

This drawing is for the sole purpose of obtaining Local Authority Planning & Building Regulation approval only. The building contractor shall be responsible for the checking of all dimesnions on site. The building contractor shall be responsible for the stability of the new & existing structures during the works.

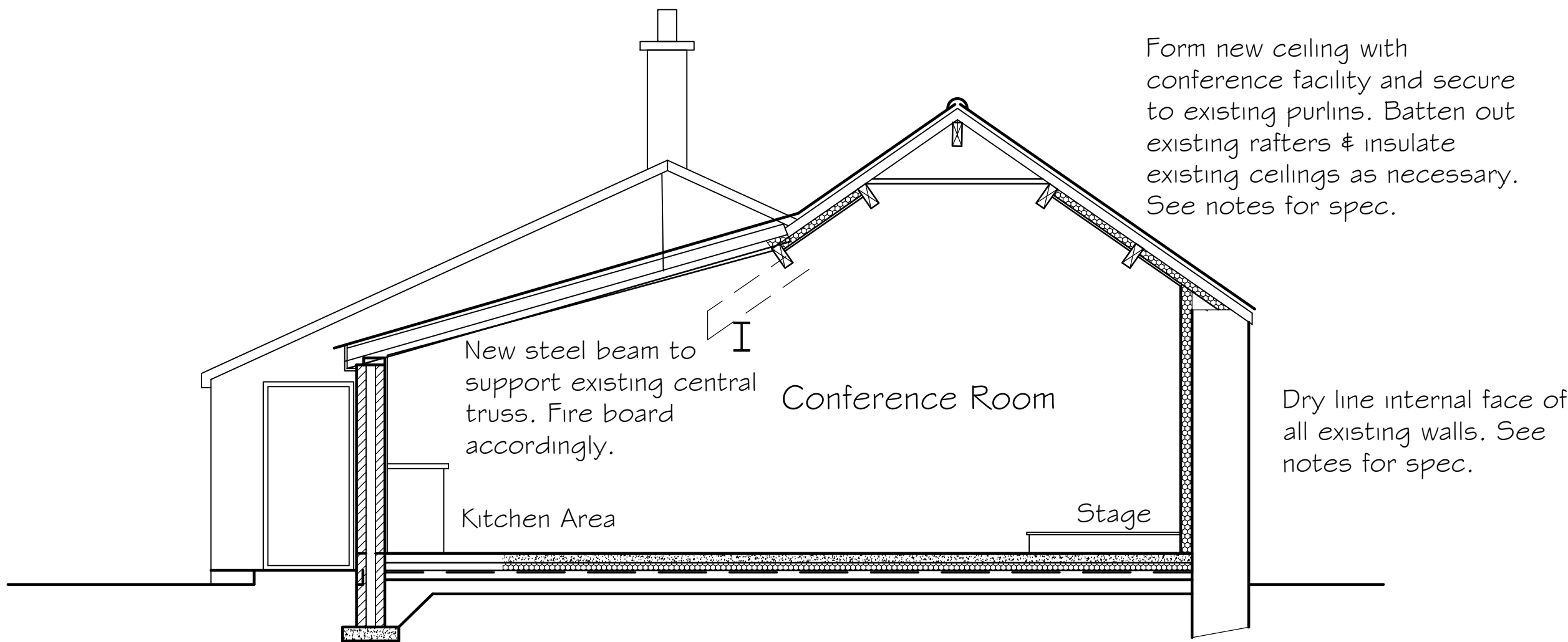
New foundations to be 700 x 200 mass concrete strip footings tied into existing. All taken off LA approved bearing strata. Foundation to have 450mm min ground cover. Exact depth of foundation to be established on site.

New walls to be 325mm cavity construction & shall comprise:
Below dpc - 100mm thk celcon thermolite blockwork inner leaf, 100mm thk dense concrete blockwork outer leaf with lean mix cavity fill. Fill shall not be within 225mm of the dpc. Allow for hy-load dpc bedded in cement mortar. Dpc shall be 150mm min above external ground level.
Above dpc - Walls to achieve 0.18W/M2-K U-value. 100mm thk celcon thermalite blockwork inner leaf, 75mm thk kingspan K108 wall insulation, 50mm cavity and 100mm thk solid concrete blockwork. Insulation to extend to lower level of floor insulation. Cavity to extend 225mm min below level of dpc. Provide 25mm perimeter insulation to the floor slab/wall junction. Allow for plasterboards on dot and dabs to internal face with skim finish.
Allow for 250mm long vertical twist type ss wall ties at 450mm vertical & 750mm horizontal crs staggered. Allow for wall ties to every course around openings. Insulation to be secured with wall tie clips. Minimum returns to be 385mm. Provide expamet reinforcement between bed joints at returns. Ensure cavity face of inner leaf is clean & free from mortar prior to fixing of insulation. Ensure cavity is kept clean at all times.
Form new openings as indicated. Exact sizes shall be determined prior to works commencing & adjusted accordingly. Sill heights to window openings to be 800mm min above f.f.l.
Allow for PC concrete thresholds to door openings. Allow for insulated steel lintols to openings, Catnic cougar or similar. Type chosen to accommodate wall thickness & loading conditions. Allow for dpc over all steel lintols with stop ends at each end.
Close cavity around all openings with thermalite or similar insulated cavity closer & thermal boarding as necessary with combined dpc.
Allow for all required vertical & horizontal dpc treatment to openings. Cavities to be closed at eaves with a suitable calcium silicate board.
Roof & wall insulation should about the cavity barrier at eaves level to prevent cold bridging.

