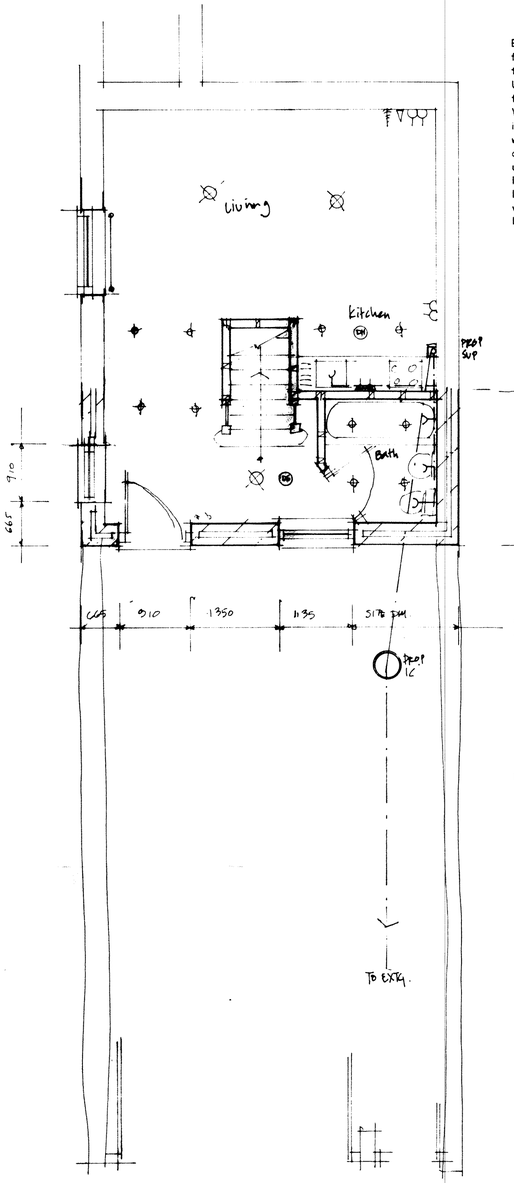


GROUND FLOOR PLAN

BATH - All new sanitary fittings to be fitted with 75mm deep seal anti vac traps and to discharge via 40mm dia UPVC wastes at 1in 55 fall. WC to be fitted with 100mm dia UPVC waste. Where wastes are combined the waste is to be increased to 50mm dia UPVC waste pipe all connected to existing drains Mechanical vent required to utility to provide min extract of 15 litres per second and be operated by light switch, or under cooker hood and ventilation capable of extracting 30 litres per second.

STRUC ELEMENTS - New steelwork and padstones to be designed by a Structural Engineer and encased in 12.5mm plasterboard and skim to give 30 mins fire resistance - to be fixed in accordance with manufacturers recommendations and instructio .

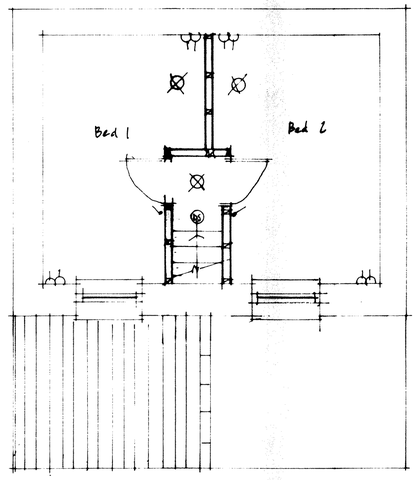
LINTELS - New lintels required over new openings, to be L1/E 75 by IG, installed to manufacturers recommendations and instructions with min 150mm end bearing each side.

Remove existing chimney breast.

ELEC LEGEND -

- High efficiency light fitting
- Recessed low voltage down lighter
- Light Switch - one way
- Wall Socket Double skirting level
- Wall Socket Double worktop level
- Radiator
- Mechanical Vent
- (SD) Hard wired smoke detector BS 5359
- (HD) Hard wired heat detector
- Telephone
- TV

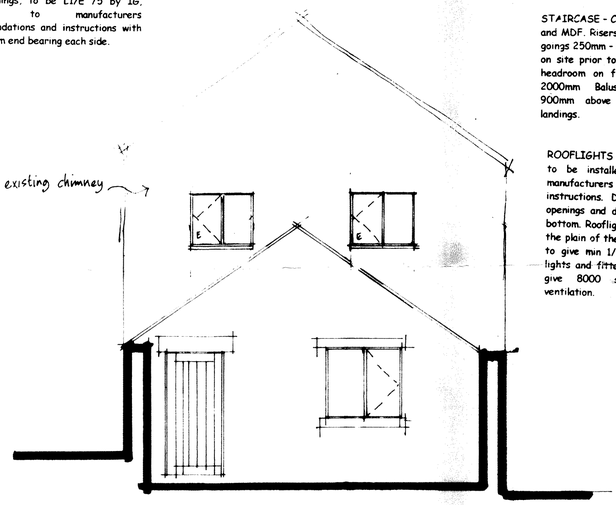
UNDERGROUND DRAINAGE - All new underground drainage to be 110mm dia [illegible] pipe system or supplied by Hepworth and to be laid in accordance with manufacturers recommendations and instructions. All new underground drainage in plastic can be laid to a fall of 1:in100. Any drain under the building to be encased in 150mm concrete only where top of pipe is within 300mm of the underside of the slab. Where drains pass through walls, the opening is to be spanned by a concrete lintel - opening is to be struck off with a rigid sheet material to stop the ingress of vermin and fill.



