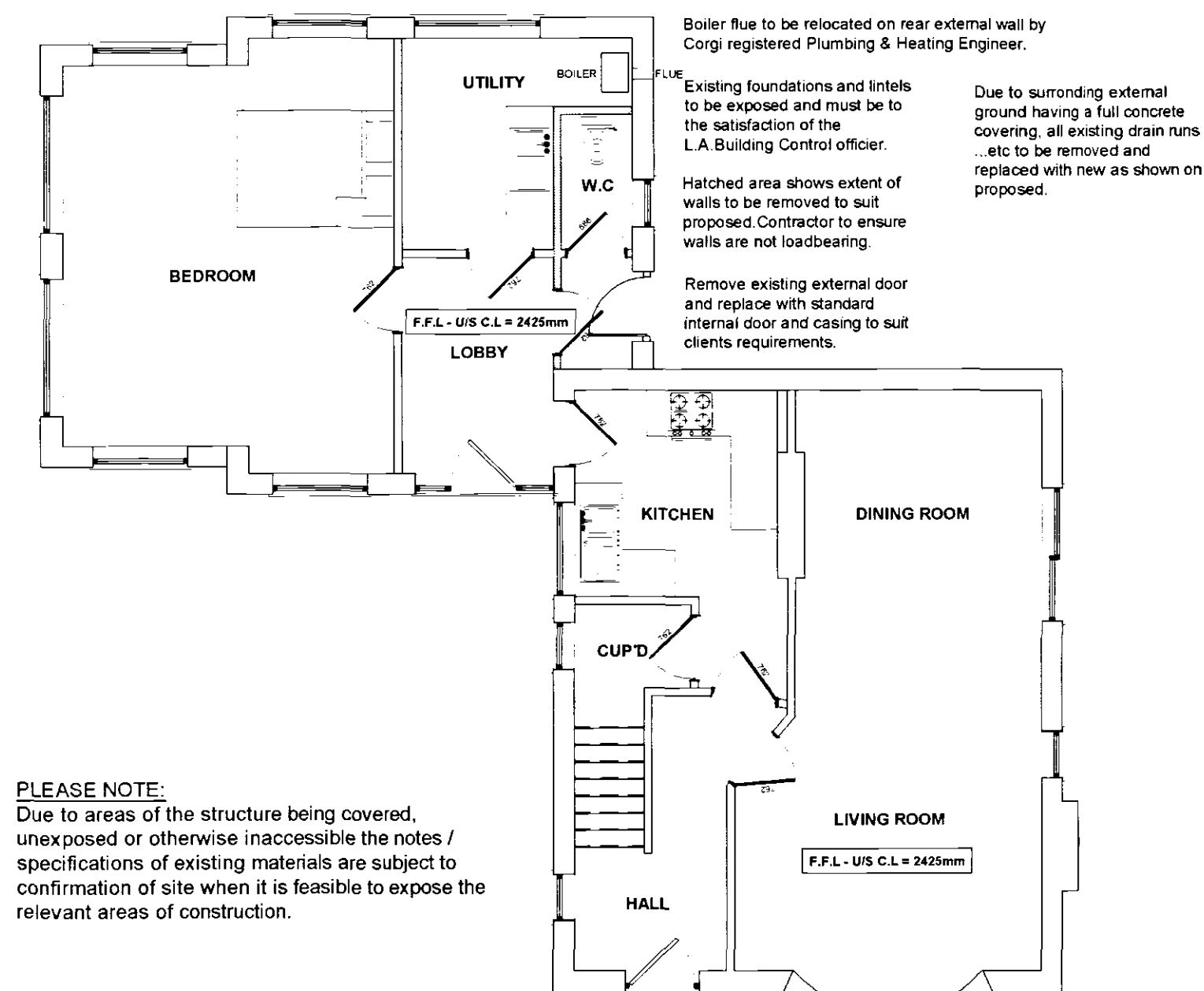
