

Part of existing garage/barn to be converted to holiday cottage in the manner shown.

To existing ground floor provide 2 no. coats Synthapru waterproof, 100mm Celotex and 10mm Weyroc floor decking.

External Walls (including walls between holiday cottage and store)

19mm external weatherboarding, cavity ventilated space between wall studs, breather membrane, Celotex FR4000 over studs, joints taped to create VCL + air leakage barrier, 12.5mm plasterboard and skim.

Provide insulation to roof with 50mm Celotex between roof rafters, 35mm Celotex below rafters and 12.5mm plasterboard & skim ceiling. Ensure 50mm air gap is maintained between insulation and roofing felt.

To rear wall, as shown, provide and install French doors and sidelights centrally between existing posts. To either side of posts provide 1.1m wide full-height windows.

Provide ramp externally to new doors from existing driveway, as necessary.

Provide and install Velux roof lights in position shown, all in accordance with manufacturer's instructions.

Form new first-floor area as shown. Existing beam and vertical struts, as shown dotted on section, to be removed. Reposition beam and provide necessary supports all in accordance with structural engineer's details/calculations.

New first-floor joists to be 200 x 50mm SC3 grade at 400mm centres.

Provide 1.1m high balustrading to new bedroom.

New stairs to be 600mm wide.

Private Stairs

Stairwell formed by timber trimmers and load bearing walls (see plan). Provide timber balustrading to open side of stairs 900mm above pitch line and 1000mm high to stairwell opening to act as guarding and to be capable of resisting a horizontal force of 0.36 KN/m. Balustrading to be vertical type, not horizontal or ranch style. No parts of stairs to have any gaps greater than 99mm. Provide timber handrail to top of balustrading or independently 900mm above pitch line. Ensure minimum headroom above pitch line is 2000mm. Total rise: See plan. Maximum rise: 220mm. Minimum going: 220mm. Maximum pitch: 42°. Read in conjunction with Approved Document K.

Roof Ventilation to Sloping Ceiling

At eaves provide proprietary ventilation equivalent to a 25mm continuous gap along eaves. At ridge provide proprietary ventilation equivalent to a 5mm continuous gap.

Kitchen Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 60 l/sec. Alternatively provide proprietary cooker hood capable of extracting 30 l/sec.

Shower Room Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 15 l/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 BS5839 Part 6, 2006 in accordance with Approved Document B1.

Kitchen/Utility/Bathroom/WC Trickle Ventilation

Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm².

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.

First Floor Construction

19mm flooring grade moisture resistant decking on timber joists as stated on plan. To external walls joists to be supported on joist hangers (not built into wall). Provide 30mm x 5mm mild steel restraint straps to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at maximum 1200mm etc. At strap positions provide pack and noggin to joists. Solid strutting to be installed mid-span where span of joists between 2.5m and 4.5m. For spans in excess of 4.5m position of struts at 1/3rd span. Double up floor joists locally under bath feet and hot water cylinder where applicable. All doubled up joists to be bolted together at 600mm centres. Provide 75mm fibreglass insulation between floor joists.

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%.

External access door that serves as access to ground floor WC to have a minimum clear opening width of 775mm.

Ensure minimum 900mm corridor width, access to ground floor WC with no obstructions (radiators, etc.) to corridor area adjacent doors.

Sockets, light switches, TV points, doorbells to habitable rooms to be positioned between 450mm and 1200mm above floor level.

Provide area within main driveway of hard surfacing (block paving, tarmac or similar) of adequate size to enable wheelchair access from parked vehicle direct to main access of dwelling. Footpath minimum 900mm wide to be directly linked to hard surfacing driveway.

Minimum width of corridors and passageways for a range of doorway widths

Doorway clear opening width (mm)	Corridor/Passageway width (mm)
750 or wider	900 (when approached head-on)
750	1200 (When approached not head-on)
775	1050 (when approached not head-on)
800	900 (when approached not head-on)

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.

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:

Provide energy efficient lights of one per 25m² of floor area or one per four fittings whichever is the largest.

Excludes garages, lofts and outhouses.

Oil Tank

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

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.

