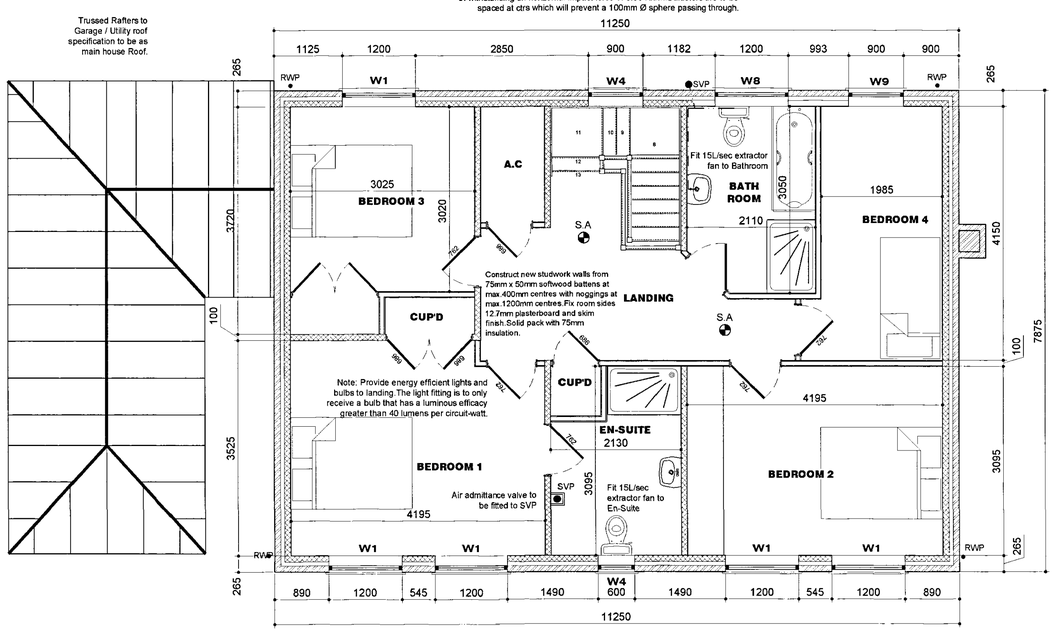
Staircase to be standard B & P design.Stair layout to suit 2600mm FFL-FFL and to have 223mm going,200mm rise, 905mm o/all width of stair trimmers with 810mm unobstructed width, 2000mm clear headroom, 905mm raking handrail height, 942mm landing balustrade height.Balustrade is to be capable of withstanding an horizontal impact force of 0.36 Kn/m.Balusters are to be spaced at ctrs which will prevent a 100mm Ø sphere passing through.

Trussed Rafters to Garage / Utility roof specification to be as main house Roof.