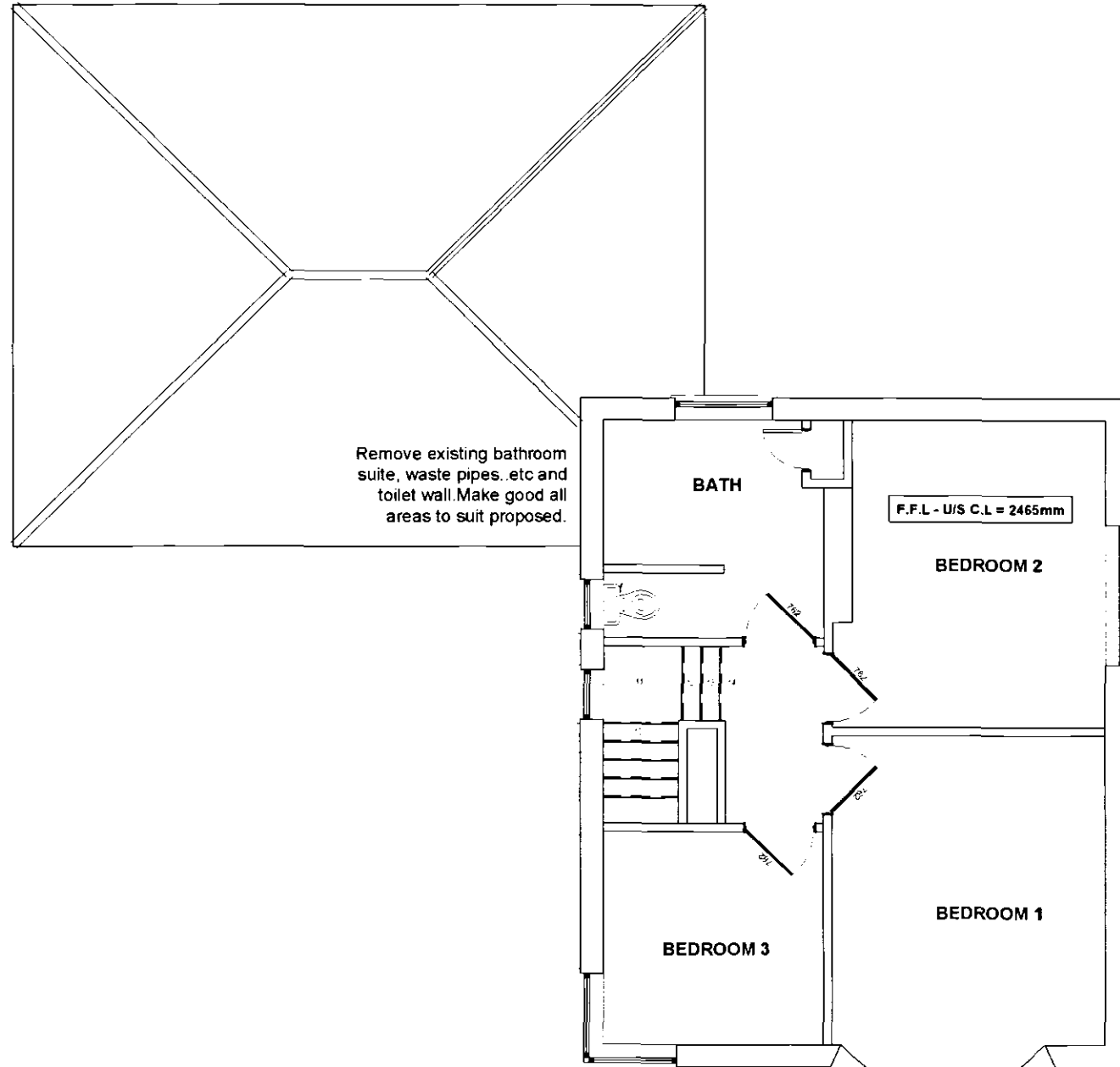




