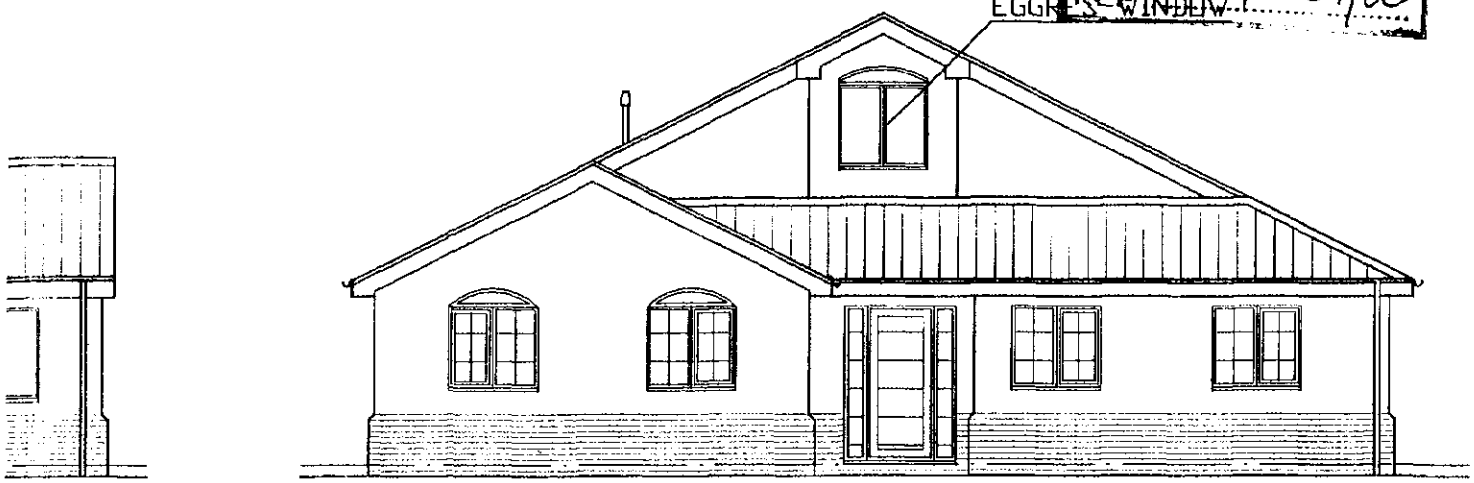
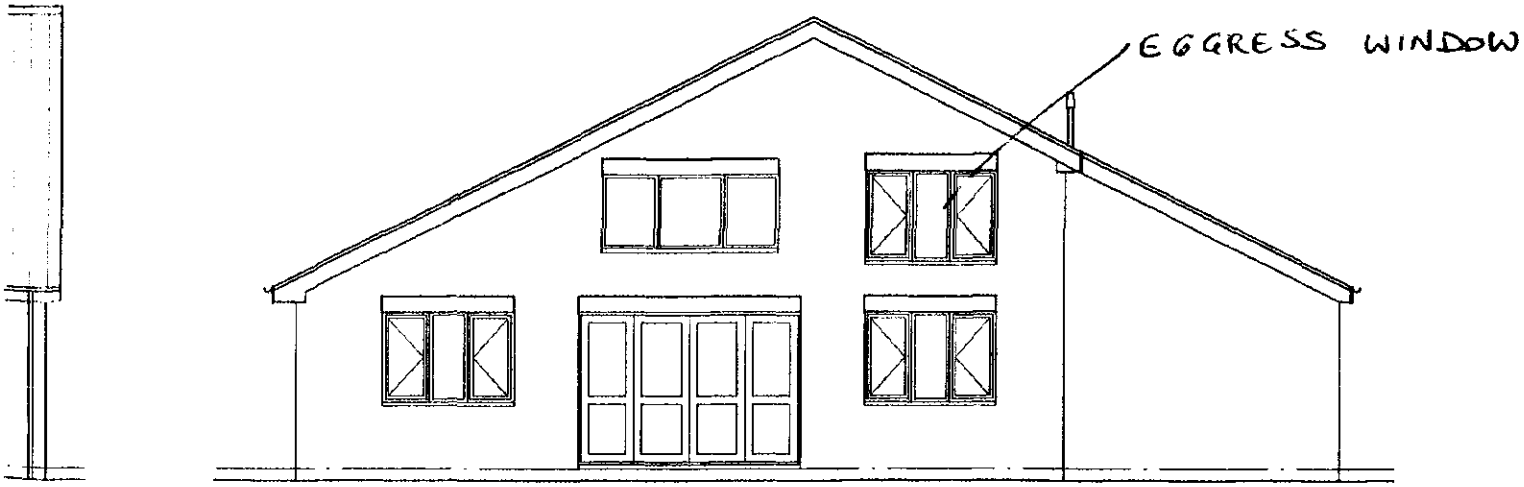
SHDC
PLANNING & DEVELOPMENT
3 0 NOV 2005
Ref. 1279/00

AMENDED PLAN
Ref: A3

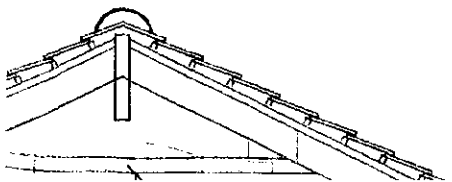
SOUTH
BUILDING
B15/0664/00



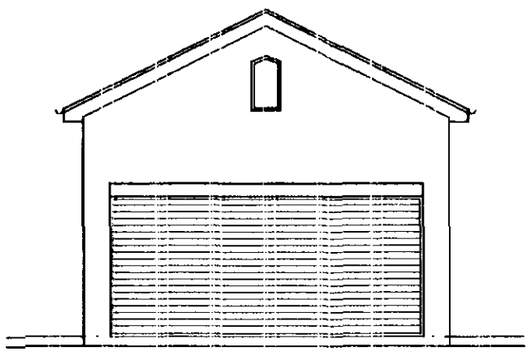

FRONT ELEVATION



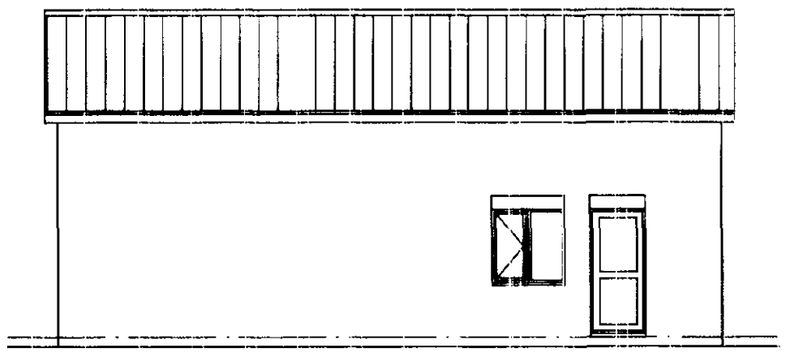

REAR ELEVATION



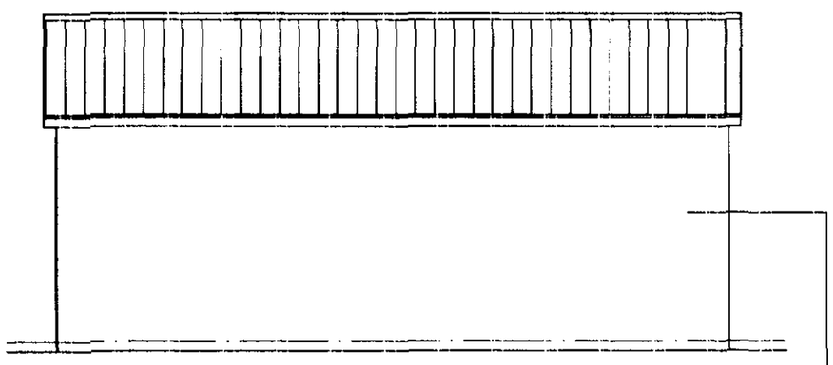
Rafters 175x47 SC3 (C16) @400mm c-c
Ties 125x47 C16 @400mm c-c
Apex beam 450x115mm supported at



