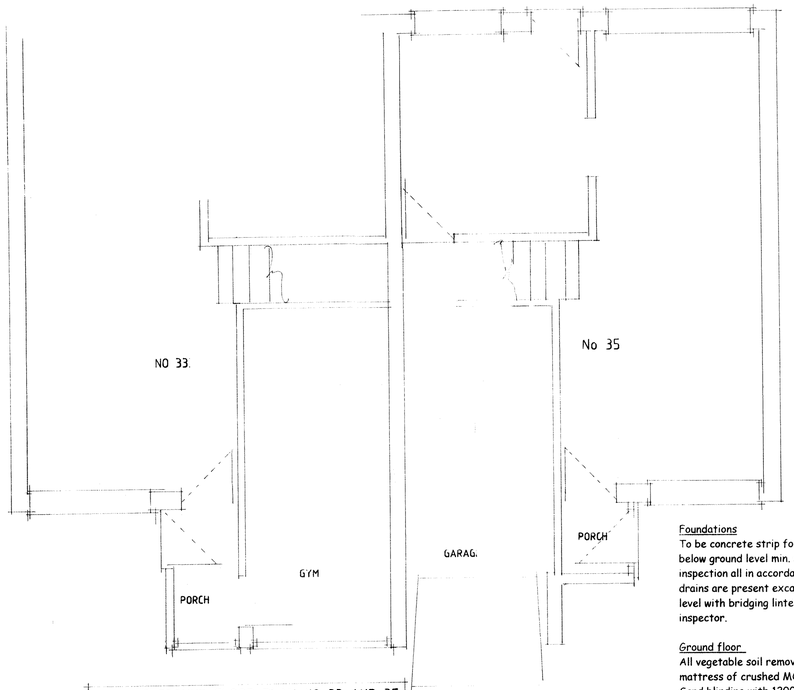
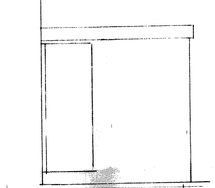
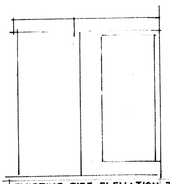
HPK/2013/0015
HIGH PEAK BOROUGH COUNCIL
PLANT ROOM
RECD 16 JAN 2013



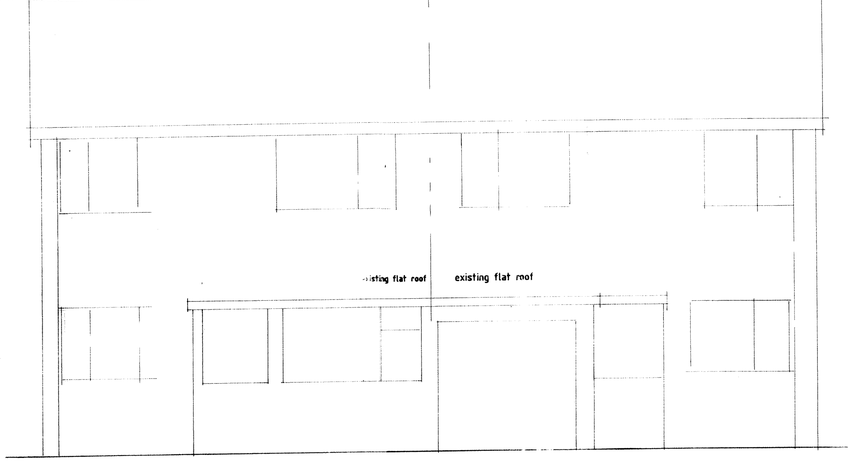
EXISTING GROUND FLOOR PLAN NO 33 AND 35



EXISTING SIDE ELEVATION 33



EXISTING SIDE ELEVATION 35



EXISTING FRONT ELEVATION
NO 33 AND 35

Foundations
To be concrete strip foundations 600x200mm 750 below ground level min. subject to local authority inspection all in accordance with A1&A2. Where drains are present excavation to be taken to invert level with bridging lintels agreed with local Authority inspector.

