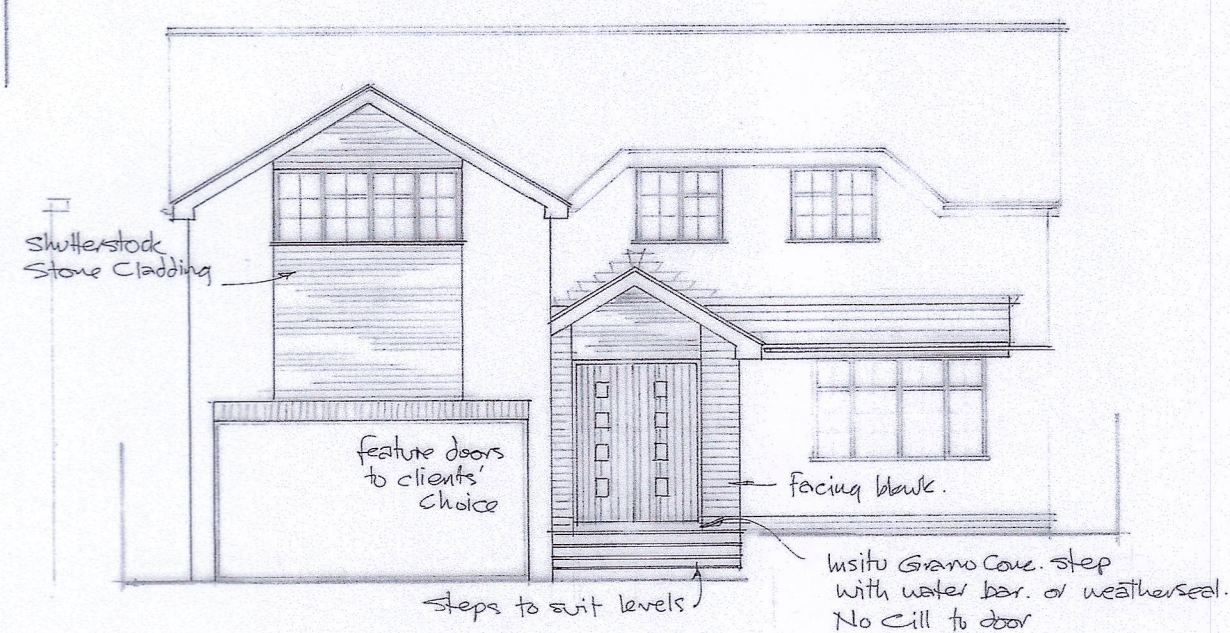
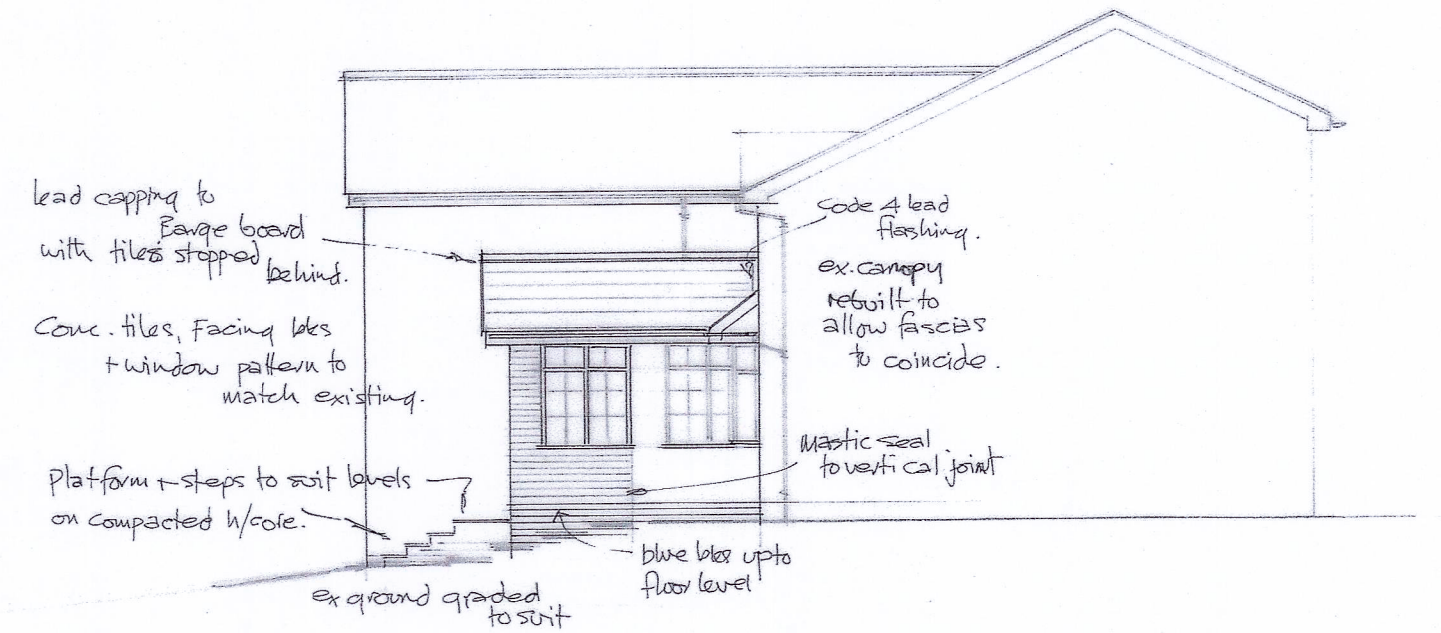
