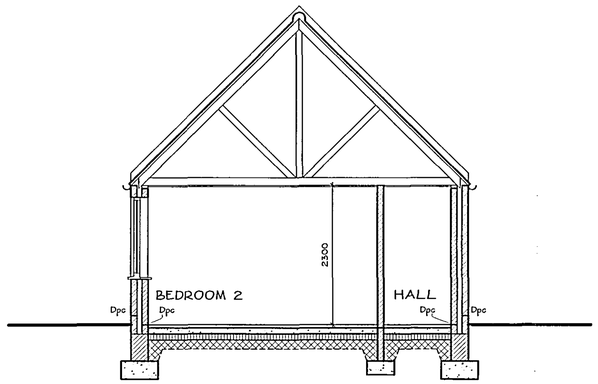
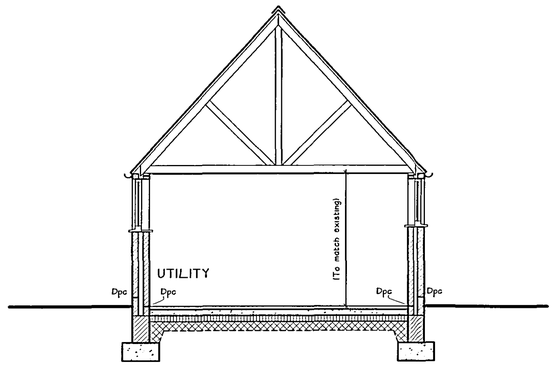
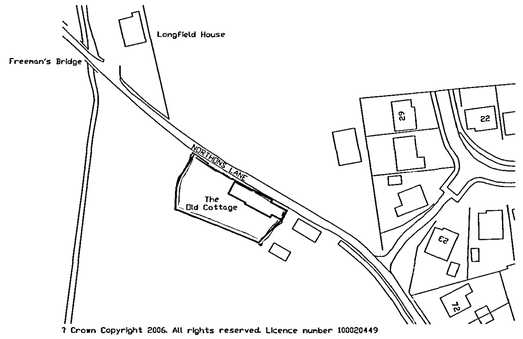


SECTION BB 1:50



SECTION BB 1:50



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LOCATION PLAN 1:1250

GENERAL SPECIFICATION NOTES - EXTENSIONS

NEW FOUNDATIONS
Foundations to be mass concrete strip footings reinforced with one layer of A252 mesh incorporated into the bottom of the footings to span over any soft spots. Size: 600 x 300mm deep to external walls.
Underside to be founded at minimum 750mm below external ground level for minimum 1000mm if shrinkable subsoil is encountered. New foundations to be stepped as necessary to meet existing and movement joint to be formed between new and existing. Final depth and detail to be agreed on site with Local Authority Building Control Officer.

Concrete to be general grade of foundation mix - GEN 3 to BS5328.

GROUND FLOOR CONSTRUCTION
To comprise 50mm sand/cement screed on 100mm thick (C20 grade) mass concrete floor slab on vapour barrier on 100mm thick 'Jablite "Jabfloor 100" flooring grade insulation on 1200 gauge polythene membrane with 150mm laps and turned up at all edges and lapped with wall dpc all on 25mm minimum thickness sand blinding on 150mm minimum thickness well rolled and consolidated hardcore base.

Foundation trenches to be backfilled with hardcore internally and consolidated in layers not exceeding 150mm thick.

NOTE: Vertical upstands of insulation to be provided to all edges of concrete slab in strict accordance with manufacturer's instructions.

EXTERNAL CAVITY WALL CONSTRUCTION
250mm external cavity wall construction to comprise: 102mm external skin in facing brickwork or common brickwork (shown on elevations) to match existing as near as possible, 80mm cavity infilled as work proceeds with 'Dritherm' or similar insulation cavity bats, 100mm internal skin in 'Celcon' or similar insulating blocks with 13mm thick dense plaster finish internally. Overall wall construction to achieve combined 'U' value of 0.3w/m2k.

