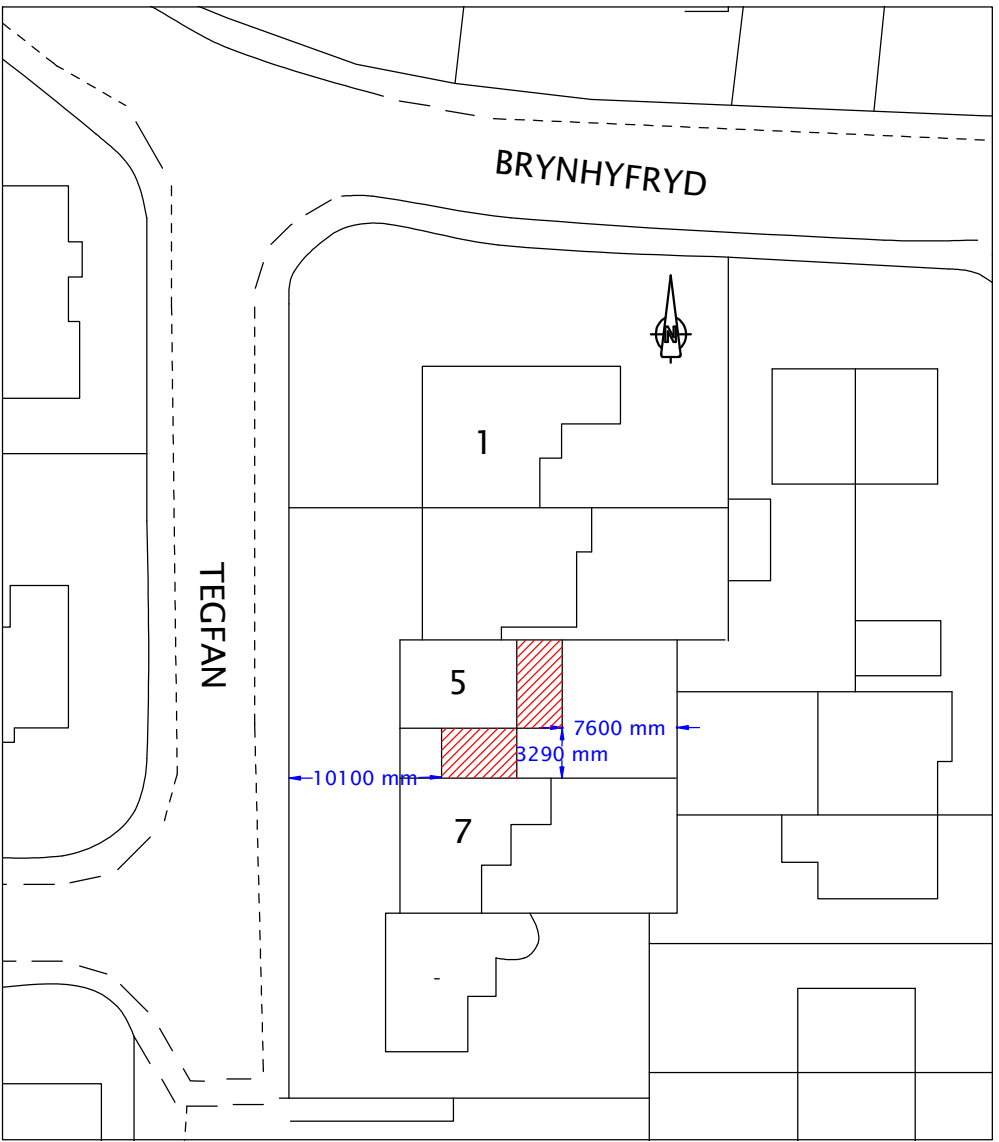
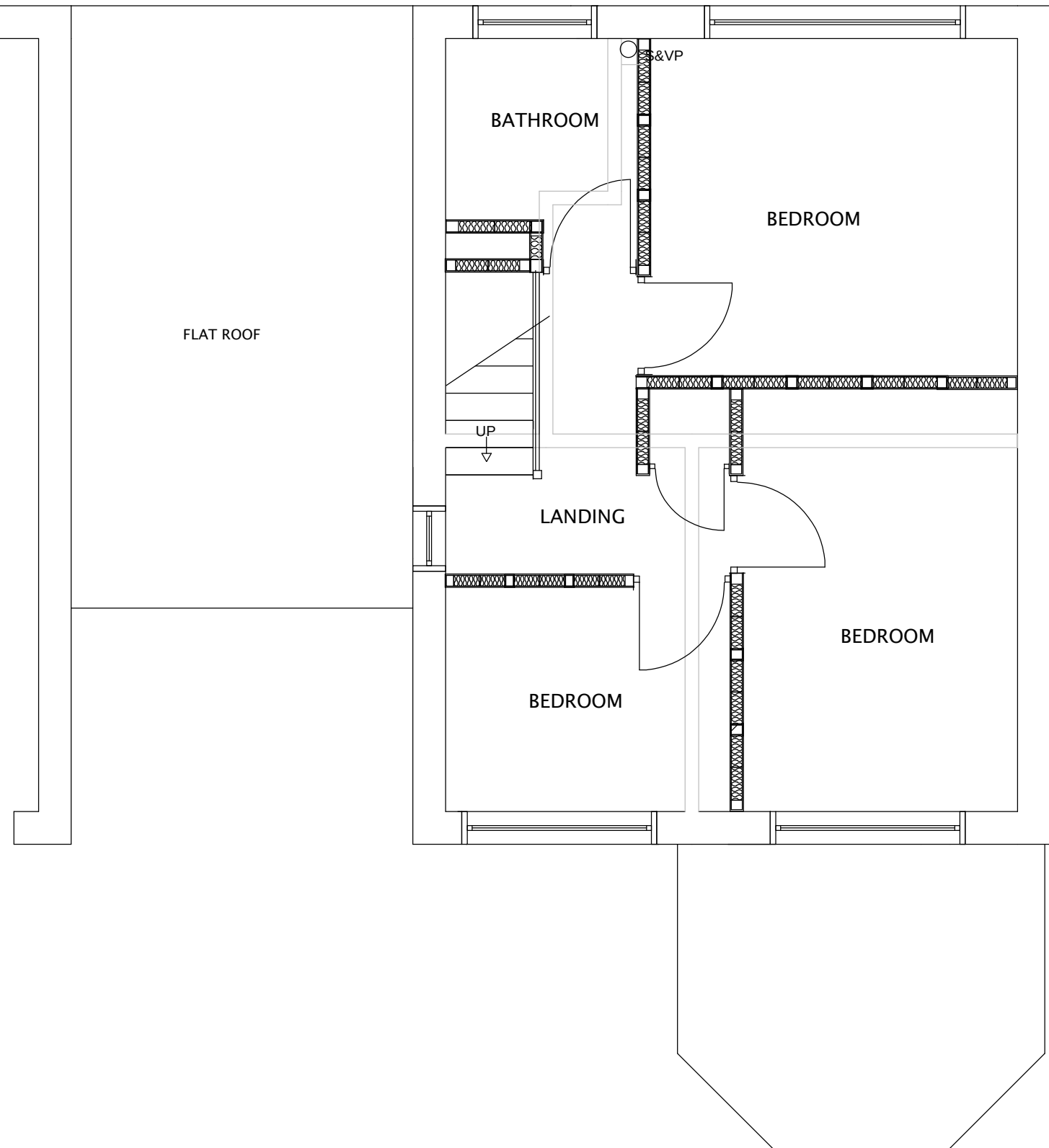
