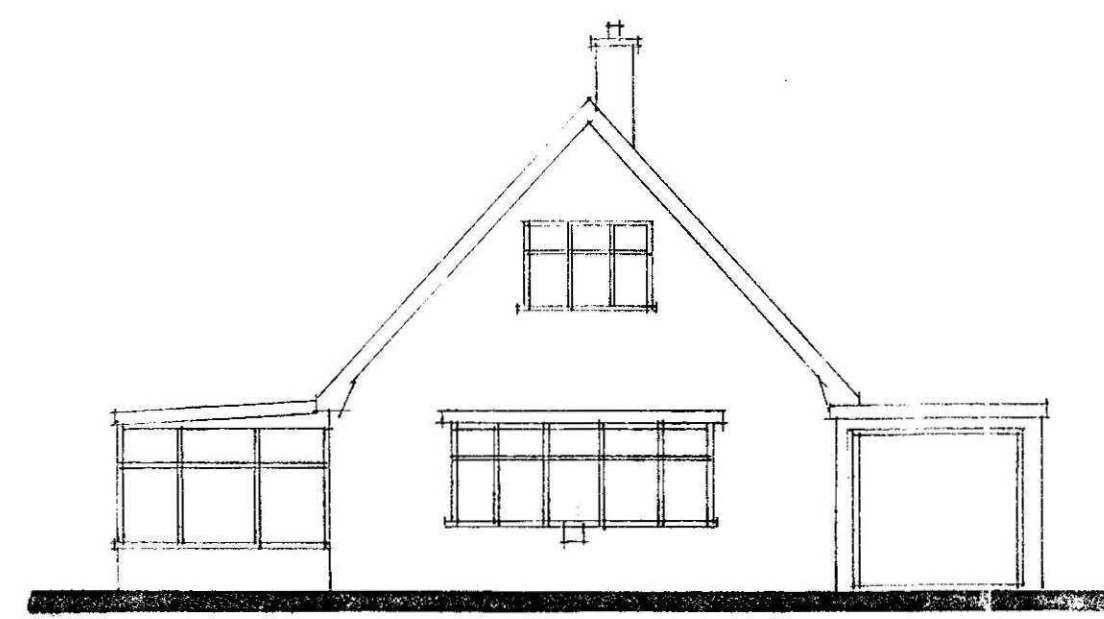
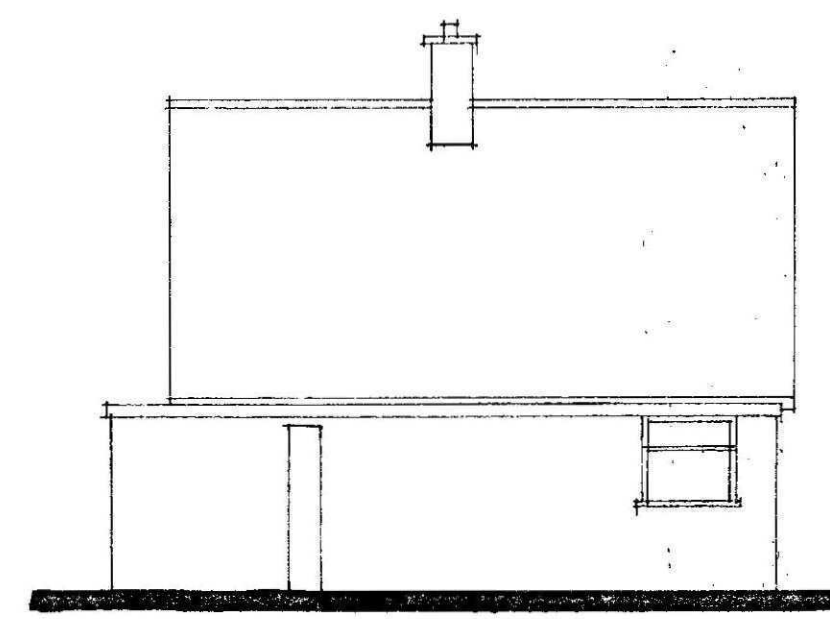
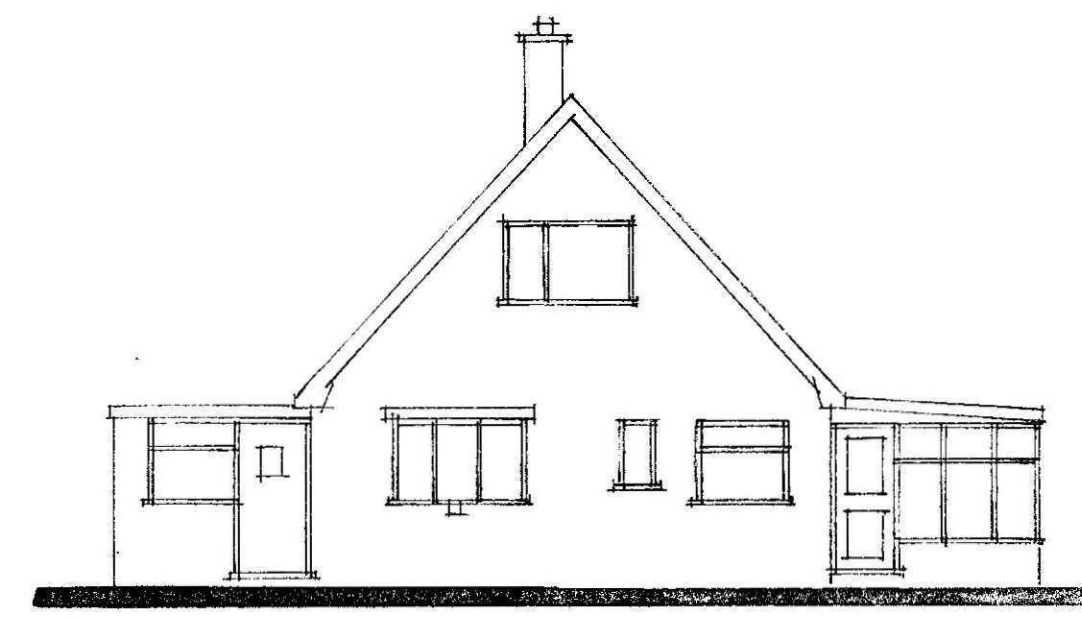