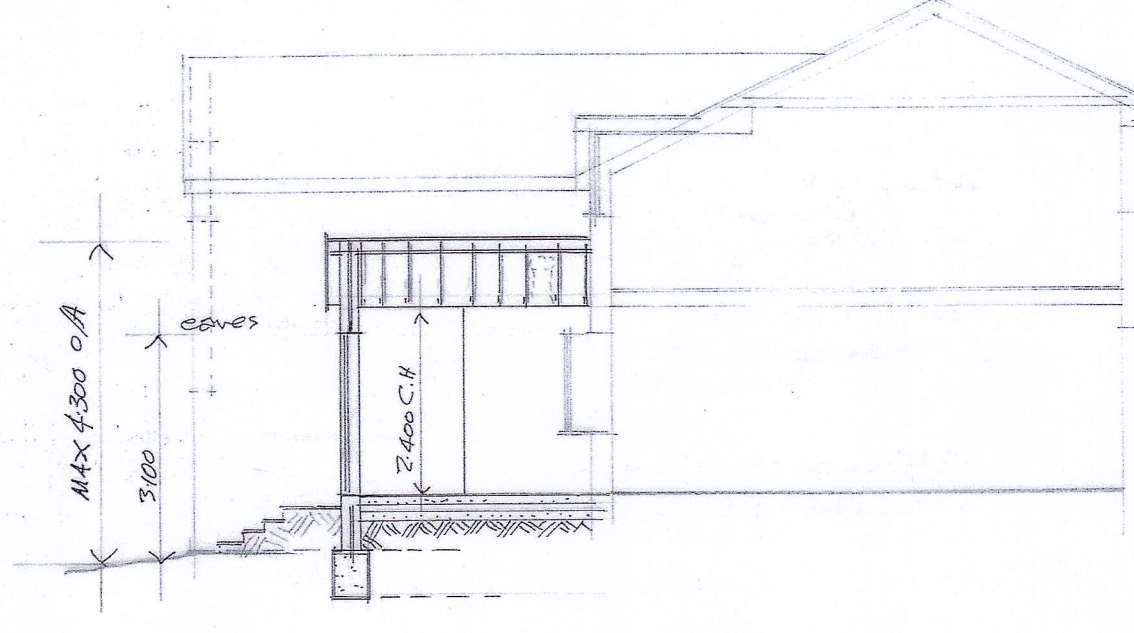