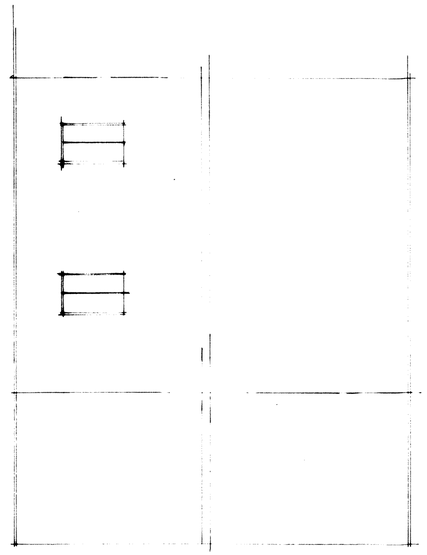
FIRST FLOOR PLAN

STAIRCASE - Constructed in soft wood and MDF. Risers to be max 220mm and goings 250mm - total rise to be checked on site prior to manufacture. Minimum headroom on flights and landings of 2000mm Balustrade required min 900mm above pitch of stair and landings.

ROOFLIGHTS - Conservation rooflights to be installed in accordance with manufacturers recommendations and instructions. Double up spars around openings and double trimmers top and bottom. Rooflights to be set flush with the plain of the roof. 940x1350 approx to give min 1/20th floor area opening lights and fitted with trickle vents to give 8000 sqmm of background ventilation.



FRONT ELEVATION - SE



ROOF PLAN

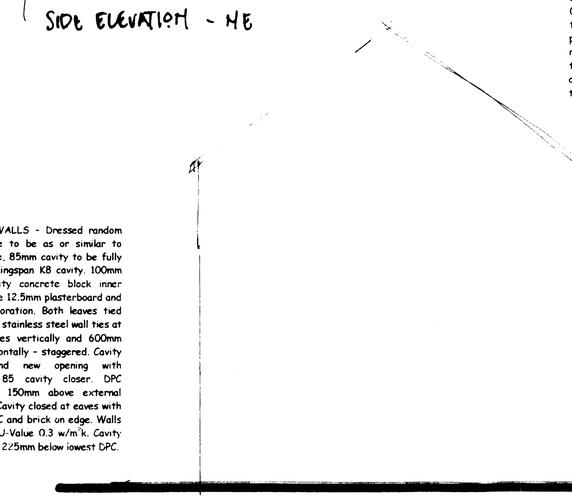
ROOF CONSTRUCTION -Natural blue slate or Marley Melbourn to match existing roof in style and pitch. On 50x25 sw tanalised battens on Tyvek breather paper - to be dressed into gutter
EXISTING ROOF - Insulation in room between exist spars to be 125mm kooltherm K7 pitched roof board to be underdrawn with kooltherm K18 insulated dry lining board comprising 25mm [illegible] plasterboard and skim
Or
Insulation between spars to be 70mm kooltherm K7 pitched roof board and underdraw spars with super quilt and 12.5 plasterboard and skim. Roof ventilated using FV250 (25000sqmm/m) over fascia ventilator and fulmetal redirall dry ridge system (5000sqmm/m) by Glidevale.
Roof void to have 400mm mineral insulation between and over ceiling joists, butt jointed all to give a U-Value of 0.18 w/m2k.

WINDOWS & DOORS -. Glazing to be double glazed with minimum 16mm gap (argon filled) and to receive low e coating to inner leaf - to give max U-Value of 1.6w/m²k. Trickle vents required to provide background ventilation equivalent to 8000mm² or 4000mm² to kitchen/bathroom/utility - provided by window manufacturer and located so as to avoid any undue draughts and be secure. All glazing marked to be laminated/toughened safety glass

