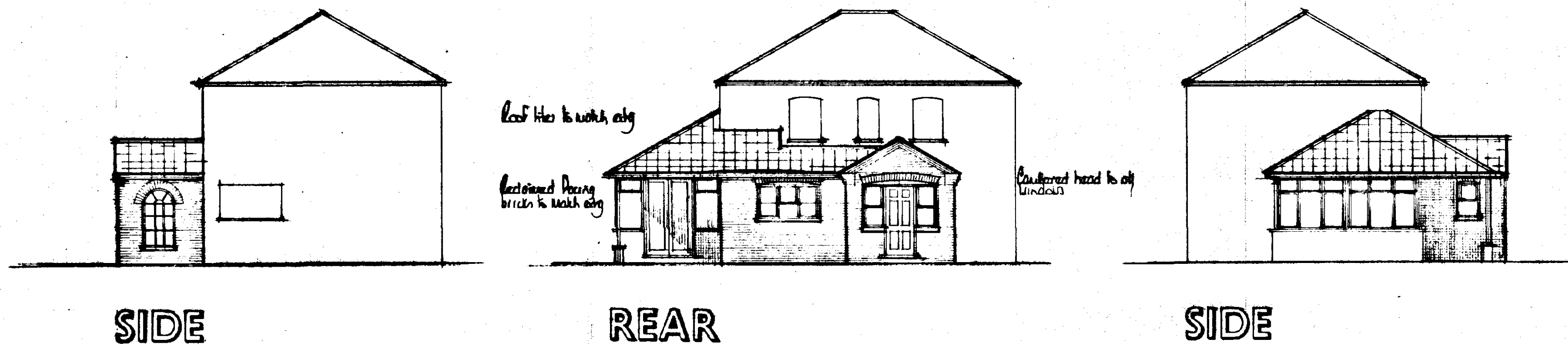




WALL CONSTRUCTION

Below Ground

To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

Above Ground

To be 255mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
85 mineral wall insulation i.e. Dritherm ($k = 0.036$)
100mm loadbearing insulation blocks i.e. Hemelite ($k = 0.44$)

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK

Internal Walls

To be 100mm blockwork constructed off a dpc off a foundation

DPC in Walls

To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Thermabrite, is to be provided to all cavity closures.
A dpc cavity tray, sloped as applicable, is to be constructed within the wall immediately above an outment.

LINTELS

Lintels to be KG, or similar and equivalent, to have a min. 150mm and bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be Stockton and Pave, or similar and approved, double glazed with 12mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm² to non habitable rooms.

Glazing to windows less than 800mm and doors (include sideights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1991.

WINDOW/DOOR & LINTEL SCHEDULE

Location	Window/door ref.	Lintel ref.	Length
1	H110D	L1/S 70	900
2	H310DCD	L1/S 70	2100
3	H113D/FNS/H113D	L1/S 70	2550
4	2N15CH	Purpose made to suit	

