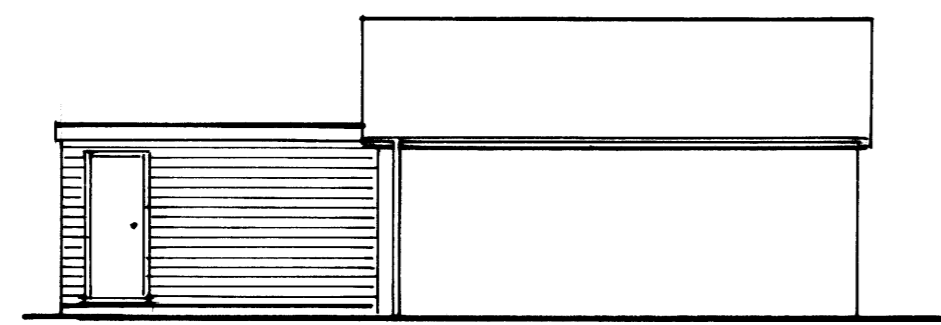
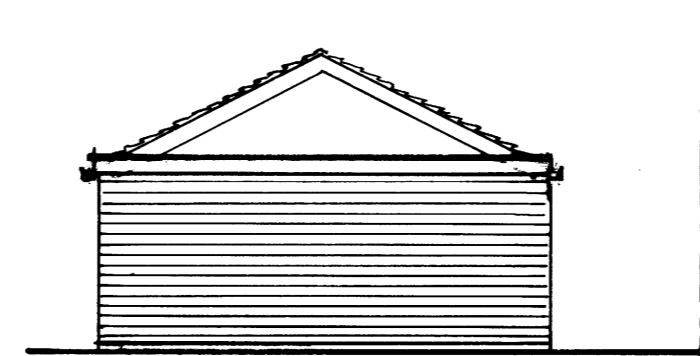


