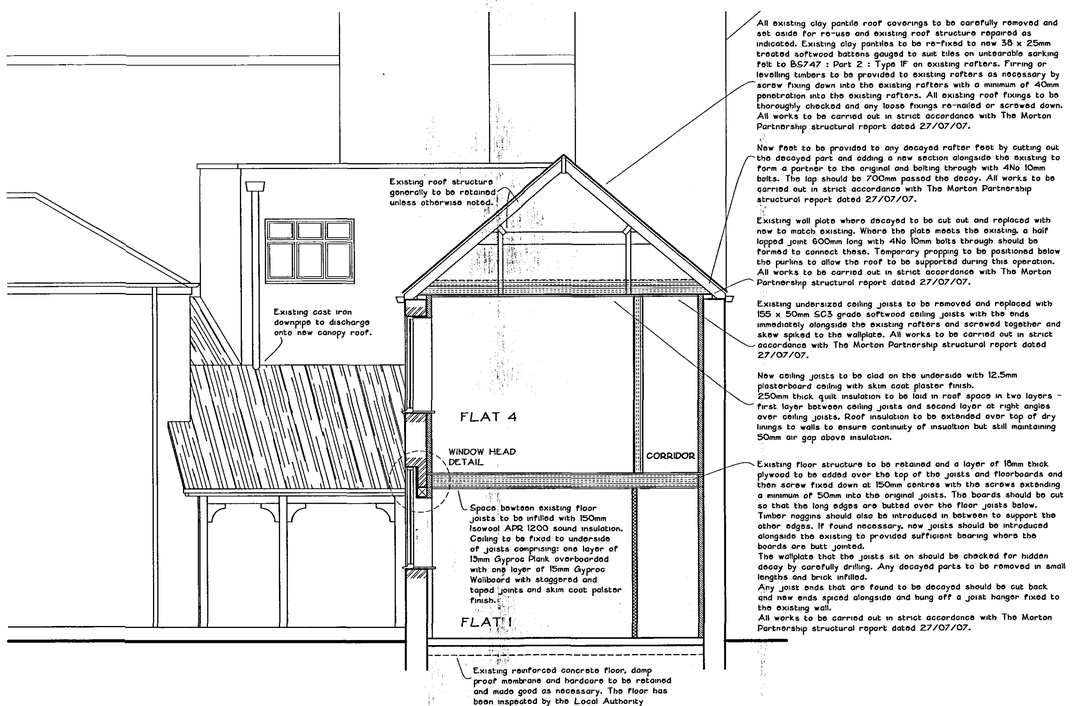


All existing clay pantile roof coverings to be carefully removed and set aside for re-use and existing roof structure repaired as indicated. Existing clay pantiles to be re-fixed to new 38 x 25mm treated softwood battens gauged to suit tiles on untearable sarking felt to BS747 : Part 2 : Type 1F on existing rafters. Firring or levelling timbers to be provided to existing rafters as necessary by screw fixing down into the existing rafters with a minimum of 40mm penetration into the existing rafters. All existing roof fixings to be thoroughly checked and any loose fixings re-nailed or screwed down. All works to be carried out in strict accordance with The Morton Partnership structural report dated 27/07/07.

New feet to be provided to any decayed rafter feet by cutting out the decayed part and adding a new section alongside the existing to form a partner to the original and bolting through with 4No 10mm bolts. The lap should be 700mm passed the decay. All works to be carried out in strict accordance with The Morton Partnership structural report dated 27/07/07.