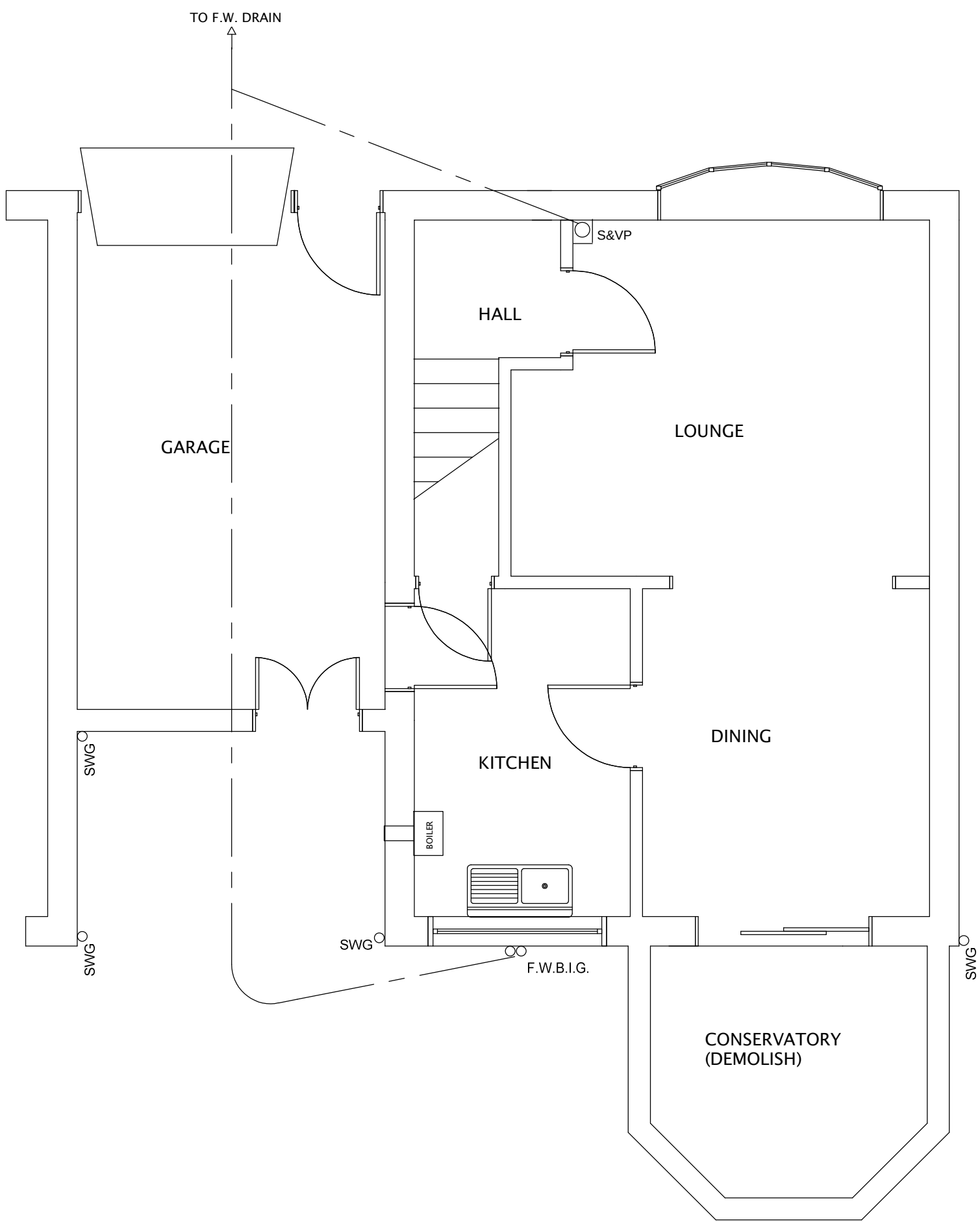
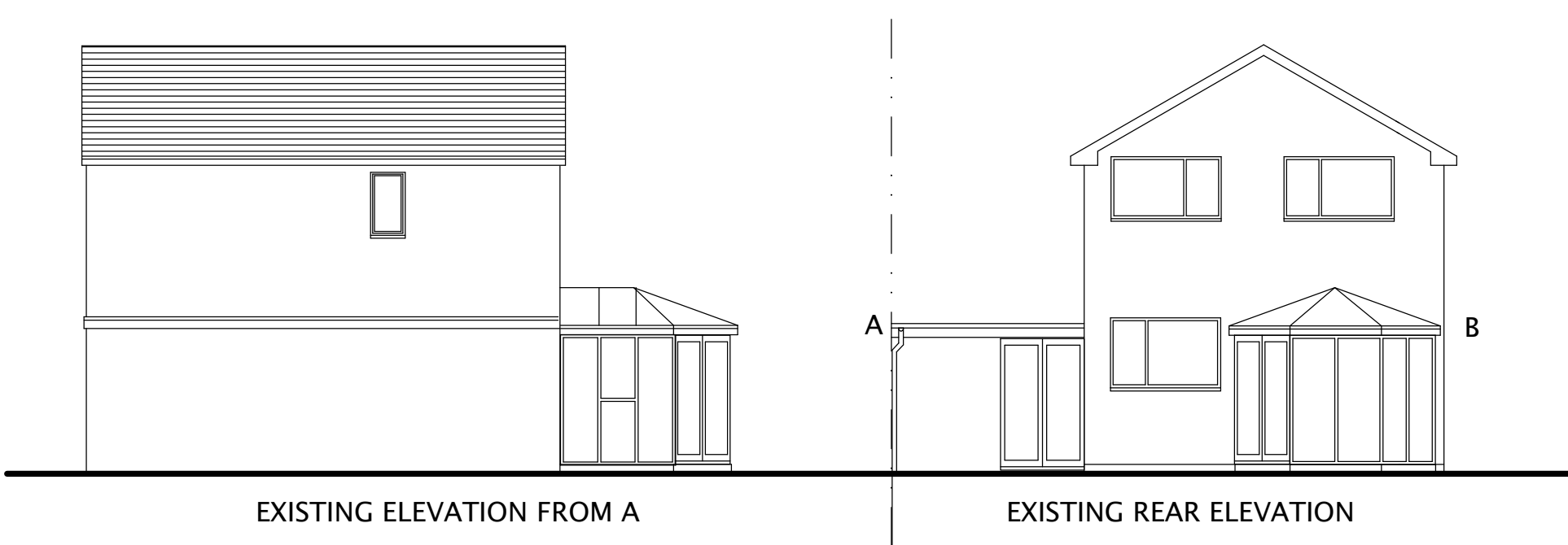
