

Remove existing rear conservatory.

Build a new extension in the manner shown.

Existing store to have existing walls raised to suitable height to suit new lean-to roof. Rafters to be 125mm x 50mm SC3 grade at 400mm centres. Minimum roof pitch 10°. Tiles to this roof to be Fortitcrete Centurion.

Remove existing walls where shown to create larger kitchen. Check that internal wall is not supporting roof structures. If it is then suitable supporting beam to be installed.

For openings in existing walls where shown, support over with IG Box 200 lintel.

Remove first-floor stud partition and provide new stud partitions where shown to form Bedroom 1 and En-suite areas.

To ground floor area provide 100mm stud partitions where shown to form Shower Room.

All new windows to be Boulton and Paul or similar double-glazed sash type.

To new windows where shown provide false timber beam at head.

New floors to be laid level with existing.

Roof pitch of bedroom extension to match that of existing front roof pitch.

Provide flashings where necessary to new roofs where they abut existing walls all to make completely watertight.

Connect new foul drainage system to bio-disc treatment plant with outfall connected to soakaway.

Roof tiles to bedroom extension to match those of existing main roof.

Facing bricks to extensions to match those of existing building.

Make good to all disturbed and affected areas.

Walls to Utility to be dry-lined.

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.

Roof Ventilation

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

Roof Ventilation to Sloping Ceiling

At eaves provide proprietary ventilation equivalent to a 25mm continuous gap along eaves. At ridge provide proprietary ventilation equivalent to a 5mm continuous gap.

Kitchen Ventilation

Provide proprietary mechanical extract ventilator unit capable of extracting 60 l/sec. Alternatively, provide proprietary cooker hood capable of extracting 30 l/sec.

Bathroom/En-suite Ventilation

Provide proprietary mechanical extract ventilator unit capable of extracting 15 l/sec. System to offer intermittent operation.

Hot Water Storage

Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

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 the building, will be insulated to BS5422 1977.

Safety Glazing

Provide safety glass to BS6206 to all windows to 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 with 300mm of doors.

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 ingress to building. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finish. Soil and vent pipe to be fitted with access plate at base. Provide suitable 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.

Protection to Underground Pipes

Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid a 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 chamber bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Cover to be Grade C light duty unless inspection chamber are in driveways where Grade B medium duty cover 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 or sole plates. Provide 12.5mm Gyproc plasterboard and skim finish to both sides. Provide to airspace proprietary acoustic insulation (optional). 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 fix flooring.

Sub-structure Walling

100 mm Class A dense concrete blocks. Blatten & 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.

Smoke Detection

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

Rainwater Goods

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

Wall Construction

275mm cavity walls to consist of: 100mm face brickwork (see site plan for details), 75mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Celcon standard blocks or similar approved to give 0.35 U-value. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish. Robust details in accordance with T50, 2001.

Habitable Room Trickle Ventilation

Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm².

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 0.25 U-value. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Roof Insulation to Sloping Ceiling

To sloping ceiling provide 100mm Celotex insulation. Ensure a gap of 50mm between roof underfelt and insulation at all times.

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.

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.

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.

I.G. Type L1/S75 lintels to cavity walls and I.G. type external 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 minimum 16mm spacing and to use Pilkington 'K' glass or similar approved, efficiency of 0.05.

Commissioning of Heating and HWS Systems

A competent person, i.e. the main contractor or sub-contractor shall supply a Certificate of Satisfaction; Compliance with Building Regulations Part L. A copy of which shall be made available to both the client and the Building Control body.

A suitable set of operating and maintenance instructions are to be made available to the client to explain to the householders how to operate the systems so that they can perform efficiently and when routine maintenance is advisable for the purpose of the conservation of fuel and power.

Boiler

Provide balanced flue type oil fired boiler of required rating in position indicated on drawing to be either a wall hung type or free standing on 125mm high concrete hearth above oversite. Boiler to have protective guard cover and to be minimum 600mm from any opening into the building. Read in conjunction with Approved Document J1/2/3. At completion of works commissioning of heating system to be provided to the local authority Building Control by a competent Corgi registered person. Boiler to have a Sedbuk rating of 85%.

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

Ground Floor Construction

65mm sand/cement screed on proprietary 100 mm thick Jableite floor insulation or 60mm Celotex 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.

Dry Lining

To existing walls dry line to the inside using 100mm fibreglass laths between 100mm studwork fitted to walls. To studwork fix 10mm Celotex Double R GA2000 with 12.5mm plasterboard and skim internally. All to be installed in accordance with manufacturers recommendations and specifications.