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

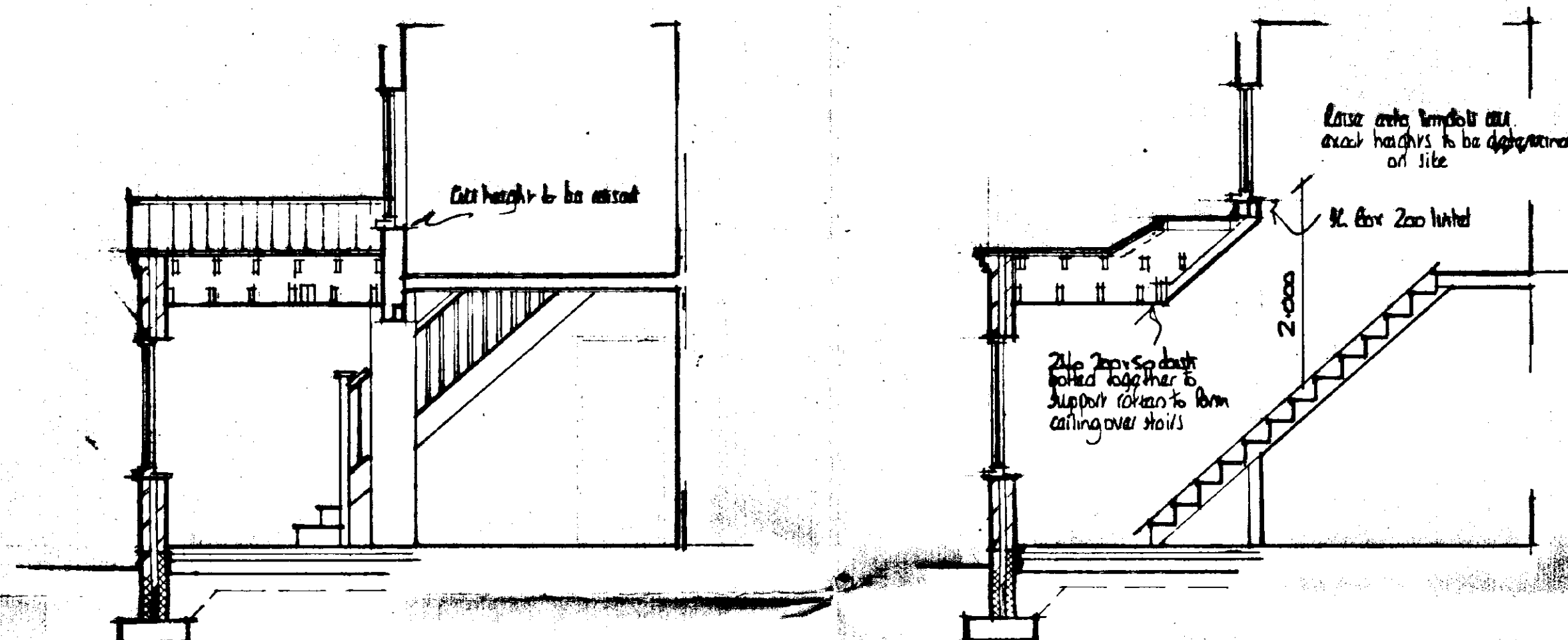
SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. Regulations.



SECTIONS

HEALTH AND SAFETY

The Employer/Client is responsible to ensure that the contractor is fully conversant with and adopts all necessary measures to afford compliance with the Health and Safety Legislation for building sites and work places.

The contractor is to carry out the works in a safe and practical manner with regard to all matters concerning Health and Safety incorporating safe working systems and practices.

FOUNDATIONS

Foundations to be ST4 grade concrete

For 255mm walls foundations to be 700 x 230mm
For 100mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.

Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.
Any investigation work relating to existing foundations should be carried out prior to the commencement of any works.

FLOOR CONSTRUCTION

Ground

65mm sand/cement screed reinforced with chicken wire mesh
600g polythene separating membrane
60mm Jableite SD floor insulation ($k = 0.037$ W/m²K)
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Strip off all vegetable soil beneath proposal.

WATER SYSTEM

A room thermostat or radiator valves are to be installed.

All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mK and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

