RECEIVED 16 AUG 2012

FOUNDATIONS: Excavate for footings to a depth of at least 1125mm below dpc level & to depths agreed with building inspector & fix min. 600 x 225mm mass conc. strip footing (1:3:6-19mm aggr.) with steps as required. Lay new dense conc. block footings to widths of walls (min. 7n/mm2 blocks) up to dpc internally & 225mm below dpc externally. Provide weak mix conc. cavity fill to ground level on external walls. Build in sleeve pipes etc. for services as work proceeds. Ground levels to remain a min. of 150mm below dpc.

EXTERNAL CAVITY WALLS: Construct new cavity walls of new footings with outer skin of 100mm dense block or 125mm nominal stone to North wall - 75mm cavity - 100mm 'Plasmor' Fibolite (3.6N/mm2) block inner skin complete with 5no. Catnic austenitic s.steel wall ties/sq.m. (ref:BW4/225) with ties at 225mm vert. ctrs. to openings & 450mm ctrs. elsewhere. Fix 75mm fulfil Dritherm cavity batts to cavity, fixed in accordance with manufacturers instructions. Close of cavities at eaves & openings with block return and insulated dpc. Finish walls internally with dry lining of 32.7mm Gyproc thermal board plus or equal high performance insulation backed plasterboard and skim (taped joints.). Extend cavity insulation to full height of cavities. External blockwork to be rendered with two coat lime based 1:3 render with floated finish complete with all non-metal bell beads as required. Existing render to lean to to be removed and replaced with new at the same time. Supply new Catnic lintols with min. of 150mm end bearings - build in weep holes at 450mm ctrs. to outer skin of stone wall with cavity trays over lintols where necessary. Dritherm insulation to be taken down to head of windows/doors to avoid cold bridging. Remove plaster and finishings to existing remaining kitchen and bathroom wall and dry line as above to increase thermal efficiency. Finish new render with lime based coating. Window and door openings to have natural stone heads (225mm deep) and cills (150mm deep).

STEEL WORK: Supply & fix steel work to Engineer's details, which is to have two coats of zinc phosphate or red oxide - set steel on new padstones etc. as per details & provide half hour fire protection. All steel work to be grade S275 to BS.5950.

ROOF CONSTRUCTION: Construct new lean to roof with 150 x 50mm rafters at 450mm ctrs. birdsmouthed onto 100 x 75mm wallplate at eaves and 150 x 50mm pole plate to wall (bolted thereto at 900mm centres with M10 bolts). Wallplate to be bedded on wall and be strapped down using 30 x 5mm m.s. galv. straps at max. 1800mm ctrs. Supply and fix new 150 x 50mm ceiling joists fixed to rafters and wallplate at eaves and set in galv. shoes fixed to 150 x 50mm timber plate fixed to wall as above - fix packers behind as required due to eneven gable wall. Fix double joist trimmings for loft access in position to be agreed with clients. Strap rafters and ceiling joists to verge wall at 1200mm ctrs. using m.s. galv. straps and noggins.

ROOF COVERING: Cover roof with Hardrow slates to match existing laid at existing guage if correct (check tile size to assess min. pitch and head lap requirements) - nailed every course as required on 25 x 50mm s.w. tanalised battens on Daltex Roofshield breathable 'underfelt' (150mm laps) on new rafters - fix 450mm wide dpc into gutter, set over tilt fillet. Supply & fix all eaves and verge slates and bed as required in 1:4 mortar. Supply & fix all lead abutment flashings as per L.D.A. requirements with Code 4 generally. Form 25mm continuous gap at eaves for ventilation.

The accurate setting out of the site and building is the responsibility of the contractor & should be in accordance with BS 5606. Undertake all work with skill and care in order to produce work fit for it's intended purpose and of high quality - Avoid damage and protect the works during construction and as portions reach completion against any form of damage or deterioration. Such protection may include coverings, guard rails, temporary heating or other appropriate methods. Prior to commencing the contractor is to clarify with the client the full extent of decoration works and the supply of fixtures and fittings.

