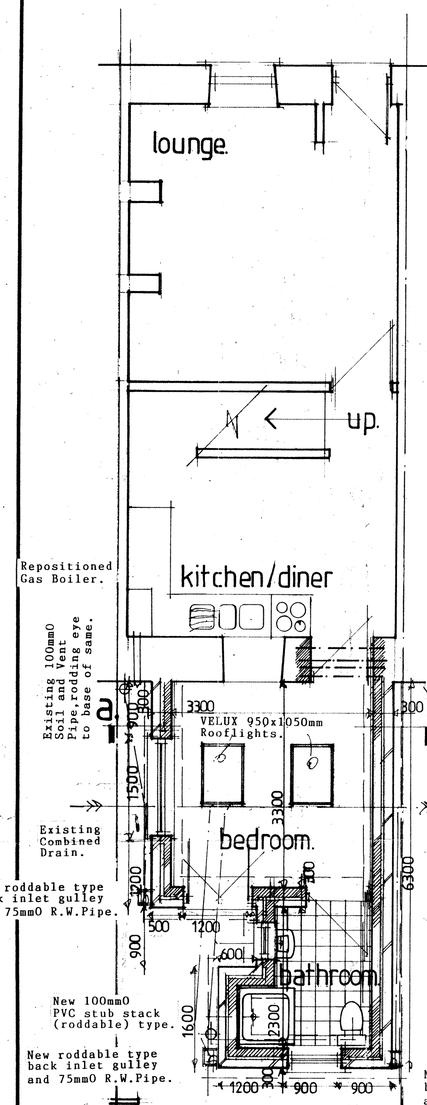
HPK/2013/0067



proposed ground floor layout

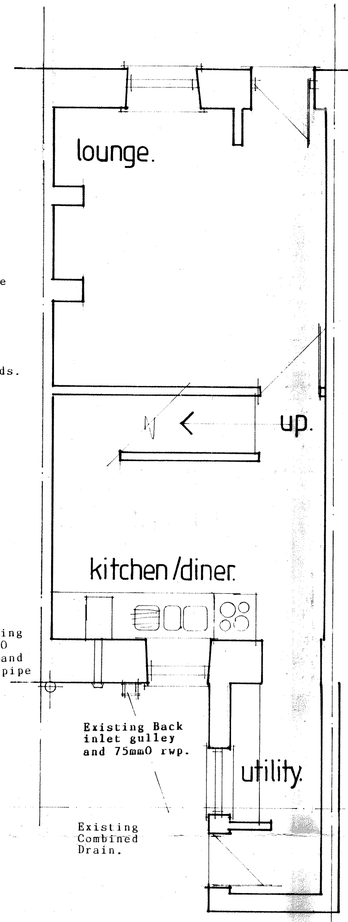
GENERAL REQUIREMENTS
All new door and window frames are to be constructed from reinforced section UPVC, frames,to be fitted with factory sealed double glazed units using Pilkington K glass set at least 20mm apart from each other,incorperate head vents to each new frame at least 10,000mm by volume.
Cill levels of all new windows to be set at a maximum of 1100mm above the internal finished floor level.
All new facing stonework to match that of existing main property in size,colour and course.
All new facing stonework is to be built to course and not to be block bonded.
All new roofing slates/concrete tiles are to match that of the existing main roof in size colour and course.
All rainwater goods are to match that of the existing main property in size colour and profile.
Offset all new soffit and facia boards to allow for 50mm PVC Permavent stripping to be fitted,allow for at least two pre formed vented ridge tiles to new section ridges to be able to cross ventilate any new roof voids.

STRUCTURAL ALTERATIONS,
GROUND FLOOR KITCHEN DOOR:
Allow for the forming of a new kitchen door opening 900mm wide by 2150mm high,insert two Catnic 3Crs galvanised steel lintols back to back over the proposed opening with at least 150mm end bearing to either side of same, with natural slate to act as a cavity closer to the jambs and head section.

ALTERATIONS TO THE EXISTING GAS FIRED WALL MOUNTED BOILER:
The nominated contractor is to allow for the repositioning of existing Worcester/bosh gas boiler,to be able to turn same to a position on the party wall with a side exit fan assisted stainless steel flue.

