

FOUNDATIONS

Foundations to be ST4 grade concrete
For 285mm 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
65mm sand/cement screed reinforced with chicken wire mesh
500g polythene separating membrane
80mm min. Celotex fast-R FF3000 floor insulation
125mm ST4 grade oversite concrete
1200g polythene damp proof membrane
100mm compacted hardcore - if in excess of 100mm fill to a max 600mm the hardcore is to be laid and compacted in layers not exceeding 150mm
Strip off all vegetable soil from beneath the proposal.

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 285mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
85 Dritherm cavity wall insulation.
100mm load-bearing insulation blocks i.e. Tarmac Topblock Supablock, k = 0.11

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 15mm render with gypsum plaster skim finish to give a 'U' value of 0.29W/mK

Internal Walls - ground floor
to be 100mm blockwork constructed off a dpc off the floor slab

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 - applicable to existing cavity wall to gable of dwelling where proposal abuts

LINTELS

Lintels to be Catnic, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be Catnic CN102 lintels unless specified otherwise.

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, or similar and approved, 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. 'U' value of double glazing to be 1.8W/m²K
Double glazing manufacturers certificate to be provided to prove compliance of the glazing to that specified.

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.

WINDOW/DOOR & LINTEL SCHEDULE

Location	Window/door ref.	Lintel ref. & length
1	1200 1050	CG70/100 1500
2	1200 1050	" 1500
3	1800 2100	" 2100
4	1800 2100	" 2100
5	2200 1350	" 2550
6	2200 1350	" 2550

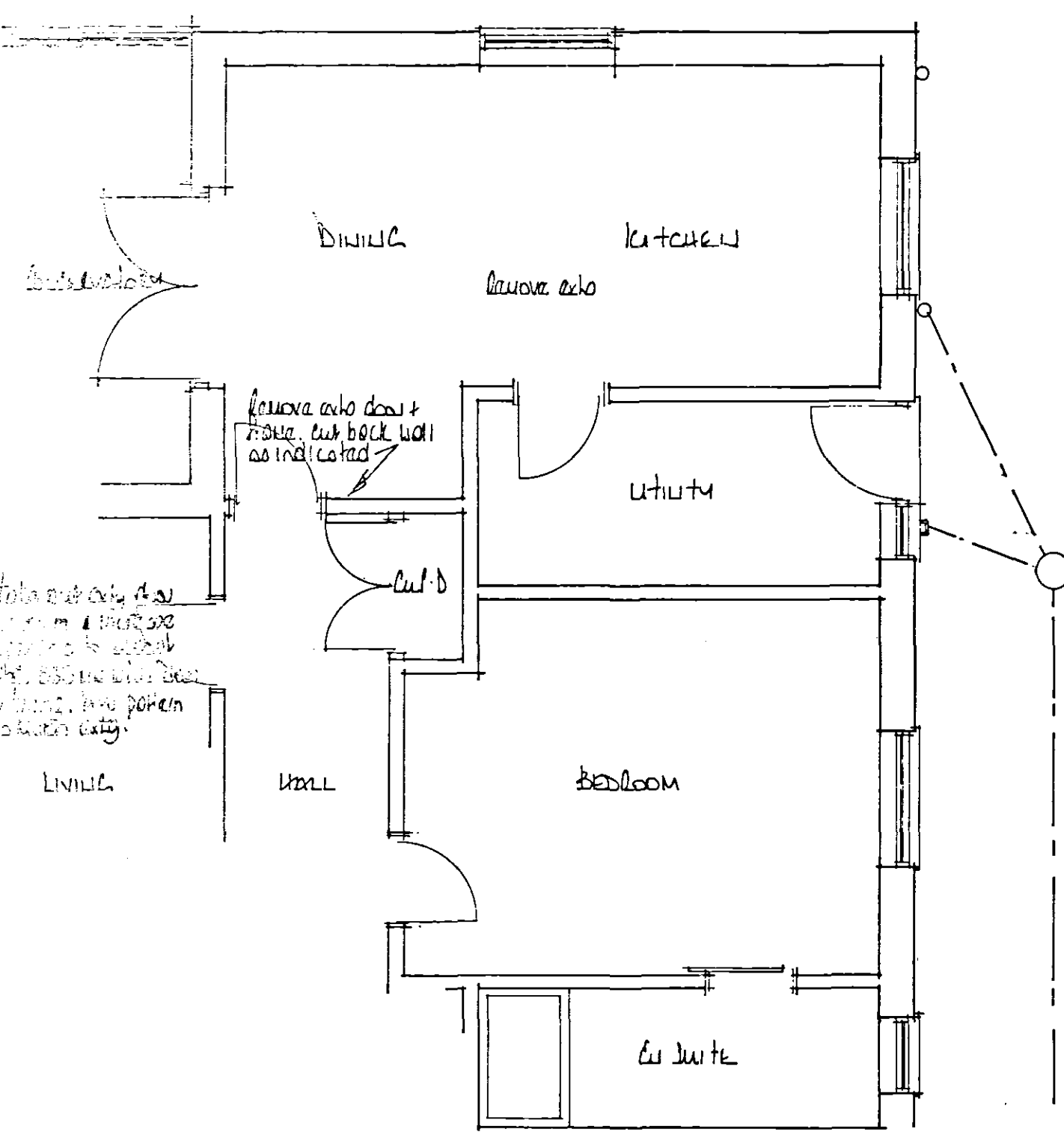
All proposed internal doors to rooms other than cup'ds etc. are to be 838mm wide

