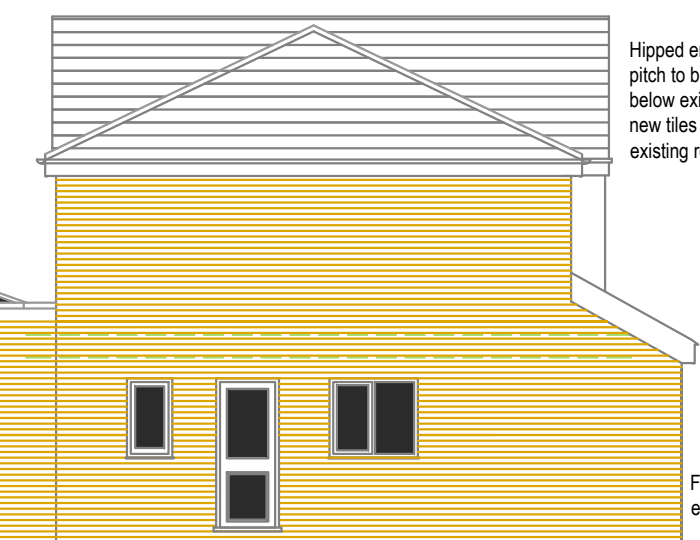




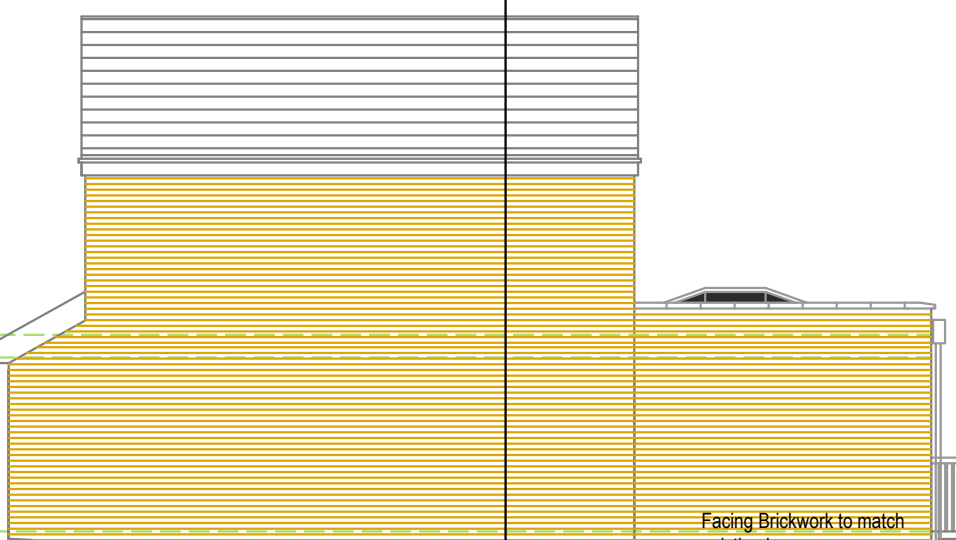
Proposed Front Elevation



Proposed Rear Elevation



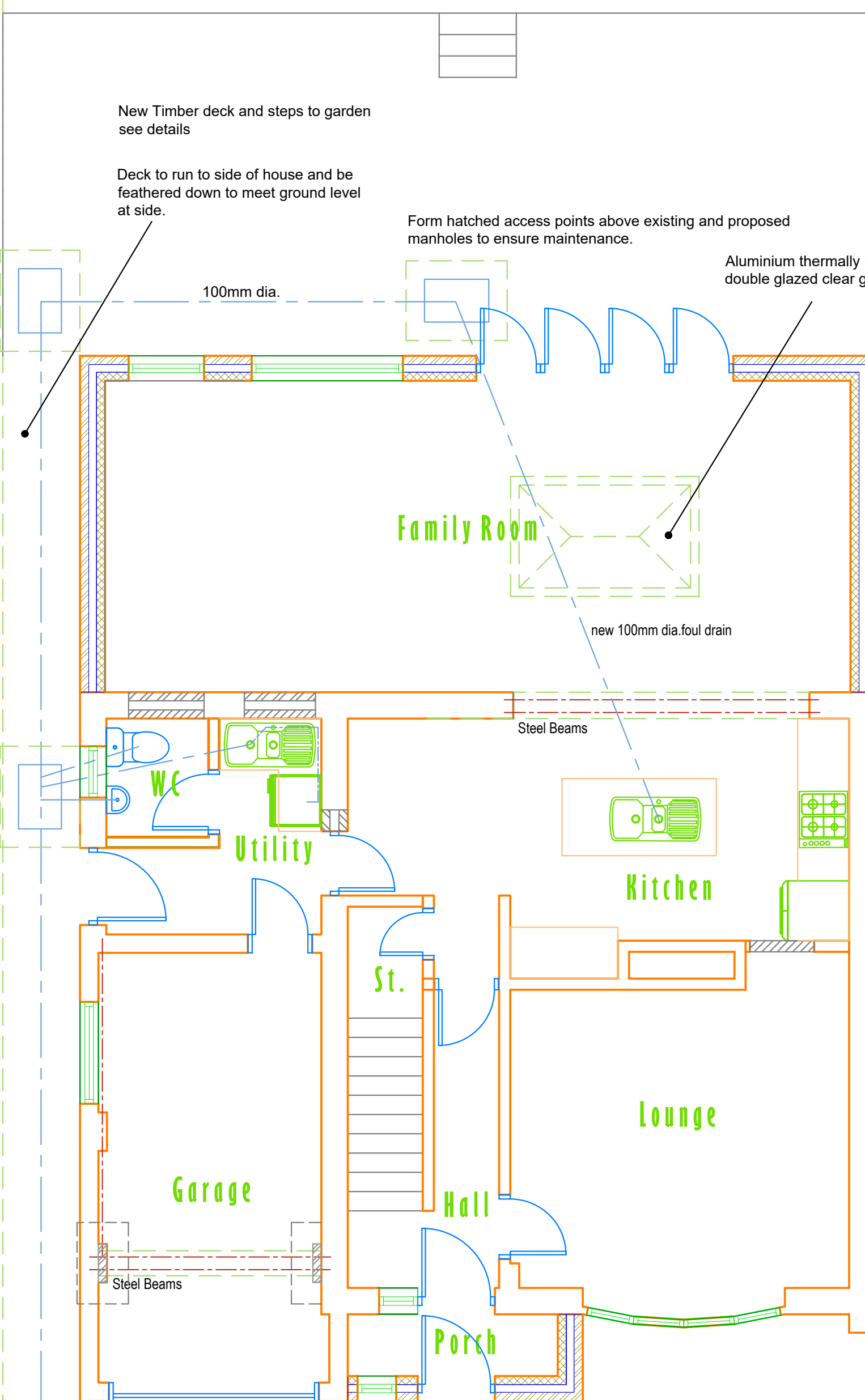
Proposed Side Elevation



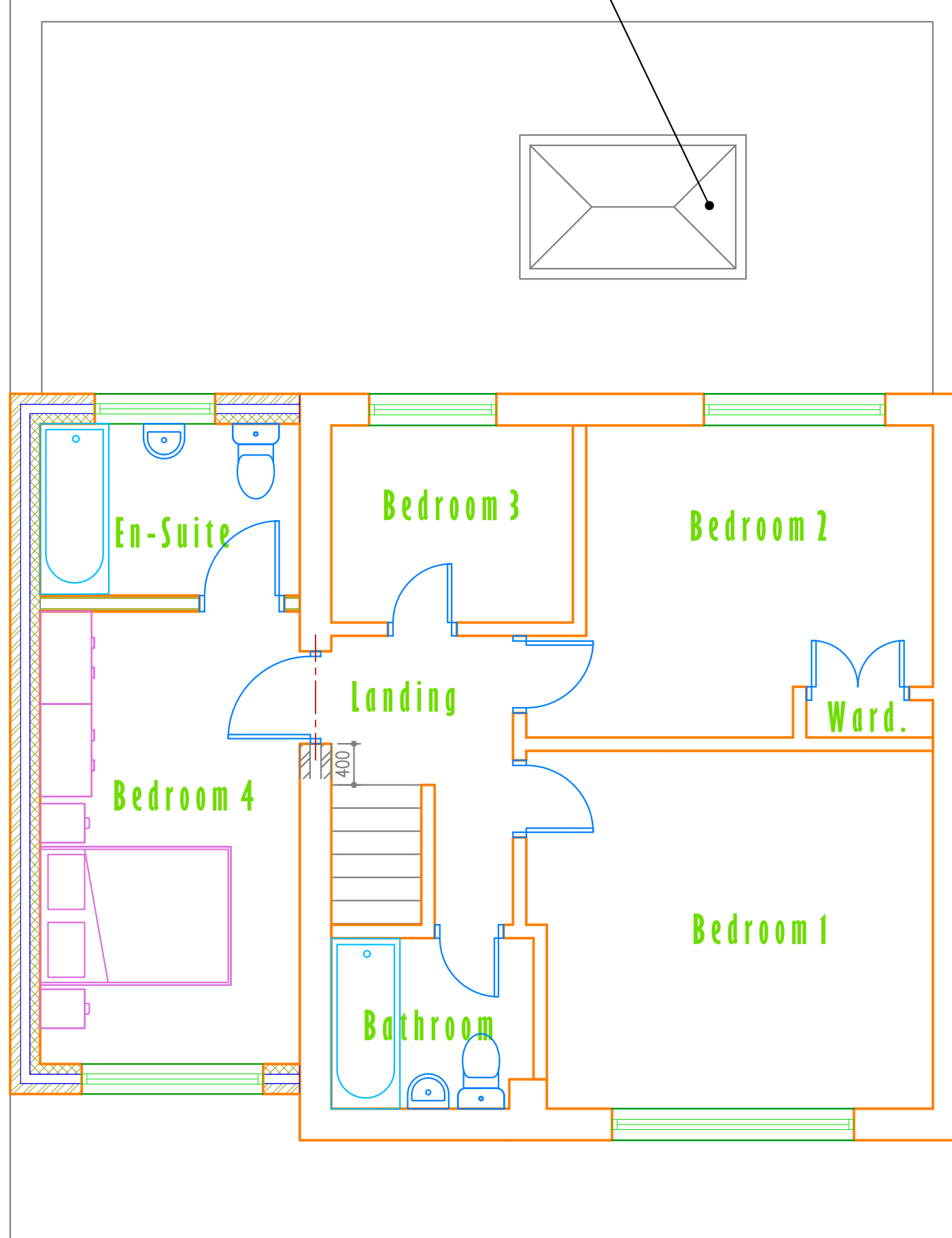
Proposed Side Elevation

Notes:

- All dimensions are in mm and are to be checked on site prior to manufacture & construction. This drawing is the property of P.A. Taylor Plans & should not be reproduced without permission. All discrepancies to be brought to the attention of the P.A. Taylor immediately. This drawing shall be read in conjunction with all relevant specialist drawings & specifications.
- The Contractor is to check and verify all building and site dimensions, levels and service locations including sewer invert levels at connection points before work commences. Materials and workmanship are to comply with current British Standards, British Standards Code of Practice, Building Regulations & Building Standards.



Proposed Ground Floor Plan



