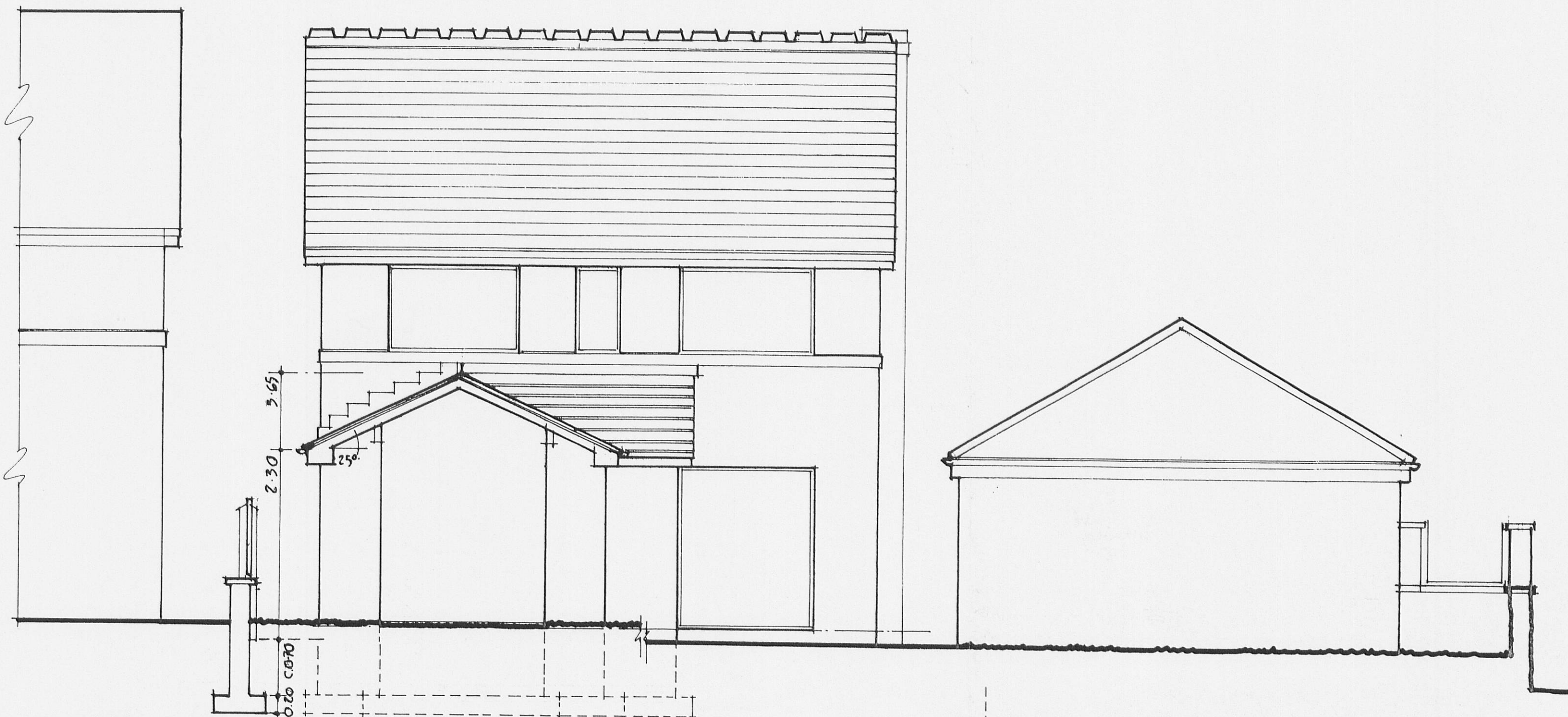
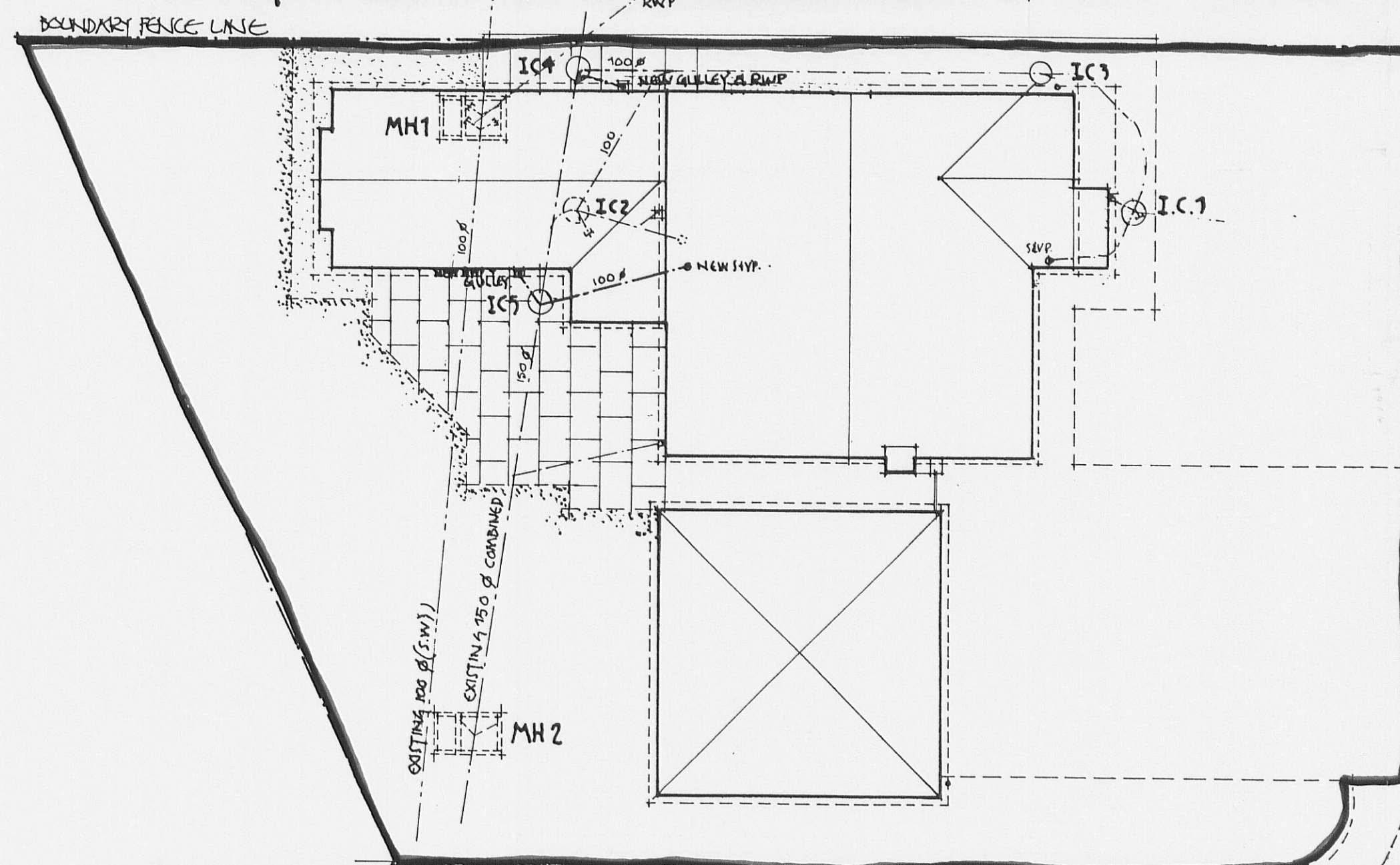




