

ROOF CONSTRUCTION

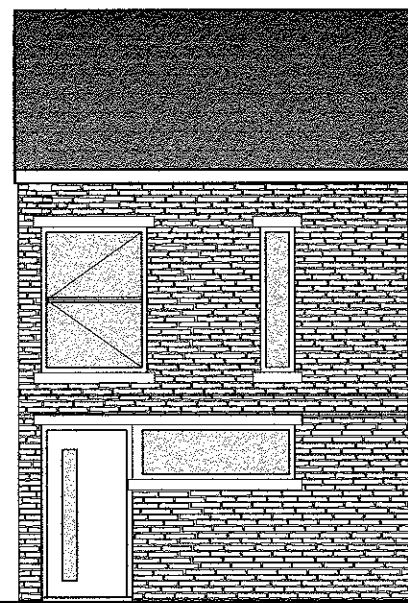
Blue welsh slates laid at a pitch of 27 degrees on 38 x 50mm s/w battens on nil vent roofing felt over 150 x 50mm s/w rafters (class sc3) at 400mm centres. Rafters to be bird mouthed over 75 x 100mm s/w wallplate and strapped to blockwork with Catnic type L vertical m/s straps at least one meter in length at 2 meter centres.
Ceiling joist to be 50 x 122mm s/w (class sc3) at 450mm centres spiked to side of rafter binders and hangers to be provided as required.

RAIN WATER GOODS

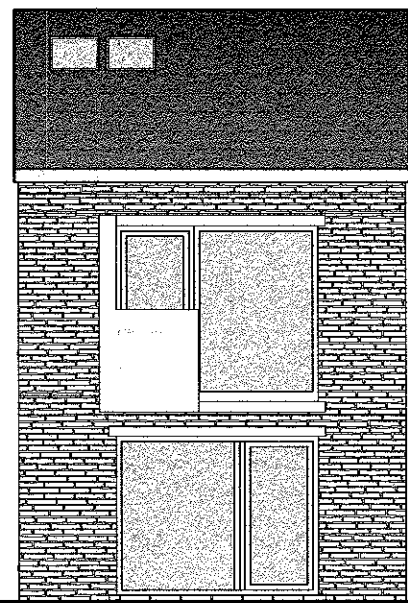
100mm dia. deep flow square section
PVC-U gutters are to be fixed to falls on fascia boards, spitter outlets are to be 75mm dia., with 75mm square section rain water pipes with swan neck and anti-splash shoe. All pipes are to be secured with proprietary brackets and fixed with brass screws.

SKIRTING BOARDS

Timber skirting boards are to be provided to all rooms 175mm x 25mm ground, 125x25mm first floor all skirting boards are to be treated before fixing.



Proposed Street Elevation (Front)



Proposed Rear Elevation

EXTERNAL TIMBER FINISHES

All external timber is to be treated before fixing, fascia and soffit boards are to be external grade or marine ply.

DOOR TYPES

External doors are to be hardwood, PVC-U or external grade white wood. Internal doors are to be flush type with frames and architrave's or to clients special requirements

VENTILATION

Mechanical ventilation fans are required to be fixed to all kitchen areas, utility areas and sanitary accommodation. The kitchen fans are to extract 60 litres per second or if incorporated within a cooker hood 30 litres per second will be required.

SANITARY ACCOMMODATION

Mechanical ventilation is required to provide three air changes per hour with a 15 minute over run discharging to external air and controlled by the light switch or detecting sensor. An air inlet to the room should be provided i.e. a 10mm gap under the door.

