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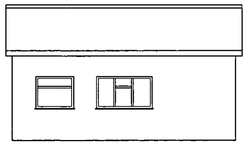
HEALTH & SAFETY
The client is to ensure that the appointed contractor is familar with and complies with Health & Safety for Building Sites and Work Places.

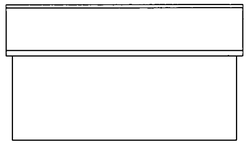
FOOTPATHS
Provide concrete/slabs footpaths min. 900mm wide (check with client prior to commencing) ct 100mm consolidated hardcore, positioned approx 150mm away from facing bwk, wall to whole perimeter of proposed. All footpaths to have falls away from building. Area between footpath and wall to be filled with washed 20mm gravel/granite chippings.

PREPARATION OF SITE
Builder/contractor to strip off all turf, top soil, vegetable matter, ex. buildings/paths/etc. from the new building area and establish there is no made up ground or wide variations in the type of subsoil within the loadings area and no weaker strata exists below the soil on which the new foundations rest within such depth as may impair the stability of the structure.
Where the water table can rise within 250mm of the lowest floor of the building, or where surface water could enter or affect the building/ground covered by the building should be drained by an effective means. Any subsoil drain cut/damaged during excavation should be re-routed or run to another outfall, if it has to run through the building, it is to be relaid in pipes with sealed joints and have access points outside the building.
Ensure no contaminants are present where the ground/foundations are covered by the proposed, if any found consult with Wenman Building Design & LA. Building Control before carrying on with works.

EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION


EXISTING SIDE ELEVATION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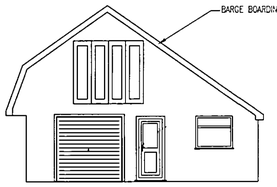
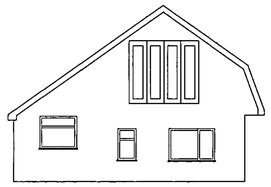


PROPOSED FRONT ELEVATION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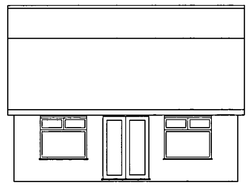
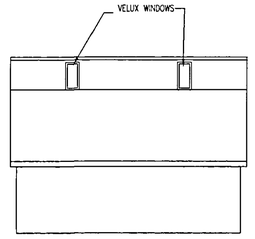
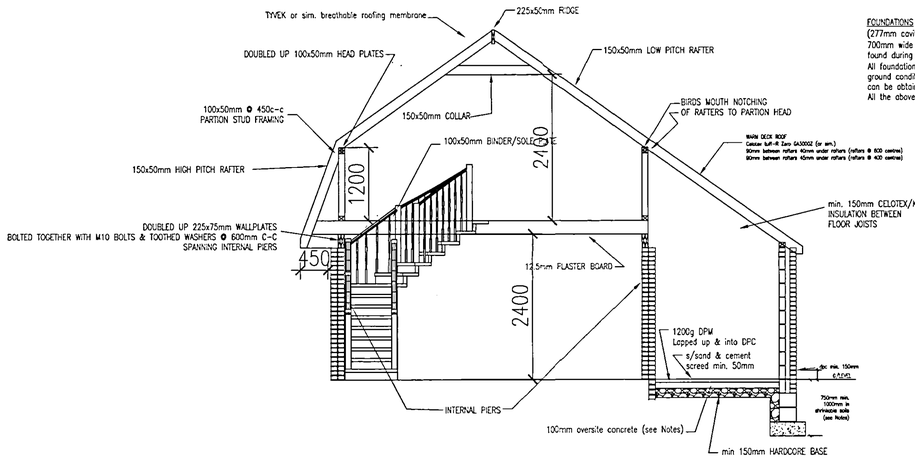

PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

GROUNDFLOOR CONSTRUCTION
As no subsoil investigations have been carried out at Building Regulation Stage, it is to be assumed that subsoil conditions are adequate to support this type of floor construction. should in-adequate sub-soils be found Local Authority Building Control & Wenman Building Design must be informed to enable alternative & appropriate measures to be employed.
min. 50mm s.sand/cement screed, (use min. 65mm s.sand/cement screed reinforced if Jabfloor70, Celotex or sim. laid on top of concrete oversite)
100mm min. concrete oversite GEN3 to B.S. 328: 1991, Jabfloor70 100mm thk or Celotex double R zero 65mm thk, with Jabfloor70 or Celotex min. 25mm thk perimeter upstands to eliminate thermal bridging, (upstand depth equal to floor insulation and screed thk. and not exceeding combined thk. of wall plaster and skirting)
all boards to be laid with tight butted joints & to manufacturers instructions, DPM to be 1200 gauge polythithene membrane taken up to DPC and lapped over to provide continuity with the dpc's installed within the surrounding walls, all to give 'U' value 0.25w/m2/K. min. 25mm thk s/sand blinding over min. 150mm well consolidated clean hardcore, (in excess of 100mm to max. 600mm, the hardcore is to be laid and compacted inlayers not exceeding 150mm)



SURFACE WATER DRAINAGE
Installed to Approved Document H gutters & RWP. to be Marley or sim. approved to match existing, to be min. 68mm dia. or sq. as required. Rain water pipes to connect into reducer connected to 100mm dia. UPVC underground pipework with flexible joints to min. 1:80 gradient. Trench to be as narrow as practicable, bedded onmin. 100mm layer of peagravel (10mm down), which has a compaction factor less than 0.3. Backfill with same material to min. crown of pipe, all compaction should be done by hand until a coverage of min. 300mm has been achieved, thereafter compaction can be done with a mechanical compactor.
All surface water to be taken to soakaway min. 5m from nearest habitable part of building, construction of soakaway to be min. 1M3 loose brick filled to 300mm of ground level, with polythene cover & topsoil over.
Soakaway is subject to appropriate percolation test being undertaken in order to ensure permability of soil. Percolation test should be done strictly in accordance with Approved Document H2, para.1.34 to 1.38

FOUNDATIONS
(277mm cavity walls)
700mm wide x 225mm deep concrete strip foundations, Gen 3 mix (assuming ground bearing capacity is 50kN/M2, no subsoil investigation undertoken at this stage). Any deviation found during excavation to be reported prior to commencement of any other works.
All foundations taken down to suitable load bearing strata,(for extensions usually to some depth as host building). If any non-load bearing, soft spots, made up ground or differing ground conditions are found, LA. Building Control & Wenman Building Design must be informed before any concrete is laid, ensuring if required the advice from a Structural Engineer can be obtained.
All the above is subject to LA. Building Control inspection & approval.

CAVITY WALLS
new cavity walls, comprising of 102mm facing brickwork, 75mm cavity filed with 75mm Dritherm insulation installed to manufacturers instructions, insulation should commence at same level as floor insulation & butted up to roof insulation without any gaps, ensuring batts have staggered joints. 100mm Tarmac or sim. approved 3.5N/mm2 aerated PFA or concrete block to achieve 'U' value of 0.35=w/M2/k.
Blockwork to be rendered & skimmed to B.S.5492: Internal plasteri g, or, 12.5mm Gyproc plasterboard on adhesive dabs, fitted to manufacturers spec. & skimmed. Type of plastering technique employed as with all paint finishing to be clients choice.
Softwood skirting board/architrave to all internal walls, type i.e. Ogee, chamfered etc. to be to clients choice.
Lean mix cavity to min. 225mm below DPC. All mortar mixes/movement joints as recommended by the brick/block manufacturer & in accordance with B.S.5628:part 3 & relevent codes of practice.
Stainless steel or sim. approved wallties installed to comply with B.S.5268, @ 900 ctrs. horizontally & 450 ctrs. vertically, staggered and @ 300 ctrs. as near to door/window reveals as possible.
Install insulated cavity closures to jambs & cills (SAMCOR or sim. approved).
Class 'A' concrete or sim. approved blocks below ground level, any brickwork below ground level to be F.L. quality to B.S.3921.
Any drains passing through walls to have a pre-stressed concrete lintel over with min. 50mm gap around the pipework filled with compressible material & masked on both sides of wall with rigid material in order to prevent the infestation of rodents. Any drains under proposed to be of continuous length with no joints under the floor. Ideally route all F.W. pipework around proposed if gradients can be achieved.
DPC's & DPM's to be lapped & continuous, if Expamet or sim. approved wall starters are to be installed they must be fitted to manufacturers instructions.