Walls below dpc level to be constructed in 230 thick foundation blocks.

New walls to be tied to existing by building in galvanised 'crocodile' ties in strict accordance with manufacturer's instructions and forming 13mm movement joint at junction by inserting 'Flexcell' or similar proprietary infill finished externally with mastic pointing to match colour of brickwork.

Leaves of cavity wall to be tied together with stainless steel wall ties at 750mm horizontal centres and 450mm vertical centres (300mm vertical centres where next to an opening).

Jambs and cills to be closed by inserting proprietary insulated cavity closers.

Cavities to be left open at top and wall insulation to be continuous with roof insulation (no gap between).

Bituminous based damp proof course to be built in 150mm minimum above outside ground level to external skin and at floor level to internal skin.

LINTELS
To openings in cavity walls, to be 'Keystone' type 'HD/K-70' or similar heavy duty insulated galvanised steel lintels with cavity tray over and 150mm minimum end bearing.

NOTE: 150 x 100mm solid oak or similar non-loadbearing hardwood feature lintels to be provided where shown to sit on steel lintels. Additional cavity tray to be provided over hardwood lintel with ends turned up to prevent water ingress.

WINDOWS
All new and replacement windows to whole of property to be constructed from timber frames with a 'U-value' of 2.0W/m2K. Style to match existing.

Glazing to be double glazed sealed units using 'Pilkington-K' glass with a minimum gap of 16mm between glass layers and having a 'K' value of 0.05.

To incorporate controllable trickle ventilators providing 8000mm2 background ventilation to habitable rooms.

All windows to have a combined openable area in each habitable room equalling a minimum of 1/20th of the floor area of that room.

Internal window boards to be to client's requirements.

DRAUGHT PROOFING
Draught stripping to be fitted to all openable elements of windows and external doors.

GLAZING IN CRITICAL LOCATIONS
Any glazing to windows and doors below 800mm above floor level and to doors and sidelights below 1500mm above floor level (is in critical locations) to be laminated or toughened safety glass in accordance with BS6206.

DOORS
All internal and external doors to be to client's selected design.

MEANS OF ESCAPE
New and windows as shown to incorporate an unobstructed openable area of at least 0.33m2 and which is at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor.

ROOF CONSTRUCTION
To comprise: Clay pantiles or slate (as shown on elevations) to match existing on 38 x 25mm treated softwood battens gauged to suit tiling on untreated sarking felt to BS747 : Part 2 : Type 1F on pre-made trussed rafters at 600mm maximum centres.

Roof pitch to match existing.

All to be designed, braced and fixed in accordance with BS5268 : Part 3 : 1985.

Specialist manufacturer's design calculations to be submitted to Local Authority for approval prior to fixing on site.

Trusses to be fixed at eaves level with galvanised truss clips to 100 x 50mm softwood wallplate bedded in mortar.

Diagonal bracing to be provided to full length of roof in plain of rafters and ceiling ties to BS 5268 : Part 3 : 1985.

Timber runners to be provided at all truss node points for full length of roof.

Existing roof and tiles etc to be made good as necessary.

PITCHED ROOFS GENERALLY
Proprietary roof ventilation system to be installed in strict accordance with manufacturer's instructions and comprising continuous eaves ventilator below roof tiles (minimum 25mm continuous gap) and ridge ventilators to match tiles (minimum 5mm continuous gap).

External walls to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps fixed to wallplates and blockwork in cavities at eaves level all at 2000mm maximum centres. Timber noggins to be provided under straps where necessary.

250mm thick quilt insulation to be laid in roof space in two layers - first layer between ceiling ties/joists and second layer at right angles over ceiling ties/joists. Roof insulation to be extended into top of wall cavity to ensure continuity of insulation but still maintaining 50mm minimum air gap above insulation.

FLASHINGS
Code 5 lead flashings / stepped flashings / soakers to be provided to all roof abutments in accordance with LDA guidelines.

