PRODUCTION DRAWING

MR HUBBARD
14 GOULTON CRESCENT - DESFORD

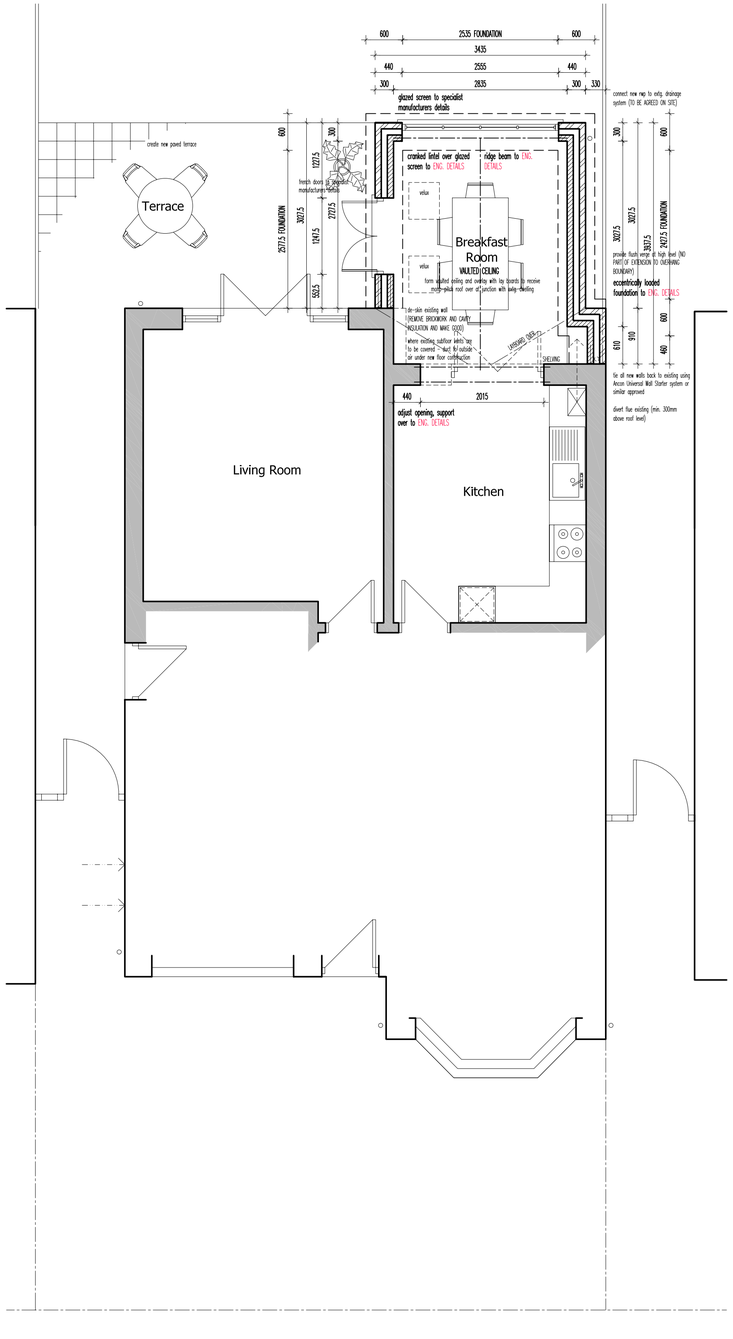
TO BE READ IN CONJUNCTION WITH DRAWING 11.319.01

MATERIALS SCHEDULE:

WALLS:
- red facing brickwork (Hanson Atherstone Red) and contrasting blue brick detailing to match extg.

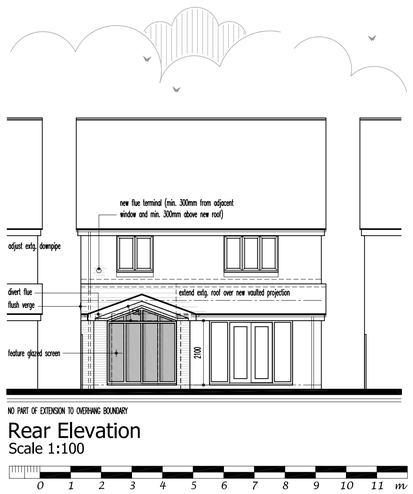
ROOF:
- Redland mini stonewold breckland (black) to match existing (Suitable for pitch down to 17.5°) TBC
- rainwater goods to match extg.

