



ROOF / CEILINGS

15mm to u/s of ceiling chords of trussed rafters and 12.5mm plasterboard and skim to underside of floor joists where applicable. Additional cross noggings to support board joints and edges.

Insulation

To horizontal ceilings provide 2-3 layers of mineral quilt, 300mm total thickness. Bottom layer laid between joists and upper layer in opposite direction. To sloping ceilings provide Kingspan TR27 between rafters (but ensure 50mm air gap above maintained over insulation) and 40mm insulation below rafters.

Ceiling Loft Hatches

Trap door and frame to house roof void size 600 x 600mm with trimming as required. Doors to be insulated and draught stripped with bolt catches to compress draught seals.

NEW EXTERNAL WALL UPGRADES

Provide 75x50 internal studwork on vertical dpc's, with foil backed celotex between studs and 12.5mm plasterboard lining.

NEW INDEPENDENT ACOUSTIC PARTY WALL

As per details on drawing

DAMP PROOF COURSE

Ensure an injected damp proof inserted if not already present

INTERNAL WALLS

Ground and First Floor levels

Where stud partitions are indicated constructed with 75 x 47mm timber studs and noggings with 12.5mm plasterboard and skim both sides. 25mm Rockwool insulation to be provided in voids to achieve sound value of 40 RwdB when tested to BS EN 140 Part 3 1993. Other walls to be blockwork.

LINTELS - EXTERNAL OPENING

Lintels over external and internal openings to be IG manufacturer, or equivalent approved, unless stated as concrete. All lintels to have 150mm end bearings. Refer to general arrangement plans for lintel reference's. Cavity tray, stopends and weepholes to be provided as necessary above all lintels.

FIRST FLOOR CONSTRUCTION

18mm tongued and grooved jointed chipboard oil tempered chipboard fixed to floor joists at 400 centres, with herringbone strutting at all mid-spans. New Joists off hangers 100mm mineral quilt insulation laid continuously in floor void between joists. 12.5mm plasterboard and skim ceilings fixed to underside of joists with additional cross noggings fixed to support boards at joints. Double joists under first floor partition walls. Lateral restraint provided where joists run parallel with external wall with 30 x 5 mm galv straps at 2m cc's fixed over 100mm deep noggings between 3 no joists.

FOUNDATIONS

Foundations are indicated to be standard strip GEN1 concrete, min. 600mm deep below existing GL (but not to undermine any existing foundation) & 450mm wide, 225mm thick. Foundations should however be confirmed by engineer / Building Control and engineering if necessary to inspect as foundations are dug to ensure foundation design adequate. 7Knm2 blocks to be used below ground level.

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WINDOWS AND DOORS

General

All windows and doors with double glazed sealed units with K glass to achieve 'U' value of 1.6 w/mK. Draught stripping incorporated and units sealed all round externally and internally with clear sealant to prevent air leakage.

All upstairs habitable rooms require a means of escape from the window of minimum 450mm wide x 750mm high to enable a free area of 0.33m². Escape Opening lights in first floor habitable rooms should be no higher than 1100mm from FFL.

Safety Glazing

External windows and doors where applicable in critical locations to be glazed in accordance with BS 6206 (to break safely on impact) all as Approved Document Part N including windows where cills are less than 800mm and fully glazed doors. Units glazed in safety glass to be identified by BS reference.

VENTILATION

Extract ventilation, 30 l/s adjacent to hob or 60 l/s elsewhere in Kitchen, 15 l/s in bathrooms and shower rooms. Windowless sanitary accommodation 3 air changes per hour required with 15 mins overrun after usage. 10mm gap required under door of windowless sanitary accommodation. Background ventilation as per building document requirement - Ventilators positioned in window heads at least 1.70m above floor level to avoid draughts.

STAIRCASES

11 steps, Min. 223mm going and max 200mm rise. (Stair pitch to be no greater than 42degrees) 16mm nosing overhang. Min. 2m clear headroom to be maintained to full flight of stairs measured vertically from pitch line of nosings (may not be possible at G/F due to existing ceiling level). Handrail height on staircase and landings - 900mm high from nosing/landing floor, positioned on the widest part of the stair. Balustrade design capable of withstanding load criteria referred to in BS 6399 Part 1 1984. Landing depths to be min. same width as stair.

