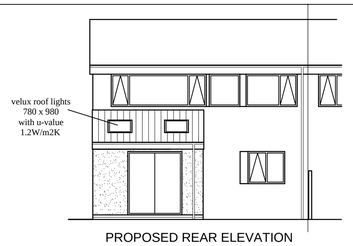
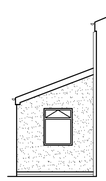


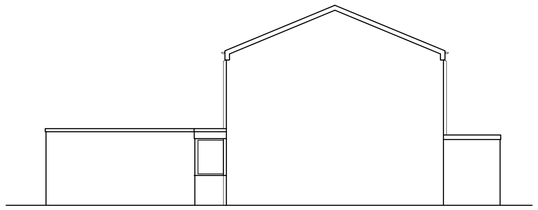
PROPOSED SIDE ELEVATION



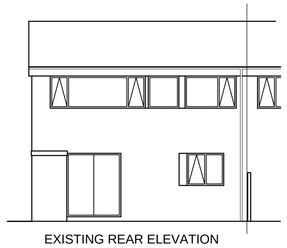
PROPOSED REAR ELEVATION



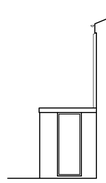
PROPOSED SIDE ELEVATION



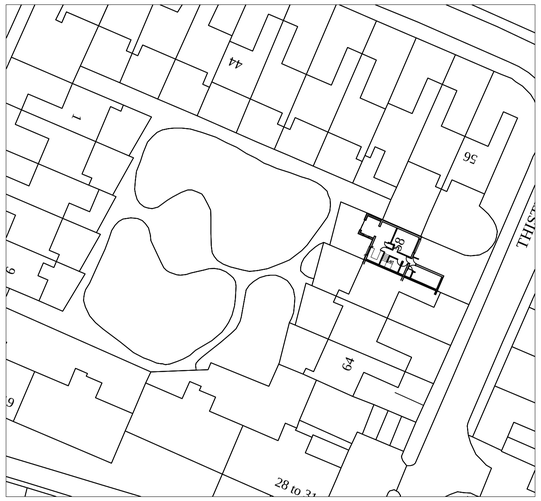
EXISTING SIDE ELEVATION



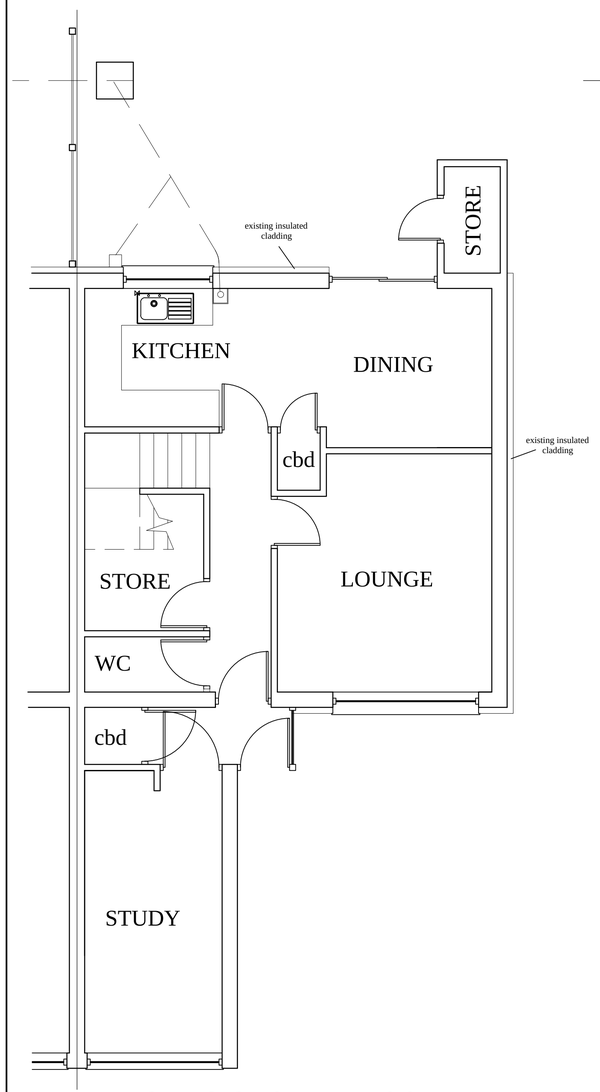
EXISTING REAR ELEVATION



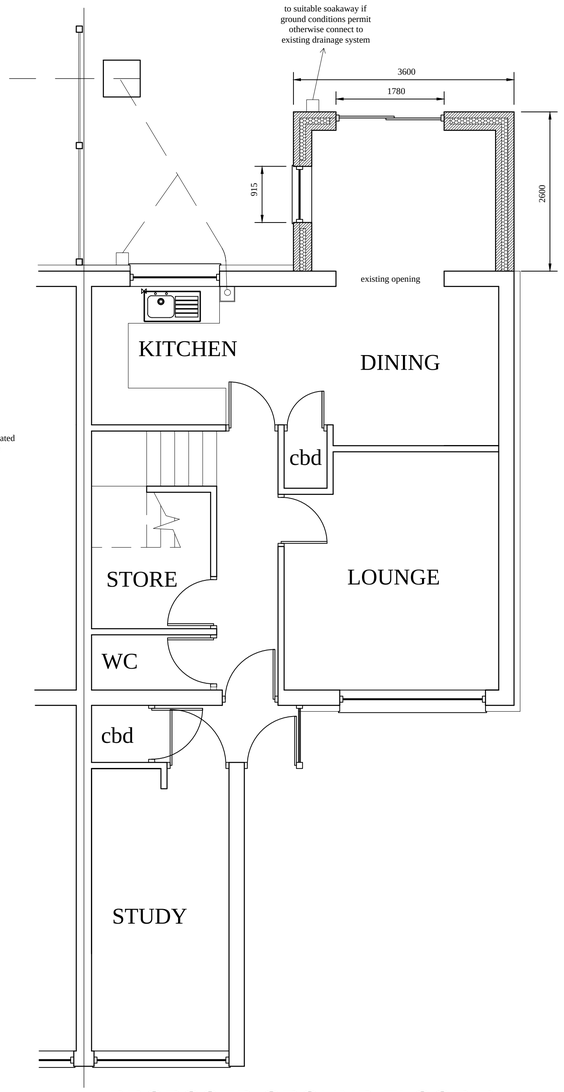
EXISTING SIDE ELEVATION



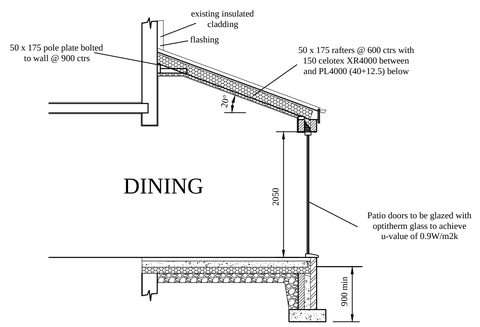
PROPOSED SITE PLAN 1:500



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



TYPICAL SECTION

1:100 0 1 2 3 4 5 6 7 8 9 10

1:50 0 1 2 3 4 5 6 7 8 9 10

SPECIFICATION

These plans shall not be acted upon until they have been approved in accordance with clause 14 and 12(2)(b) of the Building Regulations 2010. Should the owner or builder commence work without the above approval they do so at their own risk.
Dimensions given on foundations are only indicative for normal soil conditions. Should it be necessary to provide raft foundation or other construction the builder shall contact the surveyor as soon as possible. All goods and materials unless otherwise specified shall be in accordance with the latest British Standard and Code of Practice.
The terms Builder or Contractor shall mean the person responsible for the construction. Deviations from the approved drawings can be made but only with the consent of the client and Building Control Officer.
The contractor is to check the boundaries of the site and is not to build on land not owned by the client without obtaining the neighbours consent.
No trial holes have been taken on site and the builder must acquaint himself with the ground conditions of both the site and adjoining areas.
All dimensions given whether figured or scaled are to be checked on site by the contractor prior to commencement of work. Figured dimensions are to take preference over scaled dimensions.