Internal Lighting

Provide energy efficient lights that only take lamps having a luminous efficiency greater than 40 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:

Number of Rooms	Recommended minimum number of locations
1-3	1
4-6	2
7-9	3
10-12	4

Note - Hall stairs and landing count as one room (but may contain more than one fitting).

Excludes garages, lofts and outhouses.

Oil Tank

To be sited a minimum 1800mm from any building and a minimum 760mm from any boundary. Tanks to be bunded to give 110% capacity of the largest tank they contain or the tank should be double skinned.

Sewage Treatment Plant

A suitable notice in regard to the package treatment work should be provided within the property, it is suggested that this is contained within a property log book. An example of the wording could be, 'The foul drainage from this property discharges to a package treatment works. Maintenance is required (insert frequency) and should be carried out by the owner in accordance with manufacturer's instructions. The owner is legally responsible to ensure that the system does not cause pollution, a health hazard or a nuisance'.

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

Outlets from balanced flue boilers to be at least 300mm from any openings.

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.

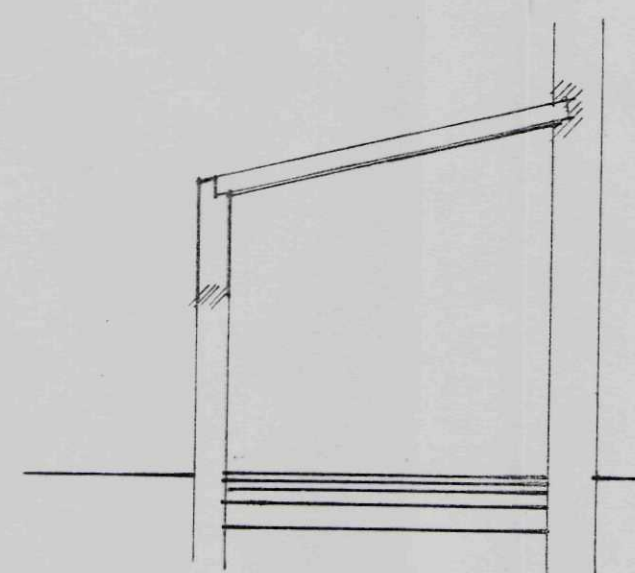
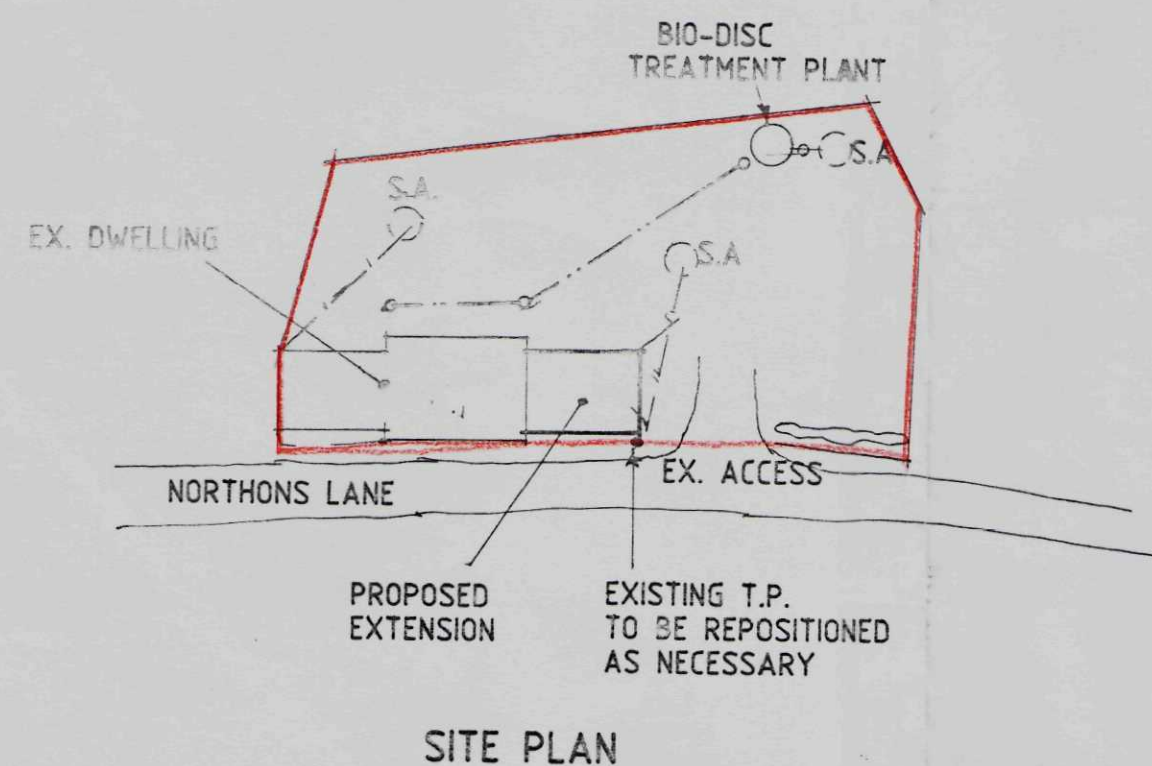
To all domestic floors to external perimeter walls provide 25mm thick insulation dressed up walls to prevent cold bridging.

