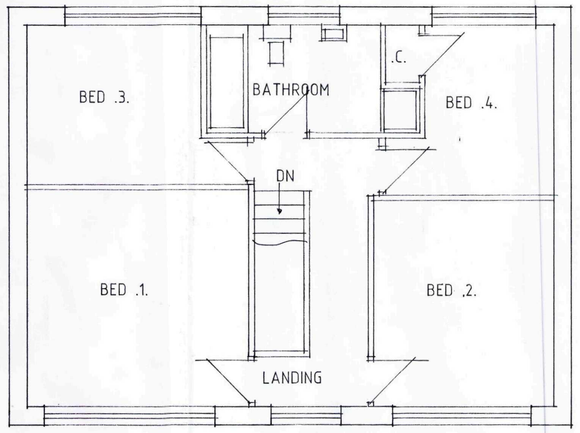
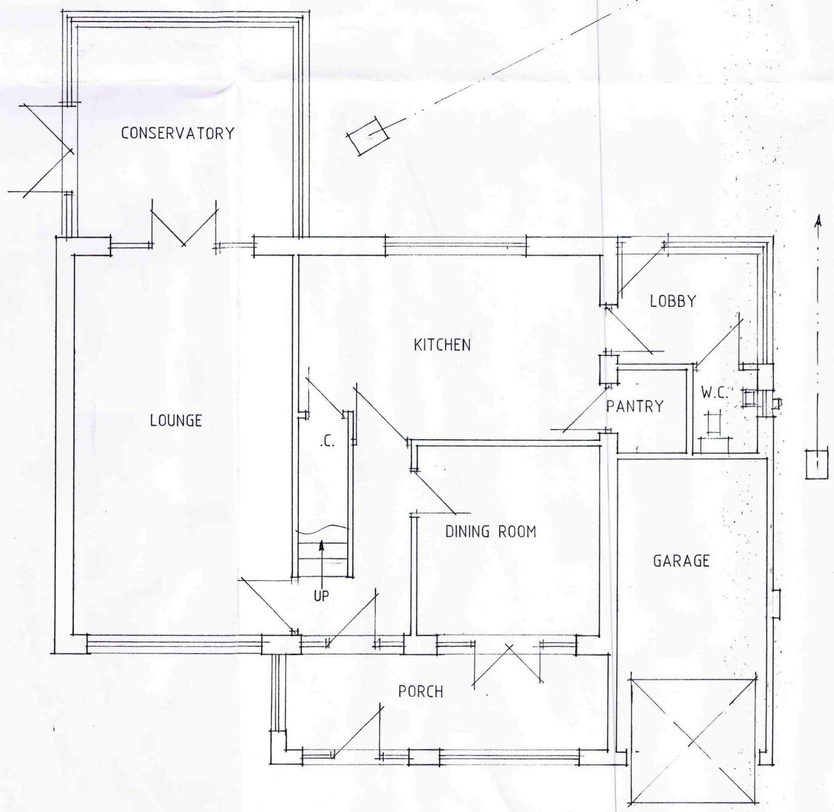
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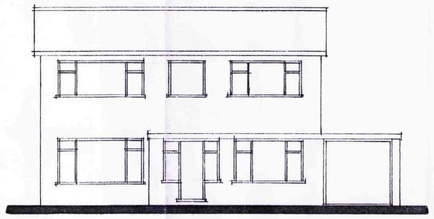
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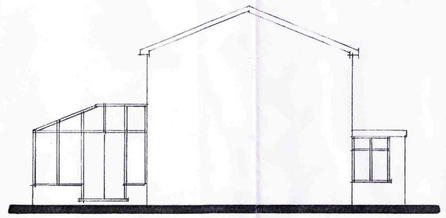
FIRST FLOOR PLAN



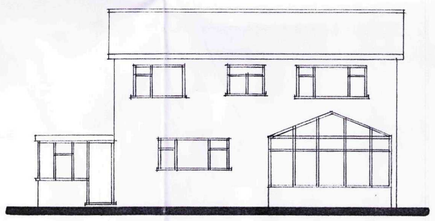
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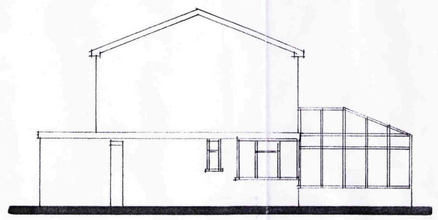
FRONT