NORTH ELEVATION



SITE PLAN @ 1:100



1:2500 LOCATION PLAN

320120384P

Building Regulation Notes & General Construction Information

EXTERNAL WALLS:

- External leaf in 103mm Bradstone (or equal approved) artificial stone masonry blocks, 105mm cavity with 55mm Kingspan Thermawall partial fill cavity insulation installed in accordance with manufacturer's recommendations, 100mm solid blockwork inner leaf with 2 coat plaster finish.
- Brickwork and blockwork above ground level built with 1:1:6 cement:lime sand mortar and below ground with 1:4 cement:sand mortar.
- Cavity walls to have stainless steel wall ties 750mm cts horizontal and 450mm cts vertical staggered - initial rows of ties at 600mm cts as required by insulation manufacturer - row of ties at 450mm cts horizontally at tops of cavity walls.
- U-value of wall construction 0.23 W/m² K.
- Dpc provided at base of cavity walls at min 150mm above finished ground level.
- Proprietary insulated cavity closers with dpc's provided to jambs and cills of window openings and to jambs of doorways. Cavity trays with stop ends provided above lintels, weepholes at max 900mm cts - min 2 No. per opening. Additional wall ties provided within 225mm of openings at every block course.
- Weepholes provided for all new stepped cavity trays.
- Proprietary, insulated galv. steel lintels provided above openings. Min bearing 150mm.
- S.s. bed joint reinforcement for two internal block courses above (where applicable) and below openings in external walls.
- New external walls connected to existing with Catnic Stronghold SWC Stainless Steel External Wall Starter Plates (or equal approved) fitted in accordance with manufacturer's instructions.

WALL BELOW DPC LEVEL:

- Dense concrete trench block up to approx. 300mm below fin. ground level.
- Bradstone blocks to 150mm above fin. ground. 110mm cavity filled with weak mix concrete up to 75mm below finished ground level and finished with a 45 deg. splay, 100mm internal leaf of dense concrete block.

FLOORS:

- 150mm thick reinforced concrete slab on separating membrane over 80mm Kingspan Thermaflo TF70 to give U value not exceeding 0.22W/m²K. 30mm thick Kingspan perimeter insulation to slab.
- 2000g visqueen dpm laid over min 150mm well compacted, sand blinded hardcore. Dpm dressed up face of inner leaf of external wall and in below dpc.
- NB: Finishes / slab levels to be confirmed prior to laying hardcore.

