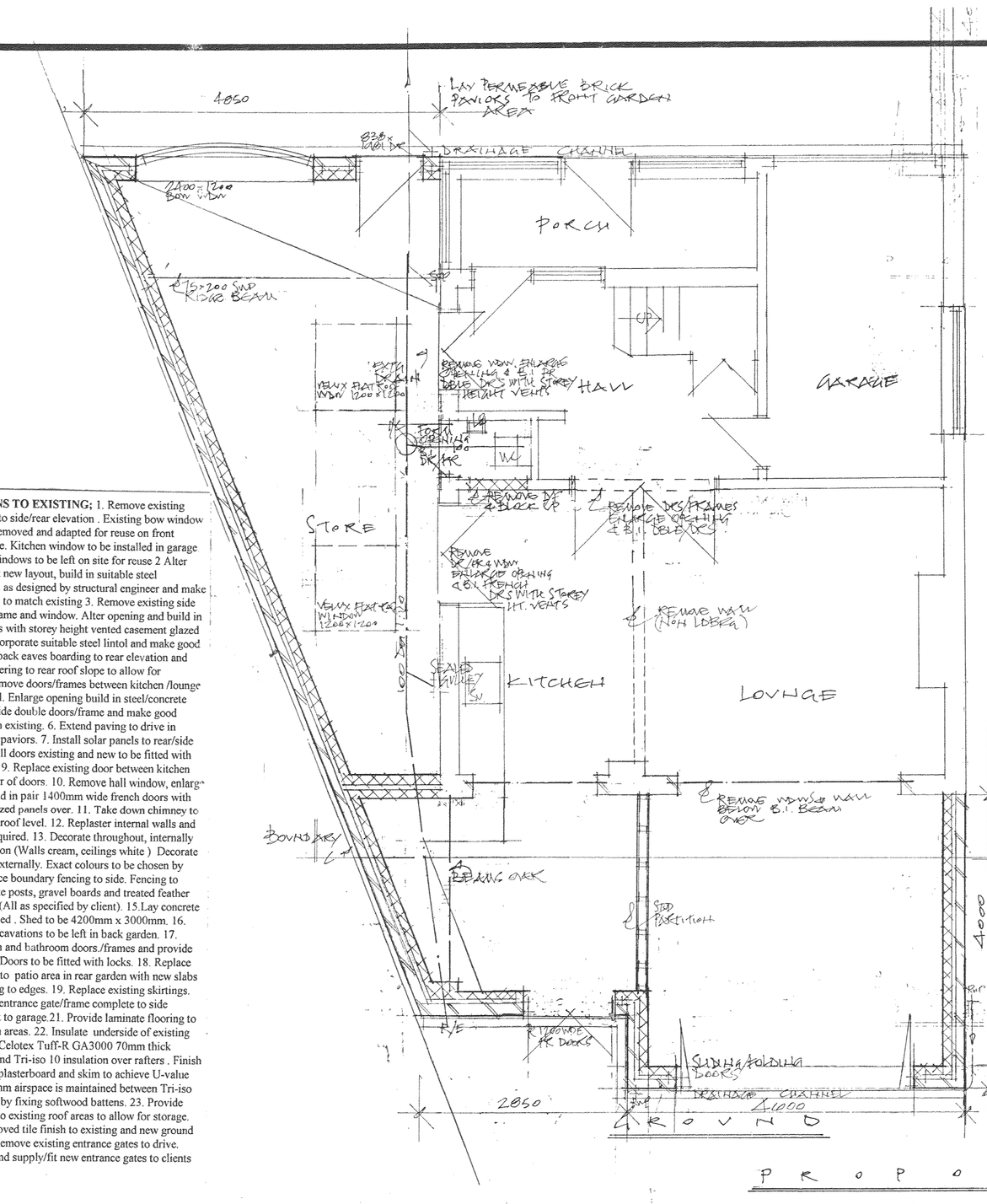
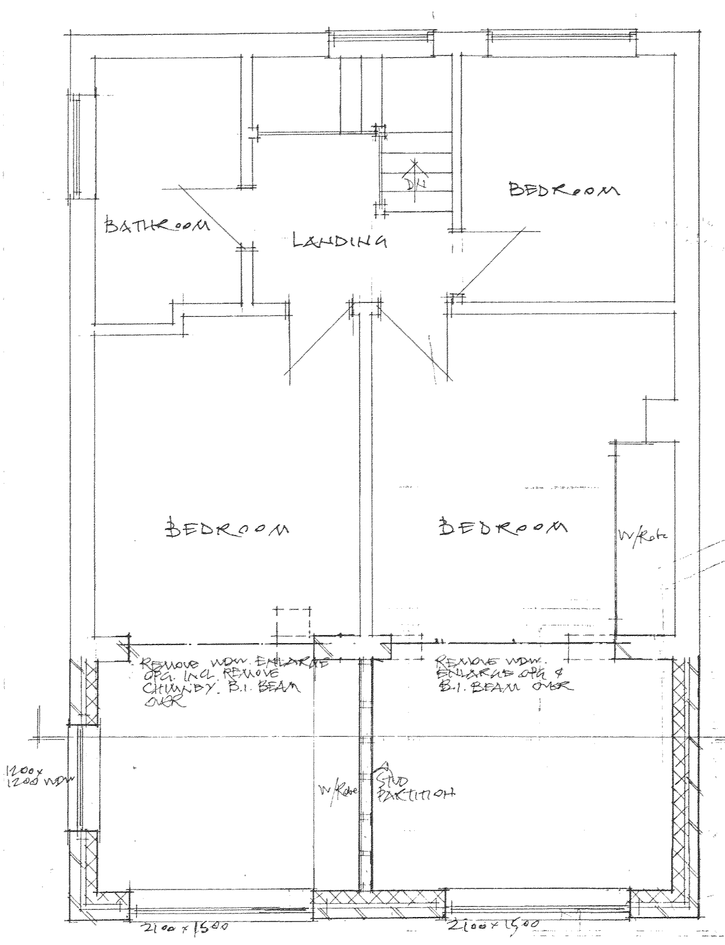
ALTERATIONS TO EXISTING; 1. Remove existing window frames to side/rear elevation . Existing bow window to be carefully removed and adapted for reuse on front elevation of store. Kitchen window to be installed in garage All redundant windows to be left on site for reuse 2 Alter opening s to suit new layout, build in suitable steel beams/lintols all as designed by structural engineer and make good finishes all to match existing 3. Remove existing side entrance door/frame and window. Alter opening and build in pair french doors with storey height vented casement glazed panel above. Incorporate suitable steel lintol and make good finishes. 4. Cut back eaves boarding to rear elevation and remove roof covering to rear roof slope to allow for extension. 5. Remove doors/frames between kitchen /lounge and entrance hall. Enlarge opening build in steel/concrete lintol over, provide double doors/frame and make good finishes to match existing. 6. Extend paving to drive in permeable brick paviors. 7. Install solar panels to rear/side roof slopes. 8. All doors existing and new to be fitted with new architraves. 9. Replace existing door between kitchen and hall with pair of doors. 10. Remove hall window, enlarge opening and build in pair 1400mm wide french doors with storey height glazed panels over. 11. Take down chimney to rear elevation to roof level. 