Proposed First Floor Plan

1 GENERAL NOTE

All works to be carried out in strict accordance with latest building regulations. All workmanship and construction to comply with the LABC Technical manual Version 10. All materials used to be fixed in strict accordance with manufacturers recommendations and trade literature. All structural timbers to be used are to be SC3 (unless otherwise stated) C16 stress grade and pressure impregnated with an approved preservative. Notching and drilling of structural timbers should be in accordance with BS 5268:2002 any notches or holes exceeding this guidance should be approved by a structural engineer. All glazing to windows and doors externally are to be double glazed units glass is to comply to BS6262 and BS6206 in all critical locations.

All electrical works are to be carried out by an approved contractor and a member of the ECA and all works to comply with the NIC EIC and the IEE Rules and Regulations 17th edition. Any gas works to be undertaken are to be carried out by a Gas Safe registered installer. The building is classified as a dwelling house and surface spread of flame to all surfaces is to be class 1. Provide mastic pointing to all external reveals and openings. Provide insulated D.P.C.'s to all cavity reveals by openings.

Close all cavities at eaves level with fire resistant materials, cap masterboard or turned block. Demolition Work. Any demolition of a structure or part of a structure exceeding 50m² a notice of the proposed demolition must be sent to the local authorities building control (and planning) department before works commence. The Construction (Design and Management) Regulations 2015 will apply to demolition works.

Prior to and during works the person carrying out the works is to liaise with and meet the requirements of the relevant Statutory Service Authorities' Companies, including the provision and protection of new services sewers and location and protection of all existing services/sewers as necessary.

