

NEW TIMBER BEDROOM FLOOR:
12/ Supply and install new timber first floor, include for 175x50 C16 timber joists at 400mm c/c, either built into wall or supported from gable/rafter joist hangers. Note include for bolting 2no. 175x50mm joists together, include for herring bone strutting or 175x50mm timber blocks every 1.8m c/c. Secure 22mm thick floor boards over the floor joists. Provide and install 150mm thick Rockwool insulation between the joists, all secured with netting or similar approved.
Supply and fit 215x65 pot/ceramic air vents/grilles to provide ventilation to under floor void comprising 500mm² per floor area.

PLUMBING/FITMENTS:
18/ Supply and fit new radiator, with thermostatic valves, as indicated on the drawing. Provide additional central heating flow/return pipework and extend existing system to new radiator. Allow for draining down/refilling central heating system, include rust inhibitor. All pipework to be run true and level and where possible out of direct view, all pipes to be supported at correct centres using plastic clips of the correct type and size.

ELECTRICS:
20/ Contractor to carry out an electrical test on the existing electrical system and provide an electrical test certificate before relocating the existing RCD unit. Relocate the cons unit as agreed with the client on site. Provide new light switch to new bedroom.
Supply and install pendant light fitting, to new bedroom.
Provide and install 3no. double sockets, height 700mm above ffl or as agreed with client.
Allow for removing all redundant switches and sockets as required.

DECORATION:
25/ Decorate all new areas internally & externally-- seal all new plaster & apply 2 coats Magnolia emulsion to walls & ceiling in white, to new woodwork, knot prime fill sand & apply 1 undercoat 1 glasscoat. to disturbed areas, make good & decorate full length of disturbed walls. Make good skirting.
26/ Generally make good all disturbed areas & clear all rubbish from site

EXTERNAL WORK:
27/ Excavate/raise up existing tarmac/curb as required. Form new concrete steps, ramp and landing as indicated, A232 mesh reinforced, on minimum 150mm hardcore, as shown on plan. Allow for expansion joints as required. Include for threshold channel drain. Channel drain to be positioned to avoid bridging dpc. Note concrete to be ready mixed and delivered to site. Supply and fit new slab on edge, each side of ramp and landing a minimum 100mm above landing and slope of ramp.

REVISIONS
N/ Building Control Revisions:

SCHEDULE OF WORKS TO BE CARRIED OUT:
Carry out works to form bathroom and lift shaft extension.
WHEN PRICING 100% OF WORK AT FULL VAT RATE
Prior to starting on site builder to dig trial hole to establish ground conditions & check/inspect existing foundations, stability of existing walls, drains on site for depth type & direction of flow & to report back to architect if abnormal foundations/ground conditions or drainage not as shown on drawing. Provide scaffolding as required.
DEMOLITION/ALTERATION:
1/ Carefully remove the existing flat roof, include for removing all associated felt, decking, timbers, insulation and ceiling etc., to the area of new bedroom only. Remove the existing felt, decking, firing timbers and insulation over the existing lobby, bathroom and external store, note the flat roof ceiling joists and plasterboard ceiling are to remain in place in these areas. Remove the existing garage window as shown. Remove the existing external garage door and timber framing. Remove the existing SVP. Remove the existing main front entrance door to the property. Remove the existing internal garage entrance door and frame. Make good where disturbed.
EXCAVATION:
2/ Excavate ground as required, where the existing external garage door has been removed to locate the existing foundation. Allow for removing section of the existing concrete slab as required, to allow space for new masonry wall. Make good where disturbed.

DRAINAGE:
5/ Supply and fit new swp, include for all associated clips and fittings to secure to existing stone walling. Note new pipe to be fitted to the existing section of swp pipe at garage floor level. Allow for code 4 lead flashing, where the new ventilation pipe emerges through the new pitched roof. Allow for boxing in the new SVP in the garage with 50x50mm timber frame and 9mm marine ply facing, copped and screwed.

