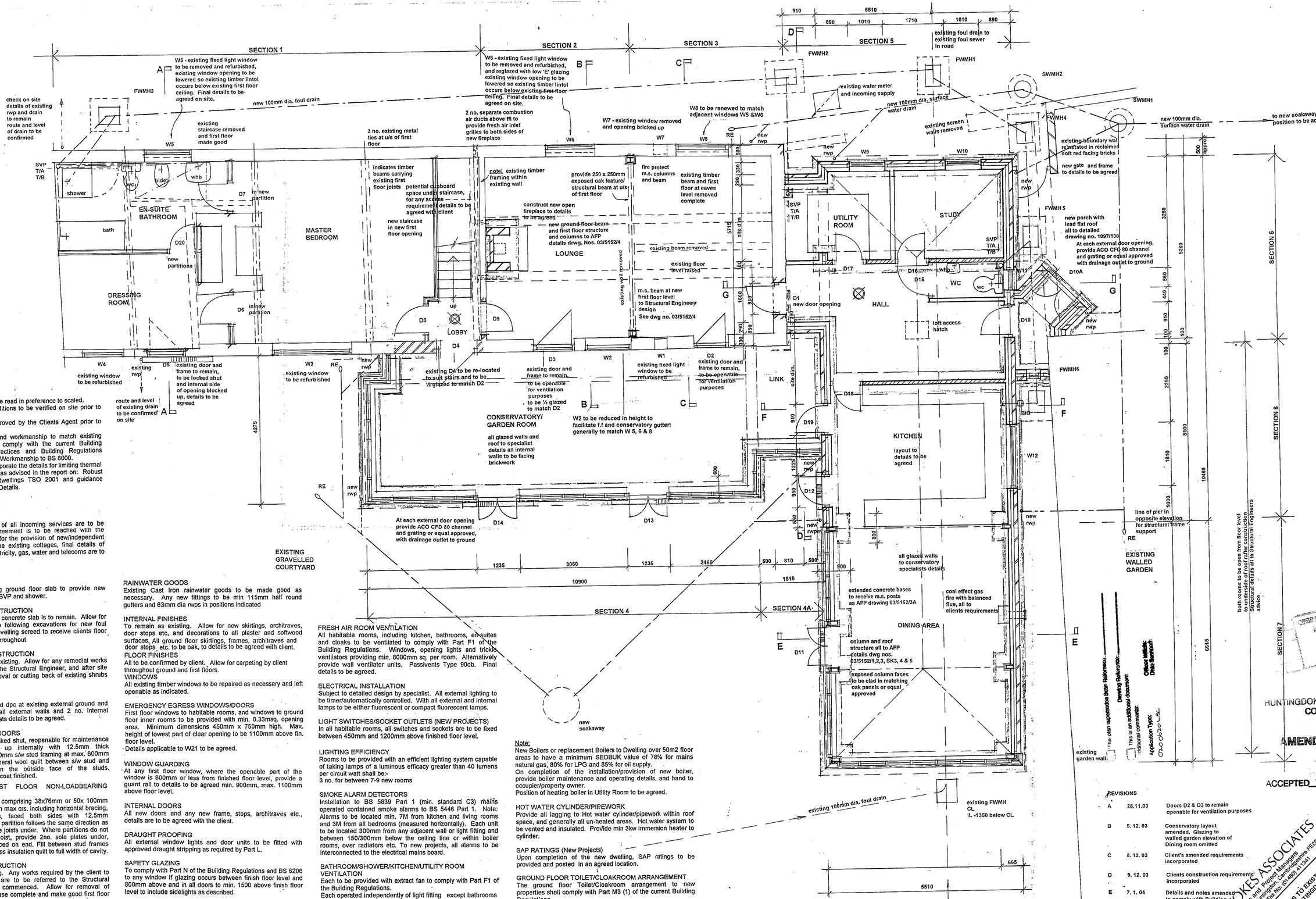


GENERAL NOTES
1. Figured dimensions to be read in preference to scaled.
2. All dimensions and conditions to be verified on site prior to proceeding.
3. Any changes to be approved by the Clients Agent prior to proceeding.
4. All materials, details and workmanship to match existing where applicable and to comply with the current Building Standards, Codes of Practices and Building Regulations Approved Documents. All Workmanship to BS 8000.
5. All construction to incorporate the details for limiting thermal bridging and air leakages, as advised in the report on: Robust Construction details for dwellings TSO 2001 and guidance document DTLR's Robust Details.

