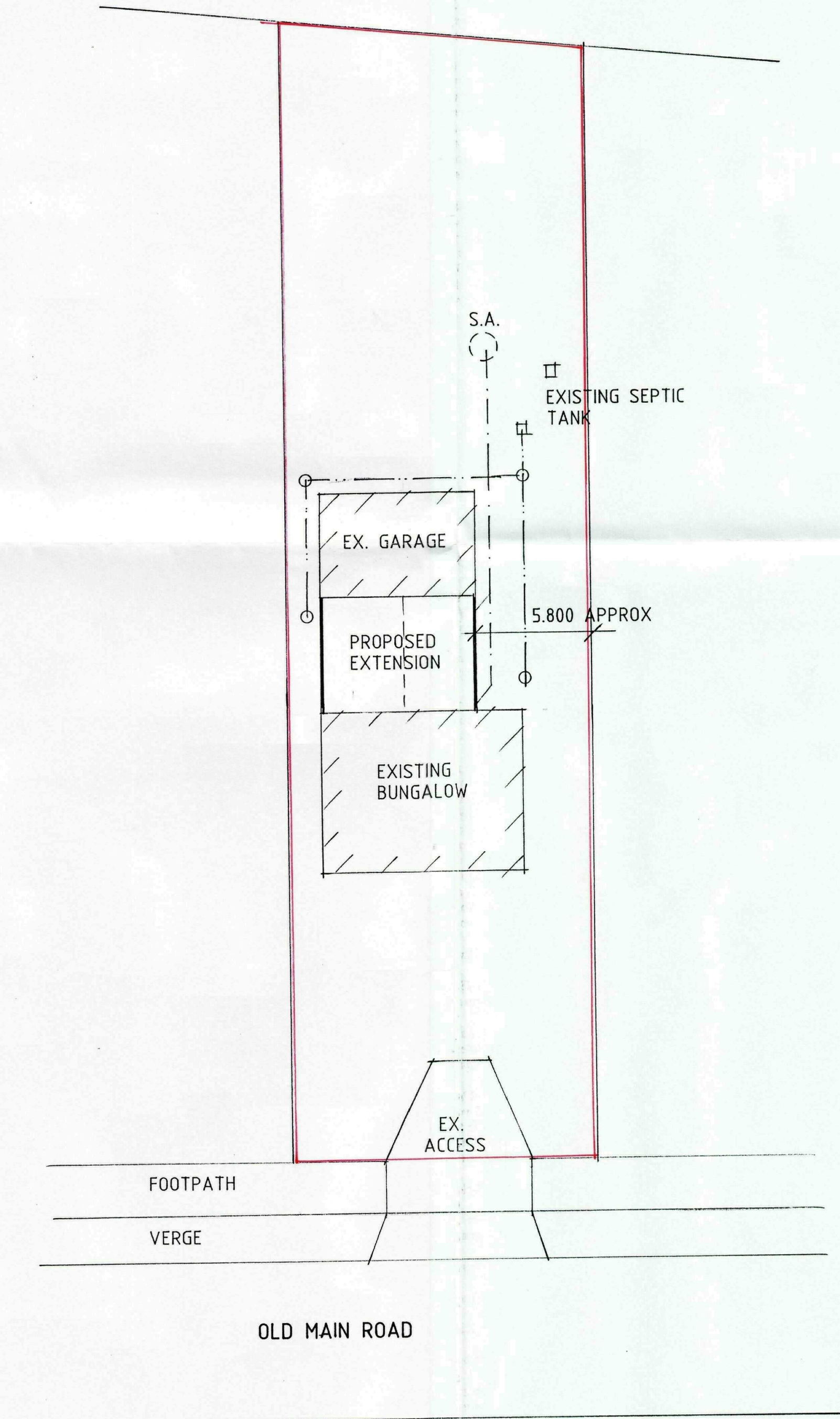
MR. R. MERRISON.

PLAN AS EXISTING

1:50 1:100 SD09-030/1
AUG-09 B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702





SITE PLAN

Remove existing conservatory, central wall between utility/conservatory and utility/conservatory roof leaving left-hand side wall, as shown.

