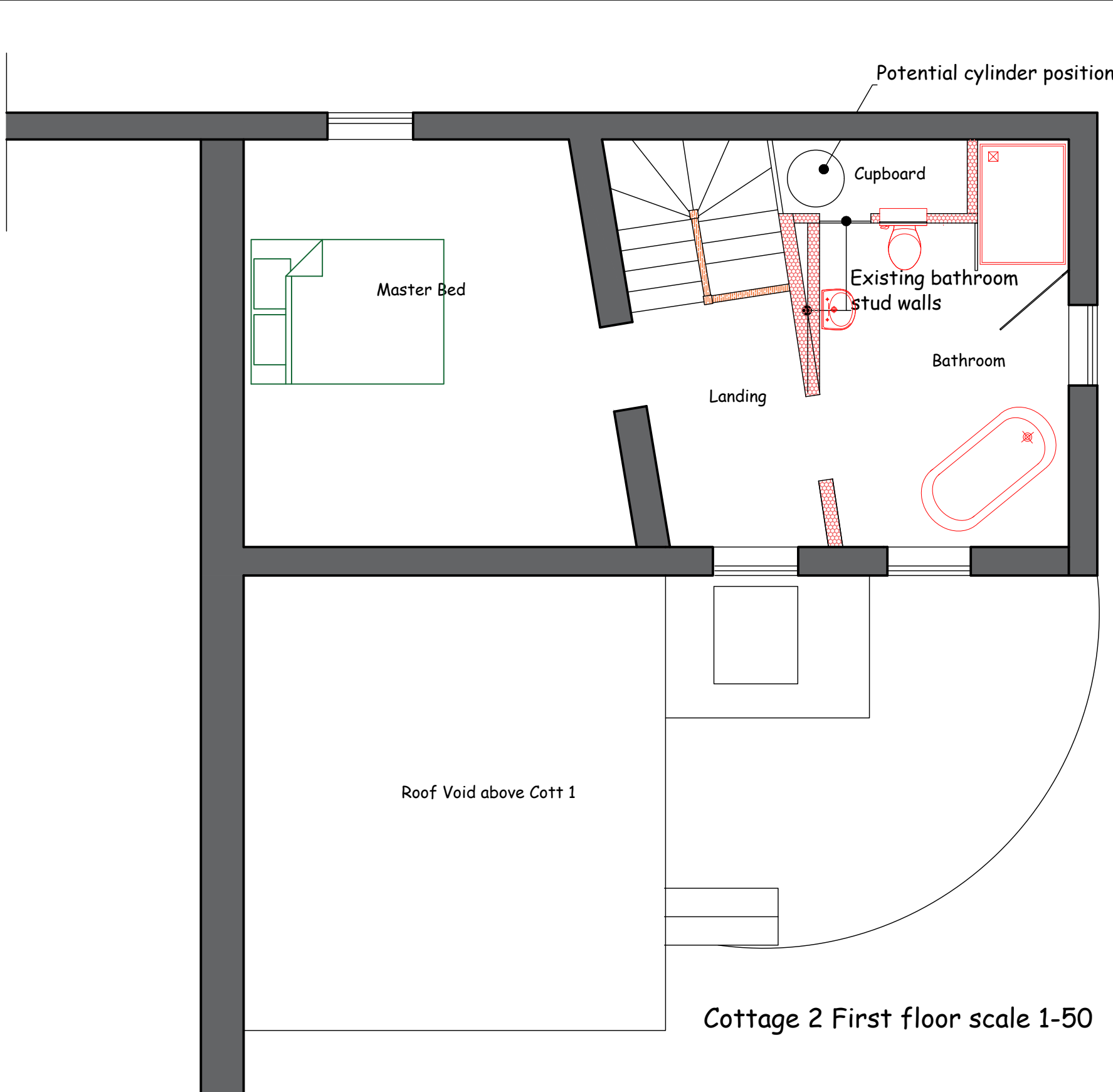