12. Replaster internal walls and ceilings all as required. 13. Decorate throughout, internally two coats emulsion (Walls cream, ceilings white) Decorate external render externally. Exact colours to be chosen by client. 14. Replace boundary fencing to side. Fencing to comprise concrete posts, gravel boards and treated feather edged boarding. (All as specified by client). 15.Lay concrete base and erect shed . Shed to be 4200mm x 3000mm. 16. Top soil from excavations to be left in back garden. 17. Replace bedroom and bathroom doors./frames and provide new architraves. Doors to be fitted with locks. 18. Replace existing pavings to patio area in rear garden with new slabs and dwarf walling to edges. 19. Replace existing skirtings. 20. Provide new entrance gate/frame complete to side entrance adjacent to garage.21. Provide laminate flooring to existing bedroom areas. 22. Insulate underside of existing roof slopes with Celotex Tuff-R GA3000 70mm thick between rafters and Tri-iso 10 insulation over rafters . Finish with foil backed plasterboard and skim to achieve U-value 0.20. Ensure 25mm airspace is maintained between Tri-iso and plasterboard by fixing softwood battens. 23. Provide 18mm boarding to existing roof areas to allow for storage. 24. Provide approved tile finish to existing and new ground floor areas. 25. Remove existing entrance gates to drive. Widen opening and supply/fit new entrance gates to clients approval.



