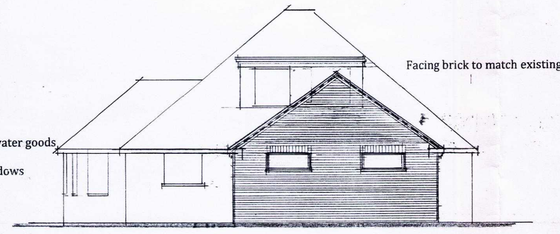
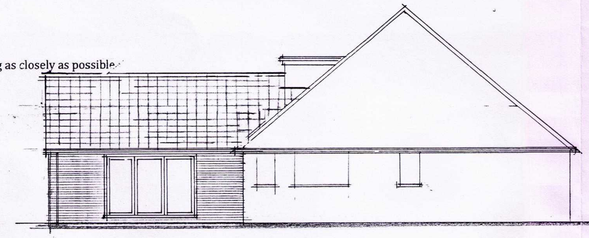


White upvc rainwater goods

White UPVC windows



Facing brick to match existing as closely as possible



W S WEST

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
75mm screed
separating membrane
Ground floor insulation to achieve a U-value of 0.11W/m².K (150mm PIR insulation board, lambda = 0.022W/m.K).
100mm oversite concrete
1200g polythene damp proof membrane lapped with dpc in external walls.
25mm sand blinding
100mm hardcore compacted in 150mm layers and not exceeding 600mm overall.

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 distance 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/mK

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.

S S EAST

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 first floor windows.*

Glazing to windows less than 800mm and doors (include sidelights 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.

LINTELS

Lintels to be [illegible] 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.

BACKGROUND VENTILATION

Background ventilation is to be provided either by trickle vents set within the construction of the windows 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**.

E N EAST

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 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.

SMOKE DETECTION

Self contained smoke/heat alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated **SD/HD** 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.

HOT WATER/CENTRAL HEATING/WATER PROVISION & FLOW RATES

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.

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

DRAINAGE

Surface
Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm diam. upturned bend at base of downpipe to surface water soakaway.

Form soakaway where indicated a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil

Form soakaways where indicated in strict accordance with the design and specifications given by structural engineer

Foul
Existing gully to be replaced with internal sealed gully

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 pass beneath the building hey are to be exposed and examined for faults etc, made good as necessary and encase3d in 150mm concrete surround.

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 sirict accordance with the manufacturer's instructions.

ROOF CONSTRUCTION

Tiles
The roof is to be covered with Sandtoft Dual Thin Leading Edge TLE Concrete Interlocking Roof Tile tiles laid to gauge in accordance with manufacturer's instructions and specifications

Battens
Approved quality tanal s/w battens, 38 x 50mm, are to be laid to a gauge to suit the tiles and fixed with 90 x 3.35mm nails. Battens should be at least 1.2m in length and should be of sufficient length to be supported at each end and intermediately by at least 3 rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Approved breathable membrane,ie Tyvak or similar, is to be laid over the rafters lapped 150mm at the joins and secured with clout nails. The underlay should extend over the fascia board and into the eaves gutter. In order to prevent water traps behind the fascia it is recommended that a strip of 6mm marine plywood is provided to support the underlay. The ply is to be laid over the rafters and under the roofing felt positioned as close as possible to the last tiling batten and secured to the fascia.

Eaves
Eaves are to be formed with standard size tiles. Provide Ryton over fascia ventilator ref OFV1000, Ryton combed bird/insect and vermin guard (if necessary) in conjunction with Ryton Rafter Roll, RRV250 to enable adequate ventilation to the roof space. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that the water discharges into the centre of the gutter.

Verges
Verges are to be formed with 150mm wide cementitious strip onto which is bedded the tiles which form the verge projecting approx. 50mm over bargeboards.

Ridge
The ridge is to be covered with segmental ridge tiles of the same colour as the main body of tiling, unless specified otherwise, and secured using a proprietary ventilated dry ridge system having ventilation equivalent to a continuous 6mm gap.