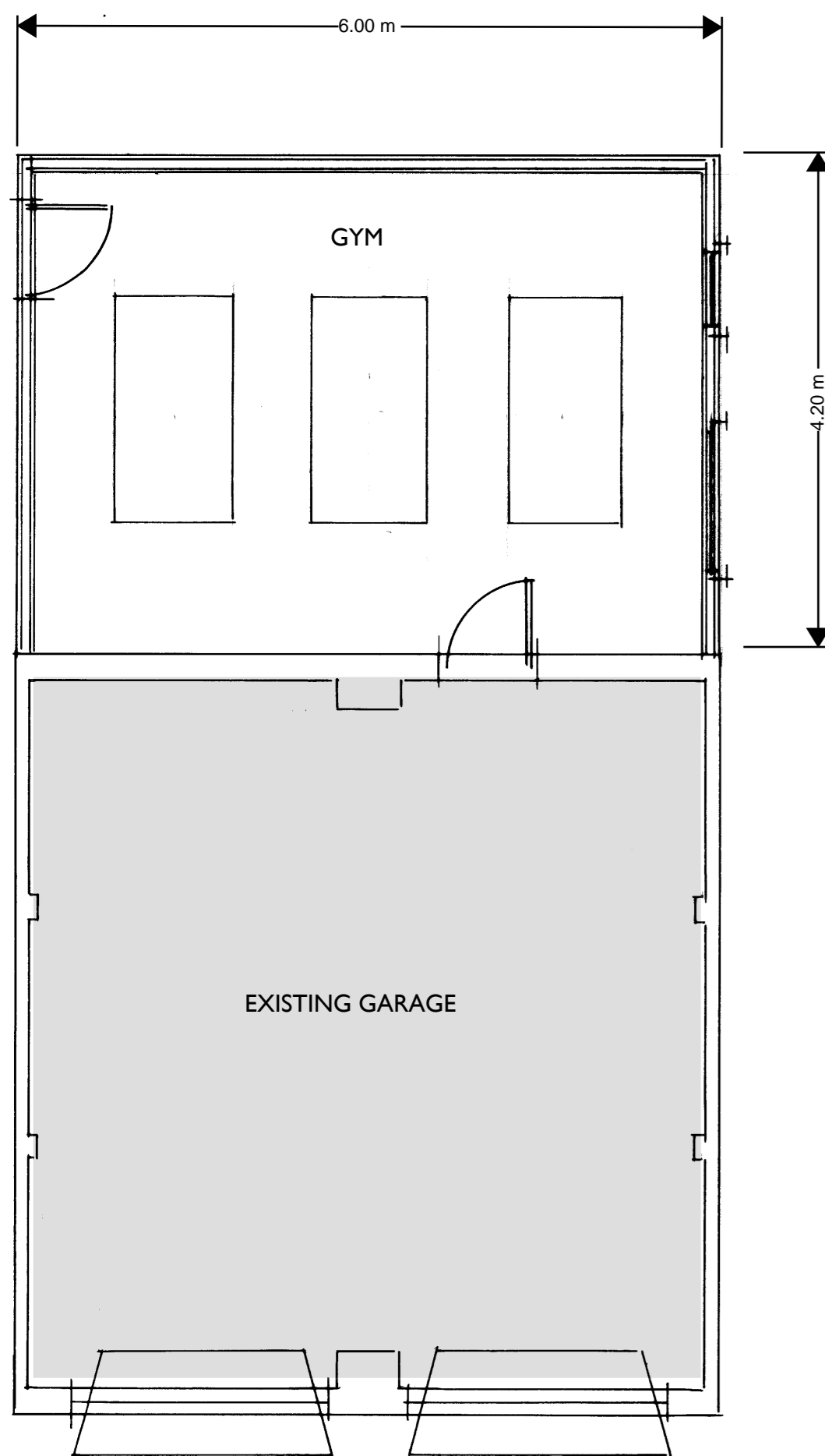
SOUTH-EAST ELEVATION



NORTH-WEST ELEVATION



NORTH-EAST ELEVATION



FLOOR PLAN SHOWING GYM ADDITION

23 m²

BUILDING SPECIFICATION NOTES

All works must conform to the current edition of the Building Regulations and all other Local Authority Regulations and by-laws. Part L1B gives notional U-values and design limits for new elements in an existing dwelling as 0.28 for walls; 0.22 for floors; for a pitched roof with insulation at ceiling level 0.16 between rafters 0.18; flat roof 0.18. All fixtures, fittings and equipment to be installed or fitted strictly in accordance with the respective manufacturer's instructions.

FOUNDATIONS: 600mm wide mass concrete trench foundations, min 600mm deep founded on firm ground below invert level of drains, other obstructions and tree roots.

DAMP-PROOFING OF WALLS: By inspection, if required to existing walls, the damp-proofing course to be reinstated using a BBA certified silicon injection system to comply with Building Regulations C2(a) and Regulation 7 for a 'material change of use' as defined in Regulation 5(a)

CEDRAL WEATHERBOARD PLANK CLAD WALLS: Class A fire panels on 38 x 50mm vertical battens to provide a minimum 30mm clear cavity behind the Cedral Click planks with a 10mm opening at the base and head on reinforced breather membrane (BS747) on 12mm OSB board for racking resistance fixed to 100 x 47 mm SW framing. Assembly starts at the bottom of the outside wall with the purpose designed Cedral Click plank start profile. The start profile must be perfectly level. Use appropriate countersunk head screws so the screw head does not block the placement of the first Cedral Click plank. The first Cedral Click plank is then fitted on to the start profile and fixed with clips on every support. Then the next Cedral Click plank is put on the first one. The plank will then be fixed with the use of Click clips, these will be placed on every batten. 75mm Kingspan Kooltherm K7 between studs & around window openings to provide 25mm cavity, apply polythene vapour barrier & finish with Kooltherm K118 32.5mm plasterboard and 3mm plaster skim. Provide code 4 lead soakers and flashings to all abutments.

DAMP PROOF COURSE: All DPCs to be bitumen based or Hyload (or similar approved) to comply with BS 6398:1983, BS 743 and CP102 part 2 1973 and to beneath the timber wall plates. Horizontal DPC at a minimum 150mm above finished ground level, paving (finished), planting and roofing levels. Vertical DPCs to be provided to reveals of all wall openings. All DPCs and DPMs to be continuous and to a minimum lap of 150mm.

FLOOR Ground floor of insulated ground bearing concrete construction 65mm thick sand cement screed on 70mm thick rigid polyisocyanurate (PIR) foam thermal insulation board (for example Kingspan Kooltherm K103 floorboard or similar approved) up-turned at perimeter edges to prevent 'cold bridges' with 25mm Celotex T-Break TB3000, 100mm concrete on 1200g Visqueen DPM lapped into existing and proposed dpc on to give U value of 0.22 W/m²K. All on 150mm thick, consolidated inert sand-blinded hardcore.