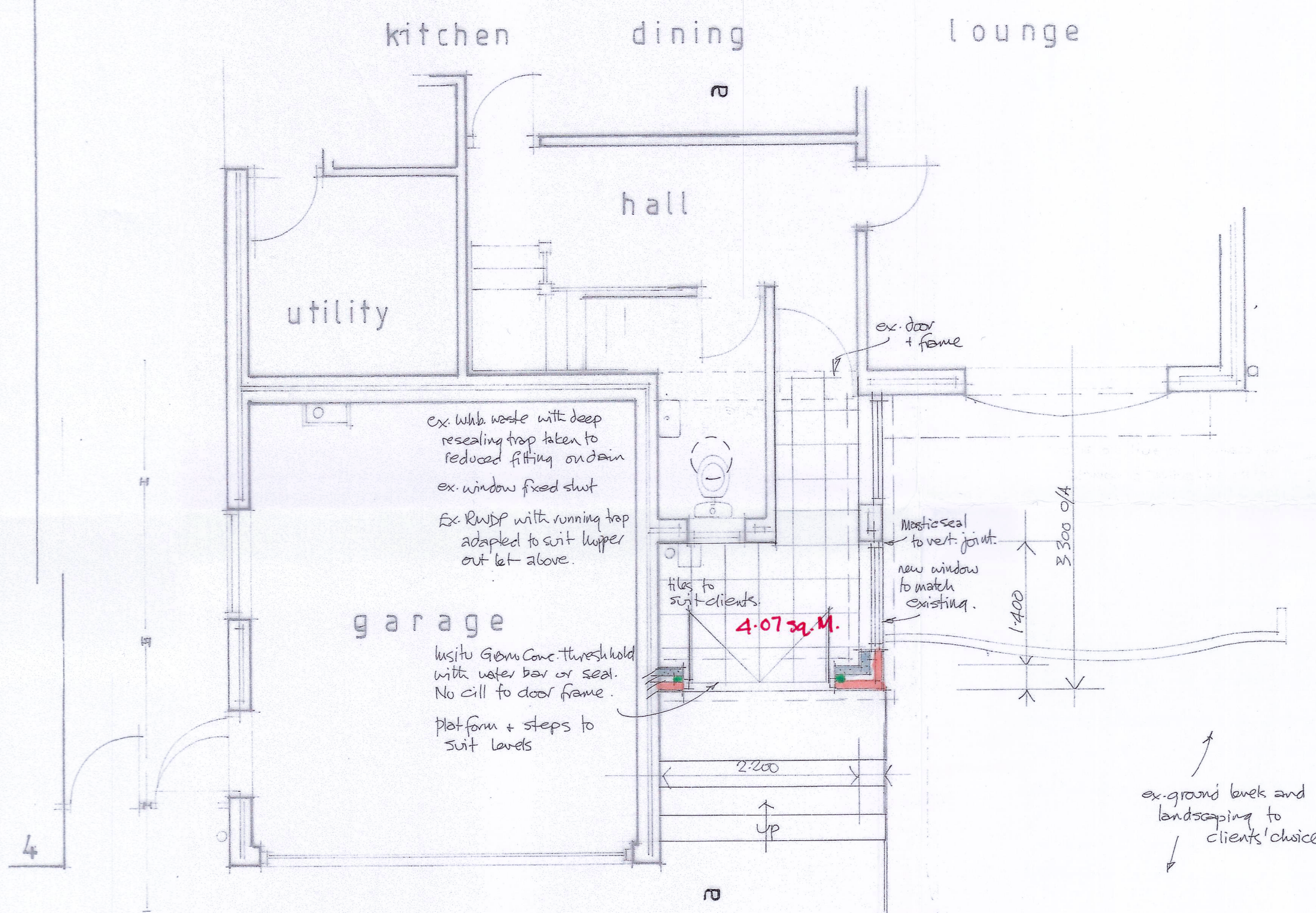
front elevation



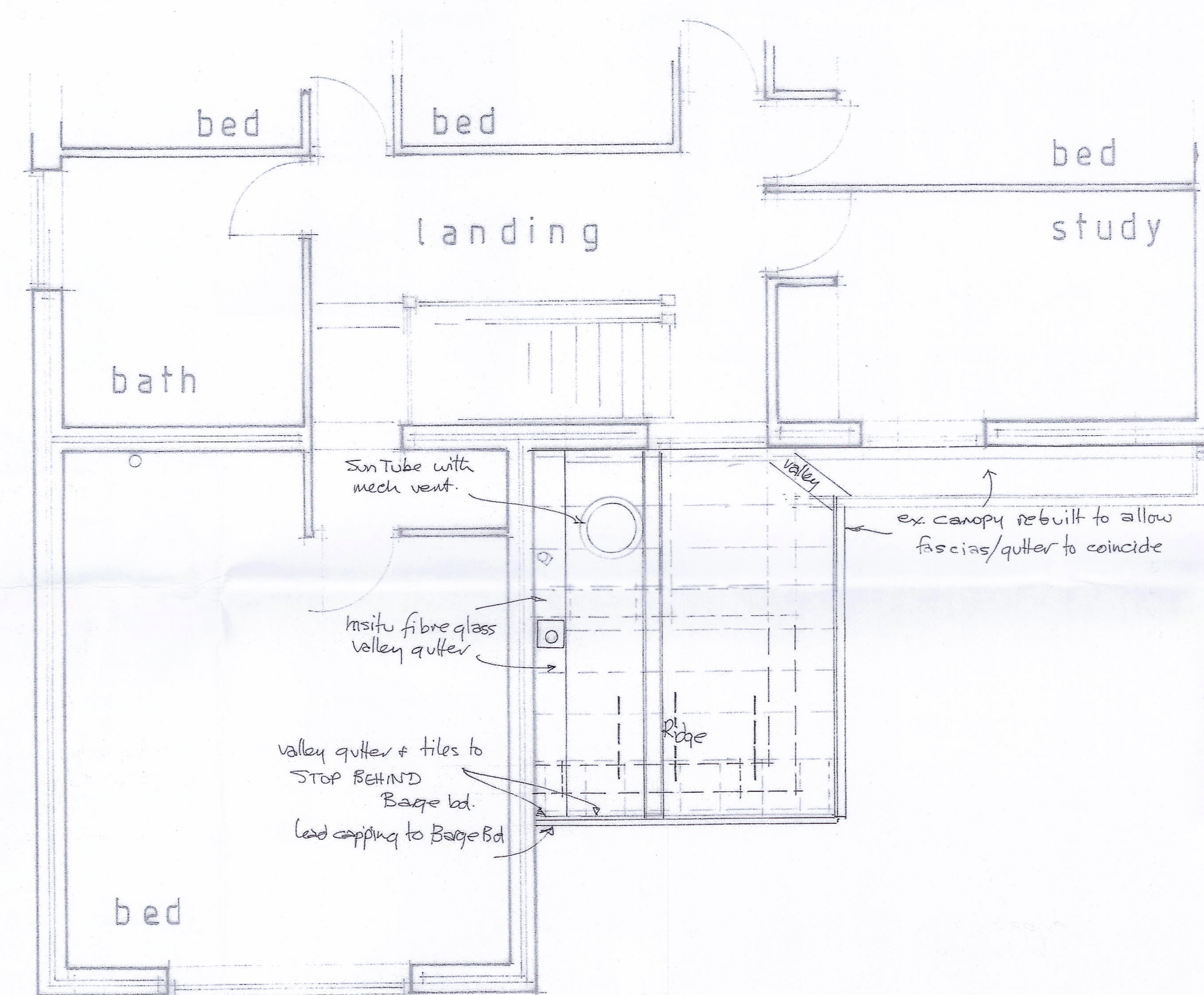
side elevation



section a a



ground floor plan



first floor / roof plan

- BEFORE WORKS COMMENCE -

All dimensions shown are to be fully checked on site before works commence. Existing building and adjacent land is to be inspected by contractor to determine existing construction and details, together with best method for undertaking new works with least disturbance to clients' and neighbours' property. All underground services to be investigated and verified before works commence to determine actual route + course of action required as necessary. Existing roofs carefully taken down and any reusable material such as roof tiles and timbers, together with paving etc. taken up and stored to one side for re-use. Min. 150mm vegetable soil removed from site. Ground levels adjusted as necessary. Any Asbestos materials which need to be removed from site are to be properly and carefully removed and disposed of to an Authorised site in accordance with current Health & Safety Rules and Regulations.

GENERAL NOTES

All timber sizes (C16 grade) obtained from TRADA eurocode 5 span tables. All products specified to be fitted/installed to manufacturers' instructions. All works to be undertaken in professional and workmanlike manner, with appropriate materials and finishes to match existing. All surfaces made