WINDOWS/DOORS:
- white UPVc windows and doors to match extg.



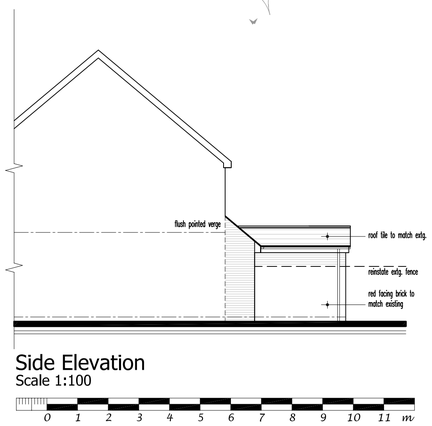
Ground Floor Plan
Scale 1:50

0 1 2 3 4 5 m



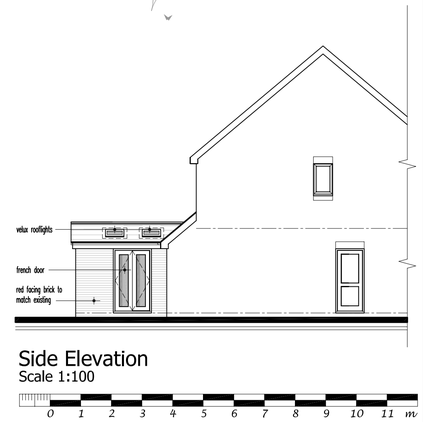
Rear Elevation
Scale 1:100

0 1 2 3 4 5 6 7 8 9 10 11 m



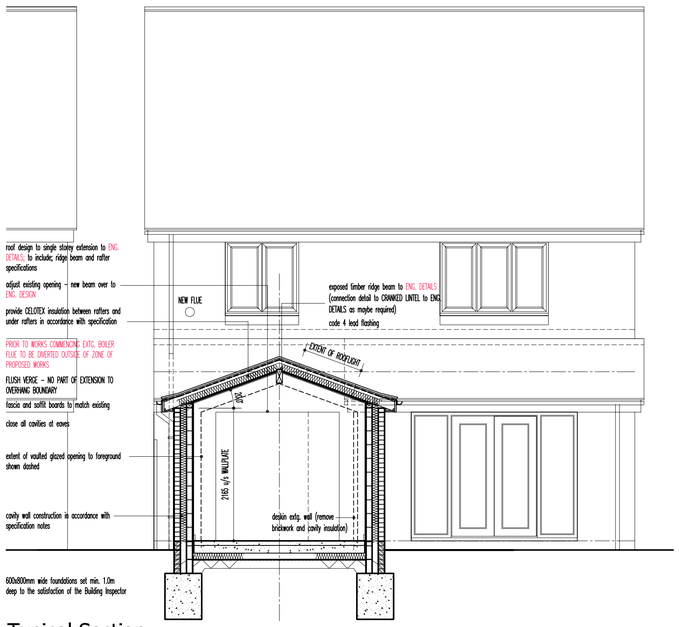
Side Elevation
Scale 1:100

0 1 2 3 4 5 6 7 8 9 10 11 m



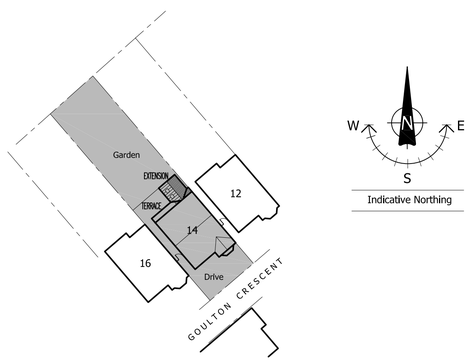
Side Elevation
Scale 1:100

0 1 2 3 4 5 6 7 8 9 10 11 m



Typical Section
Scale 1:50

0 1 2 3 4 5 m



Site Plan
Scale 1:500

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 m

DRAINAGE
New storm drains with outfall to be agreed on site with the building inspector in 100mm plastic pipes. Bed and surround in pea gravel at minimum 1 in 40 falls. Cast iron covers and frames to chambers. Where possible, Contractor will introduce polypropylene inspection chambers in preference to constructed manholes as a means of restricting expenditure. In all situations, design and implementation shall be in strict accordance with manufacturer's recommendations, and shall accord with latest amendment to Approved Document Part H.
Where a drain or sewer runs under a building at least 100 mm of granular or other suitable flexible filling should be provided round the pipe. On sites where excessive subsidence is possible additional flexible joints may be advisable or other solutions adopted such as suspended drainage. Where the crown of the pipe is within 300mm of the underside of the slab, concrete encasement should be used integral with the slab.
Where a drain or sewer running below a building is less than 2 m deep, the foundation should be extended locally so that the drain or sewer passes through the wall. Pre-cast concrete lintels to all wall openings where drains pass through. All drainage as indicated to be installed in strict accordance with approved document part H 1992 to the satisfaction of the Local Authority Building Inspector

Soakaways, where used, to BRE digest 365, min 5m from any adjacent property. Location and sizes of soakaways subject to porosity tests for absorption rates. Design of soakaways to be submitted to and approved by the Local Authority Building Inspector. Percolation tests and design method for soakaways to be in strict accordance with the procedure laid down in the NHBC Standards APPENDIX 5.3 B.

All extg drainage outfalls to be located and assessed for possible re-use

BUILDING REGULATIONS PART M: May 2004
ACCESS AND USE OF BUILDINGS
Electrical sockets and switches to be within 450-1200mm from finished floor level.

LIGHTING EFFICIENCY
New lighting outlets/luminaires to be provided that only take lamps having a luminous efficacy greater than 40 lumens per circuit watt (energy efficient lighting)

External lighting system to include: (where fitted)
Automatic extinguisher when there is enough daylight, and when not required at night, **OR** have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit watt (such as fluorescent or compact fluorescent lamp types, and not GLS tungsten lamps with bayonet cap or Edison screw bases)