Hot water cylinder to be minimum 115% capacity.

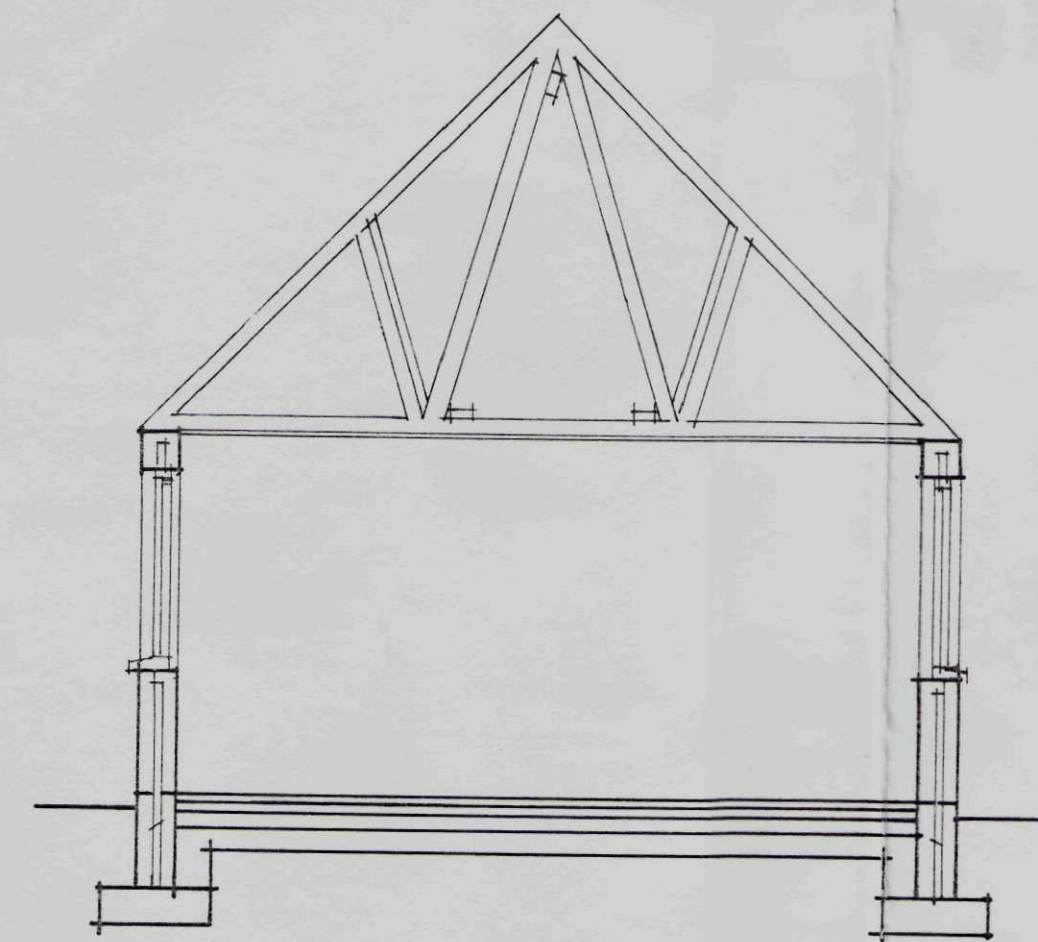
Seal all openings and joints to perimeter walls.

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.

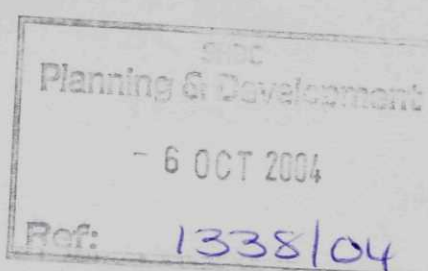


SECTION A-A



SECTION B-B

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD04-056/1, SD04-056/2



Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO
THE OLD COTTAGE, NORTHONS
LANE, HOLBEACH FOR

MR. R. HAMES.

1:500 1:50 SD04-056/3

SEPT-04 B.GILHAM.

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