FRONT ELEVATION

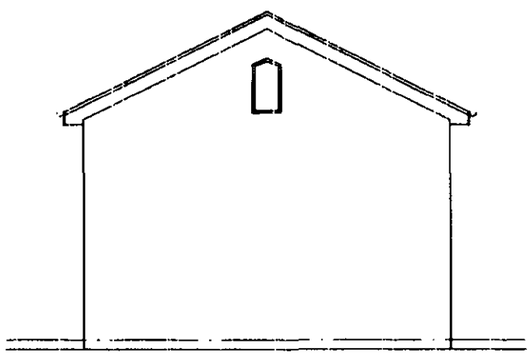


SIDE ELEVATION

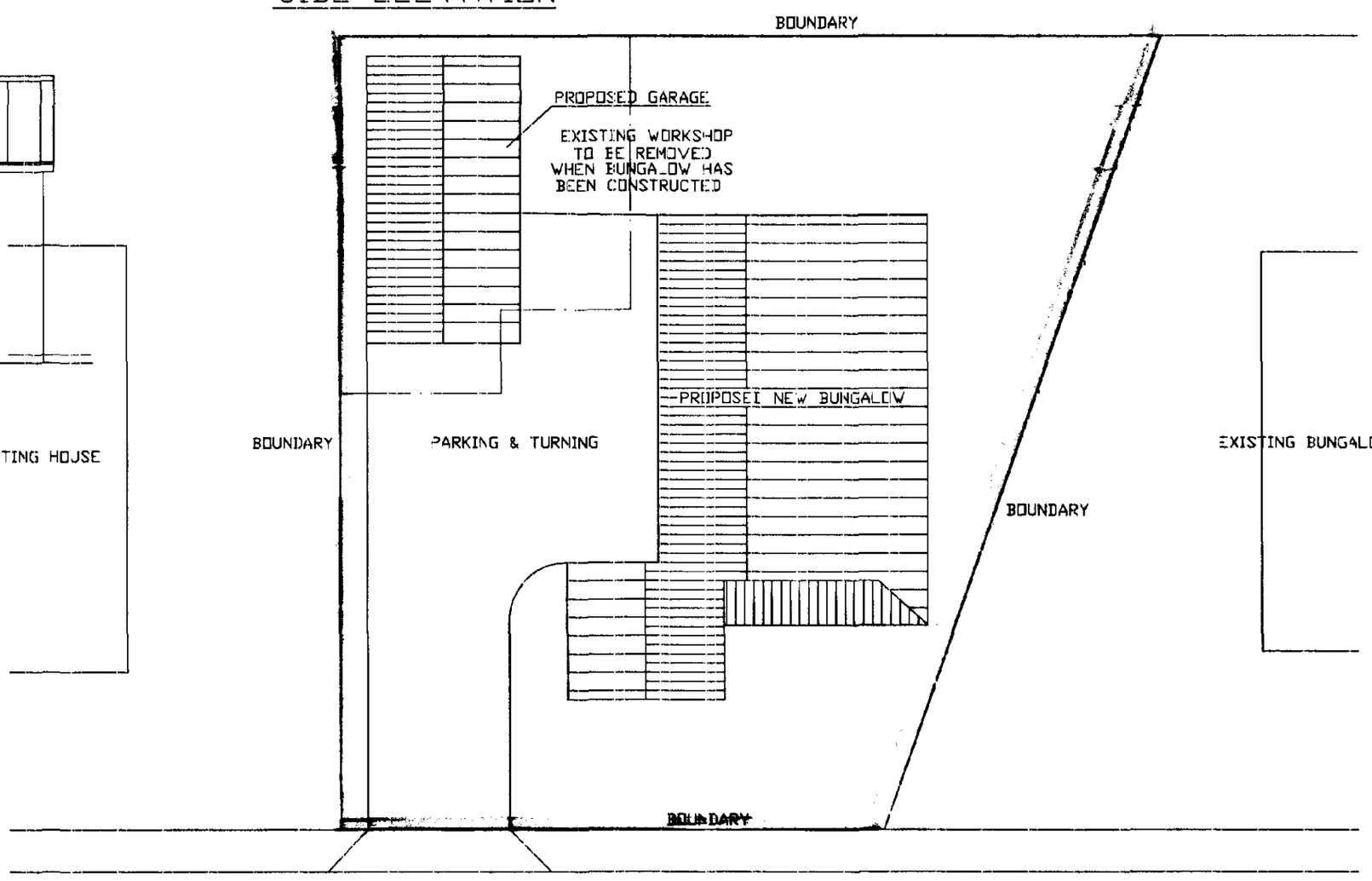


SIDE ELEVATION

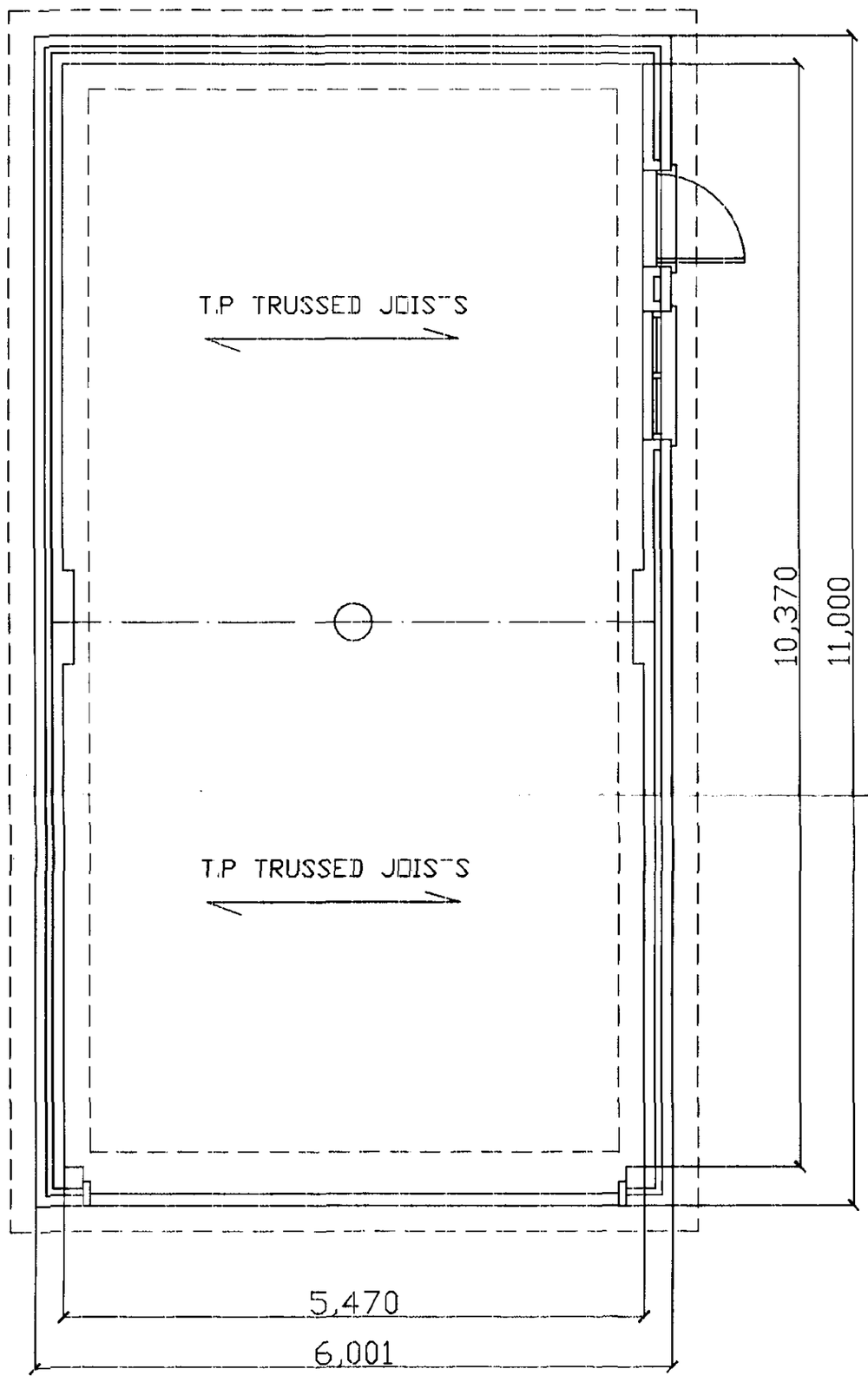
EXISTING HOUSE



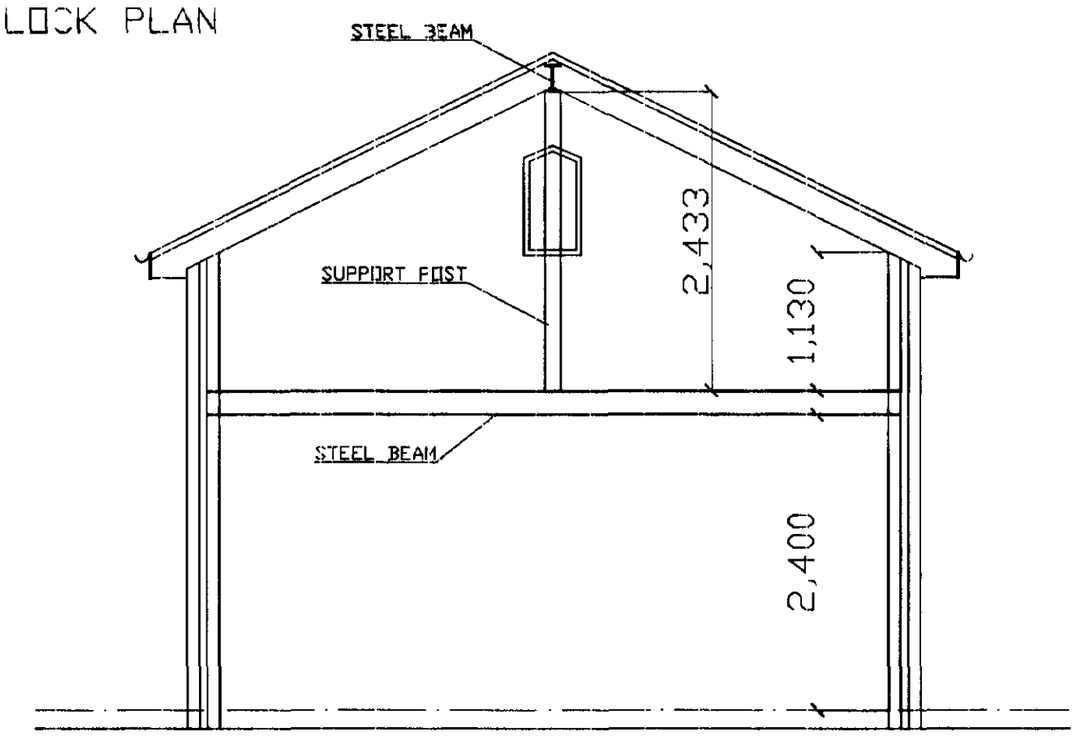
REAR ELEVATION




BLOCK PLAN




FLOOR PLAN




TYPICAL SECTION

DAVID BROKER DESIGN SERVICES
2000
CONCEPT
COMPUTER AIDED DESIGN
ARCHITECTURE

CLIENT
MR PHILPOT

QUADRING NR SPALDING

HEALTH AND SAFETY C.D.M REGULATIONS 1995
THE CLIENT/DEVELOPER AND BUILDING CONTRACTOR/SUB CONTRACTOR ARE ADVISED TO AQUAINT THEMSELVES WITH THE IMPLICATIONS AND REQUIREMENTS OF THIS BUILDING PROJECT

DRAWING/FILE No 535MF1
PROJECT PROPOSED NEW BUNGALOW

DETERMINED PLAN

SCALE 1=50 1=100
DATE 06/06 2000
DRAWN M.D.BROKER

| | |
|---|---|
| Issued | |
| Revisions | |
| | |
| | |
| | |

Ref: 1279/00

ARCHITECTURAL TECHNICIANS
DANBROOKE HOUSE STATION ROAD
WISBECH ST MARY
WISBECH CAMBS.PE13 4RW
Telephone 01945410421
Facsimile 01945410400

DO NOT SCALE ALL DIMENSIONS TO BE VERIFIED ON SITE

THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT OF DAVID BROKER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION.