BUILDING REGULATIONS PART P
ELECTRICAL SAFETY
All electrical work to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competant to do so. Prior to completion the council are to be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competant to do so. Where the electrical fittings are not indicated on the plans, the contractor is to agree with the client the number and type of fittings required for each room and provide a detailed breakdown in the submitted tender price.

MATERIALS:
All new materials to match locality; samples of which are to be submitted to and approved in writing with the Local Authority Planning Department.
WALLING: Brickwork and masonry to be locally sourced
ROOF TILES: Prior to ordering ensure that roof tile to be ordered achieves an 'A' rating under the BRE Green Guide to Specification
CONCRETE: Use Tarmac Low Carbon Concrete where appropriate in preference to conventional concrete
TIMBER: FSC (Forest Stewardship Council) durable temperate softwood timber to be used for all timber applications
PAINTS: All paints to be plant based system (colour to be confirmed)

FURNITURE LAYOUTS
Furniture layouts are for illustrative purposes only and are not included in the contract price unless expressly stated elsewhere. Kitchen units are indicated for illustrative purposes only for co-ordination of service provisions and are subject to specialist kitchen manufacturers design.

WORKS INCLUDED: It is assumed that the contractor will have made a detailed inspection of of the existing building and or site, and made reasonable allowance for any implications not expressly stated in the tender documents.
SITE: The site of the works shall be kept tidy at all times. All rubbish and surplus materials are to be cleared away as they accumulate.
LEGAL AND STATUTORY AUTHORITIES:
The contractor is to give all notices which may be required to the building control department and local authority and any other statutory authority as may be legally required. Check levels and dimensions on site against the drawings and written specification and notify PD Architecture before commencement of work should any discrepancies arise.
WORKMANSHIP:
The contractor is to ensure that at all times that work carried out conforms to current B.S. codes of good practice, manufacturers recommendations and building regulations - and where applicable the NHBC Standards
DEMOLITION WORK:
Care to be taken during the works to locate and avoid damage to existing drains and other possible service runs below ground level and in floor voids/roof voids during excavation and demolition works. Excavated and demolished materials to be carted away from site unless otherwise specified by the client.
INSURANCE:
The principle contractor will be responsible for the insurance of the works and existing property and in respect of any injury and damage. Evidence of cover will be required to be given to the client prior to works commencing on site.
SECURITY: Contractor will ensure that the building is made secure during and in between work periods.