Purge ventilation to windows

For a hinged or pivot window that opens 30° or more the height and width should be at least 1/20th of the floor area of the room.

For a hinged or pivot window that opens less than 30° the height and width should be at least 1/10th of the floor area.

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 25,000mm².

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. Escape windows to be within 1.1m of floor.

Smoke detectors to be to BS5839/6:2004, Grade D, Category LD3.

Connect foul drains to Bio-disc treatment plant positioned a minimum 10 metres from any watercourse. Outfall from treatment plant to discharge to adjacent pond, all to Environment Agency approval.

Sewage Treatment Plant

A suitable notice in regard to the package treatment work should be provided within the property, it is suggested that this is contained within a property log book. An example of the wording could be, 'The foul drainage from this property discharges to a package treatment works. Maintenance is required (insert frequency) and should be carried out by the owner in accordance with manufacturer's instructions. The owner is legally responsible to ensure that the system does not cause pollution, a health hazard or a nuisance'.

General Notes

Do not scale from this drawing.

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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 and 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.

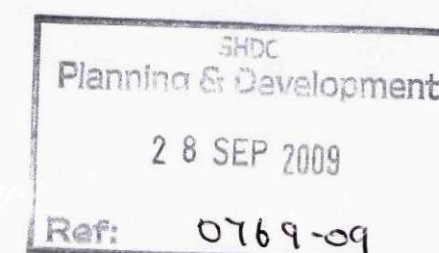
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised 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 manufacturer's 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 - 24.9.09

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF
TIMBER GARAGE/BARN TO
HOLIDAY COTTAGE AT
11 ROMAN BANK, GEDNEY
DYKE FOR

MR. L. WATSON.

SITE PLAN

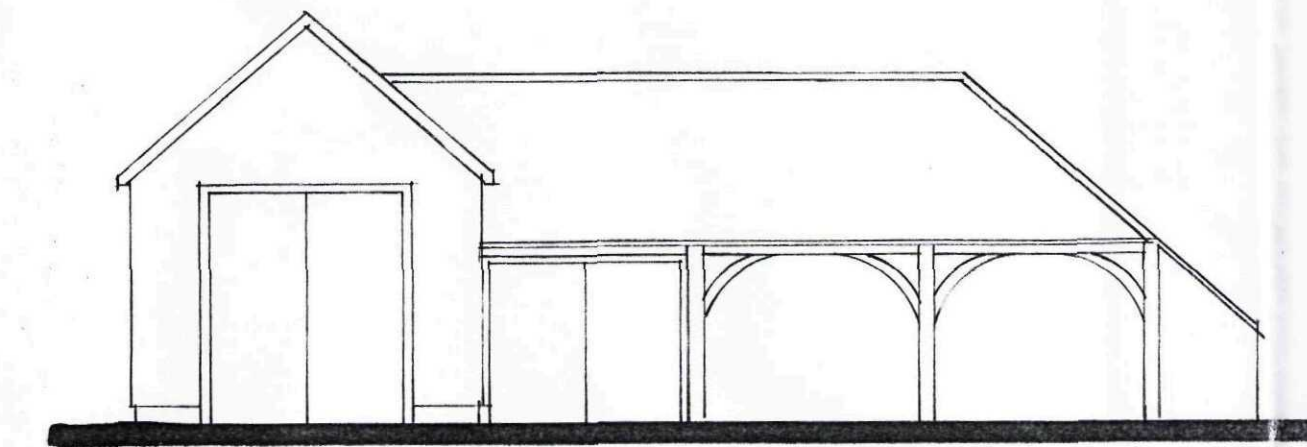
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2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702

