



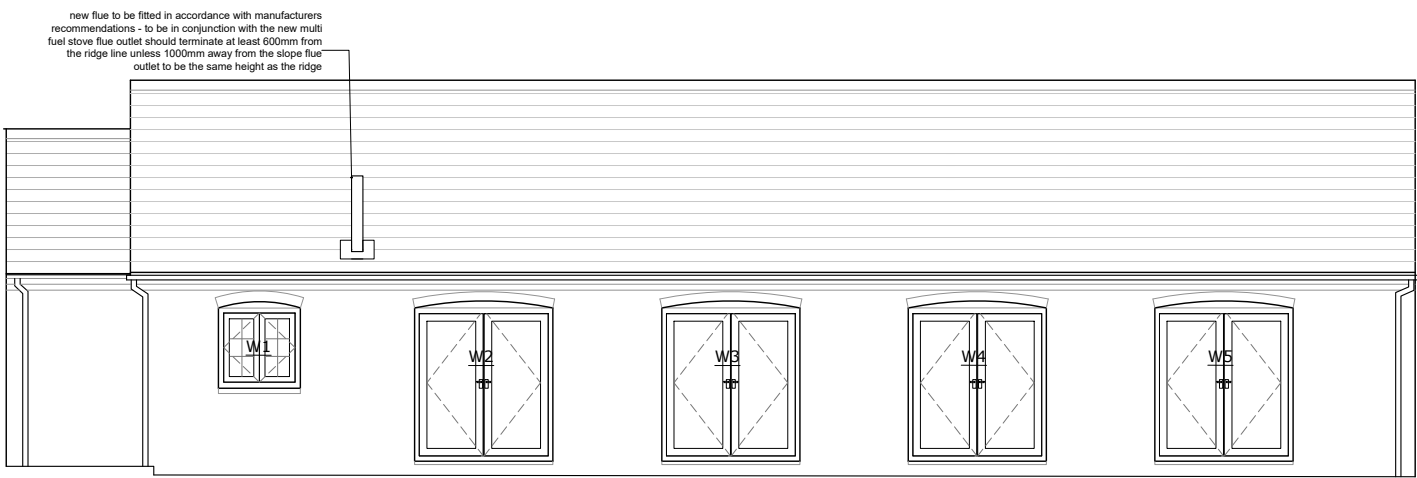
EAST ELEVATION

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NORTH ELEVATION

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WEST ELEVATION

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BUILDING REGS NOTES

A - STRUCTURE

DEMOLITION
VISIT THE PROPERTY PRIOR TO TENDERING TO ASSESS THE NATURE OF THE SITE, ACCESS AND EXISTING SITUATION WITH LAYOUT AND FINISHES

ALLOW FOR THE DISCONNECTION AND ISOLATION OF ANY RELEVANT SERVICES PRIOR TO DEMOLITION WORK TAKING PLACE.

ALL DEMOLITION WORKS ARE SHOWN, PARTITION WALLS REMOVED, CEILING COVERINGS, FLOORING AND EXTERNAL GARDEN WALL ETC.

ALL DEBRIS TO BE TAKEN OFF SITE, UNLESS STATED TO SET ASIDE FOR RE USE.

ALL TIMBER BOARDING TO THE CEILING WITHIN THE PROPOSED KITCHEN AND OFFICE AREA TO BE CAREFULLY REMOVED AND TIMBER FLOORING, SO THAT THE EXISTING SURFACE CAN BE EXPOSED

ALL NECESSARY SUPPORTING IS TO BE PROVIDED WHILE WORK IS TAKING PLACE WHERE STRUCTURAL INTEGRITY IS AFFECTED.

