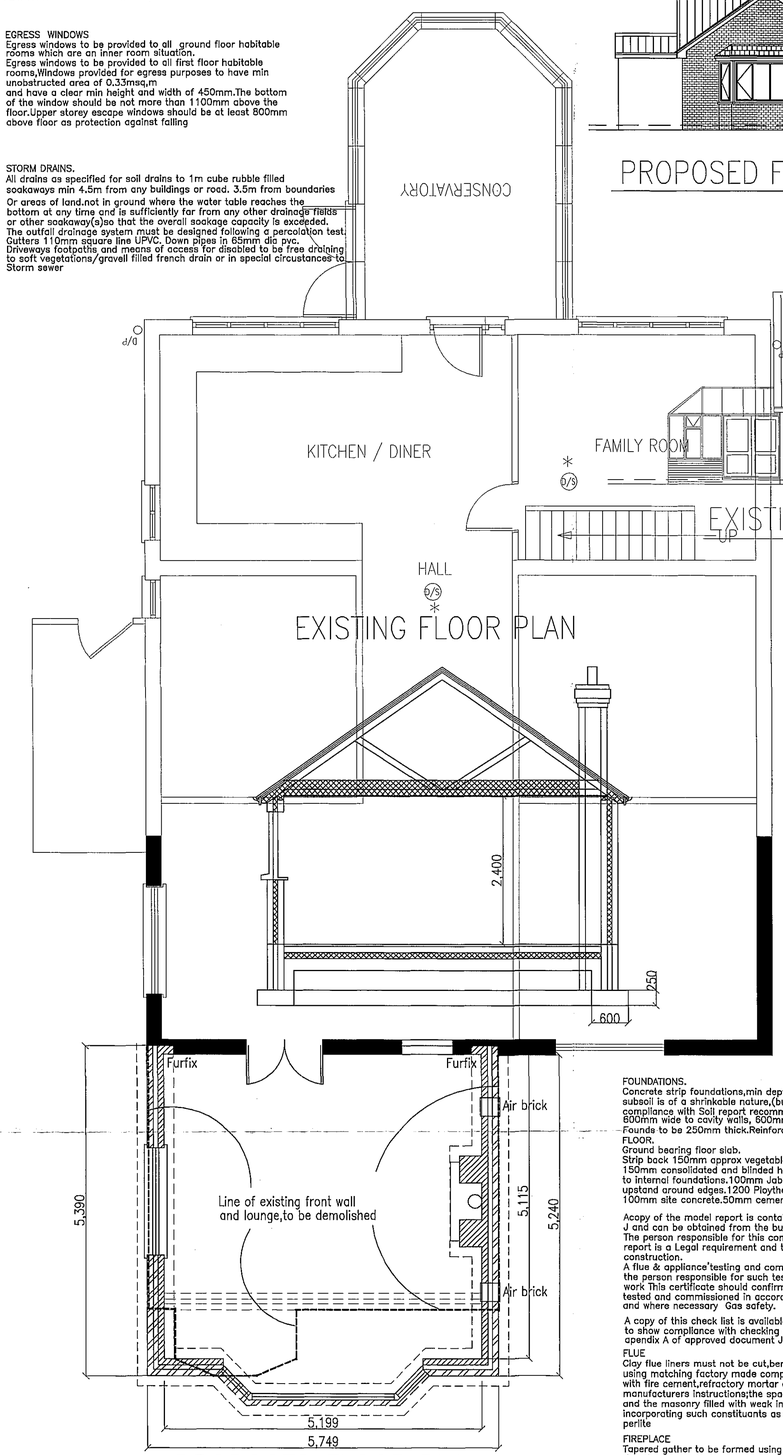
INSULATION.
100mm fibre glass between roof joists,150mm fibre glass across joists. Cavity wall insulation 75mm Superglass.
Loft hatch to be insulated.
All pipework outside insulated areas to be fully lagged with 12mm Neoprene foam.
Pvc vent trays to be incorporated between rafters at eaves

BUILDING ELEMENT U Value requirements.

| | |
|---|---|
| FLOORS | 0.32 W/m sq K |
| WALLS | 0.30 W/m sq K |
| WINDOWS | 1.80 W/m sq K |
| DOORS SOLID | 3.00 W/m sq K |
| DOORS 50% GLAZED | 2.20 W/m sq K |
| PITCHED ROOF,INS CEILING | 0.16 W/m sq K |
| PITCHED ROOF,INS RAFETRS | 0.20 W/m sq K |
| FLAT ROOF | 0.20 W/m sq K |