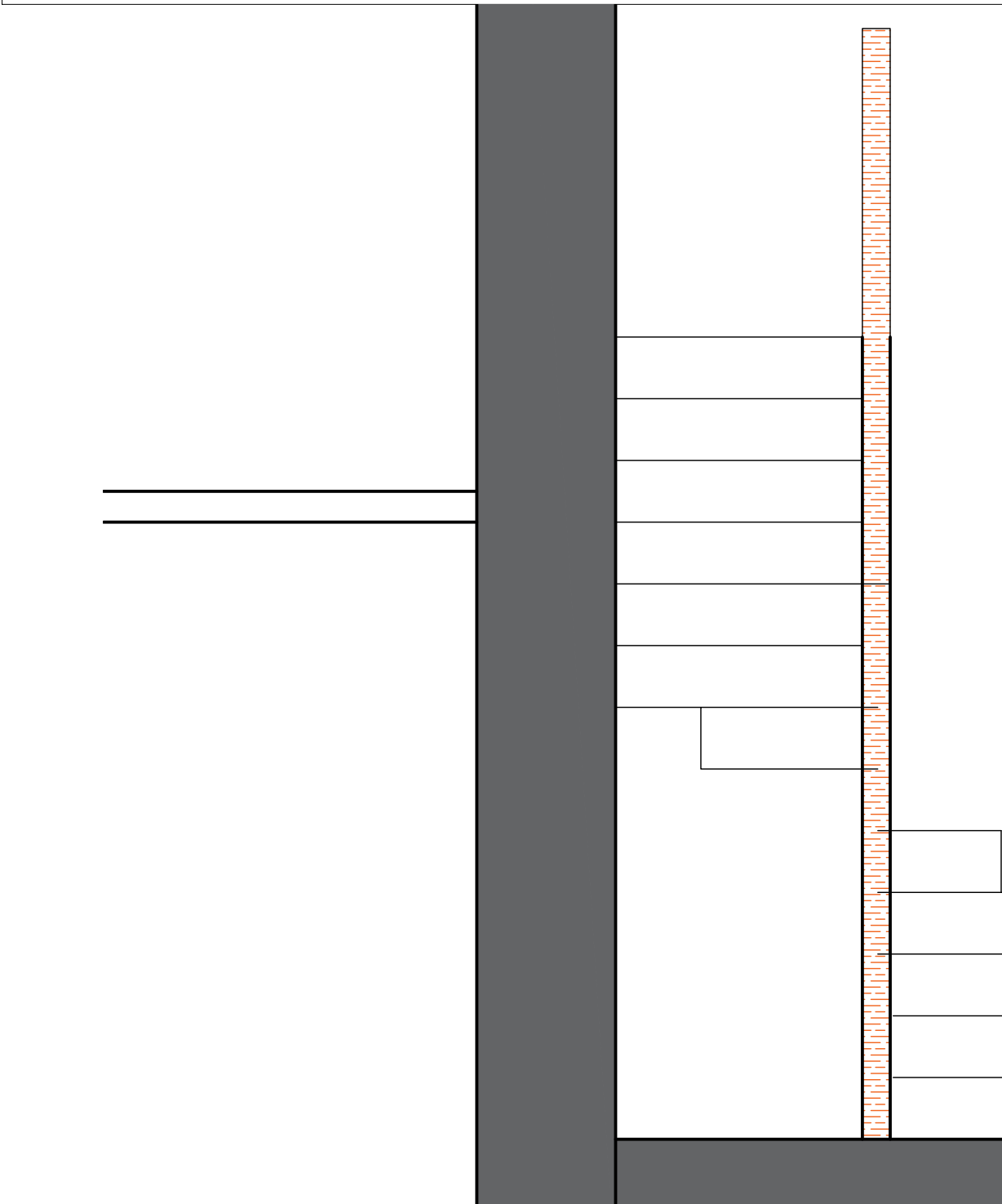
