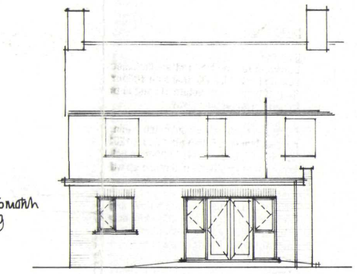
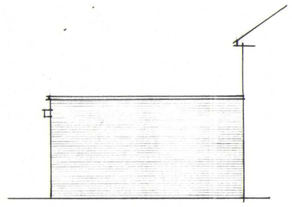


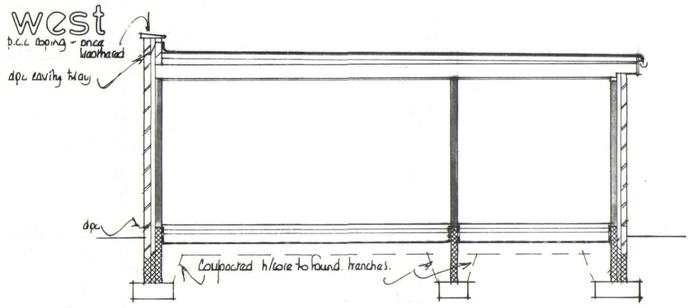
east



north



west



section

FOUNDATIONS

Foundations to be ST4 grade concrete

For 275mm walls foundations to be 700 x 230mm
For 100mm " " " " 450 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
500g polythene separating membrane
48mm Celotex GA2000 floor insulation
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm
Strip off all vegetable soil beneath proposal.

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

Above Ground
To be 275mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
75 mineral wall insulation i.e. Dritherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Tarmac Toplite standard, k = 0.15

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.303W/mK

Internal Walls
To be 100mm blockwork constructed off a dpc off a foundation

DPC in Walls
To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures.
A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

LINTELS

Lintels to be Catnic, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be Catnic CN102 lintels unless specified otherwise.

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be purpose made UPVC, or similar and approved, double glazed using glass having a soft low E coating with an emissivity value of 0.05 with 12mm air gap to sealed units and weather stripped.
'U' value of double glazing to be 2.0W/m²ºK
Double glazing manufacturers certificate to be provided to prove compliance of the glazing to that specified.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm² to non habitable rooms.

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref. Width x height		lintel ref. & length	
1	arched opening		CG50/100	1500
2	1200	1200	CG70/100	1500
3	3000	2100	CGH70/100	3300

All internal doors to rooms other than cup'ds etc. are to be 838mm wide

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

The internal en suite bathroom is to be mechanically ventilated direct to the external air. Extractors are to be capable of a min. 3No. air changes per hour and are to incorporate a 15 minute over-run period.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated SD on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. Regulations.