ALLOW FOR A SUM FOR CONNECTION OF SERVICES

ALLOW FOR THE REMOVAL OF THE EXISTING OIL TANKS AND ASSOCIATED ENCLOSURE - ALLOW FOR RELOCATION OF TANKS (POSITION TBC) AND ASSOCIATED PIPE WORK TO NEW LOCATION OF BOILER(S). THE REMOVAL OF EXISTING HEATING SYSTEM TO EXISTING POOL ROOM, CAP OFF WHERE NECESSARY AND REMOVE REDUNDANT PIPE WORK

ALLOW FOR THE REMOVAL OF THE CHIMNEY AND STACK. THE ROOF IS TO BE MADE GOOD AND ANY INTERNAL WALLS/ CEILING

CREATE NEW OPENINGS FOR WINDOWS - RETURN BRICK REVEALS TO MATCH EXISTING OPENINGS

A - STRUCTURE WALL TYPES

STUD PARTITION WALLS
FRAMEWORK TO BE TIMBER. WALL TO BE NOM. 130mm THK. OVERALL, THIS CAN VARY AS SHOWN TO BE 150mm THK. AT LEAST 100mm SOFTWOOD STUDS @600CTRS. COMPRISING ONE LAYER 12.5mm PLASTERBOARD AND SKIM EACH SIDE (MIN. MASS 10kg/m²) AND WITH AN ABSORBENT LAYER OF MINERAL WOOL BATTS OR QUILT SUSPENDED IN CAVITY. (MIN. MINERAL WOOL THICKNESS 75mm, MIN. DENSITY 10kg/m²). MOISTURE RESISTANT PLASTER BOARD TO BE USED IN ALL WET AREAS, INC INTERNAL WALL OF BOILER ROOM.

INTERNAL STRUCTURAL WALL
TO STRUCTURAL ENGINEERS SPEC. TO FACE THE BLOCK WORK ON THE INNER LEAF (KITCHEN SIDE) THE BLOCKWORK STUDS @600CTRS. ONE LAYER OF FIRE RESISTANT 60MINS PLASTERBOARD TO EACH OUTER SIDE OF TIMBER STUDS (HOUSE SIDE AND BARN SIDE) AND 12.5mm PLASTER BOARD TO EACH INTERNAL SIDE. SKIM THE FIRE BOARD AND PAINT TO FINISH (MIN. MASS 10kg/m²) CAVITY FULLY FILLED WITH CELOTEX GA4000.

EXTERNAL CAVITY WALL
100mm AERATED BLOCKWORK INNER LEAF (DENSITY BETWEEN 450 - 800 KG/M³, K-VALUE TO BE 0.16 OR BETTER), 125mm CAVITY FULLY FILLED WITH DRITHERM 34 INSULATION BATTS, 100mm BRICK OUTER LEAF TO MATCH EXISTING BRICK FOUND ON THE EXISTING BUILDING. INTERNAL FACE OF BLOCKWORK TO RECIEVE 12.5MM PLASTERBOARD ON DABS WITH 3MM PLASTER SKIM PAINT TO FINISH.

STUD PARTITION PARTY WALL
FRAMEWORK TO BE TIMBER. 2NO. WALL TO BE NOM. 130mm THK. OVERALL. WITH AT LEAST A 100mm GAP BETWEEN EACH TIMBER STUD WALL. EACH WALL COMPRISES OF 100mm SOFTWOOD STUDS @600CTRS. ONE LAYER OF FIRE RESISTANT 60MINS PLASTERBOARD TO EACH OUTER SIDE OF TIMBER STUDS (HOUSE SIDE AND BARN SIDE) AND 12.5mm PLASTER BOARD TO EACH INTERNAL SIDE. SKIM THE FIRE BOARD AND PAINT TO FINISH (MIN. MASS 10kg/m²) CAVITY FULLY FILLED WITH CELOTEX GA4000.

EXISTING WALL
TO BE UPGRADED WITHIN THE KITCHEN AND OFFICE AREA ONLY.
FULLY LINED WITH INSULATED PLASTER BOARD CELOTOX PL4000 65mm THK (OR SIMILAR APPROVED) FIXED TO THE EXISTING BRICK WORK AS PER MANUFACTURERS INSTRUCTIONS MECHANICAL FIXINGS AND OR ON TIMBER BATTONS (38x38mm). PLASTER SKIM TO FINISH AND PAINT

BEFORE WORK STARTS ON SITE A SAMPLE PANEL OF BRICK IS TO BE PROVIDED TO SHOW BRICK TYPE SOURCED, JOINTS AND MORTAR MIX.

GENERAL NOTES

MORTAR MIXES TO BE DESIGNATION (i) BELOW DPC (ii) AT CAPPINGS, COPINGS, FREESTANDING WALLS AND SILLS AND (iii) ELSEWHERE. ALL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND RELEVANT BRITISH STANDARDS.