2No 3Crs Catnic lintols laid back to back.

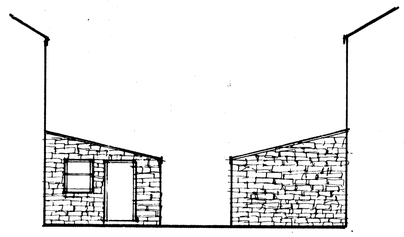
GROUND FLOOR BATHROOM:
Provide and fit the following sanitary items within the new bathroom enclosure.
1No Shower,38mmO PVC waste pipe and 75mmO PVC deep seal trap.
1No Wash hand basin,32mmO PVC waste pipe and 75mmO PVC deep seal trap.
1No WC,100mmO P'C waste pipe.
All the above sanitary items are to discharge into a new 100mmO PVC roddable stub stack connected to the exiting Combined drainage run via 100mmO hepworth unerground pipes laid 1:40 fall to same NOTE:All new drainage connections are to approved on site inspection prior to backfill by LA Building Control Officer.
MECHANICAL VENTILATION:
Allow for the proposed bathroom and the existing kitchen area to be mechanicaly ventilated direct to fresh air using a Vent Axia mechanical fan fan rating 60 litres/second,to give at least three air changes per hour with a 20 minuete overrun.



existing ground floor layout.

EXTENSION WORK TO THE EXISTING HEATING SYSTEM:
Any extension work relating to the heating system is to be carried out only by a duly approved CORGI and registered contractor,if a gas fired heating system is to be renewed it must acheive a SEDBUCK EFFICIANCY RATING of 86% as a Minimum requirement. A minimum of one third of all primary light fittings within the proposed development must be of a type that will only receive a lamps having a luminance efficiancy greater than 40 lumens per circuit/watt.
Limiting thermal bridging and air leakage details to be built on site in accordance with DEFRA robust construction details.
ELECTRICAL INSPECTION NOTES:
All electrical work is required to comply and meet the requirements of Part P, (Electrical Saftey)and will be designed by and duly instaled and tested by a person competant to do so.
Prior to completion the Local Authority must be satisfied that either an electrical instalation certificate issued under a competant person scheme has been issued or,appropriate certificates and forms as defined in BS:7671,have been submitted that work has been duly inspected and tested by a competant person.A competant person will have a sound knowledge of and experiance that is relevant to the nature of the work undertaken and to the technical standards set down in BS:7671,to be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment to do so.

ELECTRICAL SOCKETS:
All new electrical sockets are to be set at least 400mm the finished floor level up to a maximum of 1200mm above finished floor level.
SMOKE/HEAT DETECTORS:
Smoke detectors shown as thus-S.d.
Heat detectors shown thus,-h.d.
NOTE:All smoke detectors are to be wired directley to the mains electrical supply,to be installed in accordance with BS:5839 and manufactured to BS:5446 as minimum requirements.
GENERAL INTERNAL STUD PARTITIONS:
All stud partitions shown thus [illegible] are to be formed from 75x50mm softwood studs set at 400Crs both horizontaly and verticaly faced both sides in 12mm Gyproc plasterboard and skim,allow for100mm Rockwool glassfibre insulation to be laid between the studs.

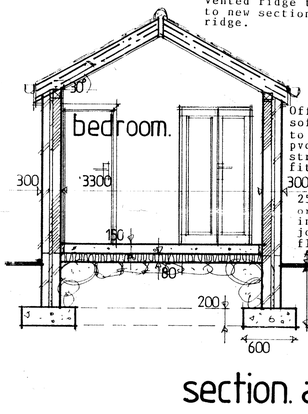


existing side elevations.