GROUND FLOOR CEILING: Ceiling to be 12.7mm plaster board and skim (taped joints) - all flat roof spaces are to be insulated with 125mm loft quilt laid between joists with additional layer of 150mm quilt laid at right angles. Fix area of 18mm ply boarding (4m2) in roof space for storage.

GROUND FLOOR CONSTRUCTION: To be 100mm trowelled smooth concrete (1:2:4-19mm aggr.), with self levelling screed on 500 gauge vapour membrane on 100mm Celotex or equal insulation slab (with 25mm thick Celotex upstands at slab edges on 1200 gauge Visqueen damp proof membrane, linked to dpc's in walls (joints lapped and taped) on 25mm thick sand blinding on min. 150mm thick sulphate free, well compacted hardcore base.

NEW STUD PARTITIONS: Construct new stud partitions with 75 x 50 s.w. studs at 400mm vert. and 600mm horiz. ctrs. with 75 x 75 head and sole plates. Finish each side with 12.7mm fireline board and skim (taped joints) & fix 50mm cavity batts between studs.

WINDOWS: The window supplier should be FENSA registered and all double glazing is to be fitted with low emissity glass. All glazing to comply with BS.6262-4:2005 & EN.12150,14449 or 14179 & windows with cill heights of less than 800mm above floor level should be safety glass - this also applies critical areas to doors and windows adjacent thereto. Hit & miss vents should be provided to windows as follows: - 10,000mm2 to habitable rooms, 5000mm2 to bathrooms, utility & w.c's. All windows and doors shall have draught strips and friction hinges are to be avoided on escape windows unless designed for the purpose of escape. Provide mastic sealant to all internal and external reveals of window and door openings. All glazing to have U value of at least 1.4Wm2K and windows and doors to be white upvc.

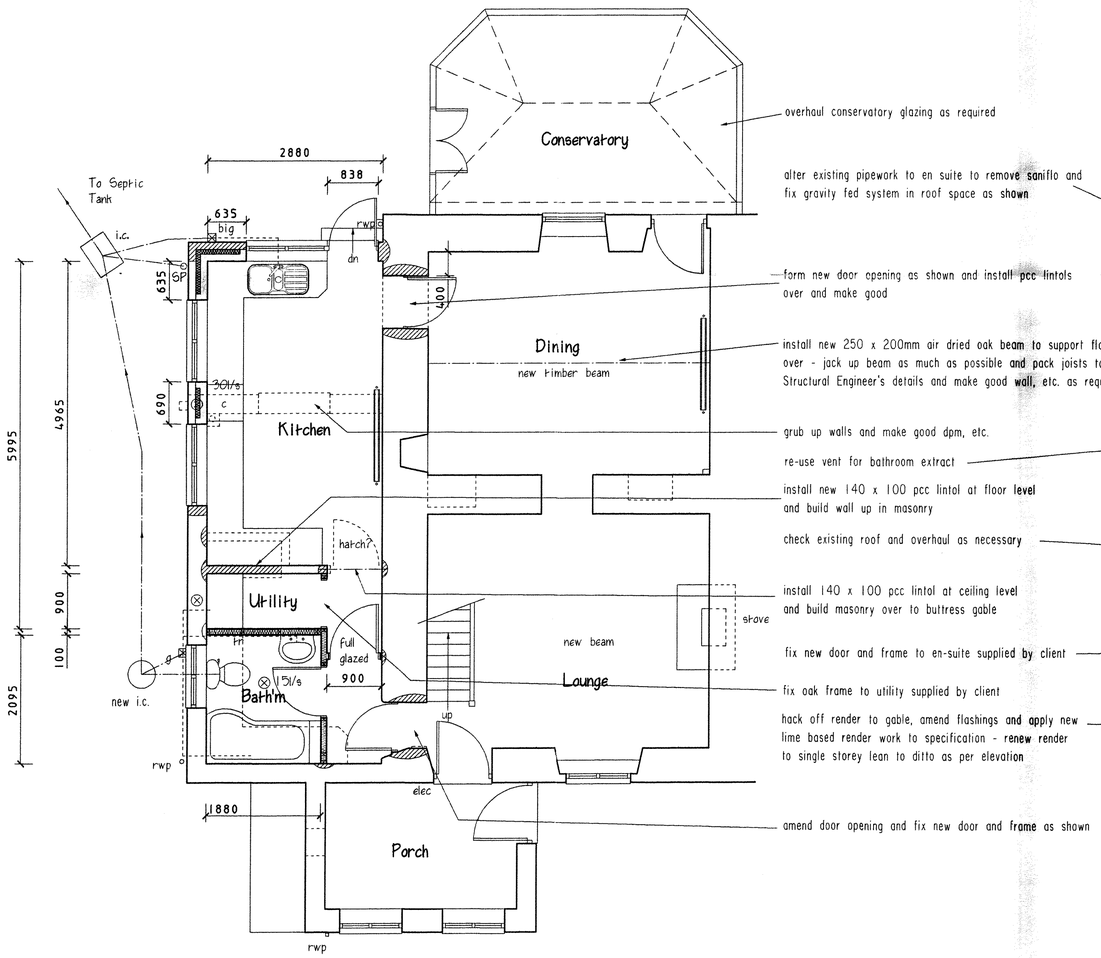
EXTRACT FANS: Bathroom to have extract fan capable of extracting at least 15 litres/sec. which should be wired into the light via a fused spur, with a min. 15 min. overrun facility. Utility room to be fitted with extract fan capable of 30 litres/sec. extraction operated intermittently via a fused switch. Kitchen to have either extract fan capable of extracting 60 litres/sec. or cooker hood capable of 30 litres/sec. both operated intermittently via a fused spur. Rooms containing fans to have 10mm gap under internal doors to allow replacement of air.

