

**ROOF: - (CONDITIONAL APPROVAL REQUESTED)**

STANDARD TRUSSED HIP RAFTER SYSTEM TOGETHER WITH STRUCTURAL AND WIND BRACES OF SPECIALIST MANUFACTURE TO BE CONSTRUCTED AND FIXED IN ACCORDANCE WITH BS. 5268: PART 3: 1985. INCLUDE FOR HATCH + SEALS + BOLT FIXING. THE TRUSS DETAILS TO BE SUBMITTED FOR L.A. APPROVAL BY THE BUILDER WHEN THE MANUFACTURER / SUPPLIER IS KNOWN. TRUSSES TO BE AT 450mm CENTRES WITH 30° ROOF PITCH COVERED WITH DUPONT TYVEK SUPRO BREATHABLE ROOF UNDERLAY (BAA CERTIFICATE 04/101) + 50mm x 25mm SW TANALIZED LATHS + SANDTOFF "COMPOSITE" SLATE ROOF COVERING (OR EQUIVALENT APPROVED)

**CEILING:-**

15mm PLASTERBOARD + 3mm NEAT GYPSUM SCIM FINISH. TAPE + SUPPORT ALL EDGES OF PLASTERBOARD. INCLUDE GYPROC COVING (T) CEILING

**INSULATION:-**

LAY 100mm CROWN WOOL QUILT INSULATION BETWEEN CEILING JOISTS (ABOVE CEILING WITH A FURTHER 200mm LAID AT 90° THERETO (30% TOTAL DEPTH)

NOTE: THE EXISTING ROOF AREAS HAVE 300mm DEPTH OF QUILT INSULATION ALREADY INSTALLED

**WALLS:- (ABOVE GROUND)**

100mm FACING BRICKWORK WITH BRICK SOLDIER COURSES WITH 100mm NOMINAL CAVITY FILLED SOLID WITH 100mm CROWN DRITHERM 32 CAVITY INSULATION AND WITH 100mm PLASOR STRANLITE L.O.D. BEARING 4.2 n/mm² BLOCKS TO INNER LEAF WITH RENDER AND 3mm LIGHTWEIGHT PLASTER SCIM. INCORPORATE STAINLESS STEEL (225mm 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 WALL D.P.C. TO BE 150mm MIN. ABOVE ROOF LEVEL

NOTE: 1/ CAVITY TO EXTEND 225mm BELOW LOWEST D.P.C. LEVEL

2/ CAVITY INSULATION TO EXTERNAL WALLS TO BE 150mm (MIN) BELOW DPC/FINISHED FLOOR LEVEL TO PREVENT COLD BRIDGE

3/ CONCRETE CILLS TO WINDOWS TO MATCH WITH EXISTING

4/ WHERE THE ROCKERY AND FLOWER BED ABUTS THE EXTENSION (NORTH & WEST WALLS) THE DPC AND CAVITY TRAYS TO BE POSITIONED 150mm ABOVE THE HIGHEST LEVELS, STEPPED AS NECESSARY AND IN ADDITION, THE VISQUEEN FLOOR DPM SHALL BE TAKEN UP WITHIN THE CAVITY TO LINK WITH THE HIGHER DPC LEVELS

5/ 85mm DRITHERM CAVITY INSULATION WAS INSTALLED WITHIN RECENT EXTENSIONS BUILT 2006

6/ ORIGINAL HOUSE WALLS ARE FILLED WITH POLYSTYRENE GRANULES

**WALLS (BELOW GROUND):-**

PLASOR STRANLITE FOUNDATION BLOCKS (7.3 n/mm²) LAID FLAT OR IN TWO SKINS WITH CAVITY FILLED WITH CONCRETE UP TO GROUND LEVEL AND/OR 225mm BELOW LOWEST D.P.C. LEVEL

**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 IEE REGULATIONS AND REQUIREMENTS. INCLUDE ALL WIRING; 2-GANG POWER POINTS, CEILING 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 LOW ENERGY LIGHTING SHALL BE PROVIDED TO AT LEAST 75% OF THE AFFECTED FLOOR AREA IN THE FORM OF ILLUMINATED FIXED LIGHTING FITTINGS WHICH ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 45 LUMENS PER CIRCUIT-WATT IE: - FLUORESCENT TUBES AND COMPACT FLUORESCENT LAMPS (NOT GLS TUNGSTON LAMPS WITH BAYONET CAP OR EDISON SCREW BASES).

