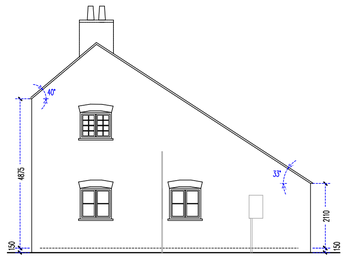
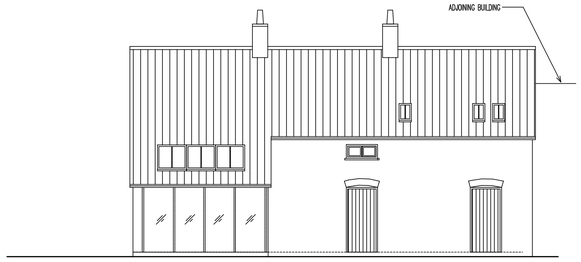


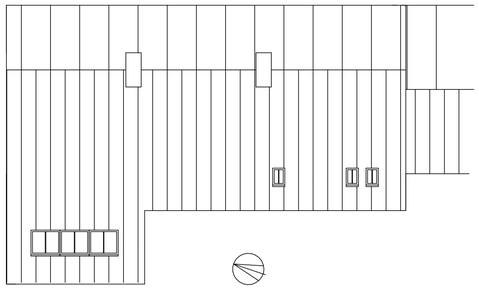
EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

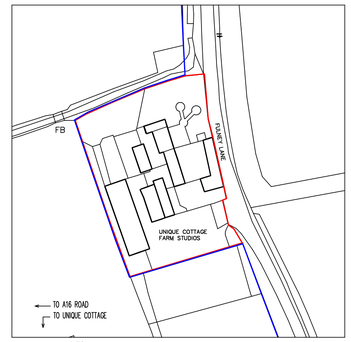


WEST ELEVATION
SCALE 1:100



ROOF PLAN
SCALE 1:100

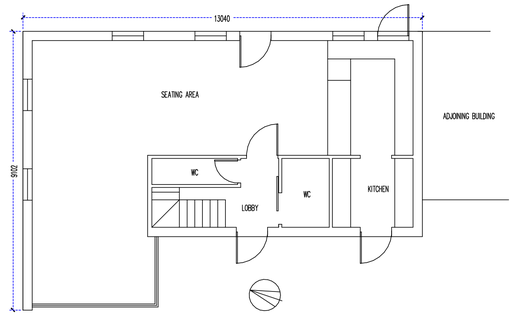
EXISTING PLANS



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SITE LOCATION AS EXISTING
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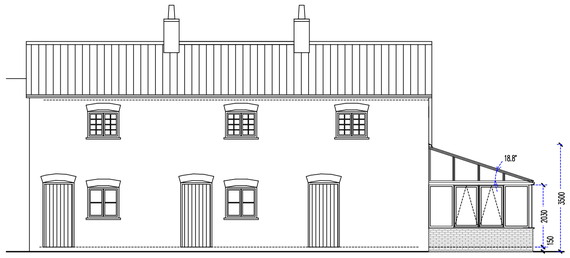
0 5 10 15



