MATERIALS SCHEDULE

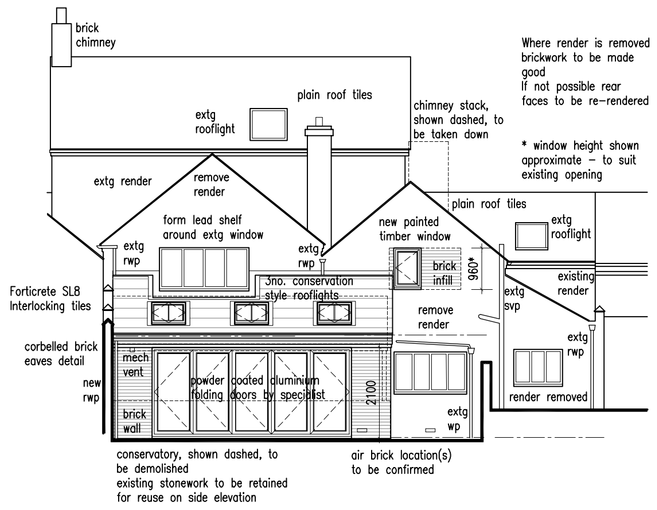
Samples of all materials to to be submitted, in writing & approved by the Local Planning Authority prior to the commencement of works on site.

ROOF
Infill structure covered in matching reclaimed plain tiles
Extension roof covering to be Forticrete SL8, or similar interlocking tiles. Colour to match home office roof.

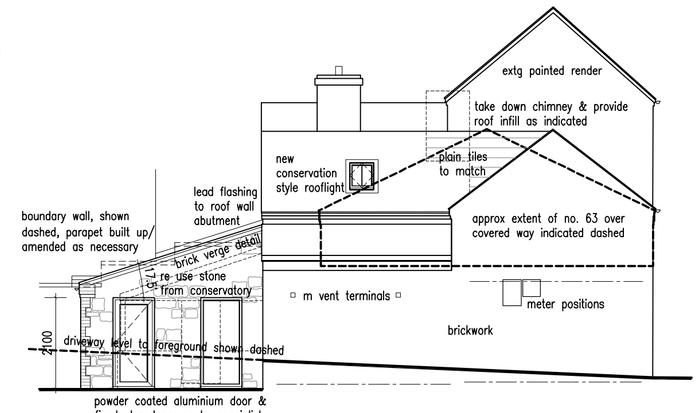
WALLS
Reuse stonework reclaimed from conservatory demolition for flank wall of extension
Red brick to areas of infill & rear elevation of extension.

RAINWATER GOODS
Black uPVC guttering & downpipes to match.

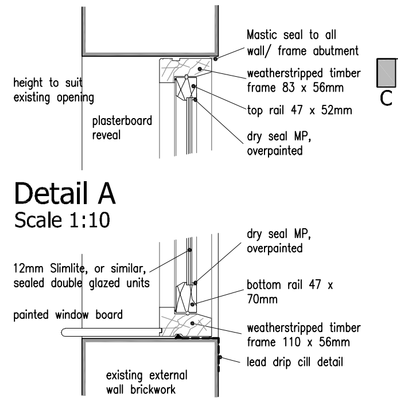
WINDOWS & DOORS
Replacement windows to rear; softwood units painted to match existing.
Extension doors & window to be powder coated aluminium. RAL colour to match timber joinery.
Rooflights all to be conservation style with appropriate flush fitting flashing kits



