PROPOSED UTILITY / SUMMER ROOM EXTENSION (EXPRESSWAY GUARDED EXTENSION)

AT

3A HINCKLEY ROAD

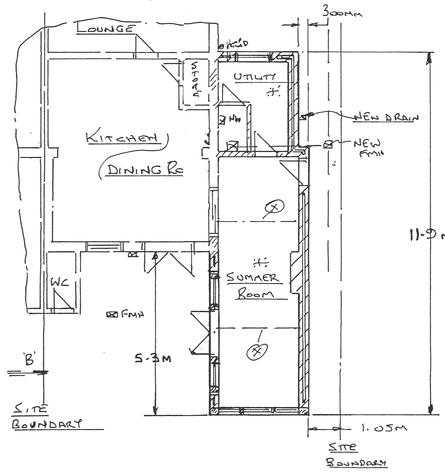
DARLINGTON

SHT 2 OF 2 SHTS

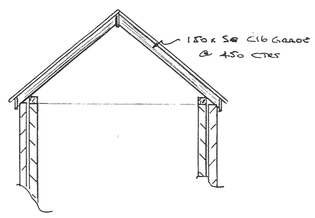
SCALE : 1/100 & 1/50

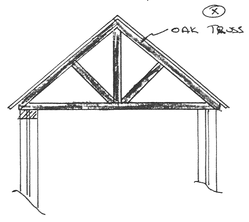
SUMMER ROOM TO HAVE INDEPENDENT HEATING SYSTEM

WC EXTRACTOR FAN TO HAVE 15MIN O/RUN AND VENTED TO EXTERNAL WALL



PROPOSED PLAN





NOTES !!

ROOF :- PITCH AND TILES AS EXISTING ON 25x40 BATENS + SARKIN FELT ON 100mm x 50mm RAFTERS + 150 x 50mm C/JOISTS AT MAX 450 CTRS TO OVERHANG TO MATCH EXISTING FACIA TO MATCH EXISTING. INSULATION IN ROOF TO BE 300mm FIBRE GLASS INSULATION. 150mm LAID IN BETWEEN JOISTS AND 150mm LAID ACROSS OVERHANG TO MATCH EXISTING FACIA TO MATCH EXISTING TO HAVE 25mm CONTINUOUS GAP WITH INSECT BARRIER. POLYTHENE VAPOUR BARRIER WITH SPACED JOINTS BETWEEN INSULATION & CEILING. CEILING: 12mm PLASTERBOARD + 7mm SKIM. PROFESSIONAL TILE VENTS AT EAVES EQUAL TO 10mm CONTINUOUS GAP. ROOF TILE VENTS EQUAL TO 5mm CONTINUOUS GAP.

LATERAL RESTRAINTS :- AT EAVES, GABLE + FIRST FLOOR LEVEL'S WITH 30mm x 5mm SECTION MS ANCHOR STRAPS AT MAX 1.8m CTRS ACROSS MIN 3 JOISTS. COMPLETE WITH 75x50 S/W SUPPORT NOGGINS AS REQUIRED

CAVITY WALLS :- 302 mm THICK CAVITY WALLS :- 102mm FACING BRICK OUTER SKIN. 100mm CAVITY TO HAVE VERTICAL D.P.C AND THERMABATE CAVITY CLOSERS. CAVITY TO BE FULL FILLED WITH 100 mm RENDURA OR ROCKWOOL CAVITY-FIL SLABS. INNER LEAF WALLS TO BE 100mm 4 N/mm² STD. BLOCKS PLASTER FINISH YFACE. (0.30 W/m²-K)

GROUND FLOOR INTERNAL WALLS :- TO BE CONSTRUCTED OF 100x50 TIMBER STUDDING AT 400 CTRS TO HAVE 100mm RW/ARRA WOOL INSULATION WITH 15mm PLASTERBOARD + 7mm SKIM BOTH SIDES

LINTOLS :- IG L/S100 OVER ALL NEW WINDOWS + DOORS. MIN 150mm END BEARING.

JOIST HANGERS :- TO BE GALVANISED ST/ ROSE FORMED TO BS 6178i

FIRE PROTECTION :- ENCASE EXPOSED LINTOLS/STEELWORK IN 2 LAYERS 12mm FIRELINE PLASTERBOARD + 7mm SKIM, 1.6mm WIRE BINDING AT 100mm PITCH

GROUND FLOOR :- FINISH TO CLIENTS CHOICE ON 65mm SAND/CEMENT SCREED ON 125mm CONC. SLAB. : 80mm CELLOTEX INSULATION TO HAVE 25mm UPSTAND AT PERIMETER. 1200G POLYTHENE DPM TURNED UP AT SLAB EDGES TO CAV WALL DPC ON 50mm SAND BLINDING AND MIN 100mm CONSOLIDATED HARDCORE BED. (0.22 W/m-K)

D.P.C :- PROVIDE HORIZONTAL DPC MIN 150mm ABOVE GROUND LEVEL AND VERTICAL DPC TO ALL NEW WINDOWS + DOORS

BRICKS BELOW DPC :- TO BE CLASS 'B' ENGINEERING BRICKS.