C:\WORK\535MF.dwg Plotted: 2000-10-24 15:57:48

DAVID BROKER DESIGN SERVICES

2000 CONCEPT COMPUTER AIDED DESIGN ARCHITECTURE

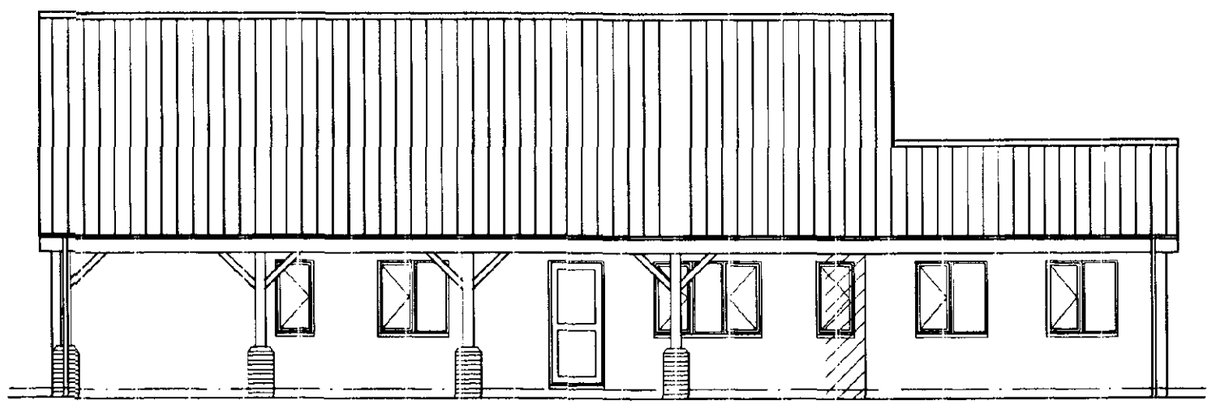
CLIENT

MR PHILPOT

QUADRING NR SPA_DING



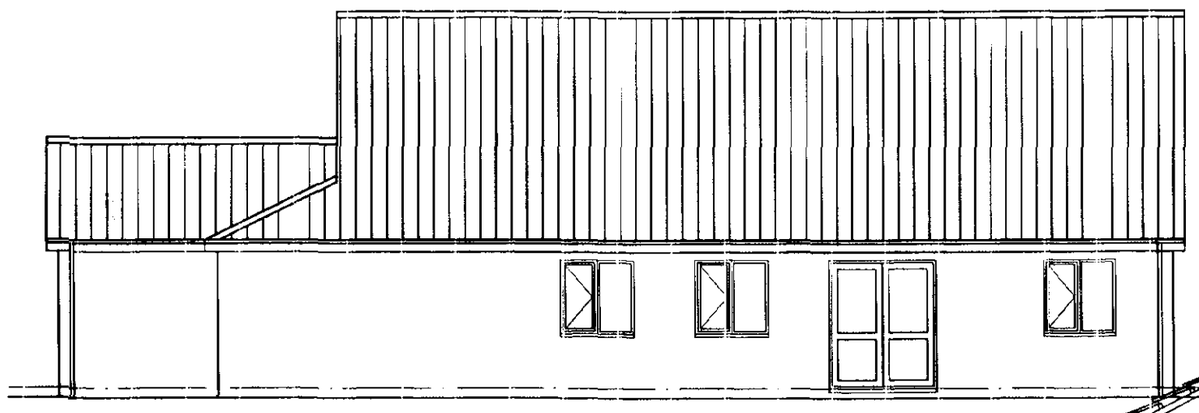
FRONT ELEVATION



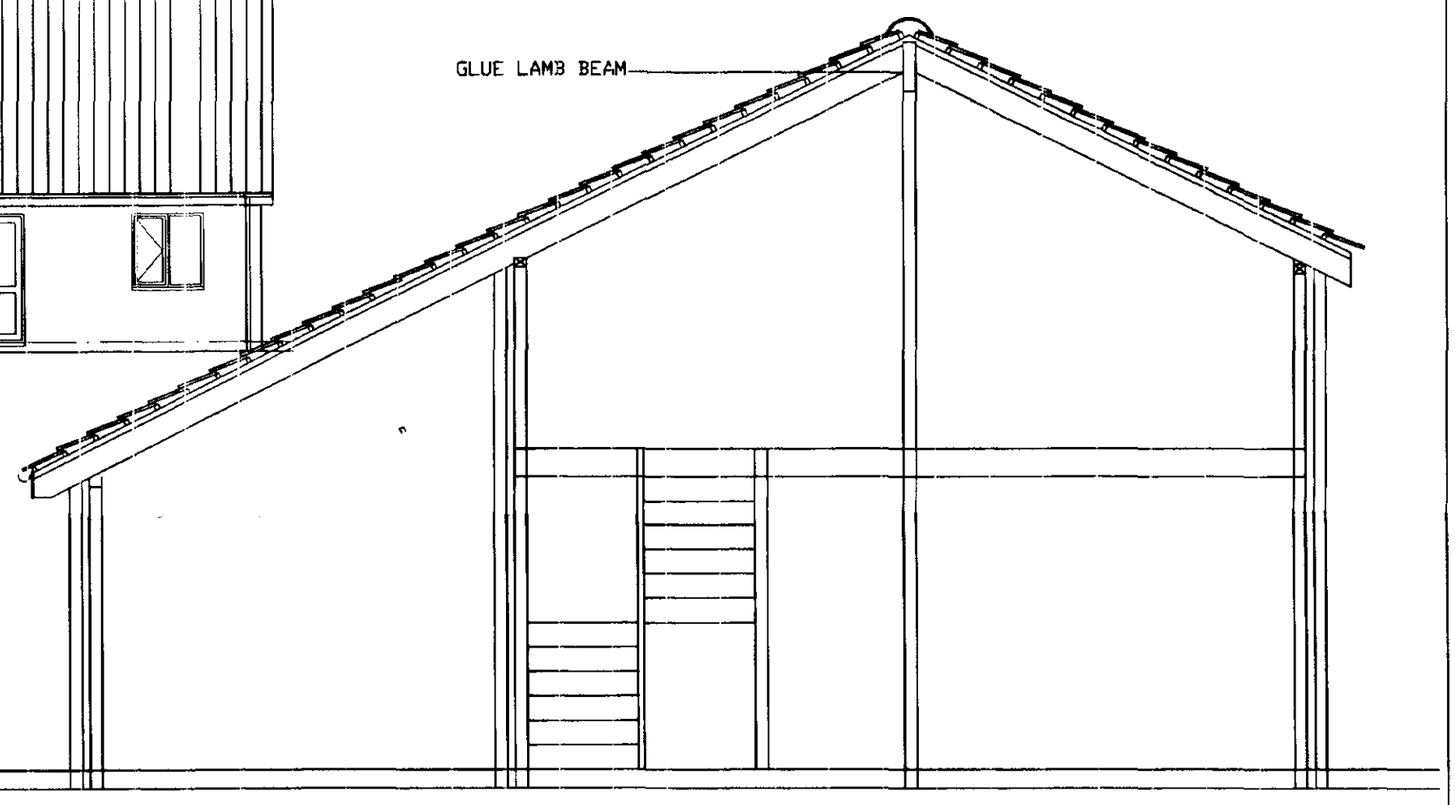
SIDE E_EVATION



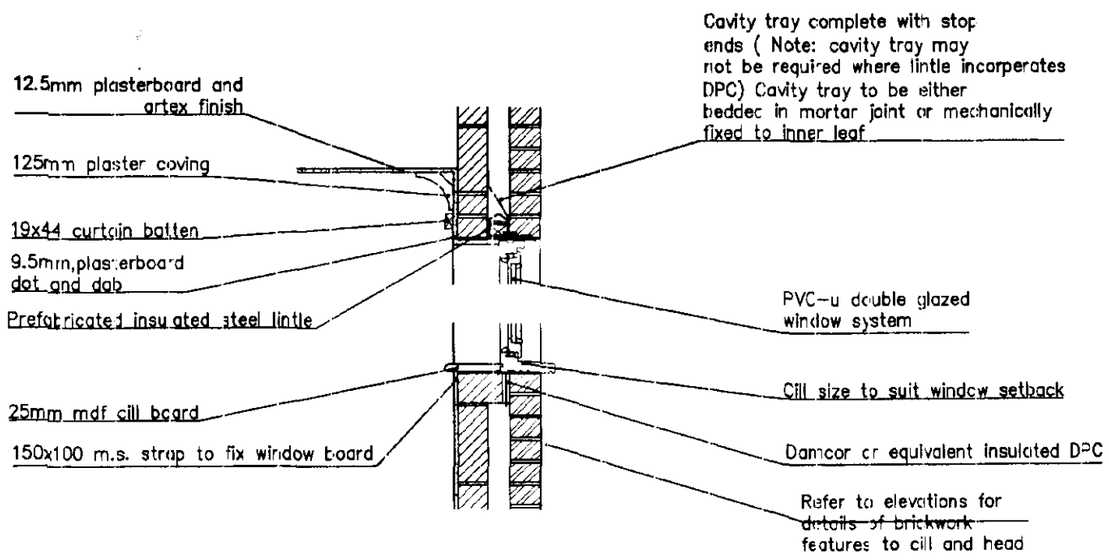
REAR ELEVATION



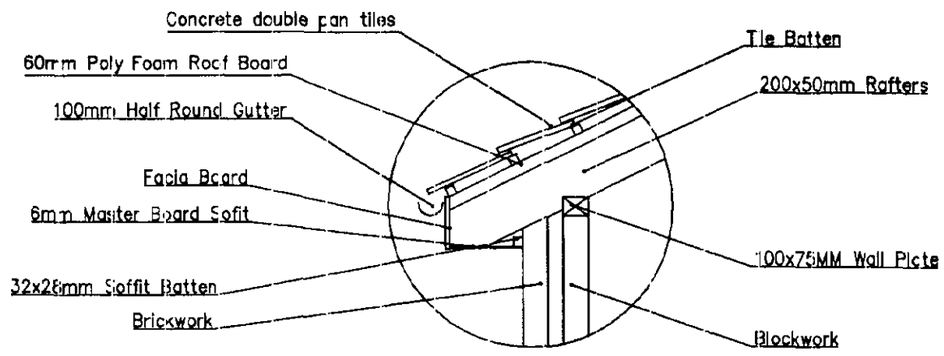
SIDE ELEVATION



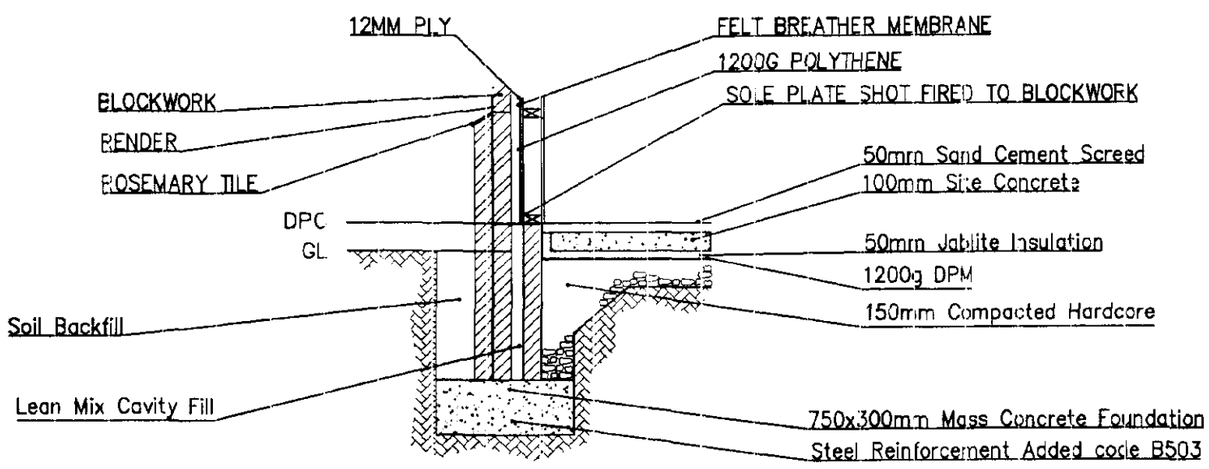

TYPICAL SECTION B,B




WINDOW CILL AND HEAD DETAILS




HEALTH AND SAFETY C.D.M REGULATIONS 1995
THE CLIENT/DEVELOPER AND BUILDING CONTRACTOR/SUB CONTRACTOR ARE ADVISED TO ADJUAINT THEMSELVES WITH THE IMPLICATIONS AND REQUIREMENTS OF THIS BUILDING PROJECT




FOUNDATION DETAIL

DRAWING/FILE No 535MF1

PROJECT PROPOSED NEW BUNGALOW

SCALE 1=50 1=100

DATE 06/06 2000

DRAWN M.D.BROKER

Issued

Revisions

Ref: 1279/00

DETERMINED PLAN

DO NOT SCALE ALL DIMENSIONS TO BE VERIFIED ON SITE

THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT OF DAVID BROKER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION.

ARCHITECTURAL TECHNICIANS
DANBROOKE HOUSE STATION ROAD
WISBECH ST MARY
WISBECH CAMBS.PE13 4RW
Telephone 01945410421
Facsimile 01945410400

C:\WORK\535MF.dwg Plotted: 2000-10-24 15:51:29

GLAZING.
All windows double glazed with 28mm
sealed units. All opening windows and doors to have full draft
seals including the loft hatch. (loft hatch to be fitted with
suitable fastening to compress seal)
Opening lights to give 1/20th floor area in ventilation
All glass to be Hardened or toughened to B.S 6262 with
safety glass to B.S 6206 CLASS E.
All glazing in critical locations to be of a type unlikely to cause
injury to people upon impact. the following types as indicated