ROOF INSULATION
Lay 300mm mineral fibre insulation to roof area to achieve a 'U' value of 0.16W/m²K. 100mm between rafters and 200mm over rafters at right angles to first layer. Fix Dovetail rafter tray in accordance with manufacturers instructions or similar approved where insulation meets roof slope to maintain roof ventilation.

ROOF FINISH
Concrete Plank Roof tiles to match existing and Clients requirements / approval in accordance with manufacturers instructions on 50x25 preservative treated timber battens on unbreakable sarking felt type IP with min 150mm overlaps. Generally all tiles at perimeter of roof to be clipped and nailed.

ROOF VENTILATION
Roof ventilation to be achieved via fascia level ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 10mm gap. Provide at both sides of roof to ensure cross ventilation.

CEILING
All ceilings to be 12.7mm plasterboard to BS1230. Ceilings to be have Covey and an Arter finish to clients requirements. Plasterboard sheets to be fixed with joints staggered and must be laid perpendicular to all joist runs. Fix boards at a min 150mm centres.

SMOKE ALARMS
To be self contained, interconnected and wired to a separately fused circuit with a battery back up. Smoke alarms to be fitted to outside of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max. 3m from any bedroom door. All alarms to be strictly in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated.

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C.=100mm ø Multikwik or similar approved
W.H.B.=32mm ø uPVC with 75mm Deep sealed trap
SINK=40mm ø uPVC with 75mm Deep sealed trap
SHOWER=40mm ø uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction. Provide anti-siphon traps where pipe runs exceed 3m and W.H.B. pipe run exceeds 1.8m.

NOGGINGS
Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings. Position of light fittings to be advised by client on site.

INTERNAL JOINERY SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations and Engineer to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

ROOF / LOFT ACCESS
Provide insulated roof access trap door with a fully weathered sealed frame and a 38mm brass bolt or to clients requirements.

SOA KAWAYS
All rainwater to discharge into soakaways and to be min of 5m from any building & a min of 1m high with rubble within 450mm of external ground level. Overlay rubble with polythene sheet and backfill with clean topsoil. Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.

RAINWATER DRAINAGE
uPVC guttering and downpipes to clients approval. Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs. Downpipes to be connected into underground drains via reducing adapter. Underground drains to be 110mm Ø Omega uPVC or similar approved with flexible joints laid on 100mm pea gravel and min 150mm surrunds laid to 1:100 falls to new soakaway or existing connections. Soakaway specification detailed elsewhere.

HEATING SYSTEM
Provided from existing but all radiators are to be fitted with thermostatic radiator valves. All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/m²K and a thickness equal to the outside diameter of pipe upto max. of 40mm. It should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the purpose of protection against frost, refer to BRE Report No. 262 2002 Edition.

BUILDING CONTROL SPECIFICATION

FOUNDATIONS
Existing building area to be stripped of all vegetable matter and rubbish to a min depth of 150mm before excavation commences. Concrete mix for foundations to be GEN3 in accordance with BS5328:1981 Foundations to external wall to be min 700mm wide x 225mm deep. Excavate down to solid firm strata i.e 750mm deep (min 100mm if soil is of a shrinkable nature). Exact depth to suit conditions on site and to the extent approval of the L.A. Building Inspector. Any irregularities in subsoil during excavation to be brought to the immediate attention of the Building Inspector & advice to be sought from a Chartered Structural Engineer.

WALLS BELOW D.P.C.
3no Courses of Class B brickwork below D.P.C. on outer face and two course of 7N/m² on inner skin of cavity face. Elsewhere to be either 7N/m² concrete blockwork or full width trench blocks. Both to be within 225mm of D.P.C. level. Cavity to be filled to within 225mm min. of below D.P.C. with lean concrete mix.

GROUND FLOOR
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge polythene separating layer on a 60mm Celotex Double R GA2000 rigid insulation board or similar approved, provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c. level on 100mm thick GEN3 concrete sub-floor on a 1200 gauge DPM lapped onto D.P.C. within walls on min 150mm clean and well compacted hardcore. Depth of hardcore must not exceed 600mm and must be compacted in 150mm thick layers. All service entries to be sealed with pressure sensitive tape. Floor to achieve a min 'U' Value of 0.25W/m²K.

DAMP PROOF COARSE (D.P.C.)
Horizontal heavy duty polythene DPC 'Hyload' or similar approved to all walls in accordance with BS 6515 and set min 150mm above all external ground levels. DPC in walls must be linked / lapped with DPM in ground floor. Provide performed cavity wall trays above windows & doors with weep vents at a max. of 2m centres with a min of 2no per opening.

EXTERNAL WALLS
All external walls to be 265mm overall thickness comprising of:
-100mm Brickwork to match existing
-65mm cavity filled with Crown DriTherm (or equal approved) built in as work progresses. Insulation batts should be kept clean and free from mortar droppings. All joints should be closely butted. Any cutting and fitting should be neatly done and not distort the layers of glass wool which comprise the material. All DPC's should be installed to ensure that penetrating water is directed only to the outer leaf.
-100mm Thermaite Shield 2000 insulating blockwork. Continue wall insulation at least 150mm below top of perimeter floor insulation and support off wall ties.