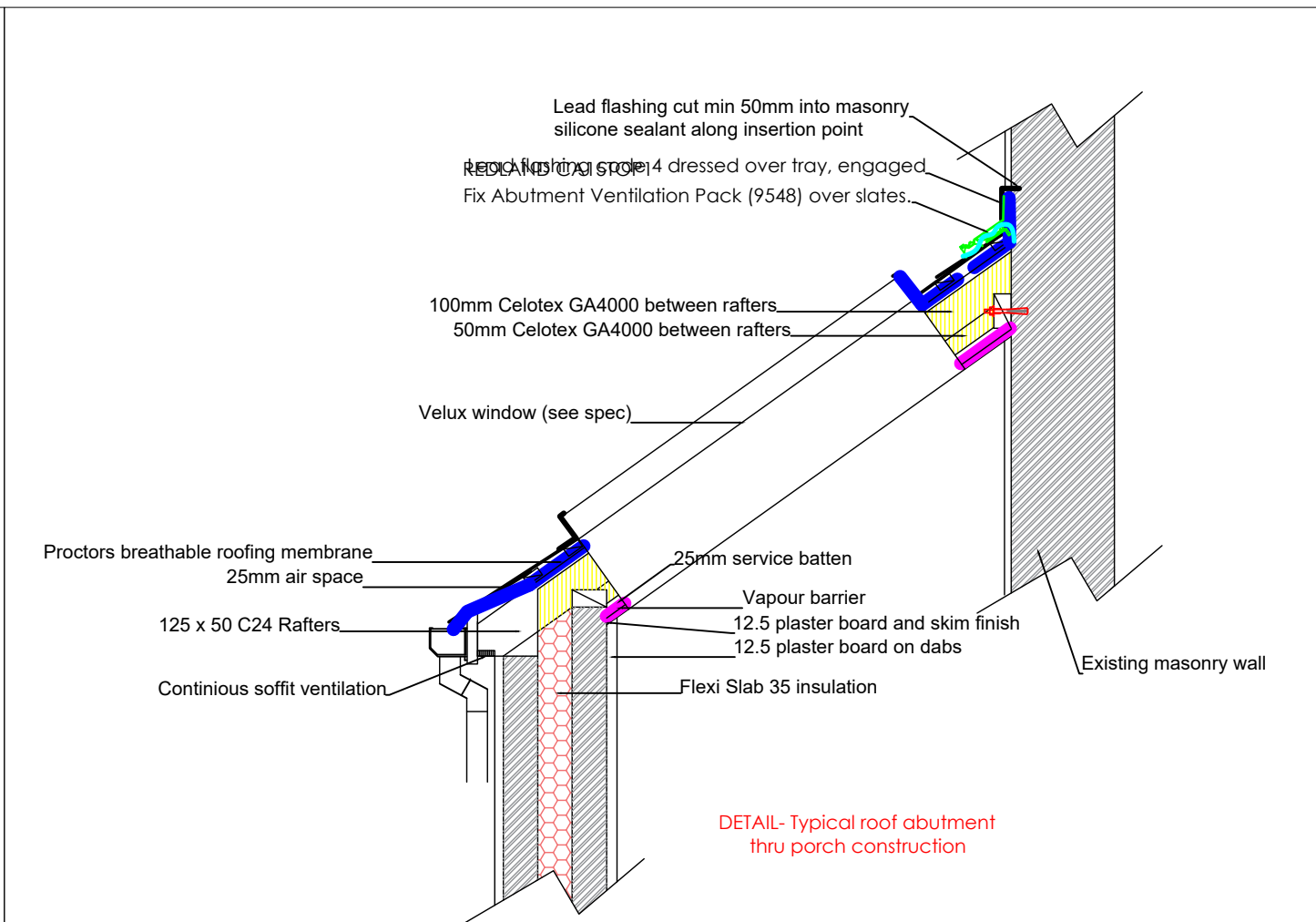