good where disturbed. Decoration to be agreed with Client. Any variation found to the details shown on this drawing are to be notified to G H Partnership Ltd. before works proceed. Site to be cleared and left in tidy condition when works completed.

General Description of Works with Details to Comply With Current Building Regulations

PITCHED ROOF Horizontal Ceiling (Unventilated):
Redland Mini Slabwood Concrete tiles to match existing roof colour on 25 x 38mm treated s/w battens on TYVEK Breather Membrane to B.S. 6838:1 1997 draped over 47x97mm C16 grade Rattens at 400mm ctrs.
300mm Knauf Insulation Loft Roll 44 (laid in two opposing layers) over 47x125 C16 ceiling joists at 400mm ctrs.
12.5mm plasterboard & skim ceiling finish.
Form continuous insulation at cavity wall head & pitched roof junction.
47x97mm wall plates strapped to walls at max. 2M ctrs.
Heavy dotted lines show position of 6x30mm galvanised mild steel straps to B.S. 5288 to rafters, ceiling joists at max. 1M ctrs. built into wall to provide lateral restraint.
Code 4 lead flashings & sashers, min. 150mm high at wall / roof junction. Code 5 lead valleys on 25x200mm layer boards.

VALLEY GUTTER
Code 4 lead flashing over upsides to edge of insitu fibre-glass lining to valley gutter (by specialist contractors) on 15mm exterior quality ply on 47x97mm bearers at 400mm ctrs. to falls to outlet.

ROOF LIGHTS
