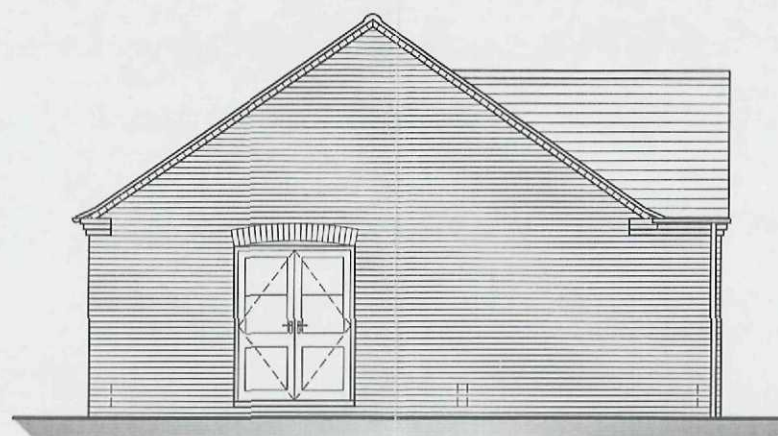




FRONT (east)



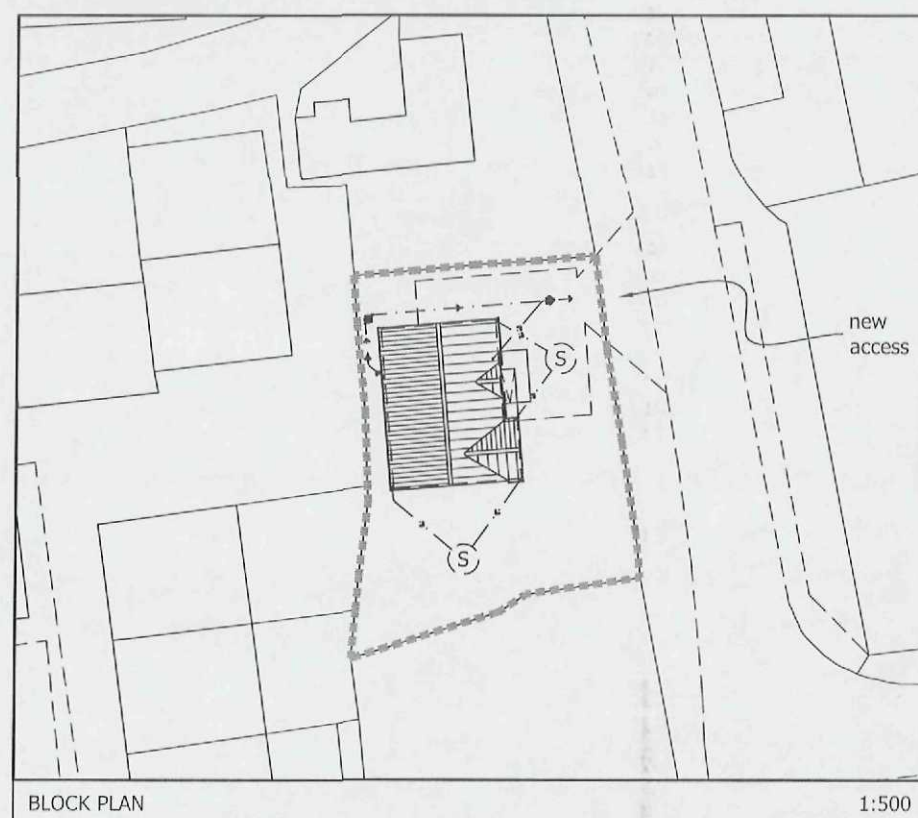
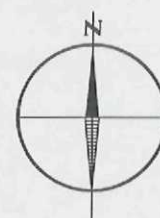
SIDE 1



REAR



SIDE 2



GROUND BEARING FLOOR:

- Well graded, inert hardcore fill containing no hazardous materials, which passes a 150x150mm screen in all directions minimum 100mm thick well compacted in layers n.e. 225mm thick well blinded;
- slab to be 150mm thick FND2, reinforced in top with 1 layer A143 mesh (30-40 cover);
- cover with 1200 gauge Visqueen DPM with joints lapped and taped, and turned up at perimeter, linked continuous with DPC to internal walls;
- provide minimum 75mm (based on a Perimeter/Area Ratio (m-1) of 0.5) KINGSPAN Thermafloor TF70 zero ODP (Thermal Resistance 4.30 sqm.K/W); screeded as notes elsewhere. Provide 25mm thick insulation strips up to DPC level to external perimeter walls. Insulation should be laid break-bonded with the joints lightly butted. Boards are to be overlaid with a separating layer of building paper to BS 1521: 1972 (1994), Grade B1F or polythene sheet n.l.t. 125 micron/500 gauge.