PROPOSED PLANS

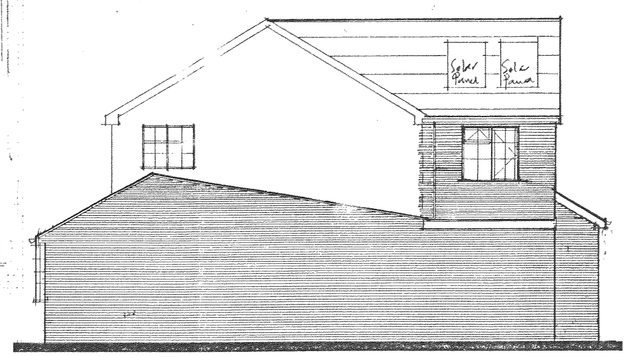
FIRE ALARM: Provide smoke detection and alarm system using mains operated self contained units which conform to BS 5839 Prt 6. Optical units to be provided in the ground floor entrance hall, first floor landing and heat detector in the kitchen. All units are to be interconnected.
VENTILATION; *Kitchen* Mechanical ventilation to provide extract rate of 30 litres/sec. Vented to external air, adjacent to hob. *WC:* Mechanical ventilation to achieve extract rate of 15L/sec linked to light switch and vented to external air.
FIRST FLOOR CONSTRUCTION; 22 mm T&G floor boarding and 44 mm x 170 mm C16 softwood floor joists at 400 mm c/cs. Joists to have solid/herringbone strutting at midspan.. Joists supported on restraint type steel hangers. *(In accordance with diagram 18 of approved document A of the Building Regulations).* Infill between joists with 100mm sound insulation (Min. density 10kg/m³) and line underside with 12.5mm plasterboard and skim. **(Internal floor type C).** All in accordance with approved document E Diagram 5-7 Floor type C. Provide 300mm x 5mm galvanised steel lateral restraint straps at 2 Metre c/cs where floor joists are parallel to wall. Provide double joists where beneath first floor partition. Provide laminate floor finish to bedrooms.
EXTERNAL DOORS/WINDOWS; To match existing, UPVc construction double glazed with 16mm air gap and soft low E coating to give average 'u' value of 1.80W/m² for windows and 2.2W/m² for doors. All windows to be fitted with trickle vents 8000m². Any glazing to doors and windows within 300mm of doors or where below 800mm above floor level to be in laminated safety glass. Bedrooms to have escape windows having clear unobstructed openable area of not less than 0.33 sq.m. No side to be less than 450 mm in length. Bottom of openable area to be not more than 1100 mm and not less than 800 mm above the floor. Escape windows to be fitted with 90° hinges.All openings in structure to be fitted with draught excluders. All joints between windows/doors and blockwork to be sealed in accordance with Approved Document L of the Building Regulations Paragraphs 1.30, 31 and 32. Windows to side elevation facing 134 Main Street to be glazed with obscure glass. Incorporate motorized Velux roof windows to roof slopes as indicated. Roof windows to have double rafters to each side and double trimmers top/bottom.