VENTILATION

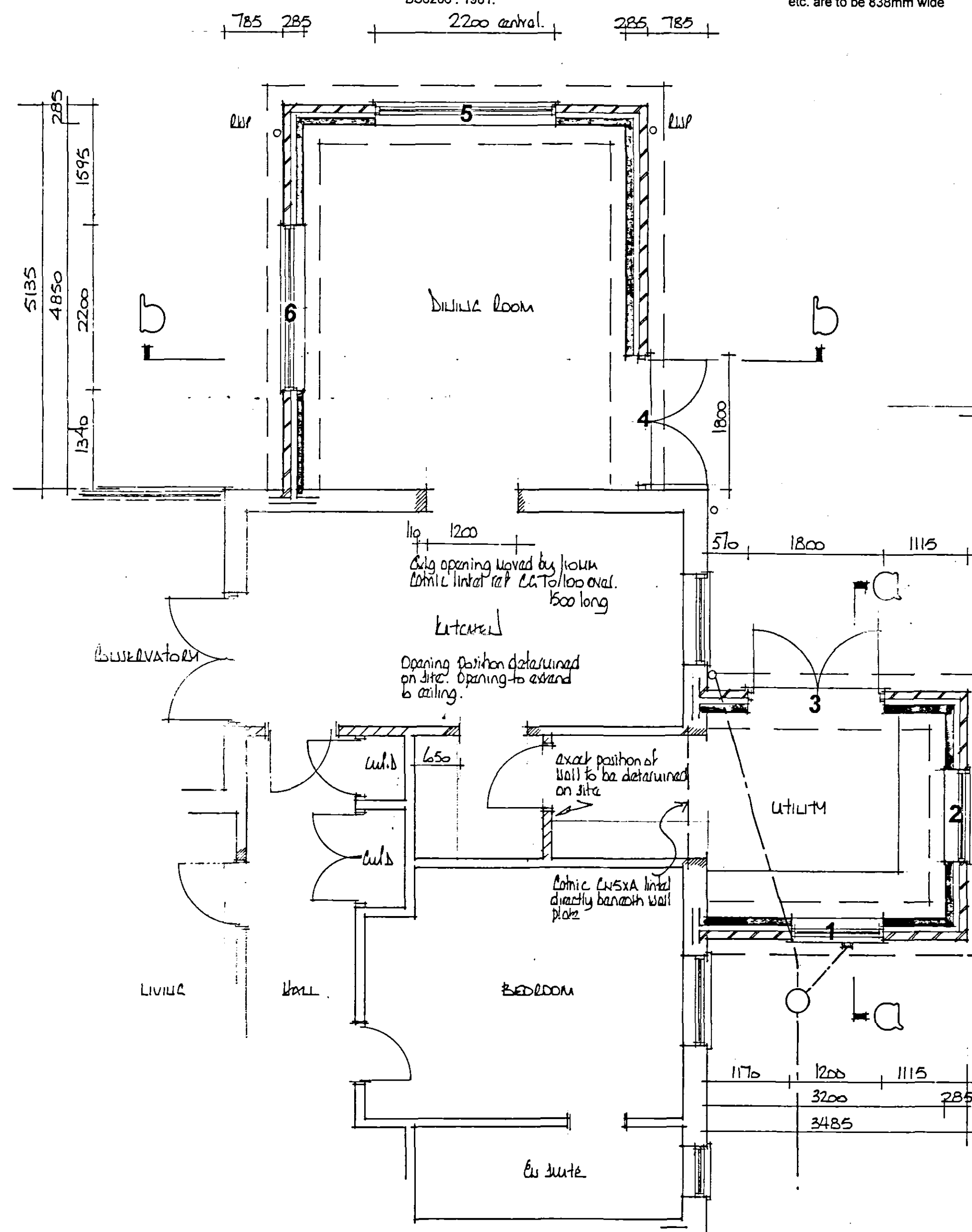
All habitable rooms are to have windows containing hinged or pivoted opening vents (which open greater than 30°) or sashes, the combined total of which is equal to not less than 1/20th of the floor area of the room
If the vents open at an angle of less than 30° then the combined total is to be not less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

The utility is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 30 litres/sec.