Ground floor
All vegetable soil removed and site prepared with 150 mattress of crushed MOT stone compacted in layers. Sand blinding with 1200g visqueen dpm lapped onto dpc. Provide 100mm floormate rigid board insulation Concrete slab 100mm thick and screed to floor level with sand/cement or ashphalt finish

External wall
External facing masonry to match existing with fully filled cavity using 100mm rockwool wall bats. Inner leaf of thermal blockwork. Walls tied using stainless steel wall ties at 750 horizontal and 450 vertical cts increased at reveals. Provide thermabate insulated cavity closures at all external openings including vertical dpc to jambs of windows and doors. Provide horizontal dpc 150 above ground level and lapped to dpm Cavities closed at eaves.

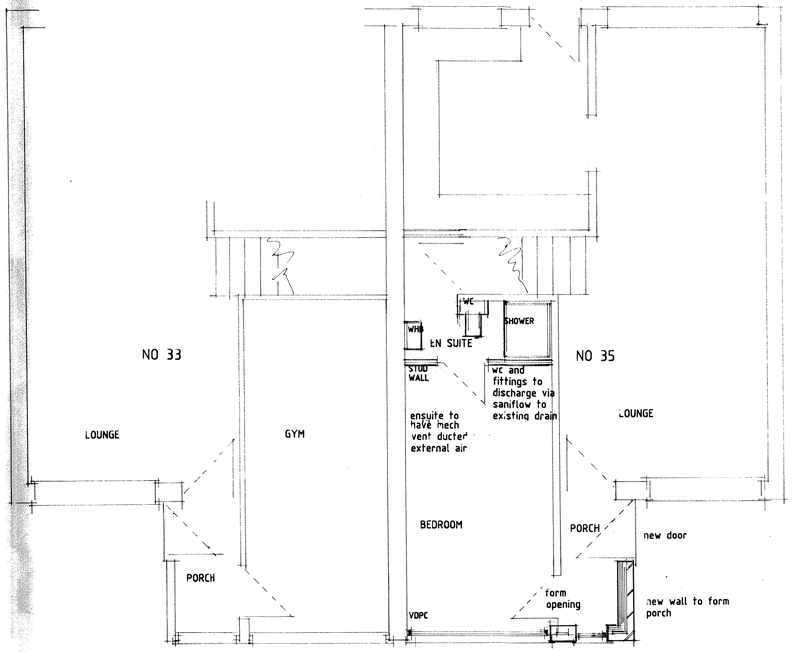
Lintels
Provide catnic or similar combined galvanised insulated steel lintels to all openings. Maintain 150 min. bearing

Flashings and valley gutters
All leadwork to be on code 4 lead. Flashings and cavity trays to be incorporated at abutments.

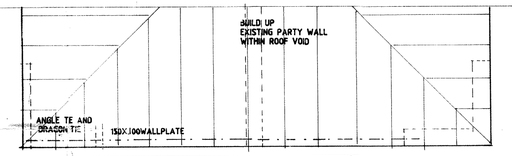
Pitched roof
Traditional roof construction of tiles to match existing at a pitch as noted on battens on breathable tyvek membrane on 100x50 rafters as noted at 400 cts. Tiles clipped at perimeter eaves and verge and every 4th course
Rafters to sit on wallplates and tied with existing flat roof joists. Wall plate increased to 150x100 over window openings

Restraint straps
Walls restrained at eaves with galvanised steel wallplate straps at 1800 cts. Gables restrained with 2000mm straps from inner leaf across 2no. rafters with noggins full depth Lateral stability maintained at floor level with galvanised floor straps at 200cts across 3no joists

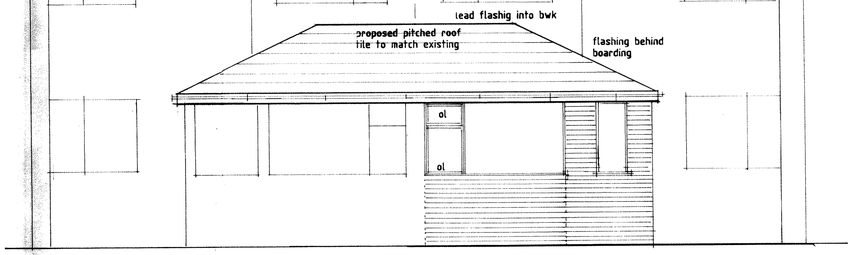
Building fabric ventilation
To be achieved using continuous eaves vents of 15mm and ridge vents using dry ridge system. Fit vent baffles between rafters at eaves to maintain 50mm clear vent over insulation.
Insulation
External envelope insulated to achieve standards required in Pt.L
Roof insulation to be 300mm formed by 130mm layer fibreglass between joists and covered with 170layer over. Where insulation is in plane of roof use kingspan board insulation used 75mm between rafters and 50mm below. All insulated elements to be constructed and ventilated in accordance with robust standard details