SIDE



REAR



SIDE

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0 9 MAY 2011
Ref: 0341-11

A - ALTS - 4.5.11

Status
DESIGN
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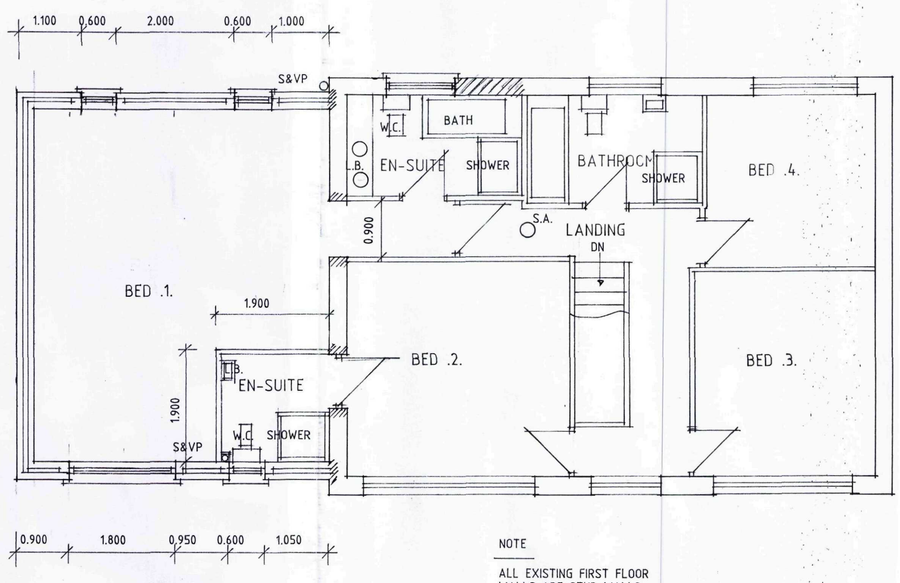
PROPOSED EXTENSION TO
78 CHESTNUT AVENUE,
HOLBEACH FOR

MR. S. NORRIS

PLAN AS EXISTING

1:50 1:100	SD11-012/1
MARCH-11	B.GILHAM.

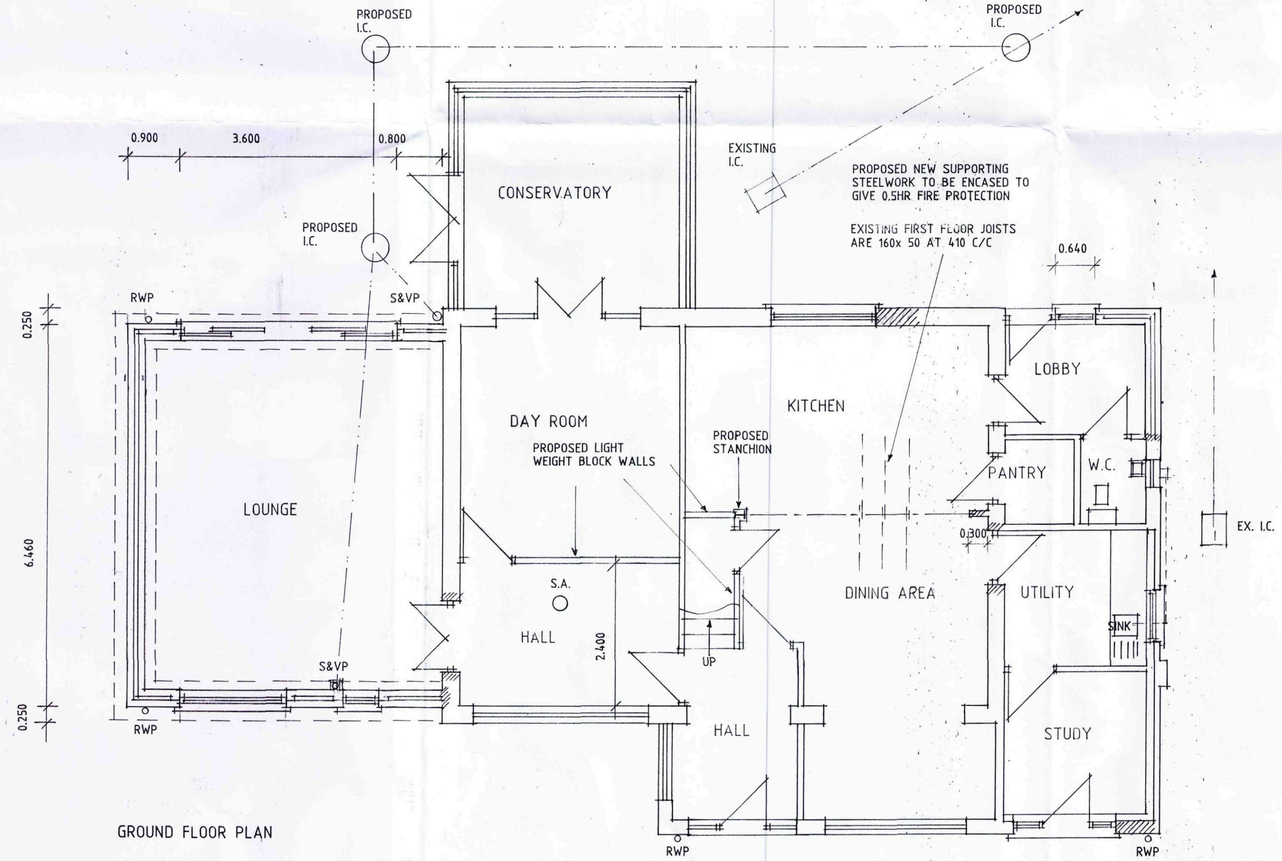
2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702