HEATING INSTALLATION; To be extended and adapted to suit new layout and to clients requirements. New radiators to be fitted with thermostatic radiator valves to limit the output of the heating system. Allow for underfloor heating system to existing and new hall/kitchen/dining/lounge and first floor areas.
ELECTRICAL INSTALLATION; Electrical installation to comply with the requirements of Approved Doc. P (Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so, and that prior to completion of the work, an appropriate BS7671 Electrical Installation Certificate will be issued to the Council for the work by such a person. Provide minimum of 25% of new fittings to comply with section L1 of the Building Regulations. Lamps to have luminous efficacy greater than 40 lumens per circuit-watt.



FIRST

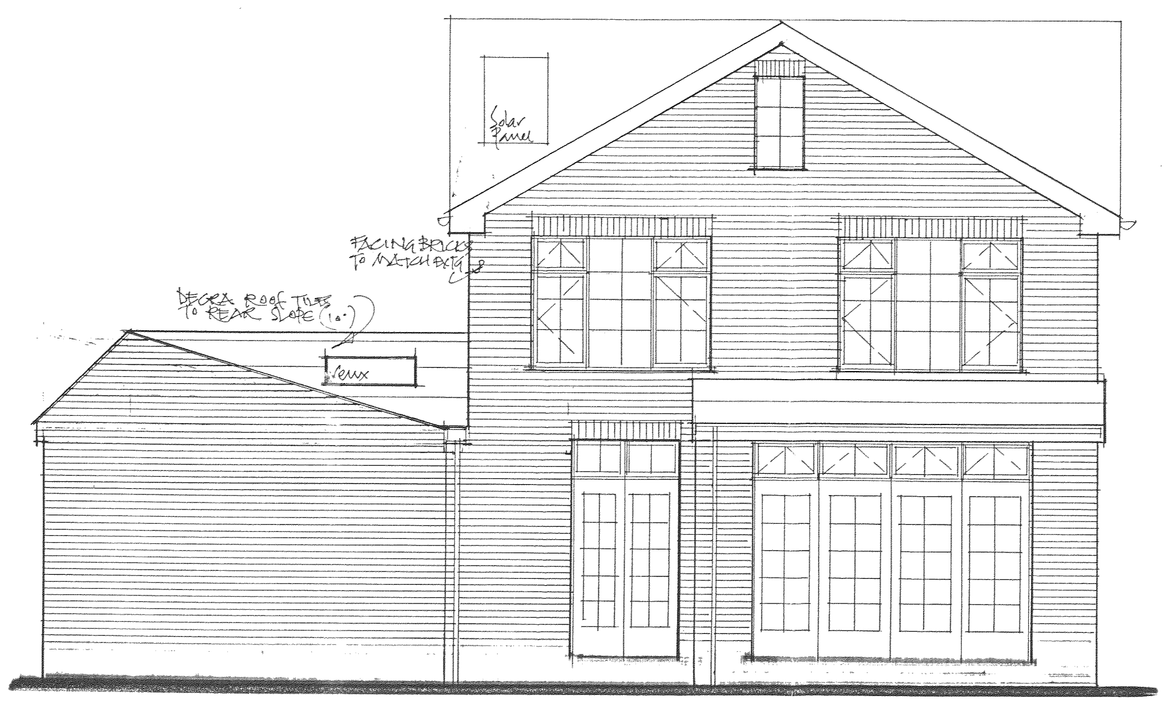
INTERNAL PARTITION; 100mm x 50mm softwood studding at 400mm vert. and 750mm horiz. c/cs faced both sides with 15mm plasterboard and skim both sides and infilled with 25mm unfaced mineral batts min. density 10 kg/m³. Partitions built off double floor joists./sole plates all in accordance with approved document E Diagram 5-2 Internal wall type B.
RAINWATER DISPOSAL; UPVC gitters and RWPs all to match existing and connected to storm drain.
DRAINAGE; Existing drains where passing beneath extension are to be encased in 150mm of concrete.. Allow for new 100mm diam branches from new WC/fittings to existing foul drain. Allow for inspection chambers/Rodding eyes at junction of drains. Alter/adapt storm drains to suit new layout.
PLUMBING INSTALLATION; Extend/adapt wastes and hot and cold supply to suit new layout. New plumbing to comply with BS 6700 2006. Hot to be 75mm deep seal, antivac. Wastes to comply with Approved document H (2002 edition) of the Building Regulations
STRUCTURAL STEELWORK; Steel beams to be bedded on two course blue brick padstones with minimum bearing of 150mm. Steelwork to be encased with 2 layers 12.5mm plasterboard and skim to achieve 30minutes fire resistance. *(Plasterboard fixed in accordance with manufacturers instructions.)*