PLUMBING AND SANITARY PIPEWORK

All waste pipes and fittings in polypropylene to BS EN 1451 - 1.

Waste sizes	-	Basins	-	32mm dia
	-	Sinks	-	40mm dia
	-	Showers	-	40mm dia
	-	WC's	-	110mm dia
	-	Baths	-	40mm dia

All fittings to have taps with 76mm deep seals except showers where trap seals can be reduced to 40mm if required.

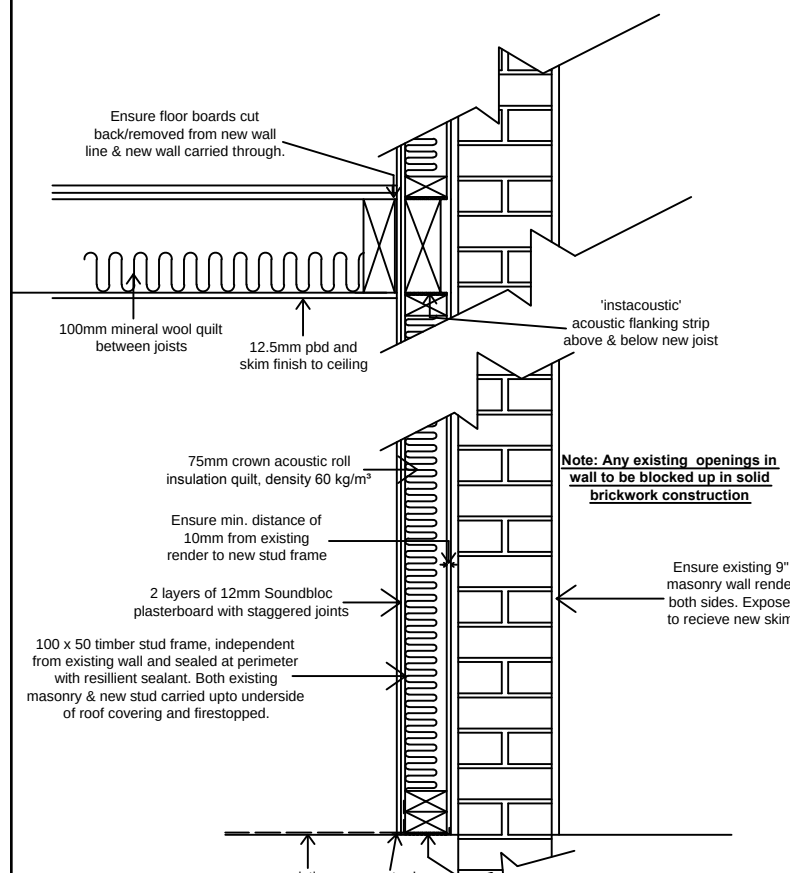
Combined wastes taking 2 or more fittings to be min 55 min dia. Where waste pipe runs exceed 3m in length anti-siphonage traps to be fitted. Waste connections to soil pipes and soil and vent pipes at ground floor level to be at least 450mm above drain invert/depths.

Soil stacks and soil and vent pipes to be min 110mm. SVP's to terminate above roof levels and at a minimum of 900mm above window levels. Terminations to be special tile vent. Rodding points required to discharge stacks to give access to any inaccessible pipe lengths.