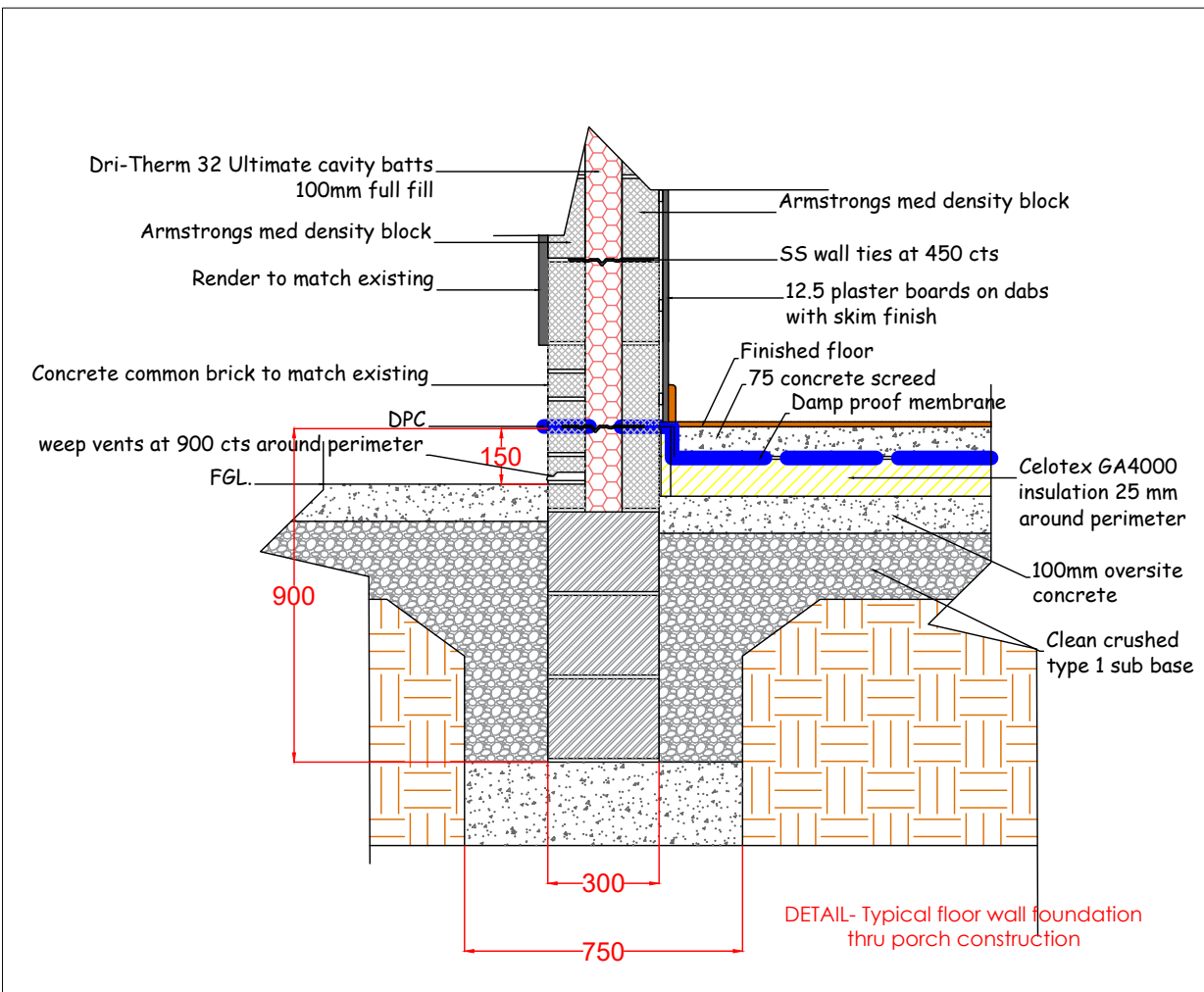