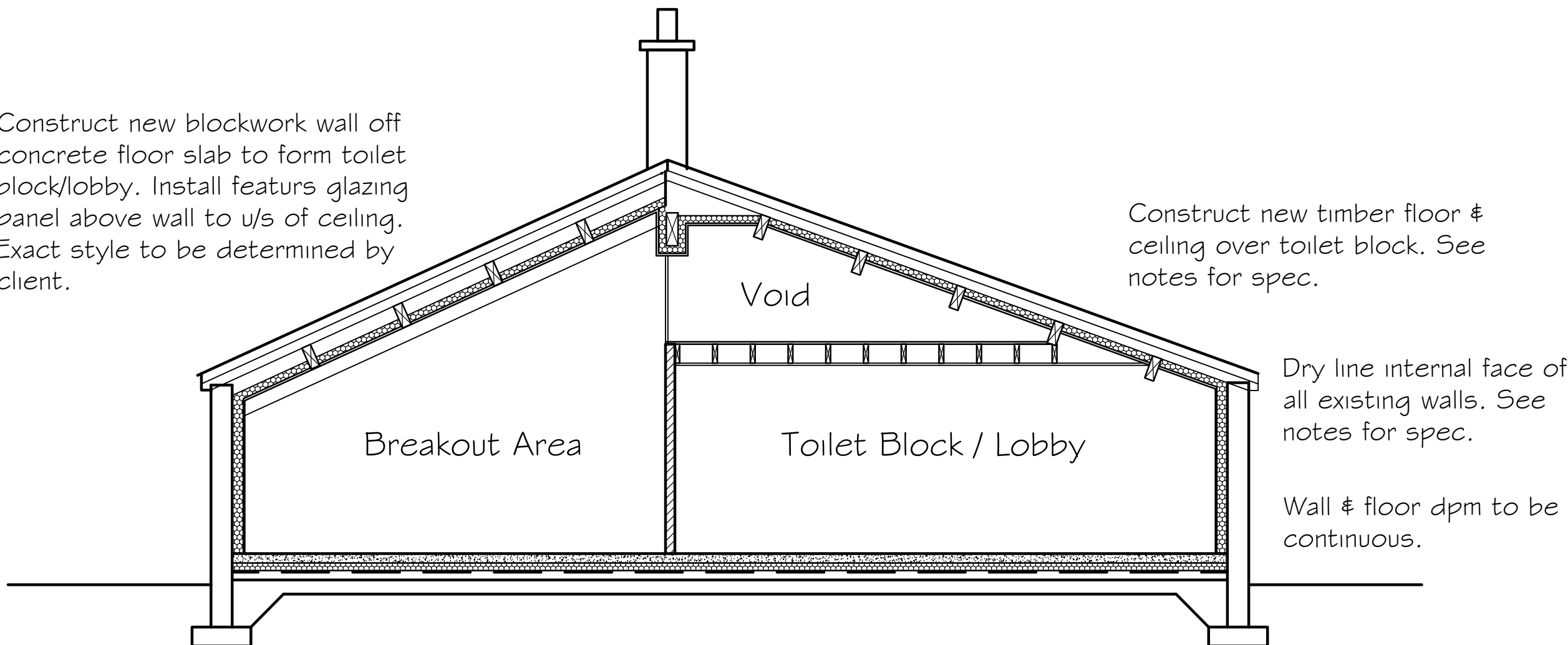
New ground floor to be 100mm thk concrete with a steel float finish on 100mm celotex XR4000 or similar insulation on RUK plastofol dpm supplied by Messrs Restoration UK Ltd, Unit 3, 18 Hanford Way, Loughborough, Leicestershire, LE11 1LS (Tel 01509 216323), laid over existing quarry tiles. Ensure existing floor tiles are cleared & cleaned of all debris & contaminants prior to work commencing. Overall floor to provide U-value of 0.20W/m2K. Provide strip of insulation between floor & wall.
New ceiling over toilet block to be 200 x 50 C16 joists with 19mm thick floor sheeting over. Joists to be lined on u/s with fire board & taped joints with skim finish. Provide rockwool insulation between joists.

