A1

Construction Notes

All works and materials to comply with Conservation Officers conditions as stated on planning drawing approval document.

PITCHED ROOF: U-value 0.16W/m²K
Hybrid roof:
Pitch 20°, Slate tile to be agreed with Conservation Officer as per planning conditions on 50x25mm treated sw battens gauged to suit tile on Tyvek universal underlay (laid with taped joints and 10mm drape between rafters, and taped to Tyvek plastic eaves carrier fixed to fascia/corbel) on 190 x 44 C24 rafters and ceiling joists at max 400 centres to be confirmed by Structural Engineer.
1 layer of 150mm Kingspan TP10 insulation between joists, and 37.5mm Kingspan K18 insulated plasterboard to underside.
Steel ridge beam,size to be confirmed by Structural Engineer.
Rafters/Ceiling joists securely tied down with proprietary truss clips on 100x75mm wall plate at eaves. Wall plates in turn strapped to external wall with 30x5mm galvanised steel restraint straps at 2.0m centres. Lateral support at roof level by 30x5mm galvanised steel straps built into gable wall and fixed to underside of min. 3no. rafters with 50x50mm noggins and packing.
Rafters and bracing to comply with I.T.P.A. requirements.

NOTE: All roof timber to be preservative treated.

100mm cast iron half round guttering on 25x150 timber fascia with 68mm dia cast iron downpipes to existing system or to new soakaway min 5mts from any foundations,to be inspected and approved by Building Inspector prior to infill.

WALLS: U-value 0.28W/m²K.
300mm external cavity walls:
Built using York lime mortar
To consist of 102mm brick as specified by Consevation Officer planning condition outer skin.
100mm nominal cavity containing 90mm solid interlocking cavity insulation by specialist.
10mm air gap.
102mm brick as specified by Consevation Officer planning condition where shown or
100mm Celcon Thermal 3.5N block inner leaf.
Internal finish of 12.5mm Gyproc Wallboard on 10mm adhesive dabs where shown to wet room.
All joints to be taped & filled.

Stainless steel cavity ties at 750mm horizontal and 450mm vertical centres. Additional vertical row of wall ties at max. 300mm vertical spacing set max. 225mm from edges of openings in cavity walls.

Wall base DPC minimum 150mm above finished ground level. DPM to be continued across cavity and lapped & sealed with DPC, with continuous cavity tray over and weep holes at 450mm centres. YBS Insulation Thermaclose insulated cavity closers. incorporated to all opening surrounds.

All blockwork below dpc to be 7N/mm² strength.

Cavity tray with stop ends incorporated over lintel to rear door with concealed weep holes at min 450mm centres, min 2no. per opening.

Steel lintels where shown to Structural Engineers Calculations and approved by Building Control prior to fitting.

Windows and external doors:
Black aluminium windows & external doors to be fully drained & vented double glazed units and lockable handles. Glazing to comply with Part K of Building Regulations, and achieve average U-value of 1.6W/m²K. (windows) and 1.8W/m²K. (doors) Windows to be set with centreline of section aligned with inner face of outer leaf brickwork, and sealed inside and out with 10mm mastic pointing

FOUNDATIONS/ FLOORS:
Foundations:
600mm wide x 1.0m minimum deep concrete trench fill foundations- exact depth determined on site, and all to agreement of Building Inspector.

Ground floor: U-value 0.22W/m²K.
80mm screed to accept wet underfloor heating on 500 gauge polythene vapour barrier on 100mm Kingspan TF70 insulation on 1200 gauge polythene DPM/ radon barrier on 125mm conc on 150mm consolidated hardcore.
All pipes and service penetrations through DPM to be sealed with pre-formed top hat sections, and DPM continued across cavity around perimeter and lapped and sealed with DPC. All joints to be sealed with two rows of Monobond or similar gas resistant tape.

INTERNAL DRAINAGE:
40mm sink, washing machine,& dishwasher connections.
All fittings to incorporate 75mm deep seal traps, if the run of the branch exceeds 3.0m, (or 1.7m for basins) then an anti-vac trap is to be used. Vertical distance between lowest connection and invert of the drain to be 450mm minimum. Where air admittance valves are used, they must comply with BBA certificate, and be fitted above the flood level of the highest fitted being served.

New PVC soil and vent pipes, if required, taken full height into roof space connected via flexible duct to tile vent. Vents to be positioned at least 900mm above any openings where they are less than 3.0m away from the opening. All fittings in accordance with BS EN 12056. Soil and vent pipes encased with 2 layers of 12.5mm Gyproc Wallboard on sw framing, with removable 12mm MDF cover plates where necessary for maintenance access, wrapped in min. 25mm Isowool insulation where passing through habitable rooms. Any horizontal transfers of foul drainage in floor zone to be wrapped in 65mm Isowool APR1200 insulation.