Valleys
Valleys are to be formed with Code 4 lead lining supported by boards with the adjacent tiling neatly cut and bedded onto plain tile slips leaving a clear channel approx. 125mm wide.

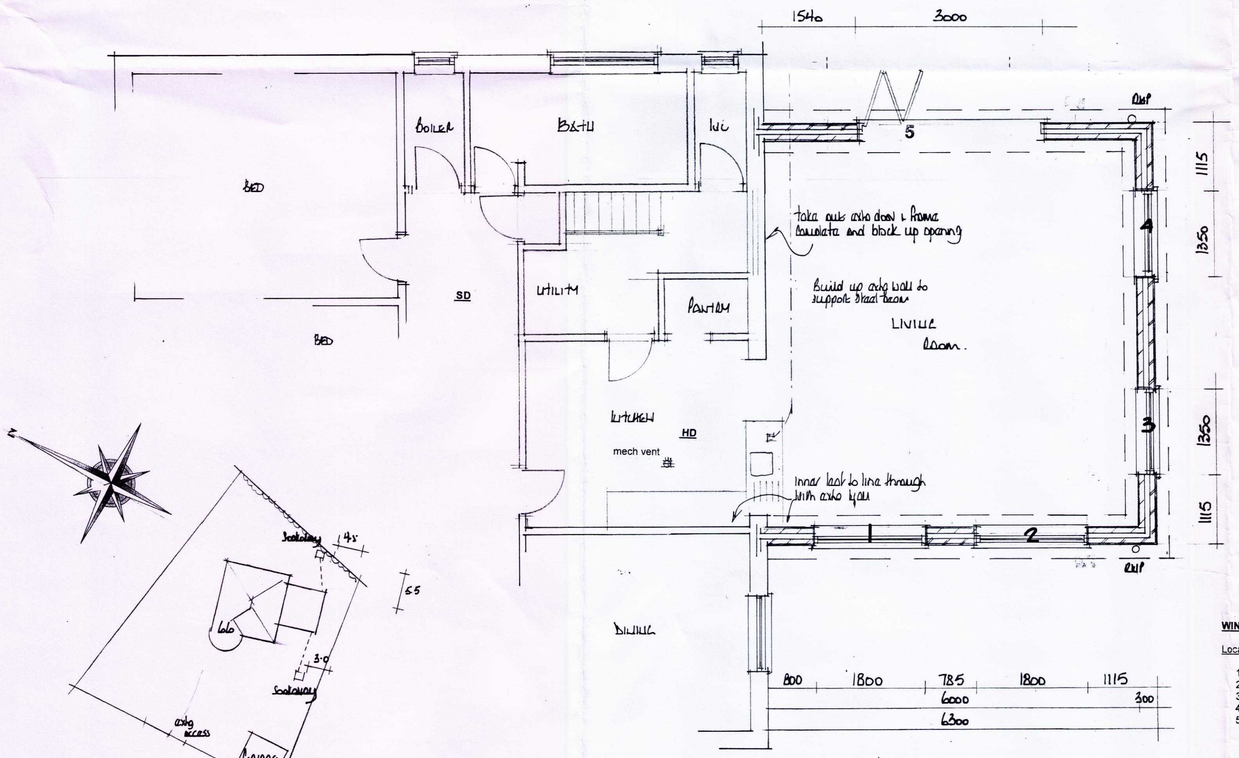
Mortar
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Trusses
Gangnail raised tie trusses, pitch 35°, at 600mm centres to be designed, fixed and braced in accordance with BS5268 : pt3 : 1985 and secured to wall plate with proprietary stainless steel clips.

Manufacturers details and calculations in respect of prefabricated trusses, include compound roof trusses, are to be submitted to the Local Authority Building Control Dept. for approval at least 28 days prior to fixing on site.