Mech. Vented Sun Tube & approved weatherproof flashings fitted in accordance with manufacturers' instructions;

VENTILATION
Extract fan to W.C. to provide 6 l/s. ventilation or opening light to provide 1/20th floor area ventilation.

Linked to light switch, with 15minute overrun, with pull cord/ timer/ humidistat control. 10mm gap under door as air inlet.

GROUND FLOOR:
Tiles / Vinyl floor covering to suit client, on 75mm reinforced, sand-cement screed on polythene vapour control / slip layer on 100mm Celotex G4400 insulation with perimeter insulation on 100mm oversite concrete on 120g, poly D.P.M. on sand blined hardcore. U=0.18W/m²K.

Floor insulation to tightly abut blockwork walls to ensure a proper seal between wall and floor air barrier with no gaps between skirting board and the floor.

25mm perimeter insulation around edge of all external ground floor walls to depth of floor insulation.

Hand placed, well compacted hardcore laid in max. 150mm layers with sand blinding.

A142 steel mesh reinforcement to R.C. floor slab with min. 50mm cover.

Screed reinforcement - Fibreglass additive to mix or zinc coated hexagonal wire netting to B.S. 1485 (chicken wire).

FOUNDATIONS
450mm x min. 1m. deep C20 grade concrete trench fill foundations.

Foundations taken down below invert of drains + to suit ground conditions.

Foundations taken down in accordance with guidelines given in N.H.B.C. table 4.2C - Building near Trees.