WALL TIES TO BE BBA APPROVED TYPE AT ANCON STAIFIX HRT4 250mm WALL TIES WHERE 90mm OR THICKER. TIES SHOULD BE USED AT NOT LESS THAN 2.5M SQUARE (900mm HORIZONTAL x 450mm VERTICAL CENTRES).

BLOCK STRENGTHS TO ENGINEERS DETAILS CHECK SUITABILITY OF BLOCKS FOR USE BELOW GROUND WITH MANUFACTURER.

MOVEMENT JOINTS IN ACCORDANCE WITH ENGINEERS DETAILS.

WET AREAS

IN AREAS TO RECEIVE TILING I.E SHOWERROOM, UTILITY USE HARDIE BACKER OR SIMILAR HIGH STRENGTH, MOISTURE RESISTANT BOARD INSTALLED TO MANUFACTURERS RECOMMENDATIONS.

ROOF (CEILING)

EXISTING CEILING WITH IN THE POOL ROOM - THE TIMBER BOARDING IS TO BE REMOVED.
WHERE THE CEILING SLOPES THIS IS TO RECEIVE AN UPGRADE WITH INSULATED PLASTER BOARD CELOTEX PL4000 65mm THK, FITTED TO MANUFACTURERS RECOMENDATIONS.

WITHIN THE ROOF VOID THIS CAN BE ACCESSED VIA ACCESS HATCHES THE EXISTING INSULATION IS TO BE REMOVED AND UPGRADED WITH KNAUF EARTHWOOL TO A DEPTH OF AT LEAST 200mm THIS IS IN BOTH THE PROPOSED KITCHEN/ OFFICE AND ENTRANCE HALL.

FOUNDATIONS
ALL FOUNDATIONS TO S.E'S DETAILS AND DEPTHS TO THE SATISFACTION OF THE BUILDING INSPECTOR.

GROUND FLOOR SLAB (NEW)
IN CONJUNCTION WITH S.E'S DETAILS - WHERE NECESSARY THE FLOOR IS TO BE DUG OUT TO A LEVEL READY TO RECEIVE SAND BINDING AND DAMP PROOFING MEMBRANE AND 100mm INSULATION CELOTEX GA4000 UNDER 65mm SCREED WITH UNDER FLOOR HEATING LAID TO MANUFACTURERS RECOMMENDATIONS FLOOR FINISH TO BE LAID ONTO THE SCREED. FLOOR LEVELS WITHIN ENTRANCE HALL, DINING ROOM AND KITCHEN/OFFICE TO BE LEVEL ACCESS (NO UNDERFLOOR HEATING WITHIN DINING ROOM AND BOILER ROOM)

FILLING IN OF POOL
TO S.E'S DETAILS TO THE SATISFACTION OF THE BUILDING INSPECTOR.

LINTELS & BEAMS
LINTELS & BEAMS TO THE SATISFACTION OF THE BUILDING INSPECTOR. STRUCTURAL ENGINEERS DETAILS TO BE COMMISSIONED AS REQUIRED.

B - FIRE
FIRE ALARM AND FIRE DETECTION SYSTEMS
MAINS POWERED AND INTERLINKED HEAT AND SMOKE DETECTION SHOULD BE INSTALLED TO CONFORM WITH BS 5446.

MEANS OF ESCAPE
MEANS OF ESCAPE TO BE PROVIDED BY WINDOWS AND DOORS TO GROUND AND FIRST FLOOR HABITABLE ROOMS.

C - SITE PREPARATION

DPC'S
DOUBLE LAPPED & JOINTED WITH DPM AND AT 150MM ABOVE EXTERNAL GROUND LEVEL. CAV. TRAYS ABOVE ALL DOOR AND WINDOWS OPENINGS WITH "STOP ENDS".

THRESHOLD OF D11 TO BE BUILT UP TO RECEIVE NEW INTERNAL FLOOR FINISH LEVEL, THIS IS TO BE WITH A STONE CILL AND A TIMBER CILL THRESHOLD, EXISTING DOOR TO BE ADAPTED TO SUIT CHANGES

F - VENTILATION

MECHANICAL VENTILATION
KITCHEN. MECHANICAL EXTRACTION CAPABLE OF 30 LITRES / SECOND WHEN INCORPORATED

SHOWER ROOM MECHANICAL EXTRACTION CAPABLE OF 15 LITRES / SECOND OPERATED WITH LIGHT SWITCH WITH 15 MINUTE OVER RUN.

