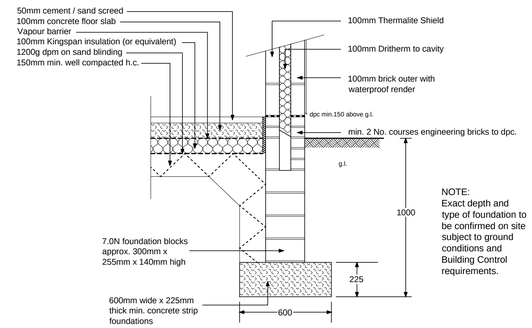
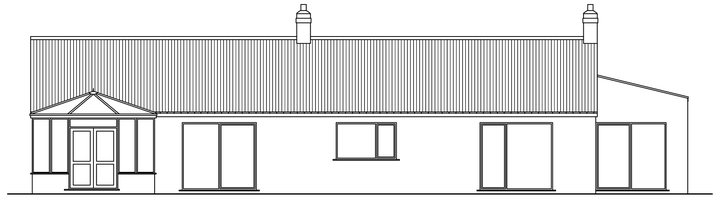
Existing Ground Floor Plan (1:100)

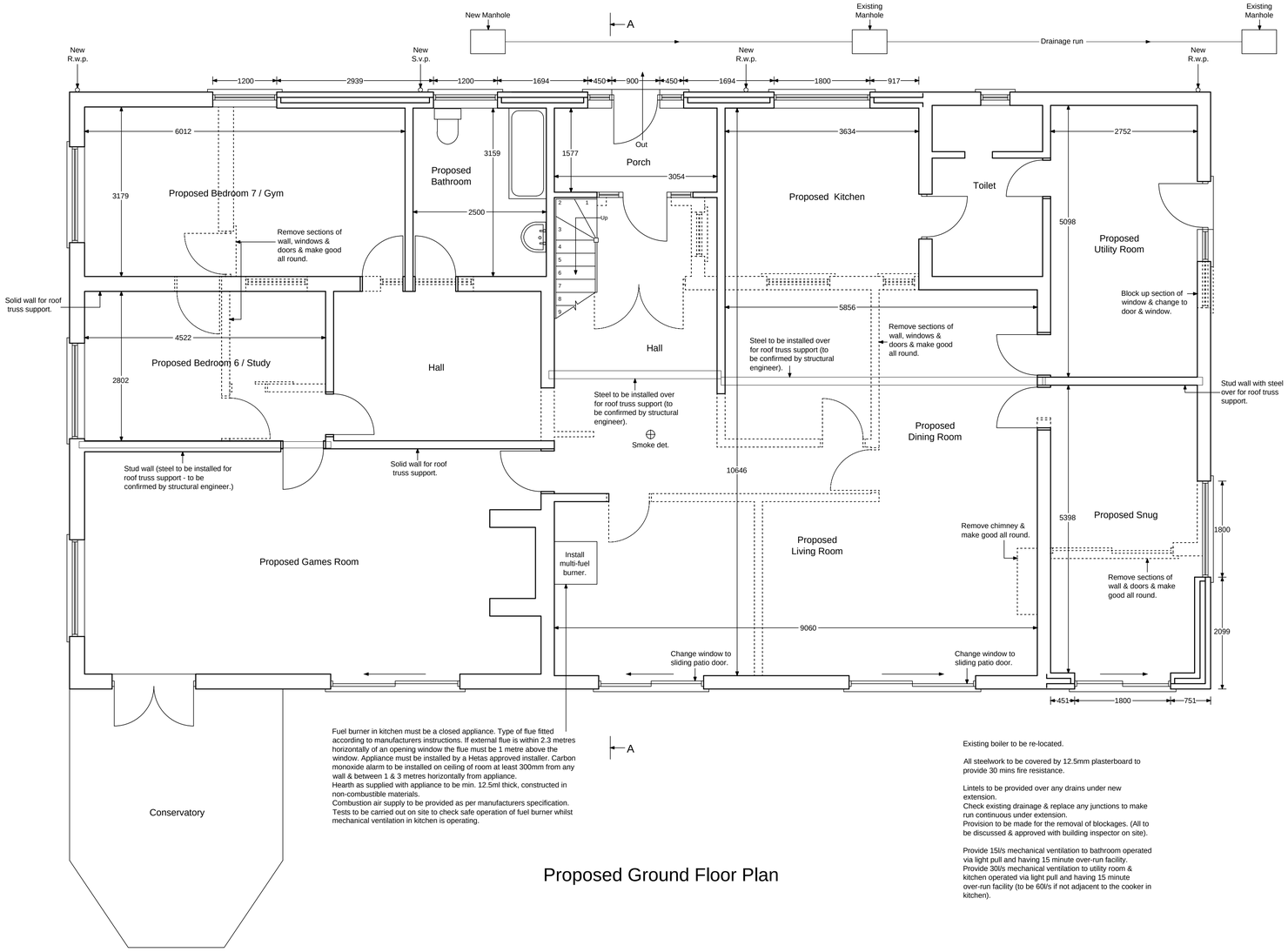


Typical section - foundation and ground floor detail to new extensions (1:20)



Existing Front Elevation (1:100)

Existing Side Elevation (1:100)



Fuel burner in kitchen must be a closed appliance. Type of flue fitted according to manufacturers instructions. If external flue is within 2.3 metres horizontally of an opening window the flue must be 1 metre above the window. Appliance must be installed by a Hetas approved installer. Carbon monoxide alarm to be installed on ceiling of room at least 300mm from any wall & between 1 & 3 metres horizontally from appliance.
Hearth as supplied with appliance to be min. 12.5ml thick, constructed in non-combustible materials.
Combustion air supply to be provided as per manufacturers specification.
Tests to be carried out on site to check safe operation of fuel burner whilst mechanical ventilation in kitchen is operating.

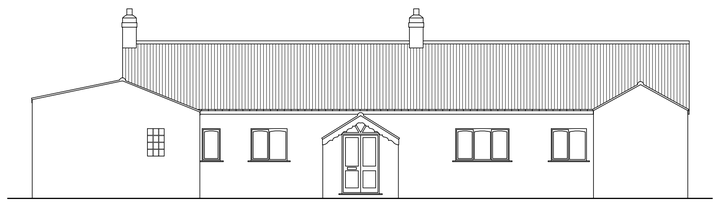
Existing boiler to be re-located.

All steelwork to be covered by 12.5mm plasterboard to provide 30 mins fire resistance.

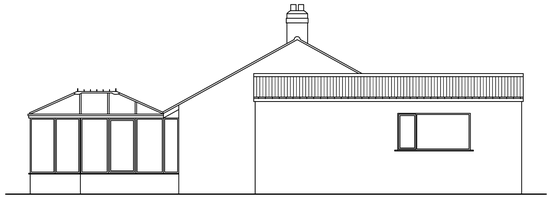
Lintels to be provided over any drains under new extension.