STAIRCASE

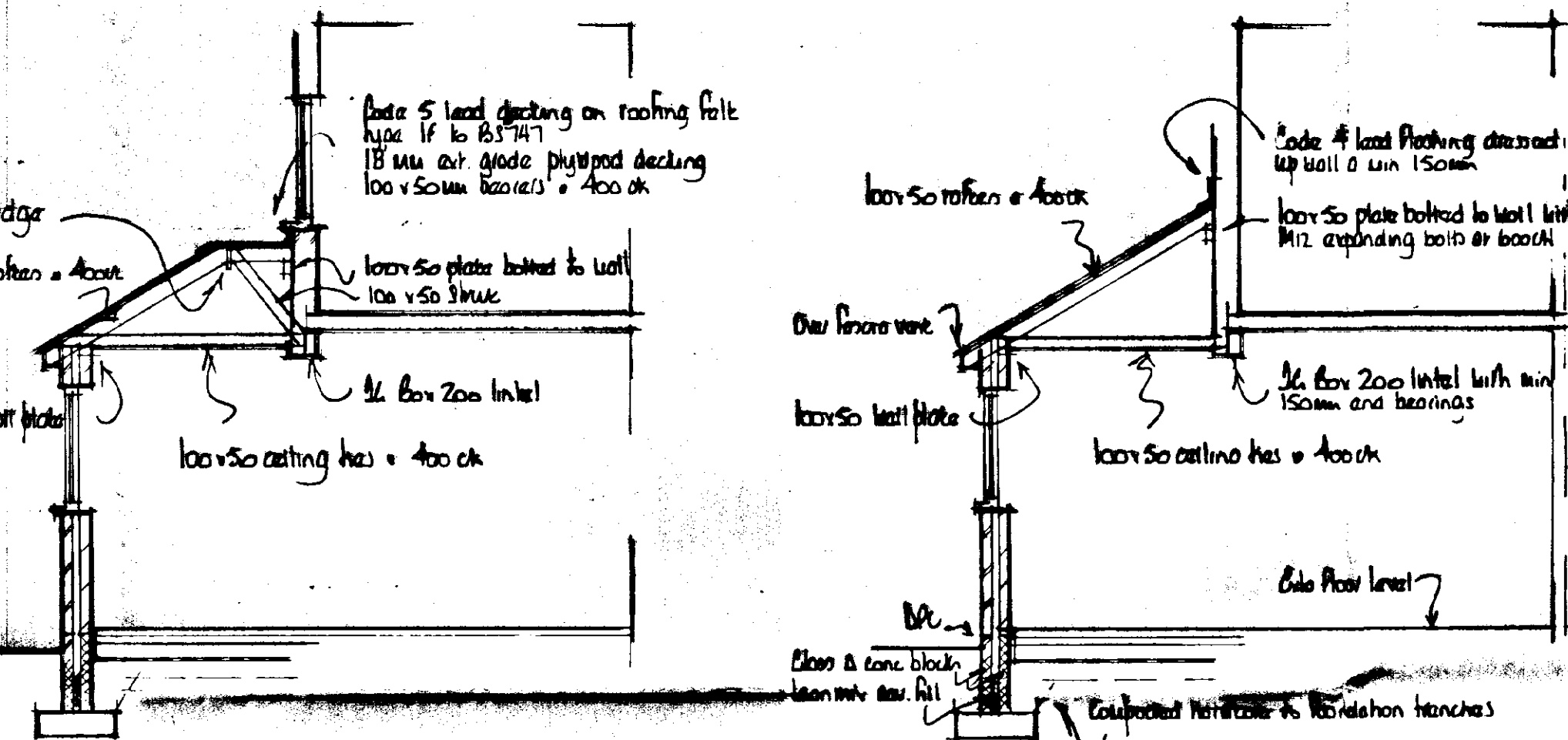
The staircase is to be 800mm clear width between strings

to have a min. 13 No. treads of approx. 100.1mm
to have 12 No. treads of 223mm
to have a pitch not exceeding 42 degrees.

