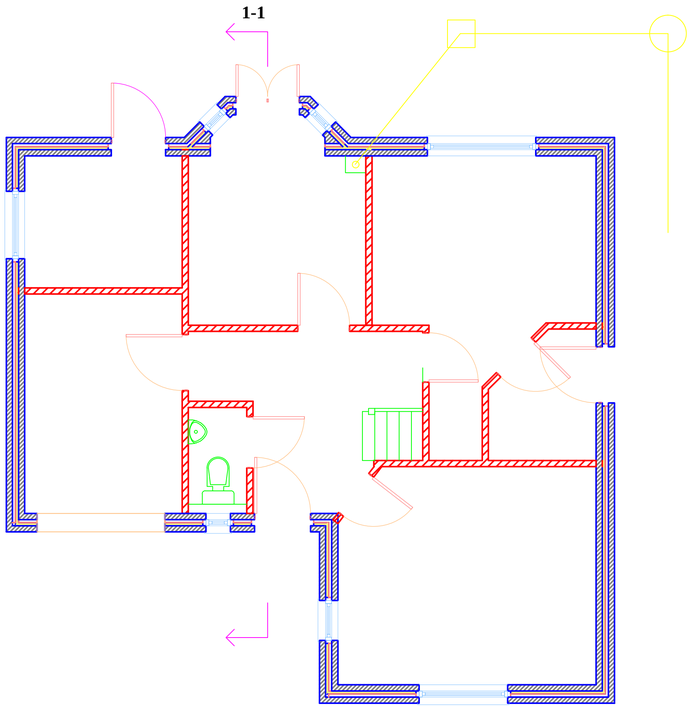
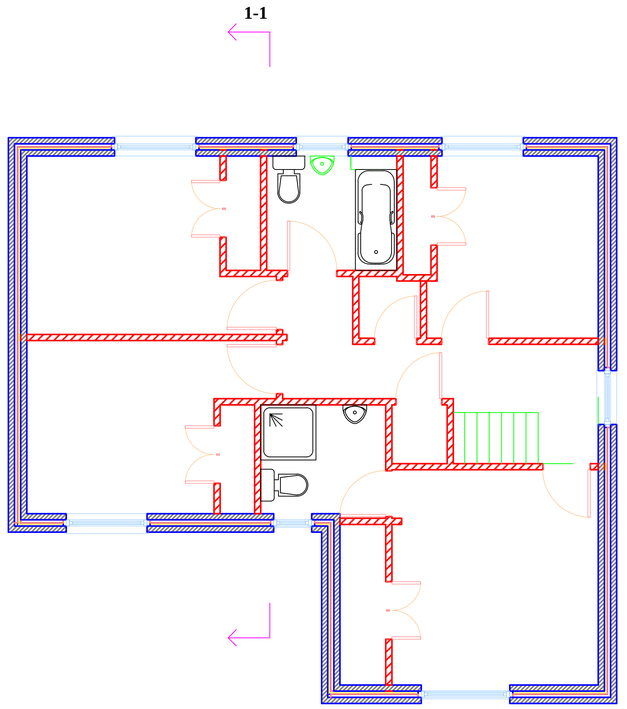


EXISTING GROUND FLOOR PLAN

Scale 0 0.5 1 2 3 4 5 6 7 8 9 10 metres



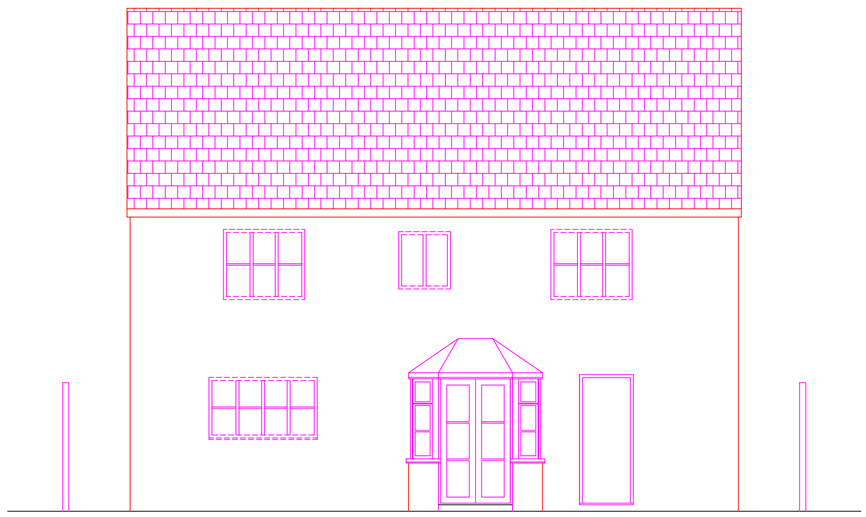
EXISTING FIRST FLOOR PLAN

Scale 0 0.5 1 2 3 4 5 6 7 8 9 10 metres



EXISTING FRONT ELEVATION

Scale 0 0.5 1 2 3 4 5 6 7 8 9 10 metres



EXISTING REAR ELEVATION

Scale 0 0.5 1 2 3 4 5 6 7 8 9 10 metres

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FOR CONSTRUCTION

B		
A		

REVISIONS:

J H Consulting
Architectural Designers & Surveyors
In Association with James Halldron Associates Consulting Engineers

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WebSite: www.jameshalldronassociates.co.uk
Email: jh_consulting@btconnect.com

Associate Practice - James Halldron Associates Consulting Engineers
Devon Office: Bank Chambers, 1 Vaughan Parade,
TORQUAY. TQ2 5EG. Tel 01803 201771

Project:
20 Valley Road, Glossop

Drawing Title:
Existing Plans and Elevations

Client:
Mr Gary Hopkins

Scale: **1/50, 1/50, 1/50, 1/50**

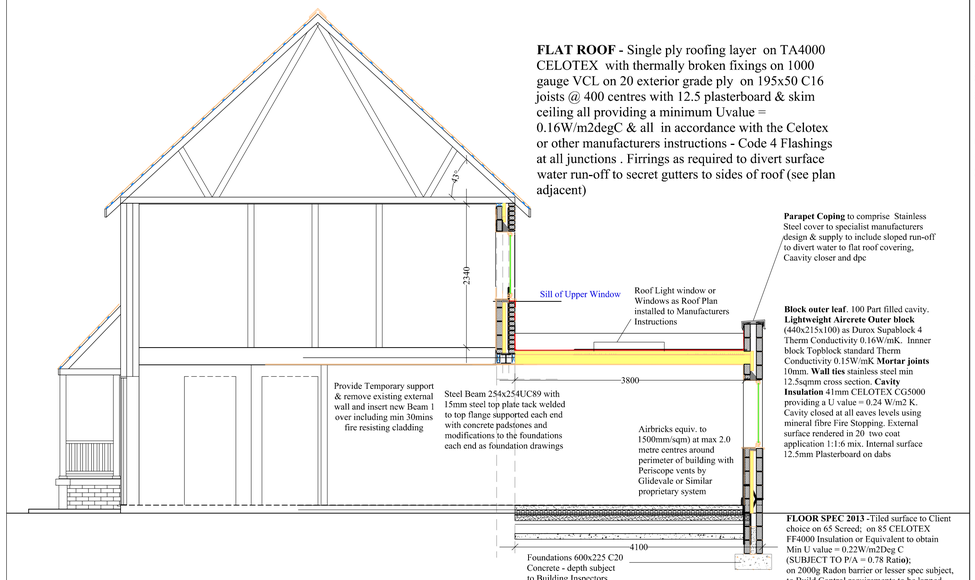
Drawn:	Date:	Chkd:	Date:
GTH	04/06/13	**JRH**	04/06/13

Drwg No:
JHC-1023-01



EXISTING SECTION 1-1

Scale 0 0.5 1 2 3 4 5 6 7 8 9 10 metres



FLAT ROOF - Single ply roofing layer on TA4000 CELOTEX with thermally broken fixings on 1000 gauge VCL on 20 exterior grade ply on 195x50 C16 joists @ 400 centres with 12.5 plasterboard & skim ceiling all providing a minimum Uvalue = 0.16W/m2degC & all in accordance with the Celotex or other manufacturers instructions - Code 4 Flashings at all junctions . Firrings as required to divert surface water run-off to secret gutters to sides of roof (see plan adjacent)

Parapet Coping to comprise Stainless Steel cover to specialist manufacturers design & supply to include sloped run-off to divert water to flat roof covering, Caavity closer and dpc