SIDE ELEVATION (facing No134)

ROOF CONSTRUCTION; Roof tiles to match existing on treated softwood battens and breathable/untearable felt. Roof construction to rear extension to comprise of prefabricated softwood roof trusses at 600mm c/cs to comply with BS 5268:Pt3;1985 and fixed/braced in accordance with manufacturers instructions . Allow for diminishing trusses at junction with existing roof. Face underside of first floor ceiling with 12.5mm plasterboard and skim and provide 18mm boarding over to form storage space. Insulate underside of new roof slopes with Celotex Tuff-R GA3000 70mm thick between rafters and Tri-iso 10 insulation over rafters . Finish with foil backed plasterboard and skim to achieve U-value 0.20. Ensure 25mm airspace is maintained between Tri-iso and plasterboard by fixing softwood battens. At eaves fix 100mm x 75mm swd plate strapped to wall at 2M c/cs. Fascia and eaves boarding all to match existing and incorporating continuous eaves vent. Roof insulation to be continuous with cavity wall insulation and roof vent trays to be installed in order to ensure ventilated areas are maintained. Form valleys at junctions of new roof with existing comprising 25mm x 200mm swd valley boards lined with code 4 lead dressed beneath roof tiles. Allow for forming loft access with ladder as directed. **Leanto roof:** Roof tiles as previousl described on 50mm x 100mm C16 softwood rafters and ceiling joists built at 400mm c/cs. Insulate roof space with 270mm insulation in two layers with 100mm bottom layer laid between ceiling joists and 170mm layer laid over ceiling joists. Incorporate vent trays at eaves and roof vent at high level. **Store:** Dcera Plus roof tiles *(10° pitch)* on softwood battens and untearable felt as before described Roof timbers to be C16 strength softwood. 47mm x 225mm purlins at 1500mm c/s and 50mm x 100mm rafters at 400mm c/cs. Incorporate 2 No. 1200mm x 1200mm Velux flat roof windows. Allow for double rafters and trimmers around perimeter of roof windows. Provide code 4 stepped lead flashing at junction of new roof with existing.Insulate sloping soffites of store with 90mm Celotex GA3000Z insulation between rafters and 45mm beneath rafters to give 135mm total thickness to achieve 0.20 'u' value. Finish with foil backed plasterboard and skim. incorporating vapour control barrier. Form flat roof with three layer HT felt & stone chippings on 115mm Tuff - R Celotex deck TD3090Z and shallow firrings all laid to manufacturers instructions to achieve U-value 0.20. 38mm x 195mm C16 strength softwood roof joists at 400mm c/cs. Apply plasterboard and skim to soffite of ceilings. *(Plasterboard to have min. Mass per unit area of 10kg/m².)* Provide swd. fascia and eaves boarding. Form 150mm flashings at junctions with adjacent walls.