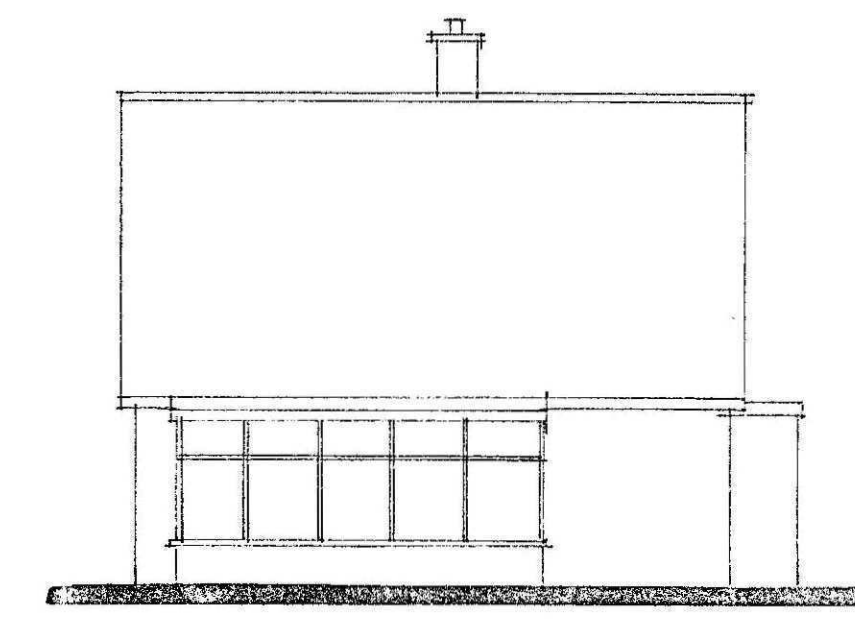
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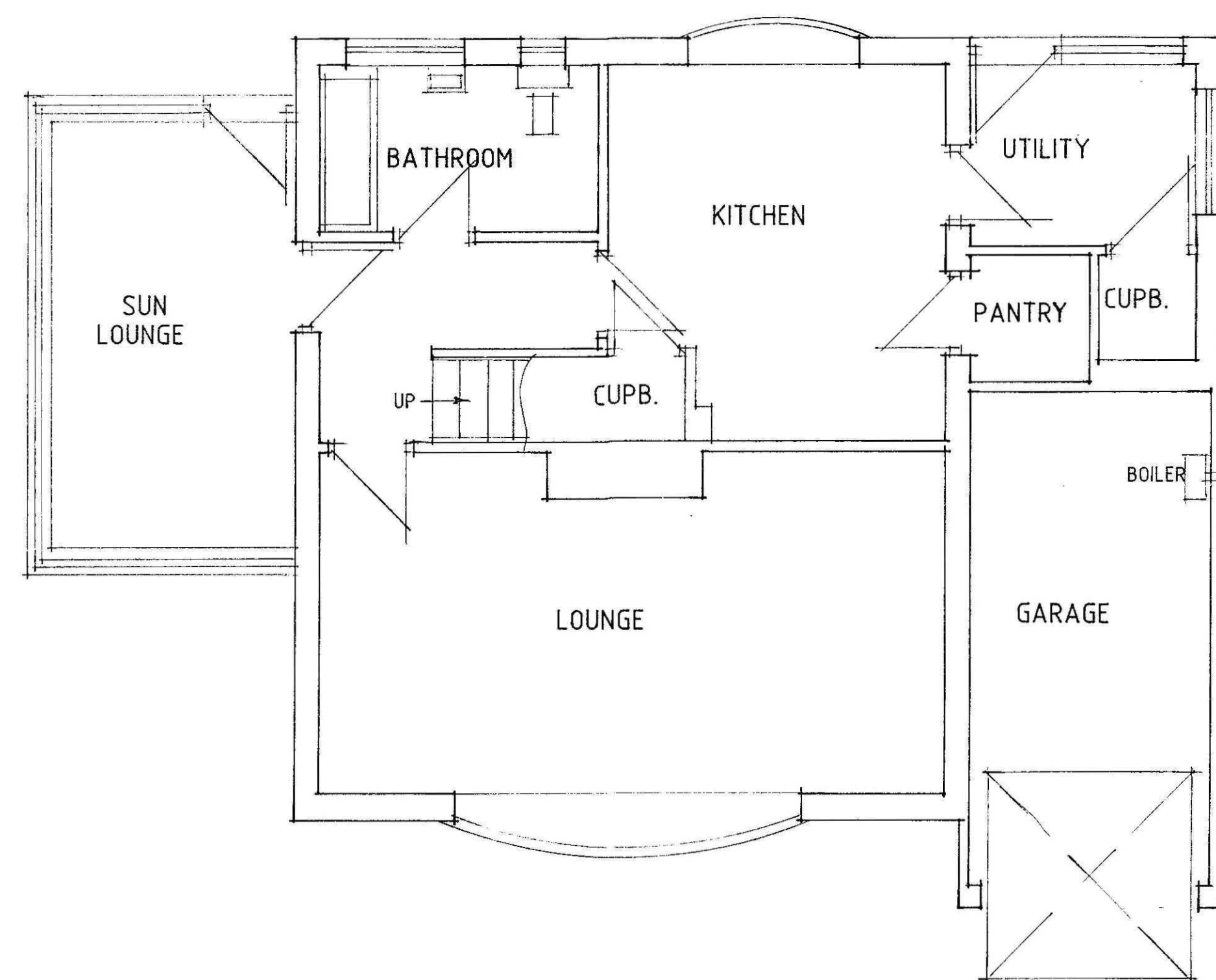
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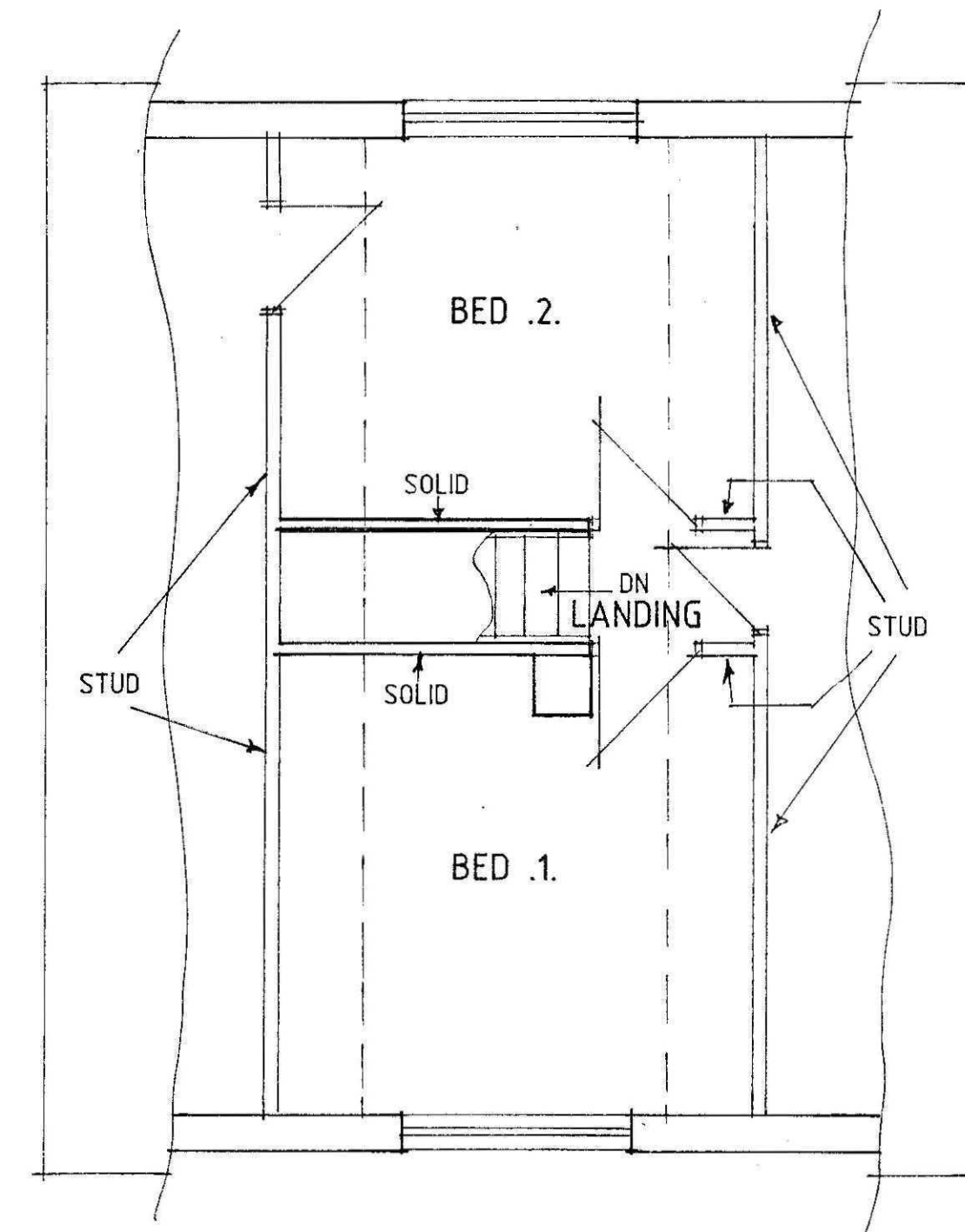
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SIDE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**DETERMINED
PLAN**