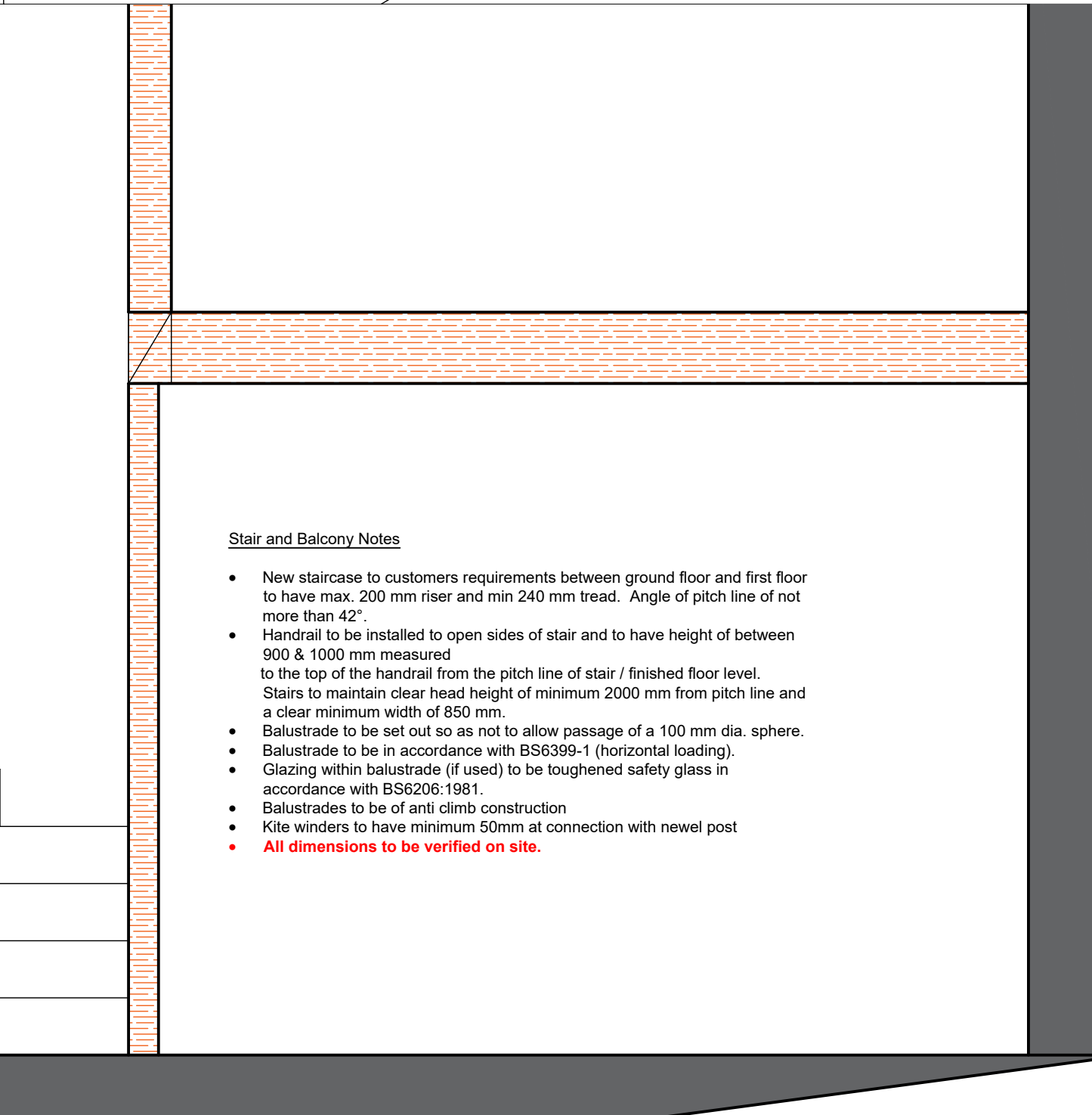
Cottage 2. Ground floor scale 1-50



Cottage 2 First floor scale 1-50



Section A-A scale 1-20



Notes

Foundation Construction

- New concrete strip foundation details:
 - 100 mm thick internal block walls - 440 x 225 mm
 - 300 mm thick blockwork/brick cavity walls - 750 x 225 mm
- Foundation pads where required to support steel columns to be to engineers specifications

- All foundations to have minimum trench depth of 750 mm below fin ground level to base of concrete footing.
- All foundations to have minimum projection of 150 mm beyond wall on both sides.
- Area of site within building boundaries to have all vegetable matter removed down to a clay/gravel base

All foundation bearings to Local Authority Building Control approval, to be determined on site.