All glass lower than 1,500mm above floor,to doors adjacent side lights
and windows
All glass lower than 800mm above floor level elsewhere
Laminated or toughened glass to be specified and manufactured
to B.S 6206:1981

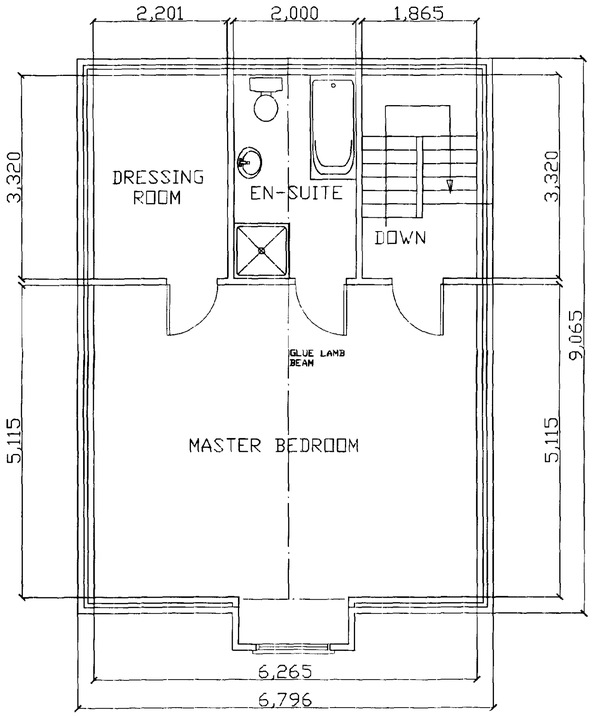
AIRING CUPBOARD.
Install 117 litre hot water cylinder of the pre insulated type.
Insulation to cylinder to be 50mm thick.
Vented/system. Install 3kw immersion heater and thermo
stat .Provide three tiers of slatted shelves within cupboard
Central heating and Domestic hot water to be zoned seperately
and controlled via motorised valves

MECHANICAL VENTILATION.
Bathrooms/Ensuites and WCs to have mechanical extractors giving
min 15 litres sec extraction,ducted to oper air.Kitchen/Utility rooms
to have extraction at a rate of 60litres secfor ducted cooker
hood at 30litres sec)
Rooms with no windows to have fans controlled via light switch
with 15min overun facility
All habitable rooms to have background ventilaton of 8,000mm
sq and kitchen/utility,toilets/bathrooms 4,000mm sqrespectively
(Provided by trickle vents in window heads).

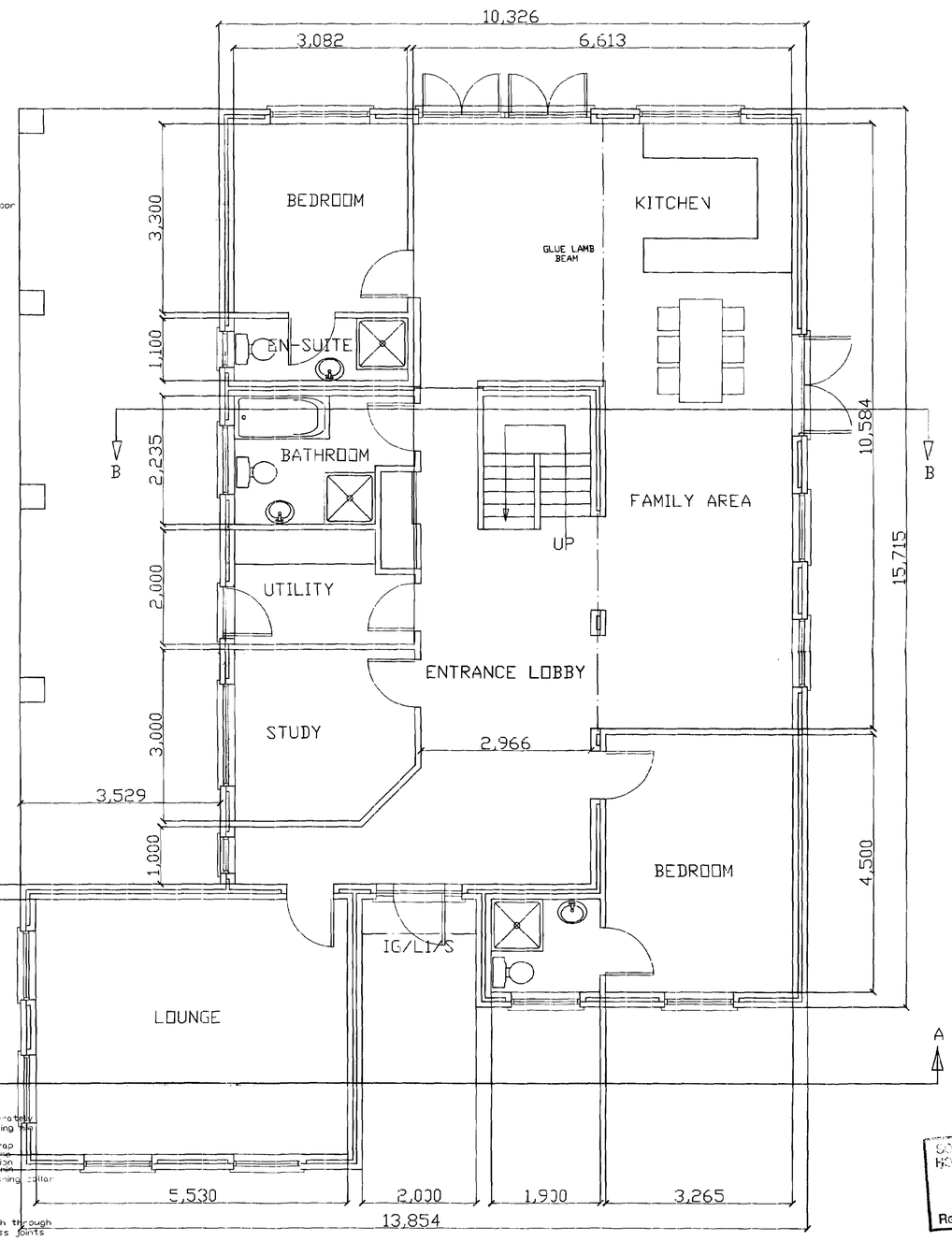
STAIRS.
Boulton and Paul standard manufactured staircase as indicated
manufactured to BS 585.
Going max 220mm Rise max 210mm Tread depth 250mm.Pitch max
42 deg.clear width min 850 mm between Handrails with intermediate newel
posts ,height 900mm above pitch line and to
landings,terminating in scrolls or other suitable fittings.
Ensure min 2m headroom above all treads.No opening between
balustrades or between treads to allow the passage of a 100mm
dia sphere.Balustrading to be constructed vertically to avoid
childrens temptation to climb.Provide artificial lighting over
stairs with two way switch from ground and first floor.Contractor
to check stair dimensions on site before ordering or fabrication.