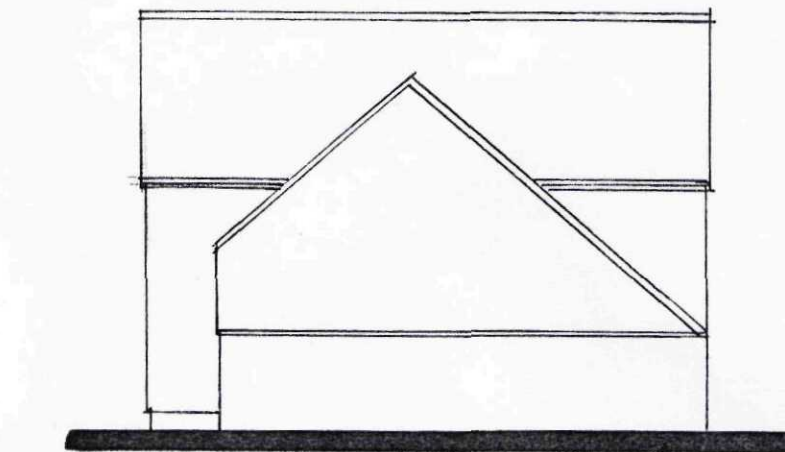


SITE PLAN

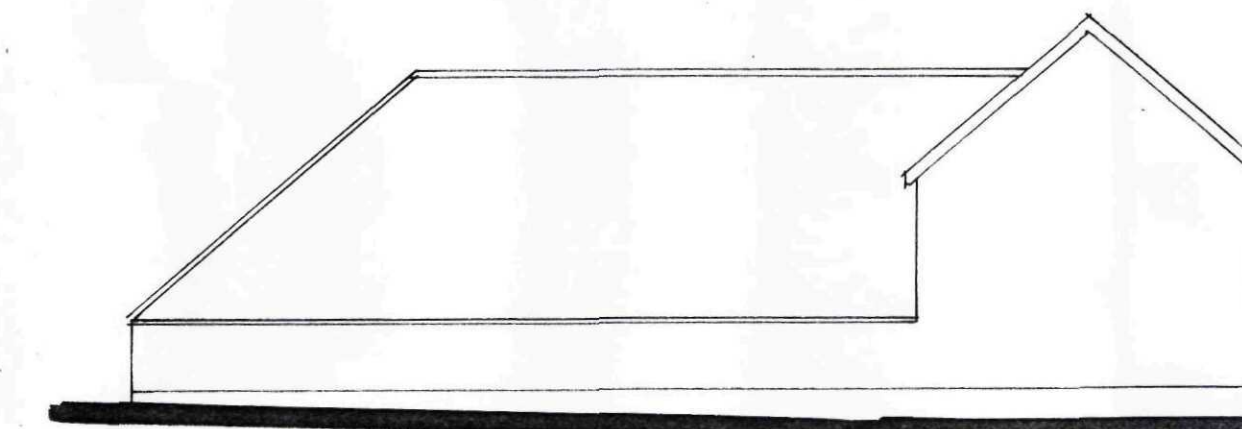
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