SHDC
Planning & Development
14 APR 2009
Ref: 0248/09

A - IMF. ADDED - 3.4.09

Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO
41 OLD FEN DYKE ROAD,
WESTON HILLS FOR

MR. & MRS. J. WATERFALL.

PLAN AS EXISTING

1:50 1:100 SD09-013/1

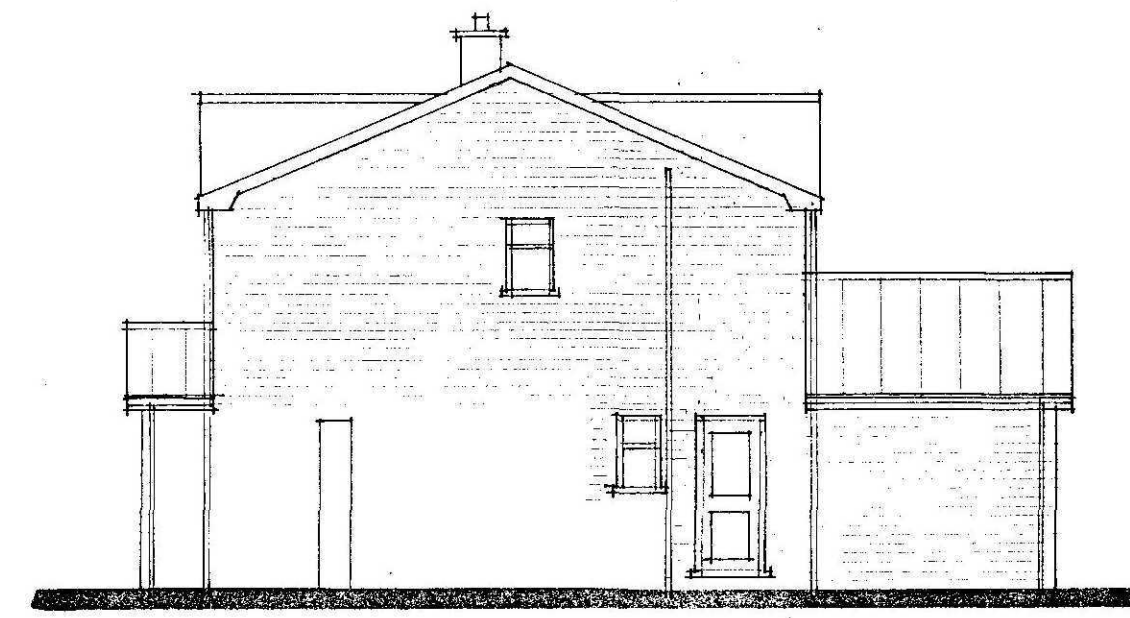
FEB-09 B.GILHAM.

