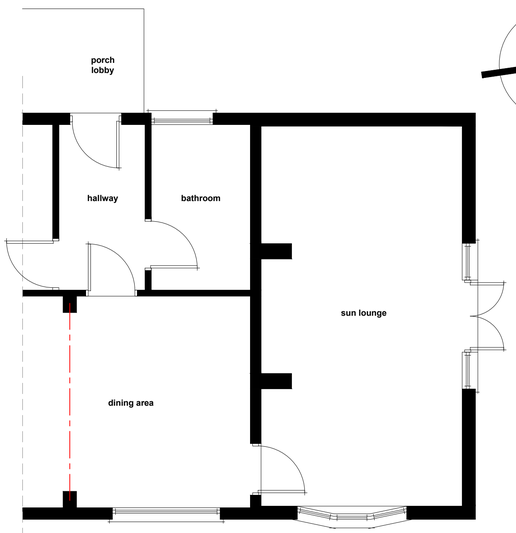
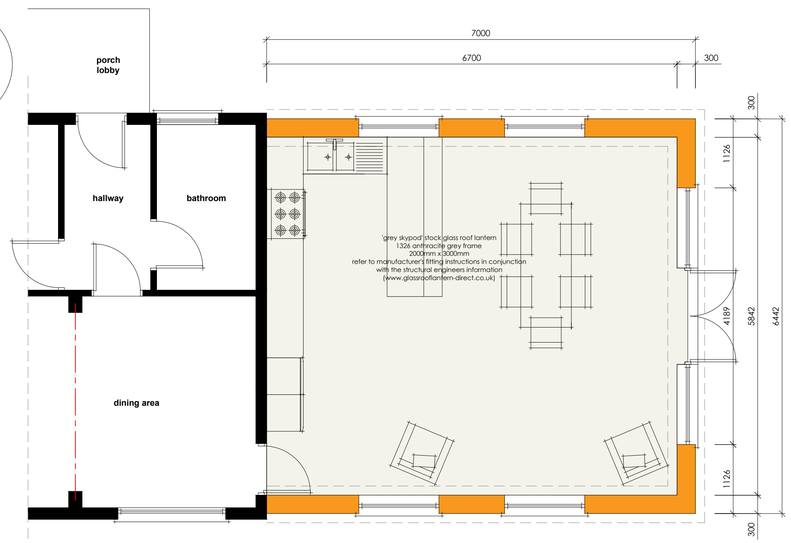
1602 / 001: planning details