Gable parapet flashing to be mortar fillet to match existing Cottage.

CEILINGS
Ceilings to be 12.5mm plasterboard fixed to underside of ceiling ties.

Joint treatment and skim coat plaster or Artex finish to be in strict accordance with British Gypsum instructions.

Timber noggins to be provided to all unsupported joints in plasterboard.

MECHANICAL VENTILATION
To be provided to new Kitchen capable of extracting 30 litres per second.

To be provided to new Utility, Bathroom and En-Suite capable of extracting 15 litres per second.

ELECTRICAL INSTALLATION
To be carried out in strict accordance with with the latest edition of the IEE Regulations. Socket outlet and lighting positions all to client's requirements.

All electrical work is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should therefore be designed, installed, inspected and tested by a person competent to do so.

Prior to completion, the Building Control Officer should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical certificate to be issued for the work by a person competent to do so.

ENERGY EFFICIENT LIGHTING
Internal lighting installation to be provided with energy efficient lighting so that every one in three lighting points can only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

SMOKE ALARMS
Mains operated self-contained smoke alarms conforming to BS5446 : Part 1 to be provided at the rate of at least one on each floor. To be positioned within 7000mm of lounge and kitchen doors and within 3000mm of bedroom doors.

Where more than one smoke alarm is installed they are to be interconnected and wired to a separately fused circuit.

HEATING AND WATER
New heating system to be water fed radiator system.

Radiators to be designed and installed by a competent heating engineer and to be fitted with thermostatic valves and appropriate pipework to be insulated as necessary to promote energy conservation. It is not recommended to have thermostatic valves fitted to radiators in the room served by the room thermostat.

Heating flow and return pipework and hot and cold water pipework to be installed to supply all new radiators and appliances.

All necessary heating controls, room thermostat, cylinder thermostat and programmer to be supplied and installed.

Heating and hot water to be fitted with flow controls eg: motorised valves, electronically interlocked with boiler and pump to prevent unnecessary boiler cycling.

Boiler to be Gas or oil fired condensing boiler (SEDBUK rating : 86%) with balanced flue outlet.

Heating engineer to provided a suitable commissioning certificate in accordance with that published as part of the benchmark code of practice upon completion (which is to be forwarded to the Building Control Officer).

DRAINAGE SPECIFICATION NOTES

RAINWATER GOODS
To be of style and material to the written approval of the Local Authority Conservation Officer and to be installed in strict accordance with manufacturer's instructions. Gutters to be securely fixed at eaves and laid to falls complete with all required outlet positions, stopends etc. Downpipes to be securely fixed to walls using proprietary clips and complete with all swan necks, shoe outlets etc. To be in positions indicated and to drain to new soakaways as shown.

WASTE PIPEWORK
Bath, shower tray, basins and sinks to be fitted with 40mm# wastes with accessible 75mm deep sealed traps.

Rodding access to be provided at all changes of direction.

UNDERGROUND DRAINAGE PIPES
New foul and storm water drains to be 110mm# Upvc to BS4660 laid to self-cleansing gradient bedded and surrounded in 150mm minimum thickness of 10mm pea gravel to maintain flexibility.

Pre-stressed concrete lintels to be inserted in walls where pipes pass through.

NEW GULLIES
New gullies to be pre-formed polypropylene roddable back inlet gullies set in concrete in strict accordance with manufacturer's instructions.