PROPOSED GROUND FLOOR PLAN NO 33 AND 35



PROPOSED ROOF PLAN NO 33 AND 35



PROPOSED FRONT ELEVATION
NO 33 AND 35

Sanitation
Above ground drainage in upvc with 110dia soil pipes and 40mm waste pipes all fitted with 75mm traps. New WC and fittings to be connected to drain via saniflow macerator

Glazing
Windows to be upvc frames fitted with double glazed units with 20mm argon filled gap and coated with low e coating.
Trickle vents included in frames.
Windows in critical locations in doors and adjacent to doors and below 600mm to be fitted with toughened safety glass

Internal ventilation
All rooms to have opening vents with trickle strip vents.. Bathrooms to have extract fans of 15l/sec. Internal windowless toilet accommodation to have 15min overrun.

Studwork partitions
12.5mm plasterboard on 100x50 timber studs on sole plate with headplate fixed to ceiling. Ceilings finished with plasterboard and skim.

Sound Insulation
Stud walls around bathrooms and sanitary accommodation to be filled with sound absorbent quilt.

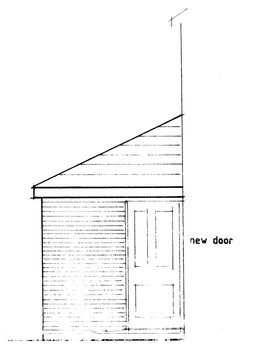
Electrical Installation
Electrical installation to be Part P compliant. All electrical work required to meet the requirements f part p(electrical safety) will be designed installed inspected and tested by a person competent to do so. Prior to completion the local authority building control must be satisfied that either:-
An electrical installation certificate issued under the competent persons scheme has been issued, or
Appropriate certificates and forms defined in BS 7671 have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and utilise adequate testing equipment
Smoke Alarms
Provide and fit mains wired smoke alarms to each floor level as noted. These should have battery back up and be interlinked.

Gutters fascias soffits & bargeboards
100mm upvc gutter fixed to fascias and discharging into 75mm rainwater pipes discharging into existing. Fix to exterior quality treated timber fascias with ply soffits

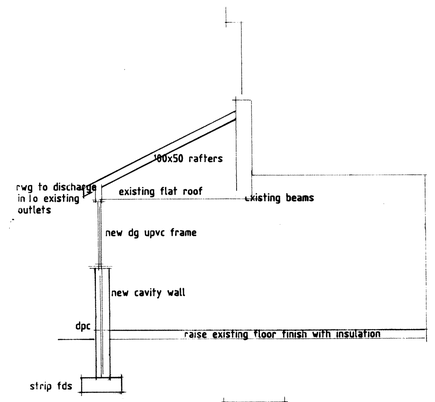
General notes
These drawings are for the purpose of obtaining statutory approvals of building regulations or planning permission where necessary.
All work thereafter is undertaken in accordance with the agreements and contracts negotiated between client and contractors.
All work must be carried out in accordance with the relevant building regulations and British Standards
The drawing is to scale but written dimensions are to be checked by contractor on site prior to commencement and any discrepancies to be reported to the relevant bodies

All statutory site inspections as part of the building control in the inspection framework shall be by the local authority on approval of plans and commenced by the contractor prior to covering any work

All foundation and drainage specifications are provisional subject to the assessment of ground conditions and the confirmation of all details



PROPOSED SIDE ELEVATION NO 35



SECTION

PT Construction
2 Watkin Avenue
Hadfield
Glossop, SK13 1QD

PROPOSED CONVERSION OF GARAGE INTO HABITABLE ROOM AT 35 LONGMOOR AVE AND NEW PITCHED ROOF OVER EXISTING FLAT ROOF PROJECTION OVER NO 33 AND 35

33 AND 35 LONGMOOR AVENUE SIMMONDLEY GLOSSOP

SCALE 1/50 | AMENDED TO ADD EXISTING SIDE ELEVATIONS

PTC-35-1 REV 1