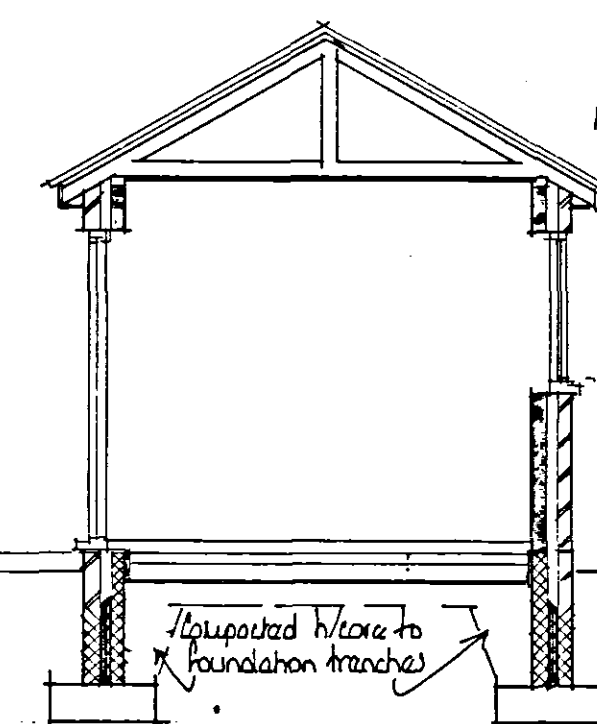
Back ground ventilation is to be provided, either by trickle vents set within the construction of the windows or by airbricks through the walls with a controllable hi/miss vent on the inside. The area of trickle vents to habitable rooms is to be a minimum of 5000mm² and to wet rooms i.e. utility, bath,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



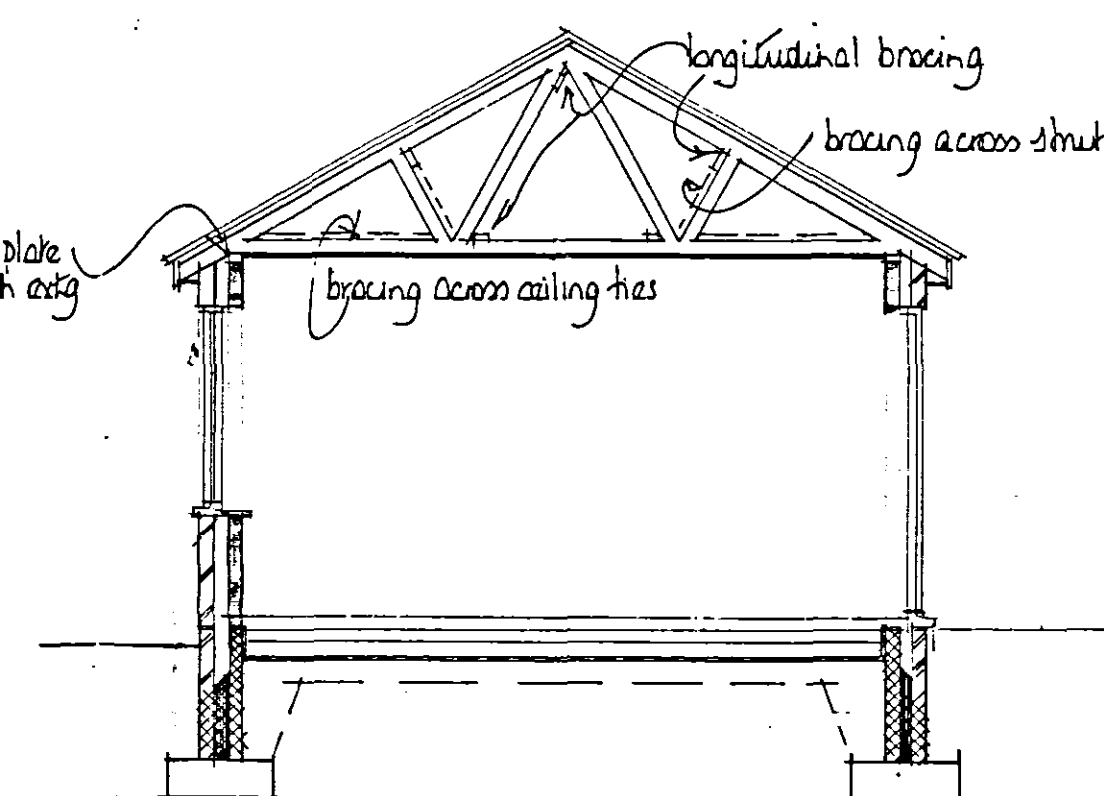
existing ground floor plans



proposed



a - a



b - b

SMOKE DETECTION

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

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.

All switches, sockets, tv points and telephone jackpoints are to be located at a height between 450 and 1200mm above finished floor level.

25% of all light fittings are to be comprised of fluorescent tubes or compact fluorescent lamps or other light fitting which will only accept lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

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.

HOT WATER/CENTRAL HEATING SYSTEM

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 0.045W/mK and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

EAST MIDLANDS DESIGN ASSOC.

Architectural Consultants

Willow Lodge
Horseshoe Road
Spalding
Lincs
PE11 3JA

Tel/fax :- 01775 767968
E-mail :- willowlodge@zoom.co.uk
Mobile phone :- 07710 815044

Client

Mr. & Mrs. Bullock

Project

Extensions to Building at
8 HANMER PARKWAY
SPALDING.
Lincs

Drawing

Plans & Elevations

Scale

1:50 1:100 1:500

Date

20th 08

Dwg No.

08/06/01

SHDC
Planning & Development
- 7 MAY 2008
Ref: 056108

DETERMINED
PLAN

Rev.