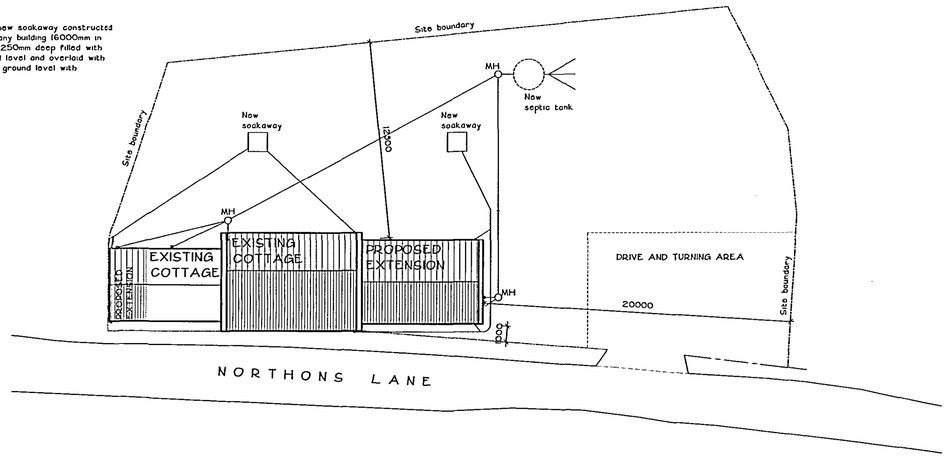
MANHOLES
To be pre-formed polypropylene inspection chambers installed and surrounded in concrete in strict accordance with manufacturer's instructions.

SEPTIC TANK
To be pre-formed proprietary septic tank installed and surrounded in 150mm minimum thickness concrete in strict accordance with manufacturer's instructions. To be 6000mm minimum from any building.

LAND DRAINS
To be 110mm# Upvc perforated land drains laid to self-cleansing gradient bedded and surrounded in 150mm minimum thickness pea. Total length of land drains to be determined by soakaway test, the results of which, are to be submitted to and approved by the Local Authority Building Control Officer prior to commencement on site.

SOIL AND VENTILATING PIPE
To be 100mm# Upvc terminating at minimum 300mm above head of nearest windows and fitted at top with balloon guard mesh.

SOAKAWAYS
Storm water pipes to drain into new soakaway constructed to CP301 minimum 5000mm from any building (6000mm in clay soil). To be 1250 x 1250 x 1250mm deep filled with rubble to within 450mm of ground level and overlaid with polythene sheet and backfilled to ground level with vegetable soil.



SITE PLAN 1:200

NOTES

LIMITATIONS

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 Building Regulation approval. The drawing must not be used as a contract document alone.

DIMENSIONS

Do not scale from this drawing.

All dimensions are to be checked on site by the builder who shall take responsibility for measurements for construction and ordering purposes from commencement of site works.

Whilst every effort is made to ensure accuracy in dimensioning, measurements should be carefully checked to ensure compatibility with existing structures and features.

SUPERVISION

The works will not be supervised by Richard J Diggle or any representative thereof. It is the clients or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used, fitted and installed in strict accordance with manufacturers instructions and relevant Code of Practice.

Materials shall conform to the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

Preservative treatment to BS 5268 : Part A is to be carried out to all timber prior to delivery to site.

DETAILS / FOUNDATIONS

All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

If adverse ground conditions are encountered, then the advice of a qualified structural engineer should be sought.

HEALTH AND SAFETY

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, and independent Planning Supervisor will be required.

SCOPE OF THE WORKS

The works comprise all that is shown on the drawings and details. Any work that may not be specifically shown, but may reasonably be inferred as necessary to carry out the works will be deemed to be included

SHDC
PLANNING & DEVELOPMENT
19 JUL 2006
Ref. 1016/06

Revisions

Richard J Diggle
Building Design Consultant
194 Broad Gate
Weston Hills
Spalding
Lincs
PE12 6DQ
Telephone/Fax: 01406 380952
Mobile: 07771 621902
E-mail: richard@diggle.biz

SUPERSEDED

Client
MR & MRS T HILLIAM

Project
COTTAGE EXTENSION
AND ALTERATIONS

THE OLD COTTAGE
NORTHONS LANE
HOLBEACH

Drawing
DETAIL DRAWING

SECTIONS
SPECIFICATION NOTES
SITE PLAN
LOCATION PLAN

Scale: As shown
Date: July 2006

Drawing Number
1003-03