

Windows to be timber framed glazed with sealed units with min. 16mm gaps and incorporating Low E coating to give min "U" value of 2.0 W/M2K. Any glass to doors and any other glass within 800mm of floor to be safety glass to BS6206. All openings to be draught sealed. Install trickle vents to provide min. 8000mm2 background ventilation to new lounge and bedroom and 4000mm2 to kitchen. Window sizes shown on drawing to be confirmed on site.

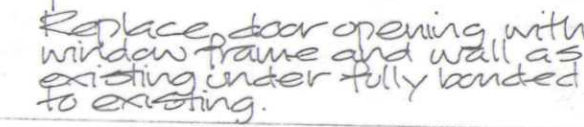
Existing central heating and water services to be extended to new areas. Thermostatic valves to be fitted to all new radiators. New heating and hot water pipes to be insulated with Armaflex or similar insulation of thickness to match pipe outside diameter.

To comply with BS 5572 with 40mm dia. polypropylene waste from kitchen sink and shower and 32mm from wash basin with 75mm deep seal trap to sinks and 50mm deep cleanable trap to shower. WC and shower etc. connected to stub stack fitted with air admittance valve above flood level and rodding point at base all within vented duct. Kitchen fittings connected to new back inlet gully.

110mm dia. UPVC drains bedded and surrounded in 100mm peagravel to fall at 1 in 40 to connect to new and existing inspection chambers (see plan layout). Drains passing through walls to be protected by prestressed concrete slab lintels with min. 50mm clearance to pipe. Any drain within 600mm of ground to be protected by reinforced concrete slab laid on compressible layer on peagravel surround.

Install extract fan to kitchen mounted in cooker hood to extract at a rate of 30 litres per second. Install extract fan in WC/shower to extract at a rate of 15 litres per second.

Install in at least 2 rooms, compact fluorescent or fluorescent tube type low energy light fittings.



Existing tiled pitched roof structure to remain. All existing roof timbers to be checked for condition and suitability.

Eaves ventilation to be installed to both sides of roof to provide min. 10,000mm² per metre. Maintain roof void ventilation with min. 50mm gap above roof insulation at eaves.

Install truss clips between rafter ends and eaves beam and wall plate.

Adjust lower rows of roof tiles to comply with manufacturers recommendations.

Install 30x5mm mild steel straps at average 1800mm cts. between roof structure and rear brick external wall.

Install 50x147 ceiling joists (not over lounge) at max. 400mm cts supported by joist hangers from existing tie beams and eaves beam. (see details)

All new structural timber to be grade SC3 marked dry or kiln dry

Formed of 12.5mm thick plasterboard to new flat and sloping ceilings all with either Artex or skim finish. Perimeter to be supported.

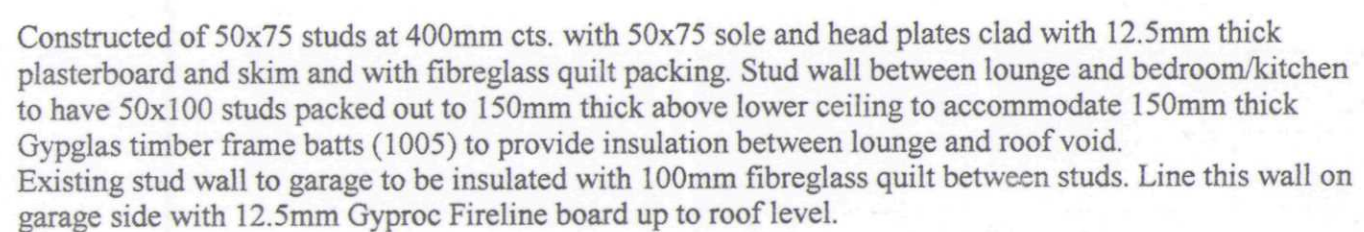
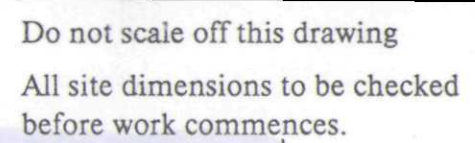
Install 150mm fibreglass quilt insulation between ceiling joists and 100mm thick quilt over joists to all flat ceilings. Install Celotex insulation to sloping ceilings, refer to details.

Constructed of stained timber weather boarding to match existing on 25x50 vertical treated battens in line with studwork on breather membrane on 10mm sheathing plywood on 50x150 studs at 400mm max. cts. with 50x150 sole and head plates, internal cladding of 12.5mm plasterboard and skim on vapour barrier. Install 140mm thick Gyproc timber frame batts (1005) between studs.

Install IG type box lintel 200 steel lintels to new openings through external brick wall and prestressed concrete slab lintels to new door opening through existing wall.

Install 18mm thick moisture resistant flooring grade T&G chipboard on 500 gauge polythene membrane on 100mm thick SD grade expanded polystyrene insulation on 1200 gauge polythene DPM lapped over Hyload DPC below external timber stud frame min. 150mm above ground (see detail) on existing concrete slab which is to be checked for suitability/thickness. DPM to be taken up inside of existing brick wall at least 200mm.

Install chemical injection DPC to existing solid brick walls installed by specialist contractor. Existing brick external wall to be insulated with Gyproc Thermaline super 50mm thick insulation on dabs to manufacturers recommendations with skim finish. The same insulation to be installed to garage stud wall. Perimeter of all dry lining to be sealed.



Install additional mains operated battery back up smoke alarm linked to existing system. Alarm to be at least 300mm from any wall or light fitting.



SHDC
Planning & Development
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Project
PROPOSED CONVERSION
OF CAR PORT TO
ADDITIONAL LIVING
ACCOMMODATION
COMMON FARM,
HOSPITAL GROVE, LITTLE SWAN

Client
MR & MRS M. WOOD

ALAN HORNSBY
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Scale 1:50/1:100	Drg. no. 04/14/01
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