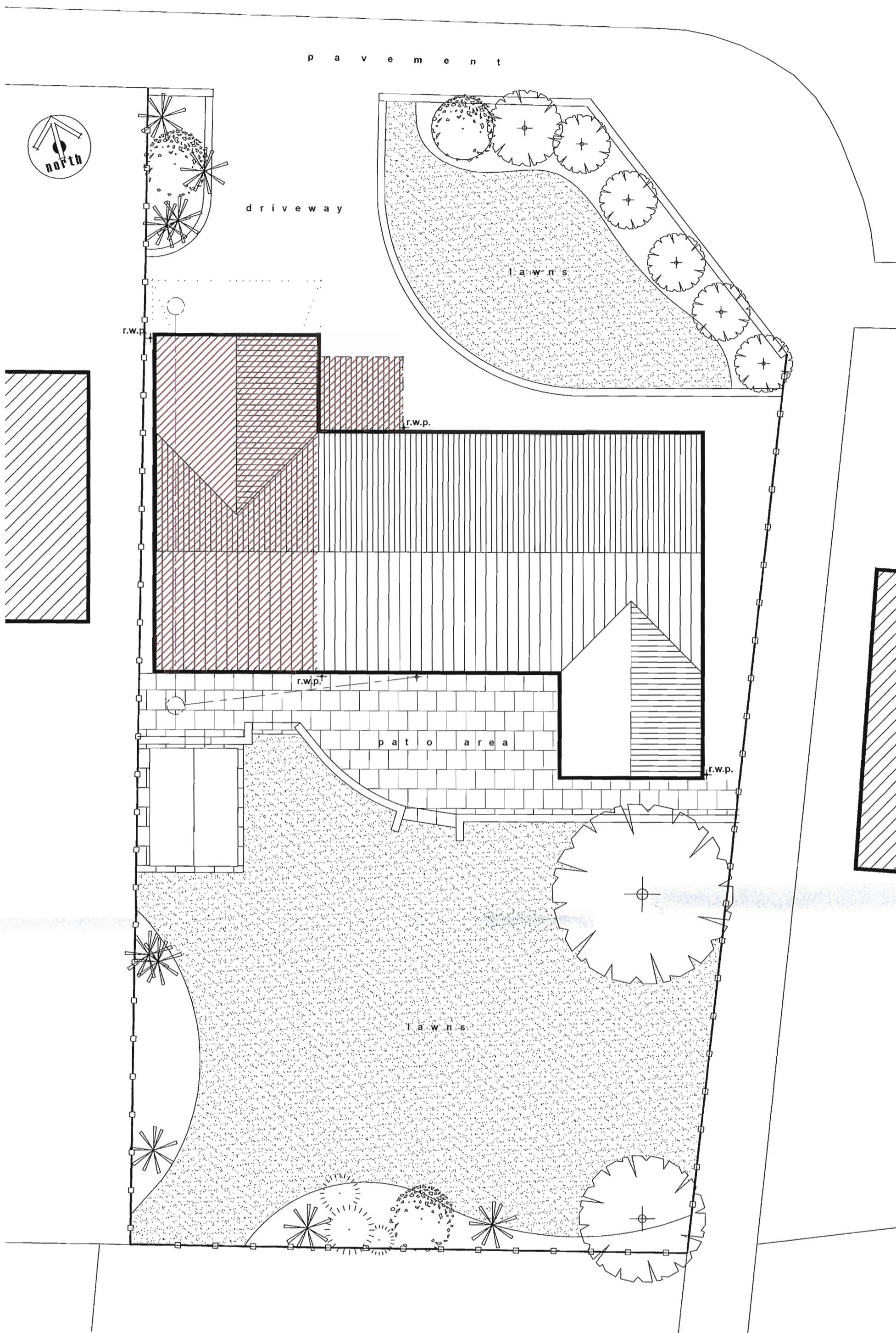


west grove



site plan  
scale 1:100

**STANDARD BUILDING CONTROL NOTATION**

Proposed construction of a Two Storey Extension  
to 22 West Grove, Barton upon Humber for Mr & Mrs Pearson.

**GENERAL**

It is proposed to erect a single and two storey extension to the side of 9 Oak Close, Beverley. Where building to boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990. All dimensions must be checked on site and not scaled from this drawing. Any dimensions given are in millimetres.

**PART P BUILDING REGULATIONS ELECTRICAL SAFETY**

Where electrical work is required to comply with Schedule 1 of the Building regulations it will either:-

1. Be carried out by an individual or company registered under the competent persons scheme.
2. Be carried out by an individual or company who will provide a certificate in accord with BS 7671 upon completion.
3. Where work is carried out by an individual or company not described above the installation will be tested by a person competent to do so under the provisions of BS 7671 and a certificate issued to the applicant in accordance with the testing requirements of the British Standard.