OPENINGS
Close eaves with slate, masterboard or a similar thin board to minimise thermal bridging. Lintels to openings to be CATNIC or similar with minimum 150mm end bearings with stop ends and are to be factory insulated. Weep holes above openings at maximum 450mm centres, minimum of 2 per opening. Windows to have 30mm overlap past Inner face of brick outer skin. Window reveals and cills to have window former/cavity closer by window supplier. Door reveals to be filled with polystyrene slab 75mmx150mm wide. Thermal conductivity max. 0.037 W/mK. Wall ties to BS 1243 set at 225mm vertical centres at all reveals.

WINDOWS
Glazing to be in accordance with Building Regulations Part N.
All double glazed units to be made and marked to BSS713.
All window frames to be made and marked to BS7412.
Double glazed UPVc windowsas described, style as indicated with 16mm air gap argon filled and a soft low-E coating to achieve a U-value of 1.6W/m²°C. Frames to incorporate trickle vents to achieve background ventilation of 8000mm3 to habitable rooms. Ensure opening lights equal 5% of total floor area. Provide draught seals to all windows, doors and roof lights. Safety glazing to BS6206 to windows less than 800mm and doors / sidelights less than 1500mm from finished floor level. Escape windows to be provided to all habitable rooms in accordance with Part B 2002: with a clear egress opening of 0.33m² with at least the width AND the height being a minimum 450mm with opening heights between 800-1100mm from finished floor levels. Opening lights are to be key lockable.

ROOFLIGHT (Standard)
New roof lights by Velux are to be provided from the GGL range. The roof lights are to be 550mm x 980mm (C04). Flashings by Velux are to be provided to suit the GGL range and roof finish.
Double up rafters either side of rooflight.

EXTERNAL DOORS
Ironmongery to include 3 point locking to meet NHBC requirements.

LINTELS
All lintels in external cavity walls to be supplied from Catnic or similar approved and to be in strict accordance with the manufacturers schedules. Dampproof protection should be provided over all unprotected openings in external walls either by:
a)combined dpc lintel with corrosion protection to BS 5977:Part 2 and which has a profile to NHBC Clause D6 (b)
b)where suitable combined lintel profile is not provided, cavity trays should be installed over the lintel
CONTRACTOR TO CONFIRM ALL LINTELS CONFORM WITH THE REQUIREMENTS OF THE ROBUST DETAILS PART L (THERMAL BRIDGING) PRIOR TO ORDER: PARTICULAR REFERENCE TO BE GIVEN TO THERMAL CONDUCTIVITY OF THE LINTELS. THERMAL CONDUCTIVITY NOT TO EXCEED 30W/mK.

STEELWORK
Steelwork as indicated to Structural Engineer's details and calculations. Min. 2 courses Class A engineering brickwork as padstone, padstone generally to ENG. DETAILS, protect all new and existing exposed steelwork with min. ½hr. fire resistant board material such as 15mm Gyproc Fireline board or intumescent paint (or a combination of both). Installation shall be to the satisfaction of the Building Control Inspector, and shall, in all cases meet requirements of Approved Document Part B.

ROOF
Existing roof pitches indicated are approximate only and are to be confirmed on site prior to works commencing. (Prior to works commencing/tiles being ordered the roof tile is to be confirmed by the contractor as suitable for the pitch of roof). Roof covering as specified on 50mm x 25mm Type A imported timber battens at appropriate centres on Tyvek or similar approved breathable membrane. Additional battens to all unrestrained felt overlaps. Nail all tiles/slates to all perimeters of roof for at least 15% of the width of the building. All fixings to be in accordance with tile/slate manufacturers recommendations and instructions. Ridge tiles to be mechanically fixed for first 900mm. All roof works to be carried out in accordance with BS5534.
Traditional:- Rafters and ridge beam to ENG. DETAILS. (Double up rafters either side of rooflights where new are to be installed) 100mm x 75mm wall plates. Sloping ceiling to be insulated with 90mm Celotex GA4000 between the rafters and 40mm Celotex TB4000 to u/s of rafters to give min. U-Value of 0.18W/m2K. Specified sloping ceiling gives actual U-Value of 0.18W/m2K (400mm rafter spacing) or 0.17W/m2K (600mm rafter spacing). Ceiling finish of 12.5mm plaster board and plaster skim. Lateral restraint to all wallplates and rafter / gable junctions via 30mm x 5mm mild steel straps at maximum 1800mm centres. Provide code 4 lead flashing to all roof / wall junctions reinforced underneath with 19mm external ply decking flush with top of rafters and covered with code 5 lead and lapped underneath 1st tile by a minimum of 150mm. All lead work is to be carried out by an approved installer and is to be finished with two coats of patination oil or leadshield.