Check existing drainage & replace any junctions to make run continuous under extension.
Provision to be made for the removal of blockages. (All to be discussed & approved with building inspector on site).

Provide 15l/s mechanical ventilation to bathroom operated via light pull and having 15 minute over-run facility.
Provide 30l/s mechanical ventilation to utility room & kitchen operated via light pull and having 15 minute over-run facility (to be 60l/s if not adjacent to the cooker in kitchen).

Proposed Ground Floor Plan



Existing Rear Elevation (1:100)



Existing Side Elevation (1:100)

BUILDING REGULATION COMPLIANCE NOTES.

THE SITE SHALL BE STRIPPED OF ALL VEGETABLE MATTER AND DELETERIOUS MATERIAL TO A MINIMUM DEPTH OF 150mm. INVESTIGATION SHALL BE MADE ON SITE TO CHECK THAT THERE IS NO CONTAMINATION ON SITE.
SUB SOIL DRAINAGE IS TO BE DIVERTED AROUND THE BUILDING OR PIPED UP IN IMPERVIOUS DRAINAGE MATERIAL.

GROUND FLOOR CONSTRUCTION AND FOUNDATIONS TO BE AS SHOWN ON DETAILED SECTION. FOUNDATION DEPTH AND DESIGN MAY REQUIRE AMENDMENT SUBJECT TO GROUND CONDITIONS & BUILDING CONTROL OFFICERS REQUIREMENTS.

CAVITY WALL CONSTRUCTION TO BE 100mm FACE BRICKWORK OUTER LEAF, 50mm CAVITY FILLED WITH DRITHERM, 100mm THERMALITE SHIELD BLOCK INNER LEAF WITH CEMENT / SAND RENDER INTERNALLY.

