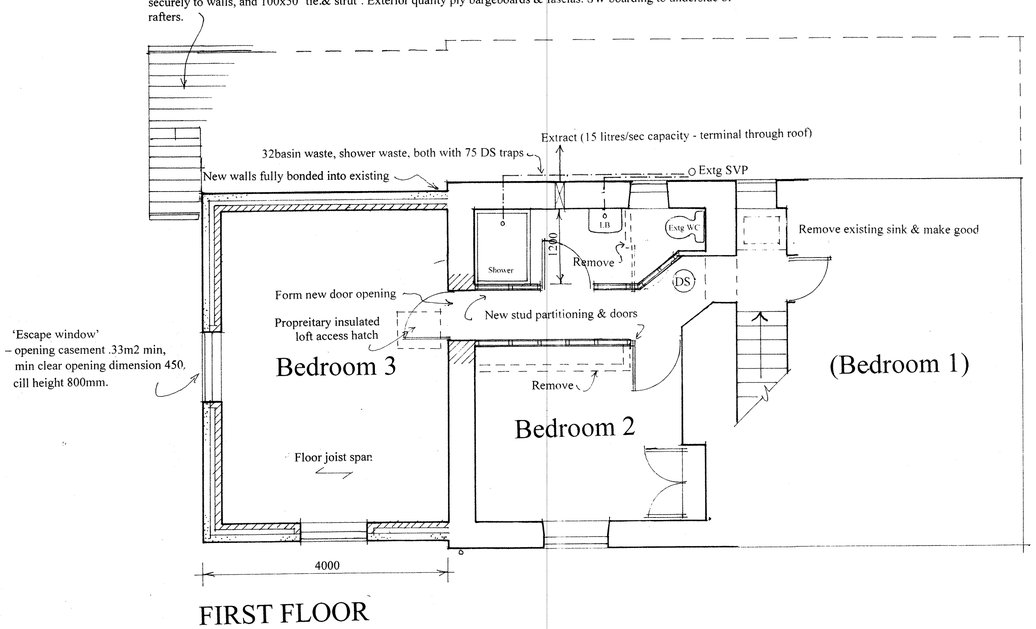
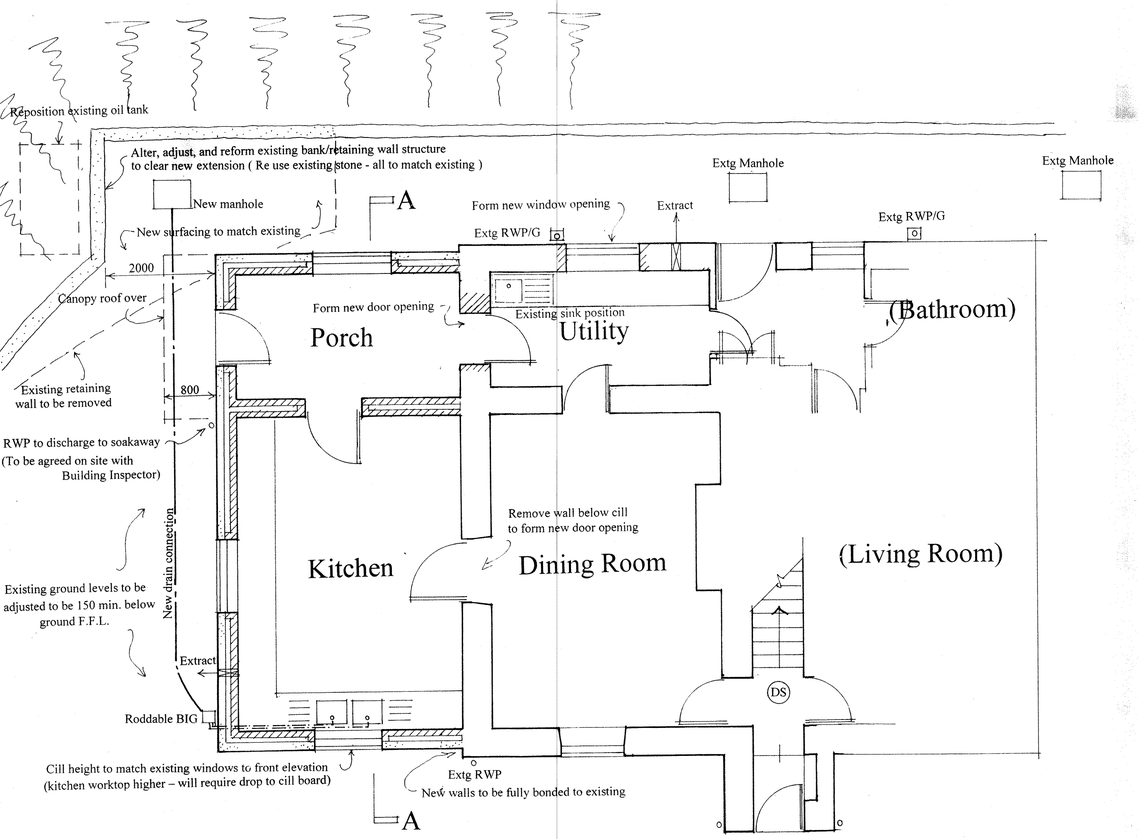
Revision A – General amendments – 15.8.11