GABLE WALL: All existing render to the gable wall is to be hacked off and carted from site - wall to be inspected for damage and any defects are to be reported to RLM Associates for action. Once remedied the wall is to receive a two coat lime based 1:3 render with a float finish, complete with a suitable lime based coating.

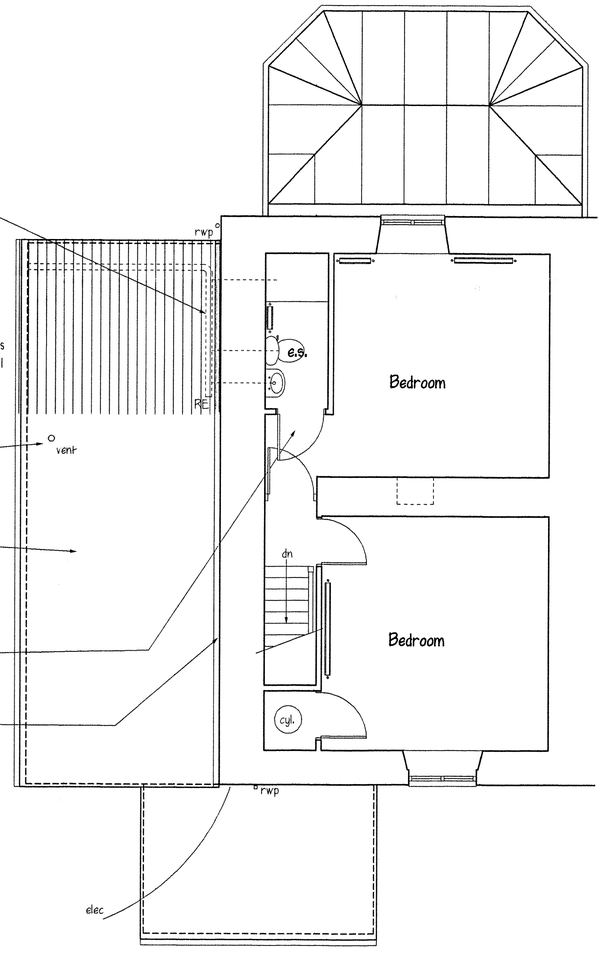
INTERNAL JOINERY: All new ledged and braced doors, frames, architraves and ironmongery are to be obtained from Peak Oak by the client but fixed by the contractor.