existing floor plan
scale 1:50



proposed floor plan
scale 1:50

existing west elevation
scale 1:100

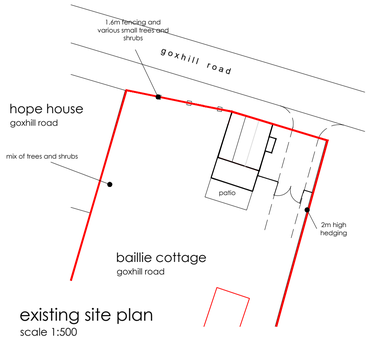
existing south elevation
scale 1:100

existing east elevation
scale 1:100

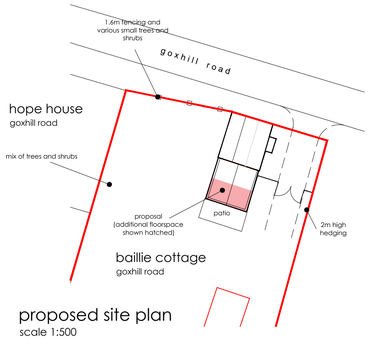
proposed west elevation
scale 1:100

proposed south elevation
scale 1:100

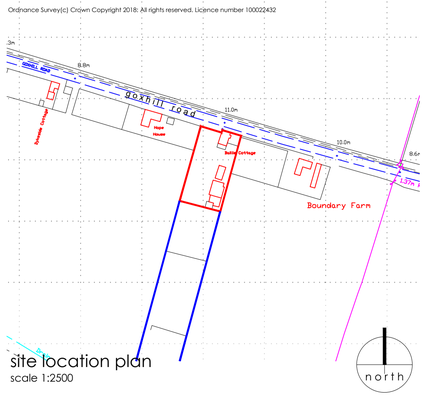
proposed east elevation
scale 1:100



existing site plan
scale 1:500



proposed site plan
scale 1:500



site location plan
scale 1:2500

Windows/ Doors: All windows to be double glazed U value min1.2 W/m²k complete with trickle permavents in window heads. 10mm undercut of doors is required to allow cross ventilation. Area of opening lights of the windows to be min 1/20th of the floor area as windows are either openable to a minimum of 30°. Controls for opening are to be within 1.7m of the floor. Obscure glazing to be provided to all bathrooms, en-suite and cloaks. All glazing to be BS 6206 Safety Glass in critical locations. 800mm from floor in windows and 1500mm from floor to windows and side lights. Class C for windowpanes < 900mm wide and door panes < 900mm wide and 1500 high. Class B for panes > 800mm. All glass to be stamped accordingly. All internal doors and frames to be a minimum of FD 30SSC with vision panels to cross corridor doors. Fire stopping to be provided to gap between door frame and wall. All hardware to be compatible with door as tested.

Walls: Generally external 'U' Value
n.e 0..26W/m2K– 297 mm cavity comprising 102 brick. 100 mm full fill cavity with Crown Dritherm 32 insulation or similar approved. Stainless steel wall ties at 750mm horizontal centres staggered at 450mm vertical spacing and 100 mm 3.5N/mm² Celcon solar insulation block, finished with 12.7 mm plasterboard dot and dab. A full bead of adhesive must be used to the top and bottom of all boards, reveals and waste pipe and service penetrations. Expansion and movement joints as detailed by structural engineer. A suitable tanking and retaining wall detail must be provided to any external raised ground areas.

Foundations: Foundations are to be taken down to suitable load bearing strata and in clay soils to a minimum of 900mm. Generally, 600mm wide plain concrete and 225mm thick. Depth may be determined by adjacent drains which must be protected and bridged. All foundations stepped and lapped to suit site levels. NHBC note 4 Building near tress must be complied with.

Lintels and Restraint Straps:
Insulated pressed metal galvanised mild steel lintels over all structural openings, with 150mm minimum end bearing. 12.5mm plaster finish to soffit. Lintels to internal openings of internal load bearing walls and 12.5mm plaster finish. Provide cavity trays over all lintel. Lintel to have 150mm nominal end bearing at each end complete with lintels and stop ends. Provide 1000 x 30 x 5mm galvanised mild steel lateral restraint straps to roof trusses/ceiling joists and first floor joists as follows: -

1000 x 30 x 5mm galvanised mild steel lateral restraint straps at 1.2 meter centres up slopes of gables fixed over 2 trusses and built down into blockwork cavity 150 mm ditto and ceiling level of trusses.

1000 x 30 x 5mm galvanised mild steel lateral restraint straps at 1.200metre centres fixed over 2 no. floor joists where parallel to gable walls and built down into blockwork cavity 150mm. Provide softwood noggin directly under line of all straps and between trusses/floor joists.

Provide 450 x 30 x 5mm galvanised mild steel lateral restraint straps at 1.800 metre centres fixed to top of softwood wall pate and built down into blockwork 150mm.

Refer to structural engineers calculations and truss manufacturers calculations / details for all works.

notes

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.

All foundation details are requirements are to be determined on site by the building inspector
Drainage routes are assumed and are to be confirmed by the builder during construction

local plans info:

within Local Authority defined development limits?	yes		
within Local Authority defined conservation area?	no		
within Environment Agency defined flood zone?	no	Zone category:	1
adjacent to any designated listed buildings?	no		

materials:

existing

1.	walling	red facing
2.	roof	teracotta roman roll concrete tile
3.	windows	uPVC casement in white
4.	r.w. goods	white plastic

proposed

1.	walling	render painted white
2.	roof	teracotta roman roll concrete tiles installation instructions
3.	windows	uPVC casement in white
4.	r.w. goods	black plastic

Construction Notes:
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.