CONSTRUCTION NOTES

SERVICES
The location and details of all incoming services are to be confirmed on site. Agreement is to be reached with the various Statutory Bodies for the provision of new/independent service connections to the existing cottages, final details of termination points for electricity, gas, water and telecoms are to be agreed with the client.

SECTION 1
EXCAVATION
Allow for cutting existing ground floor slab to provide new drainage connections for SVP and shower.

GROUND FLOOR CONSTRUCTION
The existing ground floor concrete slab is to remain. Allow for reinstating the floor slab following excavations for new foul drainage, and for floor levelling screed to receive clients floor finishes to be carpeted throughout

EXTERNAL WALL CONSTRUCTION
Generally to remain as existing. Allow for any remedial works and ties as directed by the Structural Engineer, and after site inspection following removal or cutting back of existing shrubs etc.

DPC'S
Allow for silicone injected dpc at existing external ground and ground floor levels to all external walls and 2 no. internal crosswalls, all to specialists details to be agreed.

EXISTING EXTERNAL DOORS
Allow for 1 No.to be locked shut, reopenable for maintenance purposes, all blocked up internally with 12.5mm thick plasterboard on 100 x 50mm s/w stud framing at max. 600mm centres, with 90mm mineral wool quilt between s/w stud and breather membrane on the outside face of the studs. Plasterboard to be skim coat finished.

GROUND AND FIRST FLOOR NON-LOADBEARING PARTITIONS
Studwork partition walls comprising 38x76mm or 50x 100mm softwood studs at 600mm max crs. including horizontal bracing, sole and head plates, faced both sides with 12.5mm plasterboard. Where the partition follows the same direction as the joists, provide double joists under. Where partitions do not run parallel with floor joist, provide 2no. sole plates under, bolted together and placed on end. Fill between stud frames with Crown wool fibreglass insulation quilt to full width of cavity.

FIRST FLOOR CONSTRUCTION
All to remain as existing. Any works required by the client to the existing first floor are to be referred to the Structural Engineer before being commenced. Allow for removal of existing softwood staircase complete and make good first floor opening to match existing. Form new opening for new staircase, all trimmed to Structural Engineers detailed advice.

GROUND AND FIRST FLOOR CEILINGS
To remain as existing.

LINTELS
Generally all lintels to be galvanised mild steel from 'IG' range, incorporating insulation foam or equal approved with min. 150mm end bearings. Allow for Box 100 to D.9.

ROOF CONSTRUCTION
All to remain as existing

ROOF DORMERS
All to remain as existing

EAVES DETAILS
To remain as existing.

RAINWATER GOODS
Existing Cast Iron rainwater goods to be made good as necessary. Any new fittings to be min 115mm half round gutters and 63mm dia rwps in positions indicated

INTERNAL FINISHES
To remain as existing. Allow for new skirtings, architraves, door stops etc, and decorations to all plaster and softwood surfaces, All ground floor skirtings, frames, architraves and door stops etc. to be oak, to details to be agreed with client.
FLOOR FINISHES
All to be confirmed by client. Allow for carpeting by client throughout ground and first floors.
WINDOWS
All existing timber windows to be repaired as necessary and left openable as indicated.

