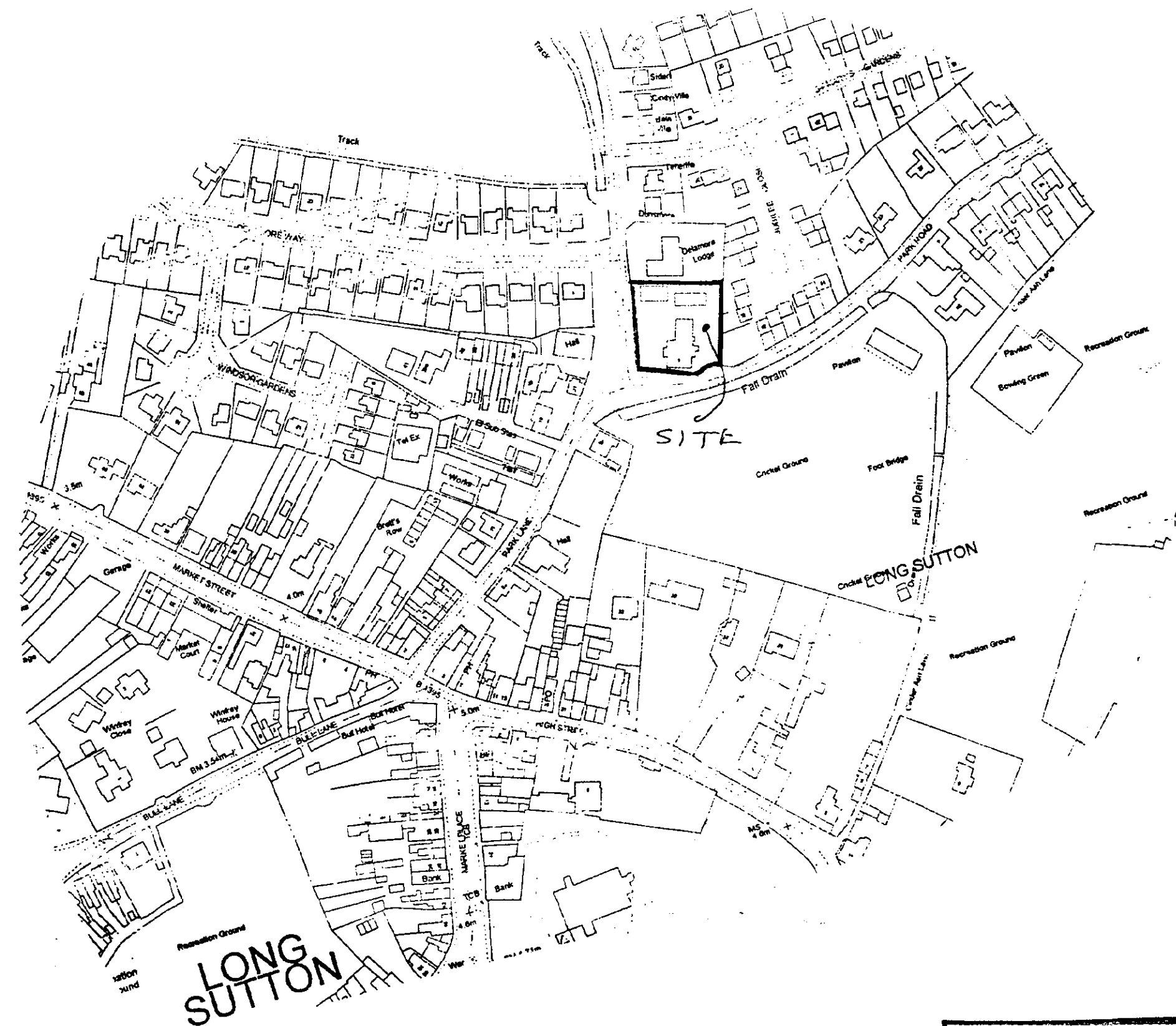