EXTERNAL TIMBER FINISHES

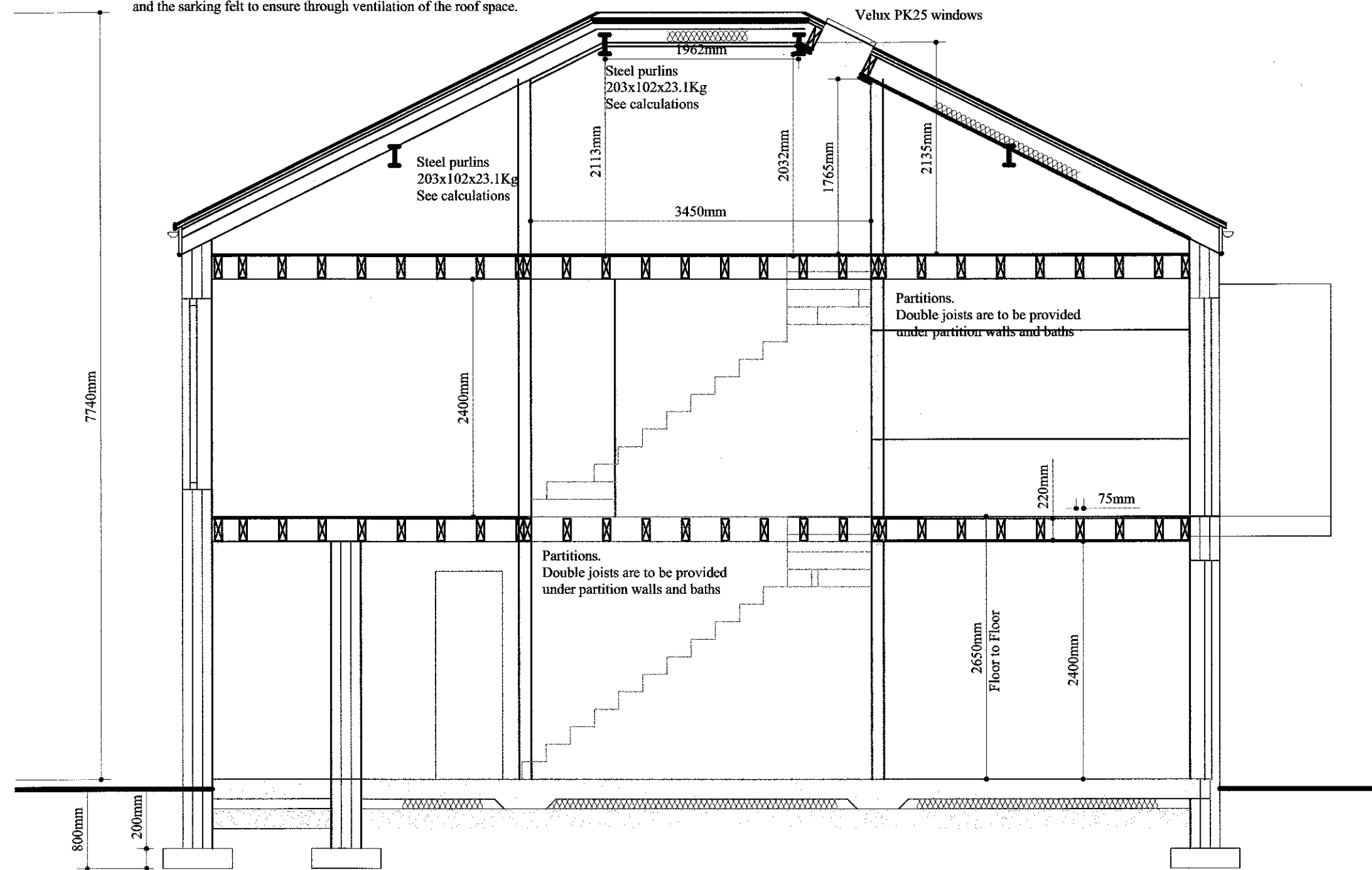
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INSULATION

Insulation of the roof space is to be 100mm thick Rockwool mineral wool roll bats laid between ceiling joists over 12.5mm foil backed plasterboard, with a further 150mm fiberglass laid across to give a total thickness of 250mm. The insulation is to be extended over the timber wall plates off the internal wall maintaining a minimum 50mm air gap between the insulation and the sarking felt to ensure through ventilation of the roof space.

Flat Roof Area

GRP fibre glass roofing system on 18mm external grade plywood on 150mm Kingspan insulation on 150x50 mm roof joists at 400mm crs. with 50mm ferrings to provide falls,



SECTION

FOUNDATIONS

Foundations are to be concrete strip minimum 700mm wide x 200mm thick C25 concrete mix, foundations are to be a minimum depth of 1m in clay sub-soils provide adequate frost protection in accordance with the British Standards. All foundations are to comply with the Approved Document A1 and A2 of the Building Regulations.