ROOF:
Blue/black natural slate onto 25x25mm softwood tannalised roofing battens onto roofing felt to BS:747(untearable) onto nominal 200x63Sc3 Grade roofing spars set at 400cRs onto 100x100mm softwood wall plates and a 200x63Sc3 grade ridge section.
ROOF INSULATION DETAILS:
Allow for a 50mm air gap to the underside of the new roofing felt lay between the new roof spars 95mm K3 rigid type Kingspan insulation,with 45mm K3 Kingspan insulation to be laid diagonally opposite to the first layer of insulation. Overboard same with 15mm Gyproc foiled backed plasterboard and skimm.
ROOF VENTILATION DETAILS:
The nominated contractor is to allow for the off setting of the new soffit and facia boards to allow for 50mm PVC Permavent stripping to same,allow for at least three high level pre vented black section roof tiles set at high level to both sides of the new roof.Allow for three pre vented ridge tiles to the new section roof.
WALLS:
102mmFacing brickwork 75mm Cavity, with 75mm Cellotex rigid type cavity bats to same as manufacture instalation guidlines,100mm Therma lite blockwork finished in two coat Gypsum plaster and skim,traddition al DPC to be set 150mm above the outside finished ground floor level.
FLOOR:
150mm oversite concrete(1:3:6) onto 80mm Cellotex rigid type insulation onto 1200Gauge Visqueen vapour barrier to be taken up the sides of the insulation and th e oversite concrete to be lapped into the existing and proposed DPC levels,onto 50mm sand blinding on 125mm rolled hardcore base.
FOUNDATIONS:
600mmx200mm COncrete (1:2:4)strip foundations,depth of foundations t to be determined on site according to ground conditions irrespective of any annotated dimensions to REG A1&A2 current Building Regs.
WINDOWS/COMBINATION DOOR & FRAME
White UPVC Section reinforced frames fitted with factory sealed double glazed units comprising of Pilkington K glass units set 20mm apart from each other,min 2 hedd vents per window 10,000mm by vol

ROOFING BAT STRAP DETAILS:
Contractor is to allow for the 100x100mm softwood wallplate to to be strapped to the internal blockwork via 38x9mmGauge wild steel straps set at 900Crs along the line of the proposed softwood wallplate,double up same to either side of the proposed door and new window openings.
To also allow for the posirioning of 38mmx9mmGauge Mild steel Pat straps to both gable ends at 800Crs to every 9th roof spar being screwed not nailed to same.

RAINWATER GOODS:
To match that of the existing main property in size,colour and profile, generaly use Marley PVC sectional units,100mmO Rainwater gutters and 75mmO Rainwater pipes.
All new Back inlet gullies are to be Hepworth double top roddable type to be connected direct to the existing main propertys drainage system via 100mmO Hepsleeve underground drainage pipes at 1:40 max fall,NB;/ll new drainage connections to be inspected by Local Authority Building Control Officer prior to them being backfilled.



section a.-a.

ROOF CONSTRUCTION
REDRESSED BLUE/BLACK SLATES AND OR TILES ONTO 55mm & 26mm SW BATTENS ON BS CLASS 1 REINFORCED ROOFING FELT ON SPECIALIST DESIGNED AND MANUFACTURED TRUSSED RAFTERS AT 600 CTRS WITH 75x100mm 45 DEG. UNDER RAFTER BRACING LONGITUDINAL NODE, CEILING NODE AND RIDGE BRACINGS AND WHERE REQUIRED INTERNAL MEMBER BRACING ALL TO BS 5268 PART 3.(SEE ROOF LAYOUT)
5X30mm GALV MS LATERAL RESTRAINT STRAPS AT MAX 2000mm CTRS TO FIRST 3NO TRUSSIES STRAPS TO BE PROVIDED AT GROUND AND FIRST FLOOR CEILING LEVELS AND TO VERGES. NOGGINS TO BE PROVIDED BETWEEN MEMBERS FOR STRAPS MIN ½ DEPTH OF TRUSS/RAFTER. MEMBER 25X175mm SW FACIA. 50X100mm SW WALL PLATE 300mm FIBREGLASS QUILT INSULATION TO GIVE A U VALUE 0 25w/m sq K LAID OVER 12.5mm PLASTERBOARD AND SKIM (PLASTERBOARD TO HAVE SEALED EDGES).
ROOF VOIDS TO BE CROSS VENTED VIA PERMANENT VENTS. AREA TO BE EQUIVALENT TO A 50mm CONTINUOUS VENT. PROVIDE PRE FORMED RAFTER TRAYS TO PRESERVE AIR SPACE TO ROOF ADJACENT TO INSULATION 50x100mm SW TRIMMER TO ACCESS HATCH TO BE SEALED AND HAVE LATCHED FITTED WATER TANK TO ROOF SPACE TO BE LOCATED CENTRALLY ON PLATFORM ON 50X75mm SW RUNNERS ON 50X125mm COUNTER BATTENS ON 50X75mm SW BEARERS FIXED ADJACENT TO NODE POINT SPANNING MIN 3 no TRUSSES ALL TO BE BS 5268 PART 3. PROVIDE INSULATED PIPEWORK FOR HEATING SYSTEM/HOT WATER PIPES WITHIN ROOF SPACE 15mm THICK PROVIDE 1000mm sq BOARDING ADJACENT TO ACCESS HATCH.