PURGE VENTILATION
(HABITABLE ROOM) OPENING WINDOWS / DOORS EQUIVALENT TO 1/20TH FLOOR AREA.

BACKGROUND VENTILATION
HABITABLE ROOMS 8,000mm² VIA. TRICKLE VENTS.

G - HYGIENE

SANITARYWARE
HOT & COLD WATER SUPPLIES TO SHOWER ROOM TO ALL UNITS. ALL TAPS & VALVES ARE TO BE FITTED WITH AN ACCESSIBLE ISOLATOR / SERVICE VALVE. ALL HOT & COLD PIPEWORK PASSING THROUGH AN UNHEATED SPACE IS TO BE INSULATED. ALL EXPOSED WASTE PIPEWORK IN SHOWER ROOM TO BE BOXED IN, WHERE POSSIBLE PIPEWORK TO BE HIDDEN.

INCLUDE FOR ALL NECESSARY ACCESSORIES, ISOLATION VALVES, WASTES, TRAPS, CONNECTORS AND SPECIALISED FIXINGS FOR DIFFERENT BACKGROUND TYPES.

WHOLESOME WATER SUPPLY TO BE PROVIDED BY THE LOCAL WATER SUPPLY UNDERTAKER.

HOT TAPS SHOULD BE INSTALLED ON THE USERS LEFT HAND SIDE.

H - DRAINAGE AND WASTE DISPOSAL
RAIN WATER GUTTERS
BLACK CAST IRON DOWN PIPES TO BE FITTED AND SUPPLIED IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS, DISCHARGE IN ACCORDANCE WITH PLAN AND TO THE SATISFACTION OF THE BUILDING INSPECTOR.

WASTE
MANHOLBS & INSPECTION CHAMBERS ARE TO BE BRETT MARTIN OR EQUIVALENT AS FOLLOWS.

EXTERNAL COVERS ARE TO BE CLASS A IN PEDESTRIAN AREAS. ALL APPLIANCES ARE TO DRAIN AS FOLLOWS:-

WHB 40mm Ø PIPE 75mm TRAP DEPTH
SINK 40mm Ø PIPE 75mm TRAP DEPTH

J - HEAT PRODUCING APPLIANCES
PRIMARY HEATING & HOT WATER
ASSESSMENT NEEDS TO BE CARRIED OUT ON THE EXISTING HEATING SYSTEM AND WHERE NECESSARY A NEW SYSTEM SPECIFIED ALLOW FOR RELOCATION OF ALL PIPEWORK AND NEW PIPEWORK TO CONNECT UNDERFLOOR HEATING AND NEW RADIATORS

MANIFOLD FOR UNDERFLOOR HEATING CAN BE LOCATED WITHIN ENTRANCE HALL CUP'B

THERMOSTAIC CONTROL AS INDICATED ON DRAWING.

L1 - FUEL AND POWER

LAGGING OF PIPE WORK
All pipe work running through voids outside the insulation of the building are to be lagged to a thickness of at least the diameter of the pipe or 40mm which ever is the lesser.

L1B - Guidance relation to building work

Table 1 - Standards for controlled fittings

Fitting	Standard
Window, roof window & rooflight	Window energy rating = BAND A U-Value 1.8 W/m ² ·K
Doors with more than 50% of their internal face area glazed	U-Value 1.8 W/m ² ·K
Other Doors	U-Value 1.8 W/m ² ·K

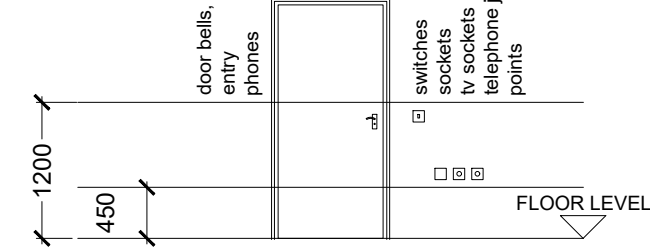
Table 2 - Upgrading retained thermal elements

