

Remove existing lean-to roof over garage to make way for first floor extension above.

Build on new first-floor extension over garage in the manner shown.

Existing garage to be converted to bedroom and en-suite in the manner shown.

Existing garage floor to be suitably levelled up and treated with 2 no. coats of Synthaprufe and covered with Celotex insulation with 19mm moisture resistant Weyroc decking to make floor level with existing.

New first floor to be level with existing.

First floor joists to be 50 x 150mm SC3 grade at 400mm centres.

Roof to have pitch, eaves line and overhang all to match existing.

External Materials
Facing bricks and roof tiles to match existing.

Existing doors in cavity walls, where shown, to be removed and bricked up.

Form passageway through existing staff bedroom with 100mm stud partition, as shown; door into staff room to be adjusted accordingly.

Form opening in cavity wall between new ground floor conversion and new passageway; support over with IG L.I.S lintel, or similar approved.

Brick up existing rear garage window, as shown.

Remove garage front doors and replace with window, as shown; brick up to underside, as shown.

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

Make good to all disturbed and affected areas.

If lacking provide suitable cavity insulation to existing garage external walls.

Private Stairs

Stairwell formed by timber trimmers and loud 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.

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.

Bathroom/En-suite Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 15 l/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.

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.

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.

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 1/3rd 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.

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 noggin 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.

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/m² or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

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.

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 jointed 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.

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/m² 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.

Lintels

All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturer's 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.

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 S73 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.

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.

Internal Lighting

Provide energy efficient lights that only take lamps having a luminous efficiency greater than 45 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:

75% of all lighting to be energy efficient.

Excludes garages, lofts and outhouses.

For thermal bridging details refer to details:-

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

Existing foundation to be checked for adequacy; if found to be inadequate provide suitable underpinning to South Holland District Council Building Control requirements.

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).

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.

Emergency Lighting

Provide and install emergency lighting all to BS5266:Part 1:1999.

Fire Detection/Alarm System

Provide and install fire detector and alarm system all to BS5839:Part 1:2002.

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 35,000mm²

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

The flow rates for the mechanical extractor must be tested and results given to Local Authority Building Control to show that the extraction rate is the same as that specified in 'Approved Document F - Means of Ventilation', no later than 5 working days after the final test.

Provide wholesome or softened wholesome water to any wash basin in or adjacent to any room containing a sanitary convenience and any wash basin, bidet, fixed bath and shower in a bathroom.

Provide heated wholesome water or heated softened wholesome water to any wash basin or bidet in or adjacent to a room containing a sanitary convenience and any wash basin, bidet, fixed bath or shower in a bathroom and any sink that is provided in an area where food is prepared.

The hot water supply to any fixed bath is to be designed and installed with measures to ensure that the temperature of the water that can be delivered to the bath cannot exceed 48°C.

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.

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. Escape windows to be within 1.1m of floor.

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

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.

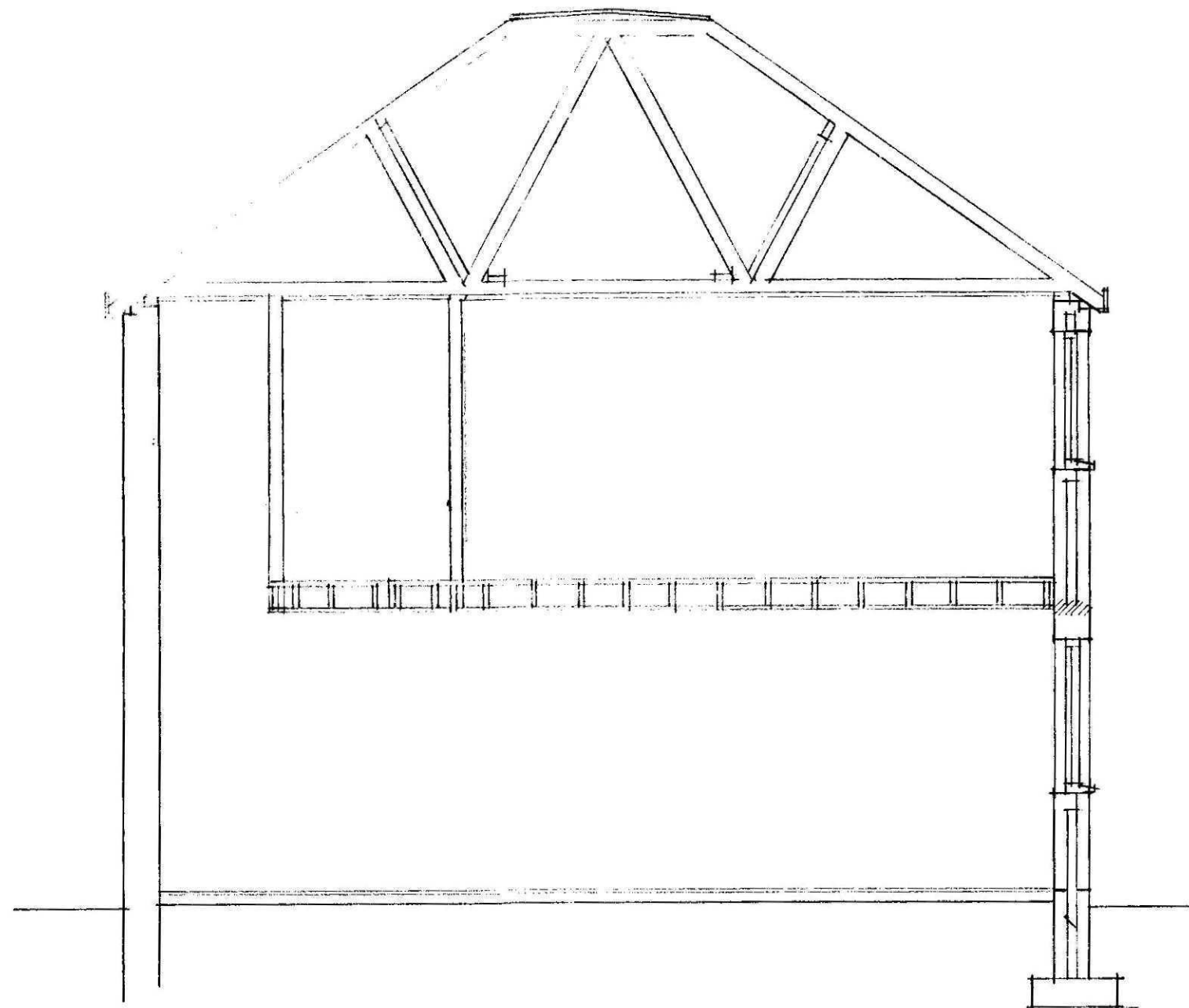
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised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

