Coach House Conversion
Existing Coach House to be converted to 2 No: dwellings in the manner shown.

Pantiles to roof to be replaced with Natural Slate.

Externals walls to be carefully cleaned and repainted white.

All rainwater goods to be black metal.

Existing Garage Door opening to be adjusted to suit new window 850 wide x depth of adjacent windows. Opening to be bricked up to match. Support over opening with 1.G box 200 lintel or similar approved.

Existing new internal 100mm Hemalite block skin to be continued round as shown on plan built off existing slab. Provide 100 cavity 1SOVER, HI CAV 32 insulation. Cavity wall ties to be stainless steel type spaced 900 horizontally and 450 vertically.

To ground floor front wall and first floor external walls Dri-lined with 55mm Celotex GA4000, joint taped to create VCL + air leakage barrier, (low emissivity) – 25 x 47 battens at 600 centres, 12.5 Knauf wallboard or similar approved. All to give a "U" value of 0.28W/ m²K.

Build Party Wall as shown central to length of building of 100 Celcon blocks, 75 cavity with 40 Celotex CW400 and 100 Celcon block. Cavity wall ties to be stainless steel type spaced 900 horizontally and 450 vertically.

To existing first floor remove existing floor covering and provide new 225 x 50 SC3 grade joists at 380mm centres. New joints positioned between existing joists which are to remain.

Existing ground floor to be suitably leveled up with concrete; then painted with 2 No: coats of Synthaprufe water proofer. On top of this provide 100 Celotex insulation with 12mm flooring grade Weyroc Decking.

Trim opening in floor to suit new spiral staircase as shown. Trimmers to be 225 x 75mm.

Existing roof timbers to be checked and all defective timbers to be replaced.

Provide injected DPC to all walls by specialist.

Existing first floor windows to be made to be fully side opening for fire escape.

Single Storey Unit
Build on new single storey dwelling in the manner shown.

Rear wall to be on boundary line.

Roofing to have Natural Slate.

External walls to have matching imperial bricks to that of main Coach House and then painted white.

Foul drains under building to be encased in 150 concrete.

Wall abutting existing Coach House and boundary to have suitably designed off set concrete foundations.

Roof pitch and parapet walls to match that of adjacent Coach House.

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

All rainwater goods to be black metal.

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.

General Notes

Meter Boxes
Position gas and electricity meter boxes if required in external position to suit client, to be completely sealed around in non-combustible material, to be minimum 500mm, maximum 1000mm above footpath to base.

Private Stairs
Stairwell formed by timber trimmers and load bearing walls (see plan). Provide timber balustrading to open side of stairs 900mm above pitch line and 1000mm high to stairwell opening to act as guarding and to be capable of resisting a horizontal force of 0.36 KN/m. Balustrading to be vertical type, not horizontal or ranch style. No parts of stairs to have any gaps greater than 99mm. Provide timber handrail to top of balustrading or independently 900mm above pitch line. Ensure minimum headroom above pitch line is 2000mm. Total rise: See plan. Maximum rise: 220mm. Minimum going: 220mm. Maximum pitch: 42°. Read in conjunction with Approved Document K.

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.

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

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

Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60lt/sec. Alternatively provide proprietary cooker hood capable of extracting 30lt/sec.

Bathroom/En-Suite Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15lt/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 insulation 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 of the building, will be insulated to BS5422 1977.

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.

Roof Insulation
To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.16 U/value. Ensure a gap of 50mm between roof underfelt and quilt at all times.

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 gas ingress to building. 110mm diameter soil and vent pipe to extend 900mm 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 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.

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.

Protection to Underground Pipes
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as 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 chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm 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.

First Floor Walling
Provide 50 x 75mm timber vertical studs at 400mm c/c to be constructed of 50 x 75mm timber head and sole plates. Provide 12.5mm Gyproc plasterboard of 10kg/m³ density and skim finish to both sides. Provide to airspace proprietary acoustic insulation. 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 to fix flooring.