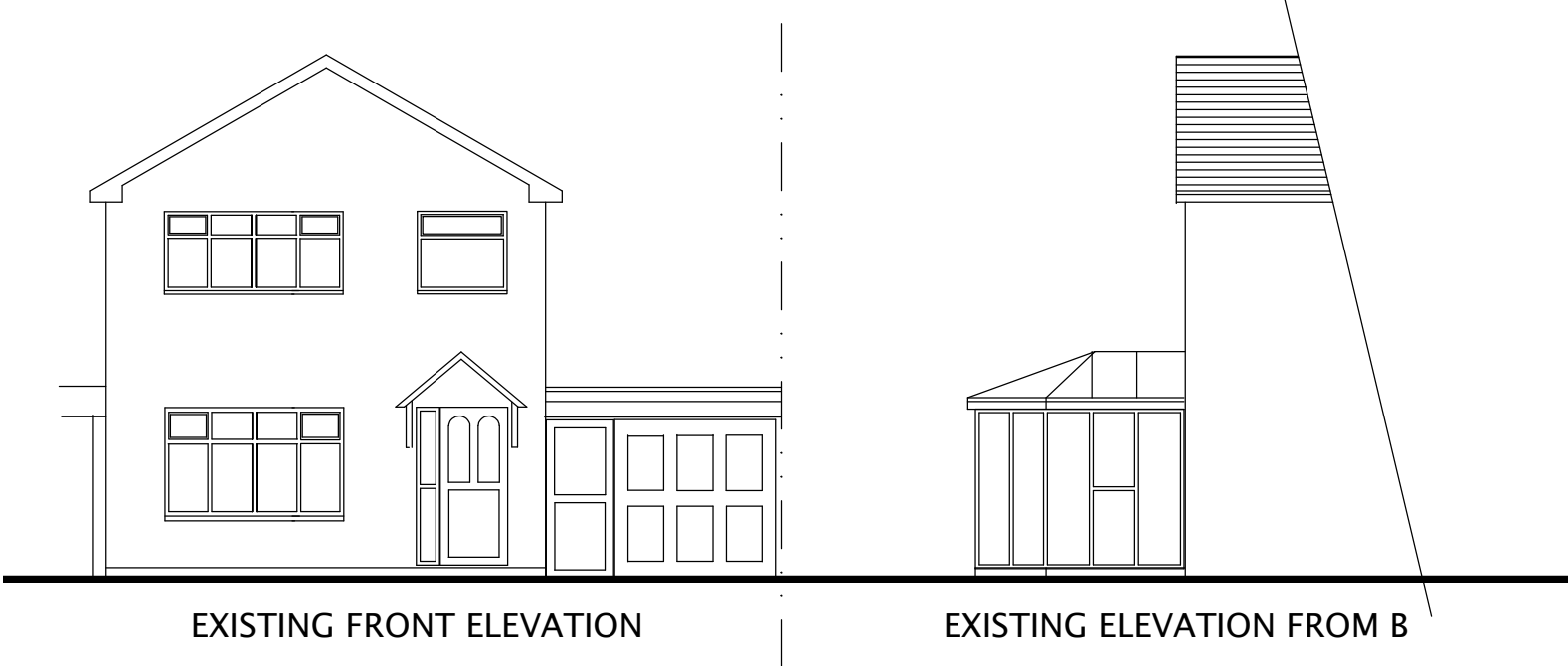