FLAT ROOF WARM DECK CONSTRUCTION: (U value 0.18 W/m²K). Single ply membrane which must achieve a manufacturer AA, AB or AC rating on plywood decking over 120mm Kingspan Thermafloor TR27 LPC/PM on vapour barrier fixed to 170 x 47 grade C24 softwood joists @ 400 mm centres complete with Catic or herringbone struts with firings of minimum 25mm depth to achieve a fall of 1:40. All timber connections are to be made with BAT galvanised connections or similar approved. 100 x 75 wall plate minimum timber length of 3m and half-lap plates at joints and corners to be secured in position using 30 x 5 x 900mm long vertical galvanised mild steel wall anchors at not more than 1500mm centres. Where joists are parallel to walls provide 30mm x 5mm mild steel wall anchors at not more than 1500mm centres spanning from the wall across no less than three joists. Restrain each joist onto existing wall with restraint type joists hangers let into the brickwork. Use 12.5mm plasterboard for ceiling, lightweight 3mm plaster skim to finish. For Soil vent pipes through the roof use RubberGard EPDM Pipe Flashing. Single ply membrane dressed into brickwork with grade No. 4 lead or other approved flashing.

FLAT ROOFLIGHTS: 3 No. 2000 x 1000 Solar reflective 4mm Activ self-cleaning neutral toughened outer glass, 16mm Argon filled cavity, 6.4mm clear laminated Pilkington Super Low E inner panes to achieve a U-Value of 1.2 W/m²K all to suit manufacturer's requirements and to meet fire resistance under Part B4 together with BS 476 Part 7 1971. Glazing and frame AA rated.

INTERNAL DOORS: Garage connection door, frame and jamb self-closing FD30 standard

WINDOWS: Openings in external walls to have horizontal and vertical damp proof course and perimeters to be sealed with mastic. Window type to match existing where possible and have fitted trickle ventilator at a minimum of 1.7m from FFL equivalent to 8000 mm²/room. Windows to be double glazed with 16mm gap between the panes and low e coating to the internal pane. PVC-u, timber replacement or aluminium windows must have a U value of 1.6 W/m²K and must not exceed 15% of floor area and have min 5% of floor area as openable area. Windows in habitable rooms to the upper floors to have opening casements with a minimum 850mm x 500mm wide (min. 0.33m²) clear opening when fully open. Sill to be positioned between 800mm and 1100mm above floor level.

RAINWATER DISPOSAL: 125mm Marley 'Deepflow' rainwater gutter with 75mm downpipes, drains below ground to be 100mm UPVC laid to a minimum 1:40 fall bedded and surrounded in 150mm pea shingle. Rainwater disposal to a soakaway sited at a minimum distance of 5m from any buildings and must be constructed of either an open chamber in stein brickwork or geocellular tanks/attenuation crates. The soakaway pipe work must include a cleanable silt trap/catch pit and must include means of rodding access. The final size of the soakaway is to be determined on site by the building inspector.

LOCATION OF SERVICES: Services should be located to ensure that none are solidly based in a structural element and when passing through a structural element to be ducted or sleeved using appropriate materials. No cables are to be located in the cavity of the external walls, and metal in screed or plaster is protected against any adverse effects of chemical action and thermal movement. The only pipes buried in screed are part of a closed circuit (e.g. central heating wet radiator system). These are to be sleeved or wrapped to allow for free movement and are joined using capillary joints. At least 25mm cover must be above the pipework with its covering. Hot and cold water services shall be installed to avoid mechanical, frost or corrosive damage; the incoming service should be a minimum of 750mm below finished external ground level. Cold water to be mains supply only and to be suitably fitted with valves and pressure controls. All water services to be insulated against freezing, insulate pipes within roof spaces.

NOTE: All electrical work to be carried out by registered competent person who will undertake the work including inspection and testing. Test certificates to be issued to building control at the end of the work. Self-certification can only be given by a person who is registered with a government approved, competent persons scheme i.e. NICEIC registered. All fire safety information will be passed on to the occupants of the building upon completion of the work in order to comply with Regulation 38 of Building Regulations 2006 amendment