Element (1)	(a) Threshold U-Value (W/m ² ·K)	(b) Improved U-Value (W/m ² ·K)
Wall - Cavity Insulation (2)	0.70	0.55
Wall - External or internal insulation (3)	0.70	0.50
Floor (4,5)	0.70	0.25
Pitched roof - insulation between rafters (6)	0.35	0.18

1. "Roof" included the roof parts of dormer windows and "Wall" refers to the wall parts (cheeks) or dormer windows.
2. This applies only in the case of a wall suitable for the installation of cavity insulation. Where this is not the case it should be treated as "Wall - External or Internal Insulation".
3. A lesser provision may be appropriate where meeting such a standard would result in the reduction of more than 5% in the internal floor area of the room bounded by the wall.
4. The U-value of the floor of an extension can be calculated using the exposed perimeter and floor area of the whole enlarged dwelling.
5. A lesser provision may be appropriate where meeting such a standard would create significant problems in relation to adjoining floor levels.
6. A lesser provision may be appropriate where meeting such a standard would create limitations on head room. In such cases the depth of insulation plus any required air gap should be at least to the depth of the rafters, and the thermal performance of the chosen insulant should be such as to achieve the best practicable U-Value.
7. A lesser provision may be appropriate if there are particular problems associated with the load bearing capacity of the frame or the upstand height.

M - ACCES TO AND USE OF BUILDINGS

Accessible switches and socket outlets in the dwelling
Heights of switches, sockets etc.

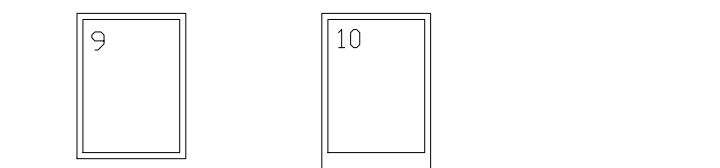
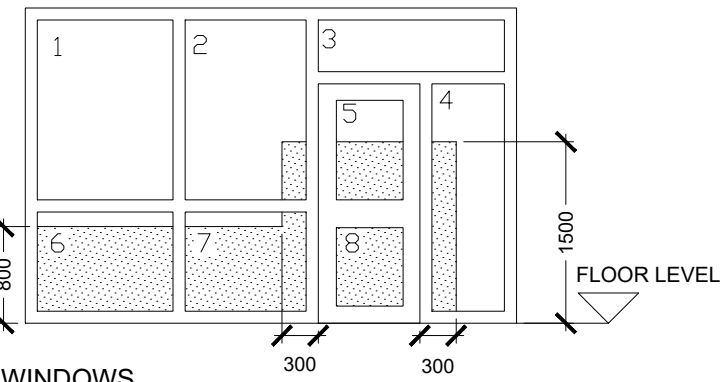


N - GLAZING

CRITICAL AREAS
THE FOLLOWING AREAS ARE CRITICAL IN TERMS OF SAFETY.
A) BETWEEN FINISHED FLOOR LEVEL AND 800mm ABOVE THAT LEVEL IN INTERNAL WALLS AND PARTITIONS.
B) BETWEEN FINISHED FLOOR LEVEL AND 1500mm ABOVE THAT LEVEL IN A DOOR OR IN A SIDE PANEL, CLOSE TO EITHER EDGE OF THE DOOR.

ALL GLAZING THAT FALLS WITHIN THE DESCRIBED AREA MUST BE EITHER TOUGHENED OR LAMINATED GLASS. THE PERFORMANCE OF WHICH IS DEFINED IN BS 6206 '1981

DOORS AND SIDE PANELS



SHADED AREAS SHOW CRITICAL LOCATIONS TO WHICH REQUIREMENT N1 APPLIES. DIAGRAMS NOT TO SCALE.

new flue to be fitted in accordance with manufacturers recommendations - to be in conjunction with the new roof
flue above the outlet should terminate at least 500mm from the ridge line unless 1000mm away from the ridge line
flue to be the same height as the ridge

DOORS AND WINDOWS

WINDOW SPECIFICATION
TO CLIENTS SPEC. MIN. U-VALUE, 1.6 (SWADLINCOTE WINDOW COMPANY)

GLAZING
PILKINGTON ENERGIKARE DOUBLE GLAZED UNITS.

