DAMP PROOF COURSE

2000 gauge black polythene to BS 6515 laid to both leaves of cavity walls and blockwork internal walls if applicable. External walls DPC to be laid 150 above ground level with dpc to inner leaf linked to dpm in floor. All dpc to be bedded on mortar. All vertical and horizontal closures to incorporate a dpc, at roof to wall abutments incorporate flexible stepped dpc and cavity tray to extend up the cavity by min 225.

LINTELS

To be galvanized steel lintels in external cavity and internal load bearing walls with minimum end bearings as per manufactures requirements.

Lintels used are to have no baseplate. Alternatively where lintels with baseplates are used, then the baseplates for these are to be perforated.

Cavity trays with weep holes and stop ends to be provided over openings in cavity walls and at junctions and abutments, with stepped flashing having a minimum upstand of 150mm. DPC and cavity trays to be provided to meter boxes. Flashing to be Code 4 lead.

TIMBER

All carcassing timber to be stress graded in accordance with BS:5268: Part 2: 1991. All exposed timber e.g. fascia board etc. to be pretreated with a clear joinery preservative to BS:1282: 1975.

LATERAL RESTRAINT

Galvanised mild steel anchor straps of cross section 30 x 5mm to span 3 No. trussed rafters at rafter and ceiling tie level, as appropriate. Noggins (minimum 50 x 5mm) to be fixed between rafters at strap position and to include a packing piece between trussed rafters and wall. All anchor straps to be turned down cavity a minimum 100mm.

All lateral support to be in accordance with "Approved Document A1/2 Section 1 PartC".

For single skin work, straps to be "fish tailed" restraint type.

INTERNAL PARTITIONS

Load bearing partitions will be constructed from 100mm 7N/mm2 concrete blocks to BS 6073: Part 2 1981 (Mortar mix 1:5 Masonry Cement:Sand). With 9.5mm wallboard on dabs with 3mm skim coat to wall.

Internal non load bearing walls to be 100mm thick consisting of 50mm nom metal 48S50 studs erected strictly in accordance with the manufactures instructions with 2no. layers 12.5mm British Gypsum Wallboard plasterboard each side of a minimum mass per unit area of 10kg/m2 together with an absorbent layer of unfaced mineral wool with or without wire reinforcement of mineral wool batts or quilt min thickness 25mm, minimum density 10kg/m3 suspended in the cavity, all joists to be topped and fully filled.

SUSPENDED CEILINGS

Ceilings to flats to be constructed from British Gypsum MF metal suspended system to provide a min. 75mm clear ceiling void underlined with 1no. layer of plasterboard to achieve a nominal 8 kg/m².

Ceilings to common stair to be constructed from Armstrong Ceilings or similar 600 x 600mm Dune Max Class C tile to have a sound absorbtion alpha value of 0.6 - 0.75, suspended in prelude XL/TL 24mm lightweight suspended system.

FLASHINGS

Where roof of new extension abuts wall of existing building provide lead flashing code 4 to LDA specification including stepped cavity tray.
To all pitched roof to roof connections provide fibreglass valley linings fixed in accordance with manufactures instructions
Lead work to dormer windows including cheeks and over roof flashing to be in strict accordance with LDA specification and details.

WINDOWS/DOOR OPENINGS

uPVC windows manufactured to BS:7412, BS7413 and BBA Certificate. Approved glazing to be K glass 24mm sealed units and Kite Marked to BS:5713 conforming to BS:6262. See window and door schedule for window and door sizes.

Where glazing occurs less than 800mm (windows) or 1500mm (doors and areas 300mm either side) above floor level, toughened or laminated glass is to be provided in accordance with Approved Document N Section 1 and BS6262 and BS6206. All frames to be sealed to brickwork to prevent air infiltration, sealant to be provided to front and back of frames/sills to prevent air leakage. Continious ribbons of adhesive to be used to fix the dry lining around the perimeter of openings in external walls. All reveals to be closed against VDPC using either full fill cavity insulation or proprietary cavity closer, cavity closures are to be insulated with min thermal resistance path of 0.45m2K/W to avoid the effects of cold bridging. 1/2 hour fire resistance door and frame incorporating 25mm rebates and an automatic self closing device are to be provided to openings from *common stair into flats at all floors and secondary lobby door on ground floor only.*

All casement windows to include background trickle ventilation of at least 4000mm2, with habitable rooms provided with 800mm2. Rooms without opening casement are to have trickle ventilation of 10,000mm2.