The contractor must furnish the Local Authority with all statutory notices for inspections and must liase with the statutory undertakers and comply with their requirements.

FOUNDATIONS
Strip footings shall be constructed of 25 N/mm concrete (sulphate resistant if necessary) with a min thickness of 200mm and a min width of 600mm. Foundations shall be founded on suitable sub-strata to the satisfaction of the BCO and below invert level of any drains within 1m of the building. Foundations with increased loading to be exposed for inspection by the BCO, to determine load-bearing capacity and underpinned if required.

WALLS
Cavity walls shall be 100mm outer leaf of Celcon Solar rendered blockwork, 100mm Dritherm 32 insulation, 100mm Celcon Solar block inner leaf with 12.5mm plasterboard on dabs to give a U-value of 0.2W/m2. Movement joints to be provided in accordance with block and brick manufacturers recommendations. The cavity is to be concrete filled up to 225mm below dpc. Wall ties are to be stainless steel to BS EN845-1 and DD140-2 spaced at 900mm horizontally, 450mm vertically and 225mm vertically at reveals. Hyload dpc's to be 150mm min above ground level to coincide with top of slab level and laid on mortar bed above and below, and to all cavity closures. Damcore insulating dpc to all cavity closures around openings. Bond new blockwork to existing using Furfix or Crocodile, stainless steel profile ties.

FLOOR SLAB
150mm thick layer of mechanically compact hardcore; 25mm sand blinding; 1200g visqueen DPM, lapped with dpc to walls on 150mm Celotex XR4000 insulation with 25mm thick vertical layer of insulation board to the external perimeter of the floor; 100mm thick 25N/mm concrete slab with 25mm asphalt or 65mm reinforced screed. Provide 500g visqueen above floor insulation.