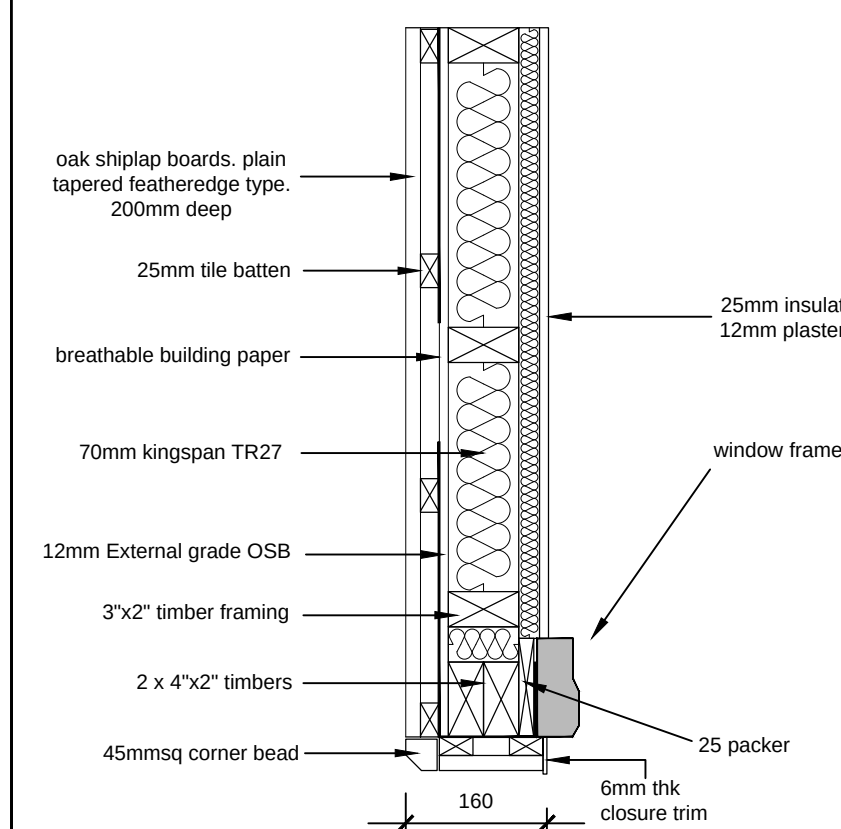
Internal Soil and vent pipe to be encased with Gyproc plasterboard & 25mm mineral wool (unfaced) wrapped around pipe.

SMOKE DETECTION

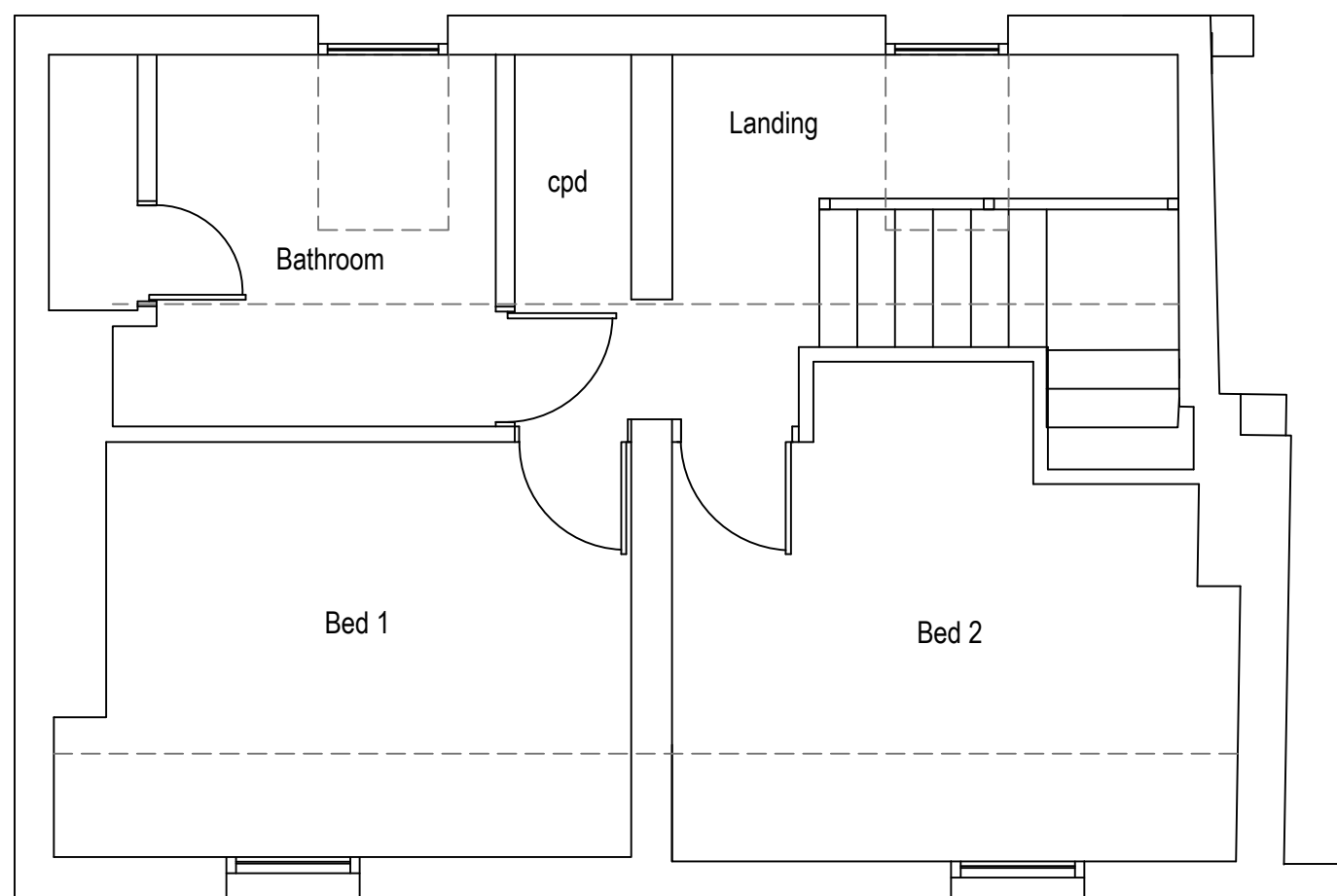
Mains operated self contained smoke alarms to BS 5446 part 1 are to be installed in circulation areas within 7m of doors to high risk rooms ie kitchen, and 3m of bedroom doors. Alarms to be interconnected to allow detection by one unit to activate all units. Alarms to be permanently wired to separately fused circuit at distribution board with installation to conform to IEE Regulations. Fixing of units to be not less than 300mm from any light fitting. If wall mounted the unit is to be locate between 150 and 300mm down from ceiling level.



