

CONSTRUCTION NOTES
FOUNDATIONS
 Concrete strip foundations minimum size 600mm wide x 200mm thick, to be at least as deep as existing foundations to house, subject to ground conditions, formed in C35p quality concrete, all to comply with the Building Regulations approved document A sections A1/2.

GROUND FLOOR OF CONSERVATORY & UTILITY
 150 thick insitu concrete C35p ground bearing floor slab reinforced with A253 steel mesh with 40 cover to top. Slab to have a trowelled smooth finish. Lay slab on minimum 500 gauge visqueen membrane over Kooltherm K3 floor insulation board minimum 55mm thick, or a similar insulation with a thermal resistance of 2.5sq.m/k.w. Lay insulation on 1200 gauge visqueen dpm on minimum 50mm thick sand blinding on well compacted stone hardcore bed minimum 150mm thick, laid in layers maximum 150mm thick. Ground floor of conservatory to be level with existing house.

GROUND FLOOR OF PORCH
 Porch floor level to be raised with 20mm t&g floor boards fixed to timber battens correct depth so as to be level with kitchen. Battens to be treated and to be laid on continuous d.p.c.

DPC'S AND CAVITY TRAYS
 To be placed at all horizontal and vertical cavity closings using 'Damcor' insulating dpc to avoid cold bridging, also at minimum 150mm above adjacent ground level in external leaf and at ground floor slab level in internal leaf, below eills and cavity trays over lintels. DPC's at ground floor level to be linked, lapped and sealed with dpm. Clear cavities are to be extended 25mm below ground level. All DPC's are to be mortar bedded and formed in hiyield, and trays are to be complete with stop ends and shall extend minimum 150mm beyond end of lintels. Trays manufactured by Cavity Trays Ltd. of Yeovil.

EXTERNAL WALLS OF CONSERVATORY & PORCH
 External leaf of 100mm blockwork, with 100mm wide cavity of 60mm clear air space and kingspan Kooltherm K8 cavity board 40mm thick fixed with approved stainless steel wall ties at 450 vertical and 750mm horizontal centres to inner leaf of 100mm solid concrete blockwork minimum 3.5N/mm.sq and density of 1350kg/m.cub. Walls to be finished internally with 2 coats of lightweight plaster 13 thick, and externally with a rough cast finish, all to achieve a 'U' value of 0.35W/m.sq.k. Allow for vertical s.s crocodile tie plates at abutments with flexible sealant to joints and linking of continuous cavities.

UTILITY ROOF
 Blue slates to match existing to be fixed to 38 x 25mm treated battens at correct gauge. Battens to be fixed through kingspan 'nivent' breathable sarking membrane into trussed rafters (BS6268) designed by specialist at 400mm centres fixed with proprietary stainless steel truss clips to 100 x 75mm wall plates. Wall plates to be screw fixed and strapped down to walls using galvanised mild steel straps 30 x 5 x 1200mm long at 1.0m centres. Lateral restraint to gables provided by galvanised mild steel straps 30 x 5 x 1200 long turned down cavity face of inner leaf and fixed to 75 x 50mm softwood blocking fixed between trusses for full length of straps. Ceiling to be 12.5 vapour check plasterboard with 5mm plaster skim finish. Lay between ceiling joists 100mm thick Rockwool Roll insulation, plus 170mm layer at 90 degree. Finished roof to achieve a 'U' value of 0.16W/m.sq.k. Roof ventilation achieved through breathable sarking membrane.

CONSERVATORY
 Conservatory to be as shown on drawing and supplied and detailed by a specialist manufacturer to clients requirements.

INTERNAL PARTITIONS
 To be framed up in 75 x 50mm swd studs at 400mm centres vertical with noggings at 450mm centres horizontally both sides with 12.5mm plaster board with a 5mm plaster skim finish throughout. Internal partitions are to be acoustically upgraded by adding to the above construction a layer of 25mm isowool acoustic partition roll (1200) in cavity studwork, tightly fitted between studs, all air gaps to be sealed with acoustic sealant to achieve a minimum Rw value of 40db.

WINDOWS AND DOORS
 New window to be double glazed to match existing, and draught stripped throughout in order to achieve a 'U' value of 2.0W/m.sq.k.

ELECTRICAL
 Contractor is to include for extending and modifying the existing electrical installation to suit the clients requirements.

JOINERY
 Include for architrave's and skirting to match existing.

WASTE SYSTEM
 New Utility room waste pipes to be 40mm dia. with 75mm deep seal trap. Waste pipes are to be connected into existing drains. All internal exposed waste pipes are to be boxed in.