**ELECTRIC MAINS SUPPLY:-**

THIS IS CURRENTLY LOCATED ON THE WEST WALL (ALONGSIDE OF THE CHIMNEY STACK). THE BUILDER/ELECTRICIAN TO LIASE WITH THE ELECTRIC AUTHORITY TO RELOCATE THE METER AND ASSOCIATED METERS INTO AN EXTERNAL METER BOX (POSITION SHOWN INDICATIVE). ALLOW FOR TAILS ETC FROM NEW METER POSITION TO NEW CONSUMER UNIT AND FOR ALL ASSOCIATED WORKS AS APPLICABLE

ALL FEES FOR RELOCATION AS APPLICABLE, TO BE THE OWNERS RESPONSIBILITY

**ANCHOR STRAPS:-**

BAT, OR EQUIVALENT, ANCHOR STRAPS OF 30 x 5mm (MIN) CROSS SECTION FIXED AT 2.0m VERTICAL CENTRES FROM RAFTER/WALL PLATE TO MASONRY + NOGS TO SAME. ALL TO BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS

**DRAINAGE:-**

DRAINPIPES AND FITTINGS TO BE WOVEN PLASTICS "OSMA" UNDERGROUND DRAINAGE SYSTEM OR EQUIVALENT, LAID AT 1:40 (OR AS SHOWN ON PLANS) (GRADIENTS CONNECTED) TO SOAKAWAY. DRAINS PASSING UNDER BUILDING TO BE EXPOSED AND ENCASED WITH 150mm PE GRAVEL. NOTE: THIS LENGTH OF EXISTING DRAIN BETWEEN MANHOLE 'A' & 'B' MAY REQUIRE TO BE REPLACED. DETERMINE ON SITE AS WORKS PROCEED. MANHOLE REF MH 'B' (EXISTING) TO BE RAISED TO SUIT NEW FLOOR LEVEL AND TO BE FITTED WITH RECESSED DOUBLE SEAL BOLT DOWN COVER AND FRAME

**SOAKAWAY:- (CONDITIONAL APPROVAL REQUESTED)**

CONSTRUCT IN ACCORDANCE WITH BRE DIGEST 365 + COVER & FRAME AND TO HAVE A MINIMUM 15 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 1.5 (L) x 1.0 (W) x 1.0 (D) IF FOUND NECESSARY AFTER ANALYSIS BY THE BUILDING INSPECTORS

**HEATING AND PLUMBING SYSTEMS:-**

ALTER/MODIFY/EXTEND THE HEATING SYSTEM INTO NEW EXTENSION & AFFECTED AREAS. SUPPLY AND FIX 26 No NEW ADEQUATELY SIZED RADIATORS IN POSITIONS SHOWN. INCLUDE THERMOSTATIC VALVES, PIPEWORK & FITTINGS, ETC AS NECESSARY

NOTE: A NEW WORCESTER GAS FIRED CONDENSING COMBI-BOILER HAS RECENTLY BEEN FITTED TO REPLACE THE ORIGINAL BOILER (INSTALLED APRIL 2012) REF: 537-1

**GAS METERS AND MAINS SUPPLY**

THESE ARE CURRENTLY LOCATED ON THE WEST WALL (ADJACENT TO THE LOBBY DOOR). THE BUILDER/HEATING ENGINEER TO LIASE WITH THE GAS AUTHORITY TO RELOCATE THE METER BOX AND ASSOCIATED MAIN SUPPLY (POSITION SHOWN IS INDICATIVE). ALLOW FOR RE-ROUTING THE INTERNAL/LOCAL SUPPLY PIPES AS NECESSARY