Existing well to be pumped out and filled in with lean-mix concrete. Any surface water drains connected to it to be diverted to new soakaway.

Existing foul drains in position of new extension to be grubbed up.

Existing doorways and windows, where shown, to be bricked up.

Existing bathroom/WC internal walls, where shown, to be removed. Check on site whether there are any roof supports on removed walls; if so provide suitable beam at support positions.

Provide new 100mm stud partition and internal door, where shown, to form bathroom.

Form new door opening to bedroom 2, where shown; support over with IG internal lintel.

Form new doorway into garage from kitchen, as shown; support over with IG box 200 lintel. Door to be ½ hour fire resisting self-closing. Ensure 100mm threshold.

Remove existing utility WC windows and enlarge openings to suit new windows, as shown. Windows to be 1.2m wide x 1.05m deep; support over with IG box 200 lintel.

Form new opening for new bathroom window, as shown, 1.2m wide x 1.05m deep; support over with IG box 200 lintel.

To remaining side utility external wall which will be a supporting wall of the new extension roof, foundations to be exposed to check for adequacy. If found to be inadequate underpinning to be provided to satisfy South Holland District Council Building Control Department.

Connect foul drains to existing septic tank.

New floor level to match existing.

New fascia line to match existing.

Form new extension in the manner shown.

Existing garage to be converted into utility/WC and lounge, as shown.

Provide new 100mm internal stud partition, as shown.

To existing garage floor provide 2 coats of Synthaproof waterproofer, 100mm Celotex insulation and 19mm Weyroc flooring.

Dry-line existing garage walls internally with 100mm Celotex – see Dry Lining note.

To garage roof, where lacking, provide & install 200mm x 50mm SC3 grade ceiling joists at 400mm centres.

To eaves of garage roof provide 10mm continuous ventilation strip.

To wall between dining area and lounge form new opening, as shown, 2.5m wide positioned central of kitchen/dining area; support over with IG box 200 or IG L1/S lintel – to underside form arch with studwork.

Existing garage door to be removed and provide and install new window – brick up to underside of sill, as shown.

To rear wall of garage windows to be removed and new openings formed for windows, as shown; support over with IG box 200 lintel. Rear lounge to be 1.8m wide French doors with 1.2m wide x 1.35m deep windows either side all positioned central of lounge.

WC window to be 600mm wide x 1.05m deep.

To utility form openings for window and door, as shown; support over with IG box 200 lintel – window to be 1.2m wide x 1.05m deep.

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 lt/sec. System to offer intermittent operation.

To new openings provide either IG L1/S lintels to cavity walls or IG box 200 lintels to 215mm walls.

Dry Lining
Dry line existing solid external walls with Celotex TUFF-R™ Zero GA3000Z system internally all in accordance with manufacturers specification.

Make good to all disturbed and affected areas.

Provide and install Velux roof lights, where shown, all in accordance with manufacturer's instructions. Form ducting through to ceiling, as necessary.

External Materials
Facing bricks and roof covering to match existing.

Remove bathroom window and cut down opening to floor to suit new internal door.

New/Old Walling
Where new walling meets old provide proprietary flexible wall starters.

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 lt/sec. Alternatively provide proprietary cooker hood capable of extracting 30 lt/sec.

Bathroom/En-suite Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 lt/sec. System to offer intermittent operation.

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 68mm 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

Boiler
Provide balanced flue 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%

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 noggin 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. 4LT.P.A. with timber support members to span 4 no. trusses.

Fascia and Bargeboards
To be 25 x 75mm PSE with 6 mm groove to accept 6mm thick exterior grade plywood soffit.

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.

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.

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.

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 S13 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.

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.

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.

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.

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 400mm 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.

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 Construction (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 Supabloc 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 T50, 2001.

External Cavity Wall Lintels for 300mm Cavity Walls
IG type L1/S/00 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.

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 30,000mm²

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

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

All soakaways to be minimum 1m deep.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs 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 typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

Please note this drawing is not a conveyance drawing.

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practice. Materials should conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations 1994 (CDM) and Health and Safety at Work, etc. Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.



