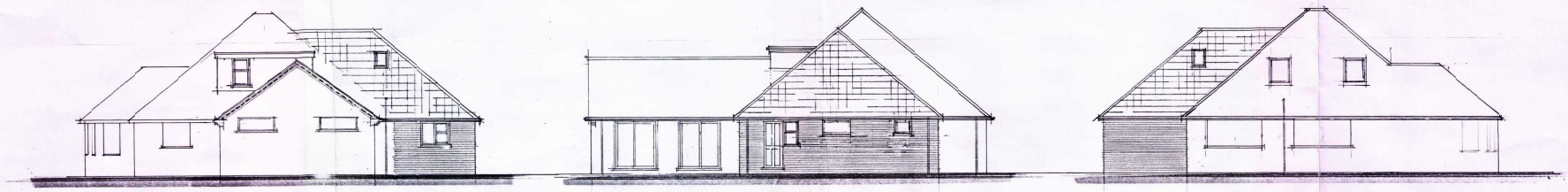
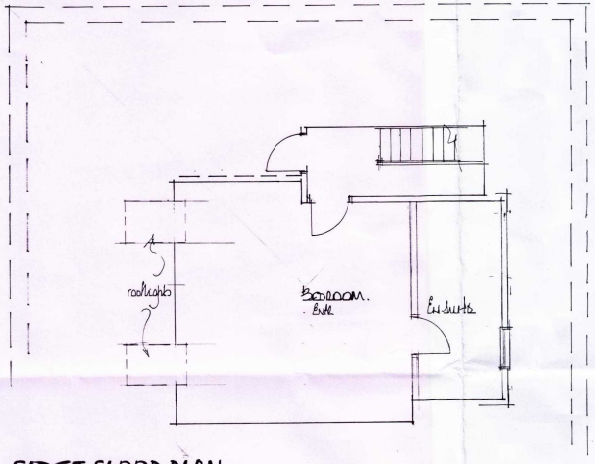