CAVITIES
Close all cavity walls at jambs with Thermabate or similar approved insulated cavity closers fitted strictly in accordance with manufacturers instructions. Roof insulation to be continuous with wall cavity insulation. Install Insulated Cavity Closers by Thermabate or equal approved, 25mm thick x ...mm wide (to equal cavity width) at jambs and clips of all openings in masonry cavity walls. Secure with the proprietary clips provided at maximum 500mm centres. Ensure that closers fit tightly to each other and to the lintel. The closer at the jamb must completely lap the closer at the sill.

MORTAR
All mortar to be 6:1:1 sand/cementlime or equally approved and to be a consistent colour throughout duration of contract. Finish mortar joints as agreed with Client on site.

WALL TIES
Stainless steel cavity wall ties to BS1243:1978 To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally. 450mm centres vertically and 300mm staggered around all openings. Ensure wall ties are level or at least sloping to the outside leaf. Bed ties a minimum of 50mm into each leaf and ensure wall ties are completely free from mortar droppings.

LINTELS
All lintels to cavity wall to be factory insulated Birtley Supergalv range unless noted otherwise or equal approved. All lintels must have a min 150mm overbearing and installed in accordance with manufacturer's instructions. Do not allow masonry to overhang lintel by more than 25mm. Note: lintels are not to have a continuous baseplate.

WINDOWS & DOORS
All windows to be White uPVC to clients requirements based on styles shown on elevations. Fit with 4000mm² trickle ventilators to Kitchen, Utility, Bathroom & En-Suite windows and 8000mm² elsewhere in accordance with manufacturer's recommendations. Patio doors to be fitted with 10000mm² ventilators. Opening vents to give 1/20 th of floor area rapid ventilation to all rooms. All glazing within 800mm of floor level and within 300mm of a door to a height of 1500mm of ground level to have toughened glass in accordance with Section N of the Building Regulations and BS6206 class B. All double glazed units to be installed in accordance with BS 6262 and to have a 16mm Air gap with a soft Low 'E' coating on glass inner pane to achieve a min 'U' value of 2.0 W/m²K. Note all windows to have a perimeter weatherseal both internally and externally and to be fully draught sealed. Provide frosted glass to all Bathroom, W.C.'s and En-suite windows. Ensure windows & doors are fixed within masonry reveal to overlap cavity closer by min 10mm to avoid cold bridging. Provide reconstituted stone subcills to windows as shown. Subcill to clients approval. Ensure subcills are fully protected throughout duration of building works.

TIMBER WALLPLATES
All timber wallplates supporting roof busses to be 100mm x 50mm-battened on top of wall. Timber to be S&C grade and use a min. length of 3m and halving plates at joints and corners. Provide arch-bracing as described in notes elsewhere.

LATERAL RESTRAINT STRIPS
Tie roof structure to blockwork wall with 30x35 galvanneal mild steel straps at max. 1.8m ctrs where walls and ceiling joints run parallel to blockwork walls. Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

DETERMINED PLAN

remway design
Plans drawn for: local Authority - Planning permission & Building Control.
3, Rembrandt Way
Spalding
PE11 3HX
Tel: 07815 112 058
Fax: 01775 788 921
e-mail: jason@remwaydesign.co.uk

Project: Proposed Two Storey Bedroom & En-Suite Extensions

Client: Mr M Killick
"Westhaven"
353, Westhorpe Rd
Gosberton
PE11 4ER

Date: JULY03 DRG No.: MK01 REV:

EXISTING GROUND FLOOR PLAN
Not to Scale

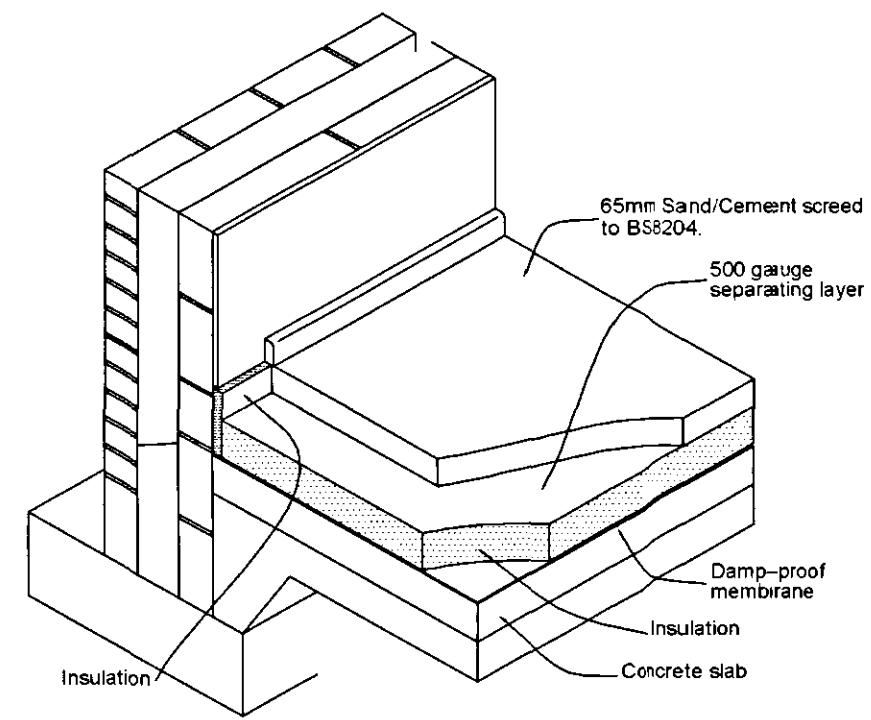
EXISTING FIRST FLOOR PLAN
Not to Scale

PROPOSED SIDE ELEVATION
Scale 1:100

PROPOSED SIDE ELEVATION
Scale 1:100

PROPOSED REAR ELEVATION
Scale 1:100

SHDC
PLANNING & DEVELOPMENT
06 OCT 2003
Ref. 1208/03



NOTE: Damp-proof membrane can also be positioned below the concrete slab.

Contractor to check all Dimensions on site prior to ordering materials / commencing work.

Do Not Scale from this Drawing - If in doubt then please ask

Underground drains to be as rainwater drainage but with min 1:80 and max 1:40 falls. Fall of drains from gullies to be 1:40. All drains passing thro walls to have concrete inlet over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress of vermin or back fill. Drain runs must not be any lower than foundation depth unless min of 1m from any building. Provide rodable access to all change in bends and junctions. Contractor to ensure no live drains run beneath proposed works.

New I.C. less than 650mm deep and only one branch connection to be 225mmØ and I.C. between 600mm and 1000mm deep to be 450mmØ uPVC Omega or equal approved. I.C. over 1000mm deep to be 1200x750 on 150mm C20P concrete base with 215mm Class B brick walls with Grade B medium duty cover.

Boiler Flue to be guarded on the external wall via suitable stainless steel guard as recommended by flue manufacturer.

Fit 60L/sec extractor fan to Utility or 30L/sec if contained within cooker hood.

Existing external wall to be finished to match extension.

Existing toilet window to be blocked up and finished to match.

Contractor to ensure existing and proposed floor levels are the same.

Contractor to ensure garage to have a sensor which will extinguish the light when there is enough daylight and when not required at night.

The contractor shall provide a Notice / Marking within the proposed utility stating that "The foul drainage system from this property discharges to a Septic Tank and drainage field (specify location). The tank requires monthly inspections of the outlet chamber or distribution box to observe that the effluent is free flowing and clear. The owner is legally responsible to ensure that the system does not cause pollution, a health hazard or a nuisance."

Construct new studwork walls from 75mm x 50mm softwood battens at max. 400mm centres with noggings at max. 1200mm centres. Fix room sides 12.7mm plasterboard and skim finish.

All internal doors to be 762mm wide (unless to Cup'ds) which will require a min structural opening of 850mm.

Tie new brick/blockwork to existing with "Furlex" or similar approved.

"Box in" waste pipes and finish to match walls.

Provide 15L/sec extractor fan ducted to external air.

Create new opening by removing existing window and breaking out masonry wall to floor level. Block up to suit 900mm opening. Finish to match existing.

Tie new brick/blockwork to existing with "Furlex" or similar approved.