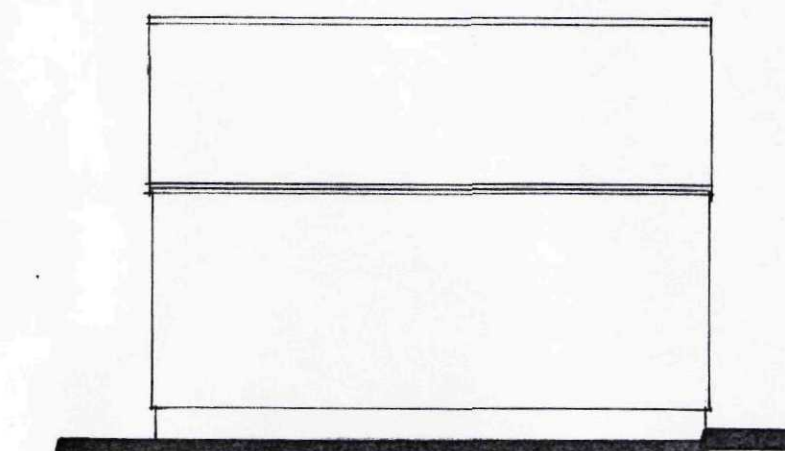
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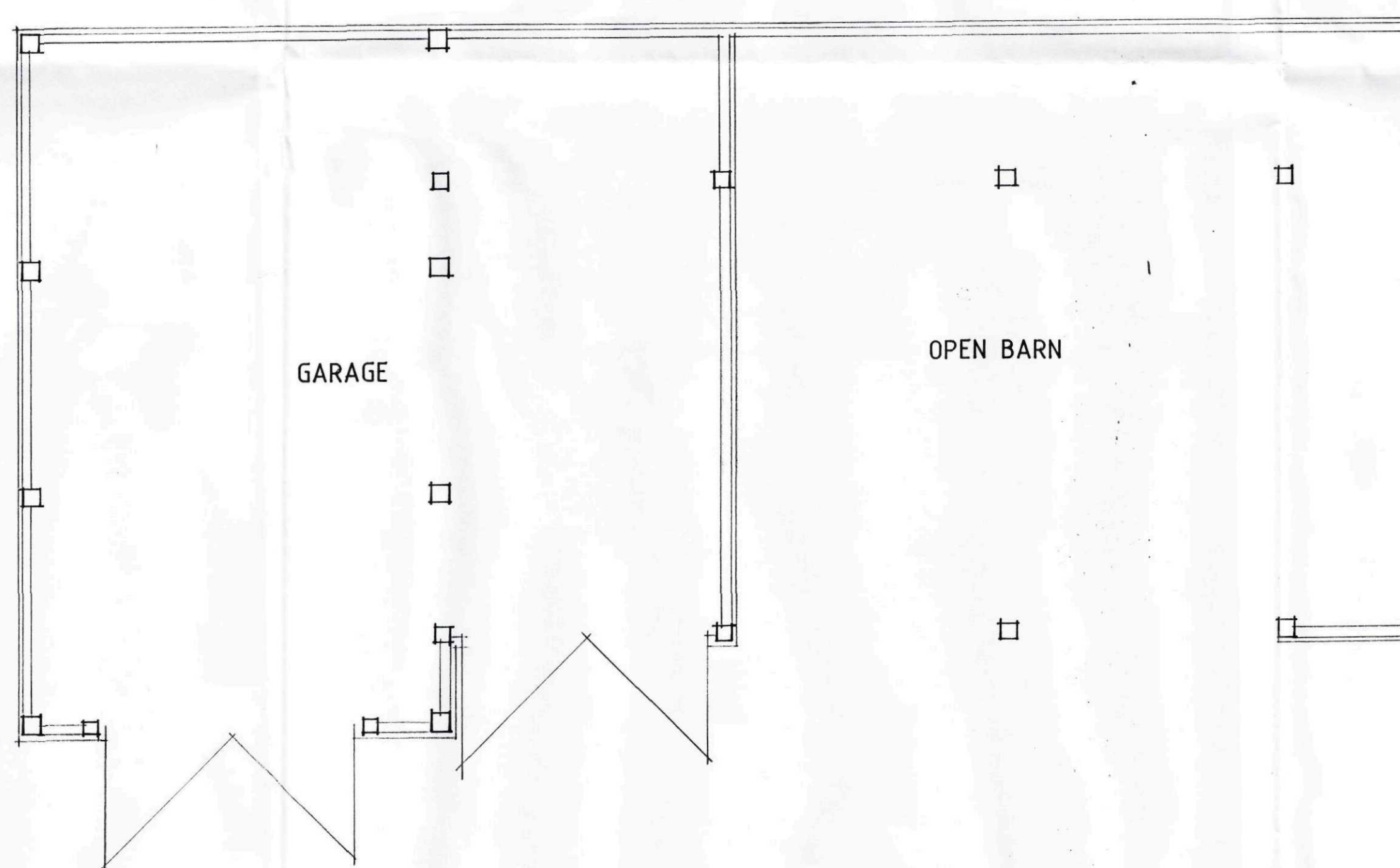
FRONT