2 Edinburgh Walk, Halesowen,
Staffordshire, B61 2AP





FRONT



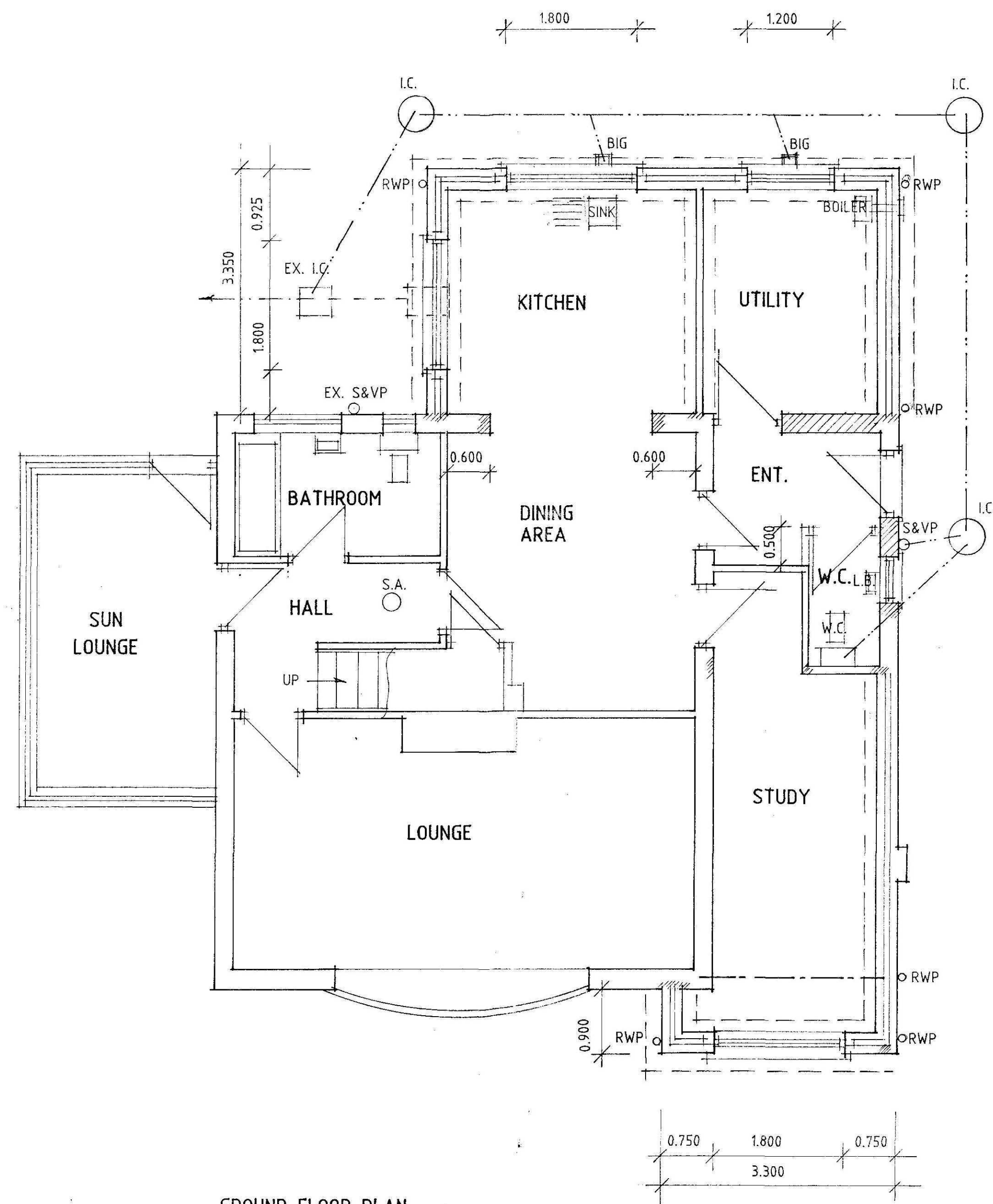
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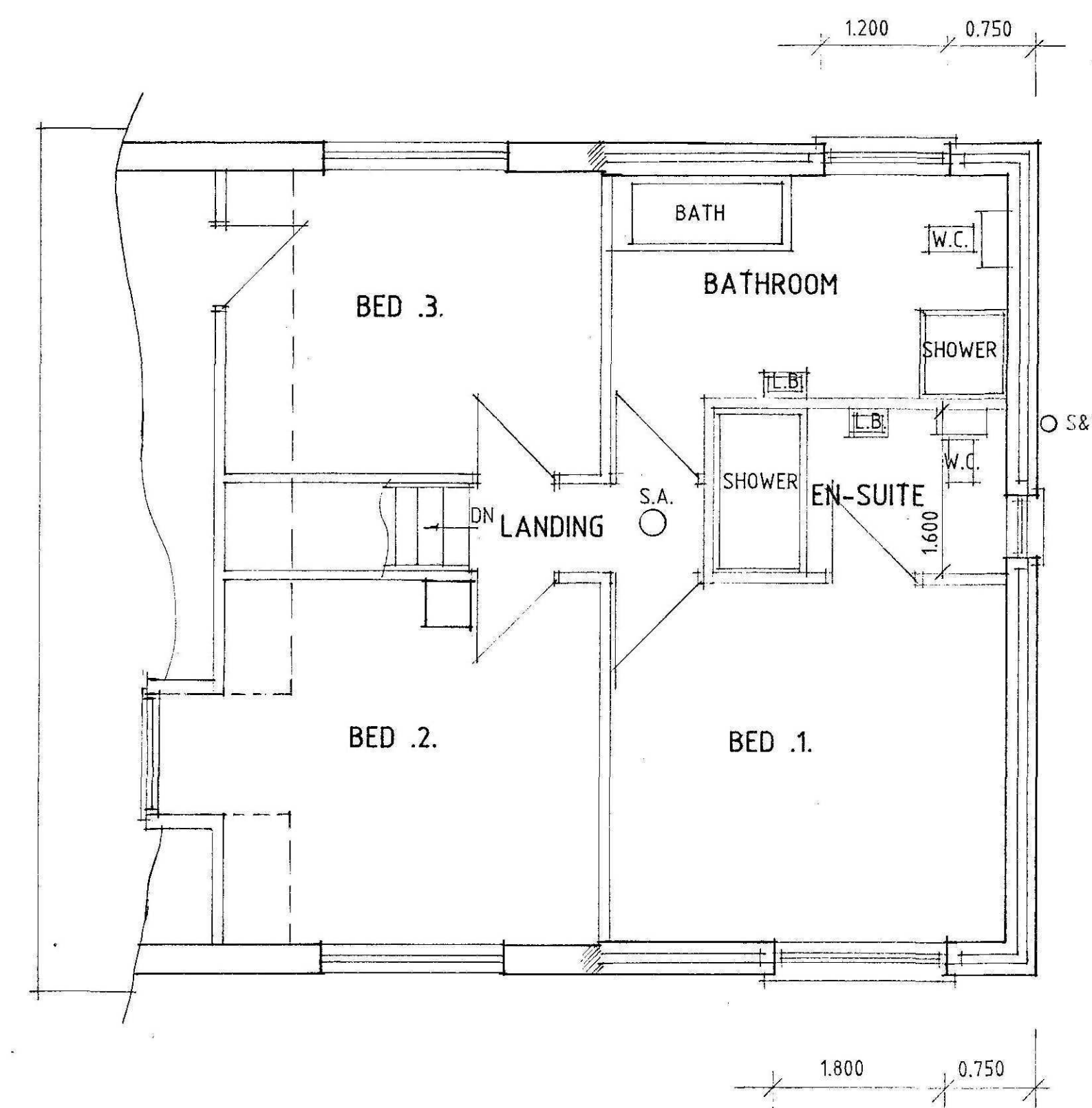
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SIDE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SHDC
Planning & Development
14 APR 2009
Ref: 0248/09