CAVITY CLOSING
WINDOW AND DOOR OPENINGS TO BE "CLOSED" WITH THERMABATE OR SIMILAR BBA APPROVED CAVITY CLOSER WHERE APPROPRIATE.

DOOR SPECIFICATION
TO CLIENTS SPECIFICATION. MIN. U-VALUE, 1.8. HOWDENS LEDGE AND BRACE OAK DOORS

IRONMONGERY
HARDWARE & SECURITY MECHANISMS TO CLIENTS SPECIFICATION.

TREATMENT
TO CLIENTS SPECIFICATION.

P - ELECTRICAL SAFETY

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 BUILDING CONTROL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS REQUIRES AN APPROPRIATE BS 7671 ELECTRICAL CERTIFICATE TO BE ISSUED BY A PERSON COMPETENT TO DO SO.

80% LOW ENERGY LIGHT FITTINGS REQUIRED FOR COMPLIANCE WITH APP. DOC. L. FOR FURTHER INFO. SEE DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE.

NOTES:

Power is required for;
1/ Extract fans
2/ DUAL Towel rad. - ELEC. & MAINS - TO BOTH SHOWER ROOMS
3/ CH boiler
4/ Ovens
5/ Hobs
6/ Dishwasher
8/ fridge / freezer
All are to be provided with local isolators.
Include for installation of necessary interlinked smoke detectors fixed where appropriate.
All lighting is to be mains voltage.
Light switches are to be fixed at 1200mm AFL and sockets at 400mm AFL.

GENERAL NOTES.
DO NOT SCALE FROM THIS DRAWING.

IT IS THE PRINCIPAL CONTRACTORS RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCY IMMEDIATELY TO THE ARCHITECT.

IT IS THE PRINCIPAL CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORKS CARRIED OUT ON SITE ARE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND BRITISH STANDARDS.

ALL WORKS TO BE TO THE SATISFACTION OF LOCAL AUTHORITY.

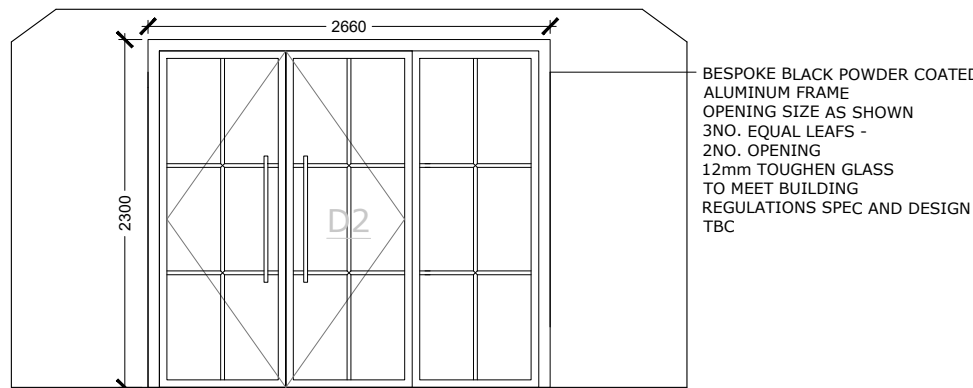
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DRAWINGS ARE NOT TO BE SCALED. ANY DETAILS THAT ARE NOT CLEAR ARE TO BE REFERRED TO THE ARCHITECT OR OTHER RELEVANT CONSULTANT FOR CLARIFICATION.



SOUTH ELEVATION

@1:100



E1- GLAZED SCREEN TO KITCHEN

@1:50

REV D - REVISIONS MADE FOLLOWING EMAIL 29.04.19			
REVISIONS: REV C - REVISIONS MADE FOLLOWING MEETING ON 05.04.19			
Elisabeth Hackett ARCHITECT			
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CLIENT:	MR AND MRS WHYTE		
PROJECT:	FOREMARK PARK BARN, TICKNALL		
DRAWING:	PROPOSED PLANS AND ELE		
SCALE:	AS STATED ON A1	DATE:	05.04.19
DRAWING NUMBER:	228.05	REVISION:	D
		STAGE:	4
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