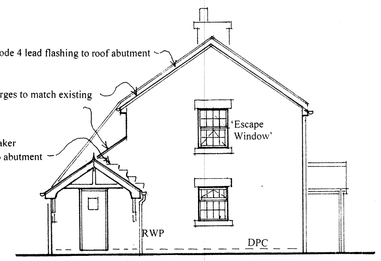
FIRST FLOOR



GROUND FLOOR

NB - (DS) Denotes mains supplied interlinked smoke detector.

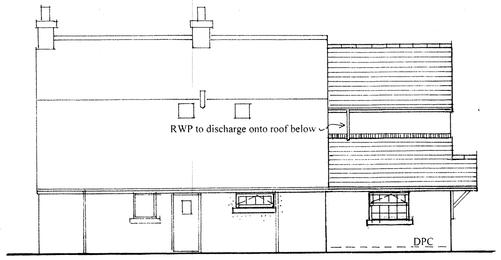
PLANS as PROPOSED (1:50)



Side (SW)



Front (SE)



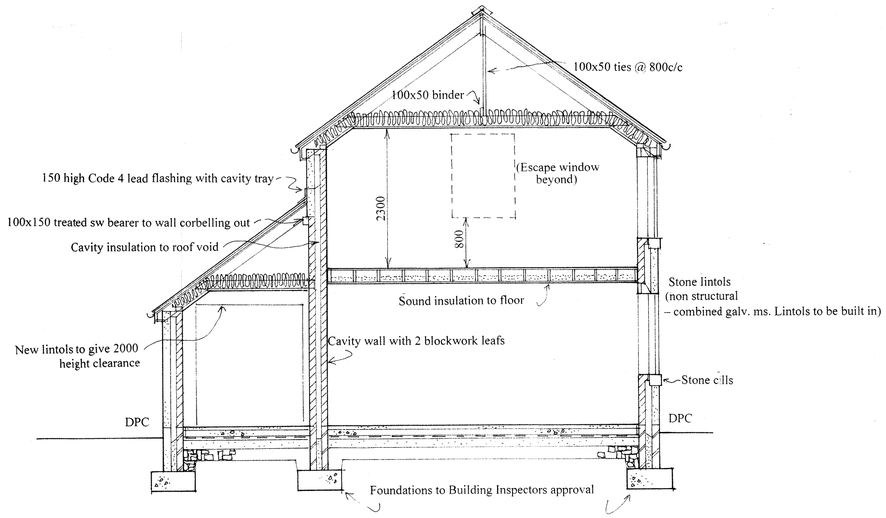
Rear (NW)

ELEVATIONS as PROPOSED

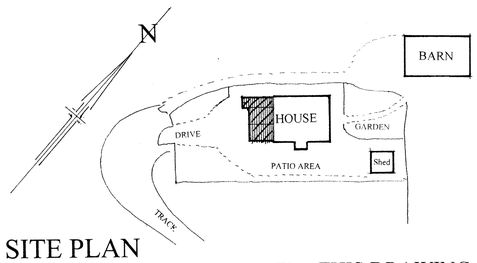
(1:100)

FINISHES:-

Walls – Facing stone blockwork, size, colour and texture to match existing.
Roof - Natural slate to match existing
Fascias etc. – Exterior quality plywood to match existing
Windows/Doors – White uPVC, with stone heads & cills, all to match existing
Rainwater Goods – uPVC to match existing.