Existing services plumbing, drainage, heating appliances, electrical services etc. that need to be altered, modified, adjusted, or re-sited to facilitate the works, should be carried out by a suitably qualified and experienced specialist or registered competent person, tested and appropriate certification issued where necessary, including sealing up, capping off, disconnecting, removing redundant services where required.

The builder will allow for all necessary opening up of the existing structure where required for inspection purposes in areas or locations as required by building control or a structural engineer and allow for making good all disturbed structures and finishes to match existing on completion. For example the exposure and inspection of the existing foundations of a building may be required to determine if they are adequate to support any increased loads etc. Asbestos, contaminated materials, lead paint etc. The builder should check all existing materials before work commences and suspected asbestos / contaminated material / soil / lead paint is to be inspected by a specialist. Asbestos is to be removed and disposed off site by a specialist licensed contractor as required under the Control of Asbestos Regulations 2012. The builder will ensure that all necessary agreements have been obtained in respect of the Party Wall etc. Act 1996 and where applicable that the owner has served the formal notice required to adjoining owners. All materials and workmanship to be in strict accordance with BS 5611(1978), Code of Practice and Specification, and relevant current Building Regulations to the satisfaction of the local Building Control Inspector. Main contractor to complete all notices required under Building Control Regulations for inspections as work proceeds.

2 HEATING and VENTILATION

All new plumbing work to comply with the latest 'Gas Safe' regulations heating engineer to be Gas Safe registered and to include for all necessary stops taps, junction and connections to existing water supplies.

All plumbing work to be carried out using best quality copper tube of the appropriate size. All pipe work is to be concealed where practically possible and all pipe runs are to be agreed with the client.

All radiators are to be appropriate size to suit room dimensions and fitted with thermostatic valves. HEATING CONTROL AND VENTILATION. Space heating system controlled by room thermostat or thermostatic valves and fitted with time clock / programmer and controls to limit boiler cycling Heating circulation pipes to BS 5422 (1977). Full zonal heating controls.

Hot water pipes within 1metre of hot water cylinder including vent pipe, primary flow and return thermally insulated. Hot water cylinder to be insulated to BS 5615 (1985). Hot water cylinder (New Build) fitted with insulation jacket and thermostat linked with space heating controls to switch off boiler when heating is not required. Where a hot water storage vessel has a capacity of more than 150 litres, a time switch shall be fitted to shut off the supply of heat, other than off peak electricity, when the building is not normally occupied. Insulation segments to be taped together. All heating and hot water pipes to be thermally insulated, with material greater than 0.045W/mK, min thickness 70mm (FACTORY SPRAY FOAM JACKET Water tank (New Build), 33litre pvc water storage tank on 19mm WBP plywood screwed to two 50 x 70 softwood bearers (see detail).

Provide standard cold water storage tanks or where space is inadequate a plastic 'coffin' type tank. Tanks to be insulated. Provide feed and expansion tank - tank to be insulated. Pipe insulation shall be Nitrile Rubber Type Insulation i.e. 25mm thick for 15mm pipes and 19mm for 22mm and 25mm (including valves, joints and linings).

Water mains shall be insulated throughout the entire length of pipe work. Windows, doors, roof hatches and other openings draught sealed to limit air infiltration. Extract fans-30sec to kitchen and utility room, 15/30sec to bathrooms. Trickle vent requirement to be confirmed by Building Inspector. (8000mm² to habitable rooms, 4000mm² to kitchen, utility room, bathroom and sanitary accommodation.)

Ventilation openings to equal 1/20th of room floor area. Additional hot and cold air vents may be required to provide additional background ventilation other than trickle vents depending upon air permeability rating and/or results of air pressure test. Bathroom to be mechanically ventilated through wall mounted or ceiling extract fans as indicated to outside (55 m³/hr or 15 l/s). Ventilator to supply 6 air ch/hr min and fitted with an automatic timer to give 15 min time delay. Kitchen 30 l/s if above hob or 60 l/s anywhere else. Bathroom to be 30 litres/second

Toilet to have extract fan capable of 6l/sec. Where fans have 15min. overrun, provide a clear 10mm gap to the bottom of the doors. All extractors to have isolators

Any rooms without windows to have 15 l/sec extractor with 15min overrun facility. All communal staircases to be vented by providing 1m² of opening vent for smoke control purposes on top floor. ALL 'WET' ROOM DOORS TO HAVE 10MM CLEAR GAP AT BASE OF DOOR PROVIDE 20MM GAP WHERE FINAL FLOOR FINISH IS NOT IN PLACE. PRIMARY HEATING SYSTEM New Build. Mains Gas Boiler - (Minimum Efficiency 89.5% OR AS STATED IN SAP CALC.) - Make & Model to be approved by Energy Consultant. Efficiency Features to be considered: - BOILER INTERLOCK TIME AND TEMPERATURE. ZONE CONTROLS Delayed start, Load/weather delay. Flue gas heat recovery system. Boiler to heat Pressed steel radiators in each room or under floor heating system. Boiler outlet to be protected by cage if within 2m of finished ground level.