ALL FEES FOR RELOCATION, AS APPLICABLE, TO BE THE OWNERS RESPONSIBILITY FOR PAYMENT

**DECORATIONS:-**

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

**WINDOWS, DOORS, FRENCH DOORS, ETC:-**

DOUBLE GLAZED - CLEAR GLASS - UNITS INCORPORATING 16mm AIR SPACE (ARGON FILLED) AND WITH OPENING LIGHTS AS SHOWN. GLASS TO BE LOW 'E' (PILKINGTON 'K') SAFETY GLASS IN DOORS & SCREEN 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 THE 2010 STANDARDS (TABLE L1 'B') OF EITHER 1.6 w/m²K OR WER BAND 'C'. WINDOWS OF APPROVED MANUFACTURE IN WHITE UPVC FRAMES TO MATCH EXISTING AND TO STYLE AS SHOWN ON DRAWINGS. INCORPORATE TRICKLE VENTS (SEE BACKGROUND VENTILATION SPECIFICATION). ALL NEW EXTERNAL DOORS TO HAVE A 'U' VALUE OF 1.8 w/m²K. NOTE: - TOP OPENING LIGHTS TO HAVE STAINED/PATTERNED GLASS TO MATCH EXISTING

**BACKGROUND VENTILATION:-**

TRICKLE VENTILATION TO BE PROVIDED IN THE FORM OF EITHER: - 'A' / GRILLES FITTED INTO DOORS, WINDOWS, ETC. OR 'B' / 255 x 150mm PLASTIC AIRBRICKS + INTERNAL UPWARD FACING LOUVER. IN EITHER CASE TO BE CAPABLE OF PROVIDING 12000mm³ VENTILATION TO THE SUNROOM

**ROOF/LEAVES VENTILATION:-**

GLIDEVALE SV 609 SOFFIT (CONTINUOUS) VENTILATOR FIXED TO REAR OF FASCIA BOARD AND ONTO SOFFIT BOARD TOGETHER WITH RV. 625 RAFTER VENTILATOR FIXED OVER-AND-BETWEEN RAFTERS. INCLUDE RIDGE VENTILATION TO PROVIDE 5000mm² METRE RUN. ALL TO BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS

**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.

**ACCREDITED CONSTRUCTION DETAILS:-**

THESE DETAILS MUST BE IMPLEMENTED WITH DUE REGARD TO OTHER REQUIREMENTS IMPOSED BY THE BUILDING REGULATIONS

THE DETAILS GENERALLY COVER THE FOLLOWING:-

1/ THERMAL PERFORMANCE OF JUNCTION

2/ AIR BARRIER CONTINUITY

3/ AIR BARRIER OPTIONS

THESE DETAILS ARE AVAILABLE ON THE PLANNING PORTAL [www.planningportal.gov.uk/buildingregulations/approveddocument/part1](http://www.planningportal.gov.uk/buildingregulations/approveddocument/part1)

**SITE VISIT:-**

COMPLETELY DEMOLISH DETACHED GARAGE COMPRISED OF FLAT ROOF, BLOCK/BRICK MASONRY WALLS, CONCRETE FLOOR, WINDOW AND GARAGE DOOR. HACK UP CONCRETE FOUNDATIONS

**DEMOLITIONS:-**

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 EXTENSIONS. EXCAVATE FOR FOUNDATIONS AND DRAINS TO REQUIRED DEPTH. RETAIN SELECTED MATERIALS FOR BACKFILL AS NECESSARY

ALL SURPLUS EXCAVATED MATERIAL, DEMOLISHED GARAGE MATERIALS 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

DRIVE: SUPPLY & LAY 65MM THICK BRICK PAVES TO WHOLE OF DRIVEWAY AND TO FOOTPATHS ON THE SOUTH & EAST SIDES (INCLUDING PORCH) ALL TO BE LAID IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS IE: BRICK PAVES ON 50MM SAND ON 150MM TYPE 1 - AGGREGATE - SOLID COMPACTION - GRADDS TO BULLAY/SUB FILL FROM WEST SIDE OF DRIVE / SOUTH FACE OF BULLAY TO DRIVE/WATER GULLY - NOTE - DRAINAGE + CHANNELS REQUIRED ACROSS FULL WIDTH OF GATES (AT ENTRANCE) APPROX 7.5M. ALLOW FOR REMOVAL OF EXISTING DRIVE, GRASS, PATHS, ETC. REDUCE TO LEVEL AND PREPARE TO RECEIVE ABOVE SPECIFICATION