B - IMP.. ADDED - 18.3.09
A - ALTS- 5.3.09

Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO
41 OLD FEN DYKE ROAD,
WESTON HILLS FOR

MR. & MRS. J. WATERFALL.

PLAN AS PROPOSED

1:50 1:100 SD09-013/2

FEB-09 B.GILHAM.

2 Edinburgh Walls, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424843 Fax: 01406 407703



Electrical Work

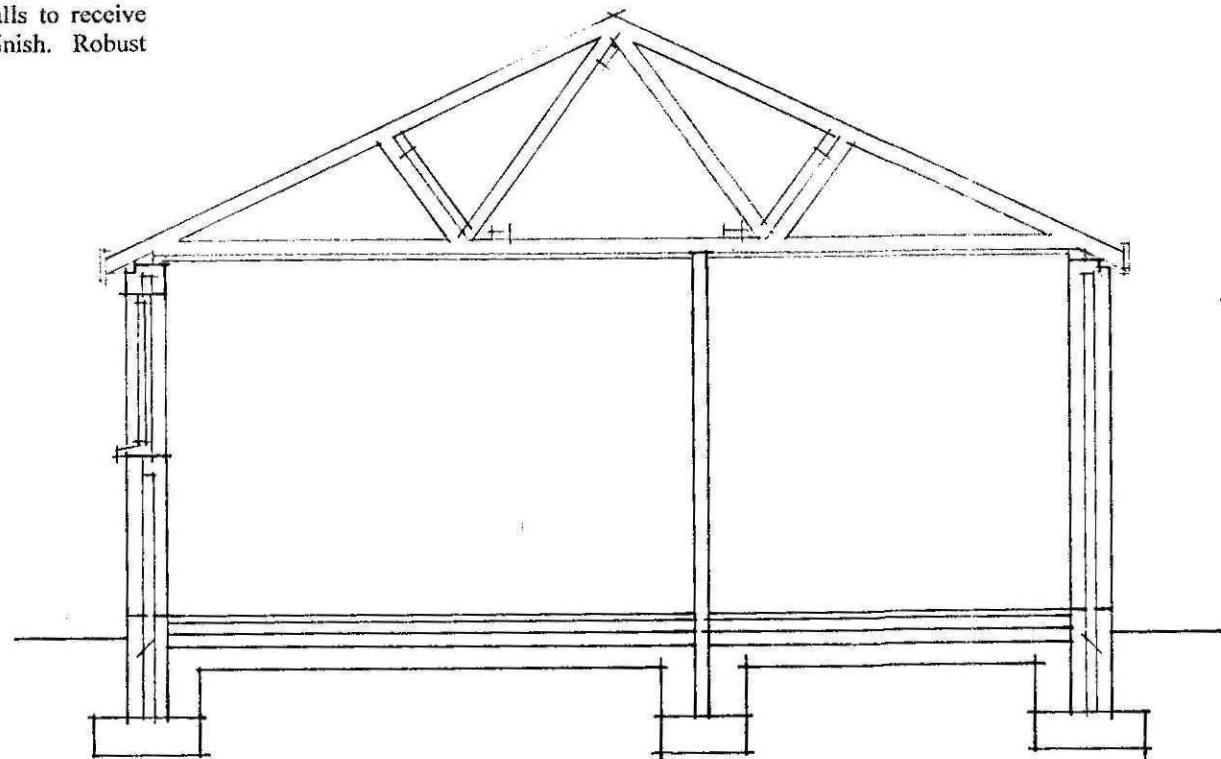
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:-
a) an electrical installation certificate issued under a competent person's scheme has been issued or
b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

Stud Walls between Habitable Rooms

To have 15mm plasterboard finish to both sides of 50mm x 100mm studs with 100mm fibreglass between to reduce sound transmission

Wall Constructions (300mm Cavity)

300mm cavity walls to consist of:-
100mm facing brickwork (see site plan for details)
100mm cavity - to be filled with Crown Dritherm 32
100mm internal skin of Tarmac Durox Supabloc or similar approved.
Cavity wall ties to be stainless steel type spaced 900mm horizontally and 450mm vertically to BS1243:1978. Internal blockwork walls to receive 10mm sand/cement render and skin finish. Robust details in accordance with T50, 2001.