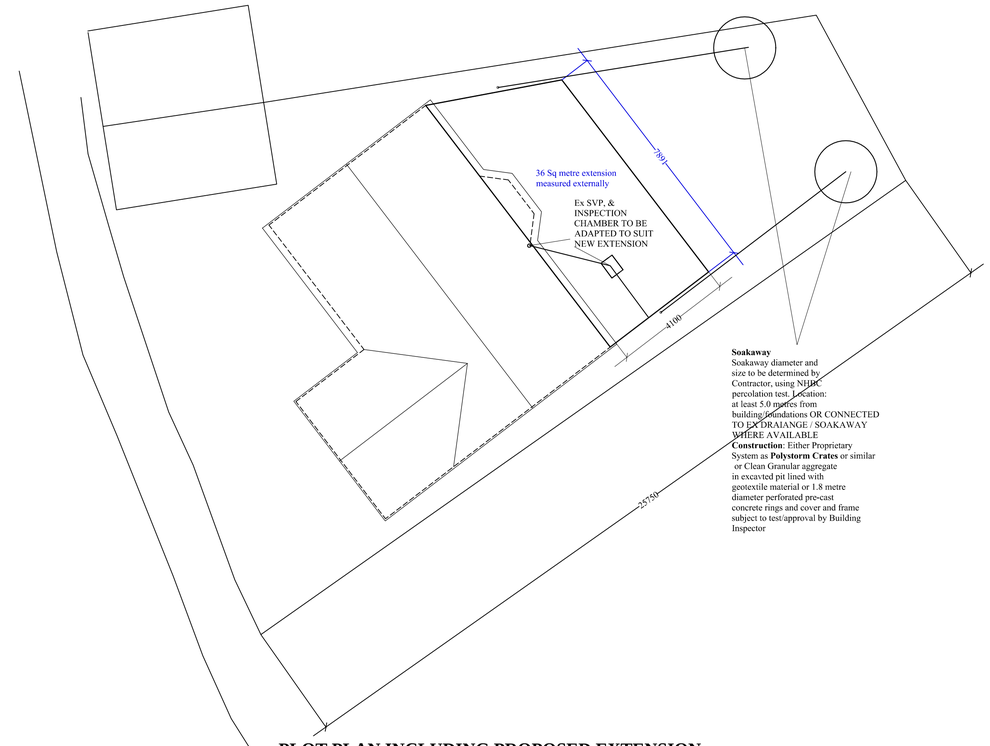
Block outer leaf. 100 Part filled cavity. **Lightweight Aircrete Outer block** (440x215x100) as Durox Supablock 4 Therm Conductivity 0.16W/mK. Innner block Topblock standard Therm Conductivity 0.15W/mK **Mortar joints** 10mm. **Wall ties** stainless steel min 12.5sqmm cross section. **Cavity Insulation** 41mm CELOTEX CG5000 providing a U value = 0.24 W/m2 K. Cavity closed at all eaves levels using mineral fibre Fire Stopping. External surface rendered in 20 two coat application 1:1:6 mix. Internal surface 12.5mm Plasterboard on dabs

FLOOR SPEC 2013 -Tiled surface to Client choice on 65 Screed; on 85 CELOTEX FF4000 Insulation or Equivalent to obtain Min U value = 0.22W/m2Deg C (SUBJECT TO P/A = 0.78 Ratio**)**; on 2000g Radon barrier or lesser spec subject, to Build Control requirements to be lapped with the wall D. P. C.'s on PC Beam & dense block suspended floor with minimum 150mm ventilated void and excavated ground below with vegetable matter removed and sealed with 100mm oversite concrete all to accord with CELOTEX CALCULATION DETAILS or other manufacturers **equivalent specifications.**

.