PROPOSED FIRST FLOOR PLAN
Scale 1:50

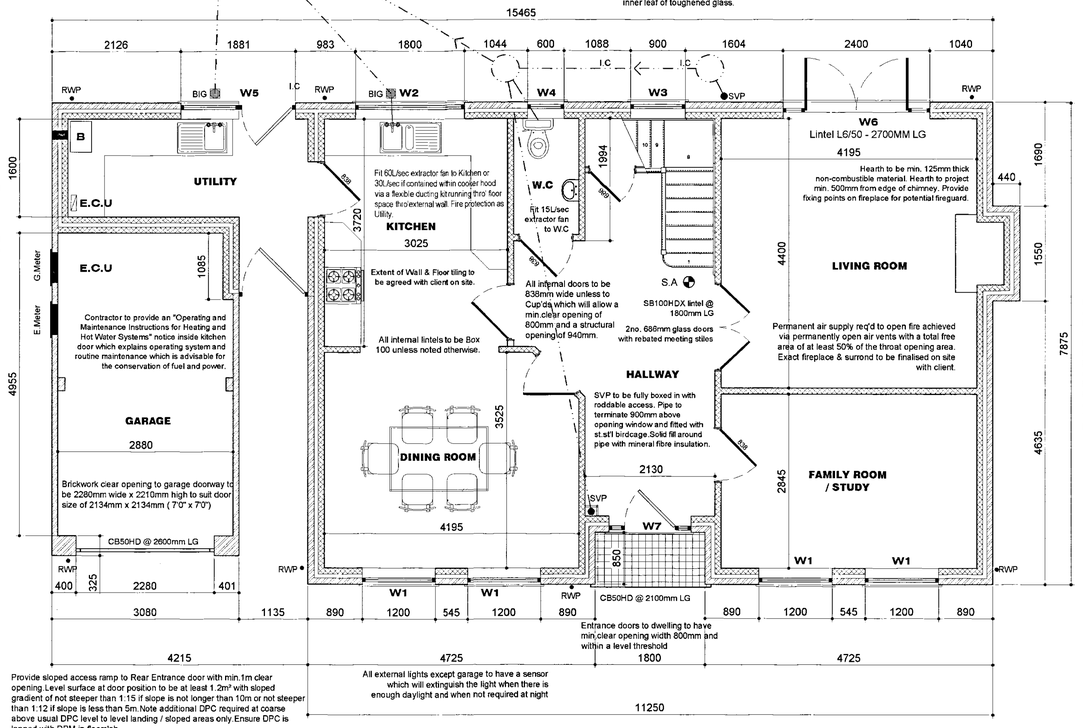
Pipes to discharge to new "Klargester" or Similar approved Sewage Treatment plant min.7m from any building with sub surface irrigation system which should be a min.7m from any building.The Contractor must assess the condition of the ground and the nature of the soil to determine linear metres of pipework.This is to be done by carrying out a Percolation Test Procedure strictly as set out in manufactureres instructions. Percolation Test results to be forwarded to the L.A Building Contorl officer dealing with this site prior to any Drainage field work being carried out.Once trench length is established the pipework is to be laid as per manufacturers instructions.

New I.C less than 650mm deep and only one branch connection to be 225mmØ and I.C between 600mm and 1000mm deep to be 450mmØ uPVC Osma or equal approved.I.C over 1000mm deep to be 1200x750 on 150mm C20P concrete base with 215mm Class B brick walls with Grade B medium duty cover.

To Treatment Plant

Underground drains to be as rainwater drainage but with min.1:80 and max.1:40 falls.Fall of drains from gullies to be 1:40.All drains passing thro' walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress of vermin or back fill.Drain runs must not be any lower than foundation depth unless min.of 1m from any building.Provide roddable access to all change in bends and junctions.Contractor to ensure no live drains run beneath proposed works.

W3 window to have double glazed inner leaf of toughened glass.



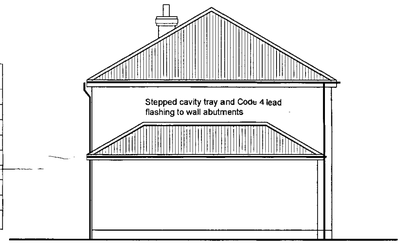
Entrance door to dwelling to have min.clear opening width 800mm and within a level threshold

Provide sloped access ramp to Rear Entrance door with min.1m clear opening.Level surface at door position to be at least 1.2m² with sloped gradient of not steeper than 1:15 if slope is not longer than 10m or not steeper than 1:12 if slope is less than 5m.Note additional DPC required at coarse above usual DPC level to level landing / sloped areas only.Ensure DPC is lapped with DPM in floorslab.

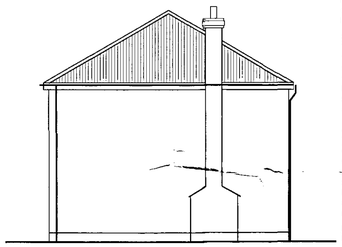
All external lights except garage to have a sensor which will extinguish the light when there is enough daylight and when not required at night

PROPOSED GROUND FLOOR PLAN
Scale 1:50

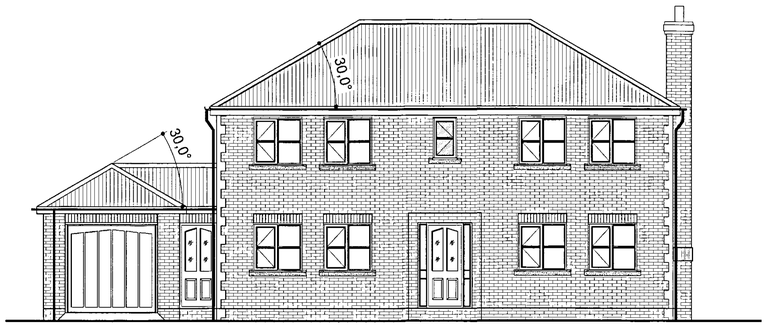
Window Code	Width x Height	Lintel
W1	1200 x 1200	L1/S50 - 1500mm LG
W2	1800 x 1050	L1/HD50 - 2100mm LG
W3	900 x 1800	L1/S50 - 900mm LG
W4	600 x 1050	L1/S50 - 1200mm LG
W5	1832 x 2100	L1/HD50 - 2100mm LG
W6	2400 x 2100	L1/HD50 - 2700mm LG
W7	1350 x 2100	L1/S50 - 1700mm LG
W8	1200 x 1050	L1/S50 - 1500mm LG
W9	900 x 1200	L1/S50 - 1200mm LG