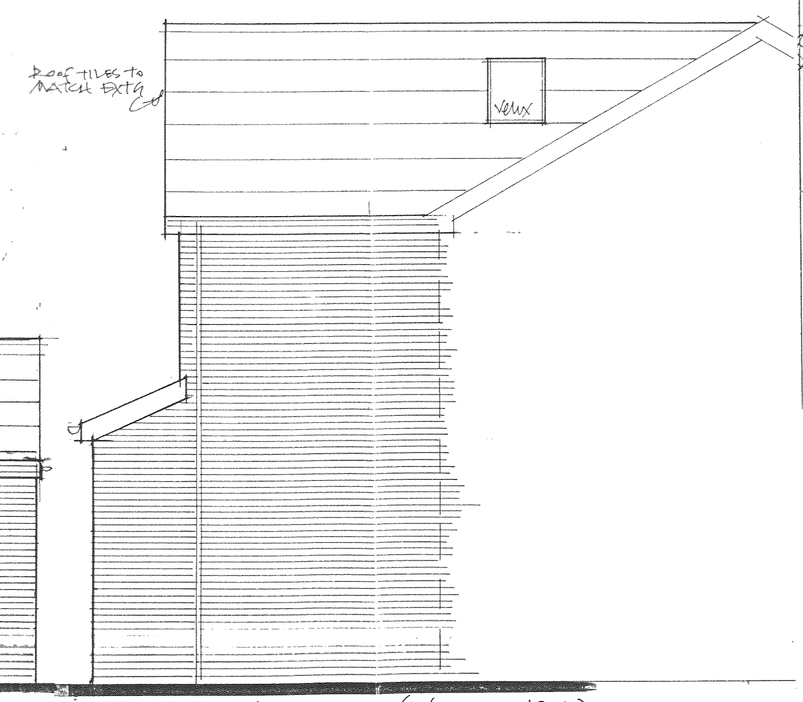
FOUNDATIONS; 550mm x 850mm trenchfill concrete min. 1M deep or to suit ground conditions and Building Inspectors requirements. Foundations adjacent to or where passing over drains to be taken below invert level of drain.
GROUND FLOOR SLAB; Approved tile floor finish, 75mm screed, 100mm concrete slab, 500g polythene DPM , 125mm Celotex insulation, 1200g polythene DPM and 150mm (Min.) sand blinded quarry waste. Insulation turned up edge of concrete slab at perimeter. Floor to achieve 'u' value 0.22 W/m².(Min.) Polythene DPM to be continuous with horizontal DPC.
EXTERNAL WALLS; Cavity wall construction. Walls below ground common bricks, above ground two course Class A blue brick DPC as existing with facing bricks above DPC to match existing to external skin, form 100mm cavity and infill with concrete to within 225mm of DPC. Cavity to have stainless steel ties at 900mm horiz. and 450mm vert. c/cs & Dritherm (Or similar) full fill insulation to give 'u' value of 0.30., 100mm insulating block *(Thermalite or Celcon 3.5N/mm²)* internal skin and 2 coat lightweight plaster finish/drylining. All cavities to be closed with thermabate cavity closers incorporating DPM. Cavity ties within a distance of 225mm of openings to be spaced not more than 300mm apart vertically. Provide Catnic (Or similar) insulated steel lintols over all openings. Ensure cavity insulation is continuous with roof insulation at eaves level. New walls tied to existing with stainless steel wall starters.



REAR



FRONT



SIDE (facing 134)

PROPOSED ELEVATIONS

TWO STOREY EXTENSION TO REAR OF DWELLING TO FORM EXTENDED KITCHEN/DINING & EXTENDED BEDROOMS AND SINGLE STOREY EXTENSION TO SIDE TO FORM REPLACEMENT EXTERNAL STORE. INSTALLATION OF SOLAR PANELS AND WORKS TO DRIVE
at
132, MAIN STREET,
MARKFIELD

SCALE	1:50 & 1:100
DRAWN	January 2009

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DEVELOPMENT SERVICES
24 SEP 2009
RECEIVED

DRAWING NO.	09/2333/01
REVISIONS	

A	Feb 09	Windows to side elev facing 134 CANCELLED
B	Mar 09	Notes amended
C	June 09	General Revisions.
D	June 09	Notes amended. Side RWP Revised
E	July 09 21	Notes amended.
F	Sept 09	RR EXT. Amended General revisions