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.

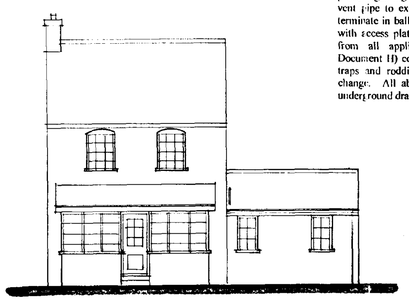
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

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.

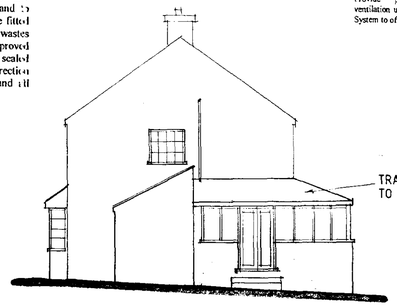
Please note, this drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the construction (Design and Management) Regulations 1994 (CDM) and the Health and Safety at work, etc. Act 1974 (HSW Act)

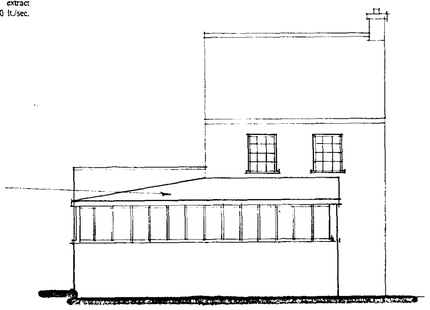
Proposed on-site soakaways to be maintained by the owner for the life duration of the property.



FRONT



SIDE



REAR

TRANSLUCENT ROOF TO CONSERVATORY

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 85%

Ground Floor Construction
65mm sand/cement screed on proprietary 100 mm thick Jablite floor insulation or 60mm 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.

Glazing
All windows and doors to be double-glazed with minimum 16mm spacing and to use Pilkington 'K' glass or similar approved.

Wall Construction
275mm cavity walls to consist of:
100mm face brickwork (see site plan for details).
75mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved.
100mm internal skin of Celcon standard blocks or similar approved to give 0.35 U/value. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish.
Where door and window frames do not cloak DPC by 35mm minimum apply 22mm thick Gyproc thermal plasterboard to reveals to minimise cold bridging.

Oil Tank
To be sited a minimum 1800mm from any building and a minimum 760mm from any boundary.

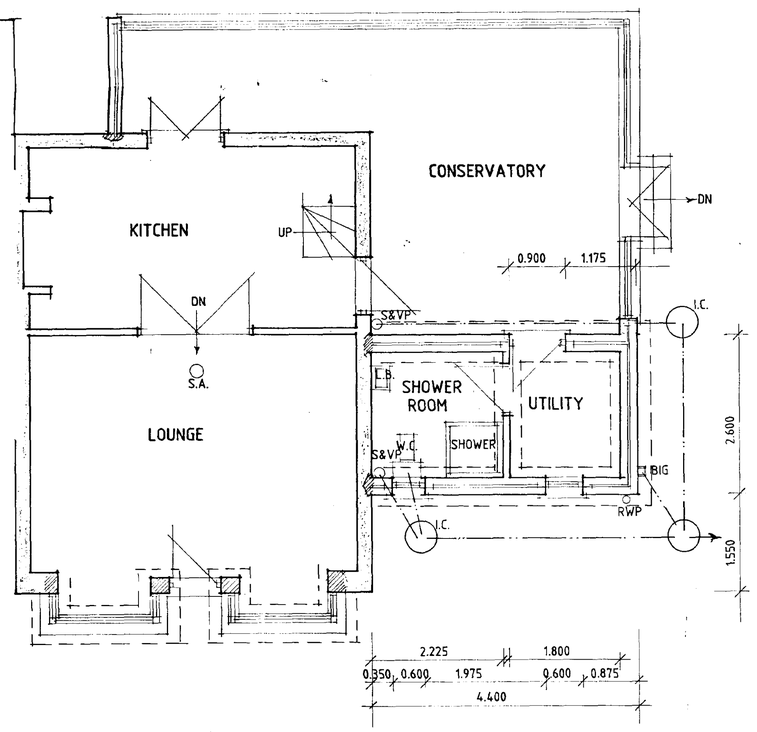
Internal Lighting
Provide energy efficient lights that only take lamps having a luminous efficiency greater than 40 lumens per circuit watt. Examples of lamps are fluorescent tubes and compact fluorescent lamps (note GLS tungsten lamps with bayonet cap or Edison screw bases).

Method of determining number of locations:

Number of Rooms	Recommended min number of locations
1-3	1
4-6	2
7-9	3
10-12	4

Note – Hall stairs and landing count as one room (but may contain more than one fitting).

Excludes garages, lofts and outhouses.



GROUND FLOOR PLAN

Roof Insulation
At ceiling level provide 250mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.25 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.

Roof Ventilation
At ridge provide proprietary ventilation equivalent to a 5mm continuous gap along ridge.

Roof Insulation
To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.25 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 25mm thick insulation dressed up walls to prevent cold bridging.

Hot water cylinder to be minimum 115lt capacity.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.

First floor habitable rooms shall have means of escape windows with openings of at least 450mm wide x 450mm high and a minimum area of 0.33m².

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.