EXTERNAL WALL CONSTRUCTION

External cavity walls to be constructed of 102mm artificial stone (Marshall's) 100mm cavity insulation bats within 100mm cavity (Drytherm), 100mm concrete block with 40mm insulated plasterboard on dabs with a plaster skin finish. Catnic BB2 stainless steel cavity wall ties to be spaced 900mm horizontally and 450mm vertically to comply with BS 1243 (1978). Cavity to be closed along eaves and around all openings with Catnic CC50 insulated cavity closers positioned horizontally and vertically to all openings. All openings are to be provided with Catnic or IG lintels with a minimum end bearing of 150mm at both ends. Brickwork used below DPC to be constructed in Class B engineering or trench block may be used, the cavity is to be filled within 200mm of the DPC with weak mix concrete.

SUSPENDED TIMBER FLOOR CONSTRUCTION

Floor to be constructed of 25mm thick T&G floor boards with a density of 15kg/m² on 220 x 75mm gauged s/w floor joists (grade SC3) at 400mm centres. Joists spanning onto party wall are to be fixed with Catnic joist hangers built into brickwork. Ceiling to be 12mm plasterboard nailed to underside of joists with plaster skim finish. Lateral support to be provided at 2m centres with galvanised m/s straps type L 30 x 5mm extended across 3 joists. Catnic m/s herring bone strutting ref HBR6, is to be provided along mid-span of floor joist, last joist to be packed off the brick blockwork.

GROUND FLOOR CONSTRUCTION (SOLID)

New ground floor to be construction on clean stone well compacted to form levels with sand blinding, 1200 gauge polythene gas DPM to be turned up at the edges and linked in to the DPC. kinspan Kooltherm K3 board 100mm thick with a top layer of 1000 gauge DPM membrane, slab 200mm concrete C25 with one layer of A142 unit clacking steel reinforcement to be place 50mm from the top of the slab.
U value 0.22

STAIRCASE

The new staircase shall comply with Part K of the Approved Document. The maximum rise and going for a private stair shall be any rise between 155mm and 220mm used with any going between 245mm and 260mm or any rise between 165mm and 200mm used with any going between 223mm and 300mm. The pitch of the staircase shall be no greater than 42 degrees, with a minimum headroom of 2m. The handrail is to be a minimum of 900mm high. Balustrades are to be 1m high and capable of resisting a horizontal force of at least 0.36KN/m for each meter length. Maximum openings in the balustrades shall be no greater than 100mm and rails are to be vertical so as not to allow children to readily climb the guarding. Guarding to external balconies and roof edges to be a minimum of 1100mm high and resist a horizontal force of 0.74KN/m.

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WASTE PIPES

All waste pipes are to be a minimum of 38mm dia., to wash hand basins and sinks, pipes are to be fitted with 75mm deep seal traps or anti-vac traps if connected directly to a soil and vent pipe. 40mm waste pipes are to be provided to baths and showers. Soil and vent pipes are to be 100mm dia and terminated 1m above any opening windows adjacent to the stack, a suitable bird cage is to be fitted to the top of the stack. Alternatively an air admittance valve may be used above the last stack connection. All installations are to comply with the Approved Document Part H and BS 5572 (1978).

Part P

All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the L.A. must be satisfied that either:-

An electrical installation certificate issued under a Competent Person Scheme has been issued, or
Appropriate certificate and forms defined in BS 7671 (as amended) have been submitted that confirms that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

Sockets

All electrical sockets are to be placed at a height of 450mm above floor level all light switches are to be 1200mm from floor level.
lower energy light fitting are to be provided in all rooms

Domestic Boilers

All new and replacement natural gas and LNG boilers are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 86%.
Oil Fired Boilers must have a minimum SEDBUK rating of 85%.
Exceptional Circumstances permitting the installation of a Non-Condensing boiler, The installer must complete an 'Assessment Form' using the procedure described in the document 'Guide to the Condensing Boiler Installation Procedure for dwellings' (ODPM 2005). The declaration should be retained by the householder as it may be needed when the property is offered for sale.