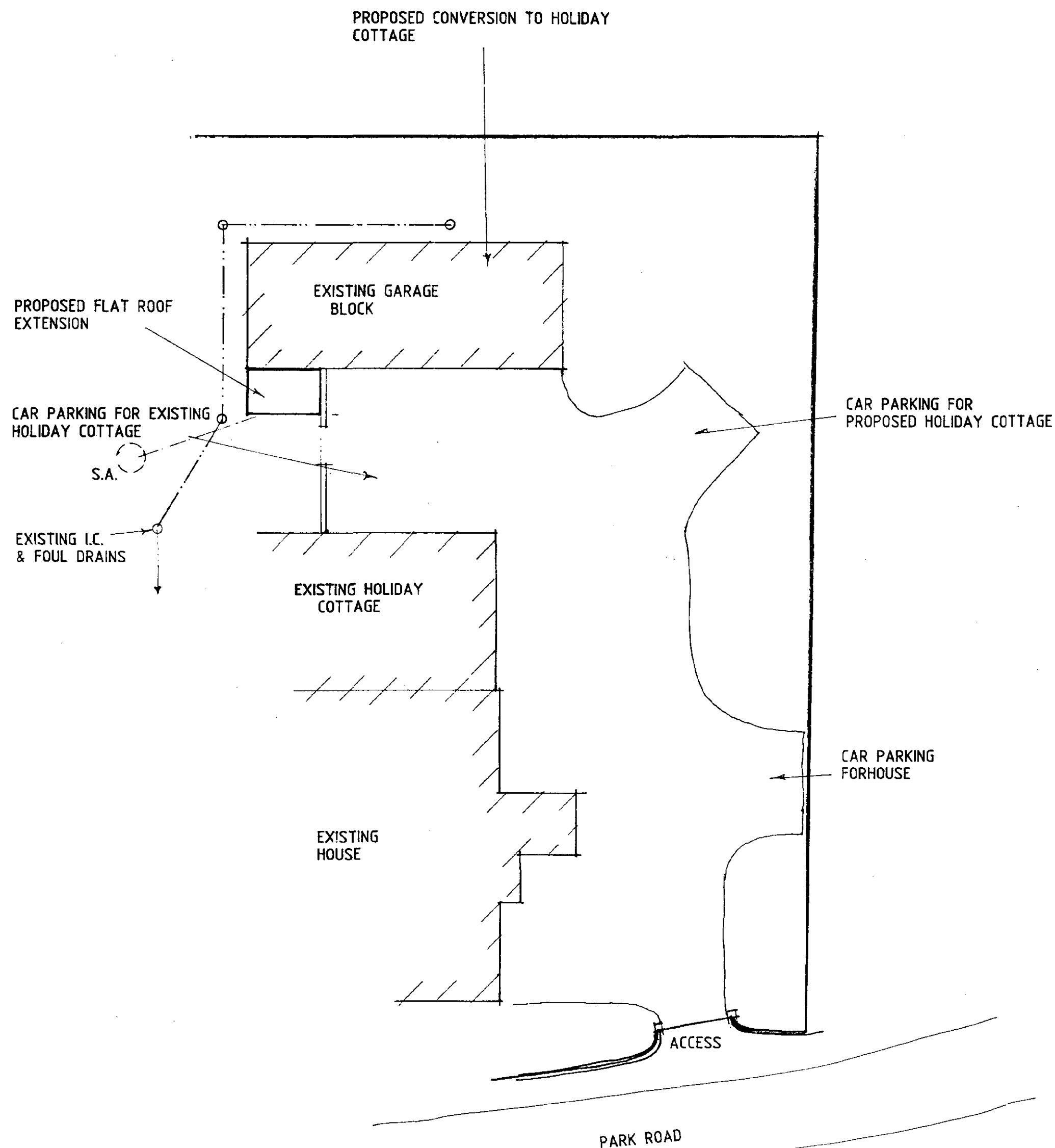