SECTION AA (1:50)



SITE PLAN as PROPOSED (1:500)

NB – THIS DRAWING is to be READ with DRAWING No 1525/01

CONSTRUCTION NOTES

ROOF
To be natural slates 38 x 25 treated softwood battens on breathable, untearable sarking felt on 150 x 50 rafters @ 400 c/c.
Code 4 lead flashing at abutment to wall.
Ceiling joists to be 125 x 50 @ 400 c/c plated with 10 thick 'vapourcheck' plasterboard, scrimmed and skimmed, and overlaid with 250 glassfibre quilt to give U-Value of 0.16W / m2.K.
End 3No rafters and joists to be fixed to end walls @1200 c/c with 30 x 6 galv. m.s. straps built into blockwork.
100 x 75 wallplate to be fixed down @ 1200 c/c with 30 x 6 galv. m.s. straps built into blockwork.

WALLS
To be cavity construction with 150 thick natural stone outer leaf, 90 cavity, 100 lightweight concrete blockwork inner leaf (max density 600 kg / m3, min compressive strength 3.6 N/mm2) .('Thermalite Shield' or equal)
Cavity to be filled with 'Dritherm' insulation to give U-Value of 0.28W / m2.K. 5 No stainless steel wall ties per m2.
Proprietary insulated cavity closers horizontal & vertical around openings.
Cavity to be filled with weak mix concrete below ground level.(Not less than 225 below D.P.C. level)
Proprietary pre insulated combined galv. m.s. lintols to have 200 min end bearings
Continous D.P.C. 150 min above ground level.

FOUNDATIONS
To be concrete strip footings – size, depth, & concrete mix to suit ground conditions and to be agreed on site with the building inspector.
Existing Foundations to be exposed in relevant locations, and examined by Building Inspector to determine suitability for additional loads.

GROUND FLOOR
To be 50 sand cement screed on 100 concrete slab on 1200g 'Visqueen' D.P.M. on 125 flooring grade expanded polystyrene insulation (to give U-Value of 0.22W / m2.K), on 50 sand blinding on 150 min. well consolidated hardcore .Perimeter of slab to be insulated.
D.P.M. to lap D.P.C.

DRAINAGE
New drains to be 100 diameter sleeved type V.C., laid to 1 in 40 minimum falls..
New manholes to be in 215 Class B Engineering brickwork, built off 150 thick concrete bases. Medium duty C.I. covers/frames
Any new soakaways to be agreed on site with Building Inspector.
All drainage to be agreed on site with the Building Inspector.

SUSPENDED FLOORS
To be 22 t&g softwood boarding on 175 x 50 joists @400 c/c , and with solid block strutting mid span. 12.5 'Vapourcheck' plasterboard, scrimmed and skimmed ceiling plating to u/s.
100 mineralwool sound insulation to be inserted between joists.
End 3 No joists to be fixed to end wall @1200 c/c with 30 x6 galv. m.s. straps built into blockwork

.STUD PARTITIONS
To be 75x50 studs @ 600c/c, with noggings @ 1200c/c. Plating Both sides to be 13 plasterboard scrimmed & skimmed for ½ hr FR.Void between framework to be filled with mineralwool sound Insulation.

N.B.
-This drawing must not be scaled, & any dimensions indicated must be checked on site prior to commencement of any works
-All elements of structure to be ½ hr. F.R.
-Windows to habitable rooms to have opening vents 1/20th floor area, & background vents 8000mm2.
-New external glazing to be 28 sealed double glazed units with low emmisivity 'K Glass' inner leafs (to give U Value 1.8 W/m2.K) . 6mm laminated glass to 'critical areas'.
-Rainwater goods to be in uPVC, 100 gutters, 63 diam. downpipes.
-Waste pipes to be 38 to sinks.(All to have 75 deepseal traps).
-Extract fan capacity to be 60 litres/sec for kitchens, and 30 litres/sec for Utility. A Commissioning Certificate is to be provided on completion of ventilation installation. (See 'Domestic Ventilation Compliance Guide 2010 – Section 5')
-Attention is drawn to the requirements of Part P of the Building Regulations.(Electrical Certificate to be provided on completion.)
- 1 in 4 lights in extension to be fixed energy efficient light fittings.
- Energy rating of new boiler (if fitted) to be min. SEDBUK value 86%, with independent controls.
-Contractor must liase with the Building Inspector to ensure full compliance with the Building Regulations.
-All proprietary materials and components to be applied/installed/fitted as per the manufacturer's written instructions
-Attention is drawn to the requirements of current C.D.M. regulations

TUNNEL FARM, BISHOPS LANE, BUXTON, SK17 6UP.

PLANS, ELEVATIONS & SECTION as PROPOSED

Drawing Number	Revision	Scale	Date
1525/02	A	AS SHOWN	FEB '11

steve mitchell design ltd
Tel/Fax: 0151 924 7119
Mobile: 07910 843 391
Email: mitchloft@blueyonder.co.uk
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