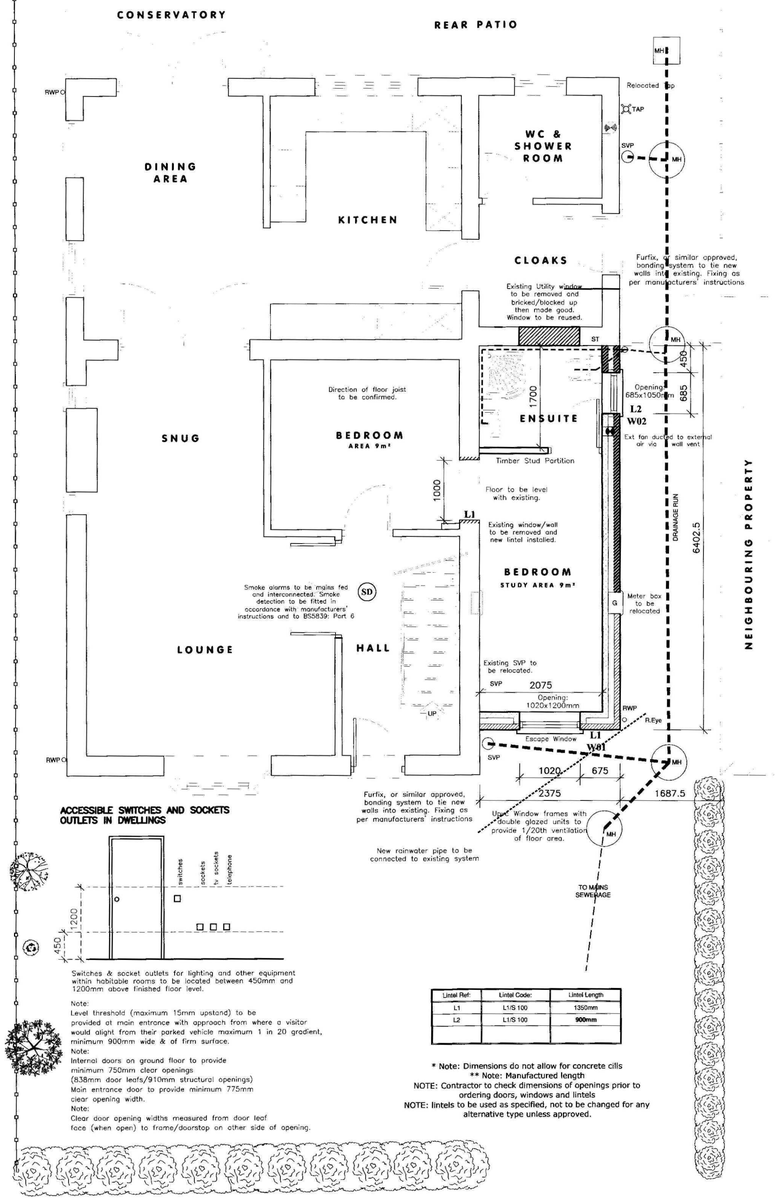


ACCESSIBLE SWITCHES AND SOCKETS OUTLETS IN DWELLINGS

Switches & socket outlets for lighting and other equipment within habitable rooms to be located between 450mm and 1200mm above finished floor level.

Note:
Level threshold (maximum 15mm upstand) to be provided at main entrance with approach from where a visitor would alight from their parked vehicle maximum 1 in 20 gradient, minimum 900mm wide & of firm surface.
Note:
Internal doors on ground floor to provide minimum 750mm clear openings (838mm door leafs/910mm structural openings)
Main entrance door to provide minimum 775mm clear opening width.
Note:
Clear door opening widths measured from door leaf face (when open) to frame/doorstop on other side of opening.

Lintel Ref:	Lintel Code:	Lintel Length
L1	L1/S 100	1350mm
L2	L1/S 100	900mm

* Note: Dimensions do not allow for concrete cills
** Note: Manufactured length
NOTE: Contractor to check dimensions of openings prior to ordering doors, windows and lintels
NOTE: lintels to be used as specified, not to be changed for any alternative type unless approved.