SIDE



REAR



FLOOR PLAN

SHDC
Planning & Development
28 SEP 2009
Ref: 0769-09

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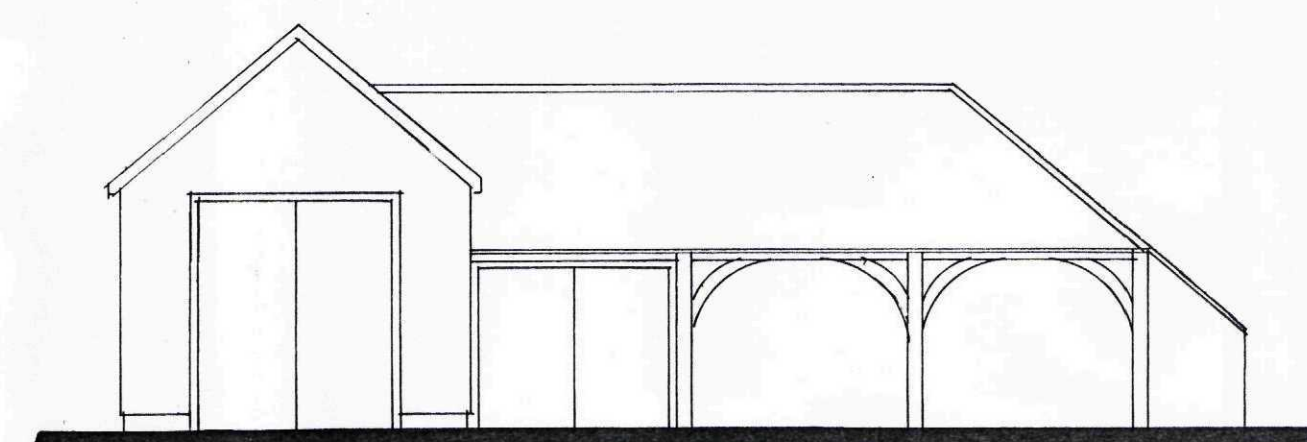
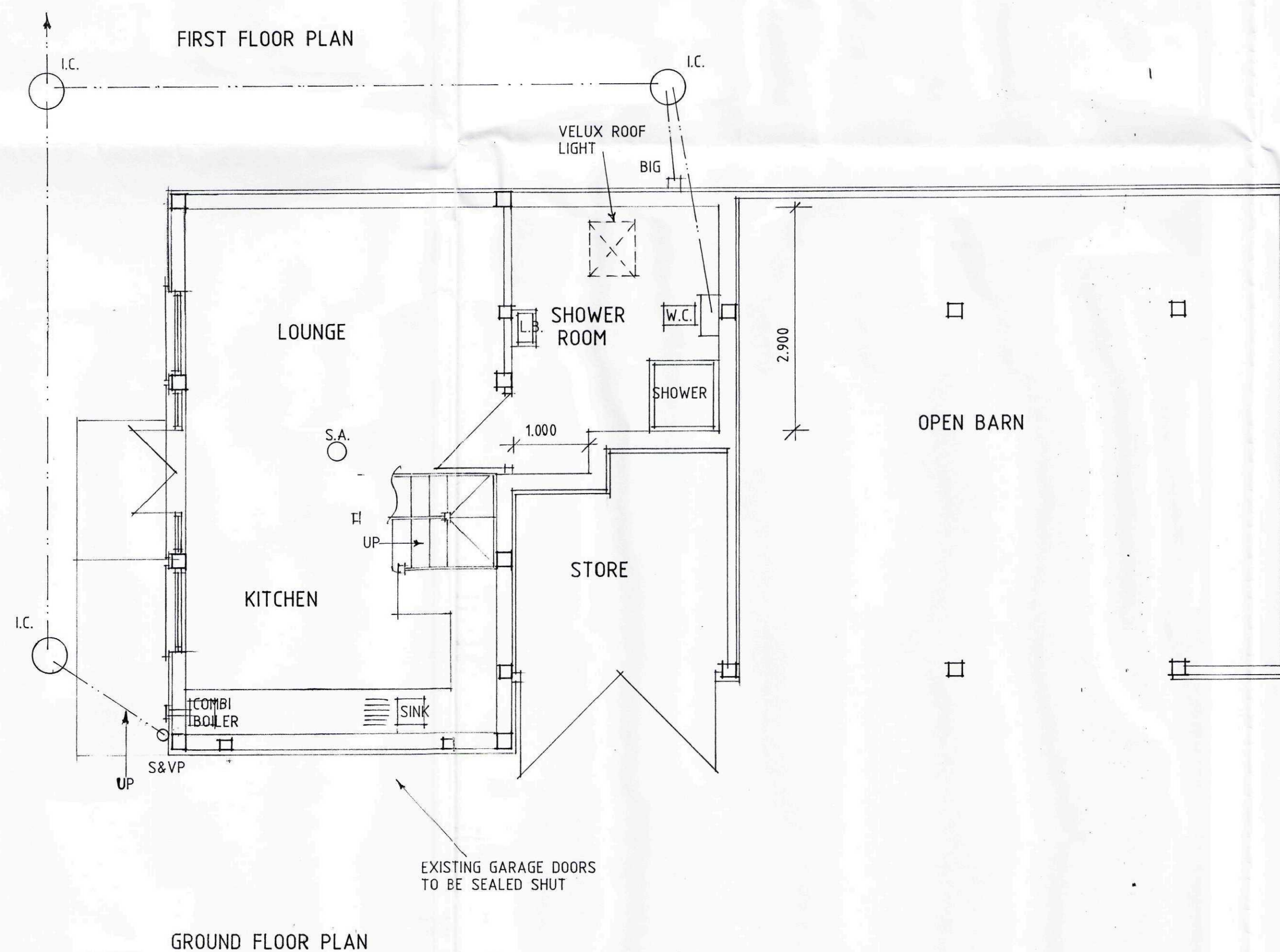
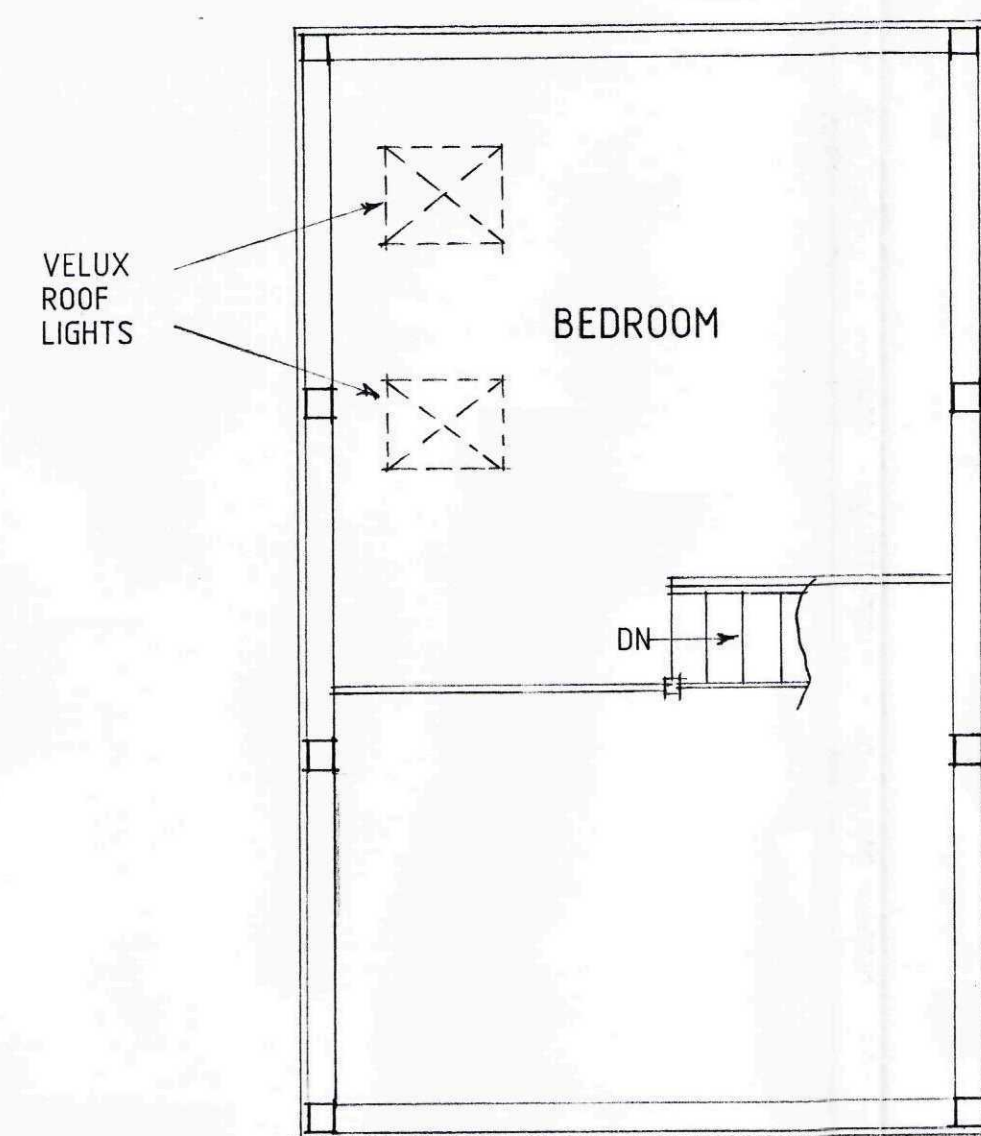
MR. L. WATSON.