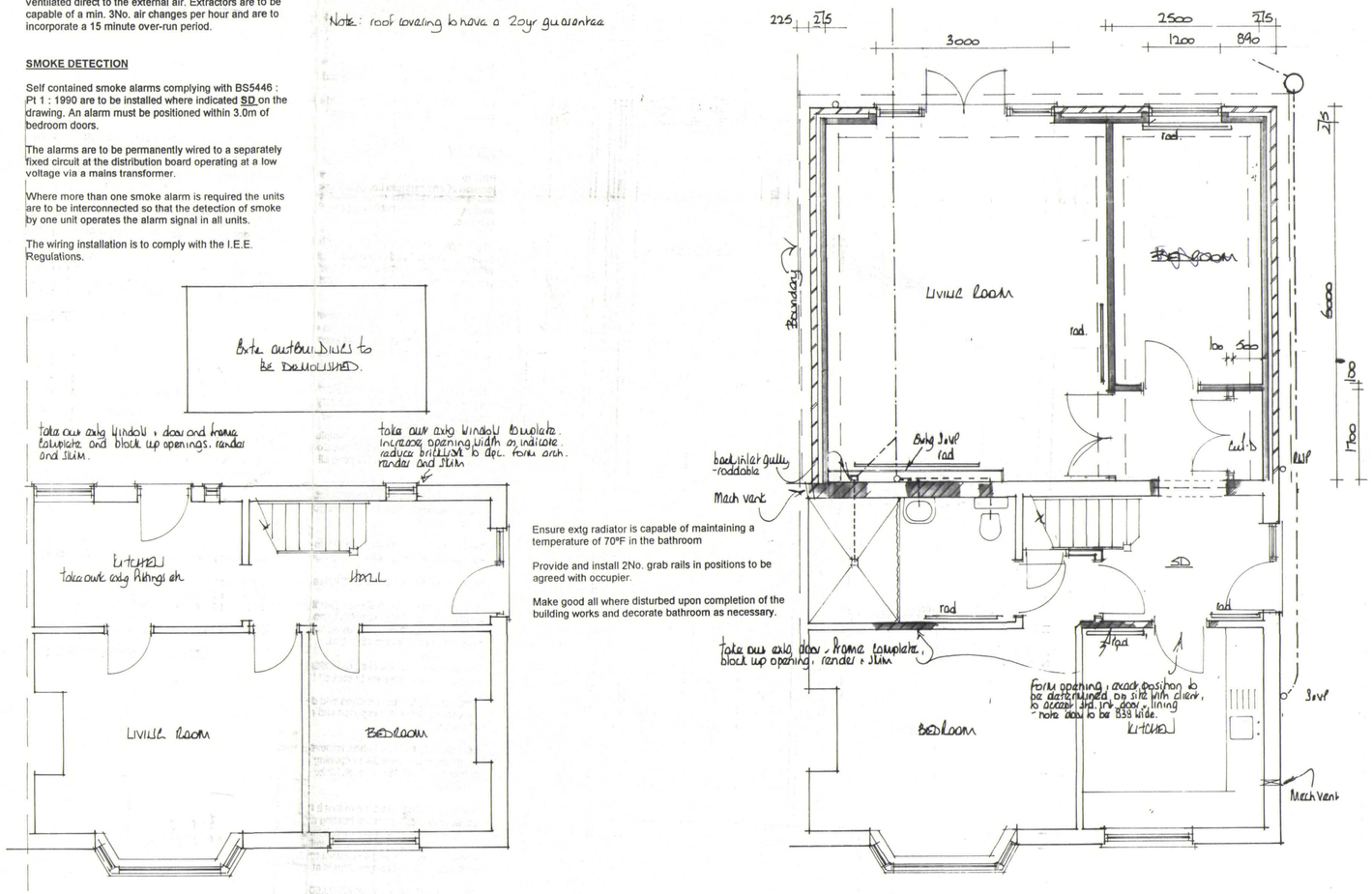
FLAT ROOF CONSTRUCTION

12.5mm white spar chippings bitumen bedded on 3 layer built up roofing felt, bottom layer to be astos based, dressed up abutments a min 150mm
Celotex Td2075 insulating decking laid in strict accord. with manuf. specifications.
Firrin pieces to give a fall of 1 : 80
220 x 50mm SC3 grade joists at 400mm cts
12.7mm plasterboard and skim finish

Where joists run parallel to walls they are to be strapped at 1800mm cts with 30 x 6mm galv m.s. straps fixed to a min 3No. joists, having nogged between beforehand, and securely fixed to walls. Similar straps to be used at 1800mm cts to hold down the wall plate.

Supply and install 115mm pvc gutters and fix to falls on fascia with all necessary brackets, stop ends, outlets etc. Supply and install 64mm downpipes securely clipped to walls at 1800mm cts together with all necessary offsets, swannecks, adaptors etc. and taken into 100mm diam. upturned bend at base.

Note: roof covering to have a 20yr guarantee



proposed

existing
ground floor plan

Ensure extg radiator is capable of maintaining a temperature of 70ºF in the bathroom

Provide and install 2No. grab rails in positions to be agreed with occupier.