EGRESS WINDOWS
Egress windows to be provided to all ground floor habitable rooms which are an inner room situation.
Egress windows to be provided to all first floor habitable rooms,Windows provided for egress purposes to have min unobstructed area of 0.33msq,m
and have a clear min height and width of 450mm.The bottom of the window should be not more than 1100mm above the floor.Upper storey escape windows should be at least 800mm above floor as protection against falling

STORM DRAINS.
All drains as specified for soil drains to 1m cube rubble filled soakaways min 4.5m from any buildings or road. 3.5m from boundaries
Or areas of land,not in ground where the water table reaches the bottom at any time and is sufficiently far from any other drainage fields or other soakaway(s)so that the overall soakage capacity is exceeded.
The outfall drainage system must be designed following a percolation test.
Gutters 110mm square line UPVC. Down pipes in 65mm dia pvc.
Driveways footpaths and means of access for disabled to be free draining to soft vegetations/gravell filled french drain or in special circustances to Storm sewer

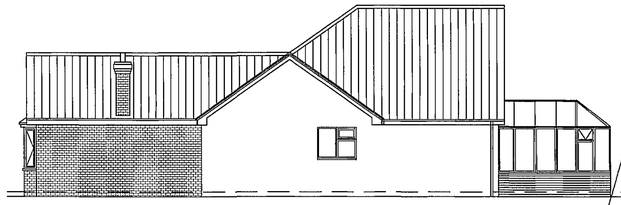



EXISTING FLOOR PLAN

PROPOSED FLOOR PLAN



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



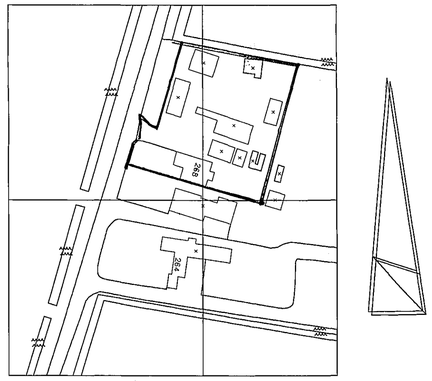
EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION




LOCATION PLAN 1:1250




BLOCK PLAN 1:500

FOUNDATIONS.
Concrete strip foundations,min depth 750mm or 1m where subsoil is of a shrinkable nature,(but in all cases in full compliance with Soil report recommendations.
600mm wide to cavity walls, 500mm to internal walls.
Founds to be 250mm thick.Reinforced to soft spots as necessary
FLOOR.
Ground bearing floor slab.
Strip back 150mm approx vegetable soil.
150mm consolidated and blinded hardcore backfilled and rammed to internal foundations.100mm Jablite insulation with 100mm upstand around edges.1200 Ploythene dpm linked to dpc.
100mm site concrete.50mm cement sand screed.

Acopy of the model report is contained within Apendix A of approved document J and can be obtained from the building inspector when work starts,
The person responsible for this construction should be made aware that this report is a Legal requirement and that they will be legally responsible for the construction.
A flue & appliance'testing and commisioning certificate will be required from the person responsible for such testing and commisioning at completion of the work This certificate should confirm that the heating appliance has been installed, tested and commissioned in accordance with the requirements of the building regulations and where necessary Gas safety.

A copy of this check list is available from the building inspector,when work starts, to show compliance with checking and testing of hearths fireplaces flues and chimneys in apendix A of approved document J
FLUE
Clay flue liners must not be cut,bends must be formed using matching factory made components;joints sealed with fire cement,refractory mortar or sealed to the flue manufacturers instructions;the space between the liners and the masonry filled with weak insulating concrete incorporating such constituants as vermiculite or perlite

FIREPLACE
Tapered gather to be formed using proprietory gathered throat and throat lintel.
Non combustible hearth
front projection 500mm
mm both sides of recess

TIMBER
All structural timber to be in accordance with BS 4978
Stress graded when dry to give moisture content of 20% or less and stamped Kiln Dried (DRY or KD)

GLAZING.
All new glazing must achieve an average Uvalue of 2.0W/m sq K
All windows double glazed with 28mm with 'ARGON and K' Glass sealed units. All opening windows and doors to have full draft seals including the loft hatch, (loft hatch to be fitted with suitable fastening to compress seal)
Opening lights to give 1/20th floor area in ventilation
All glass to be Hardened or toughened to B.S 6262 with safety glass to B.S 6206 CLASS B.
All glazing in critical locations to be of a type unlikely to cause injury to people upon impact ,the following types as indicated
All glass lower than 1,500mm above floor,to doors adjacent side lights and windows
All glass lower than 800mm above floor level elsewhere
Laminated or toughened glass to be specified and manufactured to B.S 6206:1981

flouresent lamps,Not tungsten lamps with bayonet cap or Edison screw bases).
All external lighting to automatically extinguish when there is enough daylight (or when they are not needed at night),and have sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit watt(for example flouresent tubes and compact flouresent lamps, not GLS tungsten lamps with bayonet lamps with bayonet cap or Edison screw bases)
The electrical installation is to be carried out and certified after commissioning by suitably qualified and registered Electrical Engineer

Efficient lighting source in at least 4 locations of most use
MULTIPLE RECESSED LIGHTING
Where multiple recessed lighting is to be installed
Manufacturers installation details are to be strictly followed to ensure the period of fire resistance is maintained.Including the use of proprietory intumescent fittings or built in fire resistant boxes.

