Roof/Wall Abutments
Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150 mm (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.

Soldier Coursing
Provide soldier course brickwork to all areas where shown on elevations.

Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10 mm continuous gap along eaves.

Valleys
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

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

Insulated Pipes and Ducts
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800 mm above floor level plus doors to a minimum height of 1500 mm above floor level. Side screens to be same as doors if within 300 mm of doors.

Smoke Detection
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000 mm²

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000 mm²

Roof Insulation
To roof spaces provide proprietary 200 mm thick insulation laid as 100 mm between joists and 100 mm across joists. Ensure a gap of 50 mm between roof underfelt and quilt at all times.

Foul Water Drainage
Underground drainage to be proprietary 110 mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100 mm pea gravel. Under building drains to be encased in 150 mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50 mm compressible material. 110 mm diameter soil and vent pipe to extend 900 mm 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 75 mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

Surface Water Drainage
To be proprietary 110 mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100 mm pea gravel. Pipes to discharge into 1200 mm diameter soakaways sited 5000 mm away from buildings.

Roof Intersections
If compound truss used; where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175 mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25 mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150 mm horizontally and 100 mm vertically. Prefabricated roof trusses at 600 mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100 mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100 mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5 mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200 mm 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.

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

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

Ground Floor Construction
65 mm sandcement screed on proprietary 50mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100 mm concrete oversite on minimum 150 mm, maximum 600 mm well blinded and compacted hardcore. Wall d.p.c. to fap floor d.p.m. by a minimum of 50 mm.

Lintels
All coded lintels as stated in Schedule or marked on plan to be by IG. 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 450 mm c/c.

Sub-structure Walling
100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150 mm above ground level. Weak mix infill to base of cavities to terminate 225 mm below lowest d.p.c. level.

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

Wall Construction
275 mm cavity walls to consist of:
100 mm face brickwork (see site plan for details), 75 mm cavity to be filled with Crown Britherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100 mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900 mm horizontally and 450 mm vertically to BS1243, 1978. Internal blockwork walls to receive 10 mm sand/cement render and skim finish.

Protection to Underground Pipes
Where pipes are not under road and have less than 600 mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 mm pea gravel. If flexible pipes are under a road and have less than 900 mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150 mm concrete. Form protective 255 mm thick concrete collar around head of inspection chamber with 300 mm 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.

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700 mm wide x 225 mm thick and to 100 mm walls provide 450 mm wide x 225 mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450 mm wide x 200 mm thick. Widen foundations at chimney breast accordingly and make 300 mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

I.G. Type LI/ST5 lintels to cavity walls and I.G. type internal lintels to 100 mm internal walls unless stated otherwise.

Notes

Brickwork below d.p.c. to be F.L. quality

All soakaways to be minimum 1 m deep.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

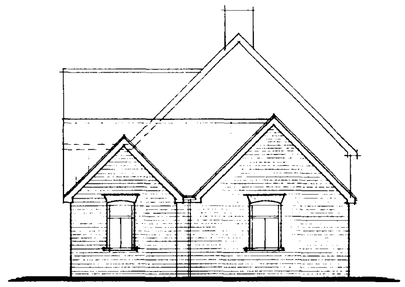
Loft hatch to be draught sealed and latched shut.

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 25 mm 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.



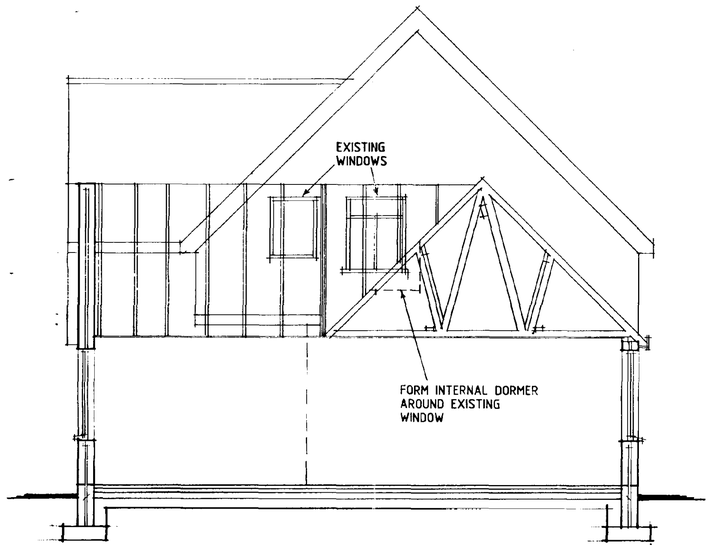
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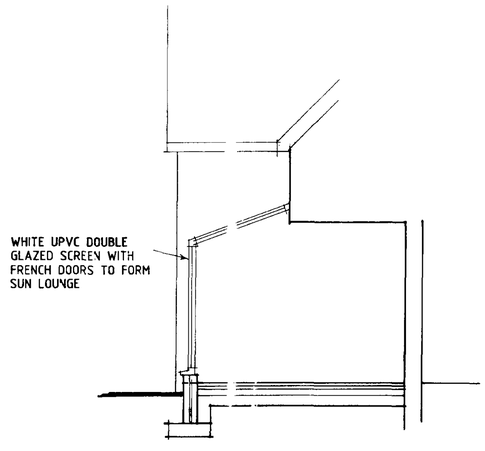
FRONT