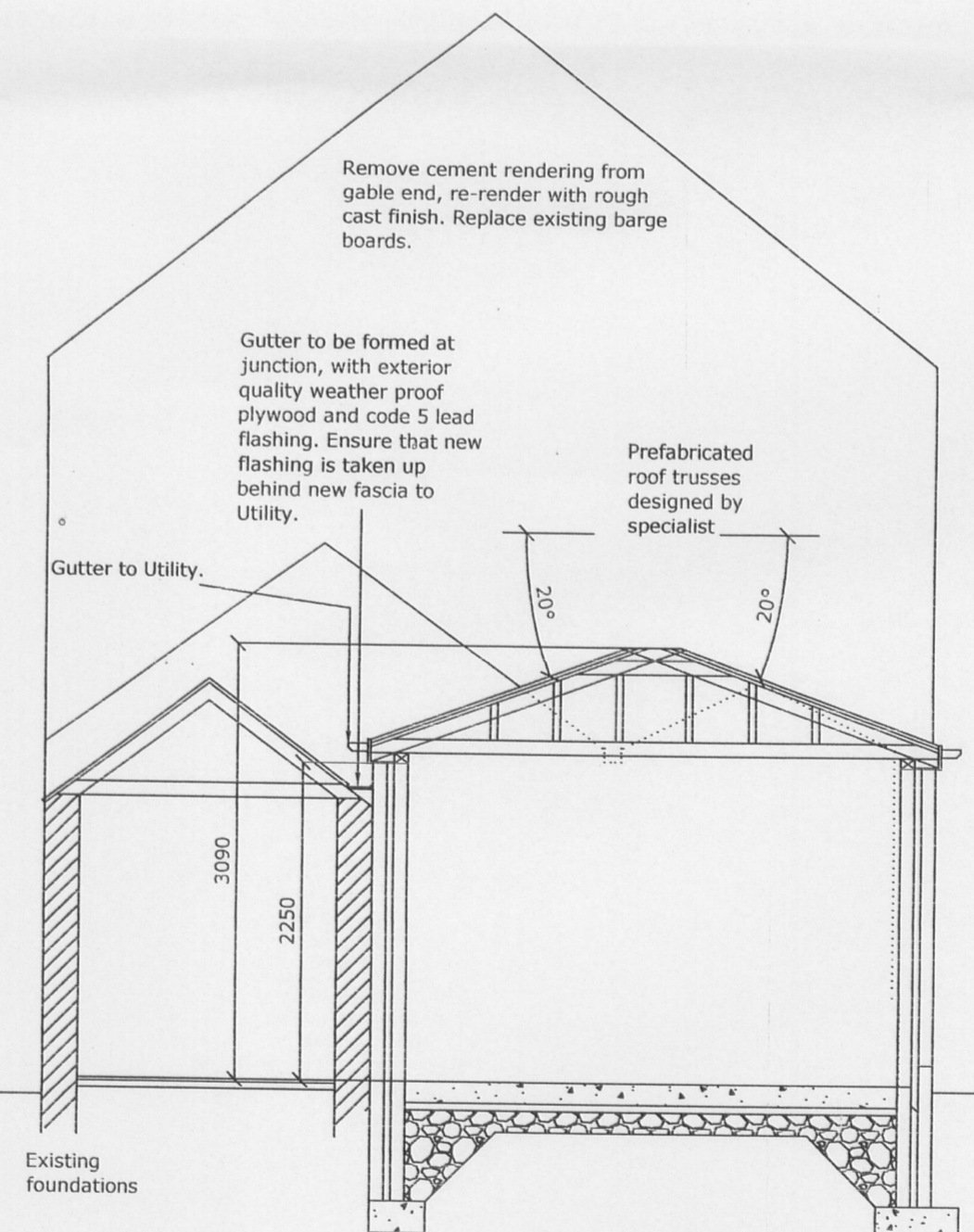
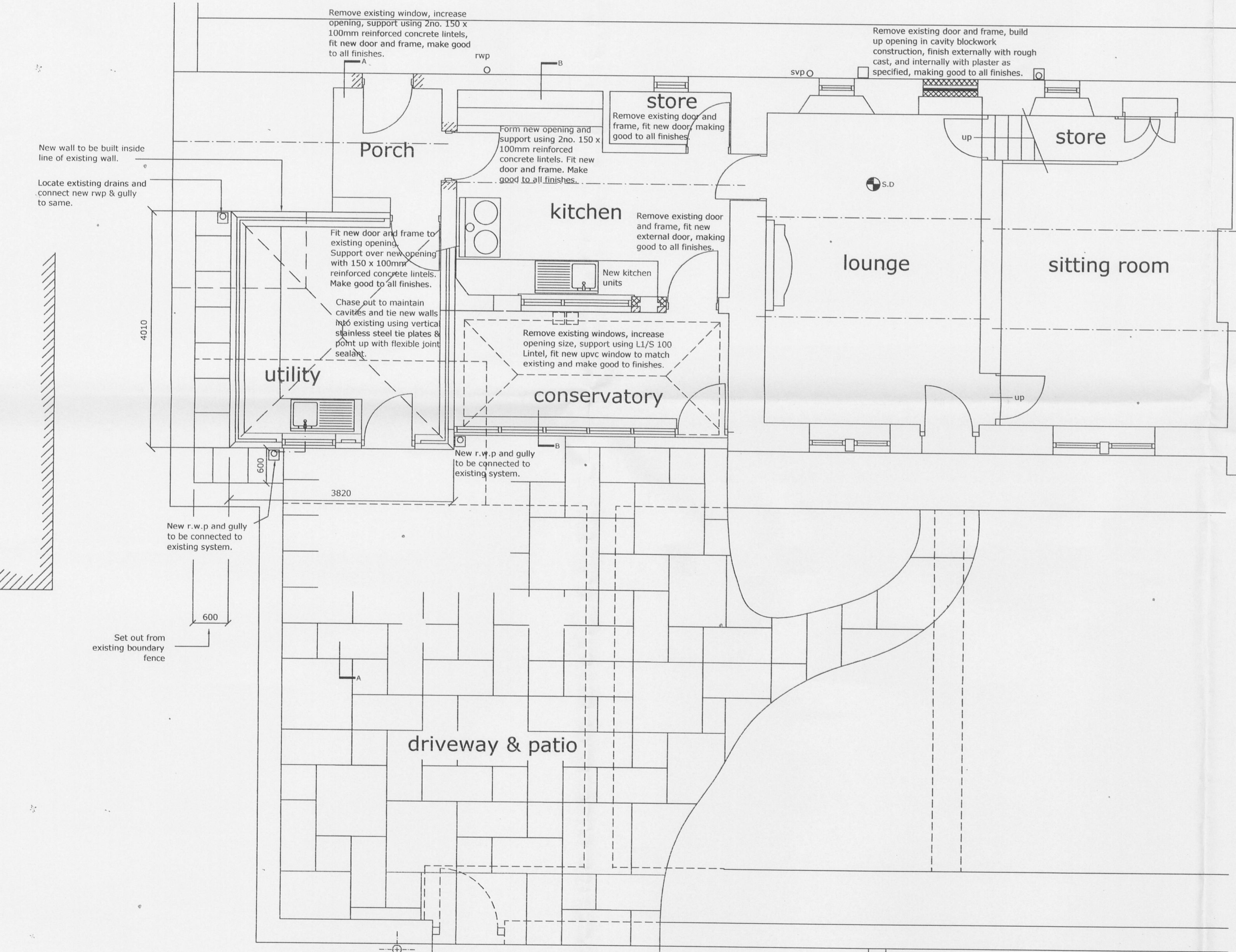
DRAINAGE
 New pipes and fittings as existing drainage, 100mm diameter, all laid in strict accordance with manufacturers instructions. All drains passing through walls are to be above foundation level with concrete lintels over them and flexible joints both sides. Any drains passing under building are to be bedded and surrounded as recommended by manufacturer. Any drains found to be no longer in use are to be taken up or filled with concrete to the satisfaction of the local authority. All drainage works are to be carried out to BS8000 part 14, BS5301 Code of practice for building drainage & Approved document H of the Building Regulations.