Windows provided for emergency egress purposes and any external door should comply with the following conditions.

a) *The windows should have a minimum unobstructed* openable area that is at least 0.33mm2 and at least 450mm high x 450mm wide.

b) The bottom of the openable area should be not more than 1100mm above the floor.

Front door to flats and ground floor door to common stair to have a min clear opening width of 775mm when measured from door stop on latch side of door to door face when *open to 90@ excluding ironmongery, all internal flat doors to have a min clear opening* width of 750mm, all in accordance with part M building regs

Velux roof lights in common stair to be fully automated with fire and smoke detection system.

PARTY WALL ETC. ACT 1996

The party wall act will effect this development and as such reference should be made to the Office of the Deputy Prime Minister website:
www.safety.odpm.gov.uk/bregs/walls/htm

FIRE STOPPING

Service penetrations through floors to be boxed in and appropriate fire stopping to be applied as per robust detail no. E-FC-1 - Concrete seperating floor

VENTILATION

Rapid ventilation equal to 1/20th of the floor area is required to habitable rooms.

Kitchens to have ducted cooker hood with extractor capacity of 108m3/h (30L/S) or wall mounted extractor fan with extract fan ducted to outside air with extract capacity of 216m3/h (60L/S).

Bathrooms to have ventilation provided by opening casements with minimum area of 1/20th of floor area and a mechanical extract fan ducted to outside area with extract capacity of 54m3/h (15 L/S).

Background ventilation of 4000mm2 to be provided.

HEATING

Heating system to be as per the following:-

Full central heating using gas fired mounted condensing boilers with automatic ignition, balanced or open flues with indirect cylinder located within AC. Balanced flues to include a terminal guard. Open flues to be twin welled, 125mm permanent air vent to be provided outside air. All installed to "Approved Document J1/2/3 Section 1". Fireguard anchorage points to be provided.

Condensing boilers to have a Sedbuck value of:

Mains Natural Gas 91%

Hot water and heating system controls to be in accordance with Approved Document L1 Section 1.27 - 1.46.

All boilers are to be commissioned by suitably qualified certifies to ensure that they are operating and a certificate issued to confirm this.

User manual for boiler to be given to homeowner detailing how to operate the system and routine maintenance requirements.

Boiler Condensate if applicable may connect to sanitary pipework - pipes to be min 22mm dia with 75mm trap.

Panel radiators to maintain the following room temperatures with an outside temperature of -1degrees C.

Living Room	21 degrees C
Kitchen	18 degrees C
Hall	18 degrees C
Bedrooms	18 degrees C
Bathroom	22 degrees C
W.C.	18 degrees C

Rooms to have individual temp control by the use of room thermostats or individual radiator valves. Separate timing controls are to be provided for space heating and hot water (except combi boilers and solid fuel appliances). The system will require the provision for only space heating or only water heating or both when required. Boiler controls must include provision to prevent boiler operation when not required to be in use.

Provide immersion heater to cylinder.

Hot water system to be vented or sealed as appropriate. Hot water pipes to be insulated to BS:5422:2001.

WATER SUPPLY

Supply from local company mains to rise inside building to each flat. Cold water pipes to be insulated to BS:5422: 1977.

Provide hot and cold water supply to all wash hand basins, sinks and washing machines.

Provide cold water supply to all wcs.

All pipework should be properly ducted and must not penetrate intermediate floors in any other locations. Where pipes are run in roof space all pipes are to be insulated with material with a thermal conductivity not exceeding 0.0045W/mK.

GAS SUPPLY

Gas supply to be connected and tested by C.O.R.G.I registered heating engineer, gas supply to run up external face of building and to supply boiler and appliances at locations to be identified at a later date.

ELECTRICAL INSTALLATION

All work to be carried out in accordance with the latest IEE regulations. All electrical work required to meet the requirements of Part P (electrical) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the building control officer should be satisfied that Part P has been complied with, test certificates are required on completion of each flat in accordance with B.S. 7671 by a person competent to do so.

The installer should take into account close contact with insulation with fittings and cables, all switchs to be installed in appropriate locations at heights 1200mm max. to top of switches and min. 450 to bottom.

This internal light fittings per flat to be provided which will only take lamps having an luminous efficacy greater that 40 lumens per circuit watt ie compact fluorescent.