Existing foundations to be exposed + proved suitable for additional loading.

D.P.C.
Min. 2 cos. Staffordshire blue brick D.P.C. 150mm above finished ground level. Stepped to suit finished ground levels.

Concrete fill to cavity wall up to 225mm below D.P.C.

D.P.C. cavity tray, with minimum 150mm drop to tray, & weepholes at 900mm ctrs. to base of new cavity wall.

WALLS:
Cement Stronghold, or similar approved wall connectors between new and existing masonry.

Mastic seal behind pointed Mortar to vertical joint.

Stainless steel wall ties to B.S. Specification at 750mm ctrs. horizontally and 450mm ctrs. vertically and within 225mm of un-bonded jambs of openings, at 300mm ctrs. vertically.

New cavity wall
Facing Brickwork / 2 coat sand-cement render on 100mm interfuse Interlyte blockwork /

Monocouche or similar approved external render finish, applied to manufacturers' instructions, on 100mm interfuse Interlyte blockwork or 100mm interfuse Interlyte blockwork. Knauf PIR Laminate 50mm (insulated plasterboard). Lightweight plaster finish inside. 100mm Knauf DrTherm Cavity Slab 32 insulation. U=0.18W/m²K.

Glasia
NEW DOORS, DOORWAY OPENINGS & WINDOWS (U.P.V.C. frames) with 800mm² trickle vents.

Any replacement double glazed windows to be manufactured / supplied / installed by FENSA registered manufacturer / installer.

I.C. Keystone or similar approved insulated lintels over openings with D.P.C. and weep-holes, where not protected by the roof.

Damcor or similar approved insulated vertical D.P.C. around openings.

Window frames to be set back in openings. Internal face of window frame to be set 30mm inside internal face of outer leaf brickwork.

Safety glazing in critical locations to B.S. 5295:1991.

PLUMBING
Any new plumbing to BS 5572:1994. & / or B.S. E.N. 12056:2000 for internal drainage systems.

75mm deep resealing traps to all fittings taken direct to S.V.P. or reduced fitting on drain.

N.B. In line Ball Control Valves on cold water supplies to toilets and hot and cold water supplies to all fittings and appliances.

Min. 100mm dia. half round gutters with 63mm dia. rainwater pipes.

DRAINAGE
Existing arrangements & route of drainage system (Storm and Foul Water) drains to be determined on site before drainage works commence.

Existing drains adapted to suit new works.

Actual Surface Water drainage system to be determined on site before works commence with rodding access points at direction changes.

Any new 100mm dia. drains to have granular bed + selected fill surround.

Concrete protection to drains under building.

Lintels to walls over drains to give 50mm clearance all round filled with compressible material.

Opening to be masked each side with slate (or similar material) to prevent entry of fill or vermin.

Any New Inspection Chambers to be min. 500mm dia. Approved proprietary prefabricated polypropylene chamber.

ELECTRICAL
All electrical work to meet the requirements of approved document Part P (Electrical Safety) must be designed, installed, inspected and tested by a Registered Competent Person or Company.

Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate B.S.7671 electrical certificate to be issued for the work by a Registered Competent Person or Company.

Contractor to be mindful of interaction with B.B.C. Part P and other parts of Regulations when installing and checking electrical installations.

Electrical installation to current I.E.E. regulations by Registered Competent Person.

Actual electrical layout to be agreed with client to specialist design.

**GRAHAM HARRIS
PARTNERSHIP Ltd.**

11 RIDGEWAY LITTLEHORPE
LEICESTERSHIRE LE19 2JJ
TELEPHONE 0116 2752275
E Mail gro.h@btinternet.com

Proposed New Porch

2 Chestnut Close
Market Bosworth
Leicestershire

CV13 0LR

4.70 Sq.M.

For Mr I. & Mrs H. Tipton

Drawing No. 6453 / HT / 5	Scale: 1 : 50, 1 : 100
Drawn By G.W.H.	Date: 6 / 4 / 2023