3 ROOF CONSTRUCTION

The roof covering shall be fixed / constructed in accordance with the roof tile manufacturers specification and recommendations and the recommendations of BS5334: Part 1: 1990 code of practice for slating and tiling and BS8000: Part 6: 1990 workmanship on building sites. Tiles to match existing profile and colour. Tile to be Marley Wessex tiles. Ridge tiles to be dry ridge ventilation system as recommended by the roof tile manufacturer and fixed in accordance with the installation guides for the system.

Eaves underlay to be dressed into the gutters ensuring no water retaining troughs are formed, fix eaves course with 2No. nails per tile with tails projecting 50mm beyond fascia. Nailing of other courses to be in accordance with the manufacturers guidance to suit the wind profile for the area.

Code 4 Lead Valley linings, apron flashings, abutment flashings, step and cover flashings, junction saddles etc. to be incorporated at roof intersections, junctions and abutments. All exposed leadwork to be treated with patination oil to prevent staining of roof coverings.

All work to be in accordance with the recommendation of the Local Authority. Wall plates to be 100mm x 75mm S.W. treated timber strapped down to inner skin of blockwork using 35mm x 5mm x 1200mm long straps at 1200mm centres.

Lateral Restraint strapping of roofs to gable and walls. Roofs should be connected to walls with lateral restraint straps (in accordance with Par 2C32 - 2C37 and diagram 16 of ADA), fixed horizontally to stiffen and stabilize the walls by restraining its movement in a direction at right angles to the wall length by provision of pre-galvanized and edge coated heavy duty horizontal lateral restraint straps.

Straps to have a minimum cross sectional size 30mm x 5mm with tensile strength of 8kN in compliance with BS 5268 Part 3 and BS EN 845-1. Straps should be spaced at maximum 2m centres (strap at highest point must provide a secure connection), with a minimum length of 1200mm carried across and fixed to at least 2No rafters by the use of 4 x 4mm x 75mm round nails or screws into nogging (nogging to be at least 30mm wide and 3/4 depth of joist or rafter). Any gap between the wall and the timber member is to be packed with timber folding wedges.

The bend length should be 100mm minimum and should be positioned at the centre of the uncult brick or block. Where the straps cannot be fixed into a cavity wall (e.g. single skin garage walls), the bend should be fixed to masonry walls using fixings in accordance with the manufacturer's details (e.g. proprietary stainless steel expansion bolts fixed to blockwork work as agreed with building control, typically 2No x M6 expansion bolt fixings per strap bend fixed 75mm into masonry walls).

Strapping of wall plates and roofs at eaves level. Wall plates to be secured to walls by the provision of pre-galvanized and edge coated horizontal lateral restraint straps (in accordance with Par 2C32 - 2C37 and Diagram 16 of ADA), with a minimum cross sectional size of 30mm x 5mm or light strap in accordance with BS 5268 Part 3 and BS EN 845-1. Straps should be spaced at maximum 2m centres with a minimum length of 1000mm and fixed vertically to masonry walls with mechanical fixings suitable for design requirements in accordance with manufacturer's details, lowest within 150mm of bottom of strap. Rafters / flat roof joists to be secured to wall plates using proprietary framing anchorage/screw nails in accordance with manufacturer's details or direct to walls using lateral restraint straps. Vertical strapping can be omitted if the roof has a pitch of 15 deg or more, and is tiled or slated, and is of a type known by local experience to be resistant to damage by wind gusts and has main timber members spanning onto supported wall at not more than 1.2m centres.