PITCHED ROOF: (Trussed)

Structural timber to be in accordance with BS 5268: Part 2. Wall plates to be 75x50mm thick minimum. Trusses to be 600mm c/c's maximum, to manufacturer's design, pitch as shown. Provide 'Type 2' lateral restraint straps to BS EN 845-1 ceiling & rafter level to walls, minimum cross section 30x5mm in austenitic stainless steel with minimum anchorage turn down 100mm & 2.0m max. c/c's fixed to at least 3 No. timbers with noggings & packing between. Rafters to be covered with a breathable sarking membrane as KINGSPAN nilvent, which must not exceed 0.25 MN.s/g; 38x38mm counter battens; 25x38mm tiling battens & Cembrit Blunn Jutland slate 'Graphite', to be agreed with the LPA. Insulate roof horizontally with 300mm ISOVER Spacesaver Plus (0.040 W/mK) to BS EN ISO 13501-1, this to be cross-layered between ceiling joists (100mm) & over joists (1 x 200mm). All insulation is to be continuous. Roof to be braced in accordance with manufacturer's recommendations, with 100x25mm timbers diagonally & longitudinally, nailed to trusses with 2 no. 3.35mm diam. x 65mm long galvanised round nails. Provide lateral web braces where required in accordance with truss design. Gutters to be white uPVC half round 112mm diam, downpipes 68mm diam. to BS 4576, in positions shown.

FLOOR, WALL & CEILING FINISHES:

Minimum 65mm thick sand/cement screed, mix between 1:3 & 1:4.5. Insulation boards are to be overlaid with a separating layer of building paper to BS 1521: 1972 (1994) Grade B1F or polythene sheet (n.l.t. 125 micron/500 gauge) between the screed & the insulation to prevent the wet screed penetrating joints between the boards. At least 25mm cover to be provided above service pipes. Gypsum plaster to walls of minimum 2 No. coats 13mm thick overall. 12.5mm plasterboard to horizontal ceilings with skim finish, 5mm thick.

RAMPED APPROACH:

Hard surfaced ramped approach at least 900mm wide @ 1:15, leading to level landing at principal entrance. Provide a proprietary drainage channel level with landing and accessible threshold to doorway. Door threshold to be 15mm high max. Principal entrance door to have a minimum clear opening of 775mm.

MOBILITY:

Light switches, electrical sockets, TV sockets, and telephone jack points are to be positioned between 450-1200mm above finished floor level. External facilities such as doorbells and entry-phone systems are to be positioned no higher than 1200mm above the entrance level

LIGHTING:

Provide separately controlled efficient lighting at a rate of 1 No./25 sq.m of floor area or 1 No./4 fixed fittings (comprising either basic lighting outlets or complete luminaires) that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt; either by fluorescent tubes or compact fluorescent lamps (not GLS tungsten lamps with bayonet cap or Edison screw bases). Lighting to be located in n.l.t. 4 locations. Where multiple recessed light fittings are provided manufacturer's instructions are to be strictly followed, and suitable precautions will be implemented to maintain 90 mins fire resistance for the element; use a). proprietary intumescent fittings, or b). built-in fire resistant boxing.

EXTERNAL LIGHTING:

Where fixed lighting is provided, the lamp capacity should not exceed 150W per light fitting and are to automatically extinguish when daylight diminishes and/or at night. Where sockets are used, these should only allow the use of fluorescent tubes and compact fluorescent lamps having a luminous efficiency greater than 40 lumens per circuit-Watt (GLS tungsten lamps with bayonet cap or Edison screw bases are not to be used).

HEATING SERVICES:

Central heating to be Gas-fired. Boiler to be GLOW-WORM 24kW 'Ultracom cxi', SEDBUK A rating, or equivalent. Boiler to be wall mounted. Balanced flue outlet to be situated @ least 600mm from any opening into the building & be protected with a terminal cage guard. Heating system to be thermostatically time controlled & shall be zoned, fitted with a Programmer, Roomstat & TRV's to all radiators. All pipework to the HWSC shall be insulated with at least 15mm of material having a thermal conductivity not exceeding 0.035 W/mK, or other equivalent. Commissioning certificates are to be provided for the heating and/or hot water systems. All controlled services are to be designed, installed, tested & certified by a person registered under an approved self-certifying scheme.

SMOKE ALARMS:

Provide self contained smoke alarms to BS 5446: Part 1: 1990, as shown on plan. Operation will be by mains with batteries for secondary power supply. Individual units are to be interconnected. Wire to a separately fused circuit @ the distribution board. Fix to ceiling @ least 300mm from any wall/light.

CONSTRUCTION of BUNGALOW
LAND ADJACENT 39 WEST STREET
LONG SUTTON
PE12 9BW

For Mr J WRIGHT & Miss E COUPLAND

Scales:
ELEVATIONS - 1:100

SHDC
Planning & Development

15 JUL 2009

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Sheet 2 of 4

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