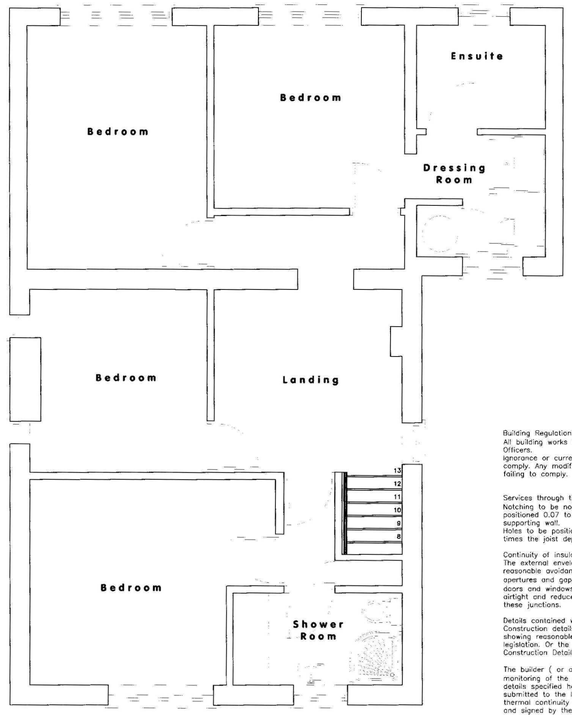
FLOOR PLAN SCALE 1:50



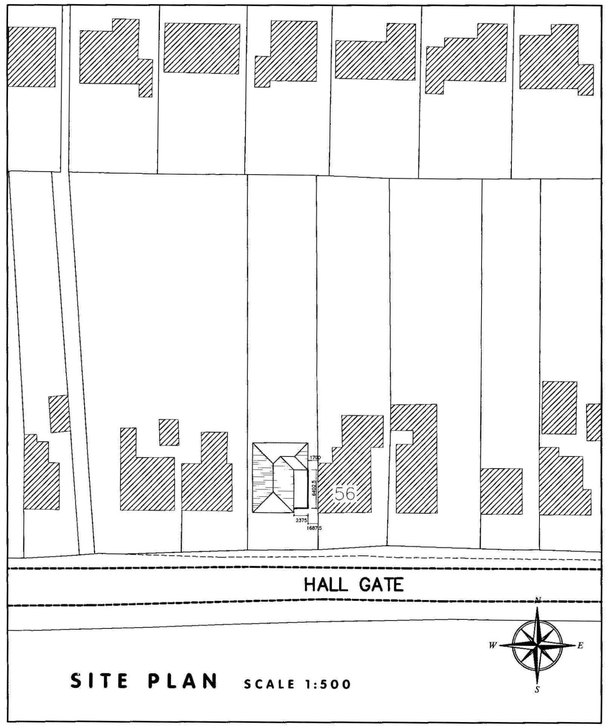
SIDE ELEVATION SCALE 1:100



FRONT ELEVATION SCALE 1:50



FIRST PLAN SCALE 1:50



SITE PLAN SCALE 1:500

LEGEND / NOTES COLUMN :
Rev A: Building Regulations MD (30.01.12)

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CONSTRUCTION NOTES

Foundations
All foundations to be positioned centrally under walls.
Depth of foundations to be in accordance with the drawings and the Local Authority's requirements, minimum 900mm and 1000mm Fill Grip.
Details of footings are based on an assumed ground bearing capacity of 75kn per metre square and are subject to site inspection during the excavation of the works.
600 x 225mm continuous mass strip foundations to cavity walls. 450 x 225mm continuous mass strip foundations to 100mm load bearing internal walls.
Non-load bearing block walls to be built of thickened out floor slab 440 x 225mm deep.
All foundations and floor slabs to take account of both recovered and reclaimed trees and hedges in accordance with the Guidance contained within NHBC Chapter 4.2
Foundation drawings, details and notes shown on the drawings and specifications are for indicative purposes only which are subject to full ground investigation results. Contractors cannot rely on the nature of foundations shown until full information of subsoil, including cracks, cellular and underground features are established, subsequent to excavations on site. The nature of subsoil's influences the design of foundations when building near trees which cannot be established until excavations are made on site.

Ground Floor
Min. 65mm reinforcement screed (in accordance with Caskins instructions) on 95mm Celotex PT4000 PIR + 1.2G, or similar approved, insulation with external perimeter insulation (Celotex T-Brose TB4000) Lowered 2' thickness to achieve minimum thermal resistance path of 0.73m2K/W on 150mm thick site concrete at no 1200 Wavecon CPM lined to horizontal DPC, on 25mm sand blinding, on 150mm minimum well compacted mint hardcore.
1" value to be 0.22W/m2K or better. Installation of DPM and insulation to be in accordance with manufacturers' instructions.
Contractor to ensure flush floor level between existing and proposed.