CONDITIONAL APPROVALS.
Required for:
Non standard roof trusses.
The main contractor will be responsible for obtaining and sub
mitting for approval. Calculations from the truss manufacturer
to the building inspector before trusses are installed.

NOTE : PART M BUILDING REGULATIONS
1.Floor surface outside principal access door to be level with internal floor
2.Door frame to have low access threshold (for wheel chair access)
3.Door width to be min 750mm clear between frame and opened door.
4.Internal hall width to be min 900mm wide
5.Room containing W.C to have outward opening door.
6.W.C to have grab rails on both sides only where specified
7.All electrical light switches and sockets door bell to be positioned
min 450mm above floor level and below 1200mm above floor level.




FIRST FLOOR PLAN




GROUND FLOOR PLAN

ROOF.
Tiles laid to manufacturers instructions and specification
on sarking felt and tile battens 25x38mm. on Trussed Rafters
designed and fabricated to BS.5268 at 600mm c-c
Braced together to BS.5268 1985 pt3. 100x25mm binders
at joist and ridge nodes and at plane of truss webs.

Pitch as specified,contractors are reminded that where roofs
have to join adjacent structures,the pitch Must be checked on site
Manufacturers details/dimensions to be checked on site before ordering

Dehinishing trusses/layboards and valley trays or tiles to roof
intersections and manufacturers compound trusses as appropriate.

Diagonal bracing 100x25mm running from eaves to inner binders
on top of ceiling joists and inner truss plane.75x100mm wall plates

Fazia board offset _____mm from brickwork.6mm masterboard soffit
with continuous Glidevale soffit vent strip. Equivalent to 25mm
Ridge ventilation where necessary to give equivalent of 10mm continuous gap
full length of roof

Code 4 stepped lead
flashing at roof wall abutments and internal cavity stepped dpc
tray.Trusses fixed to 75x100mm sw wall plate with
galvanised ms truss clips.Plate strapped to blockwork with Catnic
straps 1200x5mm at 2m c-c.Rafters strapped to gables with
1200x5mm straps spanning min 3no rafters and fixed to 75x38
mm noggins between rafters.Ceiling joists strapped likewise.
Water Tank supports To BS.5268 Part 3 1985.2 should consist of 150x25 T&G BEARDING
on 2 No 75x47mm bearers 400mm apart over 2No 200x47mm bearers on 2 No 75x47mm
runners over min of 4 No trusses,as close to nose points as possible.All timber SC3 Graded.
Flashings code 4 Lead at all roof wall/chimney abutments.
Area beneath roof tank to be uninsulated to prevent freezing.

INSULATION.
100mm fibre glass between roof joists,100mm fibre glass
across joists. Cavity wall insulation 65mm Superglass.
Loft hatch to be insulated
All pipework outside insulated areas to be fully lagged
with 12mm Neoprene foam.
Pvc vent troys to be incorporated between rafters at eaves

SOIL WASTES.
Machine wastes in 40mm dia PVC
Sink wastes in 40mm dia PVC
Bath wastes in 40mm dia PVC
Shower wastes ir 40mm dia PVC
Basin wastes in 32mm dia PVC
Bidet wastes in 32mm dia PVC
Wastes exceeding 2m in length to be 50mm dia
All with 75mm deep seal P traps.All wastes routed seperately
to connect to svp. Svp's in 110mm dia pvc and terminating
1000mm above opening windows.
Shower trays to be raised 100mm to allow access to trap
Branch connections from waste appliances to connect to
discharge pipe either above or 200mm below wc connection
Connect to svp. Svp's in 110mm dia pvc and terminating min
1000mm above opening windows with boloon cover and flashing collar
as appropriate at roof junction

CEILINGS.
Ceilings of :25mm Plasterboard and skim or Artex finish through
out to BS. 1230 part 1 with sealed and supported cross joints
and timber noggins to edges of boards size 30x47mm.
Ramped ceilings to have foil backed plasterboard

SMOKE DETECTION.
Hard wired smoke detection sensors to be located in positions
labelled DS. Units to be hardwired in position within 3m of
bedroom doors and 7m of habitable room doors.All to BS 5446
Pt 1.1990 with battery back up and inter connected to seperate
fuse board. ALL UNITS CEILING MOUNTED.

ELECTRICS.
Electrical installation to comply with 16th Edition IEE wiring
regulations.Note provide lighting in roof space for
safe access and working to roof tanks(close to hatch).

STORM DRAINS.
All drains as specifiec for soil drains to 1m cube rubble filled
soakaways min 5m from buildings
Gutters and pipes to be 112mm UPVC Deep flow system

All structural steel work to Engineers specification
with end bearings onto padstones
Where supporting floors over,clad with 2 Layers 12.5mm
plasterboard fixed to timber packing between flanges
Blind with .5mm wire ct 100mm pitch and thistle skin

All structural timber to be in accordance with BS 4978
Stress graded when dry to give moisture content of 20% or less
and stamped Kiln Dried (DRY or KD)

HEATING AND HOT WATER.
Oil fired non condensing domestic central heating boiler with
balanced flue and cage guard located 1m distance 600mm from
opening window or door.High efficiency panel radiators to all rooms
all with thermostatically controlled valves. Domestic hot water and
Central heating systems to be separately zoned by motorised valves.
The space heating system should be fitted with a boiler interlock
To (shut) off the boiler when no demand exists.

HEALTH AND SAFETY.C.D.M REGULATIONS.
The person in charge of Tendering and construction works must aquaint
themselves with the requirements of C.D.M legislation for Planning supervision
and Risk assesments and statements etc.
SERVICE DUCTS.
All services ducts to comply with service providers specifications for installation
and to be of appropriate colour size and material deemed fit for the purpose
Colours generally as follows
Elecricity---Black
Water -- Blue
Gas ---Yellow
Telecom ---Grey
Services in trenches to marked with identification tape

DAVID BROKER DESIGN SERVICES
2000 CONCEPT
COMPUTER AIDED DESIGN
ARCHITECTURE

CLIENT
MR PHILPOT
QUADRING NR SPALDING

FLOOR.
Subject to structural engineers report

FOUNDATIONS.
Subject to structural engineers report

D.P.M
Provide 1200g Polythene DPM over floor insulaton turned up at
sides and linked to DPC.

D.P.C
Install Astos/High Load or similar dpc min 150mm above finished
ground level and to sides of all openings in cavity walls.Troy
a.p.c over all IG Lintels with weepholes to outer leaf.
Dpc.s to reveals to be insulated type. Dancare or similar.
Dpc to chimney above roof intersection to be of 2 courses of
class B Engineering bricks..

WALL.
Outer leaf of Facing bricks,65mm cavity with 65mm Superglass
insulation. Timber frame construction in accordance with manufacturers
specification and drawings inner lining of 12.5mm Gyp-rock wall
board over 1200g polythene membrane

FIRST FLOOR.
Floor joists as indicated on drawing all timber SC3 graded.All
joists at max 400mm c-c with ends having min 100mm bearing.
Joists parallel to walls, strapped to walls at max 2m c-c with
30x5x1200mm straps and fixed to softwood noggins between joists
Spans over 2m to have Herringbone bracings at mid span in 38x
38mm timber or Catnic rib.Spans over 4.5m same but at 1/third
c-c Double joists beneath all studwork partitions and fix together
with 12mm dia coach bolts and washers at 1.5m c-c, and 150mm
from ends.Incorporate joist size block bindings between joists
where partitions are perpendicular to joist span.Treble joists to
Stair trimmers,infills and ends fixed with M/S hangers.
Floor of 18mm Moisture resistant chipboard t&g with P.V.A glued
joints and ducted for access to all pipework.Provide support
noggins beneath all joints.

STUDWORK
100x38mm studs at 400mm max c-c Off 100x75mm sole plates
and incorporating 2 rows of horizontal noggins at 1/3 height
Doors and frames as indicated and clad both sides with 12.5 mm
Plasterboard and skim.fill void with Superglass insulation.