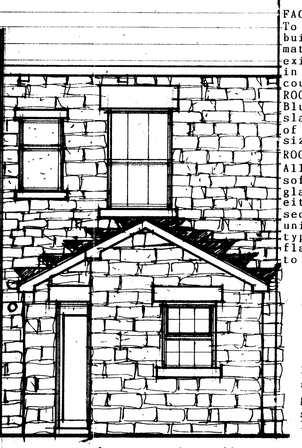
WALLS
EXTERNAL CAVITY WALL TO BE CONSTRUCTED USING 102mm FACING BRICKWORK, 100mm CAVITY WITH 50mm CELLOTEX RIGID INSULATION TO THE OUTER FACE OF THE INTERNAL SKIN OF 100mm THERMALITE BLOCKWORK. INTERNALLY FACED WITH 50mm CELLOTEX RIGID INSULATION, INSULATION BUILT INTO CAVITY WALL CONSTRUCTION AS PER MANUFACTURERS RECOMMENDATIONS. TO ACHIEVE U-VALUE OF 0.25Wmsq2K WITH INTERNAL DRY LINING 9.5mm PLASTERBOARD AND SKIM ON DABS. ALL PLASTERBOARD TO BE SEALED USING CONTINUOUS DAB TO ALL EDGES/REVEALS/OPENINGS AND DUCTS PARTY WALLS TO BE CONSTRUCTED USING 2no LEAVES OF 100mm DENSE CONCRETE BLOCK MAX DENSITY 1500 g/M CUBED WITH 75mm CLEAR CAVITY BOTH SIDES TO BE DRY LINED USING GALV MS TIES AT MAX 750mm CTRS HONIZONTALLY 450mm CTRS VERTICALLY AND STAGGERED WITH 225mm CTRS ADJACENT TO ANY STRUCTURAL OPENINGS PARTY WALLS TO BE TAKEN UP TO UNDERSIDE OF ROOF AND FIRE STOPPED USING INERT FIBREGLASS QUILT FITTED BETWEEN TILLING BATTEN FELT AND ROOF AS FIRE STOP. PROVIDE CEMENT MORTAR POINTING TO BOTH SIDES INTERNAL PARTITIONS TO BE 57mm PARAMOUNT/LAMINATED WITH 3mm SKIM TO BOTH SIDES PARTITIONS ADJACENT TO BATHROOMS AND WC's TO BE 87mm PARAMOUNT WITH 3mm SKIM TO BOTH SIDES.
DPC 150mm ABOVE GROUND LEVEL AND TO ALL CILLS AND REVEALS. CAVITIES TO BE CLOSED AROUND OPENINGS USING AN INSULATED CAVITY CLOSER. STRUCTURAL OPENINGS TO BE SUPPORTED USING A GALV MS INSULATED LINTEL TO BS 5977 PARTS 1 & 2 MIN 150mm END BEARINGS TO BOTH SIDES. PROVIDE CAVITY TRAYS DPC TO DISCHARGE EXTERNALLY TO EXTERNAL WALL OPENINGS TO ALL LINTELS VIA WEEP HOLES. OPEN PERPENDICULAR WEEP HOLES AT 150CTRS. ALL CAVITY TRAYS TO HAVE CLOSED ENDS. 150mm HIGH CODE 4 LEAD FLASHING TO ROOF/WALL ABUTMENTS WITH CAVITY TRAY DPC OVER. PRECAST CONCRETE FLUE BLOCKS TO LOCATION TO BE TO BS 1289 AND HAVE MIN 16,500mm sq FLUE CROSS SECTION. TO BE STAGGERED MIN 500mm TO PARTY WALLS. WHERE RETAINING 75mm CAVITY AND BE BEDDED SOCKETS UPPERMOST WITH HIGH ALUMINA CEMENT MORTAR FLEXIBLE FLUE IN ROOF VOID TO CONNECT TO GAS FLUE RIDGE TERMINAL MAX ANGLE 45 DEG.