ELECTRICS.
Electrical installation to comply with 17th Edition NICEEC wiring regulations.Note provide lighting in roof space for safe access and working to roof tanks(close to hatch).
All electrical installations to be carried by suitably qualified Registered electrician
All electrical work required to meet the requirements of Part P (Electrical Safety)must be designed installed ,inspected and tested by a person competent to do so.
Prior to completion the council should be satisfied that Part P has been complied with.This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

CONDITIONAL APPROVALS.
Required for:
Non standard roof trusses.
The main contractor will be responsible for obtaining and submitting for approval, Calculations from the truss manufacturer to the building inspector, before trusses are installed.
Boiler 'SEDBUK' rating heating engineer to provide before installation

ROOF.
Tiles laid to manufacturers instructions and specification
on Tyvec or similar Breather sarking felt and tile battens 25x38mm. on designed and fabricated to BS.5268 at 600mm c-c
Trussed Rafters Braced together to BS.5268 1998 pt3. 100x25mm binders at joist and ridge nodes and at plane of truss webs.

Pitch as specified,contractors are reminded that where roofs have to join adjacent structures,the pitch Must be checked on site
Manufacturers details/dimensions to be checked on site before ordering
Deminishing trusses/layboards and valley trays or tiles to roof intersections and manufacturers compound truss as appropriate.
Diagonal bracing 100x25mm running from eaves to inner binders on top of ceiling joists and inner truss plane.75x100mm wall plates
Facia board offset _____mm from brickwork.6mm masterboard soffit
Code 4 stepped lead
flashing at roof wall abutments and internal cavity stepped dpc tray.Trusses fixed to 75x100mm sw wall plate with galvanised ms truss clips.Plate strapped to blockwork with Catnic straps 1200x5mm at 2m c-c.Rafters strapped to gables with 1200x5mm straps spanning min 3no rafters and fixed to 75x38 mm noggins between rafters.Ceiling joists strapped likewise.

D.P.M
Provide 1200g Polythene DPM over floor insulation turned up at sides and linked to DPC.

D.P.C
Install Astos/High Load or similar dpc min 150mm above finished ground level and to sides of all openings in cavity walls.Tray d.p.c over all IG Lintels with weepholes to outer leaf.
Dpc,s to reveals to be insulated type, Damcore or similar.
Dpc to chimney above roof intersection to be of 2 courses of class B Engineering bricks..

WALL.
NOTE :— INSULATION
Wall construction for compliance with building regulations Part L 1
U value 0.30W/m sq K
102mm Facing brick
75mm cavity with 75mm Crown Drytherm 32 Insulation or ISO,WOOL Hi Cav
Inner leaf of 100mm Standard Celcon or Equivalent
U value insulation blocks with Plasterboard on dabbs finish
Gno stainless steel wire ties per 1m sq and cavity
Insulation linked to roof insulation
Inner leaf of 100mm aerated blocks maximum density 1100kg/m

LINTELS
Install IG or similar steel lintels to all openings.
Internal void of lintel to be filled with insulating material.
Internal face of steel lintels to be covered with insulation to minimise thermal bridging.Frames must also overlap the Insulated cavity closures by 30mm
Install DPC cavity tray with weep holes over all lintels

HEATING AND HOT WATER.
Oil fired non condensing domestic central heating boiler with balanced flue and cage guard located min distance 600mm from

DETERMINED PLAN

SHDC
PLANNING & DEVELOPMENT
2 0 JUN 2007
Ref. 0831/07

J. R WHITWELL
DRAWING/FILE No 1194
PROJECT
PROPOSED RECONSTRUCTION AND EXTENSION TO LOUNGE AT No 268 LUTTON GATE ROAD SUTTON ST. EDMONDS

| | |
|---|---|
| SCALE | 1:50 |
| DATE | JUN 07 |
| DRAWN | DB |
| Issued | |
| Revisions | |


ARCHITECTURAL TECHNICIANS
DANBROOKE HOUSE STATION ROAD
WISBECH ST MARY
WISBECH CAMBS.PE13 4RW

Telephone 01945410421
Facsimile 01945410400



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