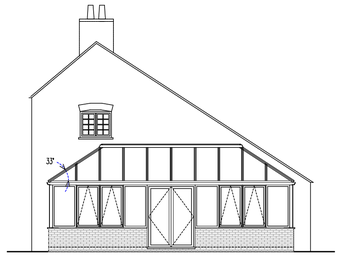
GROUND FLOOR PLAN
SCALE 1:100

0 1 2 3 4 5m

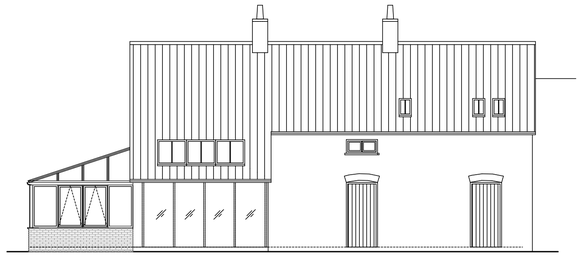
PROPOSED PLANS



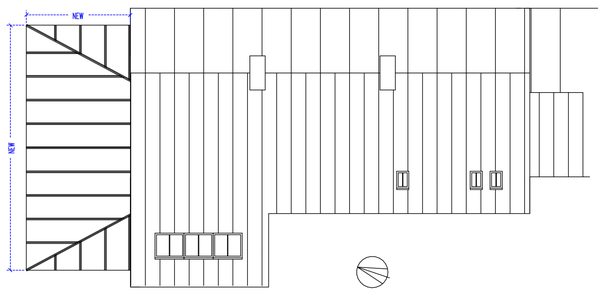
EAST ELEVATION
SCALE 1:100



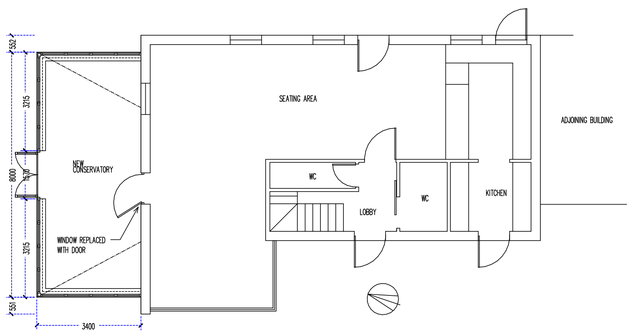
NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

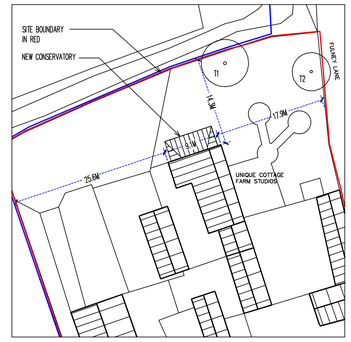


ROOF PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

0 1 2 3 4 5m



BLOCK PLAN AS PROPOSED
SCALE 1:500

0 5 10 15

Notes

Preliminaries

These notes are for general guidance only and their primary function is to assist Local Authority officers in determining Building Regulation applications.

This specification should be read in conjunction with the relevant working drawings and associated detailing.

If there is any difference between this document and any other specification and where clarification is considered necessary, reference should be made to Admiral Windows and Conservatories Limited.

All works are to comply with current Building regulations, NHBC Technical Standards, the latest British Standards, Code of Practice and CE Standards, as appropriate.

Only figured dimensions should be taken off drawings, errors arising from scaling drawings will not be accepted.

refer to clients site specific External Materials Schedule for details of colours type and manufacturers that maybe relevant to this development.

All details must comply with the 'Robust Details' manual.

Foundations

Concrete trench foundation are to be 775 x 450 mm deep to cavity walls, 1000mm below ground level or as required by Local Authority Building Inspector/NHBC and to suite local ground conditions.

Foundation type and depth are to be appropriate to site conditions, and are to be designed in accordance with the 'Approved Document' A1/2 Part E of the Building Regulations Schedule 1 pt.A or BS 8004:1986

Where sulphates are found to be present in the ground dense, fully compacted concrete of low permeability must be used in accordance with the recommendations of Building Research Establishment Digest No. 363.

For other conditions where trench foundations are inappropriate, design will be by Structural Engineers and as set down in NHBC requirement 5.

Any trees within 30m of the proposed works should be designed in accordance with NHBC Chapter 4.2 'building near trees'.

Substructure

Cavity walls are to be built up from the foundation level as two leaves of 100mm dense concrete blockwork to B.S. 6073 with lean mix cavity fill up to 225mm below DPC, with outer skin reverting to brickwork 3 courses below final ground level, Where drains or ducts passes through walls, a 65 x 215mm relieving arch or precast concrete lintel is to be provided over.

A black polythene sheet is to be laid over the excavation beneath the concrete floor, (or an approved alternative method is to be specified as necessary) to prevent plant growth, after the application of an approved organic weed killer.

Damp Proof Course

Hyload 2000 gauge polythene d.p.c. to B.S. 743 laid with 150mm minimum laps and at 150mm minimum above ground level.

Ground Floor Construction - Ground Bearing

To be 100mm thick C10P concrete ground bearing overslte floor slab with a self levelling latex screed, over 90mm Ecotherm rigid insulation boards. (Note SAP calculated U-vale of floor construction is 0.19W/sq.mK). On a gauge minimum polythene 6.g.m. (or equivalent) with 300mm laps on 25mm sand blinding on 150mm well consolidated hardcore. D.P.M to run through with horizontal d.p.c. of hylaod pitch polymer at least 150mm above ground level.
Ensure that perimeter of floor is insulated to prevent cold bridging effect by cavity fill taken down to perimeter.

Finish floor level with existing library allowing for 50mm screed and flooring (TBC)

For other conditions where ground bearing over site floor slab is inappropriate, design will be by Structural Engineers.

Drainage

To connect into existing system

External Wall Construction

External walls are to be constructed (in accordance with BS 5628 pts 1 :1992, 2 and 3 : 1985) of 102mm facing brickwork with 65mm full fill cavity insulated with 50+ thermi insulation board and an inner leaf of 100mm thermalite blockwork finish.
(Note SAP calculated 'U' vale of cavity wall is 0.28w/msqk).