EMERGENCY EGRESS WINDOWS/DOORS
First floor windows to habitable rooms, and windows to ground floor inner rooms to be provided with min. 0.33msq. opening area. Minimum dimensions 450mm x 750mm high. Max. height of lowest part of clear opening to be 1100mm above fin. floor level.
Details applicable to W21 to be agreed.

WINDOW GUARDING
At any first floor window, where the openable part of the window is 800mm or less from finished floor level, provide a guard rail to details to be agreed min. 900mm, max. 1100mm above floor level.

INTERNAL DOORS
All new doors and any new frame, stops, architraves etc., details are to be agreed with the client.

DRAUGHT PROOFING
All external window lights and door units to be fitted with approved draught stripping as required by Part L.

SAFETY GLAZING
To comply with Part N of the Building Regulations and BS 6206 to any window if glazing occurs between finish floor level and 800mm above and in all doors to min. 1500 above finish floor level to include sidelights as described.

TIMBER PRESERVATIVE TREATMENT
All softwood used in the construction is to receive an approved vermin and fungal attack preservative from an approved manufacturer and to be applied in accordance with the manufacturers instructions.

MAIN ENTRANCE DOOR (NEW PROJECTS)
To have level wheelchair access thresholds, with Sealmaster or equal threshold strip to prevent water ingress, all details to be agreed.

TIMBER STAIRCASE
All to comply with Part K of the Building Regulations. Min. 250mm goings, max 220mm risers, max. 42 degrees pitch, min. 2M clear headroom above pitch line of nosings. Guarding to be provided with handrail set max. 900mm above stair and 1000mm above landings. Balustrading to be provided to limit a 100mm dia. sphere from passing through. Where stair widths are in excess of 1M wide, handrails (continuous) to be provided to each side. All details to be agreed.

FRESH AIR ROOM VENTILATION
All habitable rooms, including kitchen, bathrooms, en-suites and cloaks to be ventilated to comply with Part F1 of the Building Regulations. Windows, opening lights and trickle ventilators providing min. 8000mm sq. per room. Alternatively provide wall ventilator units. Passivents Type 90db. Final details to be agreed.

ELECTRICAL INSTALLATION
Subject to detailed design by specialist. All external lighting to be timer/automatically controlled. With all external and internal lamps to be either fluorescent or compact fluorescent lamps.

LIGHT SWITCHES/SOCKET OUTLETS (NEW PROJECTS)
In all habitable rooms, all switches and sockets are to be fixed between 450mm and 1200mm above finished floor level.

LIGHTING EFFICIENCY
Rooms to be provided with an efficient lighting system capable of taking lamps of a luminous efficacy greater than 40 lumens per circuit watt shall be:-
3 no. for between 7-9 new rooms

SMOKE ALARM DETECTORS
Installation to BS 5839 Part 1 (min. standard C3) mains operated contained smoke alarms to BS 5446 Part 1. Note: Alarms to be located min. 7M from kitchen and living rooms and 3M from all bedrooms (measured horizontally). Each unit to be located 300mm from any adjacent wall or light fitting and between 150/300mm below the ceiling line or within boiler rooms, over radiators etc. To new projects, all alarms to be interconnected to the electrical mains board.

BATHROOM/SHOWER/KITCHEN/UTILITY ROOM VENTILATION
Each to be provided with extract fan to comply with Part F1 of the Building Regulations.
Each operated independently of light fitting except bathrooms
Kitchen: to extract at min. 60 litres per second
Utility Room: to extract at min. 30 litres per second
Bathroom: to extract a min. 15 litres per second
Cloaks: to have min. 3 air changes per hour, operated intermittently, with a 15 minute overrun.
Each bathroom fan to be operated by light switch

HEATING SYSTEM/BOILER
Provide balanced flue boiler all to manufacturers specification and heating engineers detail design. Boiler to serve radiator heating system and domestic hot water system. Each radiator is to be fitted with a thermostatically controlled valve. All heating flows and returns to be insulated to BS 5422. Balanced flue outlet to be located min. 300mm from any window/door opening and fitted with a mesh guard to prevent the entry of matter that may restrict the flue. A suitably qualified and registered CORGI Engineer shall commission the heating installation and provide a certificate of the installation on completion.