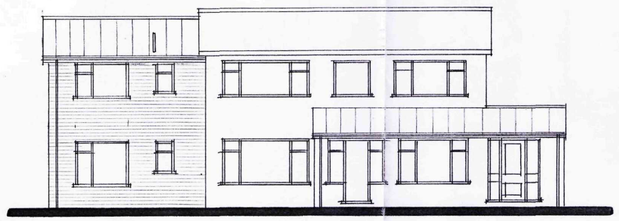
FIRST FLOOR PLAN

NOTE

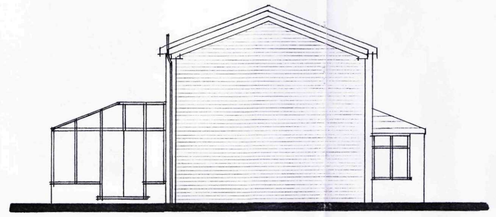
ALL EXISTING FIRST FLOOR WALLS ARE STUD WALLS



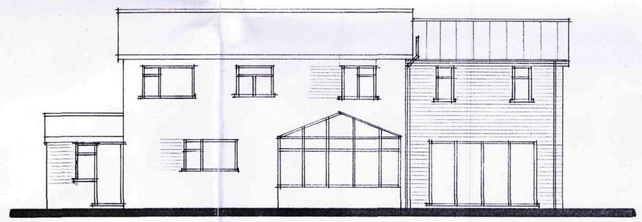
GROUND FLOOR PLAN



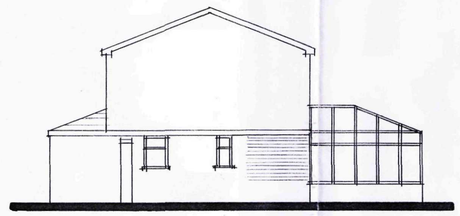
FRONT



SIDE



REAR



SIDE

C - DESIGN ALTS - 4.5.11
B - DESIGN ALTS - 27.4.11
A - DESIGN ALTS - 21.4.11

Status DESIGN
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PROPOSED EXTENSION TO
78 CHESTNUT AVENUE,
HOLBEACH FOR

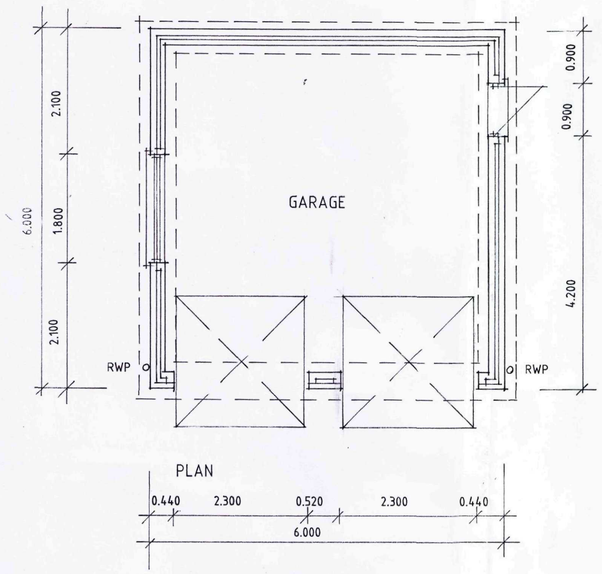
MR. S. NORRIS.