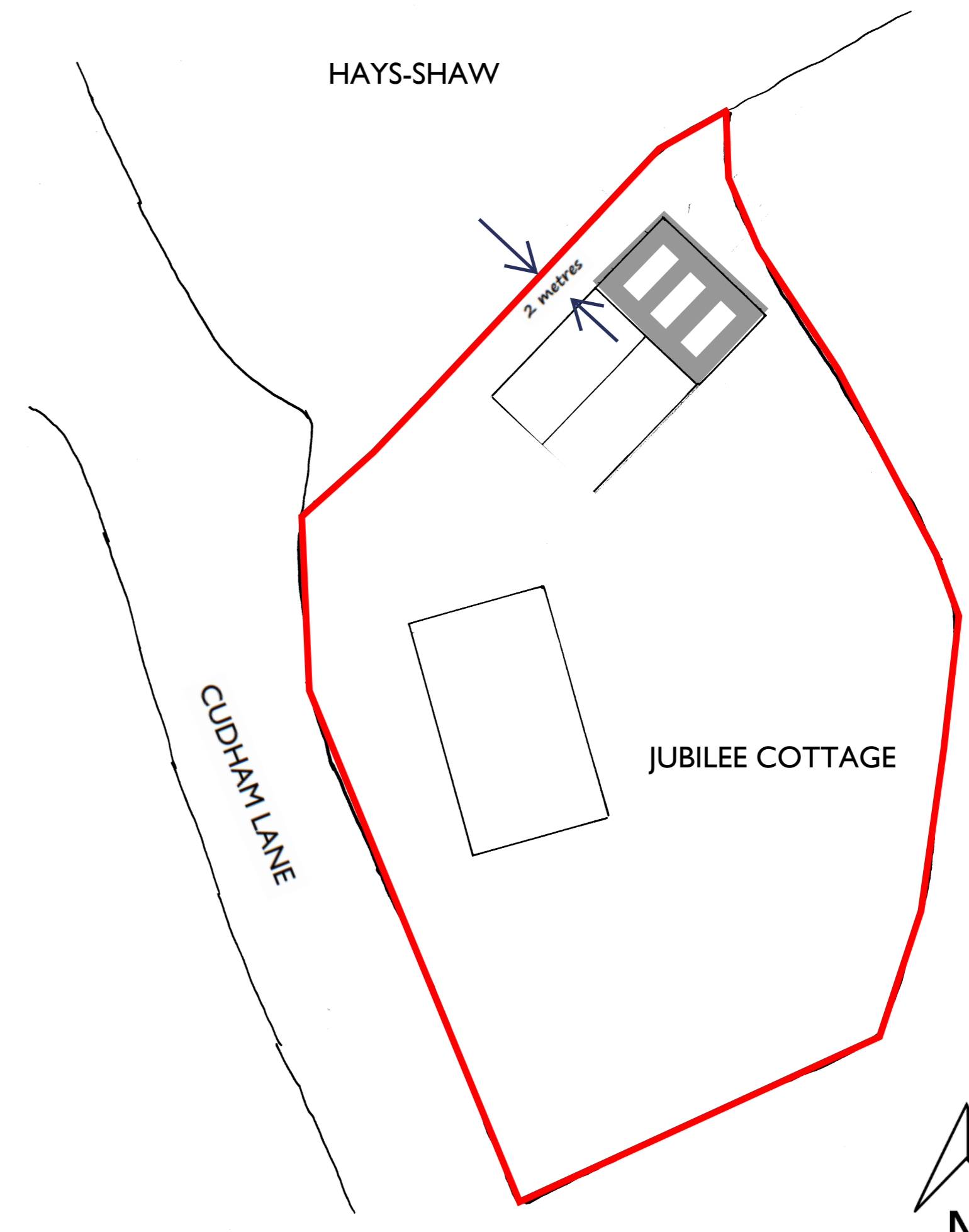
ELECTRICAL CABLES: All electrical work must meet the requirements of Part P (Electrical safety) and must be suitably designed, installed, inspected and tested so as to provide reasonable protection against being a source of a fire or a cause of injury. Any cables inserted into stud partition walls and within roof void areas to comply with BR262 and BS 7671. Any materials or pieces of equipment installed should be carried out in accordance with the manufacturer's recommendations. Cables without special protection such as earthed metal conduit must be positioned vertically above outlet or horizontally from the switch served, not less than 50mm from the top or bottom of a joist or batten in floor or ceiling. Pre-covered cables are not to be in contact with polystyrene insulation or laid under or against thermal insulation. Sockets should be 400mm above floor level or 150mm above work surface level, measured from the bottom of the plate. Prior to completion, Building Control must be satisfied that Part P has been complied with. This will require an appropriate BS7671 electrical installation certificate to be issued to the Local Authority for the work by a person competent to do so.