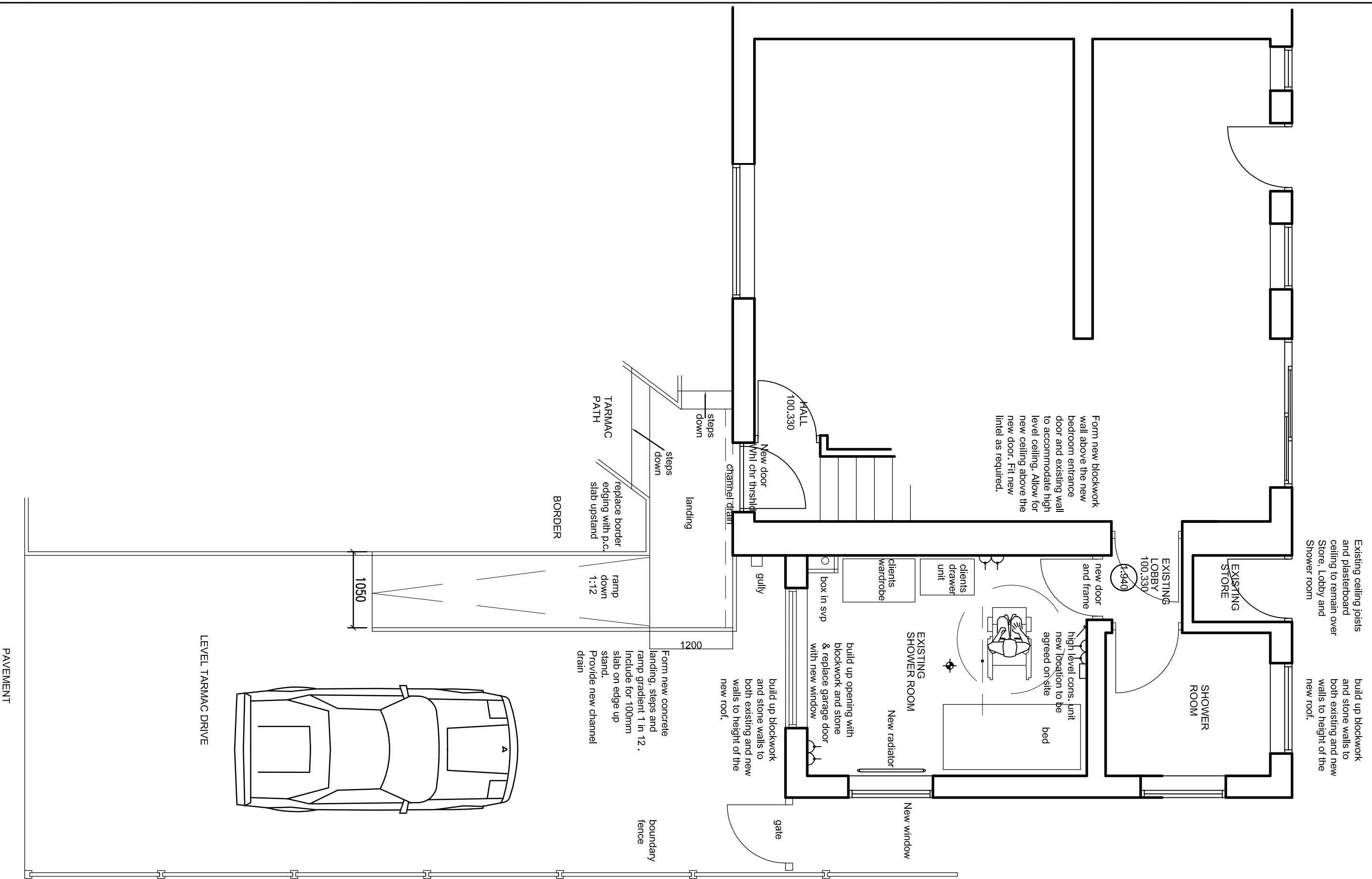
EXTERNAL WALLS:
6/ Form new wall where garage door and timber frame removed and extending height of the existing walls to new height of soffit and fascio and pitched roof, to be built using s/s vertical wall starters to each leaf or equivalent as agreed with C&W and Building Control Officer. At both junctions of new and existing masonry rake back the vertical joint and seal with polysulphide sealant. External leaf to be stonework to match existing with cavity partially filled with 45mm KINGSPAN Kooltherm K8 or 55mm Celotex Luff R CW305 insulation and maintain a 50mm cavity & 100mm thermal blockwork inner leaf of 3.5mm/2 eg Hermalite Stratite. Sides of cavity wall to be tied together with stainless steel wall ties (secured to the face of new blockwork or similar approved) 750mm horiz & 450mm vert. & 300mm vert. within 225mm of an opening. Cavity trays & weepholes to be fitted at dpc level and of high level above windows. Fit Celnic Cougar insulated lintels, to openings with min 150mm end bearing with cavity tray, stop ends & weep vents. Cavity to be closed at eaves & other openings with insulated cavity closers & dpc. Thermobond or similar. New and existing internal walls to be finished with 2 coats of Imelite plaster. Allow for forming opening in the existing stonework where new roof meets the existing wall, fit new cavity tray and make good brickwork where disturbed, note this is subject to agreement with the building inspector on site.