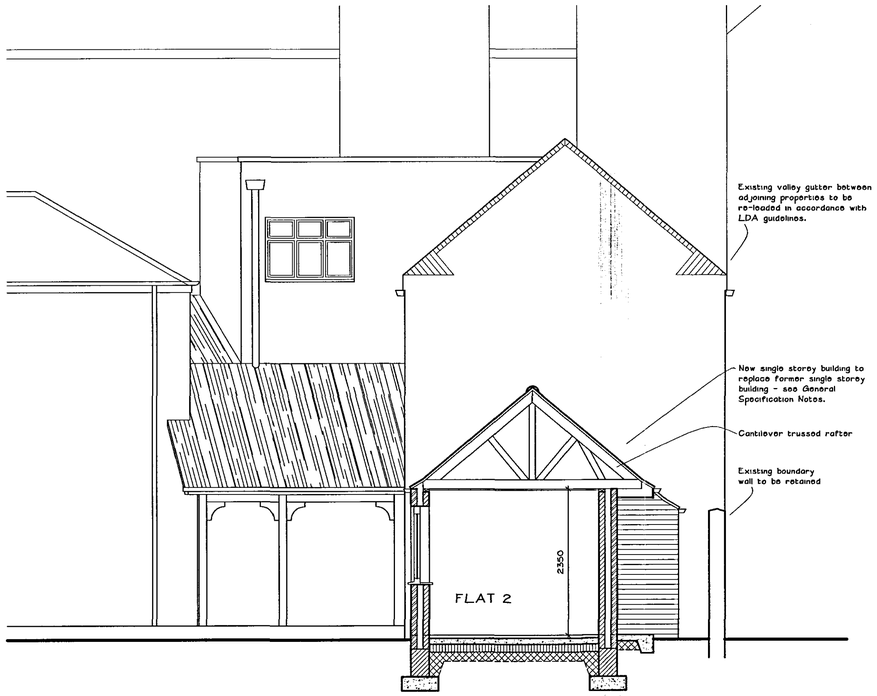
Existing wall plate where decayed to be cut out and replaced with new to match existing. Where the plate meets the existing, a half lapped joint 600mm long with 4No 10mm bolts through should be formed to connect these. Temporary propping to be positioned below the purlins to allow the roof to be supported during this operation. All works to be carried out in strict accordance with The Morton Partnership structural report dated 27/07/07.

Existing undersized ceiling joists to be removed and replaced with 155 x 50mm SC3 grade softwood ceiling joists with the ends immediately alongside the existing rafters and screwed together and skew spiked to the wallplate. All works to be carried out in strict accordance with The Morton Partnership structural report dated 27/07/07.

New ceiling joists to be clad on the underside with 12.5mm plasterboard ceiling with skim coat plaster finish.
250mm thick quilt insulation to be laid in roof space in two layers - first layer between ceiling joists and second layer at right angles over ceiling joists. Roof insulation to be extended over top of dry linings to walls to ensure continuity of insualtion but still maintaining 50mm air gap above insulation.

Existing floor structure to be retained and a layer of 18mm thick plywood to be added over the top of the joists and floorboards and then screw fixed down at 150mm centres with the screws extending a minimum of 50mm into the original joists. The boards should be cut so that the long edges are butted over the floor joists below. Timber noggins should also be introduced in between to support the other edges. If found necessary, new joists should be introduced alongside the existing to provided sufficient bearing where the boards are butt jointed.
The wallplate that the joists sit on should be checked for hidden decay by carefully drilling. Any decayed parts to be removed in small lengths and brick infilled.
Any joist ends that are found to be decayed should be cut back and new ends spiced alongside and hung off a joist hanger fixed to the existing wall.
All works to be carried out in strict accordance with The Morton Partnership structural report dated 27/07/07.

DETAIL : SECTION AA 1:50



DETAIL : SECTION BB 1:50

GENERAL SPECIFICATION NOTES:

NEW FOUNDATIONS
Foundations to be mass concrete strip footings reinforced with one layer of A252 mesh incorporated into the bottom of the footings to span over any soft spots. Size: 600 x 225mm deep to external walls.
Underside to be founded at minimum 750mm below external ground level for minimum 1000mm if shrinkable subsoil is encountered. New foundations to be stepped as necessary to meet existing and movement joint to be formed between new and existing. Final depth and detail to be agreed on site with Local Authority Building Control Officer.

Concrete to be general grade of foundation mix - GEN 3 to BS5328.

GROUND FLOOR CONSTRUCTION (NEW BUILDING)
To comprise 50mm sand/cement screed on 100mm thick (1:20 grade) mass concrete floor slab on vapour barrier on 120mm thick 'Jablite "Jabfloor 120" flooring grade insulation on 1200 gauge polythene membrane with 150mm laps and turned up at all edges and lapped with wall dpc all on 25mm minimum thickness sand blinding on 150mm minimum thickness well rolled and consolidated hardcore base.