SOIL DRAINS
All drains to main sewer lateral 1st IC within 8m of sewer
All drains in 110mm dia pvc with flexible joints and laid to
1-40 or max 1.25% falls in 150 mm pea gravel bed and surrounds.Cap
trenches beneath driveway with 1:3:6 concrete.Sleeve all
pipes through or under roofs/walls with 150mm dia pvc pipes.
Bridge with 100x50mm pre stressed conc lintels
Inspection chambers of D.S.M.A type unversal to suit manuf
acturers instructions and installation details,for depth and dia.
225mm dia Max depth 600mm
450mm dia Max depth 1000mm
Main channel inlets to be used for changes of direction

HEALTH AND SAFETY C.D.M REGULATIONS 1995
THE CLIENT/DEVELOPER AND BUILDING CONTRACTOR/SUB
CONTRACTOR ARE ADVISED TO AQUAINT THEMSELVES WITH THE
IMPLICATIONS AND REQUIREMENTS OF THIS BUILDING PROJECT

DRAWING/FILE No 535MF1
PROJECT PROPOSED NEW
BUNGALOW

SCALE 1=50 1=100
DATE 06/06 2000
DRAWN M.D.BROKER
Issued
Revisons

SOUTH HOLLAND DISTRICT COUNCIL
PLANNING
26 OCT 2000
Ref: 1279/00

DETERMINED PLAN

ARCHITECTURAL TECHNICIANS
DANBROOKE HOUSE STATION ROAD
WISBECH ST MARY
WISBECH CAMBS.PE13 4RW
Telephone 01945410421

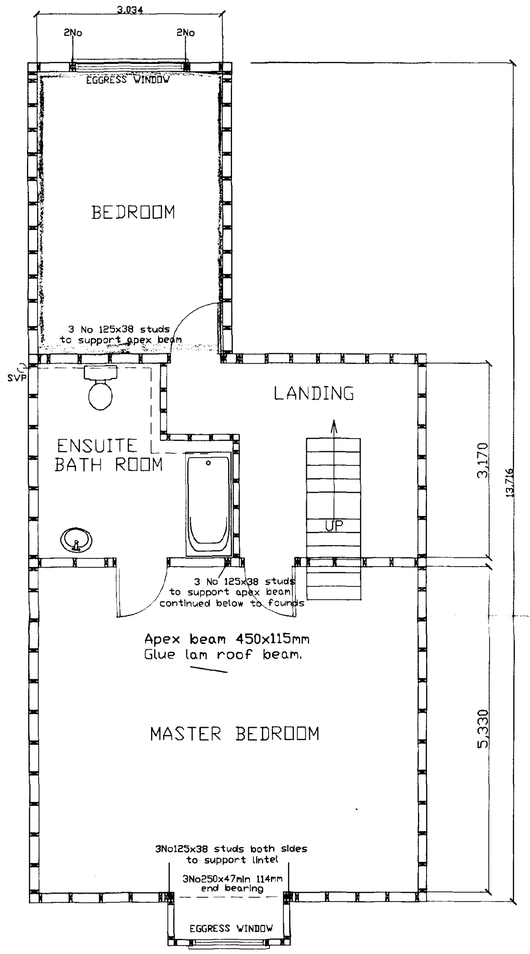
DO NOT SCALE ALL DIMENSIONS TO BE VERIFIED ON SITE

THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT OF DAVID BROKER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION

K:\WORK\535MF.dwg Plotted: 2000-10-24 152449

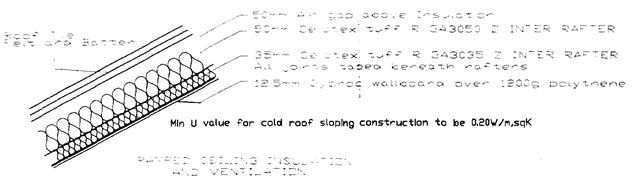
DAVID BROKER DESIGN SERVICES
2000
COMPUTER AIDED DESIGN
ARCHITECTURE

CLIENT
MR PHILPOT
QUADRING NR SPALDING




FIRST FLOOR PLAN

FIRST FLOOR STUDWORK 125X38 @ 400 C-C
FIRST FLOOR 175X47 @ C-C
with support at inner wall
Perimeter 175x47 Header joist
+175x125 joists to gable walls



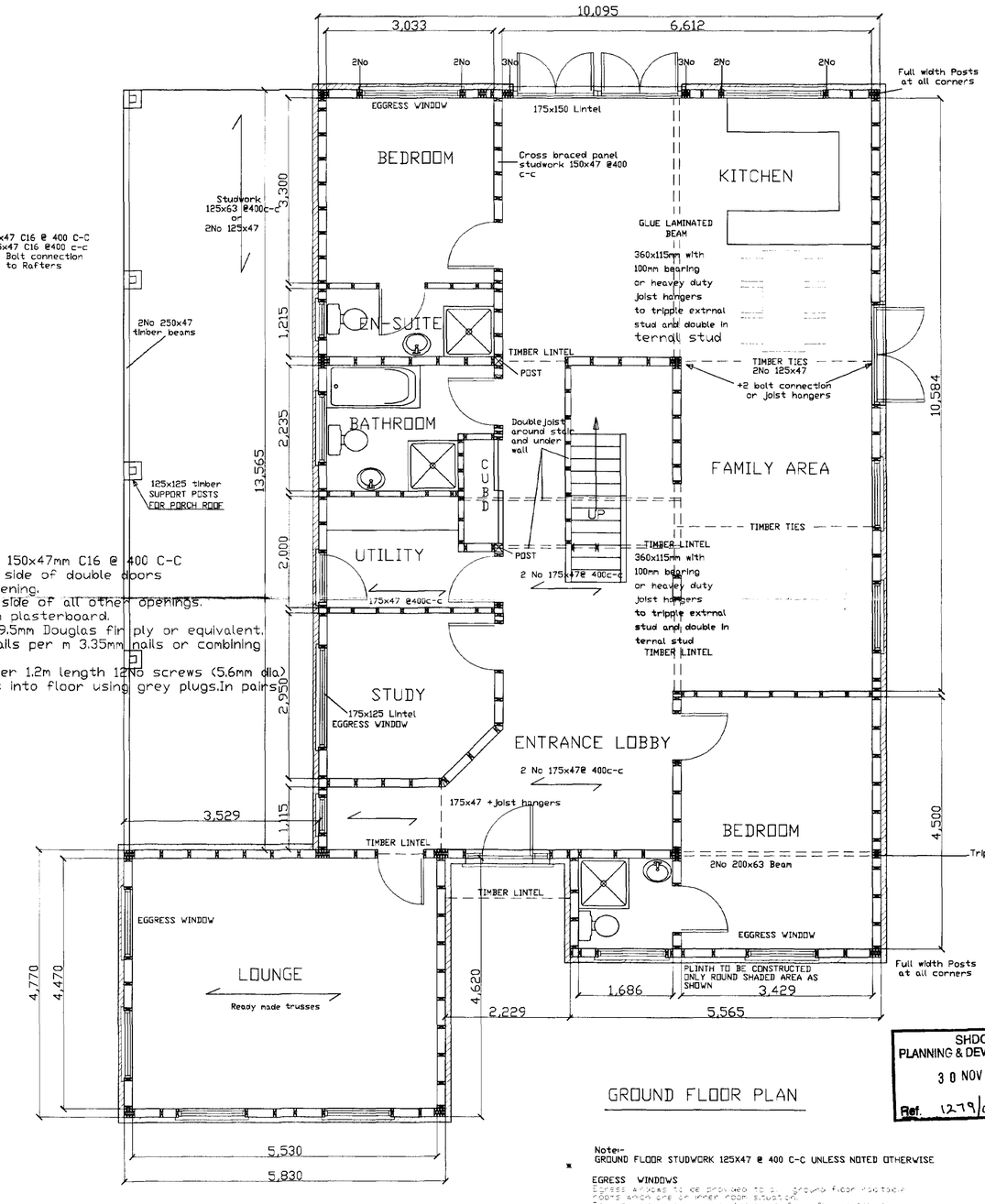

Sloping Roof Insulation between and under rafter
(Celotex U value -0.30W/m sq K element 11)

Studwork =150x47 @ 400 c-c + multiple studs either side of openings
see calc sheet E6

Common rafters 175x47 C16 @ 400 C-C
High level ties 125x47 C16 @400 c-c
+ 2 Bolt connection to Rafters

GENERAL TIMBER SPEC

Studs to gable walls 150x47mm C16 @ 400 C-C
Tripple studs either side of double doors
and to 5.3 m high opening.
Double studs either side of all other openings.
Inner lining of 12.5mm plasterboard.
Outer sheathing of 9.5mm Douglas fir ply or equivalent.
Nailing pattern 24 Nails per m 3.35mm nails or combining with adhesive.
Panel floor fixing over 1.2m length 12No screws (5.6mm dia with 45mm deep holes into floor using grey plugs.In pairs at 600mm c-c




GROUND FLOOR PLAN

Note:-
GROUND FLOOR STUDWORK 125X47 @ 400 C-C UNLESS NOTED OTHERWISE

EGGRESS WINDOWS
Egress windows to be provided to all ground floor habitable rooms which are of inner room situation
Egress windows to be provided to all first floor habitable rooms.Windows provided for egress purposes to have min unobstructed area of 0.33sq.m
and have a clear min height and width of 450mm.The bottom of the window should be not more than 1100mm above fir floor.upper storey escape windows should be at least 900m above floor as protection against falling

Note:-
Gluelam beams to align with triple stud.Heavy duty joist hangers connection both ends

Lintels
125x125 unless noted otherwise
+cripple studs at all supports unless noted otherwise

AMENDED PLAN
Rec'd A3

SOUTH HOLLAND D.C BUILDING CONTROL
30 NOV 2005
REF. 615/0640/00

The depos... against ... Regulatio... reasonable... existing dr... Part E of ... effect. Th... site investi...

developers are advised to establish ... there is no ... risk due to ... the type of subsoil ... within the ... and no ... weaker ... of soil exists below the ... on which the foundations rest ... within such depths as may impair the stability of the structure.

