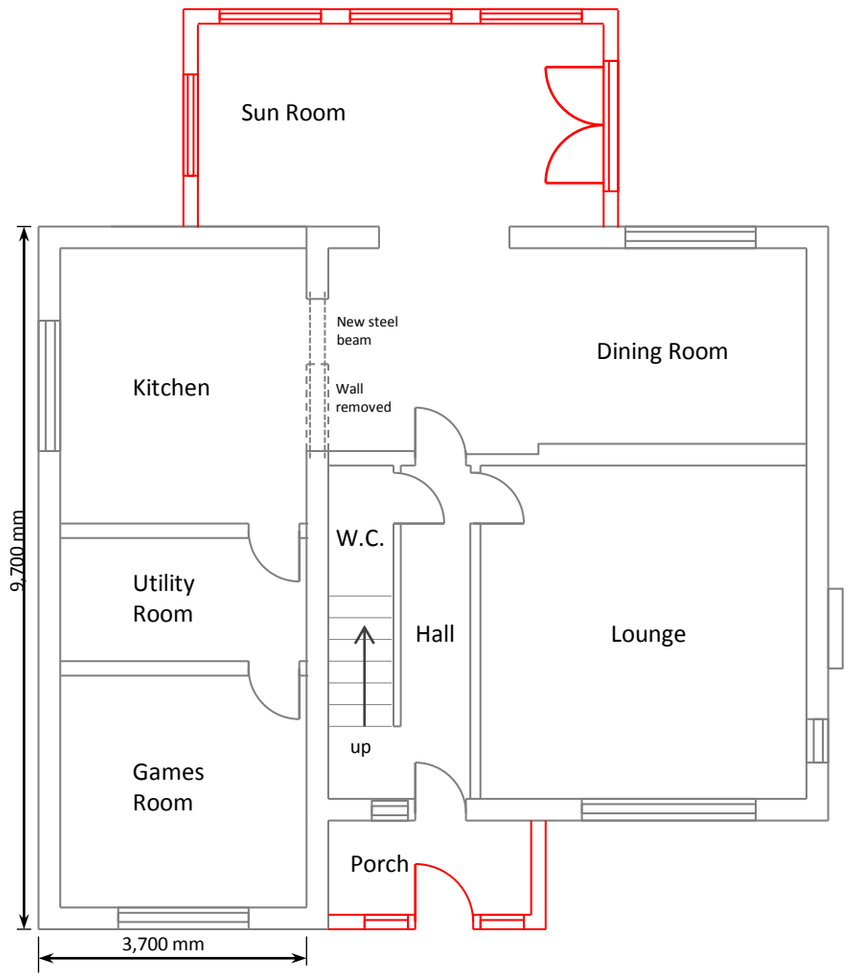
Damp Proof Course
Horizontal and vertical Damp Proof Course to B.S. 743 Vertical Damp Proof Course to all new openings, minimum 150mm wide. Horizontal Damp Proof Course to be continuous with Damp Proof Membrane in the floor and positioned 150mm minimum above finished ground level. Cavities to be filled with a weak mix concrete 225mm below DPC.

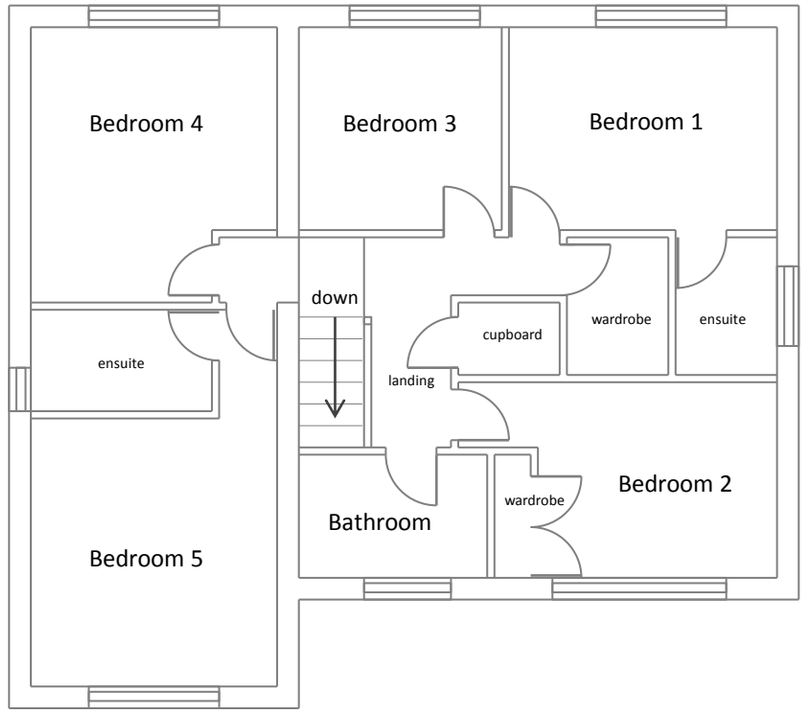
Lintels
Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site.
Suitable Catnic lintels (or similar approved) to be used over new external openings with min 150mm end bearings with cavity trays over openings.. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