External Lighting Fixed to the Building
External lights include lights in porches but not lights in garages and carports.

External lights should be made to enable effective control and/or the use of efficient lamps as follows:

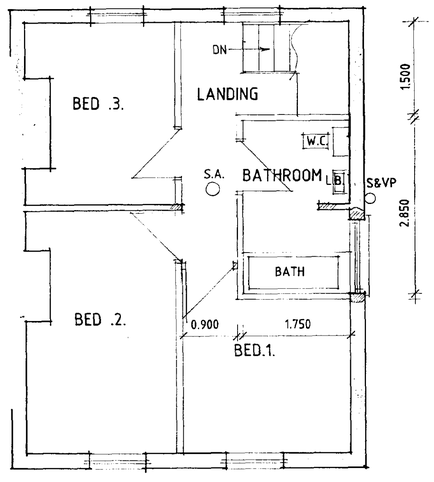
a) Automatically extinguish when there is enough daylight and when no required at night.

b) Have sockets that can only be used with lamps having an efficiency greater than 40 lumens per circuit watt.

Note
Existing front wall (bay window) will not be altered to be worse than its original condition.

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.



FIRST FLOOR PLAN

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.

Make good to all disturbed and affected areas.

Connect foul drains to main sewer in Church Gate all to Anglian Water requirements.

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 chimneybreast 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 is to be taken into account in accordance with N.H.B.C. chapter 4 when determining foundation depth.

I.G. Type L1/S75 lintels to cavity walls and I.G. type internal lintels to 100mm internal walls unless stated otherwise.

All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

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.

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.

All glass to all windows and doors to be Pilkington 'K' glass or similar approved.

Extension Floor
19mm flooring grade moisture-resistant decking on 200mm x 50mm SC3 grade floor joists at 400mm centres. Joists to be built into external wall 100mm.

Below timber floor provide sub-floor of 100mm concrete on 1200 gauge polythene DPM or 150mm well compacted hardcore.

At air space between floors provide airbrick to external wall.

Remove ground floor front windows and replace with new projecting bays as shown. 225mm block walls up to sills. Opening supported by existing beam. Form canopy over projecting bays as shown of tiles to match main house on battens and underlay as roof construction on 100mm x 50mm rafters and ceiling ties and 50mm x 100mm wall struts at 400mm centres. Rafters and ceilings ties to be built into outside wall or supported on mild steel hangers.
All timbers to be SC3 grade. To gable ends clad with shiplap boarding

Remove rear kitchen door and windows and adjust opening as necessary to suite French doors as shown.

To bathroom where shown form opening to suit new window.

To wall between kitchen and lounge form opening to suit French doors as shown.

To main spine wall at first floor level form opening as shown.

To new adjusted opening support over with IG Box 200 lintel to external openings and box lintels to internal openings.

Existing stairs to be repaired as necessary.

Ground floor lounge floor to be repaired as necessary.

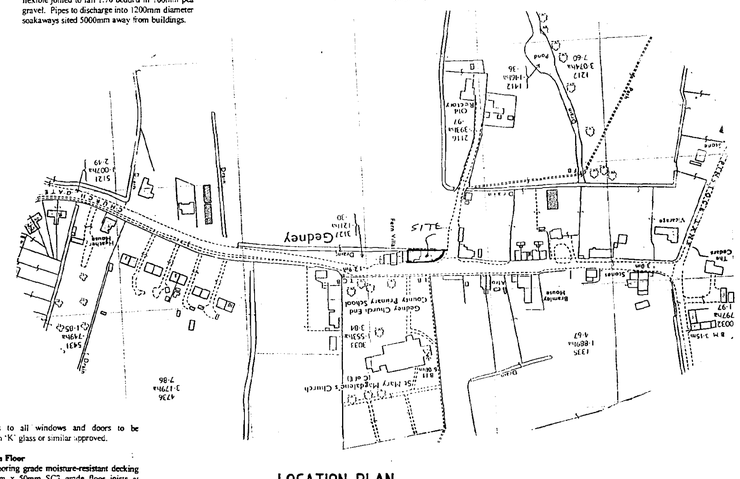
Form new first floor timber partitions as shown to form bedroom/bathroom layout.

External walls new and existing to be rendered externally.

First floor windows to be replaced with new items as shown.

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.

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.



LOCATION PLAN

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.

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

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.
Opening at eaves level to be L1/E lintels by I.G. or similar approved.

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.

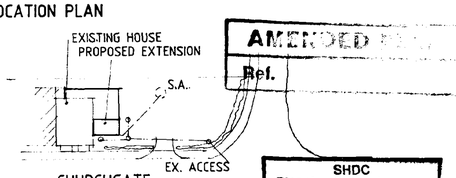
Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

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.

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

Shower Room Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60 lt/sec. Alternatively provide proprietary cooker hood capable of extracting 30 lt/sec.



SITE PLAN
B - B.R. ALTS - 10.6.02
A - B.R. ALTS - 29.5.02
C - CONSERVATORY ADDED - 18.6.02

AMENDED PLANS
Ref.

SHDC
Planning & Development
19 JUN 2002
Ref 0601/02

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION & ALTERATIONS TO CHURCH GATE HOUSE, CHURCH GATE, GEDNEY FOR

MR. R. POLLITT

1:50	SD02-016/1
APRIL-02	B.GILHAM.

DETERMINED PLAN

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