4 ROOF VENTILATION

Provide Glidevale roof ventilation to all roofs with insulation at ceiling level. REF RV along full length of roof run to be equivalent to a 10mm opening. All fixed in accordance with the manufacturers literature and guidance. Where there are no sloping insulated ceilings provide glide vale REF RV between rafters and Glidevale REF RV250 continuous ventilation along top eaves equivalent to a 25mm opening. Provide Glidevale REF MR50 at roof abutments with cavity REF G Ridge ventilators installed at 2.4m centres to all ridges where roof is insulated. Insulation to be 2 layers of 150mm glass fibre quilt insulation 1 layer between ceiling joists and the other laid counter direction over the ceiling joists and to connect with wall insulation in cavities. Where roof is a warm roof construction insulated at rafter level using rigid celotex insulation no eaves ventilation will be required.

4 CONTINUITY OF INSULATION

In accordance with Part L and regulation 7, the building fabric should be constructed to a reasonable quality of construction so that: the insulation is reasonably continuous over the whole building envelope. The air permeability is within reasonable limits. The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation caused by gaps within the various elements, at the joints between the elements, and at the edges of elements such as those around windows and door openings. Reasonable provision should be made to adopt approved design details such as those in the publication 'Limiting thermal bridging and air leakage, Robust Construction Details for dwellings and similar buildings' TSO, 2002

5 HEATING AND HOT WATER SYSTEMS

Reasonable provision for the performance of the heating & hot water system would be: 'The use of an appliance with an efficiency not less than that recommended for its type in the 'Domestic Heating Compliance Guide' i.e. seasonal efficiency of 75% or more. Also the provision of controls that meet the minimum control requirements in the 'Domestic Heating Compliance Guide' for the particular type of appliance and heat distribution system.

6 INSULATION OF PIPES, DUCTS & VESSELS

Reasonable provision would be demonstrated by insulating pipes etc. to standards that are not worse than those set out in 'Domestic Heating Compliance Guide, NBS, 2006'

7 DAMP PROOF COURSES D.P.C.'s

D.P.C.'s to be provided at Heads, Jambes and Gills of all openings in cavity brick work. D.P.C.'s and preformed cavity trays to be manufactured by Rubberoid Building Products Ltd. Hyloaid Pitch free range and to be installed in accordance with the manufacturers instructions. NOTE Preformed stop ends to be installed at ends of all cavity trays. Joints to lap Min. 100mm and to be sealed with hyloaid adhesive or mastic. D.P.C.'s to be included over cavity wall steel linets. All D.P.C.'s to be laid on a mortar bed. Generally installation proceeding to comply with BS268 Part 3: 1989 and BS8215. Weepholes to be provided by omitting perpend mortar joints at 900mm centres, completely open above steel linets. Min. of 2No. weepholes above all openings. Weepholes to be fitted with approved Polypropylene cavity weep / ventilator.

8 DISABLED REQUIREMENTS

All light switches and powers sockets are to be fixed between 450mm and 1200mm from finished floor level. All ground floor door openings are to be Min. 75mm or wider clear opening width and front entrance door to have clear opening width of 900mm.

9 ELECTRICAL

All new electrical works are to comply with the latest I.E.E. (Institute of Electrical Engineering) Regulations and be carried out by NICEIC registered contractor. All electrical connections are to be fully contact so as to minimise line resistance. All wiring is to be from suitable consumer unit. Electrical supplies to be by way of vertical drops from ceiling level and all cables are to be encased in G/S conduit where surface mounted.

Energy efficient light fittings (EELF). Provide EELF's only capable of accepting lamps having an efficiency greater than 40 lumens per circut watt. External light to provided with sensor to extinguish light during daytime hours. Sockets and switches:-

Electrical sockets to be positioned 450mm above FFL, and light switches to be positioned between 450 & 1200mm above FFL.

Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

10 FIRE DETECTION AND ALARM SYSTEM

Self contained smoke alarms to be fitted to ceilings at least 300mm away from any light fittings and within 7m of kitchen and living room and within 3m from bedrooms and interconnected and permanently wired to a separate fused circuit.

11 CONCRETE SPECIFICATIONS

Design of structural concrete to comply with BS8110-1 and -2 with supporting fabrication drawings to BS EN ISO 3786, BS EN ISO 4157-1, and BS EN ISO 417-2 with reinforcement schedule to BS 8666, with the finished product to comply with the design standard.