ENERGY EFFICIENT LIGHTING All fixed internal light fittings are to be dedicated energy efficient fittings. Light fittings must comprise of the lamp, control gear and an appropriate housing, reflector, shade or diffuser. The fitting must be capable of only accepting lamps with a luminous efficiency of greater than 40 lumens per circuit watt. Exact type of fitting to be confirmed with client and local authority and to comply with Part L of the Building Regulations.

EXTERNAL LIGHTING Provision to made for efficient external lighting (to accommodate only compact fluorescent lamps (CFL) luminaires or strip lights) around the building, to comply with Part L1 of Building Regulations) Where all security light fittings are designed for energy efficiency are adequately controlled such that: All burglar security lights have a max. wattage of 150W and are fitted with movement detecting shut-off devices (PIR) and day light cut-off devices. All other security lighting is designed to only accommodate CFL luminaires or strip lights and are fitted with dawn-to-dusk sensors or timers. Fittings are to have a luminous efficiency of at least 40 lumens per watt, exact type of fitting to be confirmed with client.

ELECTRICAL SWITCHES AND SOCKETS: Electrical switches and sockets to be positioned between 450mm and 1200mm from finished floor level all in accordance with Building Regulations Approved Document M 2003

SMOKE DETECTORS Mains operated smoke detectors and sounders, interconnected with battery backup. Installed in accordance with BS: 5839 Part 6: 2019 and Part A 2020 to an LD2 Grade D2 standard Category LD2(d). Positioned in the garage and gym

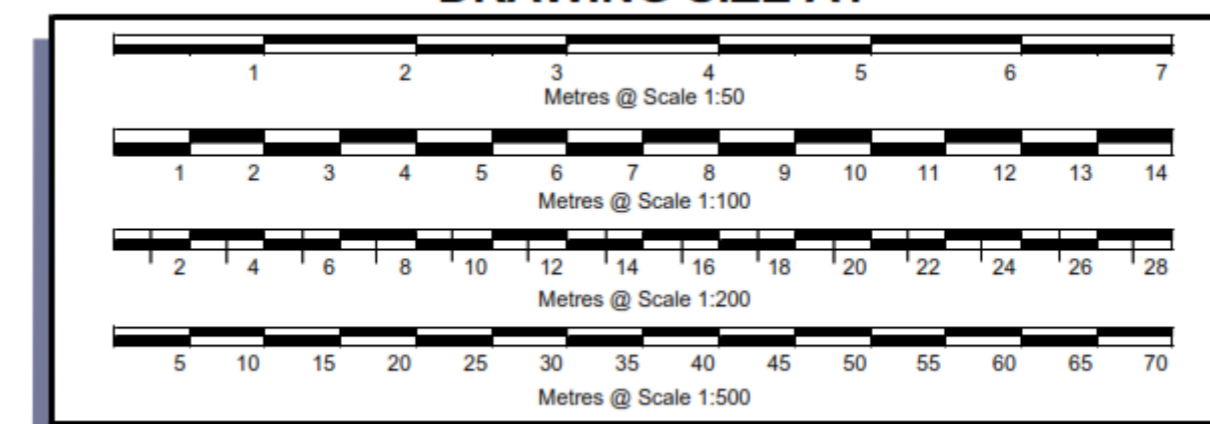


ROOF & BLOCK PLAN SHOWING THE LOCATION OF THE GYM OUT BUILDING



SITE LOCATION @ 1:1250
CENTRE COORDINATES: 545229, 158475
Licence No: 100047474

DRAWING SIZE A1



NOTE: All dimensions must be checked on site prior to commencement of work. Figured dimensions take precedence over dimensions scaled off of the drawing. Contractor to ensure that the materials specified are used, if alternatives are proposed, check with designer before proceeding. In any event all workmanship and materials must comply with approved document 7. Any discrepancies between elevations and plans must be checked with designer before commencing work. The designer accepts no responsibility for works undertaken without full plans approval from building control

| Date | Revisions |
|--|---|
| | |
| © copyright | |
| IDEA PLAN | |
| 1 Forde Avenue, Bromley, Kent, BR1 3EU Telephone 020 8464 5147 mobile 07966 484610 www.ideaplan.co.uk email: info@ideaplan.co.uk | |
| Client | Mr Moorcroft |
| Job Title | Outbuilding addition to existing garage in the rear garden of Jubilee Cottage, Cudham Lane TN14 7PA |
| Drawing Title | elevations and floor plans location and block plan |
| Scale | 1:1250; 1:200; 1:100 and 1:50 |
| Date | 14 July 2021 |
| Drawing Number | JUB/ outbuilding Revision |