Build on extension in the manner shown.

Existing posts supporting canopy roof to be removed and replaced with supporting beam all to structural engineer's details.

Roof to be proprietary double-glazed roof at 35° pitch to be symmetrical with new extension. To be installed all in accordance with manufacturer's instructions.

Provide and install proprietary box gutter between new and existing roofs to fall in both directions. To be installed all to manufacturer's instructions.
Provide all necessary flashings to make completely watertight.

Front protecting section of roof to be flat roof with suitable covering to make completely watertight and give 20 year guarantee.

External walls to side of existing canopy to be drylined internally.

Proposed ceiling to be level with existing canopy ceiling.

Proposed floor to be laid level with existing.

Form pelmet ceiling to perimeter of extension projecting into the room by 600mm to be formed using 200 x 50 SC3 grade timber joists.

Existing canopy roof to be adjusted to suit extension as shown.

Existing doors and windows between extension and existing Sitting Room/Lounge area to be removed as shown.

Walls to be rendered and painted externally to match existing.

Make good to all disturbed and affected areas.

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.

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.

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

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.

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.

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.

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.

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.

Provide a firm level approach to front entrance of minimum width 900mm. Gradient of approach to be no steeper than 1:20. At entrance to building threshold to be maximum 15mm high.

Flat Roof Construction (Warm Deck)
12.7mm white spar chippings bedded on bitumen on 3 no. layers built up felt (first layer asbestos based) on insulated roof deck comprising felt on Celotex TD4000 126mm insulation on 12mm external grade plywood decking on 50mm to 0mm timber firrings securely spiked to treated timber joists (size stated on drawing). Provide 30 x 5mm mild steel anchor and lateral restraint straps to joists fixed to walls at maximum 1200mm c/c. Provide suitably sized fascia board. 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.

New/Old Walling
Where new walling meets old provide proprietary flexible wall starters.

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.

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.

External Wall Construction (300mm cavity)
100mm blockwork rendered
100mm Cavity with ISOVER, HI-CAV 32 insulation
100mm inner skin of tarmac Hematite 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 is T50,2001

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.

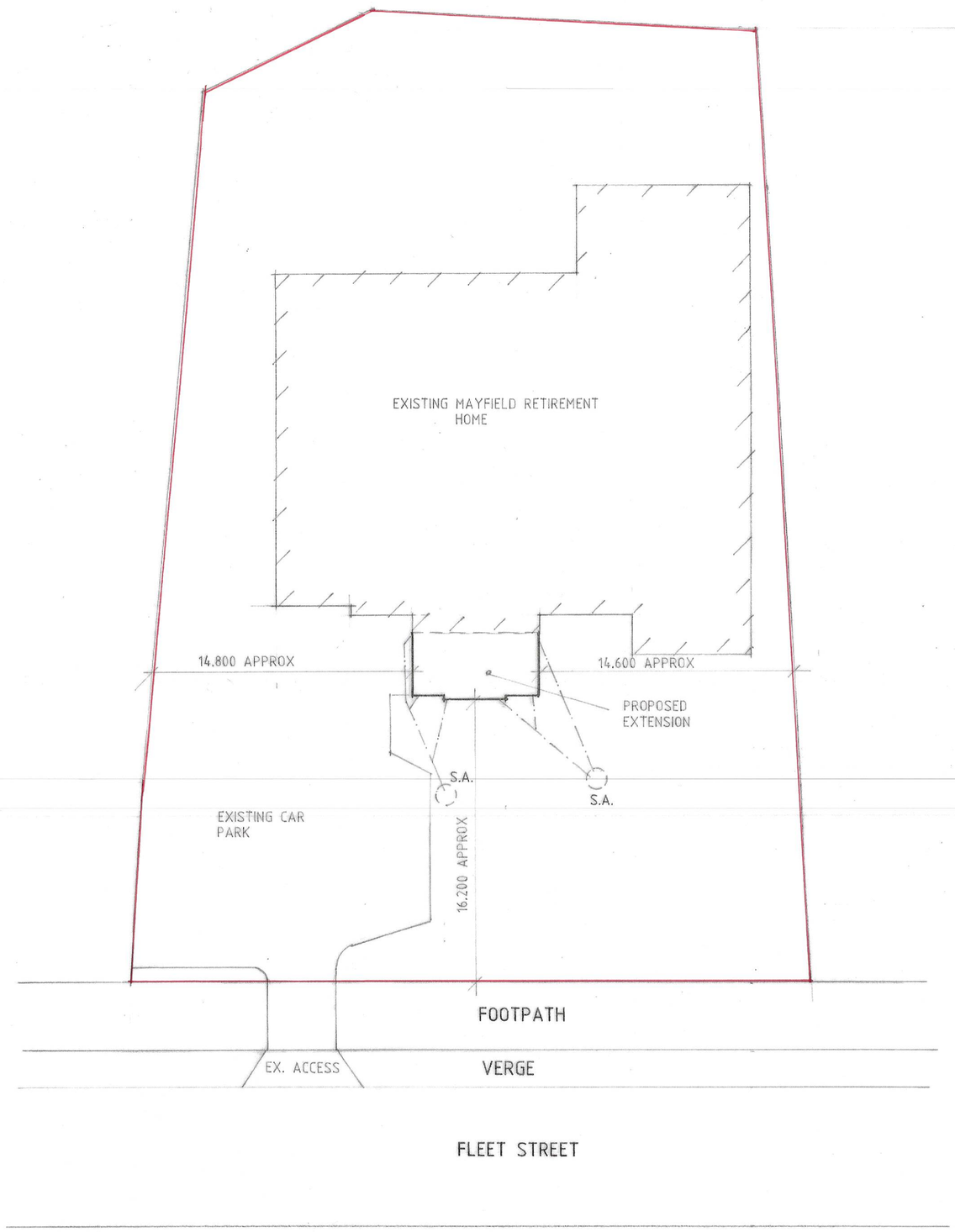
Electrical Work
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:-
a) an electrical installation certificate 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
The emergency lighting system to be designed to BS5266:Part 1:2011.

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

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 20,000mm²

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.



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 Architect 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 to 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 in a contract document above. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agents 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 Practice. Materials should conform to appropriate British Standard specifications or BBA Certificates 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 Place. The Employer/Client as advised that should the works need to comply with the Construction Design and Management Regulations 2015 (CDM) and Health and Safety at Work, etc. Act 1974 (HSW Act) an independent Planning Supervisor will be required, who 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.

It is the property/landowner's responsibility to be aware of the Party Wall etc Act 1996 when building on carrying out alterations in close proximity to adjoining neighbour's boundaries.

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD20-026/1, SD20-026/2, 03/09/09[M], 03/09/08[P], 03/09/07L, 03/09/04F, 03/09/05D, 03/09/03G, 03/09/013A

SITE LAYOUT

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONSERVATORY AT MAYFIELD RESIDENTIAL HOME, FLEET STREET, HOLBEACH FOR

MR. S. WALDEN.

SITE LAYOUT

1:200	SD20-026/3
DEC-20	B.GILHAM.

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