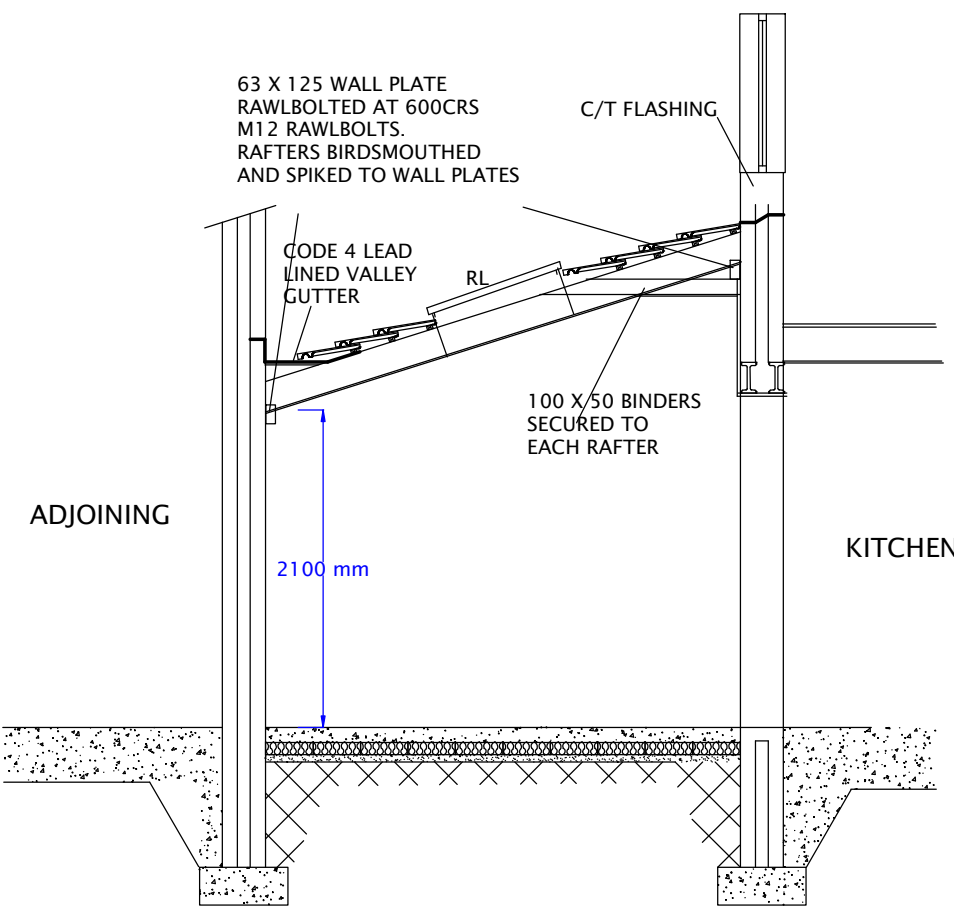
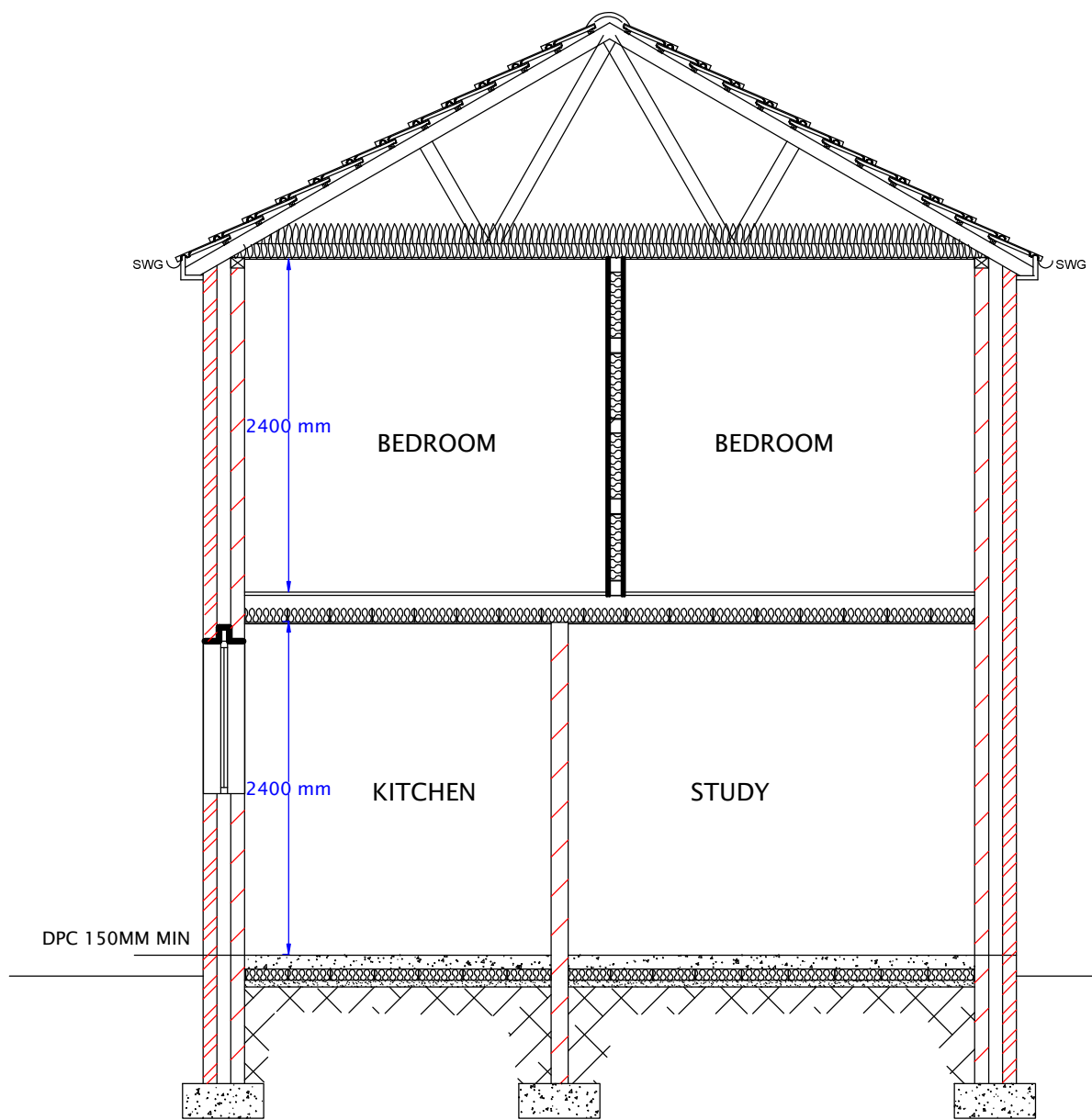