PROPOSED SECTION 1-1

Scale 0 0.5 1 2 3 4 5 6 7 8 9 10 metres

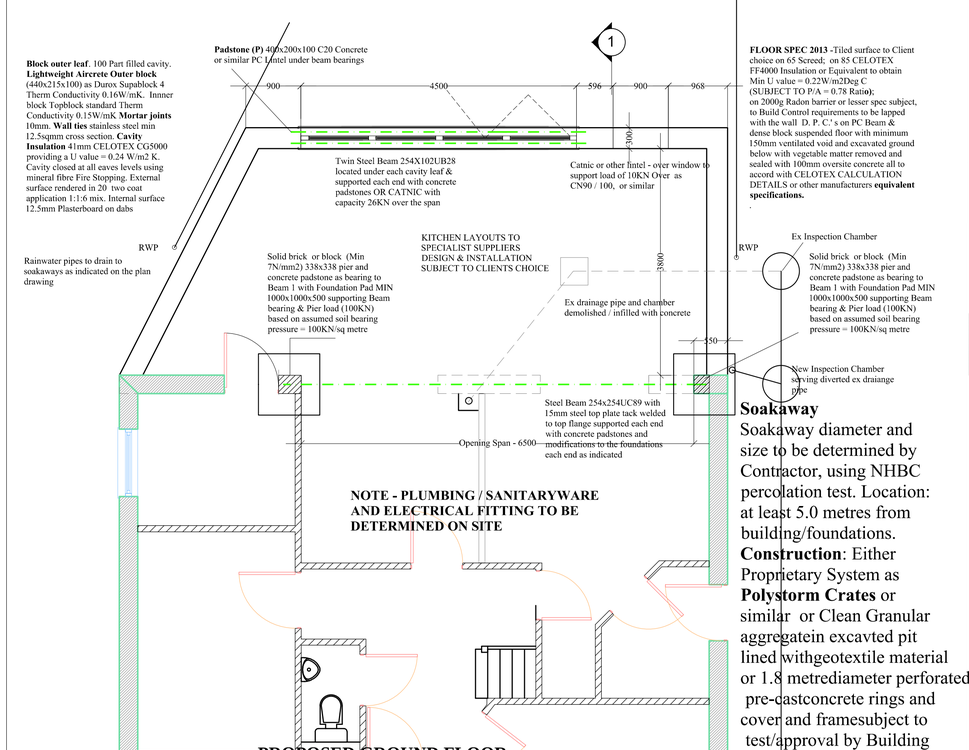


Soakaway
Soakaway diameter and size to be determined by Contractor, using NHBC percolation test. Location: at least 5.0 metres from building/foundations OR CONNECTED TO EX DRAIANGE / SOAKAWAY WHERE AVAILABLE
Construction: Either Proprietary System as **Polystorm Crates** or similar or Clean Granular aggregate in excavted pit lined with geotextile material or 1.8 metre diameter perforated pre-cast concrete rings and cover and frame subject to test/approval by Building Inspector

PLOT PLAN INCLUDING PROPOSED EXTENSION - Scale 1/100

Scale 0 0.5 1 2 3 4 5 6 7 8 9 10 metres

100



Block outer leaf. 100 Part filled cavity. **Lightweight Aircrete Outer block** (440x215x100) as Durox Supablock 4 Therm Conductivity 0.16W/mK. Innner block Topblock standard Therm Conductivity 0.15W/mK **Mortar joints** 10mm. **Wall ties** stainless steel min 12.5sqmm cross section. **Cavity Insulation** 41mm CELOTEX CG5000 providing a U value = 0.24 W/m2 K. Cavity closed at all eaves levels using mineral fibre Fire Stopping. External surface rendered in 20 two coat application 1:1:6 mix. Internal surface 12.5mm Plasterboard on dabs

RWP
Rainwater pipes to drain to soakaways as indicated on the plan drawing

FLOOR SPEC 2013 -Tiled surface to Client choice on 65 Screed; on 85 CELOTEX FF4000 Insulation or Equivalent to obtain Min U value = 0.22W/m2Deg C (SUBJECT TO P/A = 0.78 Ratio**)**; on 2000g Radon barrier or lesser spec subject, to Build Control requirements to be lapped with the wall D. P. C.'s on PC Beam & dense block suspended floor with minimum 150mm ventilated void and excavated ground below with vegetable matter removed and sealed with 100mm oversite concrete all to accord with CELOTEX CALCULATION DETAILS or other manufacturers **equivalent specifications.**

.

PROPOSED GROUND FLOOR Scale 1/50

Scale 0 0.5 1 2 3 4 5 6 7 8 9 10 metres

Soakaway
Soakaway diameter and size to be determined by Contractor, using NHBC percolation test. Location: at least 5.0 metres from building/foundations. **Construction**: Either Proprietary System as **Polystorm Crates** or similar or Clean Granular aggregatein excavted pit lined withgeotextile material or 1.8 metrediameter perforated pre-castconcrete rings and cover and framesubject to test/approval by Building Inspector

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FOR CONSTRUCTION

D	08/07/13	As built Depth of extension 4100mm
C	19/06/13	Depth of extension increased to 4300mm
B	19/06/13	Bifold Door Opening widened 4500 and roof skylight amended to 2x1.0x1.0m units
A	18/06/13	Bifold Door Opening widened and kitchen window reduced

REVISIONS:

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Project:
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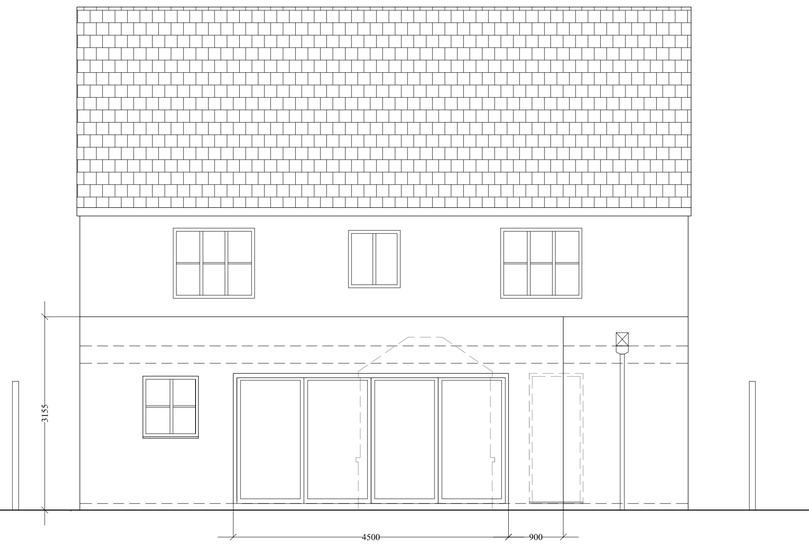
Drawing Title:
Existing Section 1-1 & Proposed Extension Floor Plan

