

ROOF: (CONDITIONAL APPROVAL REQUESTED)

CLAY PANTELIS ON 50 x 25mm SW TANALIZED LATHS COVERED WITH DUPONT TYVEK SUPRO BREATHER ROOF UNDERLAY (BAA CERTIFICATE 04/10) ON 175 x 38mm RAFTERS AT 450mm CENTRES UNDERDRAW WITH 500 GAUGE POLYETHYLENE VAPOUR CONTROL LAYER AND 12.5mm PLASTERBOARD + 3mm NEAT GYPSUM SCIM FINISH. TAPE & SUPPORT ALL EDGES OF PLASTERBOARD.

ROOF TRUSS:

PROVIDE AND INSTALL A 'KINGPOST' TYPE ROOF TRUSS WHERE SHOWN ON PLAN AT CENTRE OF EXTENSION, AS DESIGNED BY THE STRUCTURAL ENGINEER (THAT SHOWN IS DIAGRAMATIC)

INSULATION: (SLOPING CEILING)

INSTALL 2 No LAYERS OF 70mm KINGSPAN KOOL THERM K7 (TOTAL 140mm) BETWEEN RAFTERS, FLUSH TO UNDERSIDE OF RAFTERS GIVING A 35mm RAFTER CAVITY ABOVE THE INSULATION

STRUCTURAL ENGINEER: (CONDITIONAL APPROVAL REQUESTED)

THE OWNER TO EMPLOY DIRECT AN APPROVED STRUCTURAL ENGINEER TO PREPARE ALL CALCULATIONS AND DETAILS AS NECESSARY FOR:

1/ ROOF STRUCTURE, ANCHOR STRAPS, ANCHORAGE POINTS AND PADSTONES ETC

2/ KINGPOST ROOF TRUSS (SHOWN DIAGRAMATIC) + W. & B.A.H. THE OWNER IS RESPONSIBLE FOR ALL ASSOCIATED FEES AND COSTS OF THE WORKS AS MAY BE INCURRED

VELUX ROOF WINDOWS:

SUPPLY AND FIX IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS 2 No VELUX CONSERVATION AREA ROOF WINDOWS REF GVA (BLACK FINISH), SIZE 780mm WIDE x 1180mm HIGH, TOGETHER WITH APPROPRIATE FLASHING UNITS

WALL JUNCTIONS/ADJUSTMENTS:

WHERE NEW WALLS ADJUT EXISTING WALLS, INSTA.LL. 100 x 10mm x FULL HEIGHT FLEXCELL EXPANSION JOINT IN OUTER LEAF AND SEAL WITH 10mm TROWELL SEALANT. INNER WALL LEAF TO BE ADJUTED USING CROCODILE STRIP FIXED VERTICAL TO EXISTING MASONRY.

WALLS:

100mm FACING BRICK WORK WITH BRICK SOLDIER COURSES WITH 100mm NOMINAL CAVITY FILLED SOLID WITH 100mm CROWN BRIT THERM 32 CAVITY INSULATION AND WITH 100mm PLASOR STRANLITE LOAD-BEARING 4.2m/m² BLOCKS TO INNER LEAF WITH RENDER AND 3mm LIGHTWEIGHT PLASTER SCIM. INCORPORATE STAINLESS STEEL (22.5mm LONG) WALL TIES TO BS AT 450mm VERTICAL CENTRES INCREASED TO 225mm CENTRES AT DOOR AND WINDOW REVEALS, OPENINGS, ETC AND AT 750mm HORIZONTAL SPACINGS. INSERT 150mm WIDE "DAMCOR" OR EQUIVALENT, D.P.C. AT ALL CAVITY REVEAL / CLOSURES FIXED TO BACKS OF DOOR & WINDOW FRAMES. LINK HORIZONTAL WALL D.P.C. WITH VISQUEEN FLOOR D.P.M. TURNED UP AT EDGES CARRIED ACROSS FULL WIDTH OF CAVITY WALL. INCLUDE CAVITY WALL TRAYS TO ALL PERIMETER WALLS AT DPC LEVELS. HORIZONTAL D.P.C. TO BE 150mm MIN. ABOVE GROUND LEVEL.