A - IMF. ADDED - 21.9.09

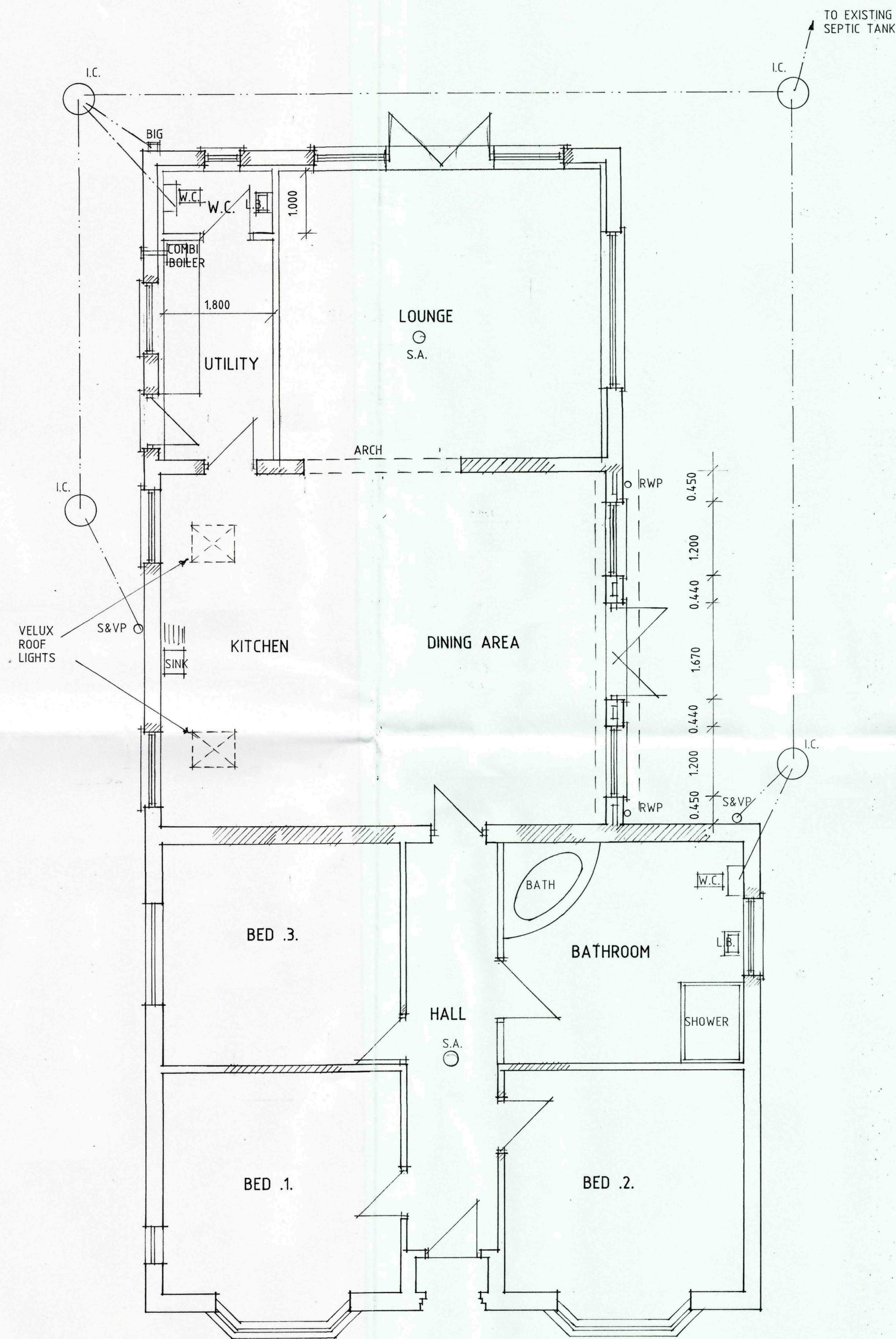
Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED ALTERATIONS & EXTENSION TO BUNGALOW AT BRYN DERRI, OLD MAIN ROAD, FLEET HARGATE FOR
MR. R. MERRISON.

SITE PLAN
1:200 | SD09-030/3
SEPT-09 | B.GILHAM.