Openings, Insets and Fixings submit details of all openings, insets and fixings where reinforcement adjustments are required. Ensure specified minimum cover of openings and insets and to be clear of fixing positions. SURFACE REGULARITY OF CONCRETE FLOORS TO BS 8204 - GENERAL. To BS 8204-1 pt 2 From underside of straight edge (between points of contact) placed anywhere on the surface and using a 30 gauge - or - 5mm max. DESIGNATED CONCRETE REINFORCED GROUND FLOOR SLABS. Designation RC28/35. Fibres not required aggregate max size 20mm coarse recycled aggregate not permitted. Consistence class S3 Chloride class normal. Admixture to concrete producers choice.

DESIGNATED CONCRETE BLINDING Designation G1 max aggregate size 20mm consistence class S3 Chloride class normal with admixtures by concrete producers choice. READY MIXED CONCRETE Production plant currently certified by a body accredited by UKAS to BS EN 45011 for product conformity certification of ready-mixed concrete.

PREMATURE WATER LOSS. Prevent water loss from concrete laid on absorbent substrates. Underlay seal from Polyethylen sheet - 250 micrometres thick. Building Paper to BS 1521, grade B1F, with lapped edges to be minimum 150mm.

COMPACTING Fully compact concrete to full depth to remove entrapped air. Continue until air bubbles cease to appear on the top surface. Areas for particular attention. Around reinforcement, under void formers, cast-in accessories, into corners of formwork and joints. Consecutive batches of concrete. Amalgamate without damaging adjacent partly hardened concrete. Compaction method to suit consistence class of concrete. CURING GENERALLY. Keep surface layers of concrete moist throughout the curing period, including perimeters and abutments, by either retying openwork or continuously wetting the surface. Surfaces covered by formwork. Formwork retain in position and, where necessary to satisfy curing period, cover surfaces immediately after striking.

Top surfaces cover after placing and compacting. If covering is removed for finishing operations, replace afterwards. Maintain surface temperature above 5 deg C throughout the specified curing period or four days, whichever ever is longer. PROTECTION.

Prevent damage to concrete, including surface generally from rain, indentation and other physical damage. From dirt, staining, rust marks and other disfiguration. Immature concrete: From thermal shock, overloading (movement and vibration). In cold weather: From entrainment and freezing expansion of water in pockets etc.

QUALITY ASSURANCE OF REINFORCEMENT Reinforcement to BS 4449, BS 4482, BS 4483 or BS 6744. Cutting and bending to BS 8666. Only source reinforcement from companies holding valid certificates of approval for product conformity issued by the UK Certification Authority for Reinforcing Steels (CARES) PLAN BAR REINFORCEMENT to BS 4482 strength grade 250, RIBBED BAR REINFORCEMENT to BS 4449 strength grade BS500B, STANDARD FABRIC REINFORCEMENT to BS 4483 strength grade Wire Grade 460.

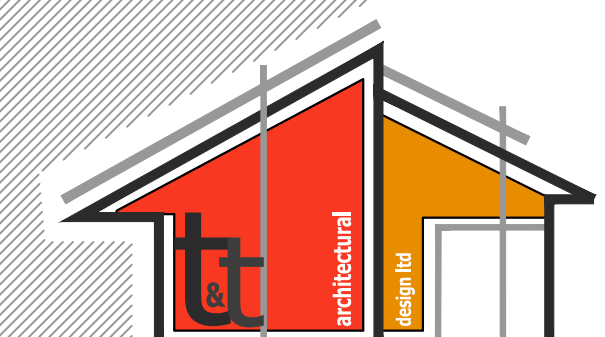
12 GROUND FLOOR SLAB

Provide a 75mm sand and cement screed to be laid in accordance with BS8204 Part 1 onto 100mm concrete floor slab with 1 layer of A262 fabric reinforcement in accordance with structural engineers details. Provide and lay 75mm thick Celotex FF400 under slab insulation, with 25mm at perimeters. To ensure that the slab meets the required 'U' Value Of 0.2 W/MK.

The manufacturer may assist in the configuration of the insulation to meet Part L1 of the current building regulations. Provide and lay 1200 gauge visigen polythene D.P.M. on 50mm sand binding on 150mm minimum well compacted M.O.T. type 1 hardcore (thickness to suit ground conditions). Ensure 'U' Value of floor meets 0.2 W/MK.

P1 Jan 22 Revisions following planning consultation

Rev:	Date:	Status/Amendments:	By:
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Client:
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Project:
Proposed Extensions and
Timber Decking to Dwelling

Drawing Title:
Proposed Plans and Elevations

Scale: 1:50	Paper Size: A1	Date Created:
Drawing Number: 1160-A101	Drawing Revision: P1	