**GROUND FLOOR:-**

TYPE 2/3 MPA/UF MOISTURE RESISTANT CHIPBOARD AND/OR 75mm SCREEN (OWNERS CHECK TO BE AGREED WITH BUILDER ON 500 GAUGE POLYETHYLENE VAPOUR CONTROL LAYER ON 100mm POLYURETHANE 30 kg/m³ RIGID INSULATION BOARDS ON 100mm POLYURETHANE 30 kg/m³ 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 WIDTH OF FLOOR CONSTRUCTION

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

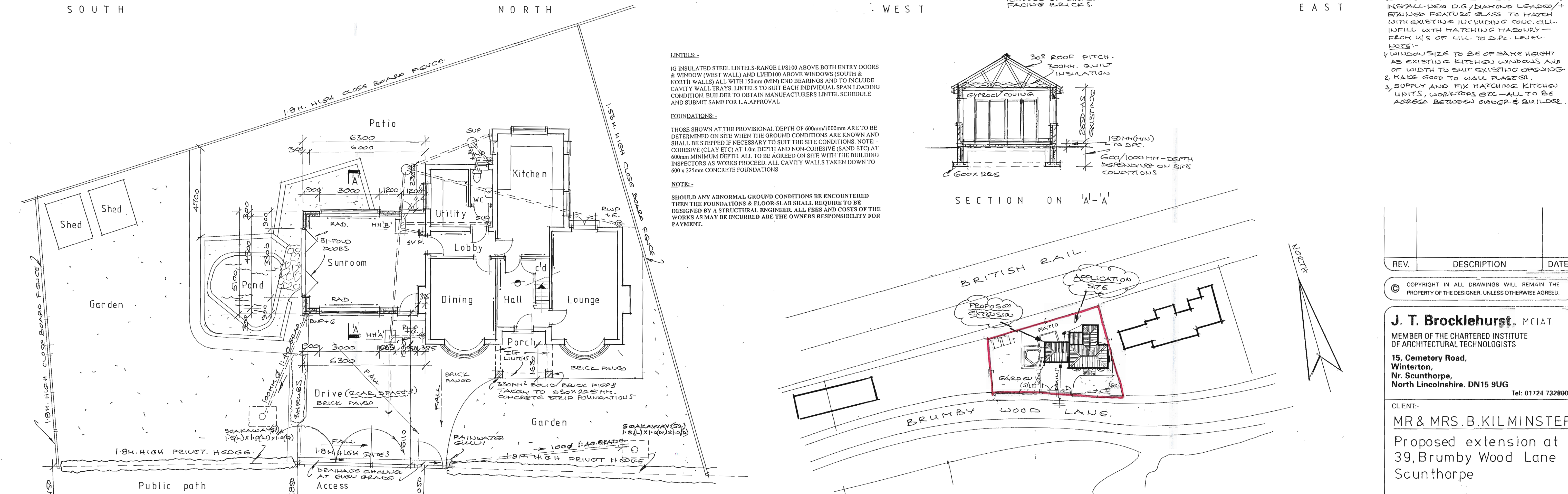
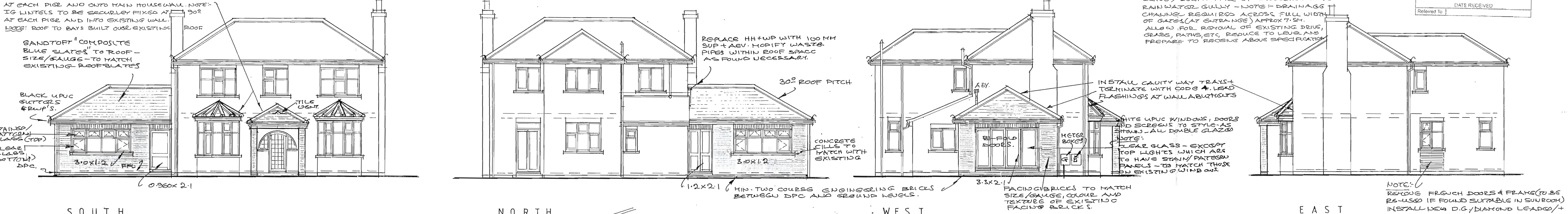
4/ INCLUDE CAVITY WALL TRAYS TO ALL PERIMETER WALLS AT DPC LEVEL, STEPPED WHERE NECESSARY (ROCKERY/SIRUBS AREA)