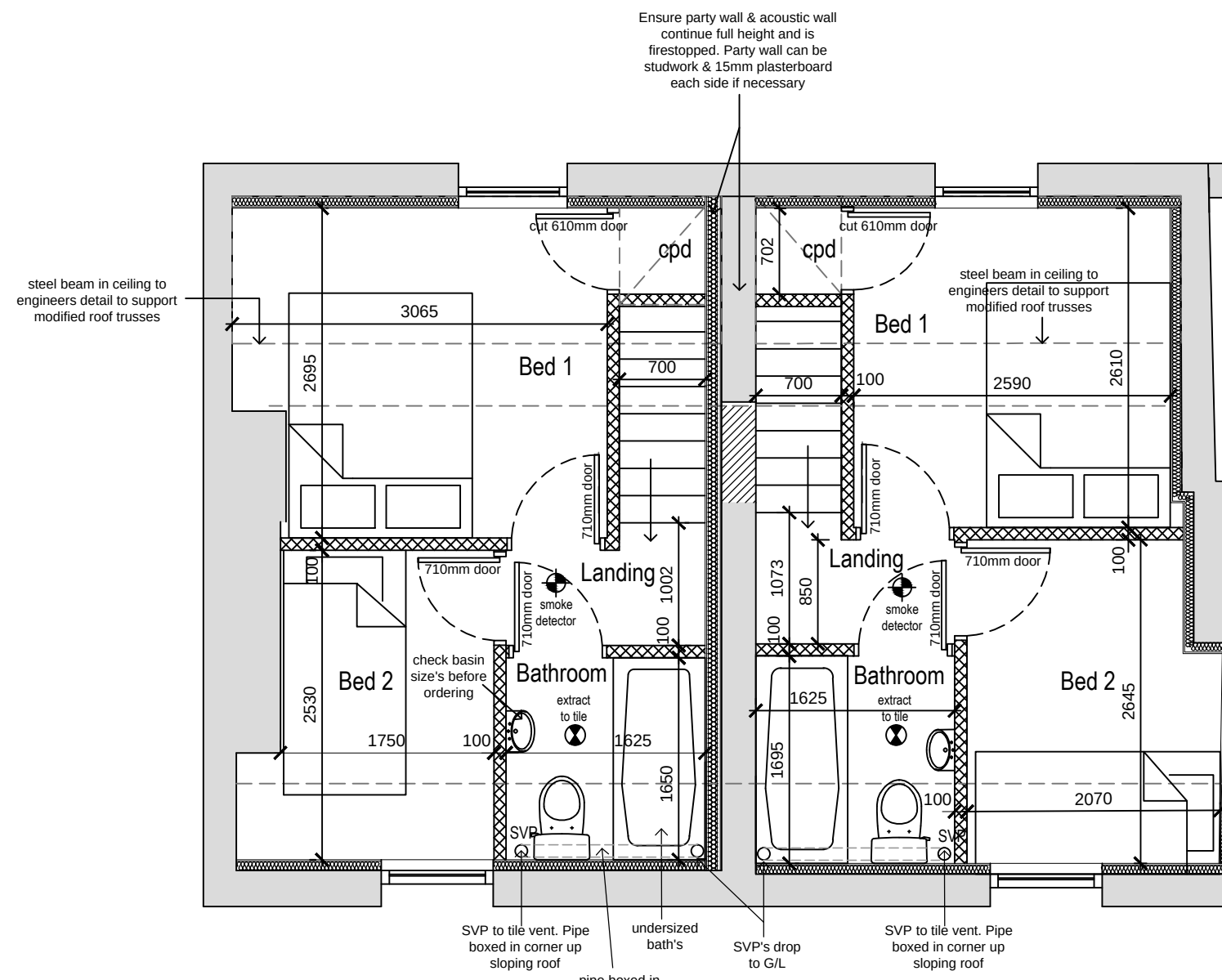
New independent wall lining between dwellings adjacent existing 9" rendered wall (NTS)