LINTELS:

IG INSULATED STEEL LINTELS-RANGE LJS100. ALL WITH 150mm (MIN) END BEARINGS AND TO INCLUDE CAVITY WALL TRAYS. LINTELS TO SUIT EACH INDIVIDUAL SPAN LOADING CONDITION. BUILDER TO OBTAIN MANUFACTURERS LINTEL SCHEDULE AND SUBMIT SAME FOR L.A. APPROVAL.

FOUNDATIONS:

THOSE SHOWN AT THE PROVISIONAL DEPTH OF 600mm/1000mm ARE TO BE DETERMINED ON SITE WHEN THE GROUND CONDITIONS ARE KNOWN AND SHALL BE STEPPED IF NECESSARY TO SUIT THE SITE CONDITIONS. NOTE - COHESIVE (CLAY ETC) AT 1.0m DEPTH AND NON-COHESIVE (SAND ETC) AT 600mm MINIMUM DEPTH ALL TO BE AGREED ON SITE WITH THE BUILDING INSPECTORS AS WORKS PROCEED. ALL CAVITY WALLS TAKEN DOWN TO 600 x 225mm CONCRETE FOUNDATIONS

NOTES:

SHOULD ANY ABNORMAL GROUND CONDITIONS BE ENCOUNTERED THEN THE FOUNDATIONS & FLOOR SLAB SHALL REQUIRE TO BE DESIGNED BY A STRUCTURAL ENGINEER. ALL FEES AND COSTS OF THE WORKS AS MAY BE INCURRED ARE THE OWNERS RESPONSIBILITY FOR PAYMENT.

GROUND FLOOR:

LAMINATED TIMBER FLOOR COVERING TO MATCH EXISTING ON 75mm SCREED (INCORPORATING UNDERFLOOR HEATING SYSTEM) ON 500 GAUGE POLYETHYLENE VAPOUR CONTROL LAYER ON 70mm KINGSPAN KOOL THERM K3 FLOORBOARD DENSITY 50kg/m³ CFC/HCFC RIGID PHENOLIC INSULANT ON 100mm CONCRETE ON 1200 GAUGE VISQUEEN D.P.M. LINKED UP TO WALL D.P.C. ON 25mm SAND BLINDING LAYER ON 150mm TYPE 1 AGGREGATE FILL. FORM ALL ACCESSIBLE DUCTS WITHIN THE FLOOR CONSTRUCTION FOR PIPEWORK AS REQUIRED BY THE WATER AUTHORITIES REGULATIONS AND REQUIREMENTS.

NOTE: 1/ VISQUEEN TO HAVE 200mm MINIMUM LAPS AND FULLY TAPED AND CARRIED ACROSS FULL WIDTH OF CAVITY WALL

2/ 25mm WIDE EDGE INSULATION TO ALL PERIMETER WALLS FOR FULL DEPTH OF FLOOR CONSTRUCTION.

3/ ALL CONCEALED PIPEWORK TO BE LAGGED WITH PROPRIETARY EXTRUSIONS AND TAPED AS NECESSARY.

4/ INCLUDE CAVITY WALL TRAYS TO ALL PERIMETER WALLS AT DPC LEVEL

HEATING AND PLUMBING SYSTEMS:

NEW GAS FIRED VALLIENT ECOTEC PLUS 837 INCLUDING FAN FLUE KIT CONDENSING 'COMBI' BOILER. ALL TO BE INSTALLED BY A.H. HALES LTD THE APPROVED "GAS SAFE"/"CORGI" HEATING & PLUMBING ENGINEER POSITION TO BE AGREED ON SITE

SPACE HEATING CONTROLS TO INCLUDE INTERNAL ZONE, TIME CONTROLS, BOILER SEQUENCE CONTROLS, ETC HOT WATER STORAGE SYSTEM CONTROL TO BE PROVIDED ALONG WITH INSULATION LAGGING OF VESSELS, PIPES, DUCTS ETC. NOTE - MANIFOLD PACK TO BE LOCATED IN SAME LOCALITY AS BOILER. INSTA.LL. "SPEEDFIT" BARRIER PIPE UNDERFLOOR STAPLE SYSTEM. THE CONTINUOUS PIPEWORK LOOP STAPLE FIXED TO KINGSPAN FLOOR BOARD INSULANT. ALL TO CONFORM WITH THE CURRENT BUILDING REGULATIONS.