Rear Elevation
Scale 1:100

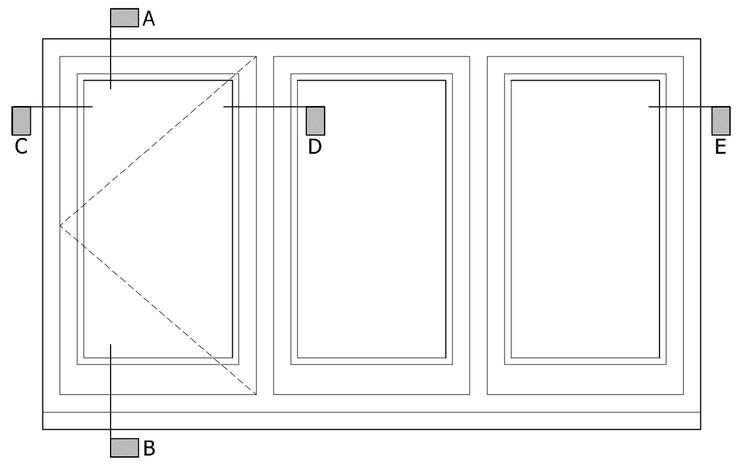


Side Elevation
Scale 1:100

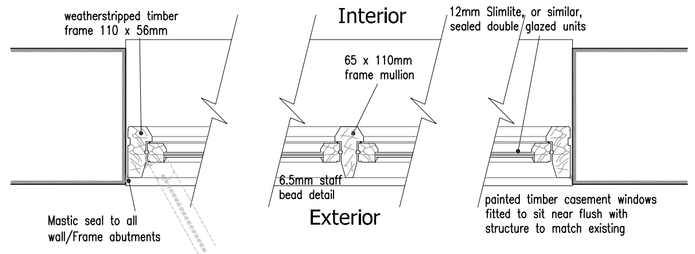


Detail A
Scale 1:10

Detail B
Scale 1:10



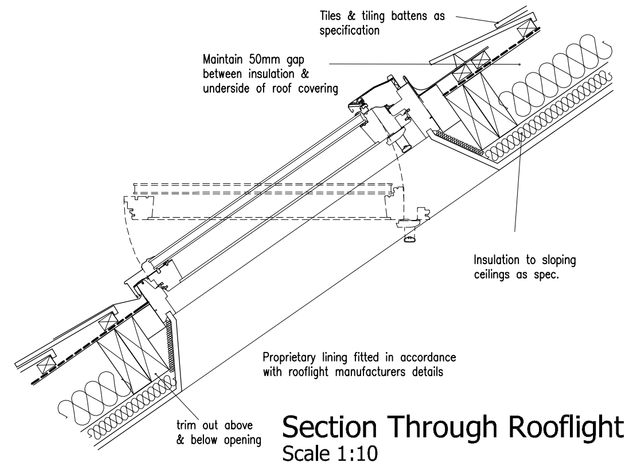
Typical Window Elevation
Scale 1:10



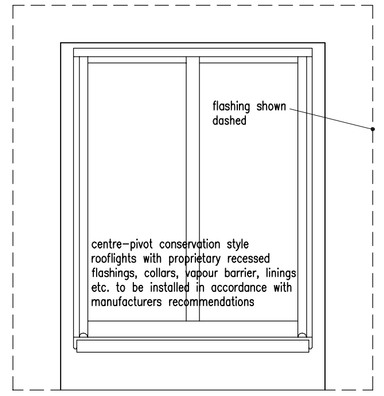
Detail C
Scale 1:10

Detail D
Scale 1:10

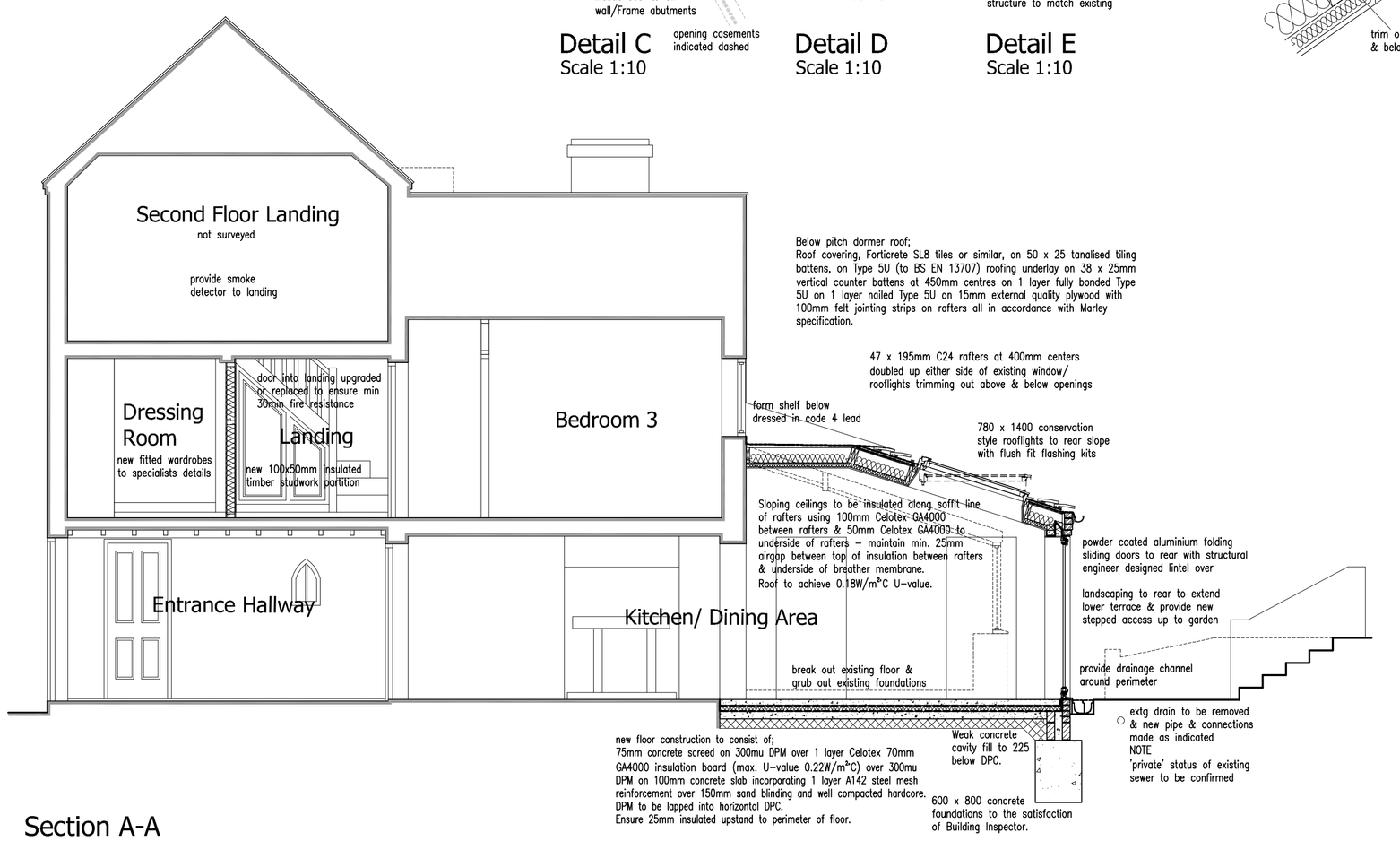
Detail E
Scale 1:10



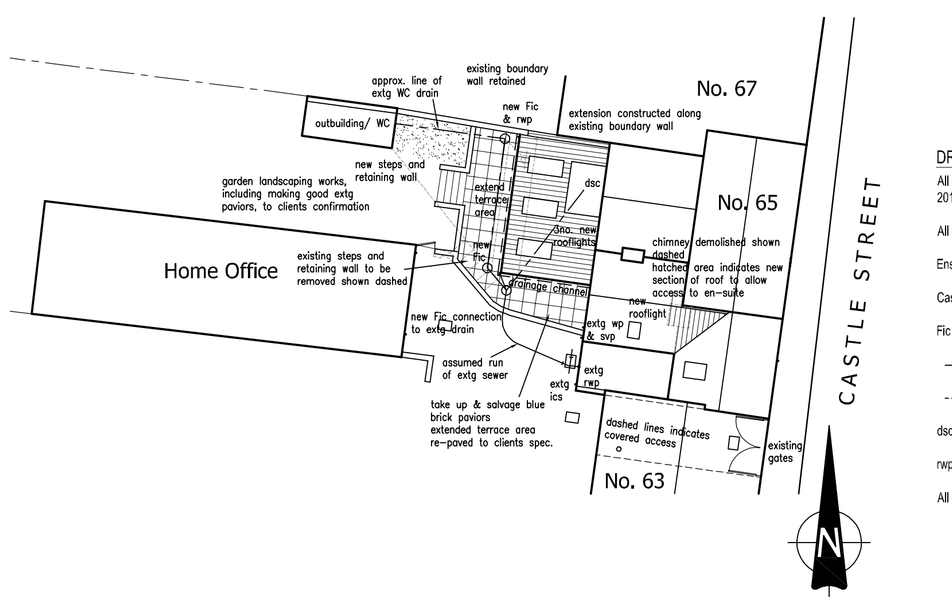
Section Through Rooflight
Scale 1:10



Rooflight Elevation
Scale 1:10



Section A-A
Scale 1:50



Site/ Roof Plan
Scale 1:200

STANDARD SPECIFICATION:-

FOUNDATIONS
Excavate and construct concrete trench fill foundations to all external walls, 800mm x 600mm wide - set minimum 1 metre deep or below the invert level of any adjacent drain. Walls built up in cavity construction with lean mix concrete cavity fill to 225 mm below DPC.
DPC to be set minimum 150mm above external ground level comprising Visqueen Zedex DPC to BS8515 1984 to internal & external leaf. 75mm conc. screed on 300mu. DPM on 70mm Celotex GA4000 insulation board - max. U-value 0.22W/m²K on Visqueen 300mu DPM lapped into horizontal DPC on 100mm concrete floor slab on 150mm well consolidated & sand blinded hard-core. Ensure 25mm insulated upstand to perimeter of floor.
Foundations to be placed at a depth in accordance with the recommendations detailed in the NHBC Practice Note 4.2 & to the satisfaction of the Building Inspector.