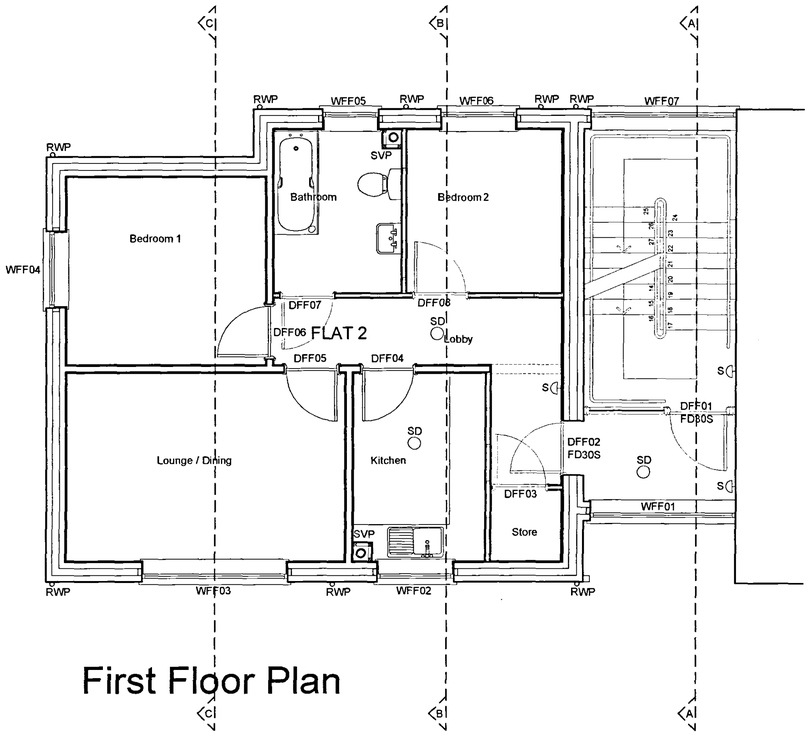
All external lighting to perimeter of building to be controlled by daylight sensor, *light to entrance to have an energy efficient day/night fitting*

Provide smoke and fire detection system linked back to mains power with a detector to be located in the common stair at each floor level with sounders to be located in the hall of each flat and on the first floor in main stairwell and lobby to flat 2, all to be independant from detectors located in the entrance lobby and kitchen in all flats. All to be to BS 5839.
Emergency lighting to be provided in the common stair with a fitting located at each floor level, to BS 5266.

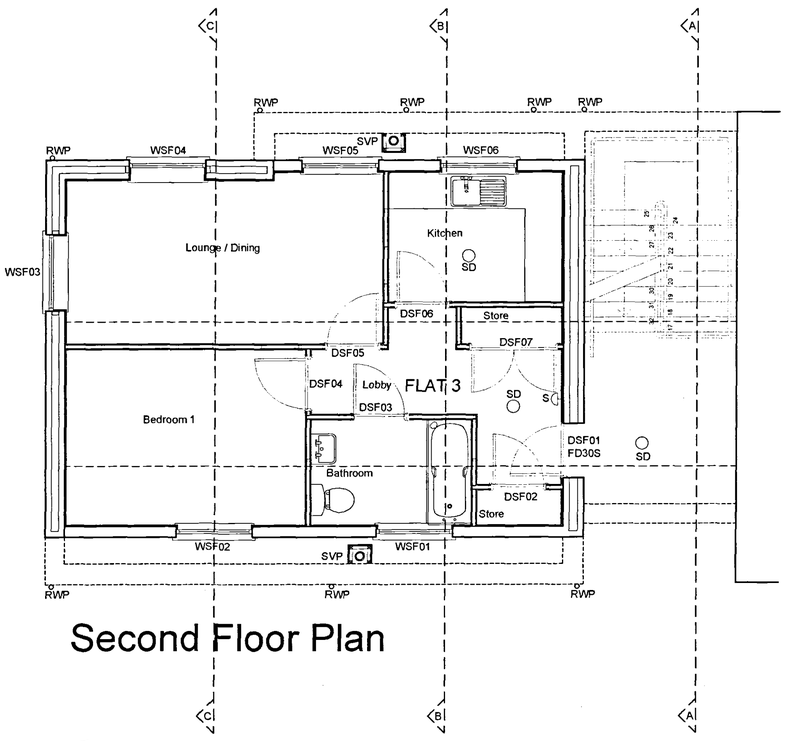
PART M - ACCESS

New path leading to main entrance to be min 1.5m wide at a gradient of no more than 1:40, the path will be well lit and clearly identified. Level access to be provided into lobby and all flats.