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP.
Tel: 01406 421343 Fax: 01406 490702

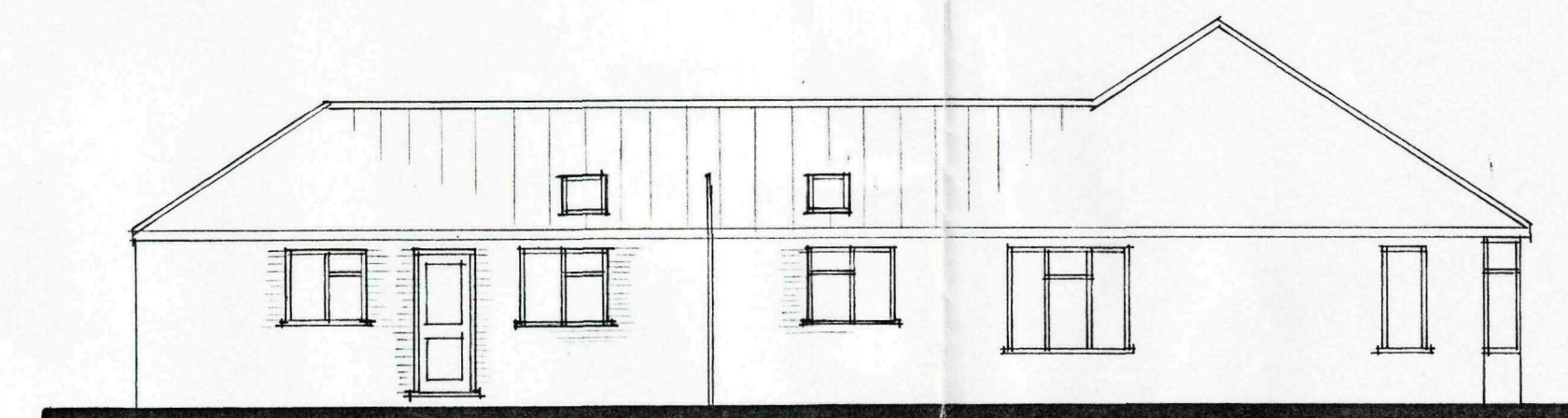
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SD09-030/1, SD09-030/2,
THERMAL DETAILS - MC1-RE-01, MC1-WD-03, MC1-WD-04, MC1-WD-05