SHDC
Planning & Development
18 DEC 02
1372/02

A - DETAILS ADDED - 10.10.02

DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION
OF GARAGE BLOCK TO
HOLIDAY COTTAGE AT
DELAMORE HOUSE,
PARK ROAD, LONG
SUTTON FOR

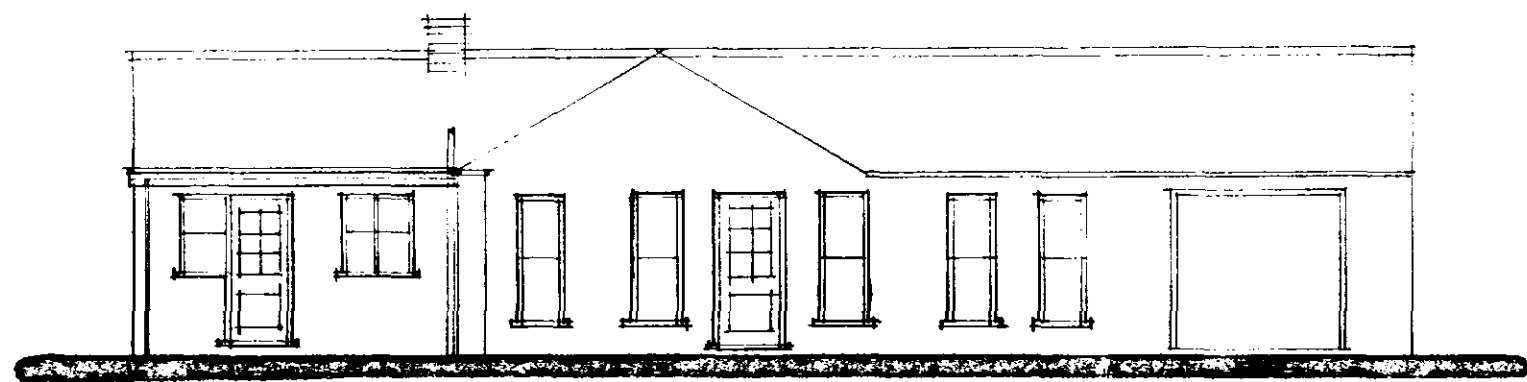
MR. & MRS. J. FOLEY.

1:200 1:2500 SD01-059/1

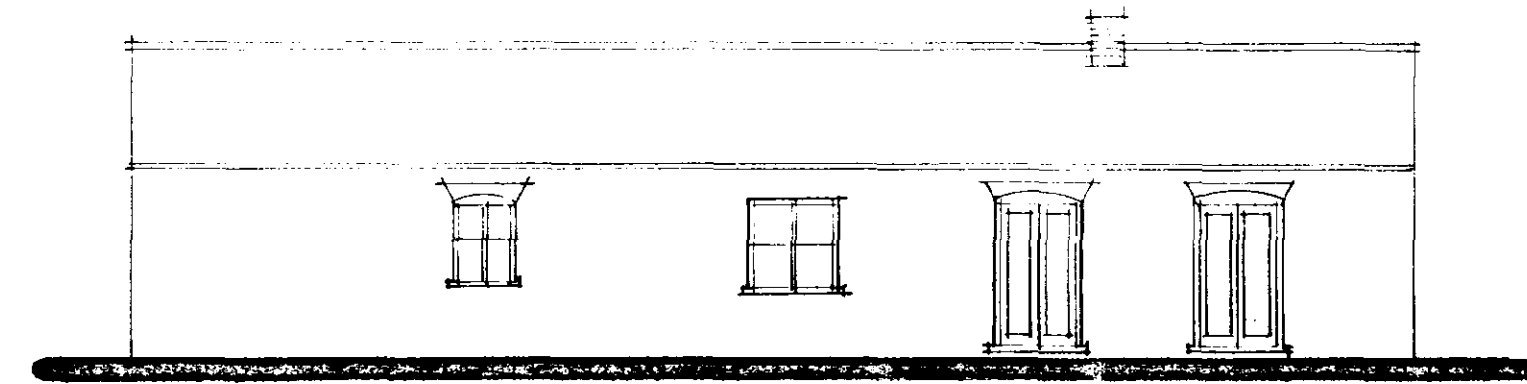
FEB-02 B.GILHAM.

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD01-059/2.

