SITE PREPARATION

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, to be covered by the building.

FOUNDATIONS

Generally 600 x 300mm deep concrete foundations, Can be reduced to 450mm width for 225mm brickwork.concrete mix to conform to BS 8004:1996. Depth of excavations related to subsoil conditions, with a min 750mm depth x 600mm width and 250mm depth for external walls in sandy/gravel or similar subsoils, or a minimum 1000mm depth in shrinkable clay. Exact depth to agreed on site with Building Control Officer to suit site conditions. Ensure foundations are constructed below invert level of any adjacent drains. Sulphate resistant cement to be used if required. Where foundations are stepped, the length of the lap should be at least equal to be combined thickness of the foundations and in no case less than 300mm. Provide protection to any services that passes through. Where Drainage passes through foundation to be extended 225 below invert of the pipe and shuttered and lintelled over

WALLS BELOW GROUND

All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

EXTERNAL WALLS

303mm cavity wall comprising of an outer leaf of 102.5mm selected facing brickwork 100mm cavity filled with Crown Dritherm plus or similar resin bonded fibre-glass insulation batts built in as works proceeds to provide overall maximum u value of 0.28w/sqmk, insulation to commence 75mm below d.p.c. level supported on wall ties spaced at 600mm centresand extended to full height of wall. 100mm thick Thermaliteturbo Celcon Solar or Durox Superbloc or similar

(3.50 n/mm crushing strength) block inner leaf. LINTELS

Insert I.G. galvanised steel lintels to suit the span, type of wall and loading requirements in accordance with manufacturers details and specifications or lintel schedule. Generally type L1/S for standard cavity walled loading conditions, L1/HD or L1/XHD for heavy duty load conditions where supporting roof truss or point loads. Box 200 steel lintels for 215mm solid wall conditions. All with a minimum 150mm bearing at each end.. Insert flexible felt cavity tray over lintel extending 150mm past ends with minimum number weepholes per lintel.

ROOF PLATE

Solidly bed 50mm x 100mm C16 roof plate in 1:3 motor and strap down using 30mm x 2.5mm ms galvanised straps taken down the walls and fixed to wall at 2m centres

FASCIA'S

To be PVC with all fittings and fixings to complete. All timber framing to gable ladders and fascia's should be in tanalised timber. Colour as existing/ planning or discuss with client

RAINWATER DRAINAGE

Rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

LEAD WORK AND FLASHINGS All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

Decorative Holes In Gables To Allow Bat Access







Wooden Windows & Door

Red Brickwork in English Bond To Match Existing Including Arches





Brown Roof Tiles as Existing



& Shall Be Blocked

Proposed Layout 1:100

This shall be a suspended pot and beam system throughout, and all installed in strict accordance with the specialist manufacturers design and detailing. The beam span is as noted on the plans. Note that where the floor beams of two room areas to span onto a sleeper wall, as noted on the plans, although this may differ on the design of each individual system. the contractor shall allow for the variations within each floor system that he may offer within his tender price. The pot and beam system shall bear a minimum of 100 mm onto the inner leaf of the cavity wall and internal 200 mm sleeper walls. All built off a horizontal DPC throughout, with no means of water penetration to the floor system.

> AIR SOURCE HEAT PUMP (ASHP) Heating to be provided by an Air Source Heat Pump. 5kw Daikin Sky Air Conditioning Unit Or Similar Mounted Externally Isolated from Vibration. Connected To Ceiling

Mounted Cassette. Ensure Air Source Heat Pump to be ErP compliant. Fan unit to be in a protected area with appropriate space around the unit for air supply and access. Installer to be registered with MCS (Microgeneration Certification Scheme). installation and commissioning of the system to be carried out by a competent person. Following the completion of the installation notice of confirmation and commissioning to be submitted to Building Control within 5 days of completion.