Client:
Mr Gary Hopkins

Scale: **1/50**

Drawn:	Date:	Chkd:	Date:
GTH	04/06/13	**JRH**	04/06/13

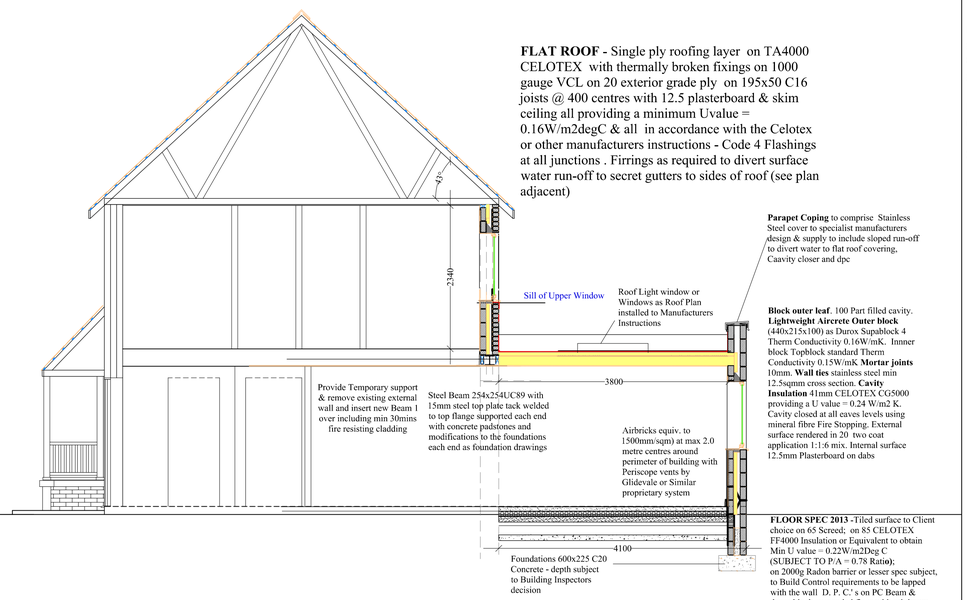
Drwg No:
JHC-1023-02D



NOTE: Final width of door is subject to drainage diversion arrangements

PROPOSED REAR ELEVATION

Scale 0 0.5 1 2 3 4 5 6 7 8 9 10 metres



FLAT ROOF - Single ply roofing layer on TA4000 CELOTEX with thermally broken fixings on 1000 gauge VCL on 20 exterior grade ply on 195x50 C16 joists @ 400 centres with 12.5 plasterboard & skim ceiling all providing a minimum Uvalue = 0.16W/m2degC & all in accordance with the Celotex or other manufacturers instructions - Code 4 Flashings at all junctions . Firrings as required to divert surface water run-off to secret gutters to sides of roof (see plan adjacent)

Parapet Coping to comprise Stainless Steel cover to specialist manufacturers design & supply to include sloped run-off to divert water to flat roof covering, Caavity closer and dpc

Sill of Upper Window

Roof Light window or Windows as Roof Plan installed to Manufacturers Instructions

Block outer leaf. 100 Part filled cavity. **Lightweight Aircrete Outer block** (440x215x100) as Durox Supablock 4 Therm Conductivity 0.16W/mK. Innner block Topblock standard Therm Conductivity 0.15W/mK **Mortar joints** 10mm. **Wall ties** stainless steel min 12.5sqmm cross section. **Cavity Insulation** 41mm CELOTEX CG5000 providing a U value = 0.24 W/m2 K. Cavity closed at all eaves levels using mineral fibre Fire Stopping. External surface rendered in 20 two coat application 1:1:6 mix. Internal surface 12.5mm Plasterboard on dabs

Provide Temporary support & remove existing external wall and insert new Beam 1 over including min 30mins fire resisting cladding

Steel Beam 254x254UC89 with 15mm steel top plate tack welded to top flange supported each end with concrete padstones and modifications to the foundations each end as foundation drawings