FOUNDATIONS:

Assumed design at this stage - subject to Structural Engineers details - and site inspection of ground conditions

- 200 x 650mm wide concrete foundation at level of existing foundation, base @ minimum 100 below finished ground level.
- Widths and depths of foundations are dependent on type of subsoil and should be in accordance with Approved Document A, Table 12 and BS 8400: 1986. Depth of trenches to be confirmed to Local Authority Building Control, prior to laying concrete.
- Concrete to BS EN 206-1 and BS 8500-2.

Note: Depth of existing footings to adjacent buildings to be checked prior to excavation.

BELOW GROUND DRAINAGE:

- Prior to any drainage excavations commencing the contractor should check all invert levels and positions of existing drains and manholes. The existing system appears to be combined foul rainwater.
- All below ground drainage to be in pvc-u or vitrified clay pipes to BS EN 295-1 with flexible joints 100mm diameter unless indicated otherwise on the drawings.
- Gradients to be 1:40 for 100mm diam drains and 1:60 for 150mm dia drains, or as otherwise recommended by the manufacturer.
- Generally, pipes to be bedded on and backfilled with granular material to BS882. Pipes below slab to be encased in 150mm concrete. Where pipe trenches are within 1.0m of any foundation surround pipe in concrete up to the underside of the foundation.
- See details for accommodation of existing underground drains and Manholes located beneath new extension.

OPENINGS IN EXTERNAL WALLS:

WINDOWS:

- New windows to be in pvcu to match existing. All new windows to be double glazed with 16mm Argon filled cavity and internal panes in Low-E glass Pilkington K glass or similar to give 1.8 W/m² U value.
- Trickle vents provided to give 5000mm² equivalent area per room.
- Any glazing below 800mm to be in toughened safety glass in accordance with Approved Document N.

EXTERNAL DOORS:

- Pvcu doors to match existing (or Hardwood finished with a white microporous paint finish). Glazing to be in toughened safety glass in accordance with Approved Document N.

PITCHED ROOF:

- Concrete roof tiles to match existing (Redland Stonewold or equal approved) fixed to 50 x 25mm treated sw battens on 38 x 50 treated sw counter battens.
- 65mm Kingspan K7 Roof Board fitted over rafters with Kingspan Nilvent or similar breathable membrane laid over insulation. 65mm K7 Roof Board fitted between rafters to give 0.17W/m²K Value.
- 100 x 50 treated sw rafters @ 400mm cts supported on 225 x 75 treated sw purlins @ max 1500cts.
- 100 x 75 treated sw wall plate strapped to internal block leaf @ max 2.0m cts with stainless steel straps.

Note: A: Insulation to be fitted strictly in accordance with the manufacturer's instructions.

B: See Structural Engineers details for truss designs and calculations

POWER AND LIGHTING:

- Systems to be installed and certified in accordance with BS 7671 and the requirements of the electricity distributor.
- Copies of electrical installation certificate to be provided for LA building Control (Part P).
- Earthing, main bonding, supplementary bonding and protective conductors to be in accordance with BS 7430.
- Conduit, trunking and ducting to BS EN 61386 - type to be suitable for location and use.
- Provide labelling, identification and notices to BS 5499-5 and BS 5378-2.
- Inspection and testing to BS 7671.

HOT WATER HEATING:

- All radiators as extension to existing lphw installation to be fitted with thermostatic radiator valve: BS EN 215-1.
- New gas fired balanced flue condensing boiler.
- Design the system to provide the following temperatures with an external air temperature of -4° C: Dining Room - 21° C at 1.5 air changes per hour. Utility - 18° C at 2 air changes per hour.
- Gas installation to be comply with the Gas Safety (Installations and Use) Regulations and a copy of the installation certificate issued to L.A. Building Control on completion.
- Location of the balance flue outlet to be in accordance with Building Regulations A.D. J - Table 3.4

EXTERNAL WORKS

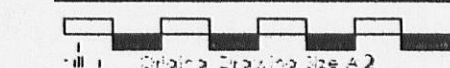
EXTERNAL PAVING:

- New paved areas as indicated on plans to be ex precast concrete pavings to match existing full bedded onto 38mm min s/c screed over 150 mm min well compacted 100mm down stone hardcore.

EXTERNAL LANDSCAPING:

- All external soft landscaping to be reinstated to match existing on completion.

REVISIONS: A-11.04.2012: Alterations to existing & proposed Drainage Layout



PROPOSED EXTENSION TO:
N°6 HIGHMOOR PARK CLITHEROE
PROPOSED NORTH ELEVATION
SITE LAYOUT PLAN & LOCATION PLAN
11-005-01 A 1603/12 1:50/1:100 S.P.B.

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