RAINWATER GOODS
 Rainwater gutter and pipe to be as existing and to be connected into existing surface water system via water trapped gullies. Pipes are to discharge into gullies below grating level.

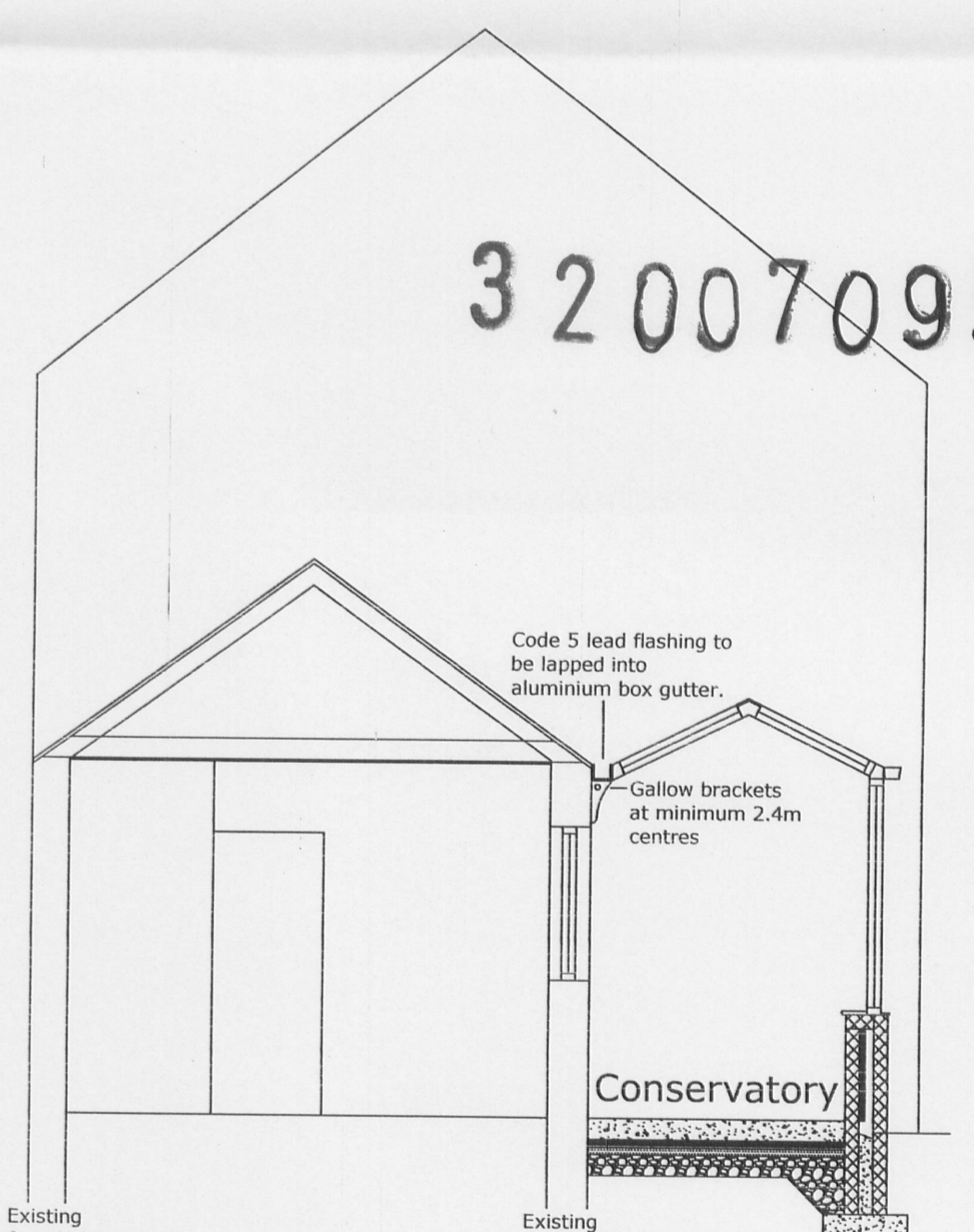
HEATING AND VENTILATION
 Kitchen (inner room)
 Rapid ventilation minimum 1/20th of the floor area to be provided by doors and new window.
 Background ventilation of 8000 sq.mm to be provided by trickle vents in window.
 Mechanical extract fan ducted to outside air is to be provided in Kitchen to ventilate at a rate of 30 litres/second if adjacent to hob or 60 litres/second elsewhere.
 Habitable Rooms - Bedroom, Lounge and Porch
 Rapid ventilation minimum 1/20th of the floor area to be provided.
 Background ventilation of 8000 sq.mm to be provided by trickle vents.
 Utility Room
 Mechanical extract fan linked to light switch to ventilate at a rate of 15 litres/second with 20 minute overrun.

PAINTING AND DECORATING
 All painting and decorating work is to be carried out by client.