Make good all where disturbed upon completion of the building works and decorate bathroom as necessary.

DRAINAGE

Surface
Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm diam. upturned bend at base of downpipe to surface water soakaway.

Form soakaway where indicated a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

Foul
Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes : -

Depth	Internal diam	Cover diam
.6m or less	190mm	190mm
1.0m or less	450 mm	450mm

Excavate for and lay in where indicated 100mm diam. flexible jointed upvc drains on 100mm pea gravel bed at a gradient of 1 : 70.

Where 100mm diam. drains pass through walls they are to be protected by the use of a lintel over. Both sides the wall to be masked with rigid sheet material with 50mm clearance of the pipe and the void filled with compressible material to prevent entry of gas.

Where flexible pipes are not under a road and have less than 600mm cover they are to have concrete paving slabs with a compressible filler laid as bridging above the pipes for protection and are to have a min. 75mm granular material between the top of the pipe and the underside of the compressible filler.

Where 100mm diam pipes pass beneath the building they are to be encased in a min. 150mm pea gravel surround.

Install where indicated a 100mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage.

Install 40mm diam. pvc waste to sink, 32mm diam. pvc waste to hand basins all with 75mm deep traps. . *Unless specified other wise on plan.*

All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length.

Above ground drainage to comply with BS5272 : 1978
Below ground drainage to comply with BS8301 : 1985

All drainage items are to be installed in strict accordance with the manufacturers instructions.

GENERAL

Prior to excavation works the Contractor is to identify the location of any services i.e. gas, electric, water, BT etc. and is, during the excavation period, to implement safe working systems and practices to avoid damage to the services.

The Contractor shall allow for all works shown on the drawing and described in the specification notes and all work not specifically mentioned but which may reasonably be inferred as being necessary is deemed included.

All materials to be new unless otherwise stated and all components, products and materials etc. to be used are to be fitted and installed in strict accordance with manufacturers specifications and relevant Code of Practice

The existing electrical circuitry/installations are to be utilised or upgraded as necessary to carry out any additional loadings brought about by these works.

Take down extg out-buildings complete, stop up drains to the satisfaction of the LA Building Control Dept., make all extg services redundant. Remove all debris from site.

Remove extg lounge/hall door complete with lining, architraves etc. Widen opening to maximum possible using 100 x 65mm pcc lintel over. Make good render and skim as necessary.

Provide and install stud wall in hall to incorporate 838mm wide door and lining as indicated. Form understair cup'd.

Internal doors to be Jeldwen "Chateau".

Remove extg kitchen/hall door complete with lining, architraves etc. Widen opening to accept 838mm internal door and lining as indicated using 100 x 65mm pcc lintel over. Make good where disturbed.

Remove all extg units, tiles, redundant services etc. from extg kitchen and prepare to convert to en suite bathroom.

Block up extg kitchen windows and doors using facing brick externally where exposed and render and skim internally.

Remove extg radiator in hall, remove extg window complete, increase width of opening as indicated and reduce brickwork to dpc level. Make good all where disturbed.

Inspect extg boiler to confirm that it has sufficient spare capacity to provide central heating and hot water for the proposal in addition to the extg. If inadequate replace boiler with new boiler located in similar position that is capable of maintaining a constant temperature of 21ºC whilst the external temperature is at -10ºC.

Allow a provisional sum of £2500.00 for the supply and installation of a new kitchen that will be suitable for the preparation and cooking of food by the disabled client.

Allow a provisional sum of £400.00 for wall tiling to kitchen walls.

All new works is to be decorated throughout using three coats emulsion to plastered walls and all woodwork to be primed, undercoated with two gloss coat finish.