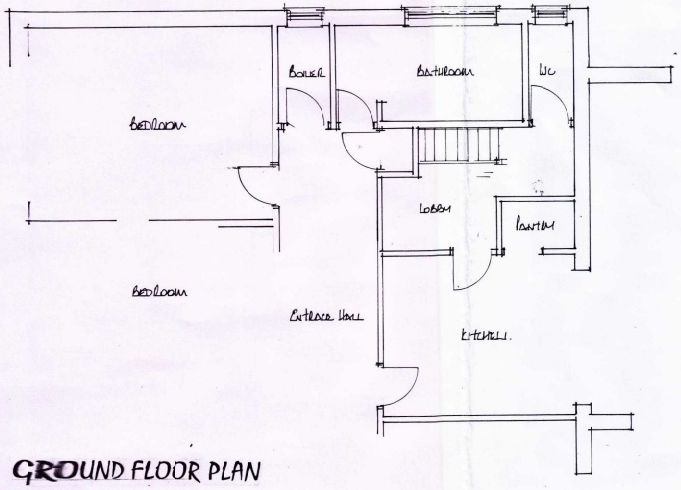
S S EAST

E N EAST

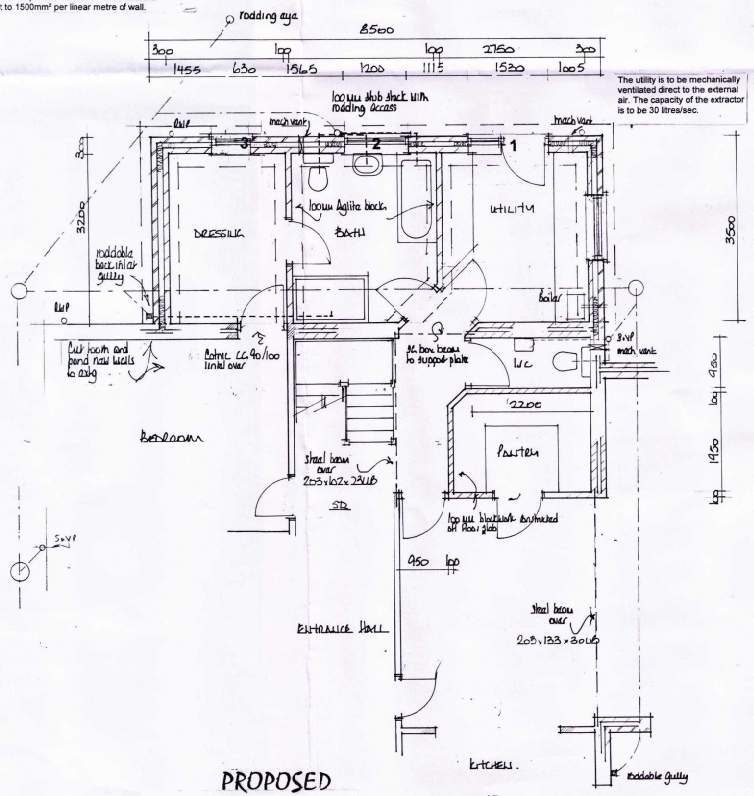
N N WEST



FIRST FLOOR PLAN



GROUND FLOOR PLAN
EXISTING



PROPOSED

FOUNDATIONS

Foundations to be ST4 grade concrete

For 300mm cavity walls foundations to be 700 x 230mm

Foundations to be taken down to a firm load-bearing 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.

FLOOR CONSTRUCTION

Ground
60mm fibre reinforced screed
separating membrane
90mm Celotex GA4000 floor insulation to achieve a U-value of 0.17W/m².K
Proprietary beam and block floor system installed in strict accord with manuf. instructions.
Full details and calculations of the floor system are to be forwarded to the Local Authority Building Control Dept for approval prior to installation.
Beams and blocks to be bedded on dpc on supporting sleeper walls which are to be provided with ventilation as per the external walls – 225 x 75mm clay air brick every 2.0m.
The void beneath the floor, min 150mm from u/s of floor beams to ground, is to be ventilated by the use of proprietary 'periscope' vents positioned at centres along the perimeter wall to provide ventilation of at least the equivalent to 1500mm² per linear metre of wall.

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 300mm o/a constructed as follows :-

100mm facing brick, FFL quality below ground level
100mm Dritherm 32 insulation
100mm Plasmor Aglite insulation blocks , k = 0.31

All to be tied together using stainless steel wall ties positioned at distances not exceeding 750mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals

Internal finish to be 12.5mm plasterboard dot and dab to walls with skim finish to give a min 'U' value of 0.28W/m²K

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

HOT WATER/CENTRAL HEATING/WATER PROVISION & FLOW RATES

The heating and hot water is to be provided by mains gas combi boiler with passive flue gas heat recovery system, efficiency not less than 89.7% (SAP2009) (ATAG iC Economiser 27 or equivalent) supplying radiators.

The heating system should be controlled by a programmer, delayed start thermostat and thermostatic radiator valves
Separate timing controls (space heating and hot water) are to be provided to control the operating periods of the boiler, with the exception of combi boilers, and should only fire the boiler when space heating or the hot water cylinder thermostat calls for heat.

Thermostatic radiator valves are to be installed with a room thermostat provided to switch off the boiler when there is no demand for heating or hot water.

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.

Wholesome water is to be provided to all wash basins, bidets, baths and showers

Heated wholesome water is to be provided to wash basins, bidets, baths, showers and to sinks in areas where food is prepared.

The wholesome hot water supplied to all baths is to be designed and installed with measures in place to prevent that water exceeding 48°C

LINTELS

Lintels to be Catnic, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturer's 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 purpose made upvc, double glazed using glass having a soft low E coating with an emissivity value of 0.05 with min. 16mm air gap to sealed units and weather stripped.
Windows and external glazed doors to achieve a U-value of 1.30W/m².K or less.

Double glazing manufacturer's certificate to be provided to prove compliance of the glazing to that specified.

At least one window to the first floor habitable room is to contain at least one opening that has min. dimensions of 450mm and a min. area of 0.33m², and the bottom of that opening is to be no higher than 1100mm above finished floor level. *Key operated locking devices are not permitted to fist floor windows.*

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 : 1981.