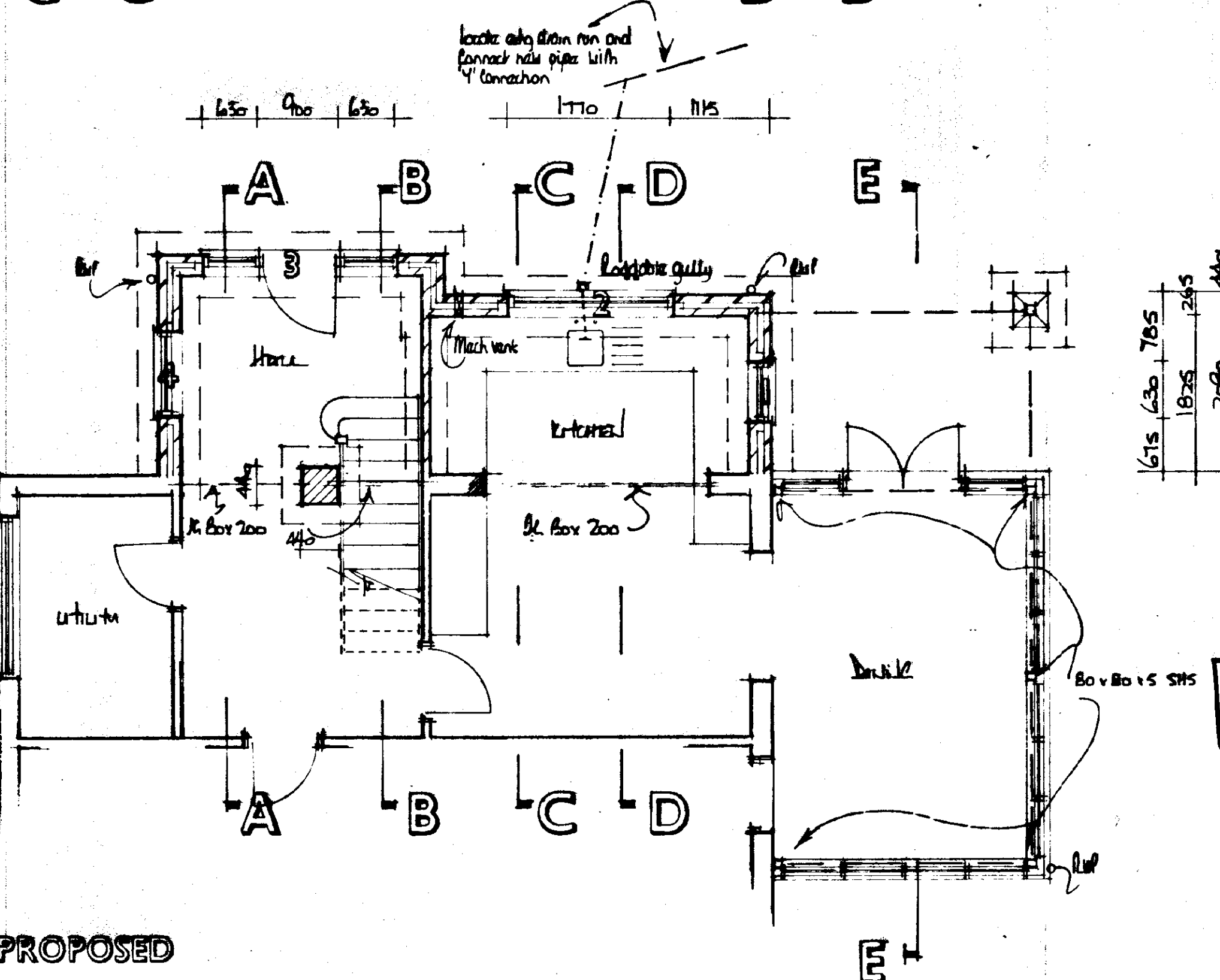
The handrail and balustrade heights are to be 900mm measured vertically above the pitch line and finished floor level respectively and are to be capable of withstanding a horizontal force of 0.36kN/m

The balusters to the handrail are to be clients choice and are to be equally spaced at centres preventing the passage of a 100mm diam. sphere.

Minimum head height to be 2.0m measured vertically above the pitch line.