Note:
New Boilers or replacement Boilers to Dwelling over 50m2 floor areas to have a minimum SEDBUK value of 78% for mains natural gas, 80% for LPG and 85% for oil supply.
On completion of the installation/provision of new boiler, provide boiler maintenance and operating details, and hand to occupier/property owner.
Position of heating boiler in Utility Room to be agreed.

HOT WATER CYLINDER/PIPEWORK
Provide all lagging to Hot water cylinder/pipework within roof space, and generally all un-heated areas. Hot water system to be vented and insulated. Provide min 3kw immersion heater to cylinder.

SAP RATINGS (New Projects)
Upon completion of the new dwelling, SAP ratings to be provided and posted in an agreed location.

GROUND FLOOR TOILET/CLOAKROOM ARRANGEMENT
The ground floor Toilet/Cloakroom arrangement to new properties shall comply with Part M3 (1) of the current Building Regulations.

INTERNAL DRAINAGE
Provide the following waste with 75mm deep seal traps all in upvc. All workmanship to BS8000-13: 1989

WC's 'P' traps	100mm dia. to svp
Wash basins	32mm dia.
Bath	40mm dia.
Kitchen/Utility sink -	40mm dia.
Shower -	provide Harmer floor trap with direct connections to new foul drain

100mm dia. svp to terminate to ridge vent or above roof line with wire cage balloon where required. Svp to reduce to min. 75mm dia. above highest fitting.
Note: Where lengths of waste exceed the recommended lengths then the waste dia. shall be increased to approval.

Bidet - 32mm dia. waste

indicates smoke alarm detector location

REPOSITION WINDOW W5
To be removed and lowered as described on drawing. Carefully lower existing brickwork opening and make good facing brickwork to lowered opening. Insert IG galv. m.s. lintols to form lowered head level with type Box 200 to outside face to support original timber lintol and Box 100 to carry inner skin, or equal approved construction

REPOSITION WINDOW W6
All as detailed for W5 in Section 1

REPOSITION WINDOW W8
All as detailed for W5 in Section 1

REVISIONS		
A	28.11.03	Doors D2 & D3 to remain openable for ventilation purposes
B	5. 12. 03	Conservatory layout amended. Glazing to walled garden elevation of Dining room omitted
C	8. 12. 03	Client's amended requirements incorporated
D	9. 12. 03	Clients construction requirements incorporated
E	7. 1. 04	Details and notes amended to comply with Building Regulation and clients requirements
F	3.3.04	Initial structural proposals incorporated in dining room, glazing modules adjusted to suit
G	19.3.04	Foundation added to D17 and D18 load bearing walls. first floor structure over lounge amended to Structural Engineers details
H	24.6.04	Structural Engineers details Incorporated
J	30.6.04	Post bases details added
K	26.10.04	D4 & lobby amended Note added re W2
L	24. 1. 05	Main entrance lobby Added

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1 The Hall, 159 High Street, Huntingdon, Cambridgeshire PE29 3TF

PROPOSED ALTERATIONS/EXTENSIONS TO EXISTING COTTAGES
STIRTLOE HOUSE, BUCKDEN, HUNTINGDON, CAMBS

GROUND FLOOR PLAN

1: 50 | 13. 11.03 | 1097/120L

both rooms to be open from floor level to underside of roof rafter construction Structural details all to Structural Engineers advice.

CENTRAL SERVICES TEL
07 FEB 2005
RECEIVED

HUNTINGDONSHIRE DISTRICT COUNCIL

AMENDED PLAN

ACCEPTED 28.2.05 DATE

This plan supersedes Scan Reference:
Dwelling Reference:
This is an additional document
Additional comments:
Officer initials:
Date Stamped:
Application Type:
05/00532/LBC