Notes 2 Bridgestones Cottages, Drigg

23. **Internal partitions:** in 100mm solid blockwork with strip concrete footing under.
24. **Internal partitions** to provide support for rafters as shown in section AA' with 100x 47 wall plate strapped to masonry and rafter notched and skew-nailed to them.
25. Lower portion of **Existing door way** blocked up and window inserted above, with tanalised boarded panel under.
26. **Roof covering:** Marley or similar 'modern tiles' laid with max 100mm lap to suit shallow pitch. Lead flashing where abutting main wall of dwelling, and where pitch changes form main roof.
27. **Foundations:** 600mm wide x 150mm min **concrete footing**, at depth to be agreed on site.
28**. Floor construction**: 150mm conc slab on 1500g Visqueen membrane on blinded hardcore with 200mm insulation.
29. **Walls**: New cavity construction with 100mm 'Celotex' or similar within cavity retained by plastic discs. Rendered and dashed to match existing dwelling. **Lateral restraint,** m/s straps 1600mm long and at 1m centres.
30. **Vertical DPC:** thermabate or similar insulation used at jambs or sills.
31. DPC with lean mix cavity fill 150mm below DPC.
32. **Insulation:** 200mm 'Celotex' or similar under conc. floor slab, and 200mm inserted between rafters with 50mm across rafters under plasterboard and skim.
33. **Roof construction:** 200mm x 47 C16 rafters @400 centres, skew nailed and notched to 100 x 47 wall plate, tied to masonry with m/s straps at 1m centres. Ceiling joists 120 x 47 built into masonry walls as shown and coach bolted to rafters with M8 bolts.
35. **New windows** to be of uPVC with thermal barriers, with opening lights as shown and trickle vents giving 8000mmm2 area. U value 1.6wm2K. In habitable rooms opening lights to conform to **escape requirements** with opening area >850 high and >500mm wide, and with sill height in range btween 800 and 1100mm from floor level.
36. **Doors uPVC** construction with thermal barriers, giving U value 1.8wm2K, with safety glazing.
37. **Openings** 150x100mm conc. Lintels over new openings.
38. **SVP** in approx position shown.
39. Changes to **original external walls** of dwelling, made good with cavity carefully retained.
40. Removal of **existing masonry** walls, chimney stacks and chimney breasts, all made good. Rafter trimmers removed and replaced with new timbers and roof tiling made good.
41. New **stud partitions** 100x 50mm studs with plasterboard and skim over and sound absorbent material (10kg/m3).
42. **Drains**: New drain branch to existing septic tank. New connections to existing inspection chamber as shown. Where new branches run under existing walls, lintels used to take load above.
43. **Wastes**: 38mm where appropriate and all appliances to have deep-seal traps.
44. **Ventilation:** to shower room, and WC to have extract fan providing 60l/min ducted to external air.

45. **Kitchen area ventilation**: Extract via cooker hood giving 60l/min ducted to external air.
46. New **stairs** with 200mm risers and 220mm treads. Handrail at 900mm height and 2m headroom maintained. Existing floor joists trimmed round new opening, and supported by masonry partition where nesessary
47.ROOFLIGHT: **Velux** roof-light in approx. position shown giving U value of 1.3Wm2K, with pre-formed manufacturers flashing. Rafters doubled up around opening.
48. **Roof water drainage**: To fall to gullies with system to connect to new soakaways dug at position to be agreed, > 5m from dwelling and filled with 40mm stone aggregate. Volume of soakaways to be 6m3 in total.
49. **Gutters:** 100mm half round black gutter and 68mm round down pipe.
50. **New masonry** tied into existing wall.
51.ELECTRICAL WORK: 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 the completion of the works the Council will need to be satisfied that Part P has been complied with, and will require a copy of the appropriate BS7671 Electrical Installation Certificate issued for the work by a person competent to do so.
52. **INTERNAL LIGHTING**: 2 no locations for light efficient fittings which only take lamps giving a luminous efficiency of 45 lumens per circuit-watt per dwelling (all as per Doc P2006).
53. **Heat alarm** in position shown, to BS
5446 part 1.
54. **Smoke alarms** to BS5839-6 2004 in circulation space as shown on plan to comply with B1 1.15a
56. **Ceiling insulation:** 300mm fibre glass quilt over ceiling joists.

57. **Wood-burning stove:** 5KW or less, in approx location on incombustible hearth with prefabricated and insulated 200mm flue through roof, supported adequately by bracing structure, and any timber members kept > 50mm from flue wall. Ventilation to suit stove requirement.
58. **Heating:** Electric panel convector heaters to comply with Part L eg Nemko Adax heaters.
59. **Hot water:** Gledhill direct unvented cylinder, with electric heating element .