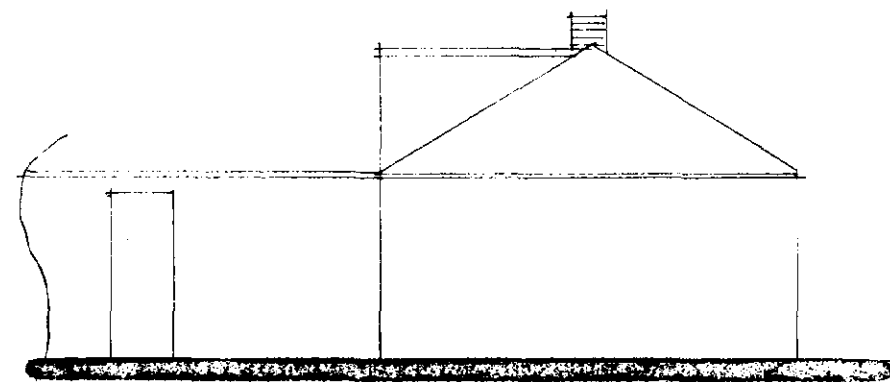
2 Edinburgh Walk, Holbeach,
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Tel: 01406 424363 Fax: 01406 490702



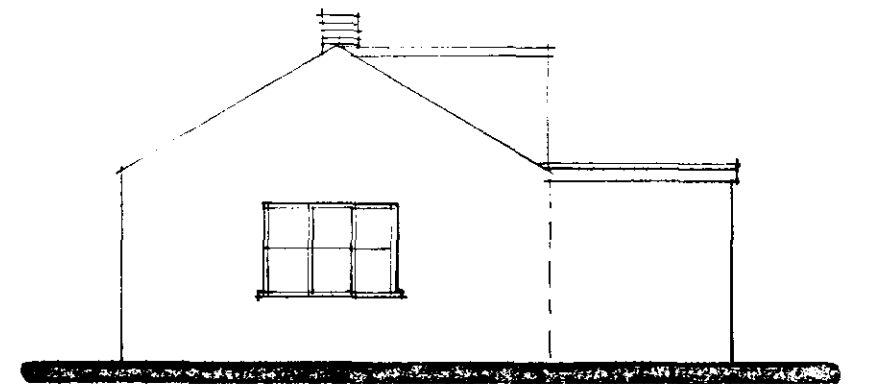
FRONT



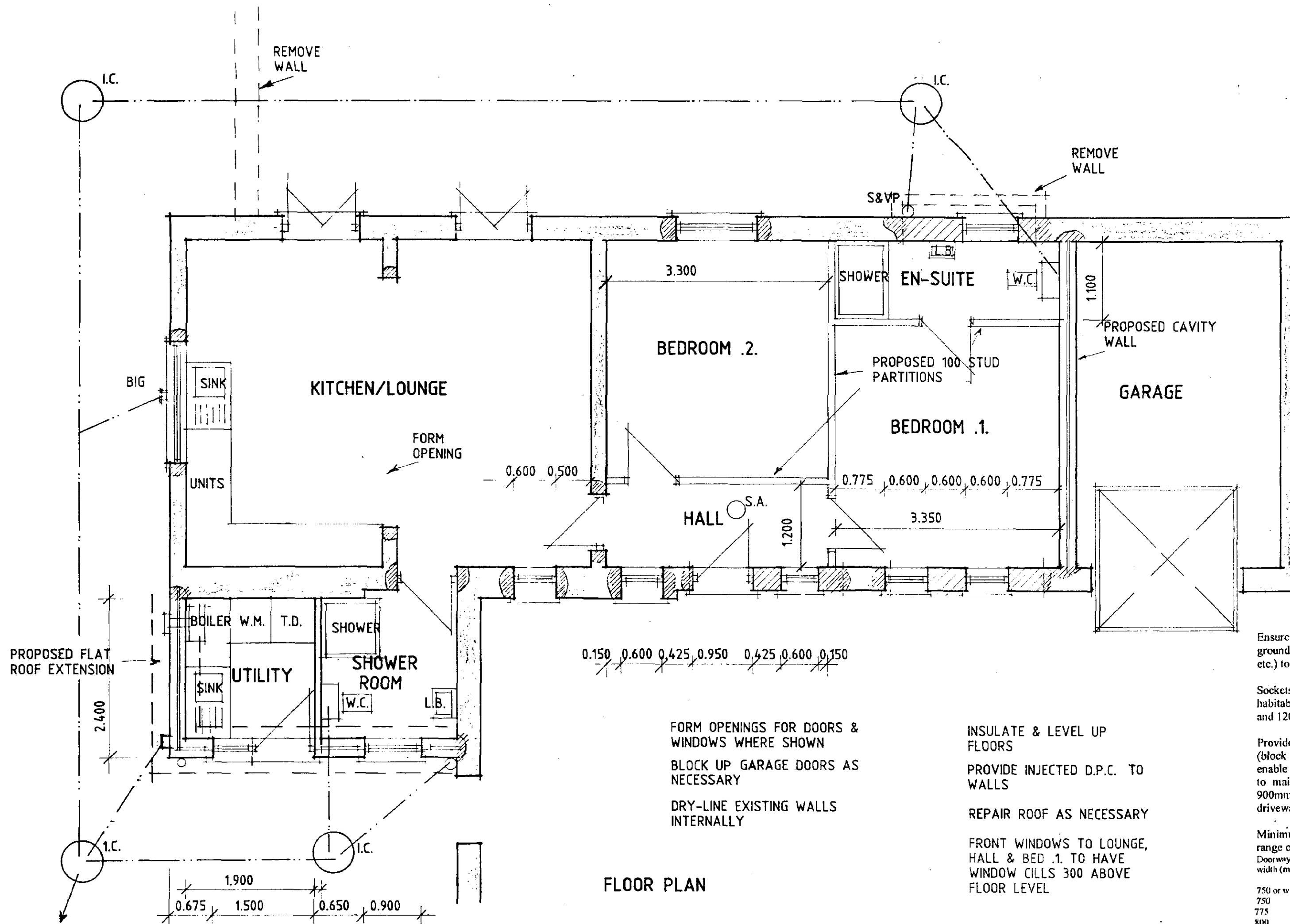
REAR



SIDE



SIDE



FLOOR PLAN

Remove part wall adjacent kitchen/lounge shown dotted.

Remove small projection to rear of bedroom 1 shown dotted. Brick up opening using second-hand bricks to match.

Remove 2 no. garage doors where shown dotted. Brick up and adjust openings as necessary to suit new windows and doors as shown.

Form new cavity wall internally to separate dwelling from garage. Wall to be 2 no. skins of insulated blockwork off foundations as per cavity wall construction. Wall to taken up to underside of roof and fire-stopped. Form new openings in existing walls as shown for new windows and doors as necessary. Support over with IG Box 200 lintels.

Form opening in internal wall to form kitchen/lounge. Support over with IG Box 200 lintel.

To existing floor point with 2 no. coats of Synthapure waterproof and provide 60mm Celotex insulation with Weyroc decking.

To existing walls provide injected DPC.

To existing open roof provide 80mm Celotex Double R insulation between rafters. Ensure minimum of 50mm air gap is maintained between roofing felt and insulation. Provide additional battens to rafters if found necessary.

To underside of rafters provide 12.5mm plasterboard and skim.

Existing roof collars to remain.

To existing roof remove roof covering and provide new roof felt onto existing rafters (treat and replace as necessary). Roofing felt to BS747 (Type 1) lapped 150mm horizontally and 100mm vertically. 38mm x 24mm softwood treated timber battens and re-lay existing roof slates/tiles replacing broken ones as necessary.

At roof eaves provide proprietary ventilation equivalent to 25mm continuous gap along eaves.

New joinery to be double-glazed with minimum 16mm spacing and use Pilkington 'K' glass or similar approved, efficiency of 0.05. All windows to give minimum 1/20th of floor area as ventilation.

Form new 100mm timber stud partitions as shown to form room layout.

