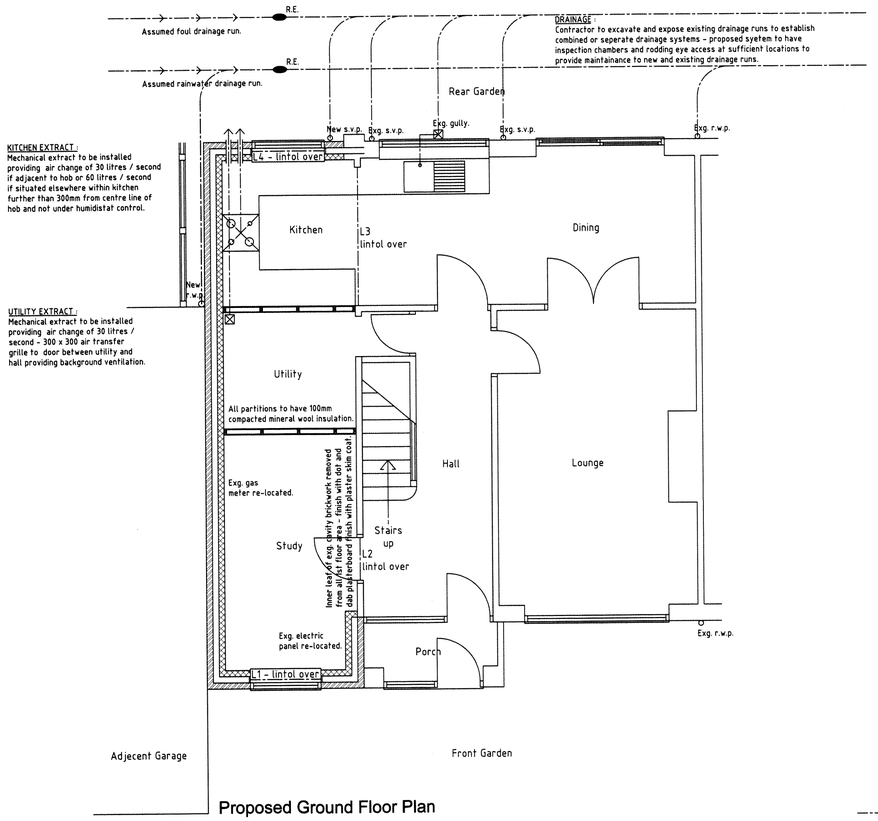
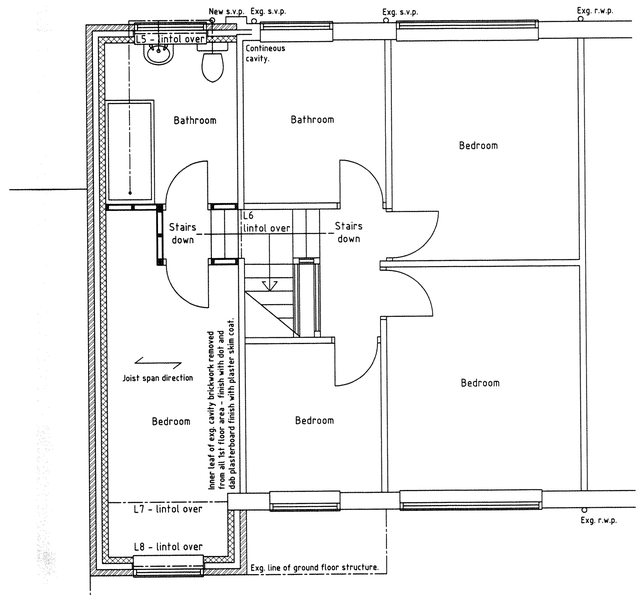
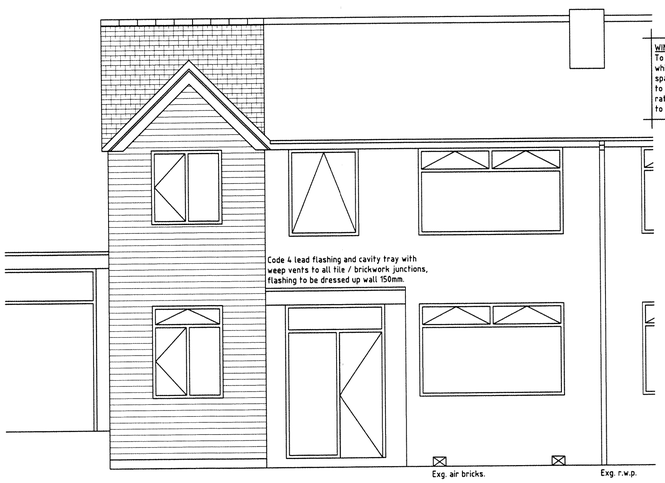
HPK/2012/0341
22 JUN 2012



