Garage/Shed

To be constructed of 100mm studwork clad externally with treated shiplap boarding.

Floor to be 150mm concrete, 1200 gauge DPM on 150mm well compacted hardcore. Concrete to be thickened out at edges to support walls.

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.

Garage door to be sliding timber door as shown.

Roof covering to garage to be Ardesia Eco slates or similar approved.

BUNGALOW ALTERATIONS

Provide injected DPC to walls as necessary.

Reduce external ground levels as necessary.

Dry-line all existing external walls.

To existing solid floors provide 2 coats of Sunthaprufe DPM, 50mm Celotex insulation and Weyroc decking.

Existing timber floors to be repaired as necessary and raised up to suit solid floors new finish level.

Provide false ceiling to clients' requirements.

Demolish existing conservatory to make way for Lobby/Utility extension.

Existing wall between existing kitchen and bathroom to be removed. Provide new stud wall to create new Bedroom 1 and En-suite as shown.

Existing bedroom to be converted to Kitchen as shown.

Existing middle bedroom to be converted to Bathroom, WC and airing cupboard as shown using 100mm stud partition.

Existing internal chimney breasts to be removed as shown.

Existing Sitting Room to be converted to Bedroom 2.

Form new doorway into WC as shown.

Form new openings in external walls for new side door and front entrance as shown. Support over new openings in internal and external walls with IG Box 200 lintels or similar approved.

To new front entrance reveals dry-line internal walls where shown incorporating 60mm Celotex insulation.

EXTENSION

Roof to be artificial slates suitable for 20° pitch on 38mm x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically on 100mm x 50mm rafters at 400mm centres. Provide 50mm Celotex between rafters and 60mm Celotex under rafters. Ensure 50mm ventilation gap maintained. 12.5mm plasterboard and skim to ceilings.

100mm x 25mm fascia board.

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.

Soldier Coursing
Provide soldier course brickwork to all areas where shown on elevations.

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

Rainwater Goods
PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

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

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 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.

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.

Extension Wall Construction
275mm cavity walls to consist of: -
100mm face brickwork (see site plan for details),
75mm cavity to be filled with Crown Dritherm 32,
100mm internal skin of Tarmac Durox Supabloc or similar approved to give 0.29 U value.
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.

Extension Ground Floors
65mm sand/cement screed on proprietary 100mm Celotex 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.

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

All soakaways to be minimum 1m deep.

All external lintels to be insulated type.

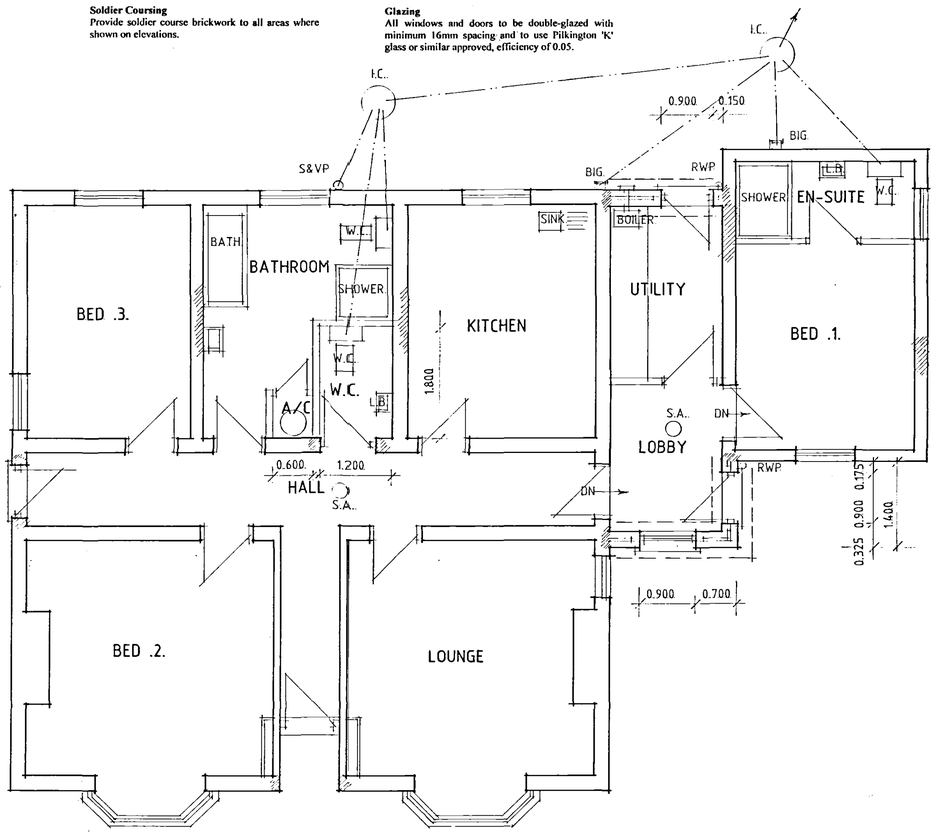
All external joinery to be fully draught proofed.