**Proposed Roof Structure**

110mm Kingspan Kooltherm K7 insulation set between rafters at 400c/c with min 50mm ventilation gap maintained to underside of sarking felt as above to underside fixed with a further 37.50mm Kingspan Dry-lining Kooltherm K18 insulation (including 12.5mm plasterboard - vapour check type, manufactured fixed) fixed across face of rafters. To give a total thickness of 135mm Kingspan finished in 12.5mm P/B to give a U-value of 0.2. Collar tie 150x47mm sc3 ceiling joists at 400 c/c to re-inforced rafters with M8 bolts via toothed plate connectors. Support provide to rafters at eaves on via stud at 400c/c with angled fillet to top supported on new bearer beams. 100x47mm sc3 for restraint to eaves to existing rafter feet. New hidden roof vent ties at rear eaves to be provided with equal capacity of 25mm wide continuous strip ventilator. Same vents type to be provided at ridge with equal capacity of 5mm continuous strip ventilator.

**New Pitched Roof Construction**

Concrete interlocking roof tiles to match existing in colour and style laid to gauge with 75mm headlaps on 50 x 25mm tanilised softwood battens secured with wire nails to BS5534. Kingspan niven breathable membrane laid to manufacturer's instructions. (150mm laps) laid horizontally over specified rafters. 150 x 47mm SC3 rafters at 450mm c/c secured to a 100 x 50mm softwood wallplate strapped down to the external cavity walls as already specified. 100mm quilt insulation laid between the ceiling joists with 150mm insulation cross laid over to give total thickness of 250mm glass fibre quilt insulation. Ceiling joists 150 x 47mm SC3 at 450c/c. 12.7mm Gyproc Duplex plasterboard and skim finish ceiling. All to provide 'U' value of 0.16 or better. All valleys to be lined with code 4 lead work on treated softwood valley boards. Where new roofs abut new or existing brickwork provide for code 4 lead flashing stepped where required with patent cavity trays fitted over where required. Horizontal and vertical straps for lateral support as described above positioned at intervals not exceeding 1.8m.

**Lateral restraint to Floor and Roof**

All floors and roofs to be anchored by Bat or Catnic metal anchors ( 30 x 5 mild steel). Straps to be secured to timber and walls min.1000mm long at max.1.2mm c/c ( 1.8m c/c in single storey construction.)

**Solid Floor Slab**

65mm concrete screed, on vapour barrier, on 70mm Kingspan insulation with a 25mm upstand of insulation provided to perimeter edges of floors, on 100mm concrete slab on 1200mm gauge DPM lapped to wall DPC. Sand blinding and minimum 150mm clean compacted hardcore. A lesser standard of insulation may be acceptable should problems be encountered with matching existing floor levels. Confirm with BCB.

**Suspended Timber First Floor**

18mm T&G weyroc flooring (V313 grade to bathroom & Shower room) on 147 x 47mm sc3 treated s/w joists at 450 c/c set to existing and new walls with Catnic type joist hangers provide for 100mm Rockwool quilt insulation between the new floor joists at 450 c/c for sound deadening to comply with E2. Joists doubled below new stud partitions. 12.5mm ( 10kg/2 ) p/b and skim finish to new ground floor ceiling.

**Lintels & Steelwork**

Unless otherwise stated lintels to be Catnic combined steel to BS5977 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete pdstones are to be provided ( sizes to suit load and detail). All lintel backs and soffits to have min. half hour fire resistance and be insulated to prevent cold bridging where necessary.

**Damp Proof Courses**

Horizontal and vertical DPC's will comply with BS743(pitch polymer) and be incorporated:-

1. min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane.
2. Vertically built into jambs of all external openings.
3. Horizontally stepped to all external openings

**External Walls and Foundations**

The external walls are to be in a facing brick to match existing comprising of 103mm brickwork to the external leaf with 1.1.6 cement/sand. 90mm cavity with 90mm Rockwool'Full-fill' Dritherm or other approved insulation material. 100mm thermal insulating blockwork Celcon or Thermalite on the inner leaf with mortar as before, 13mm thickness British Gypsum plaster, all to achieve a 'U' value of 0.30. Cavity wall insulation carried below dpc and overlapped by 150mm with floor insulation and to meet with roof insulation at top of wall. Cavity insulation carried the full extent of gable walls. Cavity must not be closed at eaves with blockwork. All cavity closers to be insulated. Insulation in accord with 'robust construction details'. All external and internal leafs are to be securely retained by approved stainless steel wall ties to BS1243 positioned 450mm apart vertically and 750mm horizontally. Wall ties at openings spaced not more than 300mm vertically provided within 225mm. from sides of openings at unbonded jambs. Lean mix cavity fill to all cavity walling terminating min. 225mm below lowest DPC level. Cavity insulation to finish at same level as floor slab insulation. Below ground level both leaves shall be built in Trench-blocks or class 'b' engineering brickwork. Foundations in accordance with BS8004. All foundations subject to ground conditions to have at least 750mm cover below ground level. Minimum foundation depth in clay soil to be 900mm. Foundations shall be extended below pipe or ductwork penetrating walling. Oversite concrete will be level with or above the finished ground level. Foundation design must be approved by the BC officer subject to site investigation. Unsuitable load bearing strata will necessitate separate structural design.