Drainage
100mm diameter new pipes to BS 4660 with flexible joints and to minimum 1:80 falls.
Pipes to be bedded and surrounded with pea gravel. Inspection chambers to be 225mm Class B engineering brickwork laid in cement mortar on 150mm concrete base or alternatively inspection chambers to be spun to suit new drainage system. Inspection chamber covers to be non-ventilating and be secured in, key covered.
Rainwater drains to be PVC system minimum 1 in 80 gradients with PVC system existing eyes and inspection chambers. Guttering to be 112mm and downpipes to be 68mm. Drains beneath the building to be encased in 150mm pea gravel.
Drains passing through walls to have 150mm pea gravel surround extending 900mm in each side of wall and lintel over. Rigid sheet material to mask 50mm clearance around drain opening over wall.
50mm diameter waste pipe to wash hand basins, 40mm diameter waste pipes to sink, bath & shower.
All waste pipes connected to soil stacks to have 75mm deep seal traps. Where waste pipes connect the maximum permitted lengths in Approved Document H then anti-syphon traps to be used. 100mm diameter spur soil vent & waste pipe with built in grating at terminal. Drains with less than 600mm cover to be protected with 75mm concrete. Vent pipes to terminate 900mm above window/door openings when within 3.0m.
NOTE: Contractor to check invert location and invert depths of existing drainage runs

Ventilation
Background ventilation of minimum 8000mm sq. ventilation to main rooms and 2500mm sq. to Ensuites provided by controllable window ventilation.
Overall ventilation three areas in accordance with Approved Document Part F, table 1.2a.
Rapid ventilation to Kitchen provided by extractor fan ducted to external air extracting minimum 60 litres per second or 30 litres if positioned adjacent to hob. Extractor fan in Shower Rooms to be ducted to external air. Extractor to 0.5Wh to give 30 litres per second extraction, extractor to Bathroom and Ensuite to provide 15 litres per second.
Extractors serving Bathrooms and Ensuites without windows to be operated by light switch to give extract of 6 litres/second and be fitted with 15minute over-run facility. Air input to be provided by ensuring 10mm gap under door.

External Wall
100mm facing brickwork, 100mm cavity with 10mm Dritherm 32 cavity wall insulation built as to work proceeds in accordance with the manufacturer's recommendations, 100mm lightweight, minimum 3.5N/mm2, load bearing insulating block inner leaf (thermal conductivity value no more than 0.119W/mK) U value to be 0.28 Wmetre square K or better. Internal walls of Lore 0.13dbm2 blockwork with 13mm render & Gair-Rake to both faces.
External wall cavities to be closed at window reveals, jambs and sills with cavity closer by Thermabate or equal, with insulation to avoid cool bridging to achieve minimum thermal resistance path of 0.45m2K/W and incorporating dpc. Wall insulation to overlap level of floor insulation by minimum 150mm.
Stainless steel wall ties 225mm long at 450mm centers vertically and 750mm centers horizontally staggered, and at 225mm centers around openings.
Twisted polythene dpc to sill width of masonry. 150mm rainscreen above ground level. Provide 45 Metal type 150mm, internal type lintels to all internal openings in 100mm blockwork.
Openings to cavity walls to receive 61 lintel type L1/S100, standard insulated type with dpc cavity tray dpc over corresponding 150mm each end. Note
Yeoro dry loading type lintels to be used over openings below roof level to accommodate any point loads from girder trusses within roof layout. Minimum end bearings for lintels spanning up to 1200mm, to be 150mm and spanning over 1200mm to be 150mm end bearings.
Provide weak mix cavity fill leaving a minimum of 225mm cavity below dpc level.
Sub-structure walls to be built in blockwork/brickwork suitable for underground in 1:4 cement sand mortar.

Windows
Windows to be UPVC frame with double glazed units to provide 'U' values of 1.6Wm2K or better.
Windows to give 1/10th daylight and 1/20th ventilation of floor area.
Escapes to be provided to habitable rooms on ground and first floor by sash to open to give minimum 0.33m2 opening, minimum 450mm high and wide, bottom of opening to be maximum 1100mm from floor level.
Provide mastic pointing on plastic foam backing to window/door frames and brickwork externally.
Windows and doors to be set back in reveal so that cavity closers are overlapped by minimum 30mm.
Any glazing below 800mm above floors to all windows and all glazing to doors and sidelights to be toughened safety glass and to comply with BS 6206, and Building Regulations Part N.
Over-stable window opening restrictors to be provided to opening sashes within 800m of floor level to leave max.100mm gap. To limit infiltration, all doors, windows, loft hatches and other openings to be sealed with draught seals or similar.

Flat Roof -Warm roof type
3 layers built up flat roofing felt on Celotex EL3000 120mm insulation mechanically fixed over fully sealed continuous vapor control layer which has been bonded to the deck.
Vapor control layer to be turned up perimeter of insulation and a flap of 300mm bonded to top of insulation.
Insulation to be mechanically secured through to the deck with appropriate plate washer fastenings. Minimum 18mm plywood decking on timber firrings providing 1 in 80 fall on 38 x 145mm C16 softwood timber joists @ maximum 400mm centre's all to achieve U value 0.16W/m sq.K. Provide 12.5mm plasterboard and skim ceilings fixed to underside of joists with all necessary noggins and scrim cloth.