External Wall Construction

- Below ground to be Celcon trench blocks 300x215x440
- from finished ground level to dpc to be brick work on outer leaf with 100mm cavity and 100mm dense concrete block to inner leaf, cavity to have weep holes at ground level installed at 900mm cts
- Above dpc internally to be 100mm Armstrong Insulite med density lightweight block, with 100mm cavity fully filled with 100mm Knauf Dri-therm 32 Ultimate cavity batts, with external leaf of 100mm Armstrong Insulite med density block.
- Internal side of external wall to have 12.5 Wall board ten on dabs with taped joints and plaster skim finish.
- Wall achieves a U-Value of 0.27 W/m²K.
- Hy-load D.P.C. to be installed horizontally at finished floor level minimum 150mm above external ground level.
- New lintels over doors and windows to be Catnic CG90 with minimum 150 mm end bearing
- Corner returns to be a minimum of 675mm measured externally or provide structural calculations proving stability if less than 675
- Cavity to be drained at base of cladding and at window heads with Catnic preparatory vent/tray

Ground Floor Construction

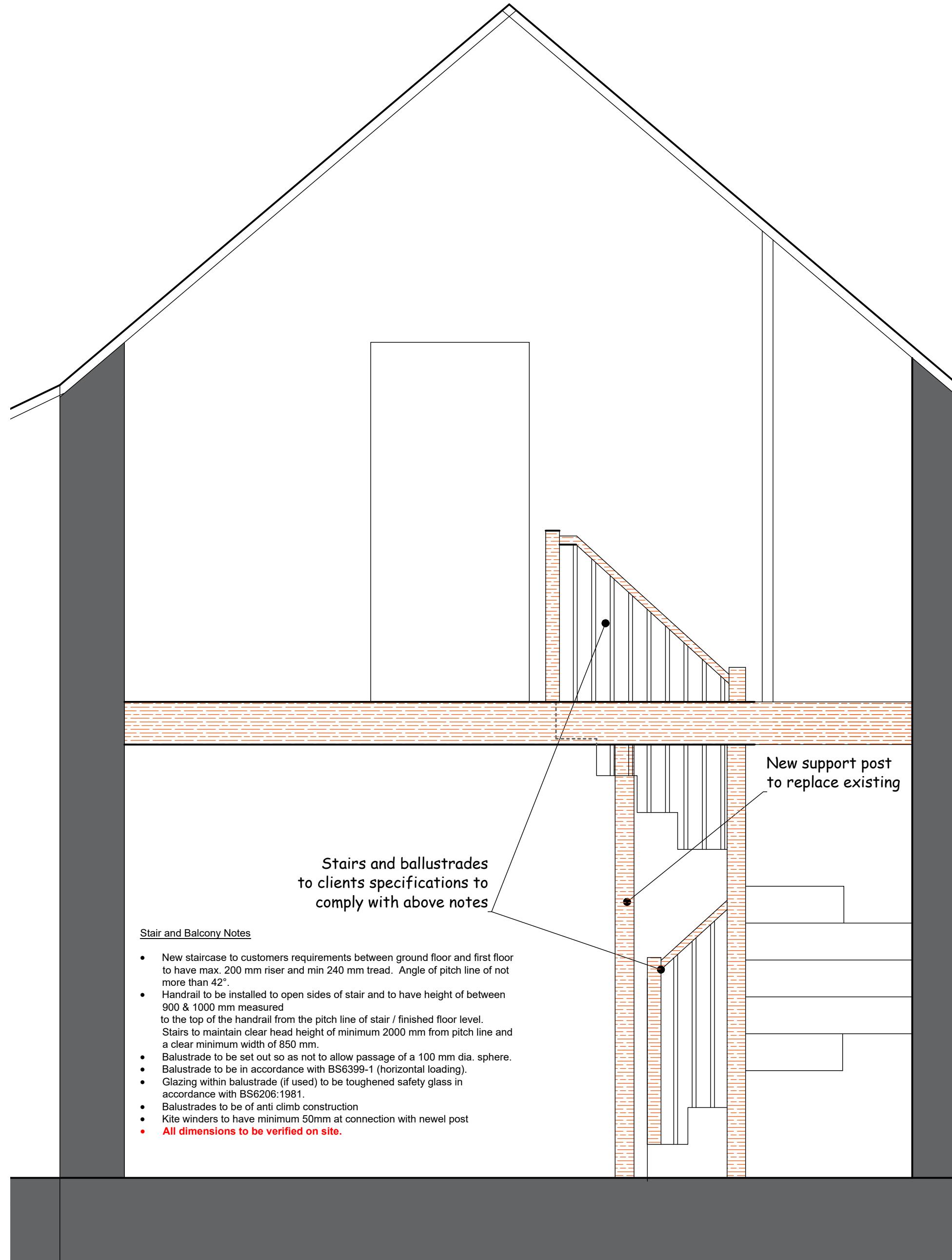
- Ground floor construction to be: Floor finish, on 100 mm concrete slab, on Polythene 500 gauge V.C.L., on 100 mm Celotex XR4000 foil-faced rigid insulation board with 25 mm Celotex TB4000 foil-faced rigid insulation board turned up around perimeter, on Visqueen 1200 gauge D.P.M. lapped and taped at all joints and lapped with wall D.P.C.'s, on 25 mm thick sand binding, on 150 mm sulphate-free compacted hardcore.
- internal area to be stripped of all vegetable matter prior to site infill
- Floor to achieve min U-value of 0.20 W/m²K.