New External cavity walls
300mm cavity walls constructed with Stainless Steel wall ties at 750 c/c horizontally and 450 c/c vertically staggered, reducing to 225 c/c vertically at reveals. 100mm brickwork outer-leaf, 100mm cavity filled with 100mm crown Dritherm insulation (or partially filled with 50 Celotex wall insulation leaving 50mm clear cavity) and 100mm Durox Topblock standard (lambda value 0.16 or better) or equal approved by Building Inspector., 12.5 mm thick plasterboard and skim.
All cavities around external openings in new cavity wall to have Thermabate insulated cavity closer or equal approved and insulated lintels over. Lintels are to be suitable for loadings.

Below Ground Drainage - NOTE! Actual Drainage runs to be checked on site.
New trapped gullies required to take new rainwater pipes. Underground drainage to be 110mm diameter plastic pipes to a minimum 1 in 40 fall laid on a 150mm granular bed. Any pipes which pass under the building are all to be surrounded and bed in 150mm pea gravel. Where drainage pipes pass through footings they are to be protected by bridging over them with concrete lintels.
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.
Rainwater drainage should be discharged to a soakaway in the first instance. A porosity test undertaken in accordance with BRE365 should be undertaken to show the viability of a soakaway. Soakaways should be located a minimum of 5m clear of any buildings or highways.



Proposed Ground Floor



Proposed First Floor

Plumbing
Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction. Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m. Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect on to SVP within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.

Studded Wall
75 x 50mm softwood studding at maximum 400mm centres, with 75mm x 50mm sole plate and horizontal framing. One layer of 12.5mm thick plasterboard to either side of studding with 60mm thick insulation quilt between studding, all joints to be staggered and skimmed.
Partitions to W.C.'s and Bathrooms to be double boarded to one side to provide min 38dB insulation.

Existing Foundations
Existing foundations are to be exposed by means of trial holes and inspected by the Building Control Officer prior to commencement on site. This is to make sure that the existing foundations are adequate to take the increased loadings.

New Foundations
Foundations to be min 900mm deep and 600mm wide, depths approved on site by Building Control Officer. Grade ST4 trench-fill concrete laid to max 150 from finished ground level.

Ground Floor (Solid)
Install 100mm grade ST2 ready mixed concrete in-situ floor slab - hand finished on a 1200g polythene vapour control layer with 80mm Celotex Tuff-R GA3000Z insulation on 2000g polythene DPM made continuous with DPC on sand-blinded well consolidated hardcore, min 150mm over cleared topsoil (max 600mm deep).

The finished ground floor level is to be a minimum of 150mm above the finished ground level. Height is to be agreed on site.
Provide 25mm flooring grade polystyrene insulation upstand around the perimeter of the floors including where the floor slab touches outside walls i.e. at door thresholds.

Ventilation
Habitable Rooms - Background ventilation - Controllable background ventilation via trickle vents within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
New Windows/rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°
Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Kitchen - Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture.
Utility – To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Vent to be connected to light switch and to have 15 minute over run as no window in room
Bathroom - Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction.
All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.
All mechanical extraction to be ducted to outside air.

Key:
Permitted Development

Mr Andrew Hodgkinson

4 Hill View, Whaley Bridge, High Peak, SK23 7BG

Proposed floor plans

January 2013

Scale 1:100