PITCHED ROOF VAULTED CEILING
Marley modern interlocking tiles on 50x25mm battens on layer Kingspan Nil vent roof tile underlay drapped between the 50 x 175 mm rafters @ 600 mm centres all installed in accordance with instructions issued by Kingspan insulation Ltd . Double rafters to be provided each side of velux roof lights. 150mm Celotex XR4000 insulation laid between the rafters Wallplates to be 50 x 100mm sw and to be anchored to blockwork at 1500mm centres, with 900 x 32 x 2.5mm galv., ms anchor straps. Rafters to be birdsmouthed over bearings and fixed with truss clips. Provide visqueen vapour control layer under the rafters then underdraw with celcon PL4000 (40+12.5) and skimed to give u-value of 0.14W/m2C

LIGHTING
Internal lighting shall incorporate a fixed light fitting that only takes lamps having a luminous efficiency greater than 40 lumens per circuit-watt e.g. fluorescent tubes and compact fluorescent lamps. Min 1 fitting to be provided and additionally 3 for every 4 fittings or 1 per 25m2 of floor area whichever is greater

HEATING AND HOT WATER
The heating system shall be extended and controlled by the provision of either a room thermostat or thermostatic radiator valves, all in accordance with Approved Document L1B 2010, Conservation of Fuel and Power.

VENTILATION
Habitable rooms shall have ventilated openings of at least 1/20 of the floor area. In addition it shall be provided with a controllable trickle ventilator not less than 8000 mm2. Kitchens shall have mechanical extract ventilation not less than 60 litres/sec and controllable trickle ventilator not less than 8000 mm2.
Doors to kitchen to be undercut by 10mm above fitted finished floor or 20mm above non-fitted floor.
Mechanical ventilation air flow rates shall be calculated in accordance with a procedure approved by the Secretary of State and a notice of the results given to the local authority within 5 days of the testing
Where existing or proposed gas appliances are located in a dwelling the builder must ensure that a gas spillage test to BS5540 is carried out if he is installing any mechanical ventilation. Where a fan causes an appliance to spill the extract rate should be reduced to prevent any spillage.
The following measures are to be taken to limit infiltration: -
a) Fitting draught-stripping in the frames of operable elements of windows, doors and roof lights
b) Sealing around any loft hatches
c) Ensuring boxing for concealed services is sealed at floor and ceiling levels, and sealing piped services where they penetrate or project into hollow constructions or voids.

DRAINS
Surface water drains shall be 100mm UPVC (or other approved) with flexible joints, laid to a min fall of 1 in 40 on 100mm granular bed. Any Inspection chambers up to 0.6m deep to be 190mm diameter. Inspection chambers up to 1.2m deep to be 450mm diameter. A reinforced concrete lintel shall protect any drains passing through walls over. Rainwater goods are to be UPVC, deep flow gutters, 75mm diameter drops.

SOAKAWAYS
Any soakaways are to be designed and installed in accordance with BRE Digest 365

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015
All work to comply with the Construction, Design and Management Regulations 2015.
If you are working for a domestic client you the builder will be the `Principal Contractor` and must carry out the clients duties, as well as the duties of contractor.
In practice, this involves managing the work to ensure Health & Safety at all times.
'You will be responsible for:-
a) Preparing a plan
b) Organising the work
c) Working together with others to ensure health and safety
HSE construction phase template has been issued to the client for you the builder to complete. It must be kept available on site for inspection

GENERAL
All elements of structure to be protected to ½ hr standard. Steel beams to have single layer of 15mm Gyproc fireline board screwed to timber noggins.
Walls are to be tied to all roof joists at max 2m centres with galvanised m.s. straps.
Provide adequate flashings and cavity trays at roof abutments.
Doors and window to be double and fitted with Pilkington Optitherm S1 plus outer paneand K glass OW inner pane and must achieve a u-value of 0.9W/m2k
Mastic seal door frames externally.
The following to be safety glass to BS6206: -
a) Any glazing within 800mm of floor level
b) Any glazing in doors within 1500mm of floor level
c) Any glazing in side panels within 1500mm of floor level
Any hot water pipes shall be insulated with a material not exceeding 0.035 W/mK and a thickness equal to the outside diameter of the pipe
All electric switches, sockets and lighting positions to be agreed with client prior to commencement of work
All radiator positions and specifications to be agreed with client prior to commencement of work

ELECTRICAL INSTALLATION
All electric work required to meet the requirements of Part P (Electrical Safety) should be either
a) Installed by an electrician who is registered with a Part P Self-Certification Scheme or
b) Installed/supervised by an electrician qualified to at least City and Guilds 2391 (17th edition)
In both cases a completion certificate to BS 7671 must be forwarded to the Local Authority within 30 days of installation.

All construction materials to be used in accordance with manufacturer's recommendations and appropriate British Standards or Agreement Certificates

Design Services
2 The Oaks, Sutton, St.Helens, Merseyside WA9 4XW
(01744)816583 or 07973 208 638

Project
58 THISTLEY HEY ROAD
Title
Proposed Plans & Elevations

Drg No 24/013

Scale 1:50 & 1:100