Foundation trenches to be backfilled with hardcore internally and consolidated in layers not exceeding 150mm thick.

NOTE: Vertical upstands of insulation to be provided to all edges of concrete slab in strict accordance with manufacturer's instructions.

EXTERNAL CAVITY WALL CONSTRUCTION
300mm external cavity wall construction to comprise: 102mm external skin in reclaimed facing brickwork (to be agreed), 100mm cavity infilled as work proceeds with 'Dritherm' or similar insulation cavity bats, 100mm internal skin in 'Celcon' or similar insulating blocks with 13mm thick dense plaster finish internally. Overall wall construction to achieve combined 'U' value of 0.3w/m2k.

Walls below dpc level to be constructed in foundation blocks.

New walls to be tied to existing by building in galvanised 'crocodile' ties in strict accordance with manufacturer's instructions and forming 13mm movement joint at junction by inserting 'Flexcell' or similar proprietary infill finished externally with mastic pointing to match colour of brickwork.

Leaves of cavity wall to be tied together with stainless steel wall ties at 750mm horizontal centres and 450mm vertical centres (300mm vertical centres where next to an opening).

Jambs and cills to be closed by inserting proprietary insulated cavity closers.

Cavities to be left open at top and wall insulation to be continuous with roof insulation (no gap between).

Bituminous based damp proof course to be built in 150mm minimum above outside ground level to external skin and at floor level to internal skin.

LINTELS
To openings in external solid walls, to be 'IG' or similar special insulated galvanised steel lintels as noted on Plans, Sections and Elevations with 150mm minimum end bearing.

To openings in external cavity walls, to be 'IG' or similar special galvanised steel lintels as noted on Plans, Sections and Elevations with cavity tray over and 150mm minimum end bearing.

ROOF CONSTRUCTION (NEW BUILDING)
To comprise: Clay pantiles to match existing on 38 x 25mm treated softwood battens gauged to suit tiling on untearable sarking felt to BS747 : Part 2 : Type 1F on pre-made trussed rafters at 600mm maximum centres.

Roof pitch approx 40° but to match existing.

All to be designed, braced and fixed in accordance with BS5268 : Part 3 : 1985.

Specialist manufacturer's design calculations to be submitted to Local Authority Building Control for approval prior to fixing on site.

Trusses to be fixed at eaves level with galvanised truss clips to 100 x 50mm softwood wallplate bedded in mortar.

Diagonal bracing to be provided to full length of roof in plain of rafters and ceiling ties to BS 5268 : Part 3 : 1985.

Timber runners to be provided at all truss node points for full length of roof.

PICTHED ROOFS GENERALLY
Proprietary roof ventilation system to be installed in strict accordance with manufacturer's instructions and comprising continuous eaves ventilator below roof tiles (minimum 25mm continuous gap) and ridge ventilators to match tiles (minimum 5mm continuous gap).

External walls to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps fixed to wallplates and blockwork in cavities at eaves level and to gables across 3No trusses at 2000mm maxmum centres. Timber noggins to be provided under straps where necessary.

270mm thick quilt insulation to be laid in roof space in two layers - first layer between ceiling ties/joists and second layer at right angles over ceiling ties/joists. Roof insulation to be extended into top of wall cavity to ensure continuity of insulation but still maintaining 50mm minimum air gap above insulation.

FLASHINGS
Code 5 lead flashings / stepped flashings / soakers to be provided to all roof abutments in accordance with LDA guidelines.

WINDOWS
All new and replacement windows to whole of development to be constructed from timber frames as detailed all with single glazing.

To incorporate controllable trickle ventilators providing 8000mm2 background ventilation to habitable rooms.

All windows to have a combined openable area in each habitable room equalling a minimum of 1/20th of the floor area of that room.

Internal window boards to be to client's requirements.

DRAUGHT PROOFING
Draught stripping to be fitted to all openable elements of windows and external doors.

GLAZING IN CRITICAL LOCATIONS
Any glazing to windows and doors below 800mm above floor level and to doors and sidelights below 1500mm above floor level (ie in critical locations) to be laminated or toughened safety glass in accordance with BS6206.

DOORS
All internal doors to be to client's selected design.