All existing walls to be lined using RUK plastofol damp proof membrane supplied by Messrs Restoration UK Ltd, Unit 3, 18 Hanford Way, Loughborough, Leicestershire, LE11 1LS (Tel 01509 216323). Installed using wall using plugs & fixings supplied by manufacturer in full accordance with the manufacturers details & instructions.
Install new Gypliner IWL metal stud walls consisting off Gypframe 92.1.90 studs @600mm crs with 15mm thick boarding to internal face. Provide 100mm thick Gyproc Thermaline super Isover steel frame infill batts to provide U-value of 0.18W/m2k. All supplied by Messrs British Gypsum. All installed strictly in accordance with the manufacturers details & instructions.

New roof to rear extension be concrete tiles to match existing on 50x25mm sw timber battens on sarking felt (felt to be carried into gutters & secured using clout nails) on 200 x 50 C16 rafters at 400mm crs. tied into existing roof. Lateral restraint strapping to be provided to gables at 2m max crs. All secured to 100x50mm sw timber wall plate. Wall plate secured to top of wall using at 1200mm max crs. using m/s BAT M305 straps. Ensure 25mm continuous air gap with vermin proof screen at eaves. Allow for 100mm thk celotex XR4000 or similar insulation between rafters with a further 50mm below to achieve U- value of 0.15W/m2k. Ensure 50mm air gap is provided.
All existing roofs to have 75 x 50 C16 battenes secured to u/s. Provide insulation as detailed above. U/s of all ceiling to be lined with fire board & taped joints with skim finish.
Flat ceiling with conference room to be formed using 150 x 50 C16 joists at crs to match existing rafters. Install 300mm thk rockwool quilt insulation between joists as necessary.



SECTION A-A AS PROPOSED
(Central Truss Omitted for Clarity).
Scale 1:50 @ A1
Scale 1:100 @ A3



SECTION B-B AS PROPOSED
Scale 1:50 @ A1
Scale 1:100 @ A3

Window opening lights to have opening areas equal to 1/20th of the floor area it serves. Trickle vents to be provided to each room, min vent area 10000mm2. Sunroom to be provided with 3No min trickle vents with area 10000mm2. Windows & doors to provide U-value of 1.4W/m2K and to be double glazed with a 16mm air gap & a soft low E coating. Windows & door frames to be sealed into masonry openings with mastic. Roof lights to achieve 2.2W/m2k.
All windows to be fully draught stripped. Glazing below 800mm to be safety glass to BS6206: 1981, also to include glazing in doors below 1.5m. All doors to have threshold to comply to DDA requirements.

Kitchen area to have mechanical ventilation with a capacity of 60lt/sec.

Heating and hot water to be provided by new gas fired combi boiler located in the store room with a balanced flue to external air, a min. 600mm from any opening. Protective wire cage externally. Heating and hot water system to be provided with zone controls, timing controls, boiler interlocks and installed to manufacturers instructions/specifications. All heating pipes and ducting to be insulated. All heating products and appliances to be in strict accordance with approved document J1 & J3 of the building regulations. All hot water storage systems and appliances to be in strict accordance with approved document g3 of the building regulations. temperature to separate areas to be thermostatically controlled (trv's or similar) flue terminal to be positioned in accordance with BS 5440 pt 1 flue to be guarded if within 2000mm of the ground. All to be fitted in accordance with domestic heating compliance guide.
New boiler to be type A carbon monoxide alarm to BSEN 50291-1 shall be provided & powered by battery & sited on a ceiling at least 300mm from any wall (or if located on a wall, as high as possible but not within 150mm of the ceiling) & between 1-3m horizontally.

All electrical work is to be designed ,installed, inspected and tested in accordance with BS 7671:2001 or equivalent standards. theses installation works are to be undertaken by a person registered with an electrical self certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to building control on completion of the works.
Exact layout of all sockets & switches to be determined by client.

All new internal light fittings shall have lamps with a luminous efficiency of 75 light source lumens/circuit watt.

DS -Smoke detector

All detectors interlinked and wired to separate fuse at the mains distribution board all to BS 5446 pt 1

Lay new drainage as indicated using 100mm dia hepbworth or similar upvc drainage system laid to manufacturers recommendations and full satisfaction of the LA. Ensure a full inspection of all pipework is done prior to any back filling. All drains shall be bedded and surrounded in pea gravel and laid to self cleansing gradient not less than 1in40. Exact position and invert levels of the proposed drainage shall be established on site prior to work commencing to satisfy the proposed layout and set the levels accordingly. Inspection chambers shall be 450mm dia bedded onto wet concrete and backfilled with selected as dug material. Chambers shall be fitted with medium duty covers and frames, secured with screw fixings to framework. Connect the new drainage to the existing mains sewer to full satisfaction of the LA. All openings in the walls for drainage below ground level shall be masked with rigid material each side. All in accordance with approved document h. All waste pipes shall have deep seal traps connected to soil waste pipes as indicated and discharge into existing soil vent pipe. Allow for 38mm dia waste pipe to wash basins. All in accordance with cl H1 of the building regulations.