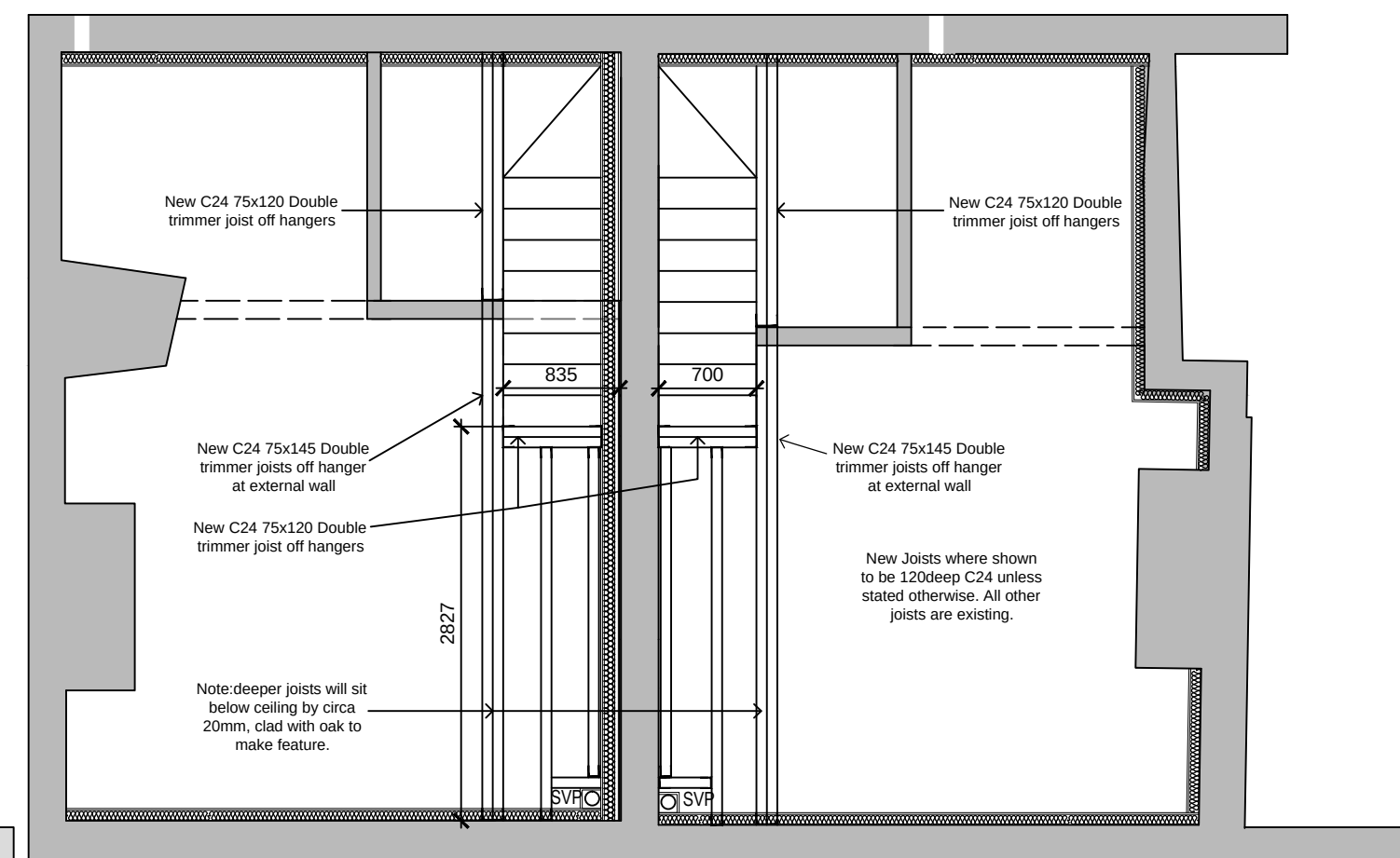
Dormer Cheek Details 1:10 scale



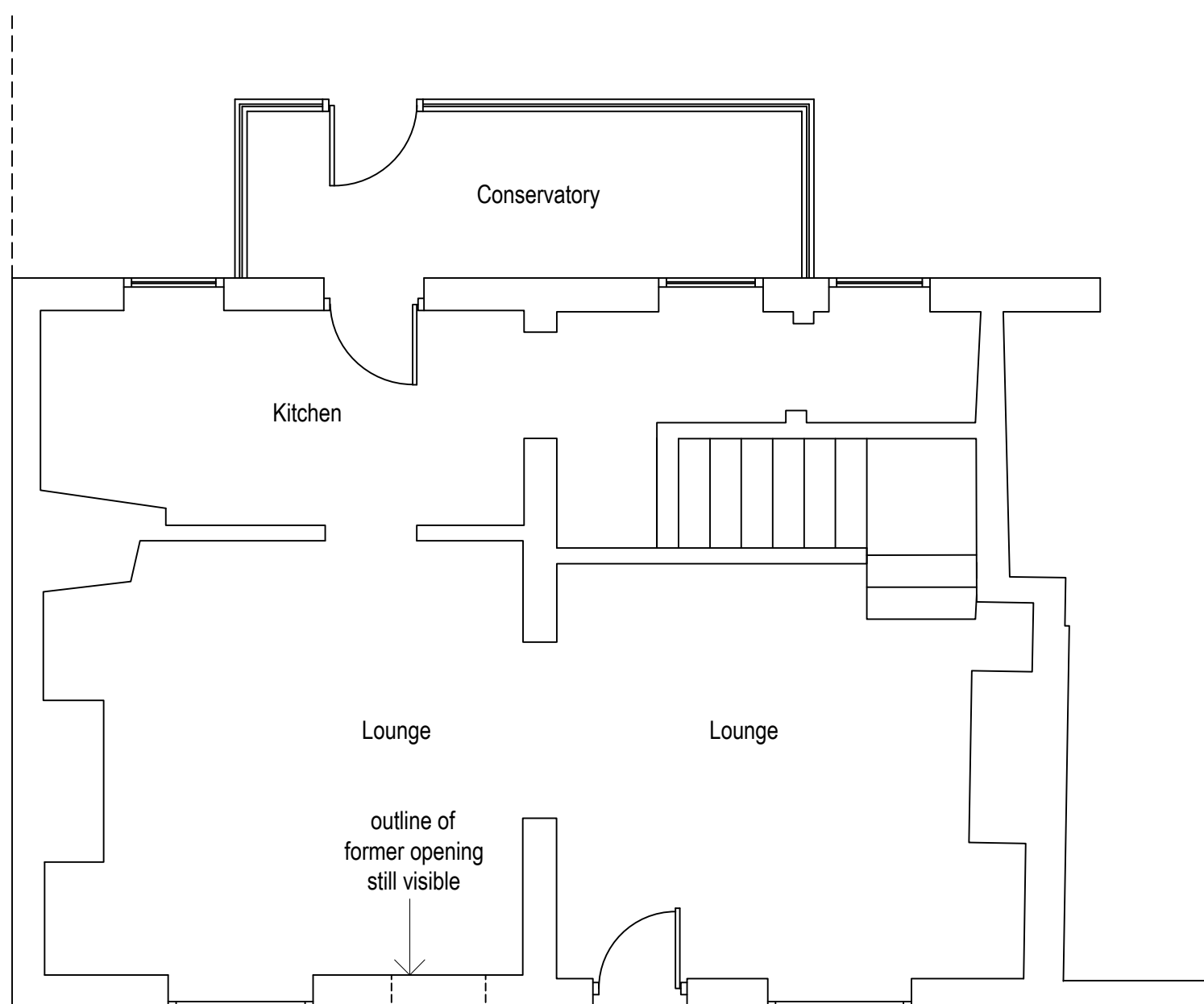
Existing First Floor



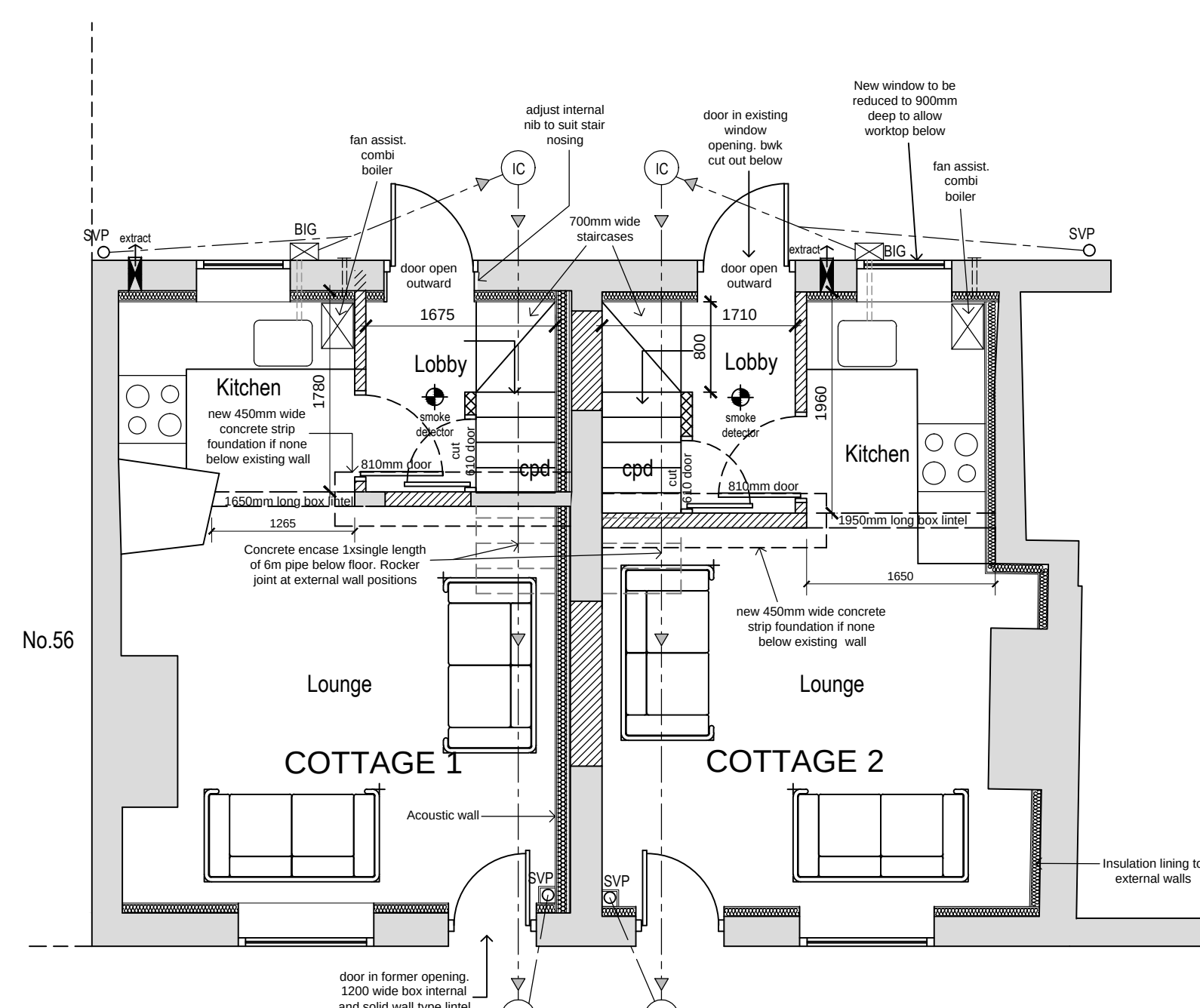
Proposed First Floor



Joist Alterations



Existing Ground Floor



Proposed Ground Floor

Walltype Legend

Existing walls	
75x50 timber studwork with 12.5 plasterboard and skim each side	
100mm solid lightweight blockwork	
Solid masonry infill to existing party wall, blockwork / brickwork with render each side	
100x50 independent stud framed wall, sealed at perimeters with resilient sealant, 10mm offset from party wall, 75mm acoustic roll between studs & 2 layers soundbloc plasterboard. Wall carried upto to u/s roof covering. (See Detail drawing)	
New 75x50 timber studwork external wall lining with 12.5 plasterboard and skim, 75mm celotex insulation between studs. Vertical DPC Behind each stud.	

HEATING SERVICES

HEATING SERVICES

General

Heating to be via new A rated Gas combi boiler.

ELECTRICAL WORK