SECTION THRO KITCHEN/UTILITY

Outlets from balanced flue boilers to be at least 300mm from any openings.

All soakaways to be minimum 1m deep.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.

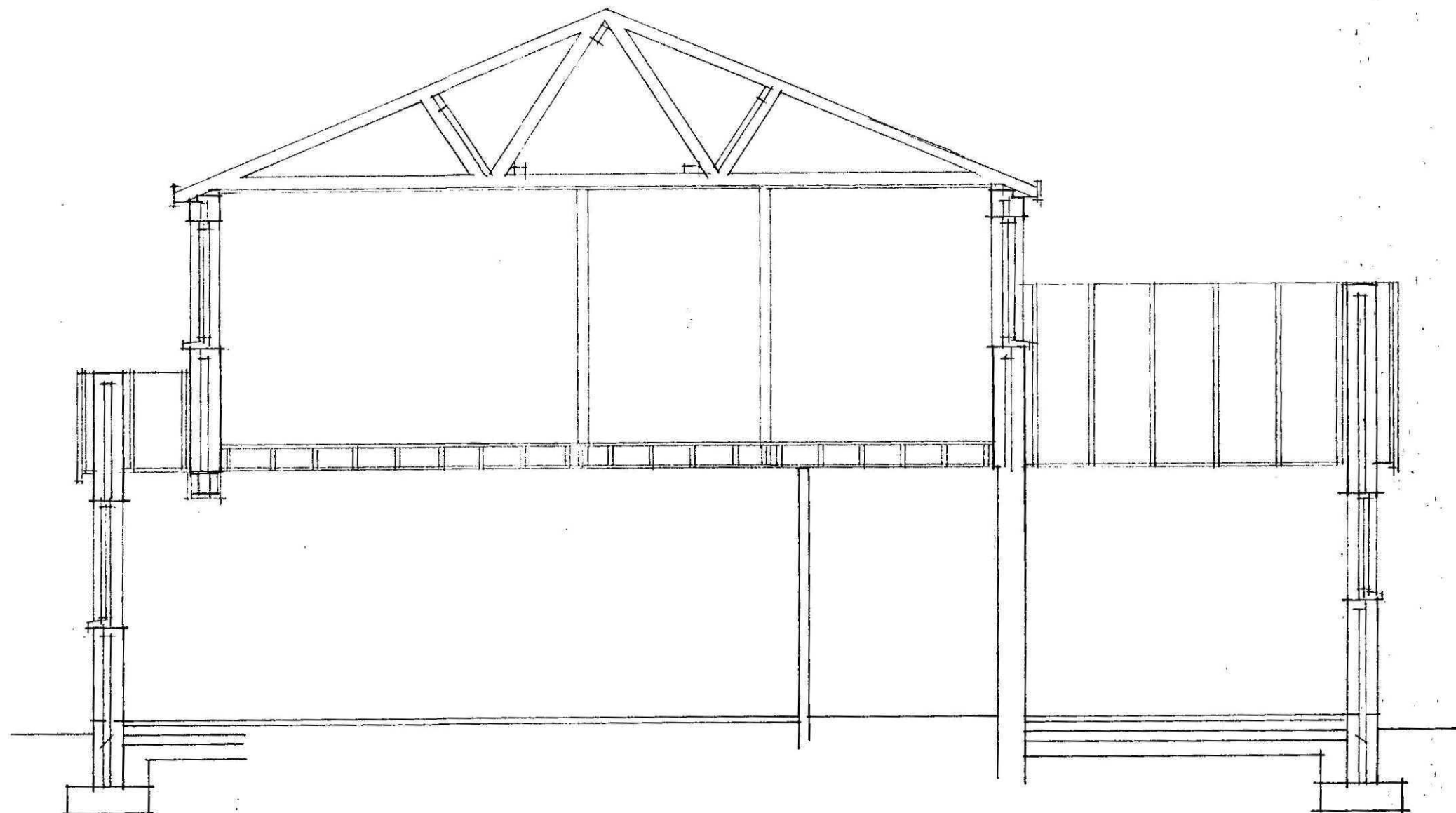
Provide a fibrous separating member between floor screed and insulation and provide chicken wire between insulation and screed.

First floor habitable rooms shall have means of escape windows with openings of at least 450mm wide x 450mm high and a minimum area of 0.33m². Escape windows to be within 1.1m of floor.

Smoke detectors to be to BS5839/6:2004, Grade D, Category LD3.

For thermal bridging details refer to details:-

MCI-RE-01
MCI-WD-03
MCI-WD-04
MCI-WD-05



SECTION THRO STUDY/BEDROOM/BATHROOM

Build on extensions and alterations in the manner shown.

Build new double garage in the manner shown.

Provide new inner skin of blockwork to existing garage and front wall arrangement to be replaced with cavity wall, as shown, all to create study. Existing flat roof to be removed to make way for first-floor extension.

Form new dormer to existing bedroom, as shown.

All new facing brickwork and roof tiles to match those of existing.

Roof pitch to front study and rear extension to be 25°.

Roof pitch to first-floor extension to be 22 1/2 °.

Roof pitch to dormer to match existing main roof.

Roof pitch to garage to be 30°.

Form new opening between dining area and kitchen; support over with IG L/S lintel.

New ground floor and first floor to be level with existing.

To existing garage floor provide 2 no. coats of Synthapruic water proofer and 100mm Celotex with Weyroc decking.

Connect foul drains to existing foul drainage system.

For all structural issues refer to SRC structural details/calculations.

First-floor joists to be 125mm x 50mm SC3 grade at 400mm centres.

Roof overhang and soffits, etc., to match those of existing.

Windows to rear of kitchen and utility to be positioned central of rooms.

All steelwork to be encased to give 1/2 hour fire protection.

Make good to all disturbed and affected areas.