SHDC
PLANNING & DEVELOPMENT
30 NOV 2005
Ref. 1279/00

HEALTH AND SAFETY C.D.M REGULATIONS 1995
THE CLIENT/DEVELOPER AND BUILDING CONTRACTOR/SUB CONTRACTOR ARE ADVISED TO AQUAINT THEMSELVES WITH THE IMPLICATIONS AND REQUIREMENTS OF THIS BUILDING PROJECT

DRAWING/FILE No 535MF1A-1

PROPOSED NEW BUNGALOW
FLOOR PLANS & STRUCTURAL NOTES.

| | |
|---|---|
| SCALE | 1=50 1=100 |
| DATE | 06/06 2000 |
| DRAWN | M.D.BROKER |
| Issued | |
| Revisions | A DEC 03 |
| Revisions | B NOV 05 |

ARCHITECTURAL TECHNICIANS
DANBROOKE HOUSE STATION ROAD
WISBECH ST MARY
WISBECH CAMBS.PE13 4RW
Telephone 01945410421

535mf2 11-11-05.dwg Plotted 2005-11-16 10:41:28

**SOIL DRAINS.**
All drains in 110mm dia pvc with flexible joints and laid to
1-40 falls in 150 mm pea gravel bed and surrounds Ccp
trenches beneath driveway with 1:3:6 concrete.Sleeve all
pipes through or under foundations/walls with 150mm dia pvc pipes.
Bridge with 100x50mm pre stressed conc lintels
Inspection chambers of C.S.V.A type universal to suit manuf
acturers instructions and installation details,for depth and dia.
Covers to be medium duty screw down type
All to Existing Drain and Main Sewer.s.i. IC to be within 8m of sewer

**STORM DRAINS.**
All drains as specified for soil drains to 1m cube rubble filled
soakaways min 5m from buildings.
Gutters 110mm square line UPVC. Down pipes in 65mm dia pvc.

**PROVISION OF INFORMATION**
It is considered the responsibility of the main contractor
to provice a Log Book or similar document with the completed building
which contains Operational information regarding the installed plant and services
along with information concerning Energy consumption and Efficiency
To enable the owner occupier to measure there actual energy consumption
the building services should be provided with sufficient energy meters and sub meters
Certification must be provided by the System installer to the Building
inspector and prospective property owner that the system has been
commissioned and tested in compliance with Part L OF THE REGULATIONS
Operating instructions are also to be provided to owner/occupier

**ACCESS AND PATHWAYS**
See special treatment detail for disabled access
Provision to be made for Disabled Persons to be able to alight from a
vehicle and gain access to the Principal access via a hard surfaced path
Driveways footpaths and means of access for disabled to be free draining
to soft vegetations/grovell filled french drain or in special circumstances to
Storm sewer
Provision for manouvering refuse bins to be considered likewise

**SOIL WASTES.**
Washing Wastes in 40mm dia PVC
Sink wastes in 40mm dia PVC
Bath wastes in 40mm dia PVC
Shower wastes in 40mm dia PVC
Basin wastes in 32mm dia PVC
Bidet wastes in 32mm dia PVC
Wastes exceeding 2m in length to be 50mm dia
All with 75mm deep seal P traps.All wastes routed seperately
to connect to svp. Svp's in 110mm dia pvc and terminating min
1000mm above opening windows,with metal cage covers
Shower trays to be raised 100mm to allow access to trap
Branch connections from waste appliances to connect to
discharge pipe either above or 200mm below wc connection
Connect to svp. Svp's in 110mm dia pvc and terminating min
1000mm above opening windows with metal balcon cover.and flashing collar
as appropriate at roof junction

**MECHANICAL VENTILATION.**
Bathrooms/Ensuites and WCs to have mechanical extractors giving
min 15 litres sec extraction,ducted to open air.Kitchen/Utility rooms.
to have extraction at a rate of 60litres sec(or ducted cooker
hood at 30litres sec).
Rooms with no windows to have fans controlled via light switch
with 15min overun facility
All habitable rooms to have background ventilation of 8,300mm
sq and kitchen/Utility,toilets/bathrooms 4,000mm sq respectively
(Provided by trickle vents in window heads).

**TIMBER**
All structural timber to be in accordance with BS 4978
Stress graded when dry to give moisture content of 20% or less
and stamped Kiln Dried (DRY or KD)

**GLAZING.**
All windows double glazed with 28mm Sealed units "A" glass
sealed units. All opening windows and doors to have fu...overl
apping weather strip system.(Draught strip to be fitted with
suitable fosiering to compress seal)
Opening lights to give 1/20th floor area in ventilation
All glass to be Hardened or toughened to B.S 6262 with
safety glass to B.S 6206 CLASS B.
All glazing in critical locations to be of a type unlikely to cause
injury to people upon impact ,the following types as indicated
All glass over than 1,500mm above floor,to doors adjacent side lights
and windows
All glass over than 800mm above floor level elsewhere
Laminated or toughened glass to be specified and manufactured
to B.S. 6206:1981

**CEILINGS.**
Ceilings of 15mm Plasterboard and skim or Artex finish through
out to BS. 1230 part 1 with sealed and supported cross joints
and timber noggins to edges of boards size 30x47mm.
Ramped ceilings to have foil backed plasterboard
CEILINGS to integral garages.
Two layers of 15mm Plasterboard and skim or Artex finish.
All joints mocked/staggered

**INSULATION.**
100mm fibre glass between roof joists,150mm fibre glass
across joists. Cavity wall insulation 75mm Supergloss.
Loft hatch to be insulated.
All pipework outside insulated areas to be fully lagged
with 12mm Neoprene foam
Pvc vent trays to be incorporated between rafters at eaves

**HEATING AND HOT WATER.**
Existing domestic central heating boiler to be upgraded with
balanced flue and cage guard located min distance 600mm from
opening window or door.High efficiency panel radiators to all rooms
all with thermostatically controlled valves. Domestic hot water and
Central heating systems to be separately zoned by motorised valves.
The space heating system should be fitted with a boiler interlock
to prevent unnecessary boiler cycling.(See additional notes)

**ROOF.**
Ties as to manufacturers instructions and specification
on sarking felt and tile battens 25x38mm. on Trussac Rafters
designed and fabricated to BS.5268 at 600mm c-c
Braced together to BS.5268 1991 pt3. 100x25mm binders
at joist and ridge nodes and at plane of truss webs.
Pitch as specified,contractors are reminded that where roofs
have to join adjacent structures,true pitch must be checked on site
**Manufacturers details/dimensions to be checked on site before ordering**
**Demirishing trusses/syboards and valley trays or tiles to roof**
**intersections and manufacturers compound trims as appropriate.**
Diagonal bracing 100x25mm running from eaves to inner purlins
on top of ceiling joists and inner truss plane.75x100mm wall plates
Facia board offset 250mm from brickwork.6mm masterboard soffit

**AIRING CUPBOARD.**
Install 117 litre hot water cylinder of the pre insulated type.
Isulation to cylinder to be 50mm thick.
Vented/system. Insta l 3kw immersion heater and thermo
stat. Provide three tiers of slotted shelves within cupboard
Central heating and Domestic hot water to be zoned seperately
and controlled via motorised valves

**SMOKE DETECTION.**
Hard wired smoke detection sensors to be located in positions
labelled SS. Units to be hardwired in position within 3m of
bedroom doors and 7m of habitable room doors.All to B.S 5446
Pt 1.1990 with battery back up and inter connected to seperate
fuse board. ALL UNITS CEILING MOUNTED.

**ELECTRICS.**
Electrical installation to comply with 17th Edition WIDEC wiring
regulations.Note provide lighting in roof space for
safe access and working to roof tanks(close to hatch).
All electrical installations to be carried by suitably qualified
Registered electrician
All electrical work required to meet the requirements
of Part P (Electrical Safety)must be designed installed
,inspected and tested by a person competent to do so.
Prior to completion the council should be satisfied that
Part P has been complied with.This may require an appropriate
BS 7671 electrical installation certificate to be issued for
the work by a person competent to do so.

Efficient lighting source in at lecst 5 ocations of most use

**NOTE : PART M BUILDING REGULATIONS**
1.Floor surface suitable principal access door to be level with internal floor
2.Door frame to have low access threshold (for wheelchair access)
3.Door width to be min 775mm clear between frame and opened door.
4.Internal hall width to be min 900mm wide
5.Room containing W.C to have outward opening door.
6.W.C to have grab rails on both sides only where specified
7.All electrical light switches and sockets door bell to be positioned
min 450mm above floor level and below 1200mm above floor level.

**MULTIPLE RECESSED LIGHTING**
Where multiple recessed lighting is to be installed
Manufacturers installation details are to be strictly
followed to ensure the period of fire resistance is
maintained.Including the use of proprietory intumescent
fittings or built in fire resistant boxes.

**FLOOR.**
Ground bearing floor slab.
Strip back 150mm approx vegetable soil.
150mm consolidated and blinded hardcore backfilled and rammed
to internal foundations.100mm cellite insulation with 100mm
upstand around edges.1200 Ploythene dpm linked to dpc.
100mm site concrete.50mm cement sand screed.

**FOUNDATIONS.**
Concrete strip foundations,min depth 750mm or 1m where
subsoil is of a shrinkable nature,(but in all cases in full
compliance with Soil report recommendations.
600mm wide to cavity walls, 600mm to internal walls.
Founds to be 250mm thick.Reinforced to soft spots as necessary

**D.P.C**
Install Astos/High load or similar dpc min 150mm above finished
ground level and to sides of all openings in cavity walls.Tray
dpc over all R/B Lintels with weepholes to outer leaf.
Dpcs to reveals to be insulated type, Damcare or similar.
Dpc to chimney above roof intersection to be of 2 courses of
class B Engineering bricks..