EXTERNAL LINTELS TO DOORS & WINDOWS
All lintels to brick/blockwork openings to be I.G. messrs. or sim. approved to B.S.5997 part 2, 1983. BSEN 10142 1991 for galv. steel. all installed to manufacturers instructions with min. bearing 150mm.
Lintels to cavity walls to be insulated & installed with a flexible dpc in accordance with B.S.5628 & NHBC requirements, extended to the front edge, 50mm - 150mm beyond the end of the lintel forming end stops into perpendicular joints of masonry. Weepholes to be provided @ 450 ctrs, min. 2N'.
Masonry should not over hang any lintel flange by 25mm max. Toe of lintel must project beyond the window/door frame & a flexible seal must be provided between underside of lintel flange & frame to avoid moisture penetration.
A cavity tray is not required where a lintel is protected by an eaves overhang.
All lintels exposed internally to have 12.5mm fireline board & skim or 13mm min. lightweight plaster & skim offering 30 mins. fire resistance.
All lintel lengths to be checked on site prior to ordering

ELECTRICS
Any new sockets/outlets/lighting points & switches to be in accordance with Part M 2004 of the Building Regulations. quantities & positions to be agreed with client prior to commencement of work.
All electrical work to comply with Part P of the Regulations, & BS 7671: 2001.
Prior to any new electrical works being carried out, the EXISTING electrical system must be checked for adequacy to support the proposed, if to be found inappropriate/unsafe or sub standard, this must be rectified prior to any additions.
All electrical work must be design/installed & certified by a competent person, who is registered with an electricel self-certification scheme that has been authorised by the Secretary of State, this person is responsible for ensuring compliance with BS 7671: 2001. & all relevent Building Regulations. This same person should notify Local Authority Building Control PRIOR to covering up any new cables (1st fix stage) in order to recieve the appropriate inspection, on completion of the electrical work the registered competent person must provide self-certication certificate to the client & a notice to that effect (or a copy of the certificate) to Local Authority Building Control, not more than 30 days after completion of that work.

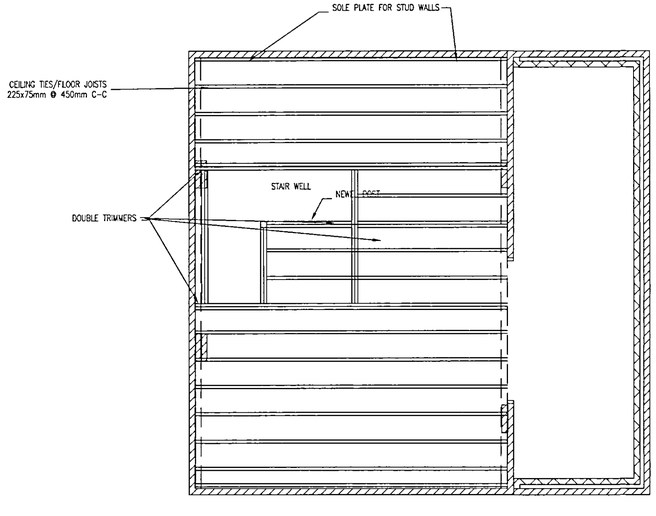
INTERNAL LIGHTING (new builds & extensions)
All internal lighting should be installed in accordance to Approved Document L1b, which states; reasonable provision would be to provide in the area affected by building work, fixed energy efficient light fittings that number not less than the greater of:
a) one per 35m² of dwelling floor area (excluding garages) or part thereof: or
b) one per four fixed lighting fittings

EXTERNAL LIGHTING (new builds & extensions)
All external lighting to automatically switch off when there is sufficient daylight, & when not required at night, OR, the lamp capacity must not exceed 150 watts per light fitting
Applies to porches but not garages/carports.