1. Concrete strip founds to all load bearing cavity walls to be min. 600 x 225 deep.
2. Concrete strip founds to all single skin load bearing walls to be min. 450 x 225 deep.
3. Concrete strip founds to all single skin non load bearing walls to be 450 x 150 deep.

Reinforcement to strip founds to be in accordance with BS 4483 designed to BS 8110 with nominal mesh steel fabric C283 located 25mm from upper and lower surfaces of the foundation.

**Drainage**

UPVC fittings to BS 4514, BS 5255. Baths, sink units, showers - 42mm dia. wastes via 75mm traps. WC pans - 100mm dia. with 100mm traps. Where W/B waste exceeds 1.75m. length or Bath/Shower exceeds 2.3m. anti-siphon traps to be fitted. Below ground drainage to comprise Marley UPVC pipes to BS 4660 & BS5481 or similar. Laid on granular bed material to BS 882 table 4. The selected fill should be free from stones larger than 40mm clay exceeding 100mm, timber, vegetable matter or frozen material.

Where rigid pipes of less than 150mm dia. have less than 300mm cover, or rigid pipes of 150mm or more have less than 600mm cover the pipes should be encased in 150mm concrete. Where flexible pipes are not under a road or have less than 600mm cover they should be encased in 150mm concrete. Where drainage runs within 1metre of any foundation and the level of the drain is below the level of the foundation then the drain trench should be backfilled to the found level with concrete. Any pipe penetrating through a structure below ground level should have a lintel above opening ( or use of rocker pipes ) and a settlement gap of 50mm corkpack or similar flexible material should be inserted to provide protection to the drain. Pipe to be either rocker type or hole around fitted with compressible material. All gravity drainage should have a min. fall requirement of 1:40 to provide self cleansing velocities. All gullies will be back inlet trapped gullies with rodding facility unless otherwise stated. Inspection chambers of up to 900mm depth may be of a UPVC or GRP material or constructed of 150mm concrete base slab with benching formed in 1:2 cement mortar to 1:12 gradient trowelled smooth with all channels, branches and connecting bends. The walls are to be 225mm, class 'B' engineering brick to BS 3921 to the required invert depth. 150mm concrete cover slab with haunching forming the cover level complete with frame and lid. Where foul and surface water are available on site connections must be proved. Priority order for surface water is 1. Soakaway which must be designed to comply with BRE 365. 2. A watercourse or 3. A sewer. Rainwater connections to foul sewers may only be made where soakaway and watercourse cannot be used. On completion the system is to be water pressure tested and cleaned.

**Timber Partitions**

100x50mm vertical softwood studs at 600c/c secured to 100x50mm head and sole plates. Noggins at 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. Provide 25mm Isowool APR 1200 sound insulation to partition voids at bathrooms & around bedrooms to comply with E2 requirements for sound deadening. Floor joists to be doubled up when running parallel with and under timber partitions. Stud to eaves to be 100x100mm at 400c/c with timber fillet to provide support to re-inforced rafters to roof set on new main bearer beams. Provide 80mm Kingspan Kooltherm K12 insulation set between at 400 c/c and internally finished with 12.5mm P/B - vapour check type and skim finished, to give a U-value of 0.30mm.

**Internal Wall Linings**

Existing gable walls to attic side to be upgraded with Kingspan Kooltherm K18 insulation system comprising 62.5mm Kingspan Kooltherm K18 ( containing 12.5mm P/B-vapour check type ) insulated Dry-lining boards ( fixed to timber/battens ( 50x25mm at maximum 600mm c/c - the wider side of the timbers to faced the solid wall ) all to provide a 'U' Value of 0.30 or less all to be skim finished.

**Fire Precautions**

All doors to stairway serving habitable rooms are to be FD30 doors with 25x38mm rebates ( existing to be replaced with new ). 18mm fireline board to underside of new staircase to skim finish. Mains operated, self contained and inter-linked smoke alarms must be provided at each landing level. The smoke alarms must conform to BS 5446 : Part 1. All units to have rechargeable batteries in case of mains power loss. The existing first floor is to be upgraded for modified half hour fire protection with the installation of 100mm Rockwool flexislab on Chickenwire over the new stair enclosure. Underside of new and existing stairs to have half hour fire protection. Any glazing to the stairway enclosure to be replaced with fire-resisting (un-insulated) glazing retained by a suitable glazing system and beads compatible with the type of glass.