PLAN AS PROPOSED

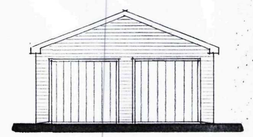
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2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
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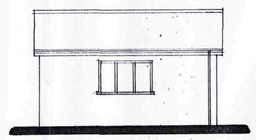
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09 MAY 2011
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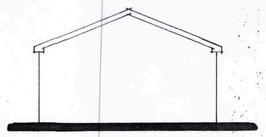
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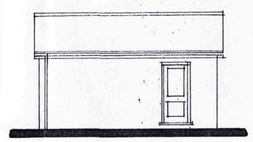
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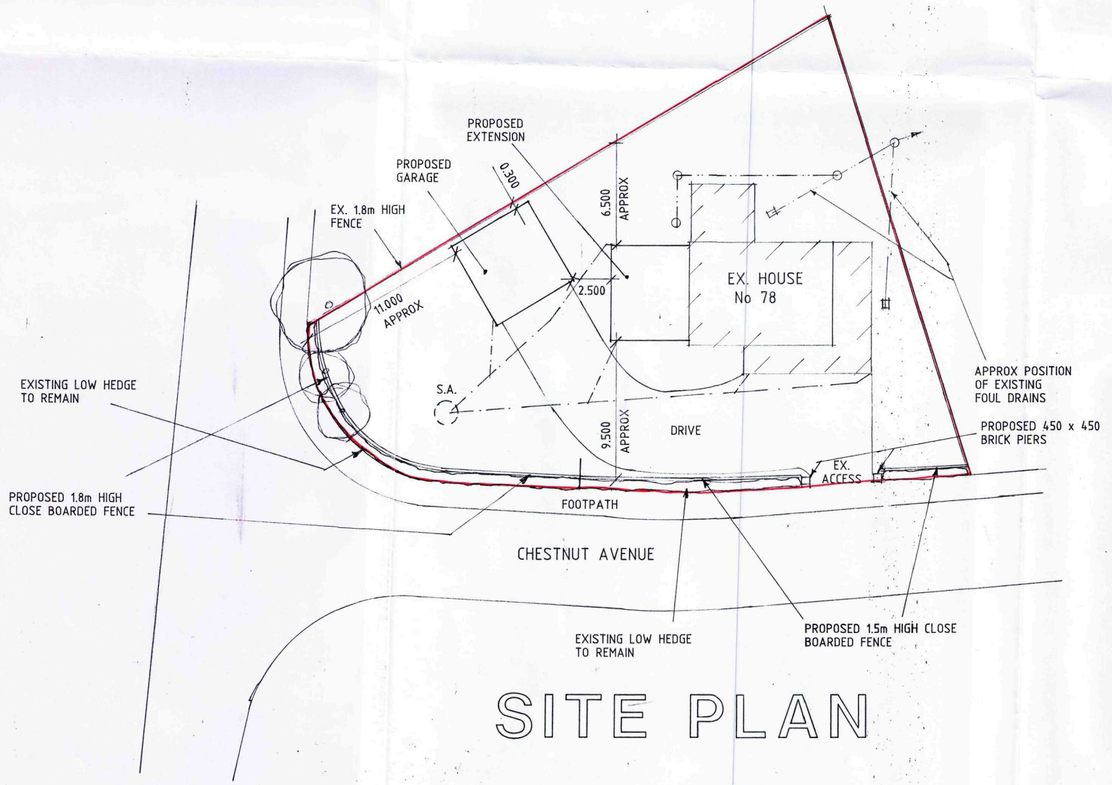
SIDE



REAR



SIDE



SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD11-012/1, SD11-012/2, SD11-012/4
THERMAL DETAILS - MC1-RE-01,MC1-WD-03, MC1-WD-04
MC1-WD-05

B - DESIGN ALTS - 4.5.11
A - DESIGN ALTS - 20.4.11

SHDC
Planning & Development
09 MAY 2011
Ref: 0311-11

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION & DOUBLE GARAGE AT 78 CHESTNUT AVENUE, HOLBEACH FOR

MR. S. NORRIS

SITE PLAN / GARAGE

1:50 1:100 1:200	SD11-012/3
MARCH-11	B.GILHAM.