Proposed Ground Floor Plan



Proposed First Floor Plan

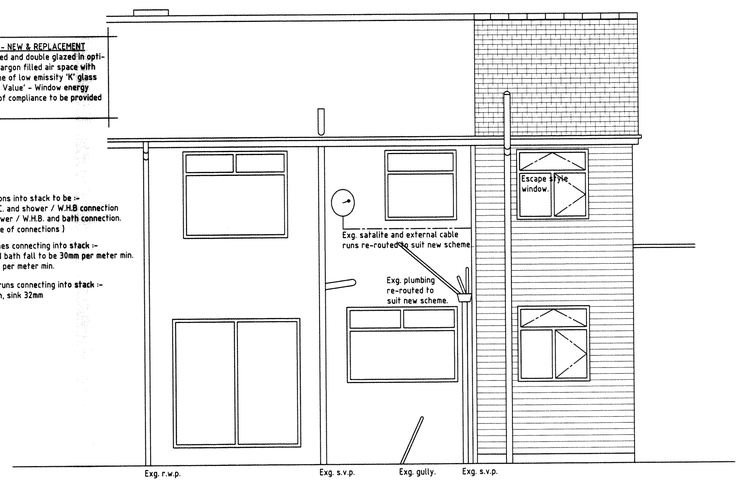


Proposed Front Elevation

Spacing of connections into stack to be :-
200 mm between W.C. and shower / W.H.B connection
110 mm between shower / W.H.B. and bath connection.
(All from center line of connections)

Gradients of branches connecting into stack :-
Shower / W.H.B. and bath fall to be 30mm per meter min.
W.C. fall to be 18mm per meter min.

Diameter of waste runs connecting into stack :-
bath / shower 38mm, sink 32mm



Proposed Rear Elevation

NOTES:
GENERAL
ONLY BUILD OFF DRAWINGS STAMPED APPROVED BY LOCAL AUTHORITY FOR PLANNING AND BUILDING REGULATIONS - CHECK REVISIONS AGAINST CIRTIFICATES PRIOR TO CONSTRUCTION.
All dimensions to be checked on site prior to commencement of work.
All construction work shall be in accordance with the Building Regulations 2000 as amended, and the NHBC requirements.
Contractor is required to liase fully with the neccessary LA departments when carrying out aspects of these works.

FOUNDATIONS
Standard mass C35 concrete strip foundations 600 x 200 under cavity walls.
Depth to suit site conditions and to the satisfaction of the Local Authority.
Foundations shall be taken to invert level of drains where within 1 metre.

WALL CONSTRUCTION
102mm outer leaf of 100mm Celcon Solar block cavity full fill insulated cavity and 100mm Celcon Solar block inner leaf. Cavity to have mortar fill up to ground level.
Install stainless steel wall ties at 750mm horizontal centres and 450mm vertical centres becoming 225mm vertical centres around openings in walls. Provide 1200g DPC minimum of 150mm from external finished floor level to both wall leafs. All wall openings to have Rockwool insulated cavity closers. All cavities are to remain continuous throughout.
All openings to have lintel supports with min. 150mm end bearing:-

LINTOLS & STEELS
L1, 4, 5, 8 = Catnic Cougar 90 / 100.
L3, = Existing steel re-used.
L2, 6 = 1 No. Naylors P.C. concrete lintol.
L8 = 300 x 100 C16 timber.
Steels bolted down to 2 course concrete padstones.
Lintols in external walls to have stop ends and weep vents.
Catnic Technical Services Department : Tel. 029 2033 7900
All lintols to have minimum 150 mm bearing into sound structure at each supporting end.
External wall lintols to have proprietry insulation,
All lintols to have 1/2 hour fire rated cladding.
All lintols to sit on 2 course deep concrete padstones.

ROOF CONSTRUCTION
Slate tiles to match existing on 50 x 25 filing battens at recommended gauge and lap on breathable roofing felt with min.150mm overlap, on traditional timber roof rafter construction. 100 x 75mm s.w. wall plates strapped down at 2m centres maximum or as indicated on drawing with 30 x 5 m.s. galvanised straps built into blockwork. Eaves/soffit to be 9mm exterior grade plywood with SW fascia and bargeboards fixed on timber ladder frame.
Roof space to be ventilated at eaves with proprietry eaves vents equal to a continuous 10mm gap. 270mm mineral wool insulation, 100mm between joists with 170mm laid over @ 90 degrees and draped into cavity.
Lower layer to be draped into eaves with rafter tray to maintain 50mm air gap via propietry cross flow ventilators.
Underdraw joists with 12.5mm plasterboard and skim. Wall plates to be strapped down at 2m centres with galv. nails.