EXTERNAL DRAINAGE:
Storm drainage:
110mm pvc pipes laid min 1 in 80 with min 450mm cover. 68mm downpipes connected to existing system or new soakaway min 5mts from any foundations and to be inspected and approved by Building Inspector prior to infill.

ALL DRAINAGE TO BE TESTED AND APPROVED TO THE SATISFACTION OF THE BUILDING INSPECTOR BEFORE BACKFILLING AND ON COMPLETION.

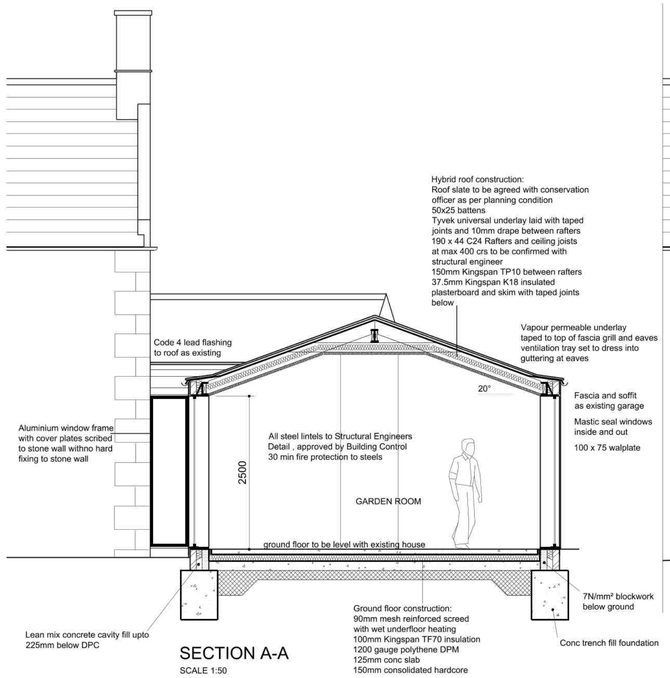
VENTILATION:
Trickle ventilation as noted in windows & door section above.
30 l/s mech. vent via cooker hood to kitchen
30 l/s mech. vent to utility, 15 l/s mech vent to wetroom.
Insulated ducting to be used where extract route passes through unheated spaces, and duct laid with fall to outside.

SERVICES:
Notches and holes in joists to be in accordance with paragraph 3.2.3 of TRADA Span tables for solid timber members.

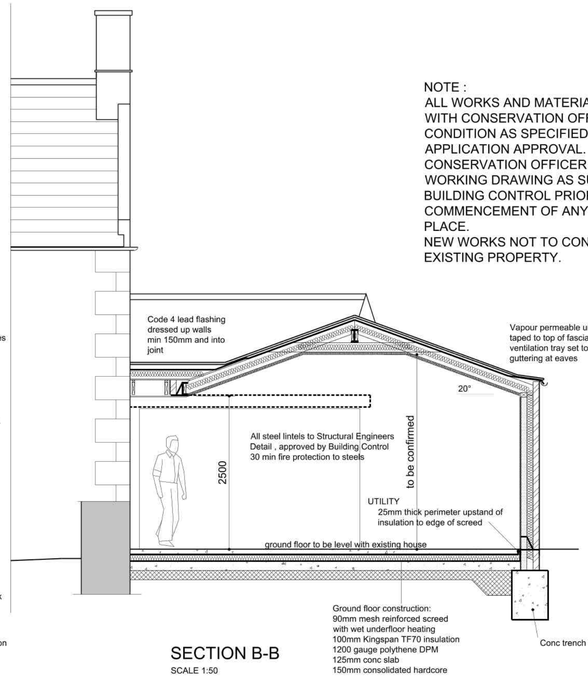
ELECTRICAL
All electrical work to be undertaken and certified by a competent person registered with an electrical self-certification scheme in accordance with Part P of Building Regulations. Sockets, switches and power outlets to be positioned between 450 and 1200mm from finished floor level in accordance with Part M of Building Regulations.
At least 75% of the lights to be low energy.

HEATING
Underfloor wet heating.

ANY STRUCTURAL CALCULATIONS BY STRUCTURAL ENGINEER
TO BE SUBMITTED TO BUILDING INSPECTOR FOR APPROVAL
PRIOR TO THE COMMENCEMENT OF ANY WORKS BEING UNDERTAKEN