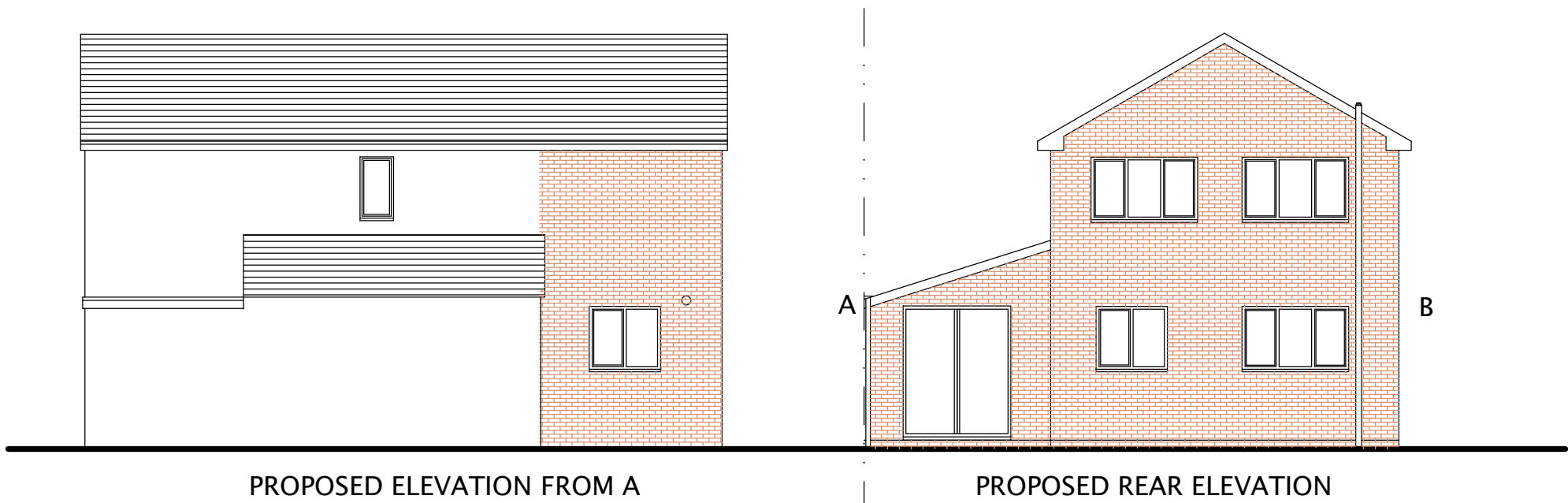
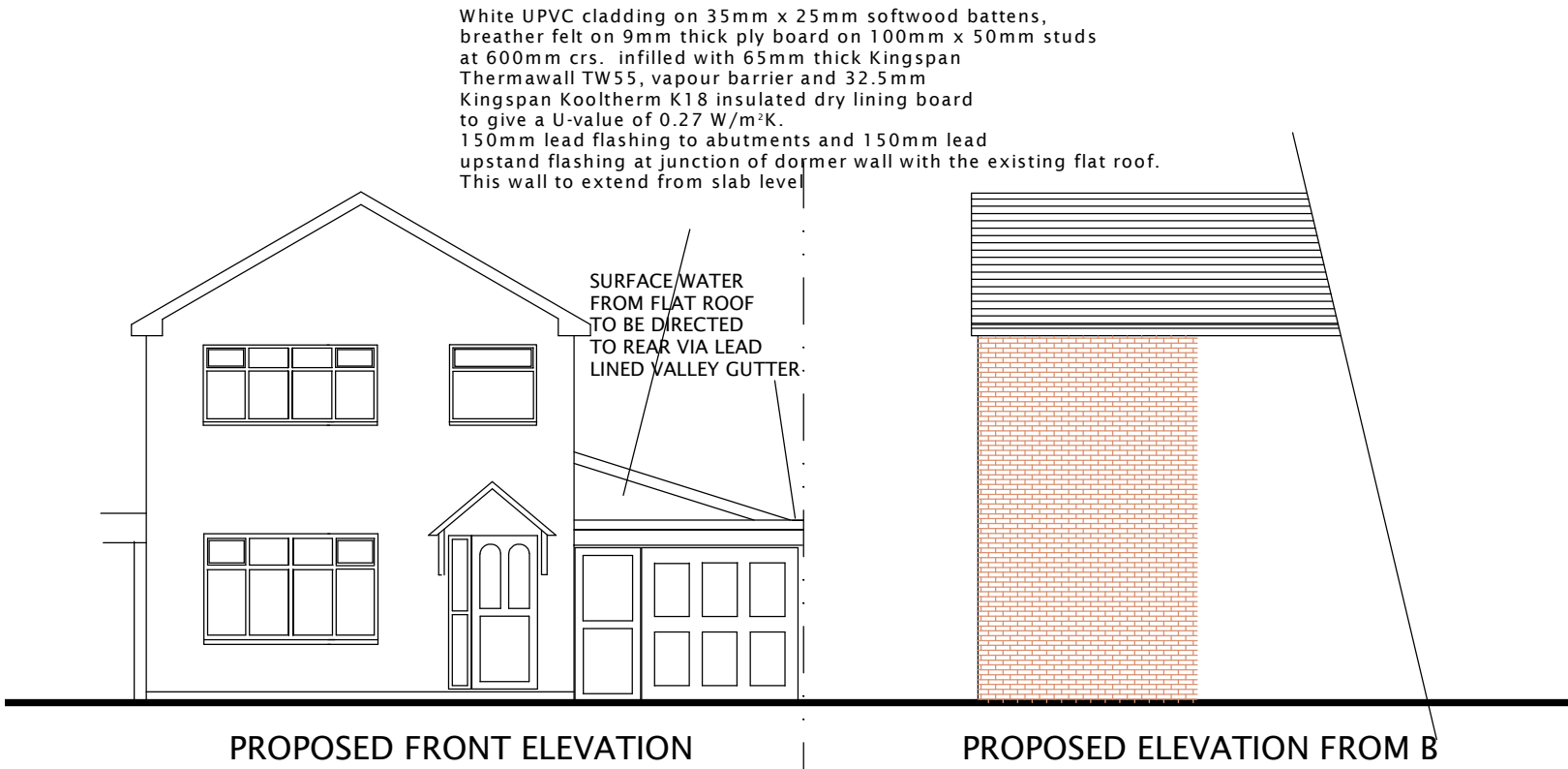