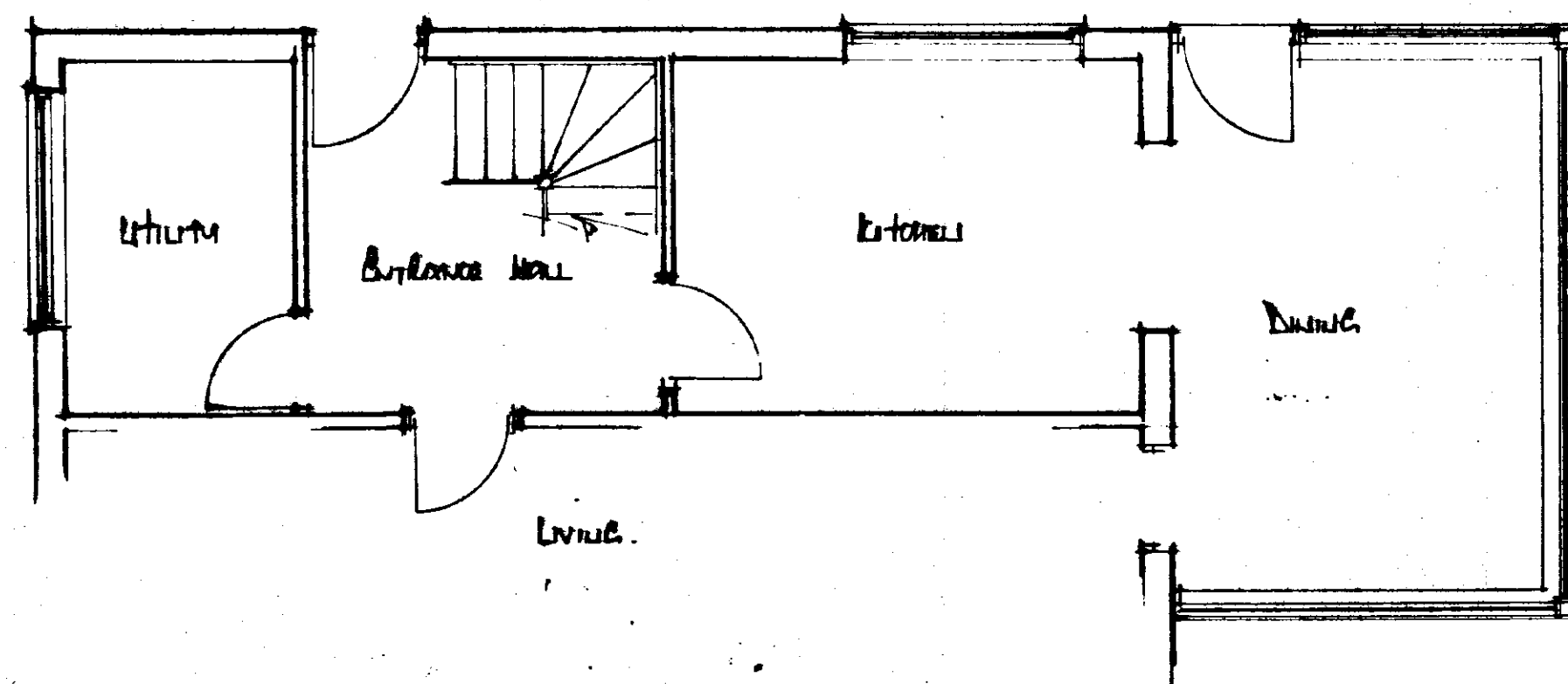
PROPOSED



DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
21 MAY 1998

Ref: CES/98



EXISTING

GROUND FLOOR PLAN

A		Date	Revisions
© copyright			
East Midlands Design Associates "Willow Lodge", Horseshoe Road, Spalding, Lincs. PE11 3JA Tel: Spalding (0775) 767966			
Client			
Mr & Mrs G. Smith			
Job Title			
Extension & Alterations At LABURNUM HOUSE NORTHGATE SPALDING			
Drawing Title			
Plans Sections & Details			
Scale			
1:50 & 1:100			
Date		Drawn by	
May 98		DL	
Drg No		Rev	
98/22/01			