Make good to all disturbed and affected areas.

Internal Lighting

Provide energy efficient lights that only take lamps having a luminous efficiency greater than 40 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:

Number of Rooms	Recommended min number of locations
1-3	1
4-6	2
7-9	3
10-12	4

Note - Hall stairs and landing count as one room (but may contain more than one fitting).

Excludes garages, lofts and outhouses.

External Lighting Fixed to the Building

External lights include lights in porches but not lights in garages and carports.

External lights should be made to enable effective control and/or the use of efficient lamps as follows:

- Automatically extinguish when there is enough daylight and when not required at night.
- Have sockets that can only be used with lamps having an efficiency greater than 40 lumens per circuit watt.

Dry Lining

To existing walls dry line to the inside using 100mm fibreglass laths between 100mm studwork fitted to walls. To studwork fix 10mm Celotex Double R GA2000 with 12.5mm plasterboard and skim internally. All to be installed in accordance with manufacturers recommendations and specifications.

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

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

All soakaways to be minimum 1m deep.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

To all domestic floors to external perimeter walls provide 25mm thick insulation dressed up walls to prevent cold bridging.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.

Glazing

All windows and doors to be double-glazed with minimum 16mm spacing and to use Pilkington 'K' glass or similar approved, efficiency of 0.05.

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.

FLAT ROOF JOISTS TO BE 125 x 50 SC4 GRADE AT 400 C/C

SECTION

Roof/Wall Abutments

Provide Cote 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.

Flat Roof Construction (Warm Deck)

12.7mm white spar chippings bedded on bitumen on 3 no. layers built up felt (first layer asbestos based) on insulated roof deck comprising felt on Celotex Double R RG2080 80mm insulation on 12mm external grade plywood decking on 50mm to 0mm timber firings securely spiked to treated timber joists (size stated on drawing). Provide 30 x 5mm mild steel anchor and lateral restraint straps to joists fixed to walls at maximum 1200mm c/c. Provide suitably sized fascia board. Form all necessary felt drips including tilting fillets and keep felt drips clear of fascia boarding. If flat roof intersects with pitched roof ensure flat roof felt laps under felt of pitched roof by a minimum of 600mm.

New/Old Walling

Where new walling meets old provide proprietary flexible wall starters.

Kitchen Ventilation

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

Hot Water Storage

Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated 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.

Ground Floor Construction

65mm sand/cement screed on proprietary 100 mm thick habitable floor insulation or 60mm Celotex 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.

Lintels

All eaved 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 way 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 L/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.

I.G. Type L1/ST3 lintels to cavity walls and I.G. type internal lintels to 100mm internal walls unless stated otherwise. To be confirmed on site with Building Control Surveyor.

Provide a firm level approach to front entrance of minimum width 900mm. Gradient of approach to be no steeper than 1:20. At entrance to building threshold to be maximum 15mm high.

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 or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Smoke Detection

Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1.

Rainwater Goods

PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

Wall Construction

275mm cavity walls to consist of: 100mm face brickwork (see site plan for details), 75mm cavity to be filled with Crown Dribblem full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Celcon standard blocks or similar approved to give 0.35 U-value. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1242, 1972. Internal blockwork walls to receive 10mm sand/cement render and skim finish. Robust details in accordance with T50, 2001.

Habitable Room Trickle Ventilation

Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm²

Kitchen/Utility/Bathroom/WC Trickle Ventilation

Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

Utility Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 30 l/sec. System to allow intermittent operation.

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 three near pipes at wall abutments. Where drain passes through wall, provide suitable protection to prevent access 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

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.

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.

Boiler

Provide balanced flue type gas 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 Control by a competent Corgi registered person. Boiler to have a Sedbuk rating of 78%

DESIGN **Status** CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF GARAGE BLOCK TO HOLIDAY COTTAGE AT DELAMORE HOUSE, PARK ROAD, LONG SUTTON FOR

MR. & MRS. J. FOLEY.

1:50 SD01-059/2
MARCH-02 B.GILHAM.

SHDC
Planning & Development
16 DEC 2002
Ref 1572/02