NOTE: THE EFFICIENCY OF THE MAINS NATURAL GAS FIRED CONDENSING 'COMBI' BOILER MUST EQUAL OR EXCEED THE SEDBUK VALUE OF 92%

THE BUILDER/HEATING ENGINEER SHALL, ON COMPLETION OF THE BUILDING WORK ENSURE THAT THE HOUSEHOLDERS ARE PROVIDED WITH A SUITABLE SET OF OPERATING AND MAINTENANCE INSTRUCTIONS OF THE SYSTEM INSTALLED.

A ROBUST 'NOTICE PLATE' SHALL BE POSITIONED ADJACENT TO THE ELECTRICITY CONSUMER UNIT STATING THE ENERGY RATING.

HEATING AND HOT WATER SYSTEM SHALL BE INSPECTED AND A COMMISSIONING CERTIFICATE ISSUED IN ACCORDANCE WITH REGULATION 20C SHALL BE AT COMPLETION OF INSTALLATION TO CONFIRM THE APPROPRIATE PROVISION HAS BEEN MADE FOR THE SYSTEMS EFFICIENT OPERATION FOR THE PURPOSES OF CONSERVATION OF FUEL AND POWER. THE CERTIFICATE TOGETHER WITH MANUFACTURERS OPERATING AND MAINTENANCE INSTRUCTIONS MUST BE AVAILABLE FOR THE OCCUPANTS USE, AND PROVIDED BY THE BUILDER. A COPY OF THE COMMISSIONING CERTIFICATE MUST ALSO BE GIVEN TO THE BUILDING INSPECTORS.

GAS SUPPLY TO BE TAKEN TO NEW BOILER LOCATION, ALTER, REMOVE, RE-ROUTE EXISTING INTERNAL GAS SUPPLY AND POINTS TO SUIT NEW LAYOUT. ALL TO BE DETERMINED ON SITE AS WORKS PROCEED.

DECORATIONS:

TO BE FULLY DECORATED TO WHOLE OF NEW EXTENSION & ASSOCIATED/AFFECTED AREAS. WORKS TO BE IN ACCORDANCE WITH GOOD TRADE PRACTICE AND PROCEDURE. WALLS & CEILINGS TO BE EMULSIONED. JOINERY TO BE PAINTSTAIN FINISH. COLOURS TO BE SELECTED BY THE OWNERS AND AGREED WITH THE DECORATORS.

WINDOWS, DOORS, FRENCH DOORS, ETC.:

DOUBLE GLAZED UNITS INCORPORATING 16mm AIR SPACE AND WITH OPENING LIGHTS AS SHOWN TO EQUAL U20⁰ OF EACH INDIVIDUAL ROOM FLOOR AREA. GLASS TO BE LOW 'E' (PLKINGTON 'K'). SAFETY GLASS IN DOORS & SCREENS WHERE WITHIN 1.5m OF FLOOR LEVEL AND IN WINDOWS WHERE WITHIN 800mm OF FLOOR LEVEL. ALL DOORS AND WINDOWS TO BE FITTED WITH DRAUGHT SEALS. THERMAL VALUE TO ACHIEVE 1.8 w/m² K WINDOWS OF APPROVED MANUFACTURE IN TIMBER TO MATCH EXISTING AND TO STYLE AS SHOWN ON DRAWINGS INCORPORATE TRICKLE VENTS TO PROVIDE 12000mm² CONTROLLABLE VENTILATION

KITCHEN UNITS, TAPS, WASTES, FITTINGS ETC.:

THOSE SHOWN ARE DIAGRAMMATIC AND INTENDED FOR GUIDANCE PURPOSES ONLY. THE TYPE & MANUFACTURER, QUALITY, STYLE, COLOUR, ETC. TO BE DETERMINED BY THE OWNERS AND AGREED WITH THE BUILDER. WASTE PIPES TO BE 32mm / 30mm DIAM - 50mm IF COMBINED TOGETHER WITH 75mm DEEPSEAL/RESEALING TRAPS TO DISCHARGE INTO EXISTING BACK INLET GULLY

INTERNAL JOINERY:

NEW INTERNAL ARCHITRAVES AND SKIRTINGS SHALL MATCH WITH EXISTING COMPONENTS IN SIZE, QUALITY, AND COLOURS ETC

ROBUST CONSTRUCTION:

THE BUILDING FABRIC TO BE CONSTRUCTED SO THAT THERE ARE NO SIGNIFICANT THERMAL BRIDGES OR GAPS IN THE INSULATION LAYER (S) WITHIN THE EDGES OF THE VARIOUS NEW ELEMENTS IE ROBUST CONSTRUCTION DETAILS.

ELECTRICS:

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 WILL REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

ALTER/MODIFY/EXTEND EXISTING ELECTRICS INTO NEW EXTENSION. TO BE INSTALLED BY AN APPROVED ELECTRICAL CONTRACTOR TO CURRENT REGULATIONS AND REQUIREMENTS. INCLUDE ALL WIRING, 2-GANG POWER POINTS, CHILING POINTS, LIGHT SWITCHES, LIGHTING AND POWER CIRCUITS, TV POINTS ETC. AMOUNTS AND POSITIONS TO BE AGREED ON SITE. POWER POINTS AND LIGHTS SWITCHES TO BE FITTED BETWEEN 450mm AND 1200mm ABOVE ALL FLOOR LEVELS.

EFFICIENT LIGHTING SHALL BE PROVIDED AT ONE PER 25m² OF NEW FLOOR AREA OR ONE PER FOUR FIXED LIGHTING FITTINGS IN THE FORM OF ILLUMINATED FIXED LIGHTING FITTINGS WHICH ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT. WAIT IE - FLUORESCENT TUBES AND COMPACT FLUORESCENT LAMPS (NOT GLS TUNGSTON LAMPS WITH HAYONET CAP OF EDISON SCREW BASES).

DRAINAGE:

DRAINPIPES AND FITTINGS TO BE WAVIN PLASTICS "OSMA" UNDERGROUND DRAINAGE SYSTEM OR EQUIVALENT, LAID AT 1% GRADIENTS CONNECTED TO SOAKAWAY. MANHOLES TO BE IN IPVC FOR DEPTHS UP TO 1.0m (MAX) INCLUDING BASE 1 SCREW FIXED COVER & FRAME.

NOTE: EXISTING R.W GULLY ON EAST WALL ADJACENT TO BOUNDARY, TO BE CONNECTED INTO NEW MANHOLE IN EXISTING R.W GULLY AT N/E CORNER OF KITCHEN - CONNECT INTO NEW HR 52 SOAKAWAY.

CONSTRUCT IN ACCORDANCE WITH BRE DIGEST 365 + COVER & FRAME AND TO HAVE A MINIMUM TWO CUBIC METRE CAPACITY - SIZE TO BE VERIFIED ON SITE BY BRE DIGEST 365 PERCOLATION TEST. POSITION TO BE DETERMINED ON SITE AND BE A MINIMUM 5.0m AWAY FROM ALL BUILDINGS. NOTE - TEST RESULTS TO BE OBTAINED BY SITE OWNERS AND GIVEN TO L.A. BUILDING INSPECTORS FOR ANALYSIS TO VERIFY SIZE OF SOAKAWAY. ADJUST ANTICIPATED SIZE OF 2.0 (L) x 1.0 (W) x 1.0 (D) IF FOUND NECESSARY AFTER ANALYSIS BY THE BUILDING INSPECTORS

NOTES:

- DO NOT SCALE ANY MEASUREMENTS FROM THIS DRAWING. IF IN DOUBT - ASK.
- ALL FIGURED DIMENSIONS ARE TO BE VERIFIED ON SITE BEFORE COMMENCING WORK.
- CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ALL DIMENSIONS FOR COMPONENTS AND ASSEMBLIES TO BE VERIFIED ON SITE PRIOR TO MANUFACTURE, CONSTRUCTION OR SUPPLY.
- ALL WORK & MATERIALS TO BE IN ACCORDANCE WITH CURRENT C.O.P. BRITISH STANDARDS AND BUILDING REGULATION REQUIREMENTS.