PROPOSED SIDE ELEVATION
Scale 1:100

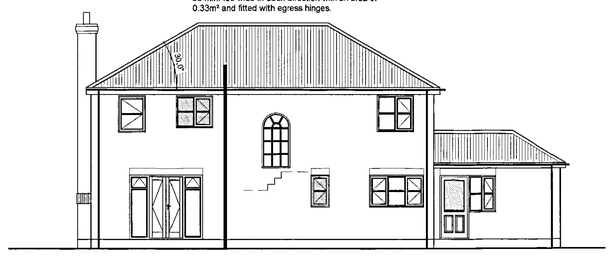


PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED FRONT ELEVATION
Scale 1:75

All 1st floor opening vents to allow means of escape in an emergency situation.Opening vent to be min.450 wide in each direction with an area of 0.33m² and fitted with egress hinges.



PROPOSED REAR ELEVATION
Scale 1:100

ROOF INSULATION
Lay 300mm mineral fibre insulation to roof area to achieve a 'U' value of 0.16w/m²K.100mm between rafters and 200mm over rafters at right angles to first layer.Fix Dovetail rafter tray in accordance with manufacturers instructions or similar approved where insulation meets roof slope to maintain roof ventilation.

ROOF FINISH
Concrete interlocking Double Pantile by SANDTOFT COLOUR BRINDLE fitted in accordance with manufacturers instructions on 50x25 preservative treated timber battens on untearable sarking felt type 1F with min.150mm overlaps.Generally all tiles at perimeter of roof to be clipped and nailed.

ROOF VENTILATION
Roof ventilation to be achieved via soffit level ventilators complete with integral insect proof screens which will supply the roof space with ventilation as shown on the proposed section.Provide at both sides of roof to ensure cross ventilation.

CHIMNEY CONSTRUCTION
To be constructed in accordance with BS1181:1989.Clay flue liners to have sockets laid uppermost and jointed / sealed with fire cement.Spaces between the flue liners and brickwork should not be filled within ordinary mortar but with a weak insulating concrete such as mixtures of:
1no. part O.P.C to 20 parts lightweight expanded clay aggregate minimally wetted
1no. part O.P.C to 6no. parts vermiculite
1no. part O.P.C to 10 parts perlite
Filled as work progresses. Flue liners to be a min.200mm internal diameter. If a bend is necessary within the flue run, then it should not be more than 30° measured from the vertical plane.

HEATING SYSTEM
Provide a Low Pressure Hot water Central system via Oil Fired Boiler and cyclinder complete with fan assisted flue and combustion air vent.Area of vent is to be in strict accordance with manufacturer's recommendations.Boiler to have a SEDBUK rating of 85 %.Electrical operated boiler control interlocks are to control the operating periods of the boiler which in turn is controlled by a room thermostat positioned in proposed living room.The boiler should only fire when the space heating or the Cyclinder termostat calls for heat.All radiators are to be fitted with thermostatic radiator valves. The hot water cyclinder is to be insulated with a factory applied PU foam coating at least 35mm thk having a min. density of 35kg/m³. All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/m°K and a thickness equal to the outside diameter of pipe upto max. of 40mm.It should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the purpose of protection against frost, refer to BRE Report No. 262 2002 Edition.Oil storage tank should have a hard surface beneath such as concrete of paving slabs at least 42mm thick extending out at least 300mm beyond the perimeter of the tank (or external skin if it is of the integrally bunded type). Depending on location of oil storage tank fire protection may be required see site plan.