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Tel: 01406 424343 Fax: 01406 490702

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 soil 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.

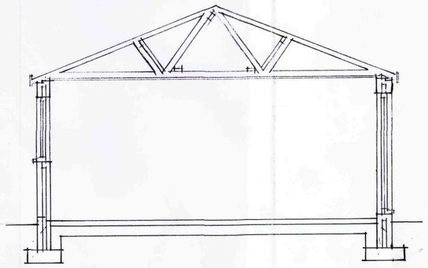
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised 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 manufacturers' instructions and relevant Code of Practise. Materials should conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

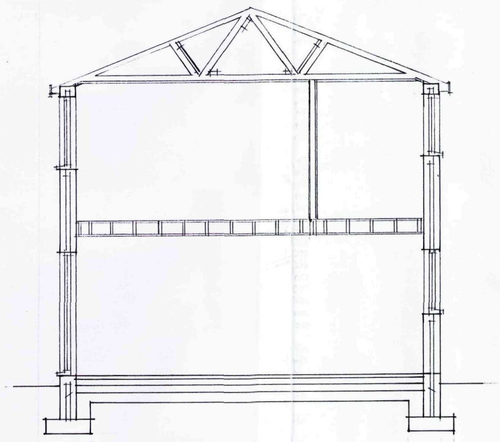
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design 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.



GARAGE SECTION



EXTENSION SECTION

Build on extension in the manner shown.

Build double garage, as shown.

To site frontage, where shown, provide 1.8m high close-boarded fence positioned behind existing low hedge, which is to be retained.

To site frontage, where shown, provide 1.5m high close-boarded fence positioned behind existing low hedge, which is to be retained.

To front section of existing flat roof, where shown, provide new lean-to roof consisting of 100 x 50mm rafters at 400mm centres and pitch to match existing roof. Provide 100mm stud wall to rear of lean-to above garage. Gable ends and stud wall clad with 16mm UPVC shiplap boarding.

To lean-to roof at junction with house wall provide suitable 10mm continuous ventilation system along with 4 lb lead flashing.

External Materials
Roof tiles and facing bricks to match those existing.

En-suite and kitchen windows to be removed and replaced with smaller windows, as shown. Brick up openings as necessary.
Kitchen window 1.8 x 1.05m
En-suite window 1.2 x 1.05m

Form new opening for utility window, where shown 800 x 1.05mm; support over with IG L10 lintel, as necessary.

Existing garage to be converted to utility and study, as shown. Provide dividing stud partition wall.

Existing garage walls to be dry-lined

Dry Lining of Existing External Walls to Create New Dwelling
Dry line existing solid external walls with 55mm Celotex GA4000, joints taped to create VCL + air leakage barrier cavity (low emissivity) – 25 x 47mm battens at 600mm centres, 12.5mm Knauf wallboard, or similar approved. All to give "U" value of 0.28W/m²K.

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 Walling
Provide 50 x 75mm timber vertical studs at 400mm c/c to be constructed of 50 x 75mm timber head and sole plates. Provide 12.5mm Gyproc plasterboard of 10kg/m³ density and skim finish to both sides. Provide to airspace proprietary acoustic insulation. Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either end of stud partition joist beam to fix flooring.

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 c/c. 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 1/3 rd 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.

First floor joists to be 75 x 225mm SC3 grade at 400mm centres. Double up joists under stud partition.

Fascia and Bargeboards
To be 25 x 75mm PSE with 6 mm groove to accept 6mm thick exterior grade plywood soffit.

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard of 10kg/m³ or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Existing rear corner window to lobby to be removed and replaced with small window, as shown. Brick up opening with cavity wall to match existing.

New drains under extension to be encased in 150mm concrete.

Existing garage floor to be painted with 2 no. coats of Synthaprufe waterproofer and then provide 100mm Celotex insulation and 19mm Weyroc decking with necessary adjustments to make level with existing floor.

Existing garage door to be removed and replaced with front entrance screen, as shown. Brick up opening as necessary to suit.

To remaining flat roof area over existing garage provide 100mm Celtex insulation between roof joists. Ensure 50mm ventilation gap is maintained and provide 10mm ventilation gat at eaves and junction with house wall plus 4lb lead flashing, as necessary.

Form opening between dining room and new utility, as shown; support over with IG L1/S lintel.