First Floor Construction
19mm flooring grade moisture resistant decking on timber joists as stated on plan. To external walls joists to be supported on joist hangers (not built into wall). Provide 30mm x 5mm mild steel restraint straps to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at maximum 1200mm c/c. At strap positions provide pack and noggin to joists. Solid strutting to be installed mid-span where span of joists between 2.5m and 4.5m. For spans in excess of 4.5m position of struts at 1/3 rd span. Double up floor joists locally under bath feet and hot water cylinder where applicable. All doubled up joists to be bolted together at 600mm centres.

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.

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.

Commissioning of Heating and HWS Systems
A competent person, i.e. the main contractor or sub-contractor shall supply a Certificate of Satisfactory 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 what routine maintenance is advisable for the purpose of the conservation of fuel and power.

Internal Lighting
Provide energy efficient lights that only take lamps having a luminous efficiency greater than 45 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:

75% of all lighting to be energy efficient.

Excludes garages, lofts and outhouses.

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.

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

Internal Lintels
IG type Internal 100mm lintels to openings in 100mm internal walls unless stated otherwise.

General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other that that for which it is issued without written permission from Messrs Status Design.

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 Architects 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 in 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 as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

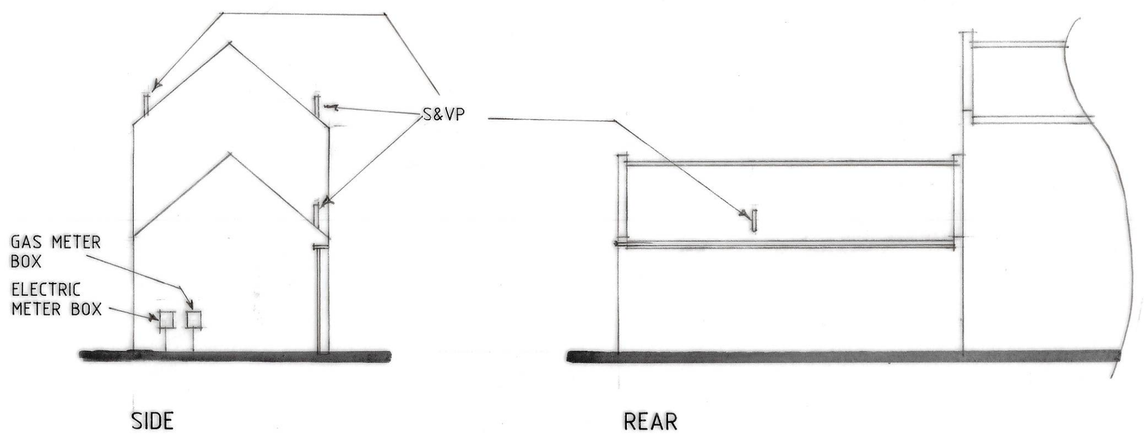
All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practise. Materials should conform to appropriate British Standard specification or BBA Certificate or Eurropean 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 Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations 1994 (CDM) and Health and Safety at Work, etc., Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom 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 or carrying out alterations in close proximity to adjoining neighbour's boundaries.



PROPOSED ELEVATIONS

Gas Combi Boiler
Provide gas combi 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 outlet to have protective guard cover and to be a minimum 300mm from any opening into the building which is wholly or partially above the terminal. 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 Contro! by a competent Gas Safe registered person. Boiler to have a Sedbuk rating of 86%

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

Header Tank Support
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

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.

Purge ventilation to windows
For a hinged or pivot window that opens 30° or more the height and width should be at least 1/20th of the floor area of the room.
For a hinged or pivot window that opens less than 30° the height and width should be at least 1/10th of the floor area.

The flow rates for the mechanical extractor must be tested and results given to Local Authority Building Control to show that the extraction rate is the same as that specified in 'Approved Document F – Means of Ventilation', no later than 5 working days after the final test.