VENTILATION & GENERAL NOTES
MECHANICAL EXTRACTION TO BE PROVIDED TO KITCHEN/BATHROOMS/WC/EN-SUITE/UTILITY. KITCHEN VENT TO BE CAPABLE OF GIVING 60 L/S EXTRACTION WITH BATHROOMS/EN-SUITE/UTILITY/WC 15 L/S EXTRACTION.INTERNAL BATHROOMS CAPABLE OF BEING VENTED AT A RATE OF 3no AIR CHANGES PER HOUR AND/HAVE 15 MIN OVER RUN DUCTS TO OUTSIDE AIR. TO HAVE ½ HOUR FIRE RESISTANCE USING 38X38mm SW FRAMING FACED WITH 12.5mm PLASTERBOARD AND SKIM. ALL HABITABLE ROOM WINDOWS TO HAVE 5% OF ROOM AREA AS OPENING LIGHT. ALL WINDOWS TO HAVE CONTROLLABLE SECURE BACKGROUND TRICKLE VENTS MIN 8000mm sq ALL WINDOWS TO BE DOUBLE GLAZED. GLAZING TO PATIO DOORS, DOORS AND SIDE SCREENS WITHIN 1500mm OF FLOOR LEVEL AND WINDOWS WITHIN 800mm OF FLOOR LEVEL TO HAVE LAMINATED OR TOUGHENED SAFETY GLASS TO BS 6206:1981. PROVIDE SAFETY GLASS TO AREAS OF LOW LEVEL GLAZING
PROVIDE CLOSEABLE NIGHT VENTS TO PATIO DOORS WHERE DOORS ARE ONLY OPENINGS TO OUTSIDE VENTS MIN 10000mm sq ALL DOORS AND WINDOW OPENINGS TO HAVE DRAFT EXCLUDERS.
PLASTERBOARD CEILINGS THROUGHOUT USING 12.5mm PLASTERBOARD AND FINISH 75X225mm AIR BRICKS TO HIGH LEVEL OF LEAN TO ROOF GABLES TO ALLOW THROUGH VENTILATION OF ROOF VOID PROVIDE INSECT MESH SCREEN TO VENTS, ALL LINTELS TO HAVE ½ HOUR FIRE RESISTANCE 150mm END BEARING AND BE INSULATED.
ALL SMOKE DETECTORS TO BE POWERED VIA 240V MAINS WITH BATTERY BACK UP AND TO BE INTERLINKED WITH EACH OTHER ZONED THERMOSTATIC CONTROLS TO BE PROVIDED TO EACH ZONE BY MEANS OF WALL MOUNTED THERMOSTAT.
ALL DOUBLE GLAZED UNITS TO BE FITTED WITH FACTORY SEALED PILKINGTON K GLASS MIN 19mm AIR GAP BETWEEN GLAZING.