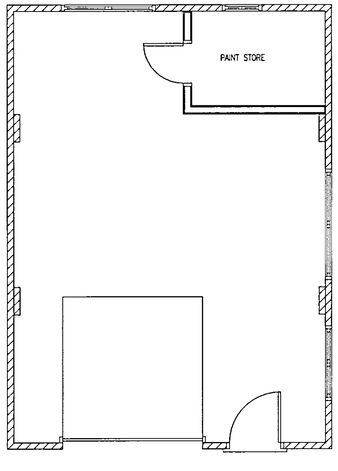
GLAZING TO EXTERNAL WINDOWS/DOORS
U value required for whole of window/door, i.e. frame (wood or P.V.C.) & glass of 1.8 W/m2K with a 15mm air gap. To comply with & installed under the Approved Document L1 of the Building Regulations 2006 edition 1st April 2006.

INTERNAL LINTELS
All internal lintels to be either;
I.G. messrs galv. steel or,
pre-stressed conc.
with min. bearing 150mm both ends. installed to manufacturers instructions.

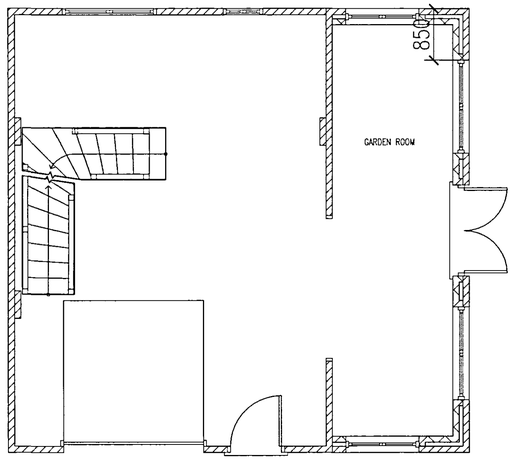
SMOKE DETECTORS
reqd. to loft conversions - new dwellings - not compulsory to install mains operated smoke alarms in extensions (only inner rooms req. alarms) but it is good practice to do so
Provide mains operated self contained smoke alarms to BS.5446pt. to be installed in circulation areas within 7m of doors to high fire risk rooms and within 3m of bedroom doors. Where more than one alarm is installed they should be interconnected so that detection of smoke by any unit activates the alarm in others. At least one smoke alarm to be installed in each storey containing accommodation, all to be interconnected. Self contained alarms to be permanently wired to a separate fused circuit at the distribution board. Installation to conform to IEE wiring regulations. Positioning of smoke alarms should be not less than 300mm from any wall or light fitting, where wall mounted units are installed they are to be a height between 150mm and 300mm below the ceiling. Positioning of smoke alarms must facilitate routine maintenance occupans of the dwelling are to be provided with information on the use of the equipment and its maintenance.



JOIST PLAN



EXISTING GROUNDFLOOR PLAN



PROPOSED GROUNDFLOOR PLAN

SHDC
PLANNING & DEVELOPMENT
20 SEP 2006
Ref. 1328/06

STAIRCASE
(max. pitch 42 degree s/e. check dimns and style of staircase required with client prior to ordering
Bolton and Paul stock flight code: STSTA timber staircase or similar width = 855, rise ffl to ffl = 2600, going = 2676 (o/a length of stair = 2708) going = 223, rise = 200.
Clear headroom to be 2m measured vertically above pitch line. All treads to be level, if open risers, no gap to be greater than 100mm, handrail to be provided one side at between 900mm and 1000mm to top of handrail measured vertically above pitch line with no gap within guarding greater than 100mm. Handrails to landing to be min. 900mm high with balustrade to have no openings greater than 100mm and securely fitted to landing end capable of resisting at least the horizontal force given in BS6399: Part 1: 1996.

Ref:	Revision:	Date:

WENMAN BUILDING DESIGN
2 Austendyke Road
Weston Hills
Spalding
Lincs. PE12 6BX
Tel/Fax 01775 724171
Mobile 07841718457

Project:
Alterations to Existing Garage/Workshop
Change of Use From Commercial Use to Residential

Client:
Mr & Mrs F. Coleman
101 West Elloe Avenue
Spalding
Lincs

DRAWING:
Existing & Proposed Elevations
Existing & Proposed Ground Floor Plans
Specification

DRAWING N°:	DATE:
WEN/1073/06	September 2006
DRAWN BY:	SCALES: 1:50 1:100

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