**Frames, Casings, Skirtings, Architraves**

New external doors and windows to be Upvc and double glazed or to client's instructions. Internal door linings shall be 100 x 38 with planted stops. Skirting boards shall be 100 x 19mm. chamfered. Architraves shall be 75x19 chamfered. Window frames to be double glazed with safety glazing to all doors, side panels, and all areas extending below 800mm from floor level. New windows to be double glazed with 16mm air gap or 12mm argon filled gap and a both finished soft low 'E' coating to achieve U-value of 1.8. New doors with more than 50% internal glazed area to have a U value of 2.2 or 3.0 if less than 50% internal glazed area. Installed either by Fensa registered installer or compliance via certificate from L.A. Building control. ( fee Payable. )Max. area of windows, doors and roof lights should not exceed 25% of floor area of the extension.

**Electrical Installation**

The proposed electrical installation, earthing and bonding to be installed to current IEE regulations & to comply with Part P requirements of the Building regulations. All work that involves a new circuit to a dwelling will either need to be notified to Building Control, who will then inspect the work, or be carried out by a competent person who is registered under a Part P Self-Certification scheme. Provide mains wired smoke/heat detection system to circulation areas as required and as per drawing Smoke detectors to be interlinked. All units to have rechargeable battery backup in the case of mains power loss. Extend existing for power and lighting to client's instructions. Fixed fitting taking only lamps having a luminous efficiency of 40 lumens per circuit watt shall be used at one per 25 m2 of floor area or one per four fittings which ever is the greater. Fixed external lighting shall be either lamp capacity not exceeding 150 W per light fitting that switches off automatically or fittings taking only lamps of 40 lumens per circuit watt.

**Gas Installation & Heating**

The proposed gas installation shall be designed and installed by CORGI company. Extend existing central heating to new areas to client's instructions. Where new or replacement boilers are installed must have a SEDBUK rating of Class A or B, or a CBIP exemption procedure certificate must be issued by the heating engineer. New radiators fitted with thermostatic type valves with pipework insulated to non heated locations.

**Natural and Mechanical Ventilation**

- a) Habitable room:
  - Rapid ventilation - 1/20th of floor area - for a hinged or pivot window that opens 30° or more, or for sliding sash windows.
  - 1/10th of floor area - for a hinged or pivot window that opens less than 30°.
  - Background ventilation - 5000 mm<sup>2</sup>
- b) Kitchen:
  - Rapid ventilation - opening window
  - Background ventilation - 2500 mm<sup>2</sup>
  - Extract ventilation fan rates - 30 l/s adjacent to a hob or 60l/s elsewhere
- c) Bathroom (with or without WC):
  - Rapid ventilation - opening window
  - Background ventilation - 2500 mm<sup>2</sup>
  - Extract ventilation fan rates - 15 l/s
- d) Sanitary accommodation (separate from bathroom):
  - Rapid ventilation - 1/20th of floor area or mechanical extract at 6 l/s
  - Background ventilation - 2500 mm<sup>2</sup>

**Location of mechanical ventilation devices in rooms:**

- a) Cooker hoods should be 650mm to 750mm above the hob surface (or follow manufacturer's instructions).
- b) Mechanical extract fans should be placed as high as practicable and preferably less than 400mm below the ceiling. Refer to Appendix E Approved Document F for further guidance of installation of fans in dwellings.

**THE CONTRACTOR SHALL ALLOW FOR MAKING GOOD OF ALL DISTURBED WORKS.**

**Other Notes - Alterations.**  
1. All existing foundations, beams and/or lintels accepting additional load, are to be exposed, if necessary, for consideration by the Building Control Surveyor and upgraded if found necessary.

notes

ALL DIMENSIONS ARE 'IDEAL' AND MUST BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCING

B	Issued to 'PLANNING'	20 October 2010	PLB
A	Issued for 'APPROVAL'	16 October 2010	PLB
rev		date	drawn

**PHILIP BINGHAM ASSOCIATES**

14A Market Place  
Hessle  
East Riding of Yorkshire  
YO15 1AN  
Tel: 01964 53377  
Email: info@philipbinghamassociates.com

**ARCHITECTURAL DESIGN SPECIALISTS  
PLANNING CONSULTANTS**

client	Mr. & Mrs. Pearson		
project	Proposed 2 Storey Extension 22, West Grove, BARTON UPON HUMBER		
drawing	Site Plan Building Specification		
drawn by	PLB	date	01 October 2010
checked by	DPW	sheet	scale
drawing number	1002 - PL - 003	rev	As noted
		date	PLANNING

This drawing is to be read in conjunction with all related drawings. Do not scale from this drawing. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of Philip Bingham Associates.