PLASTERBOARD & SKIM TO INNER FACE.

U VALUE TO BE 0.2 W/m2K OR BETTER.

CATNIC WALL TIES TO TIE NEW EXTENSIONS TO EXISTING BUILDING.

THERMAL RESISTANCE OF 0.45 TO CAVITIES TO LIMIT COLD BRIDGING.

STANDARD CATNIC LINTELS OVER OPENINGS ALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION DETAILS. REINFORCED CONCRETE LINTELS TO ALL MASONRY WHERE ANY DRAINS PASS UNDER.

ALL OPENINGS IN THE BUILDING ENVELOPE TO BE FITTED WITH DRAUGHT EXCLUDERS. THE BUILDING IS TO BE BUILT IN A REASONABLY AIR TIGHT MANNER. ALL NEW RADIATORS TO HAVE TRV'S.

STRIP EXISTING ROOF STRUCTURE COMPLETE DOWN TO CEILING JOIST / WALLPLATE LEVEL. RETAIN CEILING / JOISTS IF POSSIBLE, PROPPING WHERE REQUIRED. CONSTRUCT NEW ROOF STRUCTURE IN ATTIC TRUSSES OFF EXISTING STRUCTURE AS SHOWN. CHECK EXISTING FOUNDATIONS & LINTELS WILL SUPPORT NEW ROOF STRUCTURE ON SITE.

ALL NEW TRUSSES TO BS 5268 AT MAX. 600mm c/c AT 35 DEGREES PITCH. TRUSS CALCS TO BE SUPPLIED PRIOR TO WORK STARTING.
IF EXISTING WALLS ARE SOLID CAVITY TRAYS WILL BE REQUIRED.

ALL LONGITUDINAL & DIAGONAL WINDBRACING IN 100mm x 25mm TANALISED TIMBER ALL TO BS 5268. GALVANISED TIES TO TRUSSES AT CEILING LEVEL AND UP GABLES AT MAX. 2000mm c/c & CROSSING MIN. 3 No. MEMBERS ALL ON NOGGINGS MIN. 38mm THICK. DOUBLE JOIST TRIMMING AROUND STAIRCASE. SOLID STRUTTING TO THIRD SPANS OF TRUSSES.

PROVIDE 30 x 5mm GALVANISED MILD STEEL STRAPS AS LATERAL SUPPORT TIES AT ROOF & CEILING LEVEL AT MAX. 2m c/c.

STAINLESS STEEL WALL TIES, TYPE A - 225mm LONG, TO BS1243 AT 750mm c/c HORIZONTAL & 450mm c/c VERTICAL, STAGGERED & DOUBLE NUMBER AT REVEALS.

ROOF COVER IN CONCRETE INTERLOCKING TILES TO MATCH EXISTING ON 50mm x 25mm TANALISED BATTENS ON BREATHABLE FELT OR OTHER APPROVED ALTERNATIVE. ROOF INSULATION IN ACCORDANCE WITH DETAILED SECTION.

LOFT INSULATION AT RAFTER LEVEL AS FOLLOWS;
SF19 MULTIFOIL ON TOP OF RAFTERS (BATTEN RAFTERS AS NECESSARY), 50mm CLEAR AIRGAP OVER INSULATION - ALL IN ACCORDANCE WITH KINGSPAN INSTRUCTIONS OR SIMILAR MAKE.
U VALUE TO BE 0.18 W/m2K OR BETTER.

EXISTING FIRST FLOOR CEILING CONSTRUCTION TO BE INVESTIGATED ON SITE & IF NECESSARY, UPGRADED TO PROVIDE MINIMUM 30 MINUTE FIRE RESISTANCE.

ROOF VENTILATED AT RIDGE AND EAVES EQUIVALENT TO MIN. 25mm CONTINUOUS GAP AT EAVES AND 10mm AT RIDGE.

FORM OPENING THROUGH AND FIT NEW STAIRCASE AS DETAILED ON SECTION WITH HANDRAIL AT 900mm ABOVE PITCHLINE. 900mm ABOVE LANDINGS WITH VERTICAL BALUSTERS AT LESS THAN 100mm c/c.
DOUBLE JOIST TRIMMING AROUND STAIRCASE. MINIMUM 50mm TREAD WIDTH AT NARROW END OF STAIR WINDERS.