Provide wholesome or softened wholesome water to any wash basin in or adjacent to any room containing a sanitary convenience and any wash basin, bidet, fixed bath and shower in a bathroom.

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

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

Any beads in flues should not be more than 45°.

All soakaways to be minimum 1m deep.

Provide cavity trays above in situ meter boxes.

Provide area for provision of solid waste storage (rubbish bins).

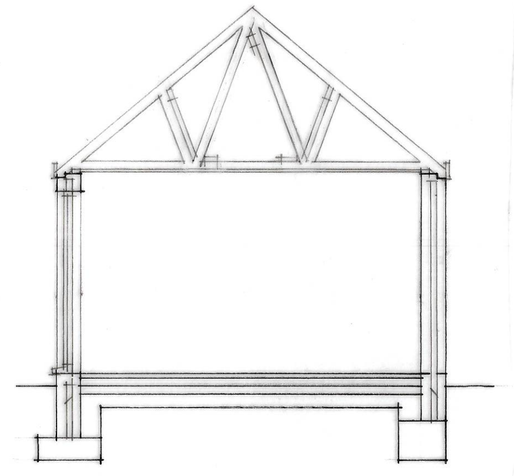
All external lintels to be insulated type.

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.



SECTION

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.

Make good to all disturbed and affected areas.

Connect foul drains to existing foul drainage system as shown.

External Wall Construction (300mm cavity)
100mm facing brickwork (see site plan for details)
100mm Cavity with ISOVER, HI-CAV 32 insulation
100mm inner skin of tarmac Hemalite 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

Hot Water Temperature
Where the operating temperature of the hot water storage vessel is capable of reaching 80°C it should be fitted with a safety device to ensure the temperature distributed does not exceed 60°C. The safety device from the hot water supply should discharge to a place where it will not pose a danger to any person. The hot water supply to the bath should be controlled so that it does not exceed 48°C

All easily accessible doorsets (including garage doorsets and communal entrance doorsets) that provide access into a dwelling or into a building containing a dwelling should be secure doorsets to the following:
a Manufactured to a design that has been shown by test to meet the security requirement of British Standard publication PAS 24:2012 or
b Designed and manufactured in accordance with Approved Document Q appendix B.

Ground floor, basement and other easily accessible windows (including accessible rooflights) should be secure windows in accordance with Approved Document Q paragraphs 2.2 and 2.3, windows should be made to a design that has been shown to meet the security requirement of the British Standards publication PAS 24:2012.

The building should have a provision that in the future copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps can be installed.

Consumer units should be mounted so that the switches are 1350 – 1450 mm above floor level.

Provide heated wholesome water or heated softened wholesome water to any wash basin or bidet in or adjacent to a room containing a sanitary convenience and any wash basins, bidet, fixed bath or shower in a bathroom and any sink that is provided in an area where food is prepared.

The hot water supply to any fixed bath is to be designed and installed with measures to ensure that the temperature of the water that can be delivered to the bath cannot exceed 48°C.

All glazing to meet the requirements of 'Approved Document K – Safety Glazing' in relation to impact, opening and cleaning.

Water calculations are to be supplied to South Holland District Council Building Control showing how the water usage will be limited to 125 litres/per person/per day.

Mechanical Ventilation
Mechanical ventilation systems are to be commissioned in accordance with Regulation 44 (where they can be tested and adjusted to provide adequate ventilation) and a copy of the commissioning notice is to be given to the local authority not more than 30 days after completion of the works.

THIS DRG. TO BE READ IN CONJUNCTION WITH
W2/0050/16/00, W2/0050/16/01

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF EXISTING COACH HOUSE INTO 2 DWELLINGS WITH SIDE EXTENSION TO FORM ADDITIONAL DWELLING AT THE CROWN & WOOLPACK P.H., 7 HIGH STREET, LONG SUTTON
FOR

MR. K. BUNN.

ELEVATIONS/SECTION

1:100 1:50	SD18-015/1
MAY-18	B.GILHAM.

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