NOTICE PLATES FOR HEARTHS & FLUES (Requirement J4)
Information essential to the correct application and use of these facilities should be permanently posted within the dwelling. A notice plate should be provided containg the following information:
-The location of the hearth, fireplace or the location of the beginning of the flue
-The category of the flue and generic types of appliances that can be safely accommodated
-The type and size of the flue and the manufacturers name and address details
-the installation date.
The notice plate should be robust and fitted next to the electricity consumer unit.

RAINWATER DRAINAGE
White uPVC guttering and downpipes to clients approval.Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs.Downpipes to be connected into underground drains via reducing adapter.Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm peagravel and min 150mm surronds laid to 1:100 falls to new soakaway.Soakaway specification detailed elsewhere.

CEILINGS
All ceilings to be 12.7mm plasterboard to BS1230.
Ceilings to be have Coving and an Artex finish to clients requirements.Plasterboard sheets to be fixed with joints staggered and must be layed perpendicular to all joist runs.Fix boards at a min.150mm centres.

SMOKE ALARMS
To be self contained,interconnected and wired to a separately fused circuit with a battery back up.Smoke alarms to be fitted to ukside of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max. 3m from any bedroom door. All alarms to be strictly in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated.

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C=100mm ø Multiwork or similar approved.
W.H.B=32mm ø uPVC with 75mm Deep sealed trap
SINK=40mm ø uPVC with 75mm Deep sealed trap
SHOWER=40mm ø uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction.Provide anti-siphon traps where pipe runs exceed 3m and W.H.B pipe run exceeds 1.8m.

NOGGINGS
Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings.Position of light fittings to be advised by client on site.

INTERNAL JOINERY ,SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations and Engineer to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

ACCESSIBLE SWITCHES & SOCKETS
Inorder to use the dwelling more easily by all persons then wall mounted switches, sockets, TV sockets, telephone jack points and door bells..... etc should be positioned between 450mm and 1200mm from finished floor level.Door bells & light switches to be fitted 1200mm from FFL and the remainder 450mm from FFL.

ROOF / LOFT ACCESS
Provide insulated roof access trap door with a fully weathered sealed frame and a 38mm brass bolt or to clients requirements.

COMMISSIONING OF HEATING AND HOT WATER SYSTEM
Contractor to submit a cetificate to show that commissioning has been successfully carried out. The certificate should be made available to the Client and SHDC building inspectors. A suitable certificate should be one published as part of the Benchmark Code of Practise for Installation, Commissioning and Servicing of Central Heating Systems, a blank copy may be included within the boiler manufacturers installations instructions or from C.H Information Council on Tel no: 01926 423 284.

SAP CALCULATION AND CARBON INDEX RATING
Calculations to be forwarded to SHDC for their approval / comment prior to work commencing.

FOUNDATIONS
Existing building area to be stripped of all vegetable matter and rubbish to a min.depth of 150mm before excavation commences.Concrete mix for foundations to be GEN3 in accordance with BS5328:1981.Foundations to external wall to be min.700mm wide x 225mm deep.Excavate down to solid firm strata i.e 750mm deep (min.1000mm if soil is of a shrinkable nature).Exact depth to suit conditions on site and to the strict approval of the L.A Building Inspector.Any irregularities in subsoil during excavation to be brought to the immediate attention of the Building Inspector & advice to be sought from a Chartered Structural Engineer.

WALLS BELOW D.P.C
1no.Coarse of Class B brickwork & 2no. coarses of Red Engineering brickwork below D.P.C on outer face and 1no.coarse of 7N/mm2 on inner skin of cavity face.Elsewhere to be either 7N/mm2 concrete blockwork or full width trench blocks.Both to be within 225mm of DPC level.Cavity to be filled to within 225mm min. of below DPC with lean concrete mix.

DAMP PROOF COARSE (D.P.C)
Horizontal heavy duty polythene DPC "Hyload" or similar approved to all walls in accordance with BS 6515 and set min.150mm above all external ground levels.DPC in walls must be linked / lapped with DPM in ground floor.Provide performed cavity wall trays above windows & doors with weep vents at a max.of 2m centres with a min.of 2no.per opening.

EXTERNAL WALLS
All external walls to be 265mm overall thickness comprising of:
-100mm Facing Brickwork type IBSTOCK VANHOE RED MIX.
-65mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses.
-100mm Thermalite Shield insulating blockwork.
Continue wall insulation at least 150mm below top of perimeter floor insulation and support off wall ties.
External wall to achieve a min 'U' value of 0.35w/m²K.