Roof Construction-Pitched

- Pitched**
 - Grey/Blue natural roofing slate laid on a 30degree pitch with minimum headlap of 85 mm to comply with BS5534:2003, 5.3.4.2.
 - Slates to be fixed using 2 no. copper clout nails to 50 x 25 mm tanalised S.W. battens on Proctor Roofshield vapour open roofing membrane on rafters at max. 400 mm centres
 - Proctor Roofshield vapour open membrane installed in strict accordance with manufacturer's written instructions with min. 150 mm laps between sheets and draped by 10 mm over rafters.
 - restraint straps to be installed at max 1200 cts with lateral restraints provided at 1200 cts spanning min 3 no joists/trusses
 - Roof rafters to be 125 x 45 C24 bird mouthed over 100x50 wall plate and high level bearer bolted to wall with M12 expanding anchor bolts at 600 cts
 - Valley gutters, abutments, flashings and soakers to be code 5 sheet laid laid in accordance with manufacturers specifications. Lead on installation to be coated with patination oil. (valleys can also be installed using GRP preformed sections)
 - Rafters to have 100mm Celotex GA4000 between maintaining 25mm air gap below sarking felt
 - Ceiling timbers under drawn with 50mm Celotex GA4000 vapour barrier installed below 3 insulation with 25mm service batten with plaster board and plaster skim finish
 - Continuous over fascia vents to be installed
 - Abutment ventilator to be installed at top of roof to provide airflow

Heating System

- Boiler/system TBC.
- Boiler/thermostat to be regulated to prevent water temperature exceeding 100 degrees.
- New programmer/Timing device is to control periods of operation and Boiler interlocks to switch boiler off when no heat or hot water is required.
- All internal hot water pipe work to be insulated within 1 meter of boiler and cylinder and in unheated spaces, provided with thermostat on system and timer control.
- Boiler balanced flue to have minimum designation of T160 P2 Q, D1, to include for safety notice regarding flue to regulation J 1.56 displayed in prominent position
- Boiler flue to have wire guard externally and flue positioned to the requirements of diagram 3.4 of approved doc J
- The building owner/occupier must be provided with information on the operation and maintenance of the heating and hot water systems
- Installation and Commissioning certificates are required for new heating system with copies to Building Control
- All new radiators to be fitted with thermostatic regulated valves