Fire Detection and fire alarm systems
Dwelling house to be provided with a fire detection and fire alarm system in accordance with the relevant recommendations of BS5839-6:2004 to at least a Grade A Category LD3 standard.

Smoke Alarms
There should be at least one smoke alarm on every storey of the dwelling house and be interconnected and to be positioned as indicated on plan, in accordance with manufacturers Instructions and to BS5446: Part 1.
The power supply for a smoke alarm system to be derived from the dwelling house's mains electricity supply. The electrical installation should comply with Approved Document P (Electrical safety).
Smoke alarms / detectors should be sited so that there is a smoke alarm in the circulation space within 7500mm of the door to every habitable room; to be a minimum 300mm away from light fittings and walls; the sensor in ceiling-mounted devices is between 25mm and 600mm below the ceiling (25-150mm in the case of heat detectors or heat alarms).
Alarms / detectors should be possible to reach to carry out maintenance (testing / cleaning), should not be fixed next to or above heater or air-conditioning units or in bathrooms or places where steam, condensation or fumes could give false alarms. Alarms / detectors should also not be places in places that are known to get very hot, such as kitchens etc.

Existing Heating System
Existing system to be checked by qualified engineer to determine suitability.
If suitable existing system to be extended to with radiators fitted with thermostatic valves.
If however boiler is to be replaced then the Gas fired central heating system with condensing boiler of minimum SEDBUK rating of 86% with zone control i.e. living areas and sleeping areas controlled independently.
Programmer to enable operation of heating to be separately timed in each zone.
Radiators to all rooms controlled by room thermostats and/or thermostatic radiator valves with Bypass within system. Boiler interlock to switch boiler off when no heat is required.
Hot water to be provided by boiler stored in minimum 35mm foam insulated (maximum density 30kg/m3) hot water cylinder with Immersion for seasonal use.
Pipes between boiler and cylinder to be insulated in accordance with BS5422:2001.

Lighting
Provision to be made for energy efficient lighting at one per 25m2 of dwelling floor area or one per every four fixed light fittings. Luminaires to have efficient lighting points and to be provided within dwelling where lighting can be expected to have most use to comprise fixed lighting (comprising either basic lighting outlets or complete luminaires) that only take lamps having a luminous efficacy greater than 40 lumens per circuit watt (i.e. fluorescent tubes and compact fluorescent lamps). Not GLS tungsten lamps with bayonet cap or Edison screw bases.
External-lighting, excluding garages and carports, to have lamp capacity that does not exceed 150W per light fitting and effective controls i.e. extinguish when there is enough daylight and when not required at night or alternatively light fittings to be limited to take lamps with an efficacy greater than 40 lumens per circuit watt.

Electrical
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 the Council should be satisfied that Part P has been complied with. This will require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.
Switches and sockets for lighting and other equipment within habitable rooms to be located between 450mm and 1200mm above finished floor level.

Building Regulations.
All building works and allied trades to comply with Building Control / Fire Officers.
Ignorance or current legislation requirements is reason for failing to comply. Any modifications to design or change of materials can result in failing to comply.

Services through timber elements.
Notching to be not >0.125 (1/8) times the depth of the joist, and positioned 0.07 to 0.25 times the span of the joist away from the supporting wall.
Holes to be positioned in the centre of the depth of joist and not >0.25 times the joist depth. Distance between holes 3 times the diameter.

Continuity of insulation and air tightness.
The external envelope of the building should be constructed with a reasonable avoidance of thermal bridging to the insulation layer. All joints, apertures and gaps within the building elements (apertures around the doors and windows, floors, roofs and walls) should be suitably weather and airtight and reduced unwanted thermal leakage and ingress of water at these junctions.

Details contained within document.
Construction details shown within this document should be adhered to, showing reasonable conformity with the current building regulations legislation. Or the adoption of design details set out in the TSO Robust Construction Details.

The builder (or other suitable qualified person that has had continuous monitoring of the proposed construction) should confirm that the design details specified here in have been adhered to. Confirmation by a report submitted to the local authorities showing that reasonable provision for thermal continuity and air tightness within the building has been adopted and signed by the appropriate person.

Workmanship and materials.
Workmanship to comply with British standard code of practice of workmanship BS 8000 (workmanship on building sites).
All materials used must strictly comply with manufactures recommendations and with British standards practice codes for the storage and installation of such proprietary materials.

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SHDC
PLANNING & DEVELOPMENT
01 FEB 2012
Ref. 00891-12

Client
Mr & Mrs Gohegan

Project
Proposed Extension to:
58 Hallgate Road,
Holbeach,
Spalding,
Lincolnshire.
PE12 7HX

Title
Proposed Floor Plan, Elevations & Site Plan

Scale
(as shown)

Date
Jan '12

Drawn By
MD

Checked By
ND

Drawing No.
B/2637 - 02

Revision
A.

A1

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