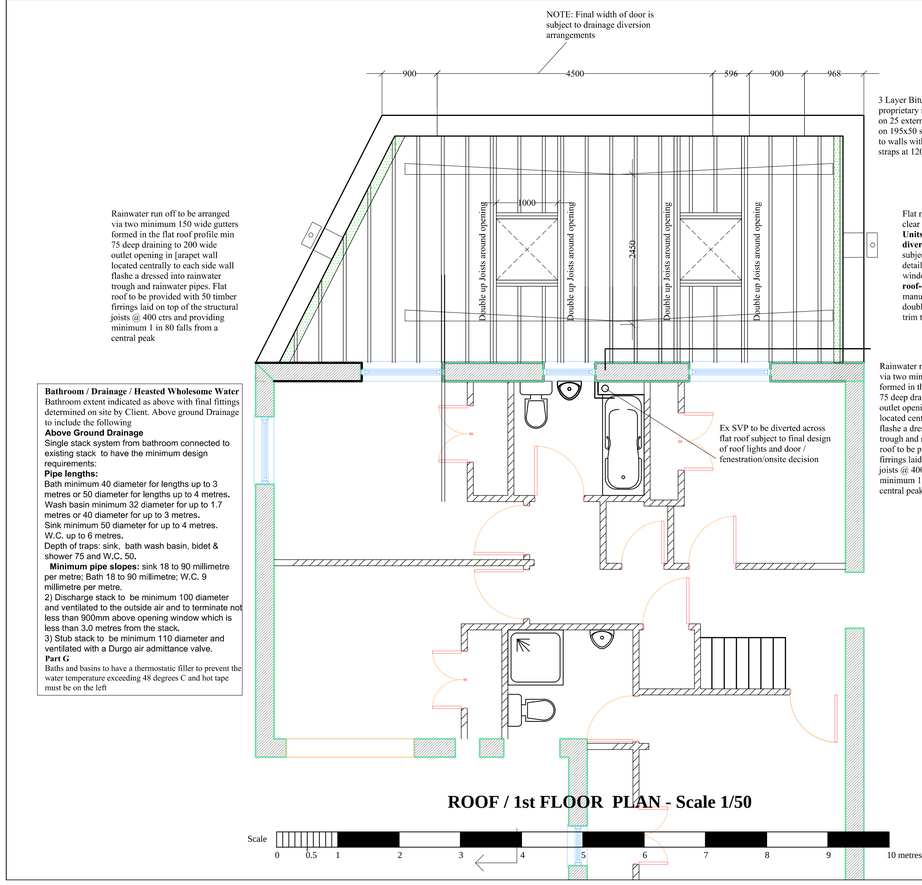
Airbricks equiv. to 1500mm/sqm) at max 2.0 metre centres around perimeter of building with Periscope vents by Glidevale or Similar proprietary system

Foundations 600x225 C20 Concrete - depth subject to Building Inspectors decision

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PROPOSED SECTION

Scale 0 0.5 1 2 3 4 5 6 7 8 9 10 metres



NOTE: Final width of door is subject to drainage diversion arrangements

3 Layer Bitumen felt or Single Ply proprietary roofing system on 25 external grade plywood on 195x50 sw C16 Joists strapped to walls with 30x5 stainless sttel straps at 1200 centres

Flat roof skylight window with clear opening 2x1000x1000 **or Units to facilitate SVP Drainage diversion / arrangements,** & subject to Manufacturers specific details such as the flat roof window supplied by **roof-maker.co.uk** or similar unit / manufacturer. Unit supported by doubled joists (2x50x195C16)to trim the openings.

Rainwater run off to be arranged via two minimum 150 wide gutters formed in the flat roof profile min 75 deep draining to 200 wide outlet opening in [arapet wall located centrally to each side wall flashe a dressed into rainwater trough and rainwater pipes. Flat roof to be provided with 50 timber firrings laid on top of the structural joists @ 400 ctrs and providing minimum 1 in 80 falls from a central peak