Provide level access to main entrance door and French doors off the living room. The ramp to the access is to be no greater than 1:12, is to have a 75mm upstand to the edges where applicable and a level area from the door of a min 1200 x 1200mm (or the width of the doors if greater). The finish to the ramp is to be tamped finish to prevent slipping with trowel finish to perimeter. The ramp is not to compromise the dpc.

The wiring to the shower unit must include a safety R.C.C.B. In compliance with current I.E.E. Regulations. The electric light fitting must be suitably relocated if its current position will fall within or close to the shower area bordered by the curtain.

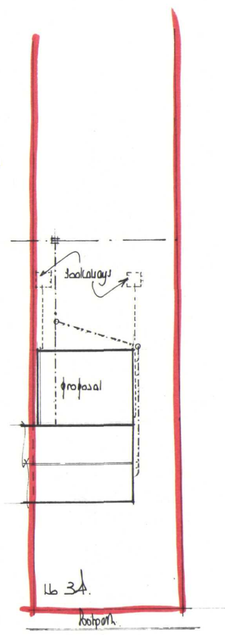
Carefully break up the existing floor screed to the area of the floor which is identified as the proposed shower area and provide and install an approved trapped shower waste outlet (McAlpine 75mm seal trapped shower waste outlet code TSG1-WH with a 50mm x 45mm BS5255 solvent weld reducer or similar). A 45mm waste outlet pipe to be laid within the floor concrete to bathroom and to discharge through external wall into a new back inlet gully. The outlet pipe is to discharge below grating level and above water level.
Altro Speedscreed 10 plus graded to maximum fall of 1 : 20 to the waste outlet to be laid over prepared area after making good. In the event that the floor is of asphalt it may be necessary to remove the asphalt and floor concrete from specified area, relay concrete to falls stated and screed with asphalt as before. Waste outlet etc. to be as specified.
Floor finish to be Altro Marine 20 non slip sheet flooring to whole of bathroom with Altro coved skirting to all wall abutments and Altro captile C8 trim at skirting to tile abutment with final height to suit wall tiling. All to be laid and installed in accord. with manufacturers instructions and recommendations including any reference to dryness of screed prior to laying. Finished floor to be neatly and securely fixed into shower waste outlet and to be a colour chosen by occupier.

Provide and fix in position agreed with client on site a Triton T100E care product electronic shower control unit complete with extended control lever and riser rail for shower head. Controls to be easy to operate and sited 100/110cm from the floor with the shower slide, approx. 1.0m long starting at height of controls.
The shower control unit to be electronically wired in accord. with I.E.E. Regulations using a double pole 35 amp isolating pull switch and an R.C.C.B. if required. Control unit to be served by a mains supply of cold water of a min. pressure of 1.0bar (14/.5psi) with an in line isolating stop tap. All pipework to be hidden, chased into walls, where practicable with any exposed being neatly clipped to wall.

Tile (in plain colour agreed with occupier) wall tiles to three walls in curtained shower area from floor to ceiling and extend tiling as appropriate to outside of curtained area. The remaining walls are to be tiled to a height of approximately 1.2m, tiles to be grouted using waterproof grouting.

Provide and fit hospital shower rail and curtains in position shown. Curtain to be weighted to fall within the graded area. Rails to be Gelson Professional mod 4-400 shower rail, 32mm deep x 5.5mm wide with associated wall brackets, ceiling suspension, hooks and gliders with Gelson Professional shower curtains in applicants selected colour and finished 75 - 100mm above floor level.
Gelson Professional Tel : 0121 7722944
Bradford Street
Birmingham
B12 0PE

Fix seat, provided by Social Services, to wall in position to be agreed with occupier.



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SHDC
PLANNING & DEVELOPMENT
13 OCT 2003
Ref. 1240/03

Client
Mr P & Mrs M HACKFORD

Project
Extension & Detached Garage at
34 Broadgate
Fleet Broadgate
Spalding

Drawing
Plans, section & elevations

Scale 1:50, 1:100
Date Sept '03 Drawn AL
Dwg No: 03/29/01 Rev.