BLOCK PLAN 1:500

ECDS Ltd ERRINGTON COMPUTERISED DESIGN SERVICES LIMITED REGISTERED IN ENGLAND NO. 04663243 John Errington 21 Cottage Lane Ormskirk L39 3NE 01695 577896	CLIENT Mr & Mrs S. Price		
	TITLE Proposed two storey extension to rear and single storey extension to side 5 Tegfan Nant Park Johnstown LL14 1PQ		
	DWG NO. E581/12	DATE 07/2012	SIZE ISO A1
	SCALE 1:50/100	SHEET 1 of 2	VERSION B



Wall between side extension and store
100mm x 50mm softwood timber studs at maximum 600mm centres to be braced vertically at 600mm staggered centres using 100mm x 50mm softwood timber noggins. 12.5mm thick plasterboard and skim to both sides. Infilled with 65mm thick Kingspan Thermawall TW55, vapour barrier and 32.5mm Kingspan Kooltherm K18 insulated dry lining board to give a U-value of 0.27 W/m²K.

Kitchen
Kitchen to have mechanical ventilation 60 lts/sec with 15 min overrun. Air inlet to be provided to kitchen equal to 10mm gap under door.

Steelwork
Any steel to be encased in 19mm plasterboard and skim.

Heating / hot water
Heating / hot water system to be installed by specialist installer in accordance with guidance in Approved Document L18, 2006 page 20 paras 35 and 36, and the Domestic Heating Compliance Guide, April 2006. Hot taps to be positioned to the left.
Minimum boiler efficiency SEDBUK 86%. The heating systems will require the provision of zone controls, timing controls and boiler control interlocks. Commissioning certificate to be provided to the Council on completion.

Party Wall Act
Please note that the type of work to be undertaken is subject to the Party Wall Act 1996 with respect to end bearings of beams which support new floor and roof and foundations within 3m of neighbours foundations, etc. Hence the neighbour/s need to be informed of the works and commencement date. Subject to written consent/agreement no further formality is required. The above is the responsibility of the property owner only as it is not a local authority responsibility although upon receipt of approval the local authority Building Control do refer to your responsibilities with respect to the Party Wall Act 1996.

Important
All structural timber to be stress graded C16 and stamped "dry"
All elements of structure to be ½ hour fire resisting.

Please note that this drawing is for the purpose of obtaining Planning Permission and/or Building Control Approval and is not a working drawing. All dimensions are approximate only and it is the contractor's responsibility to check all measurements on site prior to or during the course of construction. The contractor is to be responsible for all setting out.

All works to comply with the current Building Regulations. All workmanship and materials shall comply with the current codes of practice and relevant British Standards and shall be installed strictly in accordance with the manufacturer's instructions

Foundations
225mm x 600mm concrete strip foundations to suit substrata.
Existing foundations and ground floor lintels to be exposed and inspected for suitability prior to works. All works to be carried out to satisfaction of district building control officer.

Ground floor
Min 100mm concrete on 80mm Celotex fast-R FF3000 insulation board or equivalent to achieve U-value of 0.22W/m²K on 1200g Visqueen dpm on 50mm sand blinding on minimum 100mm hardcore. 25mm insulation upstand to floor slab when touching outside wall. Ground floor ceiling to be min 12.5mm plasterboard and skim to provide sound insulation.

External walls
Outer leaf
Facing brickwork as existing in size shape colour and texture 100mm cavity. Cavity fill 100mm dritherm to achieve U-value of 0.28 W/m²K. New brickwork to be keyed into existing every other course or "Furfix" system or similar. D.p.m.s to link d.p.c.s. Insulated vertical d.p.c.s to minimise cold bridging.

Inner leaf
100mm Durox super block or equivalent. Fine concrete infill to footings cavity, to ground level. Concrete bricks to footings. Cavity insulation to be taken 225mm below d.p.c. level to minimise condensation to floor. All new cavities to be made continuous with existing cavities or bond connectors provided or a suitable and adequate d.p.m. inserted into the existing walls. New brickwork to be keyed into existing every other course or "Furfix" system or similar.

Wall ties
Stainless steel wall ties throughout and positioned at least 5 per sq/m with staggered centres. Wall tie spacing to be 900mm horizontally, 450mm vertically and within 225mm of openings.

Gable Wall
30mm wide x 5mm thick galvanised mild steel anchor straps at maximum 1800mm centres to be adopted at ceiling and rafter level to provide restraint to gable wall.

First floor
22mm floor quality chipboard on 225mm x 50mm floor joists at 400mm c/s. Double joists under stud walls. Herringbone strutting to be provided. Any new floor joists on heavy duty joist hangers. Multiple joists to be bolted in all cases as per T.R.A.D.A. guidelines.
Ceiling joists to be secured to the inner leaf of the cavity walls where they run parallel to the walls adopting 30mm wide x 5mm thick galvanised mild steel anchor straps at maximum 1800mm centres. Straps to be taken down cavity of external walls and fixed to a minimum of 3 joists and noggins (150mm x 60mm) fitted between the joists. Moisture resistant boards to wet rooms. Floor to contain 100mm Rockwool.

Main roof
Tiles as existing on 50mm x 25mm battens on sarking felt on trussed rafters at 600mm c/s. Diagonal braces and binders to be provided.
Rafters to B. S. 5268 pt.3.1985. 100mm fibreglass insulation laid between ceiling joists overlaid across with 170mm fibreglass to provide total thickness of 270mm to achieve U-value of 0.16W/m²K. 12.5mm foil backed plasterboard and skim. Soffit vents to be provided all round at least equal to continuous strip 10mm wide. Ventilation trays to be provided between each rafter. Each trussed rafter secured to 100mm x 75mm wall plate with galvanised mild steel brackets. Manufacturer's calculations to be provided for trussed rafters prior to commencement of works.

Tiles as existing on 38mm x 25mm battens on breathable felt on 190mm x 50mm rafters at 400mm c/s. birdsmouthed over 63 x 125 wall plates. Rafters doubled up to trim roof lights.