SITE VISIT:

THE BUILDER SHOULD MAKE ARRANGEMENTS WITH THE OWNERS TO VISIT THE SITE TO ASCERTAIN THE FULL EXTENT OF THE WORKS, WHETHER SPECIFIED IN DETAIL OR NOT, PRIOR TO SUBMISSION OF HIS QUOTATION.

EXCAVATIONS & WASTE MATERIALS:

EXCAVATE TO REDUCED LEVEL OVER AREA OF NEW EXTENSION AND PATIO AREA. EXCAVATE FOR FOUNDATIONS AND DRAINS TO REQUIRED DEPTH. RETAIN SELECTED MATERIALS FOR BACKFILL AS NECESSARY.

ALL SURPLUS EXCAVATED MATERIAL AND WASTE MATERIALS GENERALLY TO BE REMOVED FROM SITE BY SKIP DURING AND UPON COMPLETION OF THE WORKS. ALL ASSOCIATED SKIP HIRE AND TIPPING CHARGES ARE THE BUILDERS RESPONSIBILITY FOR PAYMENT.

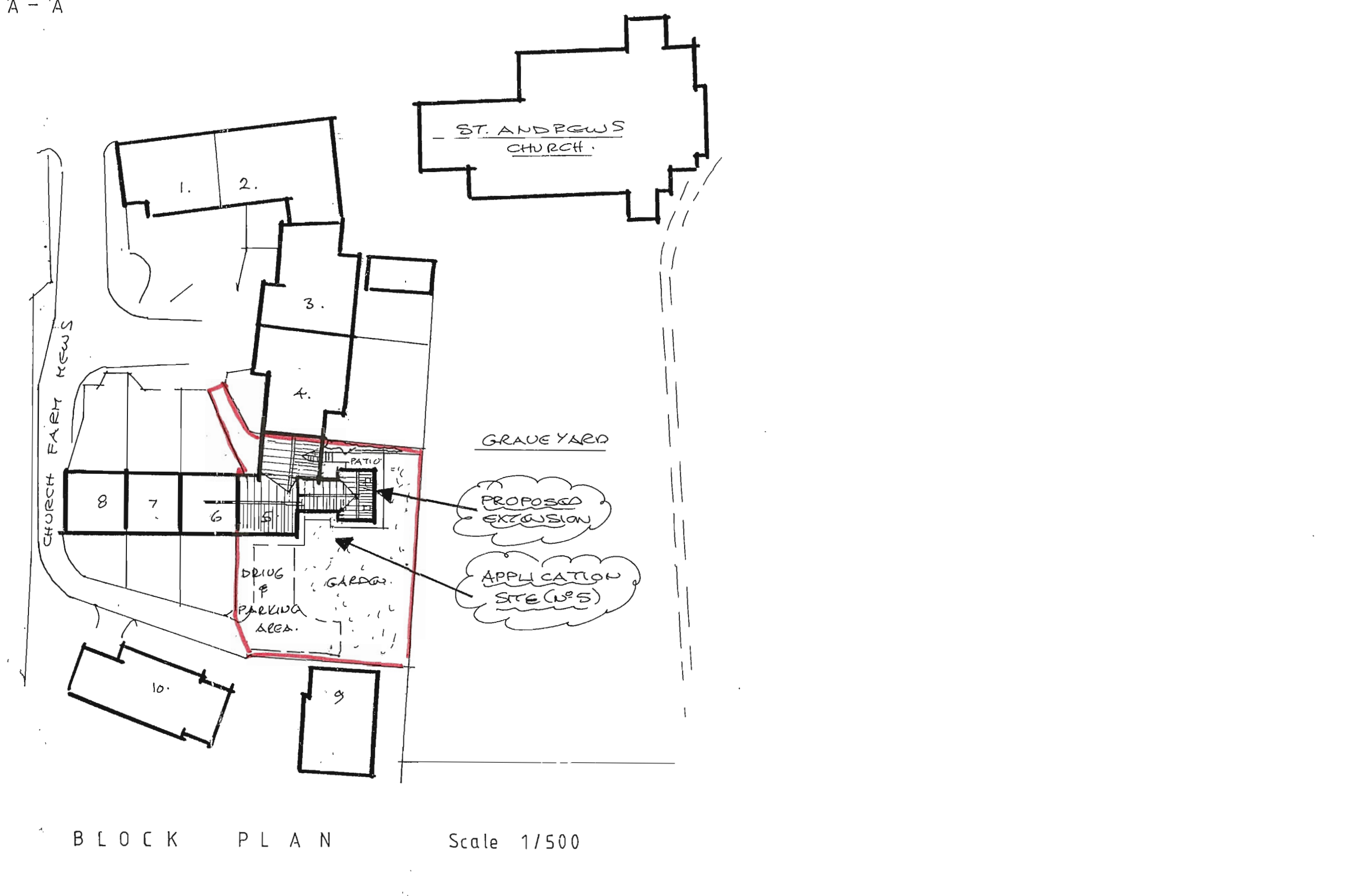
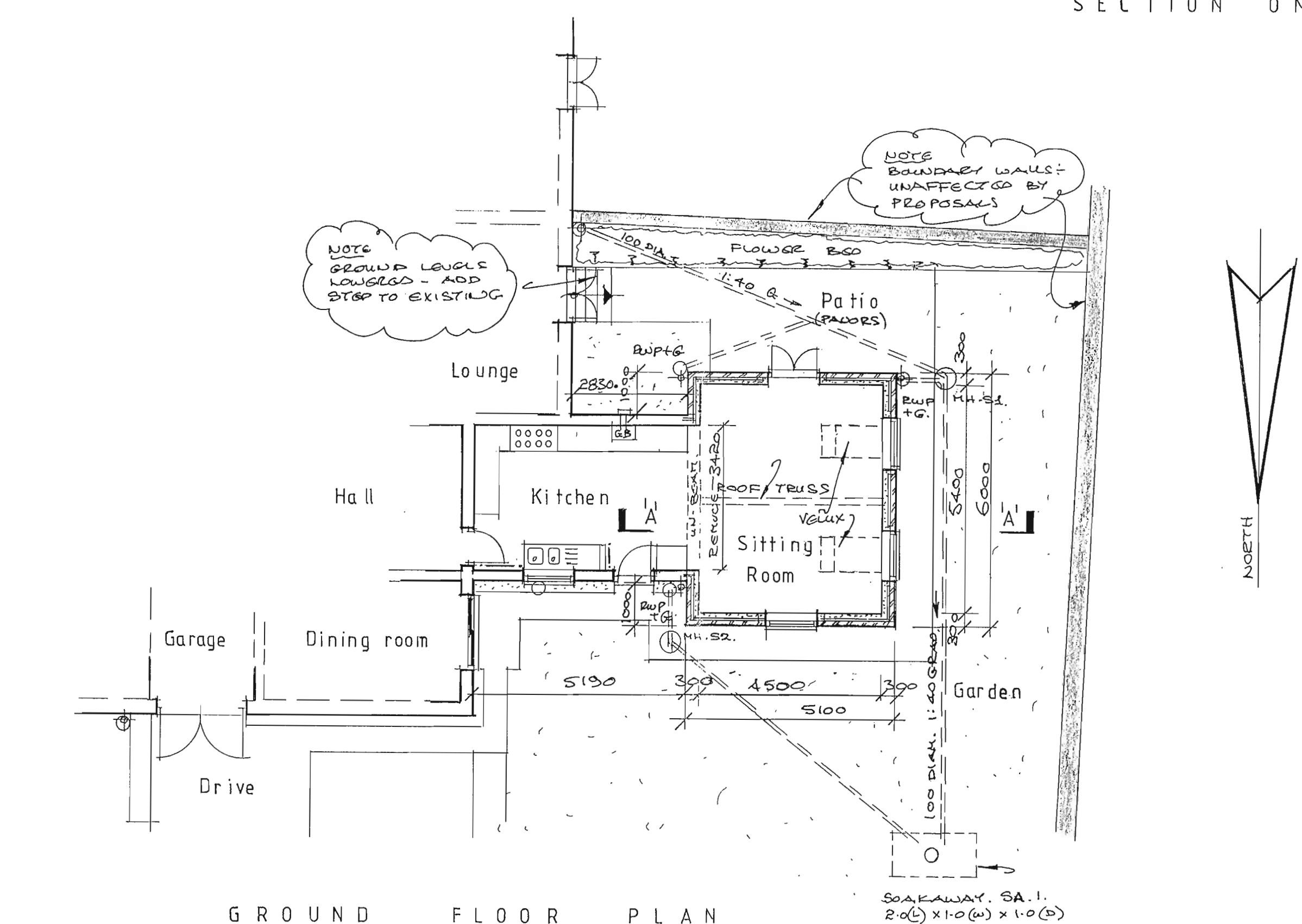
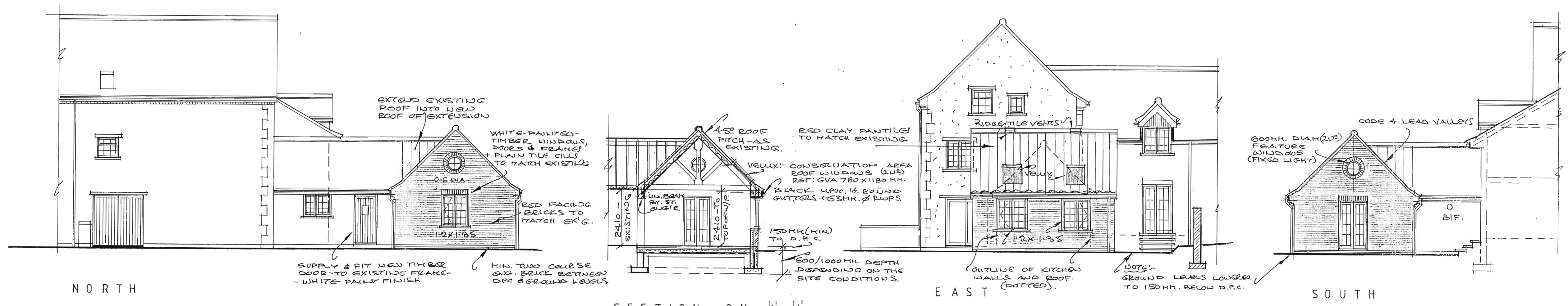
GENERAL:

REMOVE NON-LOADBEARING 'WING' WALL ADJACENT TO BOILER AND MAKE GOOD ASSOCIATED PLASTERWORK, FINISHES, ETC

REMOVE WINDOW FROM EAST WALL, INCLUDING MASONRY FROM UNDERSIDE OF CILL TO FLOOR LEVEL. LINTEL TO REMAIN IF FOUND TO BE SUITABLE UPON SITE INSPECTION BY STRUCTURAL ENGINEER. SEAL CAVITIES AND MAKE GOOD PLASTERWORK

ALTER, MODIFY, EXTEND AND/OR REPLACE KITCHEN UNITS (AS PREVIOUSLY DESCRIBED) ALL TO BE AGREED BETWEEN OWNERS AND THEIR BUILDER

REMOVE WHOLE OF EAST WALL TO KITCHEN INCLUDING WINDOW AND LINTEL. INSTA.LL UNIVERSAL BEAM, PADSTONES AND ASSOCIATED FIXINGS AS SPECIFIED BY THE STRUCTURAL ENGINEER. NOG OUT THE UNIVERSAL BEAM AND ENCASE WITH 15mm PLASTERBOARD + 3mm NEAT GYPSUM SCIM. MAKE GOOD TO ALL PLASTERWORK



DEVELOPMENT CONTROL SECTION		
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Proposed extension at 5, Church Farm Mews Burton-upon-Stather

SCALE: 1/100 DATE: Oct, 2009

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