Dormer Wall Construction

Vertically hung tiles (manufacturer same as main roof tiles) on 19mm x 38mm timber battens on breather membrane on sheathing ply fixed to studs with GA3050Z Celotex between studs, maintain a 50mm cavity. 50mm x 125mm vertical studs at 400mm centres built off doubled-up rafters as stated. GA3012Z fixed to internal face of studs with taped joints and finished with plasterboard and skim.

Dormer Roof Construction

Tiles, battens and underlay as for main house roof on 25 x 200mm ridge, 38 x 100mm rafters and ceiling ties. Provide 25 x 100mm longitudinal binder plus 25 x 100mm diagonal rafter binder. At roof intersection provide 32 x 175mm valley lay boards plus suitable reducing rafters. Support rafters on 50 x 125mm header/wallplate. Provide 38 x 100mm noggins from last rafter over gable wall to take bargeboards @ 400mm c/c. Provide restraint straps as main roof. Provide 300mm fibreglass insulation plus ventilation as main. All timber SC3 grade.

Roof/Wall Abutments

Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

New/Old Walling

Where new walling meets old provide proprietary flexible wall starters.

Roof Ventilation

At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

Valleys

Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

Kitchen Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 60 l/sec. Alternatively provide proprietary cooker hood capable of extracting 30 l/sec.

Bathroom/En-suite Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 15 l/sec. System to offer intermittent operation.

Hot Water Storage

Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Where drain passes through wall, provide suitable protection to prevent gas ingress to building. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301. Provide seal plates both sides of pipe entry to avoid vermin entry.

Heating System

Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts

All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Safety Glazing

Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection

Provide mains operated self-contained smoke alarms to BS5839 Part 6, 2006 in accordance with Approved Document B1.

Rainwater Goods

PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

Kitchen/Utility/Bathroom/WC Trickle Ventilation

Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

Utility Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 30 l/sec. System to offer intermittent operation.

Roof Insulation

To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.16 U/value. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Foul Water Drainage

Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Where drain passes through wall, provide suitable protection to prevent gas ingress to building. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301. Provide seal plates both sides of pipe entry to avoid vermin entry.

Surface Water Drainage

To be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

Protection to Underground Pipes

Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs. Provide compressible material below slab/concrete.

Inspection Chamber Construction

Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

First Floor Walling

Provide 50 x 75mm timber vertical studs at 400mm c/c to be constructed of 50 x 75mm timber head and sole plates. Provide 12.5mm Gyproc plasterboard of 10kg/m² density and skim finish to both sides. Provide to airspace proprietary acoustic insulation. Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either end of stud partition joist beam to fix flooring.

First Floor Construction

19mm flooring grade moisture resistant decking on timber joists as stated on plan. To external walls joists to be supported on joist hangers (not built into wall). Provide 30mm x 5mm mild steel restraint straps to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at maximum 1200mm c/c. At strap positions provide pack and noggins to joists. Solid strutting to be installed mid-span where span of joists between 2.5m and 4.5m. For spans in excess of 4.5m position of struts at 1/3rd span. Double up floor joists locally under bath feet and hot water cylinder where applicable. All doubled up joists to be bolted together at 600mm centres. Provide 75mm fibreglass insulation between floor joists.

Boiler

Provide balanced flue type oil fired boiler of required rating in position indicated on drawing to be either a wall hung type or free standing on 125mm high concrete hearth above oversite. Boiler to have protective guard cover and to be minimum 600mm from any opening into the building. Read in conjunction with Approved Document J1/2/3. At completion of works commissioning of heating system to be provided to the local authority Building Control by a competent Corgi registered person. Boiler to have a Seibuk rating of 80%

Roof Construction

Concrete interlocking roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitched as stated in accordance with BS5268, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site. Provide concrete padstones at compound truss supports where required by roof design. Water storage tanks to be installed in accordance with Technical Bulletin No. 41 T.F.A. with timber support members to span 4 no. trusses.

Fascia and Bargeboards

To be 25 x 75mm PSE with 6 mm groove to accept 6mm thick exterior grade plywood soffit.

Ceilings

To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard of 10kg/m² or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Garage Floor Construction

100mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. If garage is integral to house finished floor level to be 100mm below that of house. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

Ground Floor Construction

65mm sand/cement screed on 100mm Celotex insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100mm concrete oversite on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

Garage Cavity Walls

275mm cavity walls of 100mm facing bricks, 75mm cavity and 100mm internal block skin. Insulation to inner wall to achieve 0.25 u-value. Cavity wall ties to be stainless steel type spaced 900mm horizontally and 450mm vertically to BS1243, 1978.

Lintels

All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c. To be confirmed on site with Building Control Surveyor

Opening at eaves level to be L/E lintels by I.G. or similar approved.

Sub-structure Walling

100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

Foundations

As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To fixed to walls and hot water cylinder where applicable. All doubled up joists to be bolted together at 600mm centres. Provide 75mm fibreglass insulation between floor joists.

I.G. Type L1/S75 lintels to cavity walls and I.G. type internal lintels to 100mm internal walls unless stated otherwise. To be confirmed on site with Building Control Surveyor.

All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

Glazing

All windows and doors to be double-glazed with minimum 16mm spacing and to use Pilkington 'K' glass or similar approved, efficiency of 0.05.

Commissioning of Heating and HWS Systems

A competent person, i.e. the main contractor or sub-contractor shall supply a Certificate of Satisfactory Compliance with Building Regulations Part L. A copy of which shall be made available to both the client and the Building Control body.

A suitable set of operating and maintenance instructions are to be made available to the client to explain to the householders how to operate the systems so that they can perform efficiently and what routine maintenance is advisable for the purpose of the conservation of fuel and power.

Oil Tank

To be sited a minimum 1800mm from any building and a minimum 760mm from any boundary. Tanks to be bunded to give 110% capacity of the largest tank they contain or the tank should be double skinned

Sound Insulation to single Dwelling

The intermediate floor should be provided with 100mm thickness mineral wool between the joists. In addition internal stud walls should be suitably sound resisting to walls around bedrooms, WC and en-suites (unless the wall contains a door).

External Cavity Wall Lintels for 300mm Cavity Walls

IG type L1/S100 unless stated otherwise. To be confirmed on site with Building Control Surveyor.