Sloping ceiling
Breathable felt (draped), 25mm cavity. 165mm Celotex XR4000 insulation board between rafters. 12.5mm foil backed plasterboard and skim to achieve U-value of 0.18W/m²K

Partitions
100mm x 50mm softwood timber studs at maximum 600mm centres to be braced vertically at 600mm staggered centres using 100mm x 50mm softwood timber noggins. 12.5mm thick plasterboard and skim to both sides. Studs to be infilled with 100mm thick 'Rockwool' or equal approved having a minimum density of 10Kg/m³. Sole plates to be 100mm x 75mm fixed to floor joists.

Drains & gullies
Having less than 450mm cover to be encased in 150mm concrete.
All new drains and inspection chambers to be Hepworth fall 1:60. All soil and vent pipes to be min 100mm diam. Direct surface water to soakaway. Surface water pipes and gutters to be min 75mm diam. Soakaways to be min 5000mm from any building. Percolation test to be carried out to satisfaction of L.A. Building Control officer. All waste fittings to have 75mm deep seal traps. All waste pipes from sinks etc to be min 38mm diam. Any pipes passing through walls to have R.C. lintels over. Any obsolete drains to be grubbed up and connections sealed. Drain runs are assumed.

Ventilation
Vents to be provided to kitchen, utility and W.C.
Capacities:
Kitchen 60 lts/sec.
Utility 30 lts/sec. with 15 minute overrun connected to light switch.
W.C. 16 lts/sec. with 15 minute overrun connected to light switch.

Electrical Installation
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 Electrical Installation Certificate to be issued for the work by a person competent to do so.
All electrical work required to meet the requirements of Part P (Electrical Safety) should be either
i) installed by an electrician who is registered with a Part P self-certification scheme; or
ii) installed/supervised by an electrician qualified to at least City & Guilds 2391 (16 Edition).
In both cases, a completion certificate to BS7671 must be forwarded to the local authority within 30 days of installation.
All electrical work shall be in accordance with the relevant British Standards and IEE Regulations. Quality, quantity and position of fittings to be in accordance with NHBC requirements as well as the clients' requirements. All work to be to the satisfaction of the Regional Electrical Board

Safety
Heat detectors / alarms to kitchen
Smoke detectors / alarms to BS 5859 Pt.1 to top and bottom of stairs. Mains operated and interlinked.

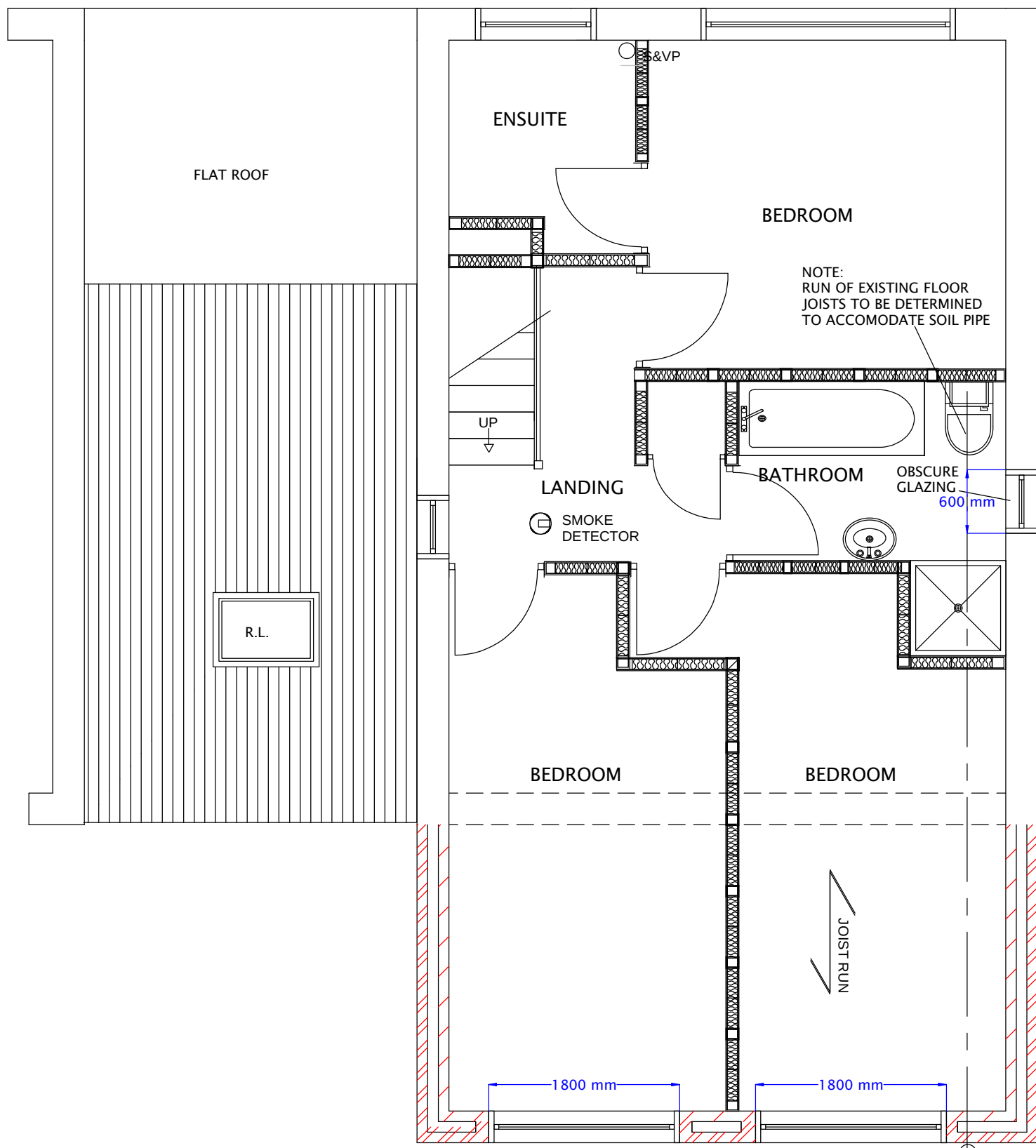
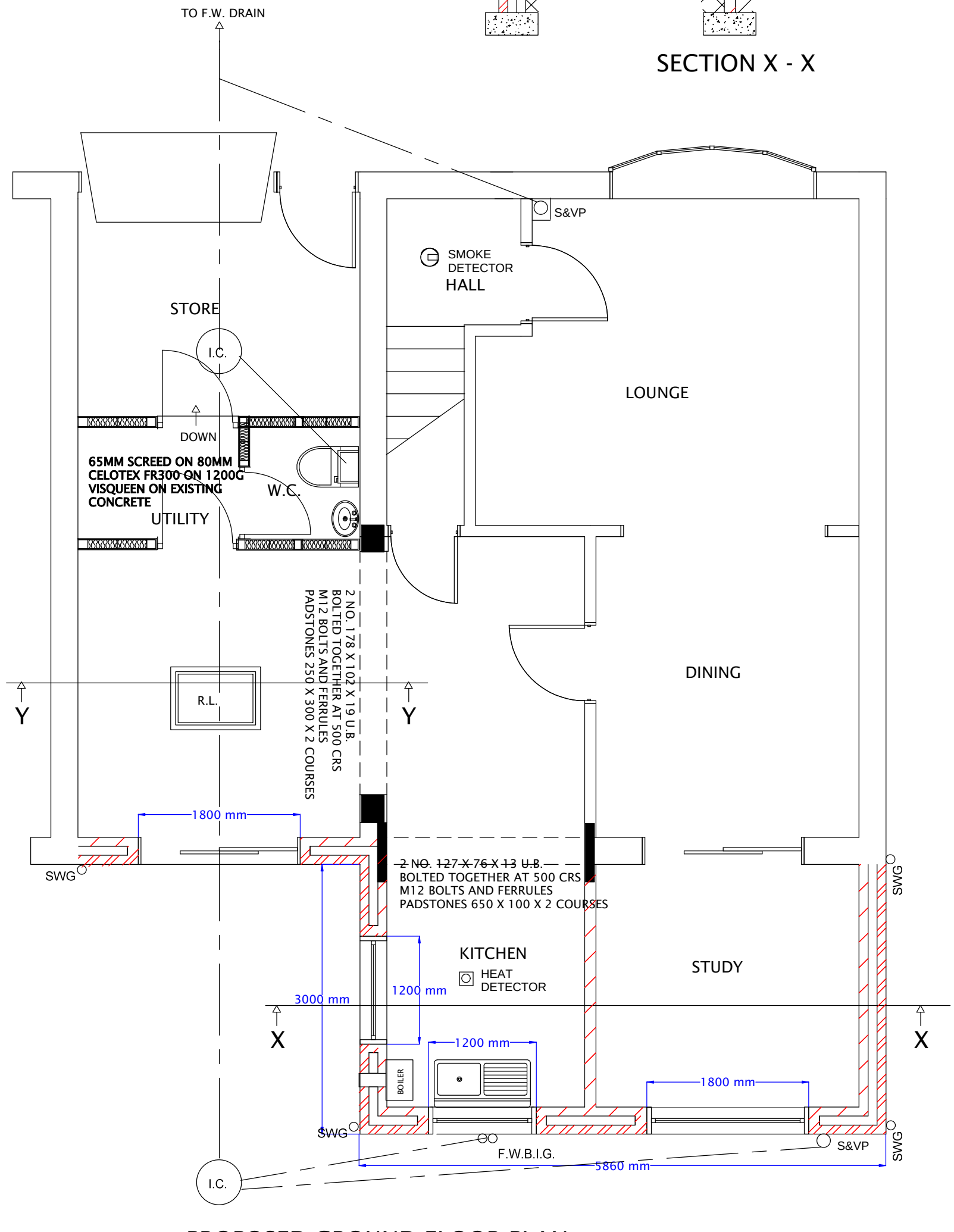
Energy efficient lighting
Energy efficient lighting to be provided in accordance with the following table:

Number of rooms created (hall, stairs and landings count as one room)	recommended minimum number of locations(excluding garages and outhouses)
1 - 3	2
4 - 6	3
7 - 9	4
10 - 12	4

Energy efficient lighting should be achieved by the installation of at least 1 light fitting which will only take lamps that have a luminous efficiency greater than 40 lumens/circuit-watt.

Window opening lights
Opening lights to be 1/20th of floor area for ventilation purposes. Windows to be double glazed and fitted with trickle vents 8,000 mm² min. Glazing to be 'Low-E' type having a minimum air-space of 16mm which is to be filled with Argon gas. Windows and glazed screens to be WER band C or better and to achieve a U-value of 1.6W/m²K. Glazed doors to achieve a U-value of 1.8W/m²K. Draught strips to external window and door openings. Window and door reveals to have Thermabate cavity closers.
Horizontal and vertical d.p.c.s to all openings in external walls. Plaster finish to internal walls
Toughened safety glazing to be provided up to 800mm in windows. 1500mm in doors and up to 1500mm in windows adjacent to doors within 300mm of doors measured from finished floor level. (doc N section 1 diagram 1). Cavities to be sealed slate in cement.
All first floor windows to be emergency escape windows, min width 450mm min height 450mm. Min openable area 0.33m²
All escape windows to be able to open beyond 90deg. to allow effective escape. Bottom of escape windows to be min 800mm max1100mm from finished floor level.

Lintels
Use proprietary type lintels by Catnic or equal approved fully insulated lintels.
To be installed in accordance with the manufacturers instructions. All lintels to have a minimum bearing of 150mm seated on 215mm long x 100mm wide x 160mm deep concrete padstones when bearing onto blockwork.



PROPOSED FIRST FLOOR PLAN

ECDS Ltd ERRINGTON COMPUTERISED DESIGN SERVICES LIMITED REGISTERED IN ENGLAND NO. 04663243 John Errington 21 Cottage Lane Ormskirk L39 3NE 01695 577896	CLIENT	Mr & Mrs S. Price		
	TITLE	Proposed two storey extension to rear and single storey extension to side 5 Tegfan Nant Park Johnstown LL14 1PQ		
	DWG NO.	E581/12	DATE	07/2012
	SCALE	1:50/100	SHEET	2 of 2
			SIZE	ISO A1
			VERSION	B