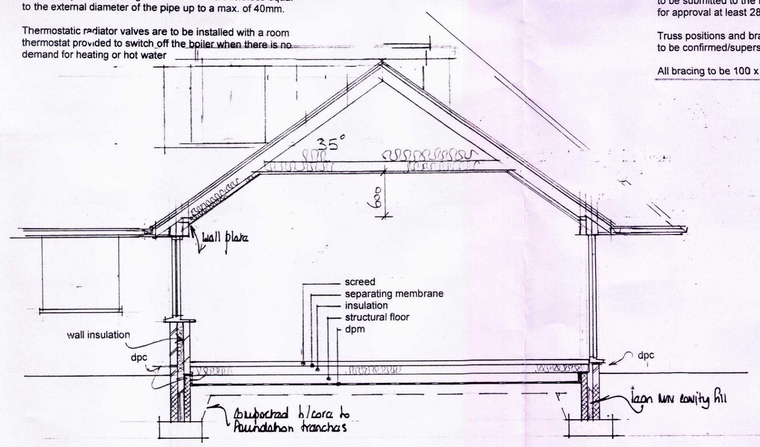
Truss positions and bracing shown is indicative only and is to be confirmed/superseded by truss manufacturer.

All bracing to be 100 x 25mm.



BLOCK PLAN

GROUND FLOOR PLAN



SECTION

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref. width	x	height	lintel ref. &	length
1	1800		1350	L15 100	2100
2	1800		1350	"	2100
3	1350		600	"	1650
4	1350		600	"	1650
5	3000		2100	"	3300

ELECTRICAL INSTALLATION

The electrical installation is to be carried out by an electrician registered with NICEIC, ECA or NAPIT. The electrician is to issue a design, installation and test certificate under BS7671 upon completion of the works.

Consumer units to be located so the switches are located between 1350 and 1450mm above floor level.

All switches, sockets, [illegible] oints and telephone jackpoints are to be located at a height between 450 and 1200mm above finished floor level.

The lighting is to be installed in compliance with the Domestic Building Services Compliance Guide
The lighting shall have a luminous efficiency greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens

All fixed light fittings should be fitted with low energy lamps.

External light fittings i.e. porch etc. are to be controlled by the fitting of passive infra red's with bulkhead fittings having sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit-watt.

Insulation

Where the ceiling line follows that of the rafters 90mm Kingspan Kooltherm between rafters with 62.5mm KK insulated plasterboard beneath to achieve 0.18W/m² Ok

Ceilings
15mm plasterboard, fixed in accord with manufacturer's instructions with all necessary noggins etc. and skim finish

Rainwater Goods
Supply and fix 115mm pvc gutters to brickwork with all necessary brackets, stop ends, outlets etc.

Supply and fix 64mm pvc downpipes securely clipped to walls at 1800mm cts with all necessary offsets, swannecks, adaptors etc. and taken into 100mm diam. upturned bend at base.

Strapping
Where rafters and ceiling joists run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters etc., having nogged between beforehand, and hooked into the cavity a min 150mm. Similar straps to be used at 1800mm cts. to hold down the wall plate.
Straps to be 30 x 6mm galv. m.s.

Rev B 23-06-2 Roof pitch increased to 35° wing raised the trusses.

Rev A 6:04:20 Extension width increased to 6300

EAST MIDLANDS DESIGN ASSOC.

Architectural Consultants

Willow Lodge
Horseshoe Road
Spalding
Lincs
PE11 3JA

Tel/fax :- 01775 767368
E:mail :- willowlodge@talktalk.net
Mobile 'phone :- 07815 10815044

Client
MR & MRS D. GALLAGHER

Project
EXTENSION TO FORM LIVING ROOM @ 66 DUCHESS ROAD SPALDING PE11 1GF

Drawing
PLAN. SECTION & ELEVATION.

Scale 1:50. 1:100. 1:500

Date Feb 2020 Drawn AA

Dwg No. 1168/01 b. Rev