Existing internal door within dining room to be blocked up.

Wall between kitchen and dining room to be removed, as shown; support over with steel beam all to SRC structural calculations. Beam to be encased to give ½ hour fire protection.

Existing doors/screens between hall and front porch and dining room and front porch to be removed.

Provide new 100mm stud partition to front porch, where shown, to enlarge dining room.

Existing walls around stairs at ground floor level to be altered, as shown.

Existing bathroom/cupboard stud walls to be adjusted, as shown.

Form openings into new extension, as shown; support over with IG L1/S lintel.

Existing gas fire to lounge to be removed.

Provide 100mm stud partition to lounge, where shown, to create day room.

Provide 100mm stud partition to first floor rear bedroom to create passageway to new extension and new en-suite.

Connect foul drains to existing foul drainage system, as shown.

Make good to all disturbed and affected areas.

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. 4I.T.P.A. with timber support members to span 4 no. trusses.

Garage Floor Construction
100mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. If garage is integral to house finished floor level to be 100mm below that of house. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

Ground Floor Construction
65mm sand/cement screed on 100mm Celotex insulation 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.

Garage Cavity Walls
275mm cavity walls of 100mm facing bricks, 75mm cavity and 100mm internal block skin. Insulation to inner wall to achieve 0.25 u/value. Cavity wall ties to be stainless steel type spaced 900mm horizontally and 450mm vertically to BS1243, 1978.

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.

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.

Bathroom/En-suite Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 lt/sec. System to offer intermittent operation.

Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Flat Roof Construction (Cold Roof)
12.7mm white spar chippings bedded on bitumen on 3no. layers built up felt (first layer asbestos based) on 12mm external grade plywood decking on 50mm to 0mm timber firrings securely spiked to treated timber joists (size stated on drawings). Provide 30 x 5mm mild steel anchor and lateral restraint straps to joists fixed to walls at maximum 1200mm c/c. Extend joists past wall and provide suitably sized fascia board, complete with soffit board. Provide proprietary ventilation to soffit to offer equal to a 25mm continuous gap along eaves. Lay between joists proprietary 150mm thick insulation maintaining a 50mm air gap between insulation and plywood. Form all necessary felt drips including tilting fillets and keep felt drips clear of fascia boarding. If flat roof intersects with pitched roof ensure flat roof felt laps under felt of pitched roof by a minimum of 600mm.

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.

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

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.

I.G. Type L1/S75 lintels to cavity walls and I.G. type internal lintels to 100mm internal walls unless stated otherwise. To be confirmed on site with Building Control Surveyor.

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 Pilkington 'K' glass or similar approved, to achieve either WER Band C or a 'U' value of 1.6W/m²K.

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.

Sound Insulation to single Dwelling
The intermediate floor should be provided with 100mm thickness mineral wool between the joists. In addition internal stud walls should be suitably sound resisting to walls around bedrooms, WC and en-suites (unless the wall contains a door).

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.

Roof Insulation
To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.16 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 seal plates both sides of pipe entry to avoid vermin entry.

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.

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.

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.

Stud Walls between Habitable Rooms
To have 15mm plasterboard finish to both sides of 50mm x 100mm studs with 100mm fibreglass between to reduce sound transmission

External Cavity Wall Lintels for 300mm Cavity Walls
IG type L1/S100 unless stated otherwise. To be confirmed on site with Building Control Surveyor.

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 25,000.00mm²

External Wall Construction (300mm cavity)
100mm facing brickwork (see site plan for details)
100mm cavity with 45mm Celotex CW4000
100mm inner skin of Celcon standard blocks.
Cavity wall ties to be stainless steel type spaced 900mm horizontally and 450mm vertically to BS1243:1978. Internal block walls to receive 10mm sand/cement render and skim. Robust details in accordance with T50, 2001

All glazing to meet the requirements of 'Approved Document N – Safety Glazing' in relation to impact, opening and cleaning.

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.

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.

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

Seal all openings and joints to perimeter walls.

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

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

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.

For thermal bridging details refer to details: -

MC1-RE-01
MC1-WD- 03
MC1-WD-04
MC1-WD-05

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09 MAY 2011
Ref: 03/H1-11

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PROPOSED EXTENSION TO
78 CHESTNUT AVENUE,
HOLBEACH FOR

MR. S. NORRIS.

SECTIONS

1:50 | SD11-012/4

APRIL-11 | B.GILHAM.

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