Ground floor and other easily accessible windows (including easily accessible rooflights) should be secure windows in accordance with Approved Document Q paragraphs 2.2 and 2.3, windows should be made to a design that has been shown by test to meet the security requirement of the British Standards publication PAS 24:2012

All easily accessible door sets that provide access into a dwelling or into a building containing a dwelling should be secure door sets to the following:
a. Manufactured to a design that has been shown by test to meet the security requirement of British Standard publication PAS 24:2012 or
b. Designed and manufactured in accordance with Approved Document Q Appendix B.

VENTILATION

All habitable rooms are to have windows containing hinged or pivoted opening vents (which open greater than 30°) or sashes, the combined total of which is equal to not less than 1/20th of the floor area of the room
If the vents open at an angle of less than 30° then the combined total is to be not less that 1/10th of the floor area.

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.

All bath and shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

All sanitary accommodation is to be mechanically ventilated direct to the external air, the extractor fan to have a min. Capacity of 6 litres/sec.

The doors to wet rooms/sanitary accommodation are to have gaps at the bottom of 10mm above floor finish or 20mm above the floor boards.

Any room which requires an extractor fan that does not have an openable window should have a 15minute over-run provided to the extractor fan

All mechanical extractor fans are to be tested and their flow rates confirmed as specified above. The test results are to be forwarded to the Local Authority Building Control dept within five working days after the last test.

BACKGROUND VENTILATION

Background ventilation is to be provided either by trickle vents set within the construction of the windows or by airbricks through the walls with a controllable hit/miss vent on the inside. The area of the trickle vents to habitable rooms is to be a minimum of **5000mm²** and to wet rooms i.e. kitchen, utility, bath, shower rooms etc is to be a minimum of **2500mm²**.

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref. width	x	height	lintel ref. & CG90/100	length
1	1530		2100/1050	"	1950
2	1200		1050	"	1500
3	630		1050	"	900

DRAINAGE

Foul
Supply and instal proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes :-

Depth	Internal diam	Cover diam
1m or less	190mm	190mm
1.6m or less	450 mm	450mm

Excavate for and lay in where indicated 100mm diam. flexible jointed upvc drains or 100mm pea gravel bed at a gradient of 1 : 70.

Where 100mm diam. drains pass through walls they are to be protected by the use of a lintel over. Both sides the wall to be masked with rigid sheet material with 50mm clearance of the pipe and the void filled with compressible material to prevent entry of gas.

Where flexible pipes are not under a road and have less than 600mm cover they are to have concrete paving slabs with a compressible filler laid as bridging above the pipes for protection and are to have a min. 75mm granular material between the top of the pipe and the underside of the compressible filler.

Where flexible pipes are under a road/drive with less than 900mm cover reinforced concrete bridging is to be used instead of paving slabs.

Install where indicated a 100mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage.

Install where indicated trapped (roddable) gullies - waste pipes to discharge below grating level and above water level.

Install 40mm diam. pvc waste to sinks and showers, *(NOTE : shower trays to be constructed on a suitable plinth to maintain access to trap and waste)*, 32mm diam. pvc waste to hand basins all with 75mm deep traps. 40mm diam. pvc waste to bath with combined trapped waste and overflow. *Unless specified otherwise on plan.*

All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length.

Above ground drainage to comply with BS5272 : 1978
Below ground drainage to comply with BS8301 : 1985

•All drainage items are to be installed in strict accordance with the manufacturers instructions.

Rev C 8-03-21
Fenestration corrected as built.

Rev B 8-11-20
Fenestration amended and roof lights added to S.E East and N.W. West elevations

Rev A 4-08-20
Steel beam 203x133x30kg added
Note ref ventilation of utility deleted.

EAST MIDLANDS DESIGN ASSOC

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Client
MR D LINES & GALLACHER

Project
EXTENSION & ALTERATIONS
AT 66 PINCHBECK ROAD
SPALDING.
PE11 1BE

Drawing
PLAN & ELEVATIONS

Scale
1:50 , 1:100

Date
June '20

Drawn

Dwg No. 1168/05 C

Rev