PLUMBING
New rainwater goods to be uPVC HUNTER or similar with 65mm downpipes to match extg.

VENTILATION
Total background ventilation to habitable rooms to be equivalent to the values as indicated in the approved document F table 1.2(a) System 1: Background ventilators located in all rooms, minimum 5000mm2 equivelant area in all habitable rooms with an external wall. CONTRACTOR TO CONFIRM BACKGROUND VENTILATION WITH WINDOW MANUFACTURER PRIOR TO ORDERING

BUILDING REGULATIONS PART L
CONSERVATION OF FUEL AND POWER
Ensure all building works are undertaken in line with the DTLR publication 'Limiting thermal bridging and air leakage: Robust construction details for dwellings and similar buildings: October 2001'. Accredited Construction Details must be used during construction, a copy of the Accredited Construction Details must be kept on site for inspection and the relevant checklist complied with and completed by the site foreman. A copy of the Accredited Construction details can be downloaded from www.planningportal.gov.uk

STANDARD SPECIFICATION:

Do Not Scale - Check all levels and dimensions on site against the drawings and written specification and notify any discrepancies to PD Architecture prior to forming tender price. Contractors, subcontractors and suppliers MUST verify all dimensions on site before commencing any work or making any workshop drawings. Please note that all details are subject to local authority approval unless otherwise stated. Planning and Building Regulation Approval are to be obtained prior to work commencing on site. Contractor to check all approvals have been granted prior to works commencing, works carried out prior to grant of approval are at the contractors risk.

SERVICES
All existing services locations are to be sought from the relevant source so as to ascertain as much of the existing on site apparatus or services within the immediate vicinity of the site to enable new connections to be made and to avoid unnecessary damage to apparatus when excavating. If any services are required to pass through the foundation zone, they are to be ducted, and have pre-cast concrete lintels provided over.
Generally, holes, recesses and chases to be in locations which least affect the strength, stability and sound resistance of the construction, and should be the smallest practicable size.

EXISTING FOUNDATIONS
It is assumed that the existing property foundations are of adequate size and bearing capacity so as to sustain new imposed loadings created by the proposed works. This should be verified on site by exposing an area of the foundation followed by visual inspection by the building control officer. Any underpinning works deemed necessary is to be carried out in strict accordance with technical design details/specification prepared by an appointed structural engineer.

FOUNDATIONS
Attention should also be paid to the ground conditions and if unstable, land fill, evidence of mining etc. a structural engineer should be consulted for any reinforcement work to the new foundations or remedial work that may be necessary. Where suitable ground conditions are found excavate and construct concrete trench fill foundations to all external walls, chimneys and internal load-bearing walls, 600mm x 600mm wide - set minimum 1 metre deep or below the invert level of any adjacent drain or as superceded/amended by structural engineers design. (Where ground conditions dictate a deeper formation level or the need for specialist foundation requirements - additional costs to be agreed with homeowner on site). Walls built up in cavity construction with lean mix concrete cavity fill to 225 mm below d.p.c. D.p.c. to be set minimum 150mm above external ground level comprising 2000 gauge d.p.c. to internal and external leaf.

GROUND FLOOR CONSTRUCTION (Ground Bearing Slab-Insulated)
New floor to consist of 75mm sand cement screed on 125mm concrete ground bearing slab with A142 fabric mesh laid in top half of slab with a minimum of 50mm cover or as superceded/amended by structural engineers design. laid over 75mm thick CELOTEX FF4000 rigid floor insulation giving a minimum 'U' value of 0.22W/m² K on 1200 gauge d.p.m. with all joints overlapped by a minimum of 300mm and taped and sealed. D.p.m is to be turned up the inside face of the walls and tucked under 2000 gauge d.p.c. set minimum 150mm above external ground level. N.B. Use 20mm strips of CELOTEX TB3000 to form an up-stand to the perimeters of floor screed/external wall junctions. D.p.m. is to be laid on 50mm sand blinding on a minimum of 150mm well consolidated hardcore.