Section B-B scale 1-20

Stair and Balcony Notes

- New staircase to customers requirements between ground floor and first floor to have max. 200 mm riser and min 240 mm tread. Angle of pitch line of not more than 42°.
- Handrail to be installed to open sides of stair and to have height of between 900 & 1000 mm measured to the top of the handrail from the pitch line of stair / finished floor level. Stairs to maintain clear head height of minimum 2000 mm from pitch line and a clear minimum width of 850 mm.
- Balustrade to be set out so as not to allow passage of a 100 mm dia. sphere.
- Balustrade to be in accordance with BS6399-1 (horizontal loading).
- Glazing within balustrade (if used) to be toughened safety glass in accordance with BS6206:1981.
- Balustrades to be of anti climb construction
- Kite winders to have minimum 50mm at connection with newel post
- All dimensions to be verified on site.**

Velux Rooflights

- Velux rooflight PK04 94cm x 98cm (at positions shown on plan) with EDW std flashings installed in strict accordance with manufacturer's written instructions.
- Roof rafters trimmed as necessary using equal section treated timber double rafters.

Leadwork

- Apron flashing's to be formed using Code 4 lead aprons with minimum 150 mm up-stand and 25 mm chase into wall.
- Valleys to be formed using Code 5 lead sheet in maximum 1500 mm lengths on class A building paper on 18 mm thick W.B.P. plywood board fixed to rafters. Lead taken up beneath slate line, over treated S.W. tiling felt and over roofing underlay in accordance with manufacturers written instructions. Maximum girth of valley to be 125 mm.
- Side abutments to be formed using Code 3 lead soakers installed to each slate with Code 4 lead flashing over. Lead flashing to have minimum 150 mm up-stand chased in by 25 mm into walls and dressed down over roof slates by minimum 150 mm.
- All lead sheet to BS EN 12588:1999 installed in strict accordance with the Lead Sheet Manual published by the Lead Sheet Association. All lead to receive 'Pro coat Patination Oil' on all faces.

Electrical installation

- Electrical socket outlets and switches to be positioned between 450 mm and 1200 mm above F.F.L.'s.
- Minimum 1No. per 4No. light fittings installed (to client design), of fixed lighting installation to be energy efficient light fittings of luminous efficacy greater than 40 lumens per circuit watt.
- Fittings capable of accepting GLS bulbs with bayonet cap or Edison screw bases not classed as energy efficient.
- New consumer units positioned between 1200 & 1350 above finished floor level
- External lighting to be limited to 150W per fitting on PIR movement/daylight sensors or fittings of luminous efficacy greater than 40 lumens per circuit watt, eg. compact fluorescent.
- All electrical work to be carried out via the Competent Person's Self Certification Scheme by an electrical contractor registered with one of the following organisations:
 - BRE certification Limited
 - Elecsa Limited
 - British Standards Institution
 - NICEIC Services Limited
- All certificates to be forwarded to Building Control upon request.
- All electrical work required to meet the requirements of Part P Electrical Installation to be designed, installed, inspected and tested by a person competent to do so prior to the completion of works.
- Building Control will need to be satisfied that Part P has been complied with and will require a copy of an appropriate BS 7671 Electrical Installation Certificate issued for the work by a person competent to do so.



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CLIENT NAME
J & A Philpott

PROJECT TITLE
**Application to divide cottage into 2
No letting cottages At Rowrah
Hall Rowrah Cumbria
CA26 3XH**

DRAWING TITLE
Sections/Floors

DRAWN BY
Picaso

DATE
28th December 2021

CHECKED BY
Angelo

DRAWING No.
031/PR SEC FL

REVISION
A

SCALE
As Shown

REVISION DATE

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