Sound Insulation (Partitions).

75mm glassfibre insulation to be placed into all partition walls, Floors Acoustilay 15 to be laid on all upper floors for impact noise to comply with Part E. 100mm fiberglass insulation to be placed between ceiling and floor on all suspended floors to comply with part E

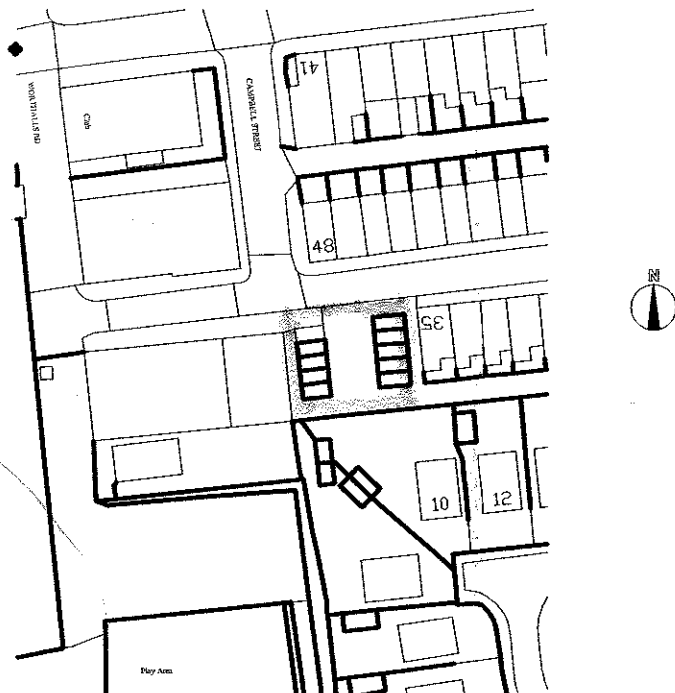
DRAINAGE

All existing drains under the proposed building are to be protected with 150mm of weak mix concrete, flexible jointed drains are to be surrounded with 150mm of pipe bedding with a concrete cover using 150mm thick concrete.

New Drainage

All new underground foul drainage is to be 100mm diameter underground PVC-U piping, manufactured by Hepworth Ltd, to BS 85 with flexible joints. Pipes are to be laid on 100mm bed of granular material to BS 882 1983 e.g. pea gravel, (Class S). 100mm pipes are to be laid to a fall of 1:40. maximum capacity for 100mm pipes is 9.2 litres/sec. Drains passing under the building are to be surrounded with granular material and where passing through wall a suitably sized lintel shall be provided above the opening ensuring that a 50mm space is maintained all around the pipe. Openings must be masked to prevent fill. Pipes are to be fitted with a flexible joint at each side of the wall. New gullies are to be provided with roding access. WC connections are to have rest bends and 100mm vent pipes at the head of the drain.

Rest bends are to be provided to each soil vent pipe and WC connection. Maximum direct connection between WC outlet and invert of drain to be 1.5m. Rest bends are to be supported on concrete or flag base. Rainwater gullies are to be 100mm trapped with roding access back inlet gullies are to be provided at each sink position. Waste pipes are to discharge below the grate level and above the water level.



SCALE: 1:1250

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Client
Hambledon View Developments Ltd

Location
**Hambledon View,
Read, BB12 7PD**

Project
New Housing Development

Drawing
**Planning Consent
Revised House Position due to sewer found on site**

Agent
APB
Consultant Building Surveyors
1 Maple Grove
Ramsbottom, BL0 0AN
Telephone 01706 826300
Mobile 07976404449



Scale
1:100 & 1:50

Date
20th March 2017

Drawing No.
DWG/04/Plot 3

Revision

This drawing is provided for planning & Building Regulations consent only. The contractor must check all dimensions on site before works are commenced. The contractor must comply with all requirements of the Health & Safety Regulations.

DO NOT SCALE THIS DRAWING