**WALL.**
NOTE - INSULATION
Wall construction for compliance with
building regulations Part L 1
U value 0.35W/m sq K
102mm Facing brick
75mm cavity with 75mm Crown Drytherm Insulation
Inner leaf of 100mm Standard Celcon or Equivalent
U value insulation Locks with Foster Fright
8no stainless steel wire ties per 1m sq and cavity
closest at roof and reveals with blockwork
Inner leaf of 100mm aerated blocks maximum density 700Kg/m
Movement joints as indicated. Incorporate bricker or similar
expanded metal to mortar coarsing 215mm below all windows
Inner face of all blockwork rendered and skimmed. Internal faces
of steel lintels to be covered with min 15mm lightweight plaster.
Cavity to extend min 150mm below dpc at perimeters.

**STAIRS.**
Stairs and Rail standard manufactured staircase as indicated
manufactured to BS 585.
Going min 220mm Rise max 210mm Tread depth 250mm.Pitch max
42 deg clear width min 850 mm between Handrails with intermediate newe
posts ,height 900mm above pitch line and to
landings terminating in scrolls or other suitable fittings.
Ensure min 2m headroom above all treads.No opening between
ballustrades or between treads to allow the passage of a 100mm
dia sphere.Ballustrading to be constructed vertically to avoid
childrens temptation to climb.Provide artificial lighting over
stairs with two way switch from ground and first floor.Contractor
to check stair dimensions on site before ordering or fabrication.

**EGRESS WINDOWS**
Egress windows to be provided to all ground floor habitable
rooms which are an inner room situation.
Egress windows to be provided to all first floor habitable
rooms.Windows provided for egress purposes to have min
unobstructed area of 0.33msq.m
and have a clear min height and width of 450mm.The bottom
of the window should be not more than 1100mm above the
floor.Upper storey escape windows should be at least 800mm
above floor as protection against falling

**D.P.M**
Provide 1200g Polythene DPM over floor insulation turned up at
sides and linked to DPC.

**STUDWORK.**
100x38mm studs at 400mm max c-c Off 100x75mm sole plates
and incorporating 2 rows of horizontal noggins at 1/3 height
Doors and frames as indicated and clad both sides with 15 mm
Plasterboard and skim.Fill void with Superglass insulation.

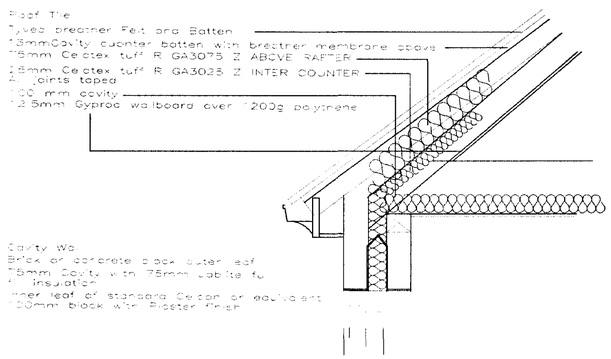
**LATERAL RESTRAINTS**
The roof and or first floor structures to brickwork with
catnic or similar straps at 2m c-c prefix ir along plates and
at joist ends prefix ir along end spanning min 3 no joists and
rafters where parallel to walls incorporate solid bridging timbers
between members for fixing.

**CONDITIONAL APPROVALS.**
Required for.
Non standard roof trusses.
Beam and Pot Floors
The main contractor will be responsible for obtaining and sub
mitting for approval, Calculations from the truss and floor manufacturer
to the building inspector, before trusses are installed.

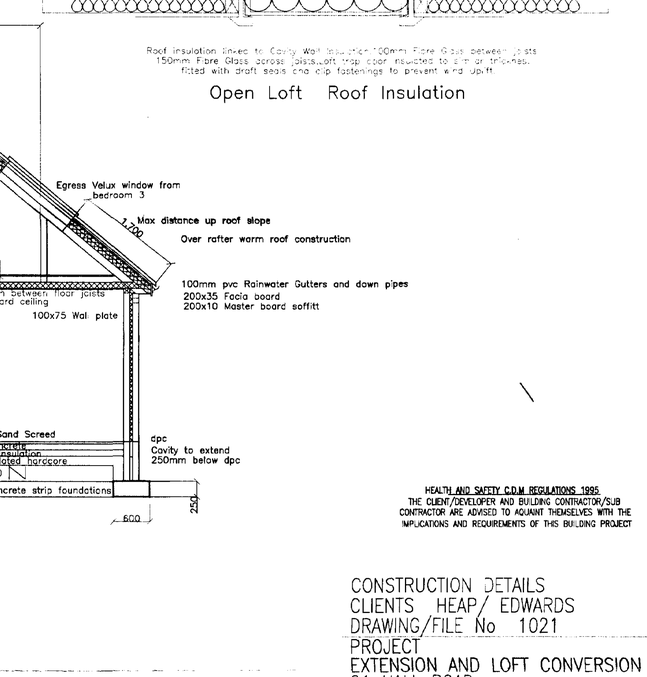

Building Design Services
Development Ltd

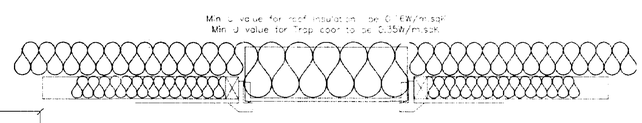


SHDC
PLANNING & DEVELOPMENT
16 NOV 2005
Ref. 1279/00

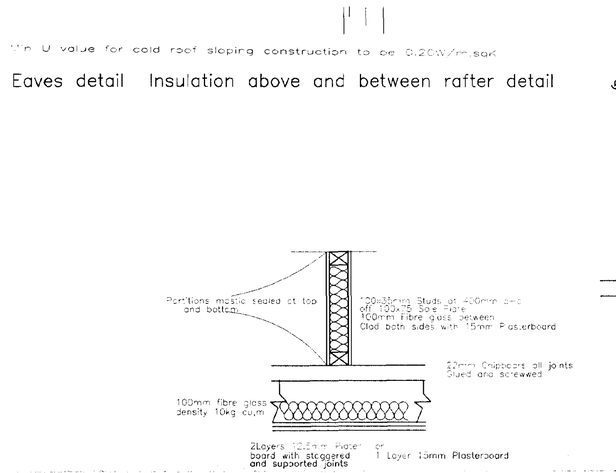




Eaves detail Insulation above and between rafter detail

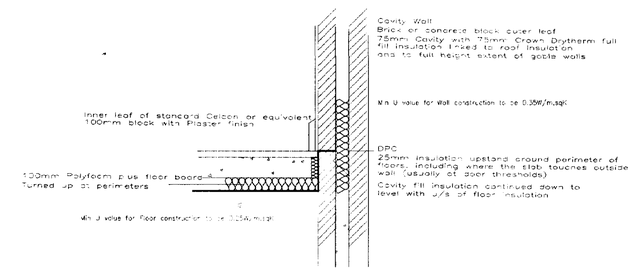



Open Loft Roof Insulation




First Floor Construction to give Part compliance




Wall and Floor Insulation
Ground Bearing Floor Slab

**HEATING AND PLUMBING INSTALLATIONS**
To demonstrate compliance with part J of the building regulations the person
responsible for the construction of the hearth,fireplace,flue, and chimney is
required to provide a report to the client and the council indicating the
materials and components used in the construction. A copy of the draft
report form can be obtained from the building inspector.
A 'Notice Plate' must be permanently fixed in an unobtrusive but obvious
position in the building, giving essential information on the use of the hearth
fireplace,flue,chimney and heating appliance(s).
The information notice should include:
a)The address of the property
b)The location(rooms)containing the flue/chimney
c)The type of appliance that can be safely installed.
d)A description of the size and type of the Flue or Liner
e)Whether the flue is suitable for a condensing appliance
f)The size of the installation.
A draft copy of the notice can be obtained from the building inspector
A constructor report will be required from the person responsible
for the construction of the hearth,flue and chimney to show the materials
and components used in the construction.
A copy of the model report is contained within Apendix A of approved document
J and can be obtained from the building inspector when work starts.
The person responsible for this construction should be made aware that this
report is a legal requirement and that they will be legaly responsible for the
construction.
A flue & appliance'testing and commisioning certificate will be required from
the person responsible for such testing and commisioning a; completion of the
work This certificate should confirm that the heating appliance has been installed,
tested and commissioned in accordance with the requirements of the building regulations
and where necessary Gas safety.

A copy of this check list is available from the building inspector,when work starts,
to show compliance with checking and testing of hearths fireplaces flues and chimneys in
Apendix A of approved document J


HEALTH AND SAFETY C.D.M REGULATIONS 1995
THE CLIENT/DEVELOPER AND BUILDING CONTRACTOR/SUB CONTRACTOR ARE ADVISED TO AQUAINT THEMSELVES WITH THE IMPLICATIONS AND REQUIREMENTS OF THIS BUILDING PROJECT


CONSTRUCTION DETAILS
CLIENTS HEAP/ EDWARDS
DRAWING/FILE No 1021
PROJECT
EXTENSION AND LOFT CONVERSION
21 HALL ROAD
CLENCHWARTON
SCALE 1:100 1:50
DATE OCT 05
DRAWN DB

| Issued | |
|---|---|
| Revisions | |
| | |
| | |
| | |

AMENDED PLAN
Ref. 02


ARCHITECTURAL TECHNICIANS
DANBROOKE HOUSE STATION ROAD
WISBECH ST MARY
WISBECH CAMBS.PE13 4RW
Telephone 01945410421
Facsimile 01945410400