FLOOR CONSTRUCTION
GROUND FLOOR
Excavate topsoil and lay new 150mm well compacted hardcore.
Lay 50mm minimum of sand blinding, 1200g visqueen DPM layed onto sand into walls with min. 150 lapping. Lay 85mm thick Celotex ridgid insulation including perimeter upstand to depth of slab. Lay new concrete 150mm C35 floor slab
Contractor to ensure existing & new FFL match through. Ground bearing concrete slab described above to be used where ground conditions permit.

GLAZING, WINDOWS & ROOF LIGHTS - NEW & REPLACEMENT
New first floor windows or windows above one storey to have escape windows with opening lights equal to min. 0.33 sq. mts in area and a minimum width of 450mm and a minimum height of 450mm (equates to 750 x 450 clear opening). All depths /widths relate to clear unobstructed sizes.
All new windows to have trickle vents equal to 2500 /5000sq.mm fitted heads dependent on room use (see drawing and ventilation notes for details).
To be fully draught proofed and double glazed in opti-white outer panel - 16mm argon filled air space with space bar within inner pane of low emissity 'K' glass to give a u-value of 1.6 'U Value' - Window energy rating band C certificate of compliance to be provided to building control.
Safety glazing to be installed to critical locations :-
Glazing to doors and side screens within 1500mm of floor.
Glazing to windows within 800mm of floor level.
Safety glazing to be toughened / laminated to B.S. 6206

FIRE DETECTION SYSTEM

Power supply for smoke alarm to be from mains supply with battery back up.

Power supply to be connected to smoke alarms via a separately fused circuit at the distribution board.

Residual Current Devices (RCD) should not ideally apply to smoke alarm circuits, should for reasons of electrical safety RCD's be required then :-
The RCD should only serve the circuit supplying the smoke alarm (or)
The RCD protection of the fire alarm circuit should operate independently of any RCD protection for circuits supplying socket outlets or portable equipment.

Smoke alarm locations to be in circulation areas between sleeping places where fires are likely to start (kitchen / living rooms) and within 7.5m of the door of every habitable room.

Smoke alarms to be fixed to the ceiling and at least 300mm from any wall or light fittings, wall mounted fittings to be above the level of the doorways into the space.

Smoke alarms to be sited so that the sensor, for ceiling mounted devises, is between 25mm and 600mm (between 25mm and 150mm for heat detectors) assuming the ceiling is predominantly flat and level.

Smoke alarms to be fixed in position of accessible maintenance, testing and cleaning.

ELECTRICAL - GENERAL
1/3rd of all primary light fittings within the proposed development to have a fitting type that will only recieve lamps having a luminous efficiency greater than 40 lumens per circuit-watt (eg compact flourescent lamps).

Smoke detection to be powered via 240V mains supply with battery back up and to be interlinked with each other.

All recessed light fittings installed into new ceilings to have non-combustible air tight housing around rear of fitting within (floor or ceiling build up) to form clear void away from insulation to allow safe dissipation of heat, clearnece to be in line with lighting manufacturers recommendations but be no less than 75mm vertically and 100mm horizontally - all sizes from top and side of housed fitting.

ELECTRICAL - CERTIFICATION

Electrical works by non-competent person scheme member :
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition wiring

guidence and building regulation part P (electrical safety). On completion of works a copy of installers electrical installation test cirtificate complient withy BS 7671 is to be provided to the client and local authority.

AND

Prior to covering of all wiring / cables, the installation is to be inspected by a competent person and on completion of the work, in addition to the above cirtificate, an additional competent persons electrical test cirtificate complient with BS 7671 is to be provided to the client and local authority. (competent person means a member of C.L.G. electrical competent persons scheme)

Electrical works by a competent person scheme member :

All wiring and electrical works to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition wiring guidance and building regulation part P (electrical safety) by a member of the C.L.G. competent persons scheme.

AND

The competent person is to send to the local authority a self-certification cirtificate within 30 days of the electrical works completion. Client must recieve both a copy of self-certification certificate and a BS 7671 electrical installation test certificate.

CONTROLLED SERVICES
Where fixed building services are to be provided or extended it must be ensured that they comply with the 'Domestic Building Services Compliance Guide'. The installer is to provide a notice confirming that the fixed building services have been commissioned in accordance with the 'DHCG' on works completed.

PARTITIONS - TIMBER STUDWORK
New timber studwork partitions formed in 75 x 50 s.w. @ 600mm centres clad each side with 12.5mm plasterboard with plaster skim finish.
All new partitions to be insulated with 100mm mineral wool insulation.

Double joists to be positioned below parrallel running walls.

HEATING AND HOT WATER SYSTEMS
Any new or domestic boiler installation or replacement to be a condensing boiler.
Extension of exg. heating system be carried out by GAS SAFE approved contractor.
Mains natural gas and LPG boilers to have a min. SEDBUK rating of 90%
Oil fired boilers from 1st April 2007 to have a min. SEDBUK rating of 90%.

