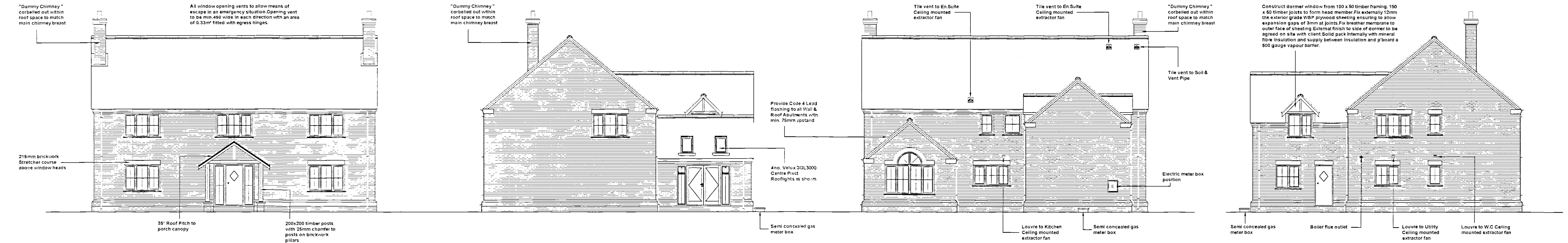


Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



Front Elevation

Scale 1:100

Side Elevation

Scale 1:100

Rear Elevation

Scale 1:100

Side Elevation

Scale 1:100

HEATING SYSTEM

Provide a Low Pressure Hot water Central system via Oil Fired Boiler and cylinder 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 86%. 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 on the Cylinder thermostat calls for heat. All radiators are to be fitted with thermostatic radiator valves. The hot water cylinder is to be insulated with a factory applied PU foam coating of least 35mm thick 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/mK and a thickness equal to the outside diameter of pipe up to 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 or 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 banded type). Depending on location of oil storage tank fire protection may be required see site plan.

Pipes to discharge to new "Klargester" or similar approved Sewage Treatment plant min 7m from any building with sub surface inspection system which should be a min 12m 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 is strictly as set out in manufacturer's instructions. Percolation Test results to be forwarded to the L.A. Building Control 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 manufacturer's instructions.

LATERAL RESTRAINT STRIPS

The roof structure to blockwork wall with 30x5 galvanneal 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. Horizontal lateral restraint straps should be spaced not more than 2m centres and attached to at least 3 timber members through the use of noggings and packing. Attach to timber members with four steel screws or four 4mm x 75mm round rods for roofs and two into each joint for floors. The turn down end should be 100mm at the centre of an uncut block or brick. Vertical restraint strapping should be at least 1m long. Where straps are fixed to masonry, hardened rods 6S/V5 x 75mm long or wood screws into plugs No 12 x 50mm long should be used. The number of fixings should be in accordance with the design plans and the lowest fixing should be located within 150mm of the bottom of the vertical strap.

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 u/side 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:
WC: 100mm or similar approved
W.H.B: 32mm or uPVC with 75mm Deep sealed trap
SINK: 40mm or uPVC with 75mm Deep sealed trap
SHOWER: 40mm or 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 min 33x38mm 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, SKIRTINGS & ARCHITRAVES

All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ACCESSIBLE SWITCHES & SOCKETS

Ensure to make the dwelling more easily by all persons than 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 PFL and the remainder 450mm from PFL.

FOUL DRAINAGE

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 readable access to all change in bends and junctions. Contractor to ensure no live drains run beneath proposed works.

COMMISSIONING OF HEATING AND HOT WATER SYSTEM

Contractor to submit a certificate and 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 Practice for Installation, Commissioning and Servicing of Central Heating Systems, a blank copy may be included within the boiler manufacturer's instructions or from CH Information Council on Tel no: 01926 423 284.

ROOF INSULATION

Roof to achieve a U' value of 0.16w/m²K by using 2no layers of 90mm or 40mm Celotex tuff-R GA3000Z rigid insulation board fixed between and under the rafters on timber noggings fixed securely to sides of each rafter with 12.7mm Duplex plasterboard. Celotex board & noggings to be fixed, cut and installed strictly in accordance with manufacturer's instructions and the brief description on show below.
Installation guidelines: Ventilated. Make sure there is enough rafter depth to accommodate not only the thickness of the GA3000Z insulation but also a 50mm ventilated air space above the boards. Fix battens or nails (leaving 20% of their length exposed) to the inside face of the rafters so that the bottom of the batten/nail is 50mm below the slaters felt. These nails should be spaced at regular centres to offer sufficient resistance to stop the board obstructing the air space. Measure the space to be filled between the inside face of the rafters prior to cutting board. Cut tuff-R at a slight angle, making the board width slightly oversize on one surface, to achieve a 'friction fit'. Push the boards into the void between the rafters until tight up to the underside of the stop batten or nails, ensuring that lateral joints are closely butted. Secure the second layer of Celotex tuff-R GA3000Z to the underside of the rafters with broad-headed clout nails. Joints between boards must be tightly butted. The length of fasteners required to secure the plasterboard lining should be considered. It is good building practice to vapour seal all insulation board joints. This may be achieved by the use of a self-adhesive aluminium foil tape. Clearly mark rafter lines on the board face, using a spirit-based felt-tip marker. Nail on screw plaster board or other lining through the insulation to the rafter. Alternatively, secure the boards in place using softwood battens and fix the plasterboard direct to the batten. This also provides a void for lighting cables/conduit.