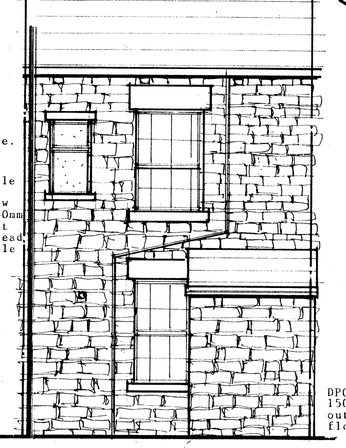
PLUMBING
100mm DIA UPVC SOIL AND VENT PIPE IN ACCESSIBLE PLY. DUCTS PROVIDE INSULATION TO DUCTS PASSING THROUGH HABITABLE ROOMS 32mm DIA WASTE PIPE TO HAND BASIN UNLESS LENGTH OF WASTE EXEEDS 1700mm THEN 40mm DIA TO BE USED. 40mm DIA WASTE PIPE TO BE PROVIDED FOR BATHS/SHOWERS/SINKS. 32mm DIA WASTE TO BIDET 75mm DEEP SEAL TRAP TO ALL FITTINGS.
PIPES ABOVE LAST CONNECTION TO BE FITTED WITH APPROVED AIR ADMITTANCE VALVE OR TO BE TAKEN UP TO EXTERNAL AIR, TERMINATING MIN 900mm ABOVE ANY OPENING LIGHT TO A VENT OR WITH BIRD CAGE. SEE DRAINING LAYOUT FOR RUNS.
CENTRAL HEATING AND DOMESTIC HOT WATER PROVIDED BY WALL MOUNTED BALANCED FLUE GAS FIRED BOILER LOCATED IN KITCHEN OR UTILITY ROOM. BALANCED FLUE TO BE POSITIONED MIN 300mm FROM ANY OPENING 600mm FROM THE CORNER AND HAVE TERMINAL GUARD IF WITHIN 2000mm OF ADJACENT GROUND LEVEL. 110mm UPVC RAIN WATER GUTTERS 63mm DIA RAIN WATER PIPE (RWP).

FLOORS:
150MM (1:3:6) OVERSITE CONCRETE ON 80mm CELLOTEX RIGID INSULATION ONTO 1200 GAUGE VISQUEEN VAPOUR BARRIER BROUGHT UP THE SIDES OF THE CONCRETE FLOOR AND LAPPED INTO THE D.P.C. ON 50mm SAND BLINDING ONTO 125mm NATURAL STONE HARDCORE.

CHAMBER FLOOR: 19mm TONGUE AND GROOVE FLOORING GRADE CHIPBOARD ONTO NOMINAL 225mm X 63mm SC3 GRADE SOFTWOOD JOISTS AT 400cs, UNDERDRAWN WITH 12mm GYPSUM PLASTERBOARD AND SKIM, NOTE WHERE THE FLOOR SEPARATES A BEDROOM AND GARAGE BELOW INFILL FLOORVOID WITH 250mm GLASS FIBRE INSULATION.



proposed rear elevation.



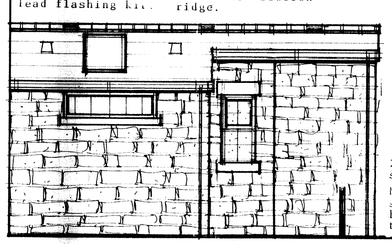
existing rear elevation.

NOTE:All new and existing drainage that pass under the proposed new extension are to be encased in a 150mm concrete cover,allow for 2Crs concrete lintols over the said drains with at least 50mm gap to the top of the pipes,all new drains to be Hepsleeve pipes laid 1:40 max fall,all drainage to be ispaected and approved prior to backfill by L.A.Building Control officers.NB;the proposed foundations are to be taken to below the invert level of same.

NOTE:Where the proposed new slated roof abutts to the existing house rear stone wall allow for a stepped Code4 lead flashed joint to same.

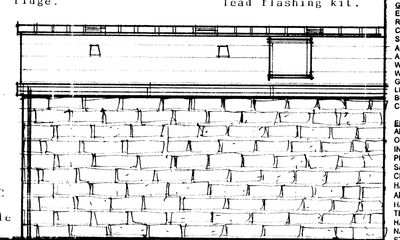
MONO PITCHED ROOF:
Allow for at least two pre formed high level vented tiles to same.

ROOF VENTILATION:
Allow for the off setting of all new soffit and new facias to allow for 50mm PVC Permavent stripping to be fitted to same.



proposed side elevation.

MONO PITCHED ROOF:
Allow for at least two pre formed high level vented tiles to same.



proposed side elevation.