Installation :-

Boiler to be installed in strict accordance with manufacturers instructions.
Installer to concider siting of flue to avoid visible plume & wetting of surfaces.
Liquid condensate to discharge to a suitable foul drain (not surface water).
Condensate pipework to manufacturers instructions but generally max. 3m long, insulated where external, with 75mm deep condensate trap to prevent smells entering building.
Flues discharges in accordance with manufacturers instructions and to meet Building Regulation Approved Document J.
Completion certificate - copy of boilers Building Regulation Complience Certificate from the GAS SAFE or OFTEC registered installer to be provided to building control and householder as evidence of complience.

Hot water system -

Areas with differing heating needs e.g. sleeping / living areas to have individual temperature control by the use of room thermostats or individual radiator valves.
Seperate timing controls to be provided for space heating and hot water (except for combination boilers and solid fuel appliences.
The system design must allow the provision of only space heating, only water heating, or both when required.
Boiler controls to prevent the boiler operating when neither the space heating system nor the hot water system requires heat.
Hot water system vessels insulated with a minimum 35mm factory applied coating of PU-foam or the equivalent.
Pipes and ducts insulated where in unheated areas or outside.
Hot pipework connecting to boilers and hot water storage vessels (including vent pipe) should be insulated for at least 1m from where they connect.

Heating and domestic hot water provided by wall mounted balanced flue gas fired boiler to have its balanced flue positioned a minimum of 300mm from any opening and 600mm from the corner and have a terminal guard if within 2000mm of adjacent ground level.

VENTILATION
Mechanical extraction to be provided to kitchen, bathroom, w.c., en-suit, utility rooms :-
Kitchen ventilation to be capable of providing 30 lit/sec or 60 lit/sec extraction if further than 300mm from centre line of hob.
Utility room extract to have 30 lit/sec with 15 minute over run connected to light switch.
Bathroom / en-suit / w.c. extract to provide 15 lit/sec extraction.
Internal bathrooms to be provided with extract equal to 3 air changes per hour and have 15 minuite over run ducting to outside air.

All habitable room windows to have an opening light equal to 1/20th of floor area.
All new windows to have controllable trickle vents to provide background ventilation :-
Habitable rooms 5000mm2.
Kitchen 2500mm2.
Utility room 2500mm2.
Bathroom 2500mm2.
Sanitary 2500mm2.

All doors and windows to have draught excluders.

Existing air bricks to be extended where new construction blocks or covers existing air bricks.

Systems to be installed, inspected and commissioned in line with the 'Domestic Ventilation Compliance Guide'.

PLUMBING
100mm Dia. u.p.v.c. soil and vent pipe in accessible ply ducts where within the property - ducts within property to be insulated with 100mm compacted mineral wool to reduce noise transfer.
32mm dia. waste pipes to hand wash basins unless waste run exceeds 1700mm then 40mm dia. to be used.
40mm dia waste pipe to be provided for bath / shower / sinks, 32 dia. waste to bidets ,
75mm deep seal trap to all fittings.
Pipes above last connection to be fitted with air admittance valve or to be taken up to the external air, Soil and vent pipe to terminate min 900mm above any opening light and be capped with perforated cover.

DRAINAGE
100mm u.p.v.c. pipes and fittings laid to self cleansing falls not less than 1 : 70, to have flexible joints and be bedded as manufacturers instructions.
Drains within 1000mm of building and below foundation line to be back filled to underside of foundation level with concrete.
Drains within 300mm of underside of slab to be encased in 150mm concrete intergral with slab.
Drains passing under building to have granular fill surrounding.
Drains passing through below ground walls to have 50mm air space with r.c. lintols above with galvanised sheet vermin protection to each side of wall.
Rocker pipes to be fitted within 150mm of each side of below ground walls.
Suitable access points to be provided to facilitate cleaning.
Polypropylene access fittings to drains less than 600mm to invert level,
Polypropylene inspection chambers to be used upto 1000mm to invert.
Pre cast concrete rings on 150mm concrete base to drains over 1000mm to invert.

DEREK BUCKLEY
ARCHITECTURAL SERVICES
07525 143 171
15, Greaves Street, Mossley, Ashton-u-Lyne, OL5 0QH.
derek.buckley@ymail.com

REV.	DATE	AMENDMENT

CLIENT:
Mr Carl Springthorpe.

PROJECT:
2 Storey Side Extension.

LOCATION:
3, Sandybank Close, Hadfield,

DRAWING TITLE:
Proposed Details (Sheet 1 of 2).

PROJECT No.:	209 / 2012.	DRWG No.:
DATE:	11.04.12.	12/DB/002
SCALE:	1:50 @ (A1)	
DRAWN:	D.Buckley	
REVISION:		