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. The contractor should carry out percolation tests to determine the feasibility prior to constructing the soakways. Detailed below is guidance on how to carry out the tests:

1. Excavate a trial pit to the same depth as the anticipated soakaway below the invert of the drain.
2. The trial pit should be 300mm - 1000mm wide and 1000 - 3000mm long.
3. It should have vertical sides trimmed square and, if necessary for stability filled with granular material.
4. When no granular material is used, it is advisable to place pegs into the trial pit at the 75% & 25% levels. This allows the water level readings to be taken accurately.
5. The trial pit should then be filled and allowed to drain three times to near empty, with readings taken for:-
 - The time taken for the water level to lower to the 75% level
 - The time taken for the water level to lower to the 25% level
6. When granular material is used, a full height, perforated, vertical observation tube should be positioned in the pit so that the water levels can be monitored with a dip tape.
7. The trial pit should be filled on three separate occasions to give a true reading on the ground conditions.

Available at this office is a Soil Infiltration check sheet to be completed on site and a copy issued to the L.A. Building Control Officer upon completion.

ELECTRICAL INSTALLATION

All electrical work required to meet the requirements of Part P must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council Building Control Officers must be satisfied that either:
1. An electrical installation certificate issued under a competent persons scheme has been issued or
2. An appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so. The Engineer is 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.

NOTICE PLATES FOR HEARTHES & 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 containing the following information:
-The location of the hearth, fireplace on 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 fixed next to the electricity consumer unit.

RAINWATER DRAINAGE

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 adaptor. Underground drains to be 110mm Ø 0.8m uPVC on similar approved with flexible joints laid on 100mm geogrand and min 150mm surrounds laid to 1:100 falls to new soakaway. Soakaway specification detailed elsewhere.

CHIMNEY CONSTRUCTION

A chimney height of 4.5m or over is normally sufficient for flue draught. The depth of the chimney foundations should be the same as any adjacent wall foundation. In order to provide stability, masonry chimneys should be bonded to, or supported by, adjoining walls of the building. The masonry should be suitable brick, medium weight blocks or stone and mortar jointed. The minimum wall thickness of a masonry chimney is 100mm or 200mm to another compartment or dwelling - see ADJ diagram 2.4. Combustibles must be at least 200mm away from the inside face of the flue liner and 40mm from the outside face of the chimney. The chimney should be lined with suitable liners and purpose made bends. Joints should be kept to a minimum and sealed with fire cement. Liner joints should be installed with the tongue pointing downward into the socket to contain moisture and condensate in the flue. Any voids between liners and masonry should be filled in accordance with manufacturer's instructions. A flue liner bend is used to create an offset to align the flue with house walling or to reach a chimney pot position. The number of bends should be kept to a minimum for better draw efficiency and to enable sweeping access. They are also used to prevent vertical rain ingress, but this can also be achieved with a suitable cowl. Where more than two bends at 45 degrees are to be used in a flue, additional sweeping access is required by ADJ 1.48. Bends must not exceed an angle of 45 degrees. A constructional hearth should be made of solid, non-combustible material such as concrete or masonry at least 125mm thick. No combustible material should be placed underneath a constructional hearth unless there is an air space of 50mm or more or the combustible material is at least 250mm below the top of the hearth. A finished/decorative hearth should be at least 12mm thick and made of non-combustible board/sheet material or tiles. For further information refer to ADJ sections 2.22 to 2.29 and 3.40 to 3.42. The fireplace recess should be constructed of solid non-combustible material. Internal solid walls and jambs should be at least 200mm thick and cavity walls should have at least 100mm thick leaves and 50mm cavity. Material in the cavity behind the fireplace should be non-combustible. For an open fire the fireplace recess should be at least 350mm deep. For burning solid fuel, ADJ suggests a minimum recess size of 500mm by 550mm using 200mm diameter liners and a flue cross sectional area of 15% of the face area of the fireplace. The height of an unstrained chimney stack should not exceed 4.5 times the smallest plan dimension of the chimney stack. Please refer to ADJ section 2.10 and diagram 2.1 for recommended positions of the flue outlet above the roof. Details of clearances above easily ignitable roof coverings, such as thatched roofs, are set out in ADJ 2.12 diagram 2.2. A chimney needs to be made weather proof with mortar flashing around the chimney pot on a brick or concrete coping with drip overhang. Winter used for the chimney and flashing should be resistant to rain and frost. Lead flashings are needed at the junction with roof tiles and brickwork to prevent water penetration. A saddle tray damp proof course should be installed across the full span of the stack at the intersection with the roof to prevent water seeping down the chimney. Details of lead saddle trays and flashings are available from The Lead Association, Tel: 01892 456463.

ROOF / LOFT ACCESS

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

PLANNING CONDITIONS REF H23/0802/05

1. Contractor / Client to forward samples of materials to be used for External Walls and Roof prior to any work commencing.
2. Contractor / Client to submit a scheme of landscaping for the site prior to any work commencing.
3. All rainwater goods to be coloured Black.
4. All Windows shall be of timber construction and stained Dark Brown and set within reveal by 50mm from front face of brickwork.

GENERAL CONDITIONS

Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should 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 practice and all necessary BS codes for Workmanship on Building Sites.



rev 'D' - 18.11.05 - Building Control Specification added & Garage Roof altered to 90°

rev 'B' - 29.09.05 - Amended to gain Planning Permission

rev 'A' - 01.06.05 - Amended to suit Clients Comments

Client : Mr R Bell
Old Lommas
Reservoir Road
Surfleet Seas End
PE11 4DH

Site : Proposed Replacement Dwelling :
The Gables
Millgate Rd
Whaplode St Catherine
PE12 6SD



3 Rembrandt Way
Spalding
Lines
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Date : may05 Scale : As Noted

Drawing No: rem 1046 - 02 "C"

Site Block Plan

Scale 1:500