New Access: To Comply With Part M Building Regulations External doors must have a level threshold Approach routes must have a minimum clear width of 900mmm or 750mm where there are obstructions, the gradient should be between 1:20 and 1:12 Every gateway must have an 850mm clear opening, with a 300mm nib on the leading edge to allow users to reach the handle

External doors must have an openable width of 850mm

TRUSSED RAFTER ROOF Pitched roof to be formed using proprietary prefabricated manufactured trusses. Design of roof trusses to be produced by a specialist truss manufacturer to BS EN 595:1995 and submitted to Building Control for approval prior to commencement of work. Trusses to be placed at max 600ctrs in accordance with BS 8103-3:2009 and BS EN 1995-1 on suitably designed reinforced concrete pad stones where appropriate. All strapping, fixing and bracing to be in accordance with manufacturer's instructions. Mechanically fix trusses to 100 x 50mm sw treated wall plates using galvanized steel truss clips. Form ceiling using 12.5mm plasterboard and min 3mm thistle multi-finish plaster and lav 150mm Rockwool insulation between ceiling joists with a further layer of 150mm over joists (cross direction to each other and first layer). O/A depth of insulation 300mm. Provide polythene vapour barrier between insulation and plasterboard. Ensure opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross-ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details. TILED ROOF

Interlocking concrete tiles with a minimum headlap as specified by tile manufacturer taking into account roof pitch and building location. All details relating to the fixing/ bedding of eaves, verges, ridges, hips as manufacturers detail and specification. 50 x 25mm tanalized softwood battens with minimum 38 x 10mm gauge aluminum nails unless otherwise specified by manufacturer. Fix Klober Permo Forte or Tyvek breathable felt or reinforced sarking felt lapped a minimum 150mm both horizontally and vertically and carried well into gutter and secured with clout nails to allow drainage of water over fascia board in to eaves gutter. Underlay to be supported on a rigid plastic eave tray to avoid water trap behind fascia. Verges 150mm wide cement strip with maximum 50mm projection. Concrete ridge tiles with dentil slips as appropriate. Tiles to be cut closely to abutments with code 4 lead apron flashings. Bedding mortar to consist of 3 parts sharp sand, 1 part ordinary portland cement, colour to clients choice, struck off to give smooth face and pointed in one operation.

BACKGROUND VENTILATION

All rooms should have background ventilation in the form of a window trickle ventilator, or wall air vent, which is controllable and secure and sited so as not too cause undue draughts. Habitable Rooms 8, 000 sqmm All Other Rooms 4, 000 sqmm

DOORS

Doors to achieve a U-Value of 1.2W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be t oughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

WINDOWS

Windows to be double glazed with 16mm argon gapand soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.2 W/m²K.

SMOKE DETECTION

Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2013 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all

levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

ELECTRICAL

Contrator to liase with client for position and amount of fittings. All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self-certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671:2018. Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion

SECOND FIXING

All skirting, architraves and doors etc to match existing or to clients choice

Notes:

DO NOT SCALE from this drawing. Use figured dimensions in millimetres Contractors must verify all dimensions on site before settingout, commencing work, ordering materials or making any shop drawings. Any discrepancies to be reported to client or designer.

This drawing is to be read in conjunction with any relevant engineers, consultants, sub-contractors or specialist drawings and specifications

Contractors must ensure that all necessary approvals are obtained before commencement of work.

It is expected that competent trade operatives will carry out all the works following good building practices. All work, workmanship and materials are to comply with the current and applicable British Standards, Euro Codes and Building Regulations. Materials are to be prepared/applied or fixed so as to fulfil the function for which they are intended following manufacturers recommendations, Check Planning conditions that may be relevant to the application.

Contactor must visit the site to ascertain its true size and undertake any investigative works before providing a quotation.

Contractor to confirm with client: external and internal decorations, floor finishes, internal joinery, kitchen fittings, sanitary ware, central heating and electrical layouts

The contractor is to carry out all works in full compliance with the Health and Safety Commission's Approved Code of Practice "Managing Construction for Health and Safety" and Construction (Design and Management) Regulations 1994

THE PARTY WALL ACT 1996

The act provides a building owner who wishes to carry out works to or within close proximity of an existing party wall, boundary wall or excavations near neighbouring buildings with rights to do so provided he/she (or a professional advisor) gives notice to the adjoining owner in writing describing the works to be done at least 2 months prior to commencement. It covers: A) Various works carried out directly to a party wall.

B) New buildings at or beside the boundary line between properties. C) Excavations within 3.0m to 6.0m of the neighbouring building or buildings depending on the depth of the excavation.

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Client

Christopher Harding

Job Title

Nedging With Naughton Village Hall IP7 7BW

Drawing Title

Building Regulation Drawing Eaves Section Added

Scale	Sheet
1:50 1:100 1:20	A1
Date	Drawn by

April 2021

MD

460-04

Drg No.

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Rev.