Internal Lintels

IG type Internal 100mm lintels to openings in 100mm internal walls unless stated otherwise.

Purge ventilation to windows

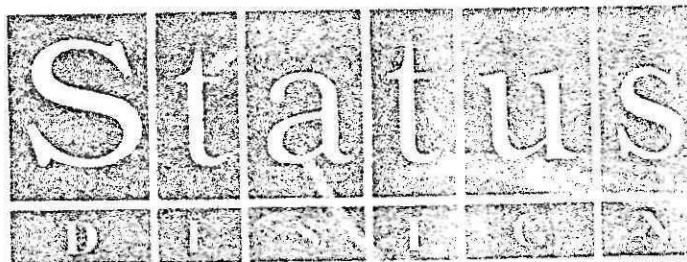
For a hinged or pivot window that opens 30° or more the height and width should be at least 1/20th of the floor area of the room.

For a hinged or pivot window that opens less than 30° the height and width should be at least 1/10th of the floor area.

Background Ventilation

Background ventilation is to be provided by trickle ventilators to the tops of windows. Use trickle vents offering 8000mm² per window head. Ventilation for whole extension to be 35,000mm²

Brickwork below d.p.c. to be F.L. quality



PROPOSED EXTENSION &
DOUBLE GARAGE AT 41
OLD FENDIKE ROAD, WESTON
HILLS FOR

MR. & MRS. J. WATERFALL.

SECTIONS

1:50

SD09-013/4

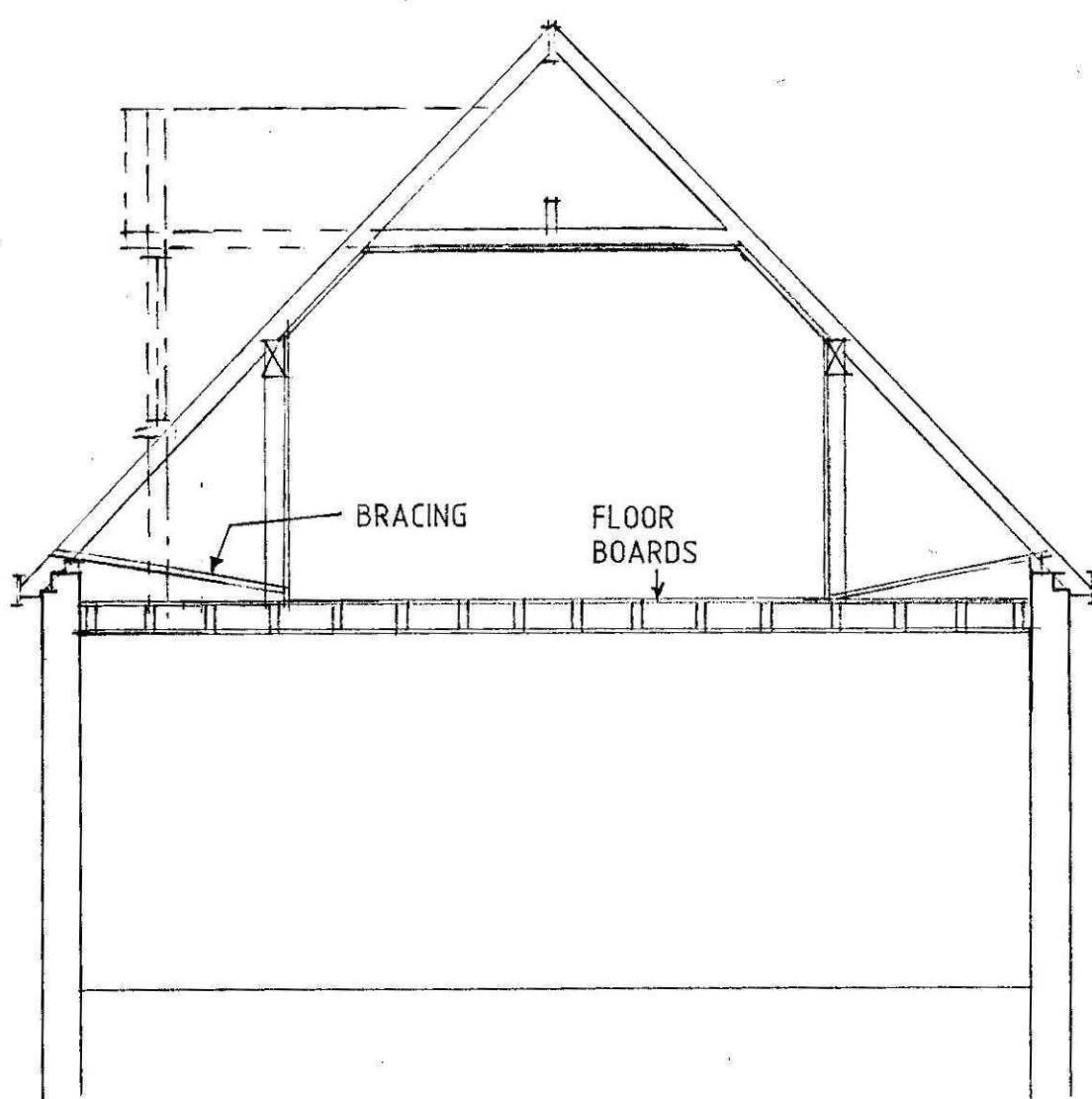
MARCH-09

B.GILHAM.

2 Edinburgh Walk, Humberth,
Spalding, Lincs PE12 7AP
Tel: 01430 424343 Fax: 01430 490700



Roof Timbers	
Rafters:	120 x 35 @ 410 centres
Ceiling ties:	100 x 40 @ 410 centres
Ridge board:	150 x 25
Saddle board:	100 x 40 @ 1.2 centres
Floor joists:	180 x 65 @ 430 centres
Roof binder:	180 x 45
Purlins:	220 x 75
Wall plate:	100 x 50
Studs under purlins:	75 x 50 @ 500 centres
Bracing:	100 x 38 between 0.97 & 1.7 centres



SECTION THRO AS EXISTING