INTERNAL WALLS:
7/ Form blockwork wall as indicated above the existing internal garage/new bedroom door and wall, faced with 2 coats of Imelite plaster and finish to each face. Supply and fit new lintel over the new internal bedroom door/frame. Provide new s.w. skirtings to all existing and new internal walls to match existing skirtings.

WINDOWS/DOORS:
8/ Supply & fit new windows as indicated. Bedroom window suitable for fire escape, with fire escape hinges min. 0.33mq (min. clear opening width 450mm and min. height 800mm), height above floor max. 1100mm. The windows are to be fitted with clear glass. The u value 1.8 (upvc frame with double glazed low emission glass with 16mm gap between panes argon filled) to position shown see elevations. The window is to meet AUL1B with energy rating of band D. U value of frame to be either 1.35 or 1.97W/m²K depending on unit construction. Window to be fitted with trickle vent of 8000mm². Size of windows to be no greater than 25% of floor area of room. Opening lights to be min. of 1/20 of floor area of room.
9/ External door – install new upvc door to the front of the property, style to match existing and side glazed panel as indicated on the drawing. Nottingham Trade Frames Ltd Tel: Work. 07976 928006. Door to have minimum height of 2040mm. Glazing to have u-value of 1.8 (upvc frame with double glazed low emission glass with 16mm gap between panes argon filled). Include for all associated ironmongery, steel hinges, security locking mechanism, handles, shoot bolts, letter box slot, low level wheel chair accessible threshold ref:A00289 and
weatherboard/storm guard to bottom of door and so on. Style to match existing.

NOTE: Safety glazing required to all glass below 800mm. to windows and within 300mm of doors up to 1500mm high. Safety glazing required to all doors. All safety glazing permanently marked in accordance with BS6206. Internal door – install new wide point grade ply faced hardwood lipped, semi-solid core door, frame and architrave. 3no. 75mm steel butt hinges, ironmongery to match existing, style and finish to match existing doors.

PITCHED ROOF/CEILING:
10/ Construct new 22.5 degree pitched roof, all timbers tanalised/pre-treated. Lay new Redland tiles or similar to match existing, include for 4no. ventilating tiles or continuous ridge ventilator, also include for continuous eaves ventilator or similar refer to detail, on 23x50 timber bolters, on breather sarking felt to BS7447, on 175x50mm C16 timber rafters at 400mm centres, rafters birds moulded to wall plate. Provide 100x50mm wall plate secured to wall with M12 raw bolts at 600mm c/c and 38mm dia. by 3mm thick washers. Note rafters to fitted with twister straps layed over 3no. rafters and tied down to ceiling joist. Triangulate roof, bolting/nailing 175x50mm timber to each rafter and ceiling joist. Rafters supported on new wall via 65x100mm sw wall plate bedded in mortar and stoppned to wall at max. 1.2m c/ using 30x5mm m.s. straps, additional 30x5mm m.s straps at max 2m c/c across 3no. rafters and secured to new side walls of extension as appropriate. Provide and fit 175x50mm ceiling rafters at 400mm centres secured to roof rafters and wall plate. Provide 325mm insulation over ceiling. Lay 175mm thick insulation between joists and 150mm insulation laid over the top at right angles. Underrow with 12.5mm plasterboard and skim.
Form eaves as drawing 012862/WD/05 Fix Klaber eaves carrier or similar nailed to rafters and topped to felt with Tacto adhesive tape.
Trussed rafters to BS5286 P13 at 400c/s (max), may be used with prior consent of DCC architect/structural eng. and only if approved calculations have been provided. Bottom tie to be designed to carry future tracking hoist.
11/ Provide black plastic gutting to position shown & link into new rwp.



PROPOSD PLAN

Scale	1:50	Drawn	WJD	Checked	
Original Size	A1	Date	SEPT 09	Date	
Status					

Project	MR D APPLEBYARD 103 HIGH HILL ROAD NEW MILLS DERBYSHIRE SK22 4HN
UPRN Number	DFG - Working Drawing
Drawing Number	433105/WD/02
Revision	
Title	PROPOSED PLAN

Partner Details

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Rev.	Details of Revision	Date	Initial

LOCATION/KEY PLAN
N.T.S.