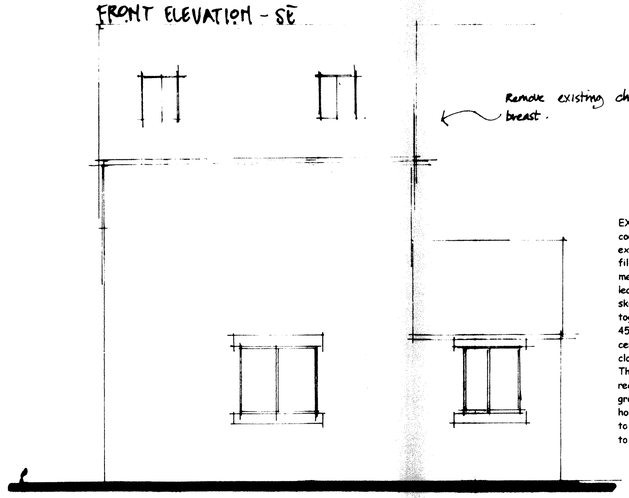
STUD PARTITIONS - 12.5mm plasterboard and skim to both sides ex 100x50 sw stud at max 600mm centres. Sole plate and head to be properly fixed to joists. Noggins required at max 900mm centres vertically and in appropriate positions to receive radiators etc. 100mm mineral wool quilt insulation in between studs. Provide 2 No floor joists under studs where these run parallel to joists.

RAINWATER GOODS - All new rainwater goods to be black 100mm dia UPVC half round gutter to discharge via existing downpipe and gulley.

SVP'S - To be encased in 15mm fireline board - all joints taped and sealed and finished with a gypsum plaster skim. All fixed to a 50x50 sw frame. Where an SVP penetrates a compartment floor the pipe is to be fitted with a proprietary fire stopping system such as Intuband collar or similar (tel 01634712222). Where SVP breaks through a roof a metal flashing is to be provided and a durable uPVC cage required to top. Where an SVP terminates within the building an air admittance valve is required to stack top.



SIDE ELEVATION - NE



SIDE ELEVATION - SW

EXTERNAL WALLS - Dressed random coursed stone to be as or similar to existing house, 85mm cavity to be fully filled with Kingspan K8 cavity. 100mm medium density concrete block inner leaf to receive 12.5mm plasterboard and skim and decoration. Both leaves tied together with stainless steel wall ties at 450mm centres vertically and 600mm centres horizontally - staggered. Cavity closed around new opening with Thermabate 85 cavity closer. DPC required min 150mm above external ground level. Cavity closed at eaves with horizontal DPC and brick on edge. Walls to provide a U-Value 0.3 w/m²k. Cavity to extend min 225mm below iowest DPC.

REAR ELEVATION - NW

KITCHEN - All new sanitary fittings to be fitted with 75mm deep seal anti vac traps and to discharge via 40mm dia UPVC wastes at 1in 55 fall. Where wastes are combined the waste is to be increased to 50mm dia UPVC waste pipe all connected to existing drains. Mechanical vent required to utility to provide min extract of 60 litres per second and be operated by light switch, or under cooker hood and ventilation capable of extracting 30 litres per second.

SMOKE DETECTION - Provide hard wired smoke detection with battery backup to BS 5359 Part 1 1998 - installed on ceiling and minimum 300mm from walls and light fittings. All new and existing smoke alarms to be connected.

HPK/2011/0598

ALL DIMENSIONS TO BE CHECKED ON SIT

DO NOT SCALE

IF IN DOUBT - ASK LDP

NO WORK TO COMMENCE ON SITE PRIOR PLANNING CONSENT BEING OBTAINED AN BUILDING REGULATIONS APPROVED.

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GAS INSTALLATIONS - All gas appliance installations and alterations to be carried out by a Gas Safe registered heating engineer.
Approved Document L1 (2010), all new and replacement natural gas and LPG boilers are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 90%.
All oil boilers are to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 85%.
New boilers to be controlled electronically and all radiators to be fitted with TRV's.
Exceptional circumstances permitting the installation of a non condensing boiler. The installer must complete an 'Assessment Form' using the procedure 'Guide to the Condensing Boiler Installation procedure for dwellings' (ODPM 2005). The declaration should be retained by the householder as it may be needed when the property is offered for sale.

HOT WATER - Please refer to water efficiency calculations. All hot taps should be located to the left.
Provide a notice to indicate hot water installation has been installed and commissioned by a person competent to do so.

ELECTRICAL INSTALLATIONS - All installations to comply with IEE regulations. High efficiency lighting points with max 40 lumens per circuit watt required in minimum two rooms. All wiring and electrical work will be deigned, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE the 17th edition Wiring Guidance, Part P (Electrical Safety) of the Building Regulations and by a competent person registered with an electrical self certificate scheme authorized by the Secretary of State. The competent person is to send to the local authority a self certification certificate within 30 days of the electrical works completion. The client must receive both a copy of the self certification certificate and a BS 7671 Electrical Installations Test Certificate.

A. REVISED TO BUILDING WARRANT MAR

HIGH PEAK

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PROPOSED CHANGE OF USE TO DWELLING FOR
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