FOUNDATIONS :- CONCRETE, 1:2:4. 600mm WIDE x 200mm THICK MIN 1M DEEP TO L.A SATISFACTION TO BELOW INVERT LEVEL OF DRAINS.

VENTILATION :- OPENING WINDOWS LIGHT TO BE MIN 1/20TH OF CARPETABLE FLOOR AREA. CLEAR OPENING LIGHT TO ALL HABITABLE ROOMS TO BE MIN 850mm HIGH x 450mm WIDE. BACKGROUND VENTS TO ALL ROOMS MIN 8000mm² TRICKLE VENTS IN WINDOWS OR AIRBRICKS

WALL TIES :- TO BE STAINLESS STEEL STAFIX TIES @ 4T MAX TSO HORIZONTAL + MAX 450 VERTICAL CTRS STAGGERED

KITCHEN :- TO HAVE EXTRACTOR FAN MIN 60LIT/SEC CAPACITY. UTILITY + TOILET :- TO HAVE EXTRACTOR FAN MIN 30LIT/SEC CAPACITY.

GLAZING :- ALL GLAZING TO BE DOUBLE GLAZED SAFETY GLAZING TO BS 6206. LAMINATED OR TOUGHENED. TO HAVE 16mm AIRGAP AND SOFT LOW E/ COATING. WINDOWS TO BE DRAUGHT STRIPPED AND TO HAVE MASTIC REBOUND AGAINST BRICKWORK. (U VALUE 1.8 W/m²-K)

ALL NEW RADIATORS :- TO HAVE THERMOSTATIC VALVES FITTED.

ALL ROOMS MARKED THUS H :- TO HAVE LIGHT FITTINGS THAT WILL ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT.

ALL ELECTRICAL WORK :- REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS WILL REQUIRE AN APROPRIATE BS7671 ELECTRICAL INSULATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

STORM DRAINAGE :- 100mm GUTTERING TO 75mm RWP TO SOAKAWAY. SUITABLE TO L.A SATISFACTION. SOAKAWAY TO BE MIN 5M FROM BUILDING. SIZE SUBJECT TO PERCOLATION TEST. TO BE C/o BRICK HONEYCOMB WRAPPED IN TERRAM IN 150mm PEA GRAVEL SURROUND ON 150mm CONC. BASE. TO HAVE REINFORCED LID/COVER

FOUL DRAINAGE :- AS EXISTING.

ALL NEW DRAIN RUNS : TO BE 100mm DIA FLEXIBLE JOINTED PIPES ENCASED IN 150mm PEA GRAVEL BED ALL DRAINS WITHIN 1M OF EXTENSION TO BE ENCASED IN 150mm CONC. SLEEVE. ANY DRAINS PASSING THRU' WALLS OF EXTENSION TO BE BRIDGED WITH CONC LINTEL.

SWITCHES + SOCKETS FOR LIGHTING + OTHER EQUIPMENT IN HABITABLE ROOMS TO BE AT AN APPROPRIATE HEIGHT BETWEEN 450mm + 1200mm ABOVE FINISHED FLOOR LEVEL.

CORGI REGISTERED ENGINEER :- TO CONFIRM THAT EXISTING HEATING SYSTEM WILL COPE WITH ADDITIONAL RADIATORS

BOUNDARY WALLS SUBJECT TO PARTY WALL ACT.

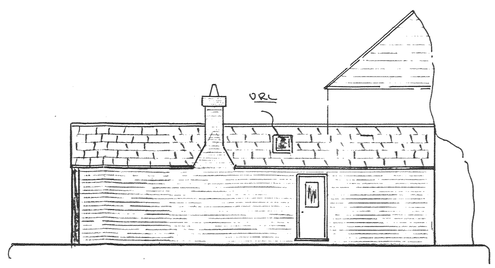
ALL DIMENSIONS/SERVICE/DRAIN RUNS + DETAIL TO BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. BUILDER TO CARRY OUT ALL WORKS TO LOCAL AUTHORITY SATISFACTION AND ACCEPT DESIGN LIABILITY. THIS DRAWING IS FOR PLANNING/BUILDING REG PURPOSES ONLY AND NOT A FULL WORKING DRAWING.

SPECIAL NOTE !!

OWNERS CONTRACTOR FOR ROBUST DETAILS ADOPT DESIGN DETAIL SUCH AS THOSE SET OUT IN THE TSO ROBUST DETAIL CATALOGUE. AND SUBMIT A REPORT SIGNED BY A SUITABLY QUALIFIED PERSON CONFIRMING THAT APPROPRIATE DETIGN DETAILS AND BUILDING TECHNIQUES HAVE BEEN SPECIFIED AND THAT THE WORK HAS BEEN CARRIED OUT IN WAYS THAT CAN BE EXPECTED TO ACHIEVE REASONABLE CONFORMITY WITH THE SPECIFICATIONS.



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION. ARROW A'



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION ARROW B'

DEVELOPMENT SERVICES
17 OCT 2007
RECEIVED