PLAN AS EXISTING

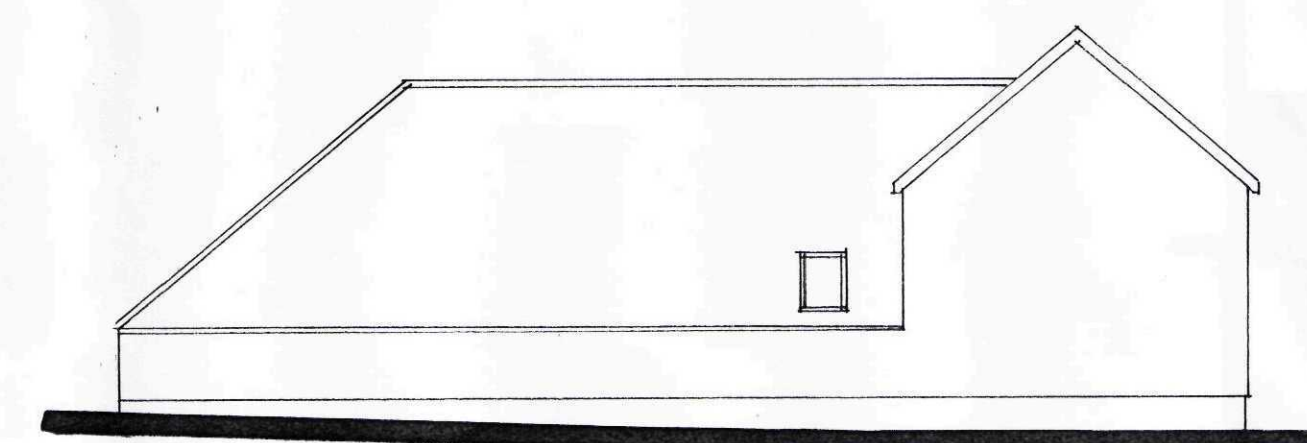
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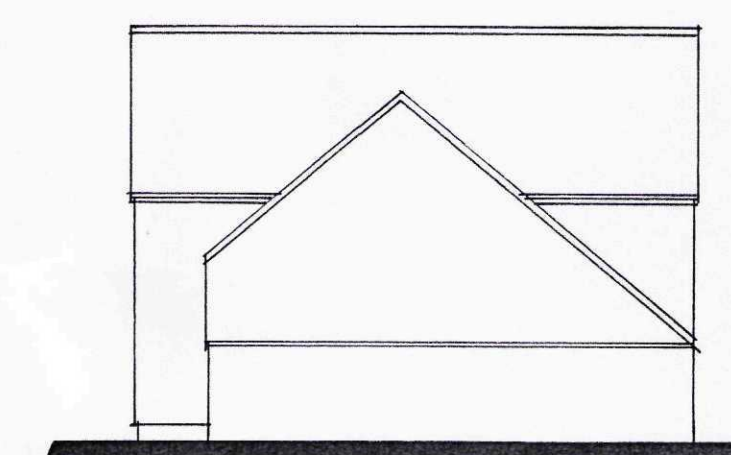