REAR



SECTION A-A



SECTION B-B

THIS DRG. TO BE READ IN CONJUNCTION WITH
DRG. 772023/2 & DEESIGNS CALCS 163/1 & 163/SK1 & 163/SK2

GENERAL NOTES

Roof pitch to front part of roof over Snooker Room and roof over Study area to be to match existing house roof approximately 45°. Roof pitch to rear section over Snooker room to have reduced pitch so that the ridge height is the same as the front roof – approximately 40°.

Floors to be level with existing floors.

Ceiling height to match that of existing ground floor ceiling height.

Fascias and bargeboard and roof overhang to match that of existing roof.

To front section of roof over Snooker Room provide internal dormer as necessary to give adequate clearance from existing first floor window – See Section A-A. Internal dormer to have Code 4 lead to make completely watertight.

To rear section of roof over Snooker Room where it abuts the house wall form valley gutter lined with Code 4 lead with appropriate flashings to make completely watertight. Valley gutter to discharge into hopper-head and downpipe.

To existing overhanging first floor area above proposed Sun Lounge remove existing vertical support and replace with new cavity wall as shown. Existing support and plinth to re re-positioned as shown for decorative purposes only.

All windows to Snooker room and Study to be white UPVC double glazed with size etc. all to match those of existing Lounge/Dining Room.

Windows to rear of Snooker Room to be positioned directly opposite those to the front.

Window to WC to be white UPVC double glazed 1.050 x 600.

Above windows where applicable provide soldier course brick arch to match those of existing.

Existing low garden wall to be removed as necessary.

Facing bricks and roof tiles to match those of existing.

To windows ensure there is equivalent to 1/20th of each floor area as ventilation.

SOUTH HOLLAND DC
HOUSING & PLANNING
-8 DEC 1998
Ref: 1209/98

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

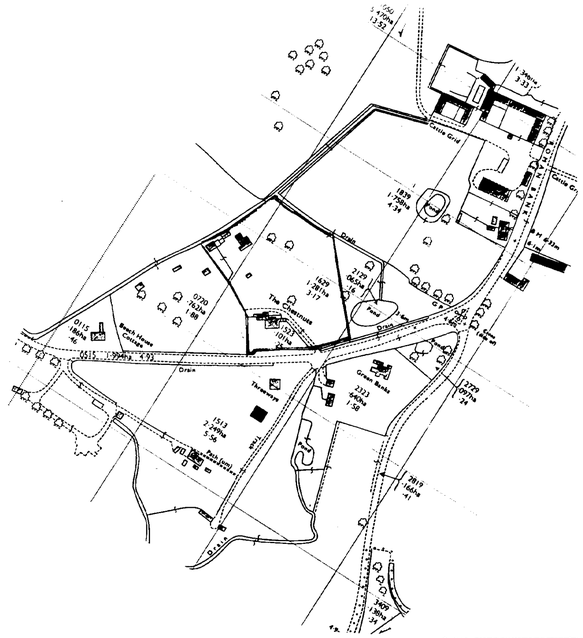
PROPOSED EXTENSION TO HOUSE AT THE CHESTNUTS, HURN ROAD, HOLBEACH HURN FOR

MR. E. PARKER.

1:50 1:100	772023/3
NOV-98	B.GILHAM.

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DETERMINE
PLAN


Castle Grove
Drain
Orain
Pond
Pond
Garden Bungalow
Thatchways
The Chestnuts
Beach House
Cottage
Bungalow
Bungalow
Bungalow