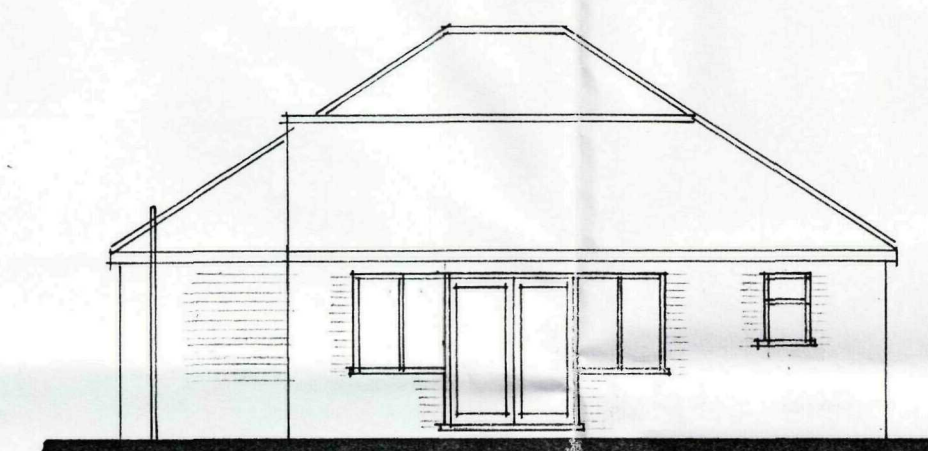
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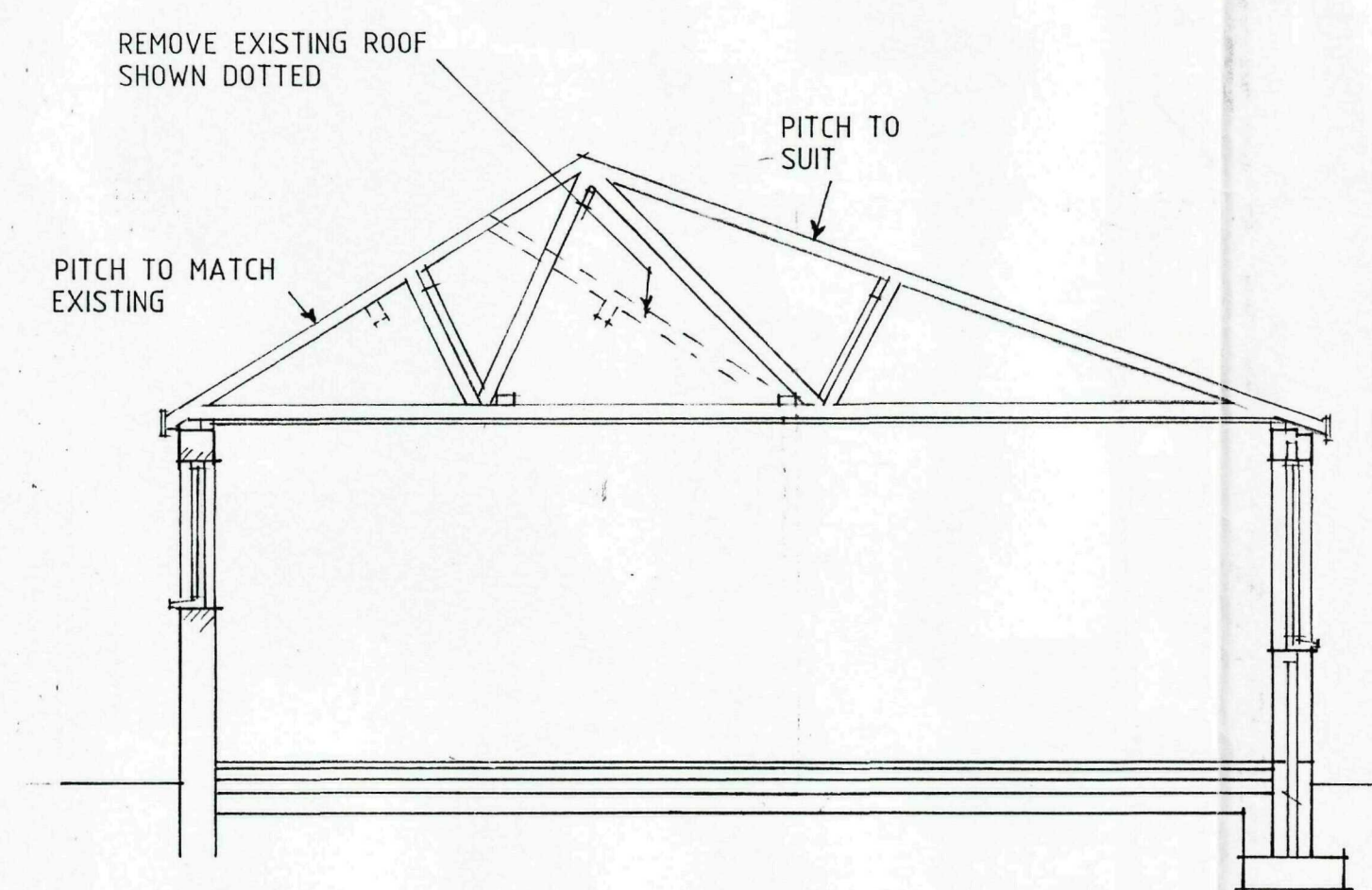
SIDE



SIDE



REAR



SECTION

SHDC
Planning & Development
26 OCT 2009
Ref: 0847-09

C - DESIGN ALTS - 21.9.09
B - IMF. ADDED - 9.9.09
A - 27.8.09 - DESIGN ALTS

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED ALTERATION &
EXTENSION TO BUNGALOW
AT BRYN DERRI, OLD MAIN
ROAD, FLEET HARGATE
FOR

MR. R. MERRISON.

PLAN AS PROPOSED

1:50 1:100 SD09-030/2
AUG-09 B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702