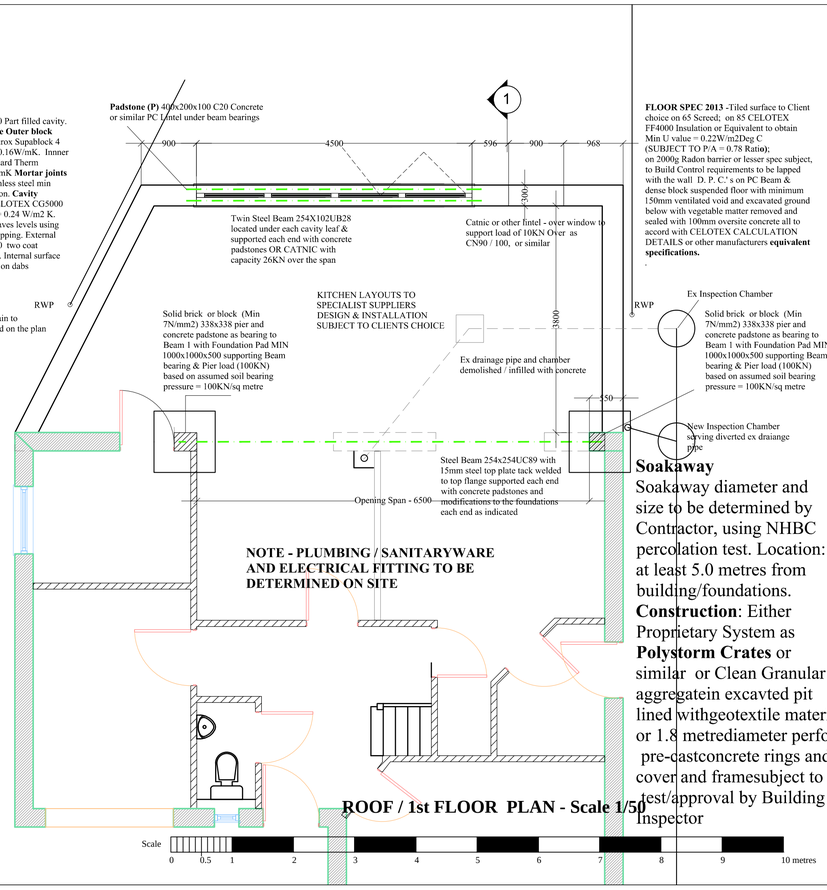
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Ex SVP to be diverted across flat roof subject to final design of roof lights and door / fenestration/onsite decision

Bathroom / Drainage / Heasted Wholesome Water
Bathroom extent indicated as above with final fittings determined on site by Client. Above ground Drainage to include the following
Above Ground Drainage
Single stack system from bathroom connected to existing stack to have the minimum design requirements:
Pipe lengths:
Bath minimum 40 diameter for lengths up to 3 metres or 50 diameter for lengths up to 4 metres.
Wash basin minimum 32 diameter for up to 1.7 metres or 40 diameter for up to 3 metres.
Sink minimum 50 diameter for up to 4 metres.
W.C. up to 6 metres.
Depth of traps: sink, bath wash basin, bidet & shower 75 and W.C. 50.
Minimum pipe slopes: sink 18 to 90 millimetre per metre; Bath 18 to 90 millimetre; W.C. 9 millimetre per metre.
2) Discharge stack to be minimum 100 diameter and ventilated to the outside air and to terminate not less than 900mm above opening window which is less than 3.0 metres from the stack.
3) Stub stack to be minimum 110 diameter and ventilated with a Durgo air admittance valve.
Part G
Baths and basins to have a thermostatic filler to prevent the water temperature exceeding 48 degrees C and hot tape must be on the left

ROOF / 1st FLOOR PLAN - Scale 1/50

Scale 0 0.5 1 2 3 4 5 6 7 8 9 10 metres



Block outer leaf. 100 Part filled cavity. **Lightweight Aircrete Outer block** (440x215x100) as Durox Supablock 4 Therm Conductivity 0.16W/mK. Innner block Topblock standard Therm Conductivity 0.15W/mK **Mortar joints** 10mm. **Wall ties** stainless steel min 12.5sqmm cross section. **Cavity Insulation** 41mm CELOTEX CG5000 providing a U value = 0.24 W/m2 K. Cavity closed at all eaves levels using mineral fibre Fire Stopping. External surface rendered in 20 two coat application 1:1:6 mix. Internal surface 12.5mm Plasterboard on dabs

Padstone (P) 400x200x100 C20 Concrete or similar PC Lintel under beam bearings

Twin Steel Beam 254X102UB28 located under each cavity leaf & supported each end with concrete padstones OR CATNIC with capacity 26KN over the span

Catnic or other lintel - over window to support load of 10KN Over as CN90 / 100, or similar

Rainwater pipes to drain to soakaways as indicated on the plan drawing

RWP

KITCHEN LAYOUTS TO SPECIALIST SUPPLIERS DESIGN & INSTALLATION SUBJECT TO CLIENTS CHOICE

Solid brick or block (Min 7N/mm2) 338x338 pier and concrete padstone as bearing to Beam 1 with Foundation Pad MIN 1000x1000x500 supporting Beam bearing & Pier load (100KN) based on assumed soil bearing pressure = 100KN/sq metre

Ex drainage pipe and chamber demolished / infilled with concrete

RWP

Ex Inspection Chamber

Solid brick or block (Min 7N/mm2) 338x338 pier and concrete padstone as bearing to Beam 1 with Foundation Pad MIN 1000x1000x500 supporting Beam bearing & Pier load (100KN) based on assumed soil bearing pressure = 100KN/sq metre

New Inspection Chamber serving diverted ex draiange pipe

Steel Beam 254x254UC89 with 15mm steel top plate tack welded to top flange supported each end with concrete padstones and modifications to the foundations each end as indicated