Internal efficient lighting and fixed external lighting to include energy efficient lighting, with an efficiency of 40 lumens per circuit watt. Efficient Fittings to be at least 75% of the total number of fittings provided. Fixed external lighting with lamp capacities of 150w or less to turn off automatically in daylight and when not required at night.

All electrical work carried out in accordance with BS 7671. Proposed installation to be carried out by a competent person registered with an electrical self certification scheme authorised by the Secretary of State to ensure compliance with BS 7671:2001 and all relevant Building Regulations. Upon completion of the works the client is to receive a signed Building Regulation self certification Certificate with a copy to be submitted to LA Building Control. Clients are also to receive a duly completed Electrical Installation Certificate or similar to the model in BS 7671:2001 appendix 6 and in accordance with paragraphs 1.6 - 1.12 of Approved Document. Certificate is to be prepared and signed by the person responsible for the design installation and testing of electrical work.

ACCESS AND FACILITIES FOR DISABLED PERSONS

Due to the restraints of the existing cottages, upgrades for disabled persons are very limited. Currently there is a stepped access at the front of the property, the door widths are minimal and there are no G/F toilet provisions.

Accessible switches, socket outlets and electrical control - for lighting and other equipment is to be located at appropriate heights within a zone of between 450 - 1200mm from floor level.

Accessible WC provision cannot be achieved due to restrictive areas however as the previous bathroom was at first floor we are not making the situation any worse.

DRAINAGE

Foul Drains

100mm dia upvc to BS EN 1401 as shown on layout drawing. Bedding all as specified in Diagram 10 Par H1 for flexible pipe ie 100mm bed of granular material to BS EN 1610 Annex B graded from 5mm to 10mm max size. Bedding material to top of pipe level. 30mm cover of selected fill free from stones larger than 40mm. Pipes with inverts less than min recommended cover in tables 8.9 and 10 of Part H1 to be protected in accordance with Diagram 11, Part H1. Rodding points to be fitted with discharge stacks to give access to any inaccessible pipe length. 50mm clearance around pipe and inert rigid material to cloak void both sides to prevent ingress of vermin. Hole sealed around pipe with compressible material. 300 or 450 diameter grp inspection chambers and rodding access points in locations shown.

Foul drains to be connected to mains sewer.

Surface Water Drains

To be modified if necessary and disperse as existing into soakaways at rear, and unknown dispersal at front

Rev. B	Elevation amend for planning	15.10.17
Rev. A	Joist and dormer details amended	13.09.16
Client	Mr & Mrs B Russell	Scale 1:50 & 1:100
Project	Proposed Change of use from 1 house back to 2 cottages as originally at: 54 London Road Long Sutton Lincs.	Date July 2016
Title	Proposed & Existing Layouts	Drawing No. BR/16/A001
		Revision B