NOTE: Insulation boards are overlaid with a separating layer of building paper to BS 1521: 1972 (1994) (Specification for waterproof building papers), Grade B1F or polythene sheet (not less than 125 micron / 500 gauge) between the screed and the CELOTEX insulation board to prevent the wet screed penetrating joints between the boards.

WALLS
300mm cavity construction 100 facing brick outer leaf, 100mm cavity filled Dritherm Cavity Slab or similar Insulation and 100mm Thermalite Shield block (3.5N/mm2 - 0.15W/mK - 600kg/m3) or Topblock Supabloc 4 (4.0N/mm2 - 0.16W/mK - 630kg/m3) inner leaf with internal finish of 12.5mm Gyproc wall board (8kg/m2) plasterboard on dabs with continuous sealing bands around perimeters and edges around apertures- all to achieve maximum 'U' value of 0.28W/m2 degC. Actual 'U' value provided for wall using blockwork as specified is 0.24W/m² K. Brickwork below dpc to be engineering brickwork. Cavity is to be maintained for at least 225mm below D.P.C level. Ancon STI cavity ties (length to suit cavity) to BS1243 at 900mm horizontal and 450mm vertical centres, 225mm around openings. Internal load-bearing walls are to be built off foundations as discussed before and are to incorporate dpc/dpm at the same level as floor slab. Blockwork below dpc is to be 100mm Besblock Cellular Bescrete, or equal approved (generally stated as 7N/mm2). NOTE: All substructure masonary to have a minimum crushing strength of 7N/mm2 in accordance with BS2028. New walls to extension to be tied back to existing walls using Ancon Stafix Universal Wall Starter System or similar approved.

PARTY WALL ACT:
The Party Wall Act 1996 may apply where a proposal is on or close to a boundary, requiring the a Notice to be served on the neighbours. Client, or by the contractor on their behalf, to serve any notices required by the Party Wall Act 1996 prior to works commencing.

DPC'S, FLASHINGS & CAVITY TRAYS
Damp proof courses and cavity trays to be formed using a high performance pitch free polymeric dpc system, or equal approved with proprietary steps, stop ends and weep holes and should be located at wall/roof abutment locations, and if required at dpc level where ground levels are set at the same level as finished floor level. Horizontal d.p.c.'s minimum 150mm above adjacent ground level (n.b. where ramped flush entrances occur, provide double damp proofing under door threshold and stepped d.p.c. either side of entrance for the length of the ramp. Vertical dpc at perimeters of all openings to be RMC Thermabata, as before described. Provide weepholes to external wall lintels, as appropriate, and at base of external cavity walls.

Revisions : A Clients Amendments: Reduced roof pitch on extension — September 2011

Do Not Scale - (Where drawings are submitted for Planning Permission, drawings can be scaled for planning purposes only). Check all levels and dimensions on site against the drawings and written specification and notify any discrepancies to PD Architecture. Contractors, subcontractors and suppliers MUST verify all dimensions on site before commencing any work or making any workshop drawings. Please note that all details are subject to local authority approval unless otherwise stated. Planning and Building Regulation Approval are to be obtained prior to work commencing on site. Contractor to check all approvals have been granted prior to works commencing, works carried out prior to grant of approval are at the contractors risk.

The copyright of this drawing is vested in PD Architecture and should not be reproduced, copied or used for any other purpose than that it is intended for without the prior written consent of PD Architecture.

PD ARCHITECTURE
Paul Day BSc (Hons) MCIAT
Member of the Chartered Institute of Architectural Technologists
The Lodge (West Wing)
Friars Well Estate
North Drive
Wantnaby
MELTON MOWBRAY
Leicestershire
LE14 3HQ
Tel/Fax: 01664 822944
Mobile: 07866 689962
Email: pd.architecture@btinternet.com
or visit us online at www.pd-architecture.co.uk
Nottingham Offices at:
30 Main Street, Lambley, Nottingham NG4 4PN Telephone: 0115 931 4420

Project
Proposed Rear Extension
14 Goulton Crescent, Desford, Leicestershire

Drawing Title
Production Drawing
(to be read in conjunction with drawing 11.319.01)

Client
Mr. G. Hubbard

Drawing No.
11.319.02 A

Date
August 2011

Scale
As shown at A1