To all domestic floors to external perimeter walls provide 25mm thick insulation dressed up walls to prevent cold bridging.

Provide a fibrous separating member between floor screed and insulation and provide chicken wire between insulation and screed.

Provide proprietary ventilation system to top of lean-to roof to give minimum 10mm continuous gap.

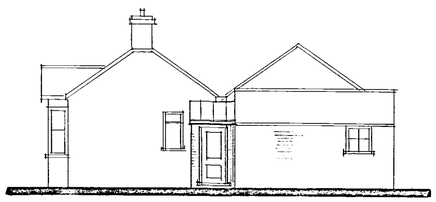
At junction of new lean-to roof and existing roof provide fully watertight valley with suitable falls using Code 4 lead.



PROPOSED PLAN



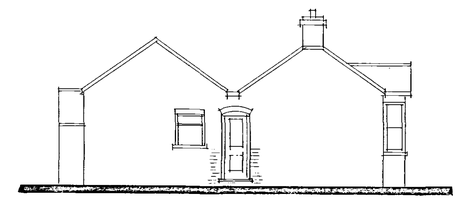
FRONT



SIDE



REAR



SIDE

GENERAL

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.

Hot Water Storage
Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

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 BS5446 Part 1 in accordance with Approved Document B1.

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.

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.

Boiler
Provide balanced flue type oil fired 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 to have protective guard cover and to be minimum 600mm from any opening into the building. 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%

Oil Tank
To be sited a minimum 1800mm from any building and a minimum 760mm from any boundary. Tanks to be bunded to give 110% capacity of the largest tank they contain or the tank should be double skinned

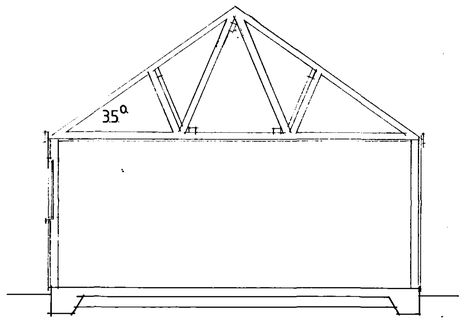
Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm²

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

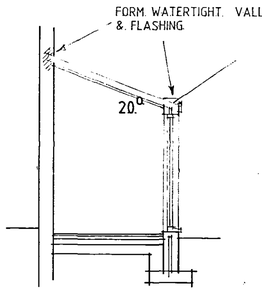
Utility Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 30 lt/sec. System to offer intermittent operation.

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.

Connect foul drains to existing septic tank.



SECTION THRO GARAGE



SECTION THRO EXTENSION

SHDC
PLANNING & DEVELOPMENT
2 4 AUG 2006
Ref. 1182/06

A. - IMF.. ADDED - 4.8.06

Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED ALTERATIONS & GARAGE TO MY HOME, 2 KING LANE, GEDNEY HILL FOR

DETERMINED PLAN

MR. P. TOURLE.

PLAN AS PROPOSED

1:50 1:100 | SD06-047/2.

JUNE -06 | B.GILHAM..

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