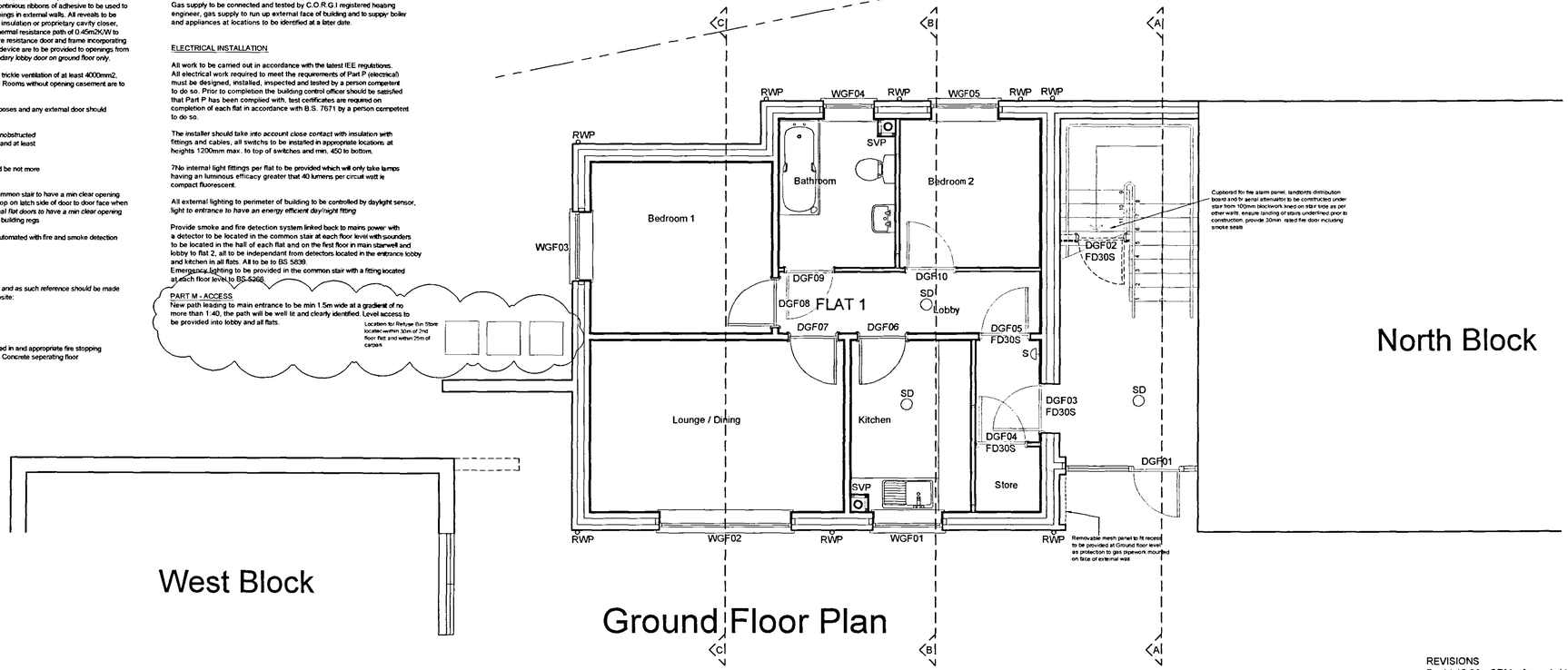
Location for Refuse Bin Store located within 30m of 2nd floor flat and within 25m of carpark



First Floor Plan



Second Floor Plan



North Block

Ground Floor Plan

West Block

ROBUST DETAILS

The following are the robust details to be used on this project:-

E-WM-4 - Seperating cavity masonry wall (between common stair and flats)

E-FC-1 - CT3: 3. Ceiling treatments to first and second floors

E-FC-1 - FFT5: 4. Floating floor treatment to first and second floors

E-FC-1 - 5. Services - service pipes through seperating floors

SOUTH HOLLAND DISTRICT COUNCIL
PLANNING DEVELOPMENT
- 6 FEB 2007
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Client: Langwith Builders Limited

Project: Proposed Extension to Flats
Lansdowne Court, Roman Bank, Spalding
for South Holland District Council

Drawing Title: Ground, First and Second Floor
General Arrangement - North Block

Drawing number: dc:084:S:25

Scale: 1:50 | Drawn: GDM | Revision: B

Date: November 06 | Checked:

REVISIONS
B - 14.12.06 - GDM - Amended in line with building control comments

A - 29.11.06 - GDM - SVPs amended to show 2no.serving all floors, *Cupboard under stairs added*