5/ JUNCTION OF WALL TO PERIMETER WALL TO BE IN ACCORDANCE WITH "ACCREDITED CONSTRUCTION DETAIL. No MCH-GF-02

**NOTES:**  
THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG NO K12/61/1.

**PORCH ROOF:**  
"COMPOSITE" SLATE ROOF, SW LATHS, FEET, ETC) ALL AS PREVIOUSLY SPECIFIED, ON 100x38MM RAFTERS AT 450 MM CENTRES, TOGETHER WITH 175x38MM HIP RAFTERS, 44x145MM CEILING JOISTS AND 100x50MM WALL PLATE. UNDERLAY WITH 18MM PFC WEATHER BOARD OVER 12MM FIBREGLASS BOARD + STAIN FINISH. INCLUDE 30x5MM ANCHOR STRAP AT EACH PISE AND OVER MAIN HOUSE WALL. NOTE: TG LINTELS TO BE SECURELY FIXED AT 90° AT EACH PISE AND INTO EXISTING WALL. ROOF: ROOF TO BAYS BUILT OVER EXISTING

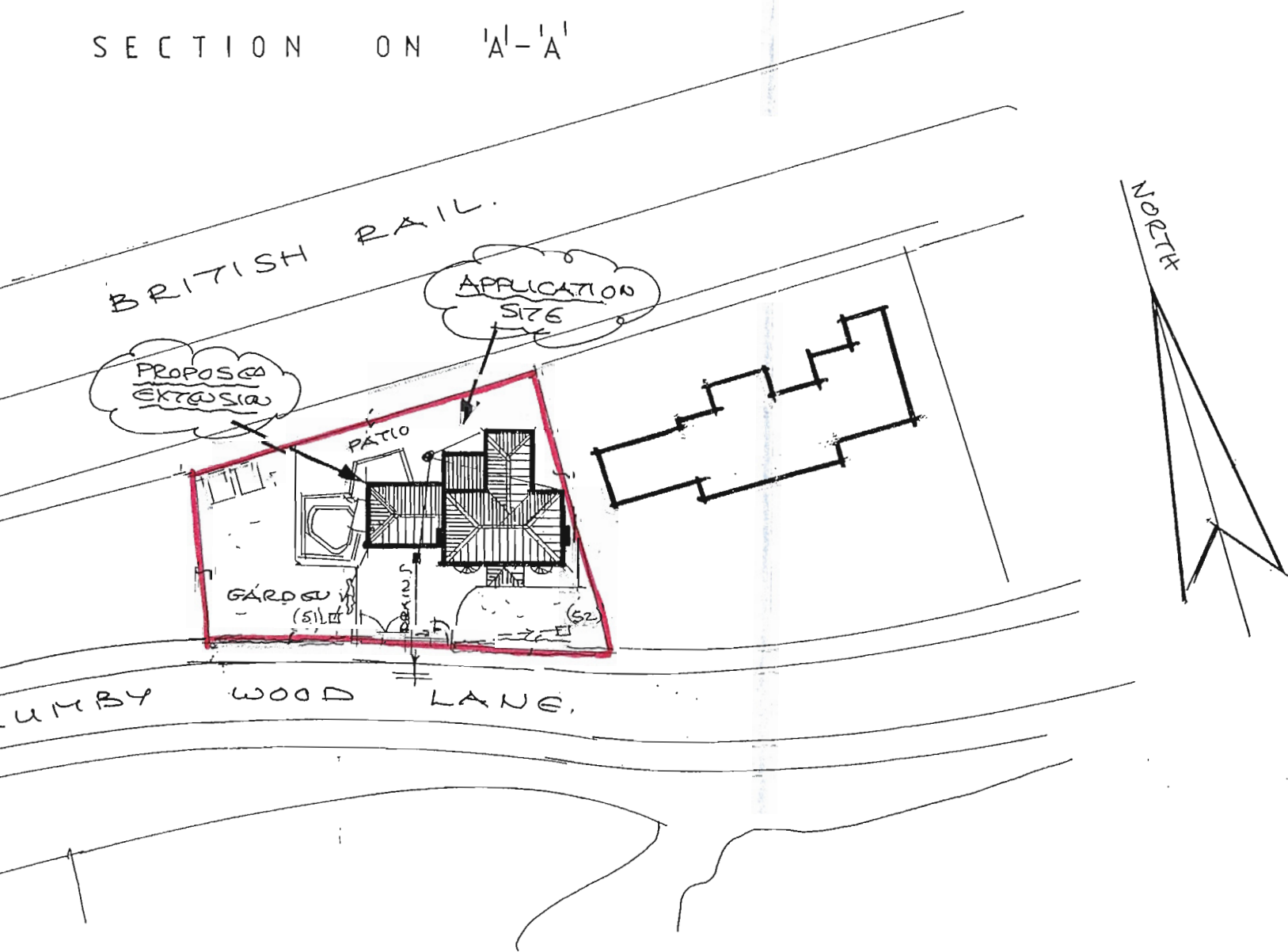
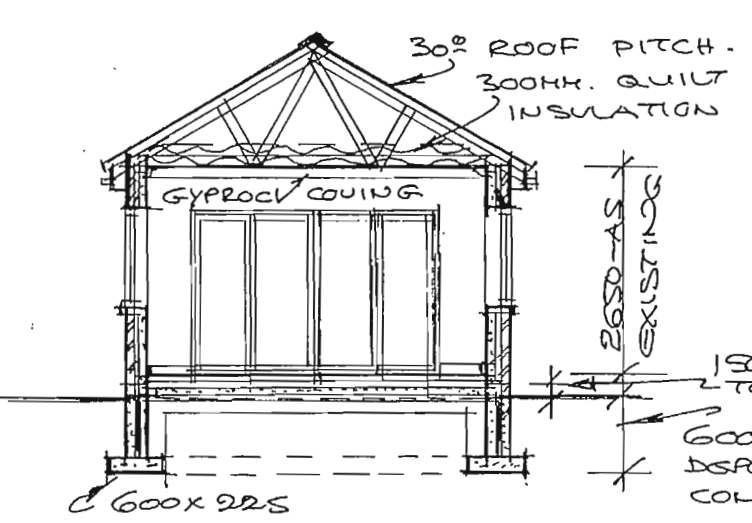
SANDTOFF "COMPOSITE" BLUE SLATES TO ROOF - SIZE/GAUGE - TO MATCH EXISTING ROOF SLATES  
BLACK UPVC GUTTERS & DOWNPIPES  
STAINED/STAINLESS GLASS (TOP) CLEAR GLASS (BOTTOM) DPC.



**LINTELS:-**  
IG INSULATED STEEL LINTELS-RANGE L1/S100 ABOVE BOTH ENTRY DOORS & WINDOW (WEST WALL) AND L1/H100 ABOVE WINDOWS (SOUTH & NORTH WALLS) ALL WITH 150mm (MIN) END BEARINGS AND TO INCLUDE CAVITY WALL TRAYS 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

**NOTE:-**  
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.



DEVELOPMENT CONTROL SECTION  
- 5 JUL 2012  
DATE RECEIVED

REV.	DESCRIPTION	DATE

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39, Brumby Wood Lane  
Scunthorpe

SCALE:- 1/100 DATE:- May, 2012

DRG. No. K.12/61/2 REV.

BLOCK PLAN  
Scale 1/500

PLAN LAYOUT