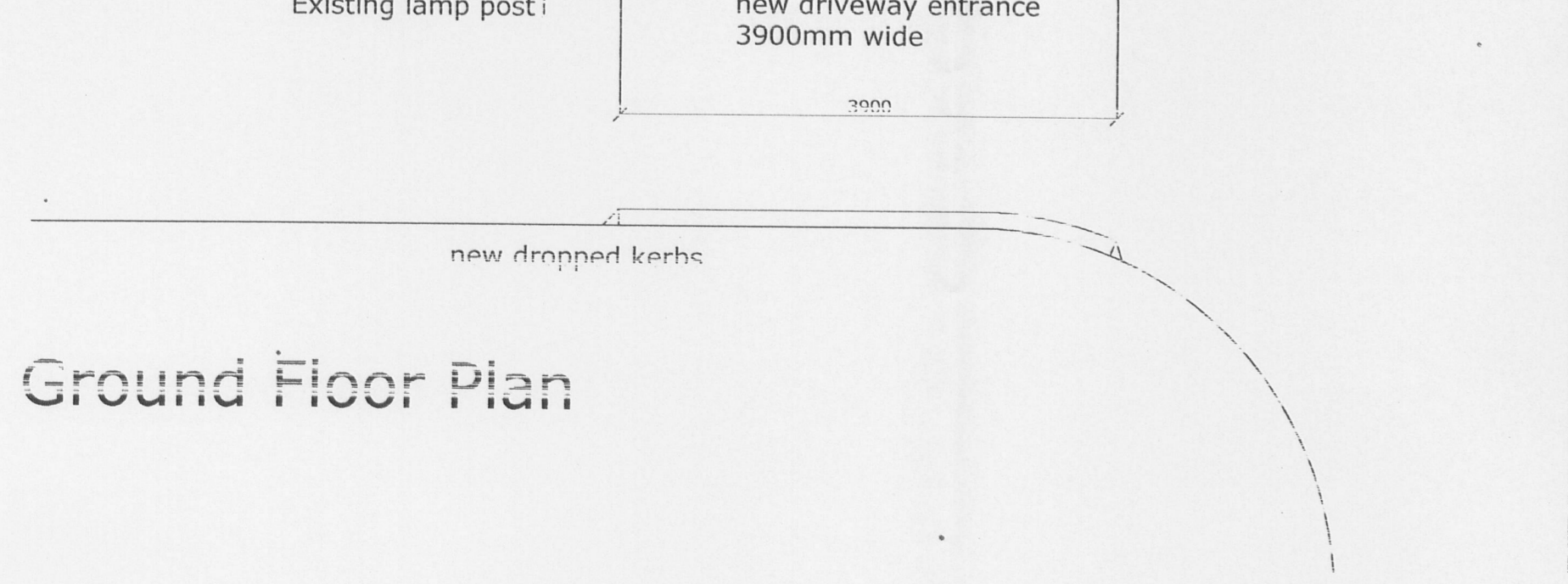
AUTOMATIC SMOKE DETECTION AND ALARMS
 Provide self contained mains operated smoke alarm to conform to BS5446:part 1 installed in accordance with manufacturers instructions and Building Regulations approved document B1 section 1 and 2. Alarm to be permanently wired on a separate fused circuit in accordance with IEE wiring regulations. Operating and maintenance instructions are to be provided for the occupier in accordance with BS5839:part 1. Refer to plan for location of smoke alarm denoted by SD.



Section A-A



Section B-B



Ground Floor Plan

GENERAL NOTES
 Contractor is to include for dust sheets, screens etc and provide the necessary protection to existing fittings and finishes in the property during the course of the works. Contractor is to allow for keeping the site clean and tidy and removing debris from the site during and on completion of the works. Allow for liaising with specialists and sub-contractors during the course of the work. Include for all new and additional electrical and heating works required. Contractor is to visit the site to familiarise himself with the access to the site especially for the delivery of materials, plant and equipment etc.

All building work is to comply with the current edition of the Building Regulations and carried out in accordance with the relevant codes of accepted building practice. All materials and fittings used are to be fit for their purpose and to the relevant British Standard, 'CE' marked and covered by a current agreement certificate. The contractor must carry out all investigations on existing structures on site prior to any demolition and ensure the safety of the buildings and personnel on site at any one time. All timber sections are noted as to be preservative treated by vac-vac or similar process, all cut ends are to be treated on site prior to fixing. All structural timber sections used are to be SC3 grade timber as noted. Lintels are to be provided over all new structural openings with a minimum bedding of 150mm where possible, precast concrete lintels to be manufactured by Mayfair Precast Ltd. and insulated steel lintels by IC Ltd. or similar approved.

Rev. D: 7/09/07 Garage omitted & changed to smaller utility, conservatory increased to suit, en suite omitted.
 Rev. C: 1/02/05 Garage amended as per site with planning officer, boundary work left in place, driveway amended, garage roof amended.
 Rev. B: 03/12/04 Garage roof amended
 Rev. A: 08/11/04 Dimensions added.

client
Mr & Mrs D Harrison

project
Extension & Alterations
 90 Regent Street
 Waddington
 Clitheroe

sheet
Submission Drawing

scale
 1:50, 1:100

date
 01/11/04

drawn
 CLM

drawing no.
04 | 201 | 002

the **tfp** **fourier** **partnership** **architects**

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