Cavity wall insulation to continue through to back of window/door frames, blockwork is not to be returned at jambs. 1:6 gauge mortar mix minimum to C.P.121 table 6 designation and C.P.111 structural recommendations.

Stainless steel butterfly wall ties to be provided at 450mm centres vertically, 900mm centres horizontally, staggered with additional ties at openings to B.S. 1243, and installed in accordance with B.S. 5628. requirement applied to all areas of cavity wall i.e. below and above DPC.

lateral support to walls is to be by 300 x 5mm galv. MS anchorage straps used in accordance with BS 5628,part 1 1992, and the Building Regulations Schedule 1 Pt A (Approved Document A1/2 PLC) Provide solid blocking between joists/trusses where strapped, with noggins 38mm thick x .5depths of joist.

All openings in external walls are to be provided with Docotie p.v.c. cavity wall closers ref 1F7 to jambs and cills

Wall starters

Where building of an existing structure allow for wall starters

Ventilation

The ventilation requirements are to be in accordance with the Building regulations with particular ref. to the following items:

Habitable rooms — An window minimum opening area equivalent to 1/20th of the floor are of each habitable room for natural ventilation together with trickle ventilation opening not less than 8000mm2 in are to habitable rooms and 4000mm2 elsewhere for background ventilation.

Kitchen/utility — A fan with an extract rate of 60 litres per second or a cooker hood with an extract of 30 litres per second, ducted to external air, together with trickle ventilation of 4000m2, and a window which if fitted should be openable.

All internal windows to be fitted with trickle ventilators.

Ducting from extract fans to external air is to incorporate condensation traps.

Glazing/Doors

Windows and doors in chartwell green external /white internal trilogal frames, bevelled beading,
white eurocell window boards, silver handles

Double glazed units to BS 5713. Laminated safety glazing to be provided where
required as indicated in critical locations and as require by Building Regulations – Approved Documents K, Sections K4. (Note SAP calculated 'U' value of glass is 1.6w/msqk for windows and 1.8w/msqk for doors).

Glazing to comply with approved document 'K'. To allow for toughened safety glass below 800mm from finished floor level and 1500mm in or within 300mm of glazed doors. All in accordance with BS 6262 and BS 6206, and should not exceed 22.5% of total floor area without introduction of additional heat loss saving as a trade off from that lost by the equivalent area of excess glazing (eg low 'E' glazing etc).

Frames to be fitted with potent controllable ventilator to allow secure, draught free background ventilation of 8000m2 to each habitable room. Windows (where provided) to give 1/20th room floor area rapid ventilation.

Roof Structure

Chartwell green external/white internal prefix roof, ultimate units, neutral tint

Lead flashings

Code 4 lead soakers and flashings to be used where roof abuts brickwork and roof
All lead flashings to be treated with patination oil to manufacturers' specification.

Electrical – (if applicable)

Electrician to make safe on first day of project
The electrical installation is to comply with the following:

ELECTRICAL WORKS BY NON-COMPETENT PERSON SCHEME MEMBER:

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition wiring guidance and Building Regulations Part P (Electrical Safety). On completion of the works a copy of Installers Electrical Installation Test Certificate compliant with BS 7671 is to be provided to the client and Local Authority.
AND
Prior to covering of all wiring/cables, the installation is to be inspected by an independent 'Competent Person' and on completion of the work, in addition to the above certificate, an additional 'Competent Persons' electrical installation test Certificate compliant with BS 7671 is to be provided to the client and Local Authority (Competent person means a member of ELECTRA, Electrical Competent Persons Scheme).

ELECTRICAL WORKS BY A COMPETENT PERSON SCHEME MEMBER:

All wiring and electrical works to be designed, installed , inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition wiring guidance and Building Regulations Part P (Electrical safety) by a member of the ELECTRA, Electrical Competent persons Scheme.
AND
The competent person is to send to the Local Authority a 'Self-certificate' within 30 days of the electrical works completion. Client must receive both copy of 'Self-certification Certificate' and a BS 7671 Electrical Installation Test Certificate.

All switches, sockets, TV points, BT points, door bell/entry systems are to be located within 450mm and 1200mm from FFL

Low energy efficient lighting it to be provided as stated below;

(Hall, stairs, landing counts as one room. Excludes garages lofts, outhouses).

The u-values are calculated under the Governments Standard Assessment Procedure (SAP).

Note
These specification notes are for Building Control approval only, changes can be made by Admiral Windows and Conservatories Ltd or by the client.

ADMIRAL
HOMESPACE

Drawing Title – COMBINED PLAN AS PROPOSED

Client – Mrs Goodwin

Address – Unique Cottage Studios, Spalding

Scale – As Shown @ A1 Date – 17/09/2020

Dwg. No. – 21609/033/01