GENERAL NOTES:
1. All work to comply with the Building Regulations 2000 and subsequent amendments.
2. All materials supplied and fitted in accordance with relevant British Standards, Codes of Practice, Agrement Certificates and Manufacturer's Instructions.
3. Plumbing Works to comply with BS 5572 - 40mm diameter waste to Showers & Baths, 32mm to washbasins and if combined wastes to be 50mm diam. - all with 75mm deepseal traps. Connect all wastes to 100mm diam. S&VP's and gullies as required on site. Provide access for rodding/internal cleansing as necessary.
4. All Electrical Work to comply with the requirements of the Electricity Board & those of the 17th Edition of the IEE Regulations - BS.7671:2008. Provide mains operated smoke detector to each floor interlinked with battery back up & fed of lighting circuit - all to BS.5446 Part 1:2000 or BS.5839 Part 6:2004 - Grade D Category LD2. All electrical, telephone, tv and other sockets to be a min. of 450mm above floor level with all switches at a max. of 1200mm above floor level - all certified to BS.7671:2008.
5. New Lintols over Openings to be adequate P.C Lintols with min. 100mm end bearing.
6. Any new radiators are to be convector type with thermostatic valves fitted. All controls should be provided to ensure compliance with Good Practice Guide 302.
7. All New Water installations to comply with the Bylaws of the Local Water Authority. All hot and cold feeds to be in copper with lead free soldered joints with isolation valves to all new fittings. Insulate and clip all pipework as per Good Practice Guide 302. Baths to be fitted with suitable device to limit hot water temperature to maximum 48 degrees C and all hot water taps are to be installed on the left of all sanitary ware/sinks, etc.
8.This property is a dwelling house with Spread of Flame to all surfaces Class 1.
9. New leadwork to be carried out in Code 4 milled lead unless otherwise specified and to LDA recommendations and it should be treated with one coat of patination oil after fixing.
10. All new structural timber is to be C16 Grade & pressure treated with an approved preservative against Fungal & Insect attack.
11. Existing Drains to be exposed & all new works carried out to the drawings & to Building Inspector's approval in Hepworth's supersleve vitrified clay pipework or equal approved. Drains passing under building to be encased in 150mm of concrete and have sleeve and rocker pipes with lintols over where passing through footings. All new manholes to be Hepworth 460mm diam. polypropylene inspection chambers on 150mm conc. base.
12. A notice confirming that the hot water system has been properly commissioned, and issued by a person competent to do so, is to be provided on completion - the maximum temperature of stored hot water to be limited to 100 C.
13. Any recessed light fittings to have fire proof hoods fitted in floor/ceiling voids to retain fire integrity of structure - use Snaplite low voltage recessed downlighters only.
14. Gable chimney to be removed below roof level and stone slating to be made good as required - install 225mm sq. terra cotta vent into gable flue in roof space.
15. Contractor is to allow a provisional sum of £1000 for the supply of sanitary ware and £500 for supply and fix of tiling to bathroom and kitchen.

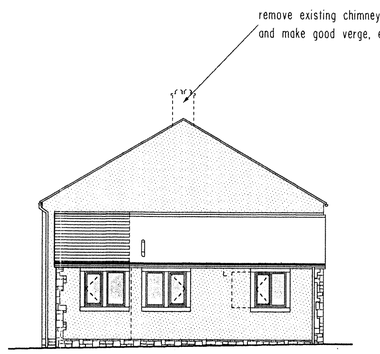
RAINWATER GOODS: All new rainwater goods to be pvcu with min. 63mm down pipes & min. 110mm diam. guttering, set off rise and fall brackets throughout - supply and fix all accessories as required in positions shown on drawings and take to existing storm system. Supply & fix back inlet gullies to all wastes & rainwater pipes, etc.



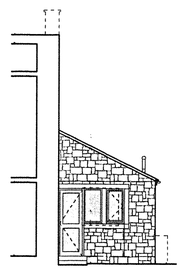
PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED GABLE ELEVATION



PROPOSED PART REAR ELEV.

0 1 2 3 4 5 metres

Scale Bar @ 1:50 on A1 Sheet

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RLM ASSOCIATES

JOB	1, SITTINGLOW COTTAGES, CHAPEL.
CLIENT	Mr. M. & Mrs. P. MURRAY.
DRAWING	WORKING DRAWING AS PROPOSED - AMENDED.
DATE	July 2012.
SCALE	1:50.
DRWG No.	RLM615/2.
REVISION	E