DRAINAGE
100mm DIA UPVC PIPES AND FITTINGS LAID TO FALL NOT LESS THAN 1 IN 70 TO BE FLEXIBLE JOINTED AND LAID ON APPROVED BEDDING. DRAINS WITHIN 1000mm OF BUILDING AND BELOW FOUNDATION LEVEL TO BE BACK FILLED TO UNDER SIDE OF FOUNDATION LEVEL WITH CONCRETE DRAINS WITHIN 300mm OF UNDERSIDE OF SLAB TO THE CROWN TO BE ENCASED IN 150mm CONCRETE INTEGRAL WITH SLAB.
DRAINS PASSING UNDER BUILDINGS TO HAVE GRANULAR FILL SURROUND, PIPES PASSING THROUGH WALL TO HAVE 50mm AIR SPACE WITH LINTELS ABOVE OR BE BEDDED IN ALL 300mm LONG ROCKER PIPES WITHIN 150mm OF EACH SIDE OF WALL. SUITABLE ACCESS POINTS TO BE PROVIDED TO FACILITATE CLEANING POLYPROPYLENE ACCESS FITTINGS TO DRAINS LESS THAN 600mm TO INVERT POLYPROPYLENE INSPECTION CHAMBERS TO BE USED UP TO 1000mm TO INVERT REVERTING TO 750 CONCRETE RINGS ON 150mm CONCRETE BASE TO DRAIN OVER 1000mm TO INVERT.
FOUNDATIONS: (1:2:4)
600 X 200, COMNCRETE STRIP FOUNDATIONS, DEPTH OF FOUNDATIONS TO BE DETERMINED ON SITE CONDITIONS IRRESPECTIVE OF ANY DIMENSIONS SHOWN ON THE DEPOSITED PLANS TO LOCAL AUTHORITY, BUILDING CONTROL OFFICERS APPROVAL ON SITE INSPECTION. MIN DEPTH 1000mm BELOW GROUND LEVEL.

GENERAL BOILER/ELECTRICAL WORK
EXTENSION WORK TO THE EXISTING HEATING SYSTEM ARE REQUIRED TO BE CARRIED OUT BY A CORGI APPROVED CONTRACTOR, IF A GAS HEATING SYSTEM IS TO BE RENEWED A SEDBUCK EFFICIENCY RATING OF 86% IS REQUIRED TO BE ACHIEVED.
A MINIMUM OF ONE THIRD OF ALL PRIMARY LIGHT FITTINGS WITHIN THE PROPOSED DEVELOPMENT MUST BE OF A TYPE THAT WILL ONLY RECEIVE LAMPS HAVING A LUMINOUS EFFICIENCY OF GREATER THAN 40 LUMENS PER CIRCUITWATT.
LIMITING THERMAL BRIDGING AND AIR LEAKAGE DETAILS TO BE BUILT ON SITE IN ACCORDANCE WITH DEFRA ROBUST CONSTRUCTION DETAILS.

ELECTRICAL INSPECTION NOTES:
ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) WILL BE DESIGNED BY, INSTALLED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO THE COMPLETION THE LOCAL AUTHORITY MUST BE SATISFIED THAT EITHER AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER A COMPETENT PERSON SCHEME HAS BEEN ISSUED OR,
APPROPRIATE CERTIFICATES AND FORMS DEFINED IN BS. 7671 HAVE BEEN SUBMITTED THAT 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, TO BE FULLY VERSED IN THE INSPECTION AND TESTING PROCEDURES CONTAINED IN THE REGULATIONS AND EMPLOY ADEQUATE TESTING EQUIPMENT.

limehurst design
48 PARTINGTON STREET
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M35:9RE.
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MOBILES;
07708:832525.
07749:501607.

CLIENT
MS.MARTINA FALLER.
15 THOMAS STREET, GLOSSOP,
DERBYSHIRE.SK13:8QN.

PROJECT
PROPOSED SINGLE STOREY EXTENSION AND ALTERATIONS.

TITLE
PROPOSED AND EXISTING FLOOR LAYOUTS AND ELEVATIONS.

SCALE	1:50.	DATE APRIL 2010
DRAWN	A.R.	CHECKED
JOB NUMBER	DRAWING NUMBER	REV
1755:	01	

RECD 25 FEB 2013