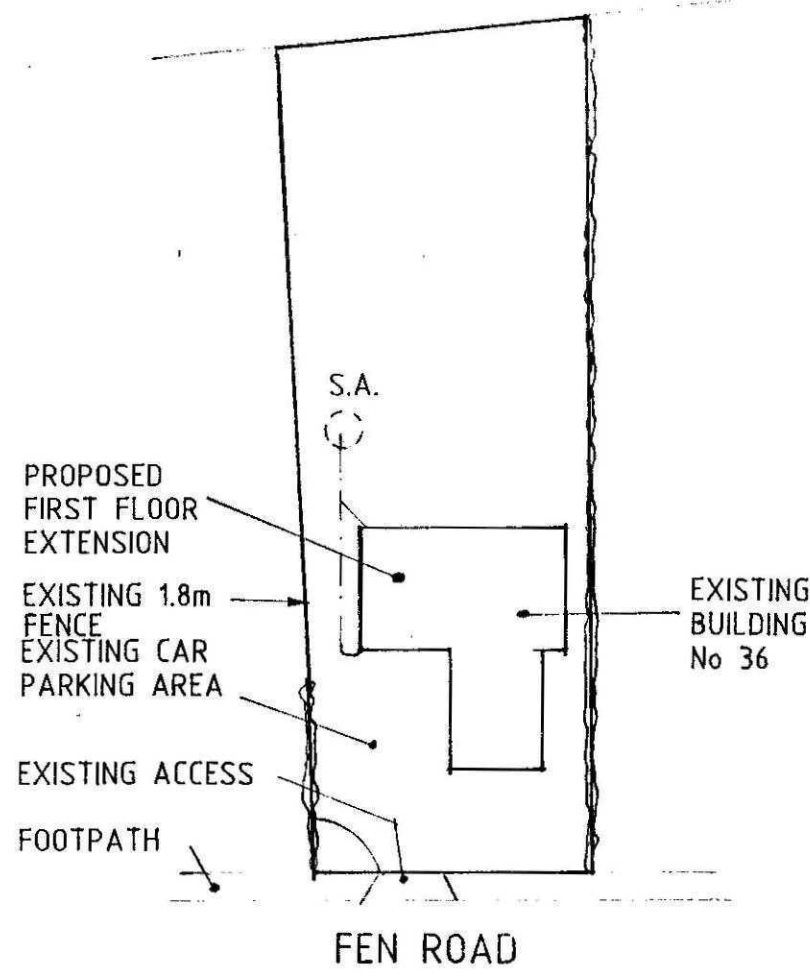
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design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



SECTION



SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD11-031/1, SD11-031/2, SD11-031/3, SD11-031/4
THERMAL DETAILS - MC1-RE-01, MC1-WD-03, MC1-WD-04
MC1-WD-05

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION &
ALTERATIONS AT BAY
LODGE, 36 FEN ROAD,
HOLBEACH FOR

THE REGARD PARTNERSHIP
LTD.

SECTION/SITE PLAN

1:50 1:500 SD11-031/5
SEPT-11 B.GILHAM.

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