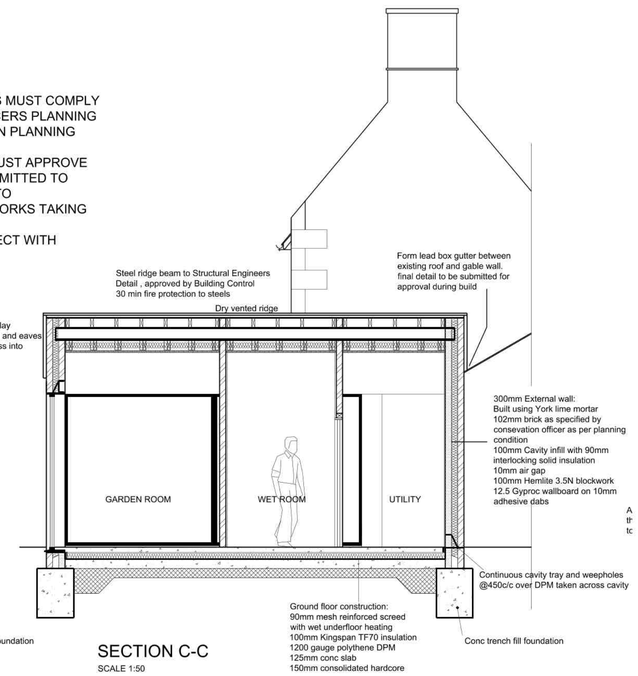


SECTION A-A
SCALE 1:50



SECTION B-B
SCALE 1:50

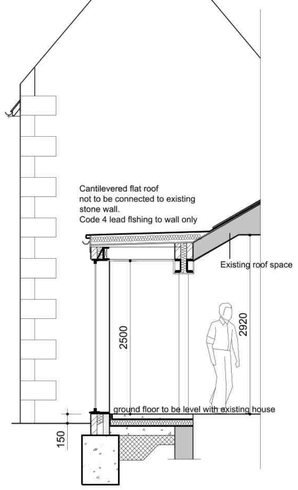
NOTE :
ALL WORKS AND MATERIALS MUST COMPLY WITH CONSERVATION OFFICERS PLANNING CONDITION AS SPECIFIED ON PLANNING APPLICATION APPROVAL.
CONSERVATION OFFICER MUST APPROVE WORKING DRAWING AS SUBMITTED TO BUILDING CONTROL PRIOR TO COMMENCEMENT OF ANY WORKS TAKING PLACE.
NEW WORKS NOT TO CONNECT WITH EXISTING PROPERTY.



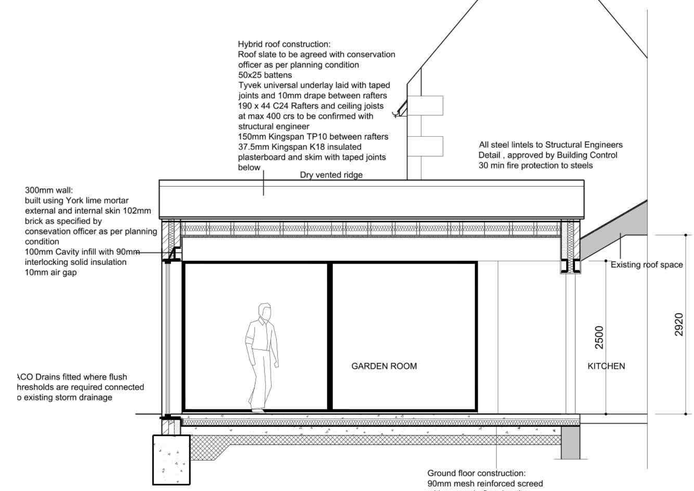
SECTION C-C
SCALE 1:50

GROUND FLOOR PLAN
SCALE 1:50

FINALE FOUL DRAIN LAYOUT TO EXISTING MANHOLE TO BE AGREED AND APROVED DURING BUILD B BUILDING INSPECTOR



SECTION E-E
SCALE 1:50



SECTION D-D
SCALE 1:50

ALL WORKS MUST COMPLY WITH PLANNING CONCENT

PLANNING REF 21/02328/HHFUL SEE 19005/02 FOR FOR PLANNING DRAWING

1:50 0 1000 2000
1:1 0 10 20 30 40 50

THE CONTRACTOR :- NOT RELEVANT
Must ensure that all building work shall be carried out with adequate and proper materials which :-
(a) (1) are appropriate for the circumstances in which they are used,
(2) are adequately mixed or prepared and
(3) are applied ,used or fixed so as adequately to perform the functions for which they are designed ; and
(b) in a workmanlike manner
All works and dimensions to be verified on site by contractor prior to development.
All workmanship to comply with all relevant codes of practice British Standards and current legislation

DATE: SEPT 2024 | DRAWN BY: R.MITCHELL | SHT. | OF.
DATE: | CHECKED BY:
SCALE: 1/50 | ISSUE | DRG No. 19005/03 WORKING DRAWING

TITLE
DEMOILSH EXISTING SINGLE STOREY EXTENSION AND BUILD NEW SINGLE STOREY EXTENSION
20 CHURCH STREET,STILTON FOR MR G.KIRK

D.R.M. Design & Drafting
R.MITCHELL
Tel:- 01536 506870
Mob:-
email:- bob.mitchell50@ntlworld.com
7,Gladstone Street
Desborough,
Kettering
Northants.
NN14 2QT