MEANS OF ESCAPE
New windows as shown to incorporate an unobstructed openable area of at least 0.33m2 and which is at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor.

HEATING AND WATER
New heating system to be water fed radiator system.

Radiators to be designed and installed by a competent heating engineer and to be fitted with thermostatic valves and appropriate pipework to be insulated as necessary to promote energy conservation. It is not recommended to have thermostatic valves fitted to radiators in the room served by the room thermostat.

Heating flow and return pipework and hot and cold water pipework to be installed to supply all new radiators and appliances.

All necessary heating controls, room thermostat, cylinder thermostat and programmer to be supplied and installed.

Heating and hot water to be fitted with flow controls eg: motorised valves, electronically interlocked with boiler and pump to prevent unnecessary boiler cycling.

Boiler to be Gas or Oil fired high efficiency condensing boiler (SEDBUK rating : 91%) with balanced flue outlet.

Heating engineer to provide a suitable commissioning certificate in accordance with that published as part of the benchmark code of practice upon completion (which is to be forwarded to the Building Control Officer).

CEILINGS
Ceilings to be 12.5mm plasterboard fixed to underside of ceiling ties.

Joint treatment and skim coat plaster finish to be in strict accordance with British Gypsum written instructions.

Timber noggins to be provided to all unsupported joints in plasterboard.

MECHANICAL VENTILATION
To be provided to new Kitchen areas capable of extracting 30 litres per second.

To be provided to new Shower Rooms capable of extracting 15 litres per second - to be switched from light switch with timed overrun.

ELECTRICAL INSTALLATION
To be carried out in strict accordance with with the latest edition of the IEE Regulations. Socket outlet and lighting positions all to client's requirements.

All electrical work is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should therefore be designed, installed, inspected and tested by a person competent to do so.

Prior to completion, the Building Control Officer should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical certificate to be issued for the work by a person competent to do so.

ENERGY EFFICIENT LIGHTING
Internal lighting installation to be provided with energy efficient lighting so that every one in three lighting points can only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

FIRE ALARM INSTALLATION
Mains operated Fire Alarm system conforming to BS5839 : Part 1 : 2002, Type 'L3D' to be installed throughout new Flats and adjacent areas.

STAIRCASE
New timber staircase to be installed as indicated and comprising: 14No equal risers each 170mm maximum rise and 250mm minimum going. Handrail to be installed 300mm above pitch line. 2000mm clear headroom to be maintained above pitch line.
Staircase to be underdrawn with two layers of 12.5mm plasterboard with staggered joints and sealed edges.

DRAINAGE SPECIFICATION NOTES

RAINWATER GOODS
All new rainwater goods throughout to be in cast iron. Gutters to be securely fixed at eaves by means of gutter spikes and laid to falls using rise and fall brackets. To be complete with all required outlet positions, stopends etc. Downpipes to be securely fixed to walls using proprietory clips and complete with all swan necks, shoe outlets etc. To be in positions indicated and to drain to new soakaways as shown.

WASTE PIPEWORK
Shower trays, basins and sinks to be fitted with 40mm# wastes with accessible 75mm deep sealed traps.

Rodding access to be provided at all changes of direction.

UNDERGROUND DRAINAGE PIPES
New foul and storm water drains to be 110mm# Upvc to BS4660 laid to self-cleansing gradient bedded and surrounded in 150mm minimum thickness of 10mm pea gravel to maintain flexibility.

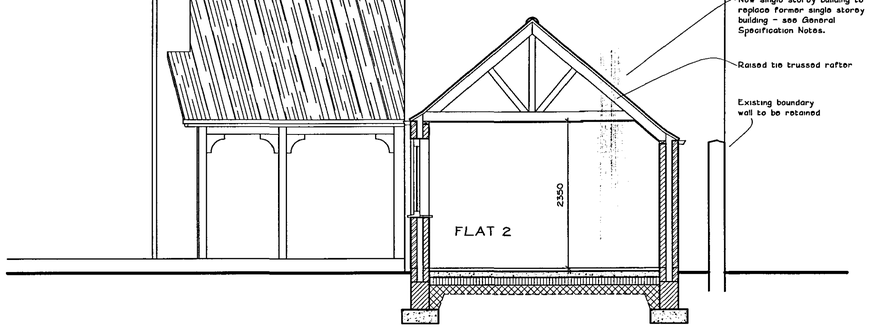
Pre-stressed concrete lintels to be inserted in walls where pipes pass through.