Introduction:
Proposal erection of side single storey extension. The following notes cover the general constructional issues and will be supplemented by structural engineer's details, manufacturer's structural details and calculations as required. These will be supplied to the Building Control Body not less than 14 days prior to commencement of work on that area.

Drainage:
underground
100mm dia polypipe drains laid @ self cleansing gradient 1.40 foul and 1.60 surface water. All waste b.i.g's to be trapped and rodable. Inspection chambers up to 910mm deep in 450mm dia grp by Marley or similar with light duty frames and covers to BS497. Manholes exceeding 910mm to invert in PCC rings dia to suit depth and pipe dia.
Drains bedded on and surrounded in 150mm pea gravel generally.
Any drain within 1m of building to be bedded and surrounded in 150mm of weak mix concrete ST1 grade with 600mm long rocker pipe within 150mm where passing through wall. Provide precast concrete lintel over each leaf brick / block work opening with 50mm void filled with compressible material to act as gas and vermin barrier.

above ground
100 dia UPVC soil and vent stacks to terminate 900mm above any window head wIthin 3.0m of stack, with balloon cage over.
Bath, sinks and WH basin wastes - 40mm dia with 75mm deep seals prior to entering b.i.g or s&vp.
Wc pan waste - 75 mm dia with 50mm deep seal trap. Waste pipe exceeding 3m in length to be not less than 50mm dia.
Rainwater gutters to be Ogee type by Marley or similar approved 120 x 75 with 63mm dia rainwater downpipe.
Access and support to above ground waste pipes are to be agreed with Building Control where fixed under the beam and block floor. Surface water and foul water above ground to run in separate pipe work. Fire sleeves are to be fitted when penetrating fire resisting construction

Final Disposal:
Drains to discharge to existing private drain on site. Surface water is to discharge to existing systems. All to be confirmed on site with the building inspector.

Extraction:
Intermittent mechanical extraction units to be mounted within 400mm of the ceiling and 500mm from any trickle vents. Extract provided to the Bathroom at 15l/s, Utility at 30l/s. The kitchen is to have extraction capable of providing 60 l/sec if sited remote and 30 l/sec by cooker hood sited 650mm to 750mm of the hob surface. 10mm gaps must be provided under the doors to provide replacement air. Ducts in unheated spaces must be insulated and all ducts should slope away from the fan.

Lighting and Power:
All switches, outlets and controls shall be sited as follows:-
Wall-mounted socket outlets, telephone points and TV sockets shall be located between 400 mm and 1000 mm above the floor, with a preference for the lower end of the range.
Switches for permanently wired appliances shall be located between 400 mm and 1200 mm above the floor, unless needed at a higher level for particular appliances.
Switches and controls that require precise hand movements shall be located between 750 mm and 1200 mm above the floor.
Simple push button controls that require limited dexterity shall be not more than 1200 mm above the floor.
Socket outlets shall be located consistently in relation to doorways and room corners, but in any case no near than 350 mm from room corners.
Fixed **internal** light fittings to have lamp, control gear and an appropriate housing, reflector, shade or diffuser or other device for controlling the output light that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt at a rate of one to every 25m² or one per four fixed fittings.
Fluorescent and compact fluorescent light fitting meet this standard.
Fixed external lighting should be either max 150w per fitting which switches off automatically when there is enough daylight and when not required at night.
An alternative would be light fittings having sockets that can only use lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

Electrical Installation
All electric's to comply with latest I.E.E.standards. 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.

rev		date	by
D	Crown CC added	19 June 2018	PLB
C	roof was flat, re-issued for 'PLANNING'	25 May 2018	PLB
B	issued for 'PLANNING'	20 November 2017	PLB
A	issued for 'CLIENT APPROVAL'	08 September 2017	PLB

client:

Mr. J. Espin
Baillie Cottage, Goxhill Road, Barrow

scheme:

Proposed Single Storey Extension

title:

Existing and Proposed Details, Site Plans
Site Location and Building Details

drawn by: P. Bingham		date: 08 August 2016	
checked by: P. Bingham		sheet: A1	scale: as noted
drawing number: 1602 / 001		revision: D	status: PLANNING

PLANNING

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architectural and planning