Opening Span - 6500

NOTE - PLUMBING / SANITARYWARE AND ELECTRICAL FITTING TO BE DETERMINED ON SITE

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Soakaway
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ROOF / 1st FLOOR PLAN - Scale 1/50

Scale 0 0.5 1 2 3 4 5 6 7 8 9 10 metres

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C	19/06/13	Depth of extension increased to 4300mm
B	19/06/13	Bifold Door Opening widened 4500 and roof skylight amended to 2x1.0x1.0m units
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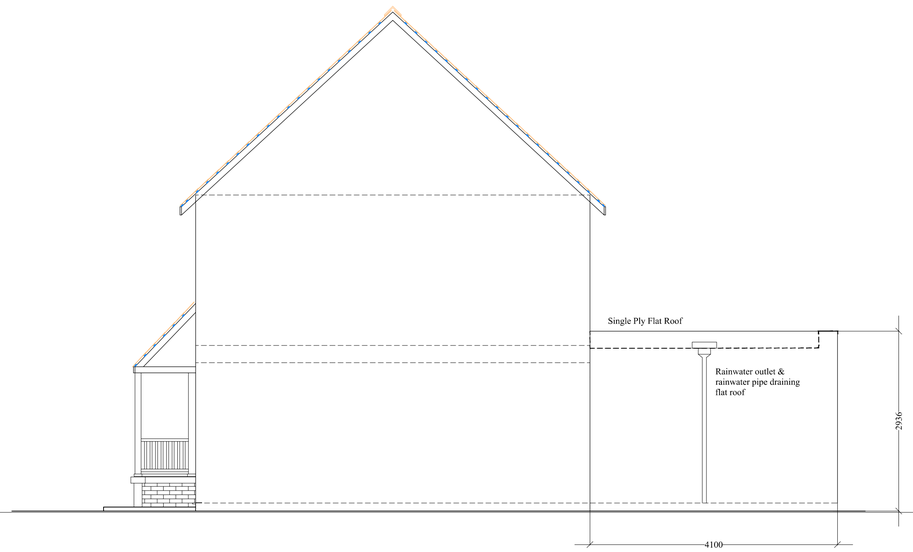
Drawing Title:
Proposed Section 1-1 Elevation & Roof Plan

Client:
Mr Gary Hopkins

Scale: **1/50**

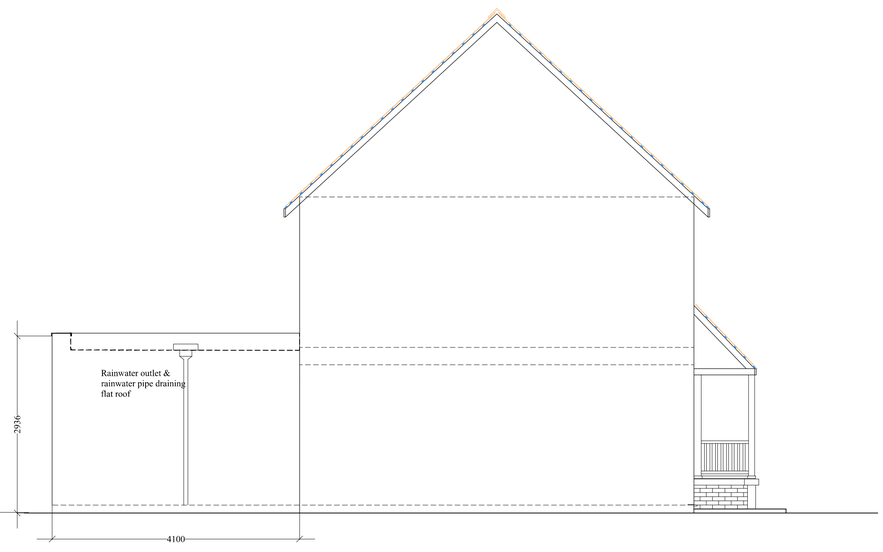
Drawn:	Date:	Chkd:	Date:
JRH	04/06/13	JRH	04/06/13

Drwg No:
JHC-1023-03D



PROPOSED RIGHT ELEVATION

Scale
0 0.5 1 2 3 4 5 6 7 8 9 10 metres



PROPOSED LEFT ELEVATION

Scale
0 0.5 1 2 3 4 5 6 7 8 9 10 metres

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A	19/06/13	Depth of extension increased to 4300mm

REVISIONS:

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TORQUAY. TQ2 5EG. Tel 01803 201771

Project:
20 Valley Road, Glossop

Drawing Title:
Proposed Side Elevation

Client:
Mr Gary Hopkins

Scale: **1/50**

Drawn:	Date:	Chkd:	Date:
JRH	18/06/13	**JRH**	18/06/13

Drwg No:
JHC-1023-04B