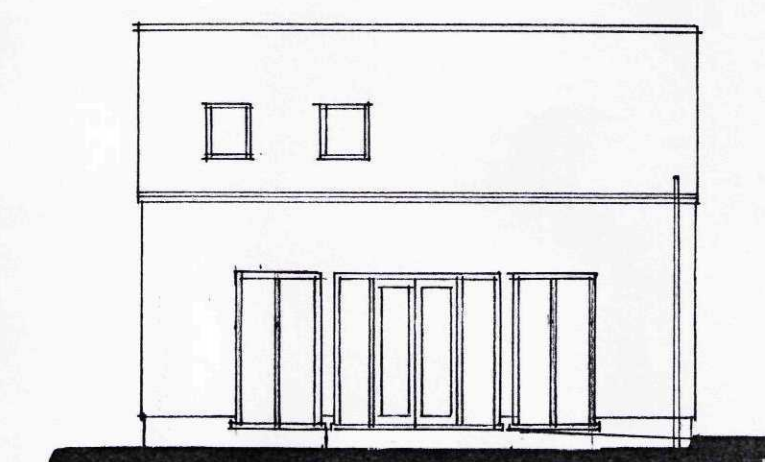
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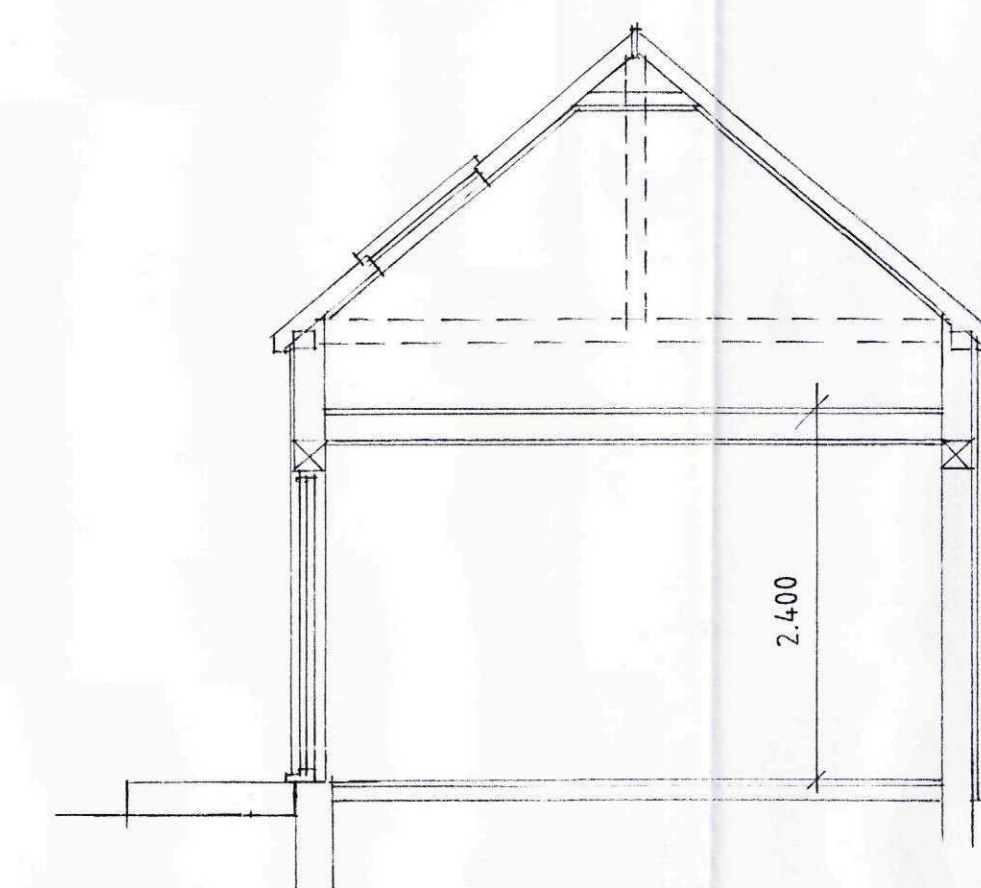
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FRONT



REAR



SECTION

SHDC
Planning & Development
28 SEP 2009
Ref: 0769-09

C - IMF. ADDED - 24.9.09
B - IMF. ADDED - 11.9.09
A - DESIGN ALTS - 3.9.09

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PLAN AS PROPOSED

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