NEW GULLIES
New gullies to be pre-formed polypropylene raddable back inlet gullies set in concrete in strict accordance with manufacturer's instructions.

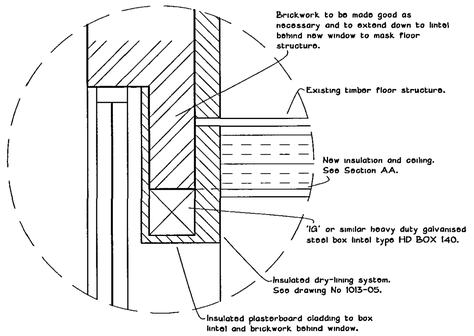
NEW MANHOLES
To be pre-formed polypropylene inspection chambers installed and surrounded in concrete in strict accordance with manufacturer's instructions.

SOIL AND VENTILATING PIPE
To be 100mm# cast iron terminating at 300mm minimum above head of nearest windows and fitted at top with balloon guard mesh.

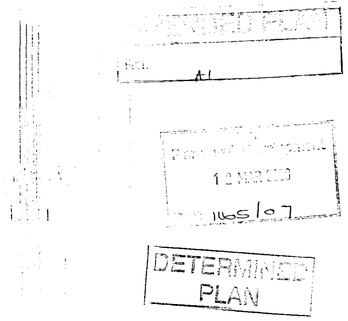
SOAKAWAYS
Storm water pipes to drain into new soakaway constructed to CP301 minimum 5000mm from any building (6000mm in clay soil). To be 1250 x 1250 x 1250mm deep filled with rubble to within 450mm of ground level and overlaid with polythene sheet and backfilled to ground level with vegetable soil.



DETAIL : SECTION CC 1:50



WINDOW HEAD DETAIL 1:10



NOTE: ALL WORKS ARE TO BE CARRIED OUT TO THE COMPLETE SATISFACTION AND WRITTEN APPOVAL OF THE LOCAL AUTHORITY CONSERVATION OFFICER

GENERAL NOTES

COPYRIGHT

This drawing is copyright and may not be altered, traced, photocopied or used for any other purpose other than that for which it is issued.

LIMITATIONS

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 Building Regulation approval. The drawing must not be used as a contract document alone.

DIMENSIONS

Do not scale from this drawing. Always use figured dimensions.

All dimensions are to be checked on site by the builder who shall take responsibility for measurements for construction and ordering purposes from commencement of site works.

Whilst every effort is made to ensure accuracy in dimensioning, measurements should be carefully checked to ensure compatibility with existing structures and features.

SUPERVISION

The works will not be supervised by Richard J Diggle Ltd or any representative thereof. It is the client's or their appointed agents responsibility to control workmanship, substition of materials, adherence to specification, variations to contract etc.

STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used, fitted and installed in strict accordance with manufacturer's instructions and relevant Code of Practice.

Materials shall conform to the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

Preservative treatment to BS 5268 : Part A shall be carried out to all timber prior to delivery to site.

DETAILS / FOUNDATIONS

All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

If adverse ground conditions are encountered, then the advice of a qualified structural engineer should be sought.

HEALTH AND SAFETY

It is the Employer / Client's responsibility to 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 Works Places.

The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations 2007, it is his/her responsibility to appoint and employ an independent CDM Co-ordinator and a Principle Contractor.

SCOPE OF THE WORKS

The works comprise all that is shown on the drawings and details. Any work that may not be specifically shown, but may reasonably be inferred as necessary to carry out the works shall be deemed to be included.

A Planning amendments. 15/02/2007

Revisions

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Client
MR & MRS D J BUNN

Project
DEVELOPMENT OF NEW FLATS & ALTERATIONS TO FORM NEW REAR ENTRANCE & DISABLED ACCESS

REAR OF CROWN & WOOLPACK
7 & 8 HIGH STREET : LONG SUTTON

Drawing
DETAIL DRAWING

SECTIONS

Scale 1:50
Date June 2007

Drawing Number
1013-06 A