CAVITIES
Close all cavity walls at jambs with Thermabate or similar approved insulated cavity closers fitted strictly in accordance with manufacturers instructions. Roof insulation to be continuous with wall cavity insulation.Install Insulated Cavity Closers by Thermabate or equal approved, 25mm thick x ....mm wide (to equal cavity width) at jambs and cills of all openings in masonry cavity walls. Secure with the proprietary clips provided at maximum 500mm centres. Ensure that closers fit tightly to each other and to the lintel. The closer at the jamb must completely lap the closer at the cill.

MORTAR
All mortar to be 6:1:1 sand/cement/lime or equally approved and to be a consistent colour throughout duration of contract.Finish mortar joints as agreed with Client on site.

WALL TIES
Stainless steel cavity wall ties to BS1243:1978.To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally,450mm centres vertically and 300mm staggered around all openings.Ensure wall ties are level or at least sloping to the outside leaf.Bed ties a minimum of 50mm into each leaf and ensure wall ties are completely free from mortar droppings.

LINTELS
All lintels to cavity wall to be factory insulated I.G L1 range unless noted otherwise or equalled approved.All lintels must have a min.150mm endbearing and installed in accordance with manufacturer's instructions.Do not allow masonry to overhang lintel by more than 25mm. Note: lintels are not to have a continuous baseplate.

WINDOWS & DOORS
All windows to be White uPVC to clients requirements based on styles shown on elevations.Fit with 4000mm² trickle ventilators to Kitchen, Utility,Bathroom & En-Suite windows and 8000mm² elsewhere all in accordance with manufacturer's recommendations.Patio doors to be fitted with 10000mm² ventilators.Opening vents to give 1/20 th of floor area rapid ventilation to all rooms.All glazing within 800mm of floor level and within 300mm of a door to a height of 1500mm of ground level to have toughened glass in accordance with Section N of the Building Regulations and BS6206 class B.All double glazed units to be installed in accordance with BS 6262 and to have a 16mm Air gap with a soft Low 'E' coating on glass inner pane to achieve a min 'U' value of 2.0 w/m²K.Note all windows to have a perimeter weatherseal both internally and externally and to be fully draught sealed.Provide frosted glass to all Bathroom, W.C's and En-suite windows.Ensure windows & doors are fitted within masonry reveal to overlap cavity closer by min.10mm to avoid cold bridging.Provide reconstituted stone subcills to windows as shown.Subcill to clients approval. Ensure subcills are fully protected throughout duration of building works.

ROOF CONSTRUCTION
To be Trussed Rafters designed and constructed in accordance with BS 5268 Part 3:1985 all by specialist approved manufacturer.Trusses to be set at max.600mm centres with all necessary 100x25 bracing.Truss manufacturer to provide all necessary calculations and details to the Client / Contractor for L.A Building Inspectors approval prior to installation of any roof truss.

TIMBER WALL PLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall.Timber to be SC3 grade and use a min. length of 3m and half-lap plates at joints and corners..Provide anchor straps as described in notes elsewhere.

LATERAL RESTRAINT STRAPS
Tie roof structure to Blockwork wall with 30X5 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists run parallel to blockwork walls.Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

SOAKAWAYS
All rainwater to discharge into soakaways and to be min.of 5m from any building & a min.of 1m³ filled with rubble to within 450mm of external ground level.Overlay rubble with polythene sheet and backfill with clean topsoil.Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.

GENERAL CONDITIONS
Contractors are resonsible for checking all dimensions on site before work commences. Any discrepancies must be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations,a "SAP" calculation, Soil Investigation or Flood Risk Assessment.If deemed necessary then these will be a chargeable extra.All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

S.Hdc
Planning & Conservation
26 JAN 2004
Ref 0093/04

SUPERSEDED

REV DESCRIPTION:
'B' - 22.01.04 - Planning Amendments
'A' - 13.01.04 - Building Control Amendments

remway design
Plans drawn for: Local Authority - Planning permission & Building Control.
3, Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Project:
Proposed 4 Bedroom Dwelling @ Plot 1, South Eau Bank, Gedney Hill

Client:
Mr A Sharman
16 Cowbit Road
Spalding
PE11 2RD

Date:	DRG No.:	REV:
nov'03	AS01	'B'