DOUBLE JOISTS TO BE PROVIDED UNDER 1st FLOOR PARTITIONS. INSULATE GABLE WALLS AS SHOWN ON PLAN.

PROVIDE AND FIT SMOKE DETECTORS AS INDICATED ON DRAWING TO BUILDING REGULATION REQUIREMENTS TO BS 5839.

NEW FLOOR CONSTRUCTION TO CONSIST OF 22mm MOISTURE RESISTANT T & G CHIPBOARD WITH 100mm FIBREGLASS LAID BETWEEN JOISTS AND PLASTERBOARD CEILING WITH MINIMUM MASS OF 10Kg/m2. ALL GAPS AND JOINTS TO BE FILLED AND WELL SEALED.

ALL NEW INTERNAL DOORS TO BE UNDERCUT BY 10mm FOR VENTILATION.

BACKGROUND VENTILATION (TRICKLE VENT TO WINDOW HEAD) TO BE EQUAL TO 5000mm2.

NEW ATTIC ROOM TO HAVE OPENING WINDOWS PROVIDING MIN. 1/20TH FLOOR AREA RAPID VENTILATION.

EXISTING WET C/H SYSTEM TO BE EXTENDED INTO SECOND FLOOR ROOM TO SERVE RADIATOR OF SUITABLE RATING WITH TRV. ALL RELEVANT PIPEWORK TO HAVE INSULATION THICKNESS EQUAL TO PIPE DIA. OR 40mm MAX. INC. ANY PIPE RUNS THROUGH UNHEATED AREAS.

ALL FOUL DRAINAGE IN 100mm DIA. POLY PIPEWORK AT 1:40 FALLS, BED & SURROUND IN PEA GRAVEL. PROVIDE NEW POLY INSPECTION CHAMBERS WHERE REQUIRED.

ANY NEW WASTE PIPEWORK TO BE TO BS5254 & BS5572. FITTINGS TO BATHS AND SHOWERS TO BE 40mm DIAMETER WASTES & 32mm DIAMETER TO HAND BASINS. ALL WITH 75mm DEEP SEAL TRAPS. ANY NEW HOT WATER TAPS TO BE FITTED ON THE LEFT.

ALL SURFACE WATER DRAINAGE TO RUN INTO EXISTING GUTTER & DOWNPIPES IF POSSIBLE. ANY NEW GUTTERS TO BE 120mm & DOWNPIPES TO BE 75mm DIAMETER.

SEE DRAWING FOR STAIRCASE DETAILS.
SEE DRAWING FOR THERMAL INSULATION DETAILS.

ANY NEW WINDOWS TO COMPLY WITH NEW PART L REQUIREMENTS (U VALUE OF 1.6 W/m2K OR BETTER). ANY NEW WINDOWS TO HAVE LOW E COATING. GLAZING IN CRITICAL LOCATIONS TO BS 6206 1981 (SAFETY GLASS).

ALL WORK REQUIRED TO COMPLY WITH APPROVED DOCUMENT P IS TO BE CARRIED OUT BY A PERSON COMPETENT TO DO SO. A CERTIFICATE ISSUED BY A COMPETENT PERSON TO PROVE THAT THE WORK HAS BEEN INSTALLED, TESTED AND FOUND TO COMPLY WITH PART P WILL BE REQUIRED BY BUILDING CONTROL ON COMPLETION.

ENSURE PROTECTING STRUCTURE AROUND THE STAIRWAY WILL CONTINUE TO THE UNDERSIDE OF THE ROOF.

CONFIRM THAT THERE WILL BE ENERGY EFFICIENT LIGHTING PROVIDED WITH LAMPS OF LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT, AT LEAST 3 IN 4 FITTINGS.

NOTE:

THIS DRAWING IS INTENDED FOR CONSULTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. WORK SHOULD NOT BE STARTED UNTIL FULL APPROVAL UNDER BOTH PLANNING & BUILDING REGULATIONS IS GRANTED.

All dimensions are approximate and to be checked on site.

	Revisions	Date

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Project.
Proposed Single Storey Extensions, Internal Alterations & Roof Lift Loft Conversion at 'Hubblestrop Cottage', Holme Lane, Holme

Date.
12 February 2015

Scale.
1:20, 1:50 & 1:100

Drawing No.
SR/15/TVM/04