WALLS
Externally of 300mm cavity construction comprising 100mm outer leaf of facing brickwork, 100mm fully insulated cavity & inner leaf of 100mm load-bearing blockwork (Topblock 'Hemelite' lightweight concrete block or similar - min 0.21mK/W thermal resistance). DRI-THERM or similar insulation to cavities. 225mm stainless steel Cavity ties to BS EN 845-1:2013 + A1:2016 staggered at 750mm horizontal & 450mm vertical centres. 225mm around openings. Internal finish of 12.5mm plasterboard on dabs - all to achieve maximum U-value of 0.27W/m²K (or no worse than 0.30W/m²K for replacement or repair).
Outer leaf of flank wall of the proposed extension constructed from stonework recovered from existing conservatory. Min 150mm random stonework outerskin. Surecav 25, min 60mm Celotex GA4000 & inner skin of blockwork. Any remaining stone to be cut into slips to clad inner leaf of blockwork
Replacement render finish (if required) min/ 20mm thickness cement/lime sand render to BS EN 13914:2016 applied in two coats to outerskin.
Dry lining to extg walls to comprise of 25 x 50mm timber battens fixed through 60mm Celotex GA4000 to internal face of wall provide 12.5mm plasterboard & skim cost finish all to achieve 0.26W/m²K U-value. Studwork partitions of 100mm x 50mm softwood framework, compressed quilt (quilt mass equivalent to 10kg/m³) & 12.5mm plasterboard (Gypsum wallboard 10 [10kg/m²] or similar approved) & skim either side.

OPENINGS
All cavities to be closed around openings with proprietary insulated cavity closers incorporating DPC or blockwork & insulated DPC. Lintels to openings to be CATNIC or similar with minimum 150mm end bearings with stop ends & are to be factory insulated. Lintels to specialist design where indicated. Weep holes above openings at maximum 450mm centres, minimum of 2 per opening.

WINDOWS
Double glazed softwood windows, style as indicated or reused window frames to receive 16mm argon filled air gap & low-E coating to inner pane. All to achieve max U-value 1.6W/m²K.
Where opening lights open more than 30 degrees, the opening lights are to be at least 1/20th of the room floor area to all habitable rooms. Where opening lights open less than 30 degrees, the opening lights are to be at least 1/10th of the room floor area to all habitable rooms.
All new windows to be fitted with trickle vents set min 1700mm above floor level. Provide draught seals to all windows, doors & rooflights. Glazing to all doors & sidelights less than 1500mm above FFL, glazing within 300mm horizontally of doors & glazing less than 800mm above FFL are to be either laminated or toughened glass to BS6206:1981. Controls for all openable windows & skylights are to be located so that they may be opened, closed or adjusted safely.
All window frames to comply with BS Publication PAS24:2016 or better. All windows to be mechanically fixed to the building structure.

STEELWORK
Steel work & padstones as indicated to Structural Engineer's details & calculations. 2 layers of 12.5mm plasterboard & skim with wire binding at 100mm centres to provide minimum 1/2 hr. fire resistance or intumescent paint coating to manufacturers specification

FIREPLACE
Ensure no combustible material within 200mm of flue or 40mm from outer surface of chimney. Fireplaces with fire guard anchorage and hearth: 150mm each side, 500mm in front of opening.
Flue size to be equivalent to 15% of area of recess opening. Maximum opening size of 337,500mm² (equivalent to 580mm x 580mm). Flues to be vertical wherever possible, bends/ offsets to be incorporated only when required to get a flue into a chimney, max. 30° angle from the vertical.
Existing chimney to be re-used; existing flue to be swept clean prior to installation of HETAS approved flue liner system appropriate to the appliance to be fitted.
Constructional hearth to be 125mm (min.) thick in accordance with AD Part J. Diags. 24-27.

ROOF WORKS
INFILL
Roof covering to match existing on 38mm x 25mm Type A imported timber battens at appropriate centres on Tyvek Supro or similar breather felt. Additional battens to all unrestrained felt overlaps. Nail all tiles to roof. All fixings to be in accordance with tile manufacturers recommendations & instructions. Ridge tiles to be mechanically fixed. All roof works to be carried out in accordance with BS5534:2014 + A1:2015.
Infill rafter size & spacing to match existing. 175mm x 25mm ridge board.
NEW SLOPE
Roof covering as specified on 50mm x 25mm Type A imported timber battens at appropriate centres on Tyvek Supro or similar breather felt. Additional battens to all unrestrained felt overlaps. Nail all tiles to roof. All fixings to be in accordance with tile manufacturers recommendations & instructions. Ridge tiles to be mechanically fixed. All roof works to be carried out in accordance with BS5534:2014 + A1:2015.
Rafters and ceiling joists as specified at 450mm centres.
100mm x 75mm wall plates.
All roof areas insulated with 100mm fibreglass quilt insulation laid between ceiling joists with 2No. layers of 100mm quilt counter laid above, to achieve a maximum U-value of 0.16W/m²K. Sloping ceilings 100mm Celotex GA4000 insulation board between rafters with minimum 50mm clear air gap over to underside of roof felt with 1No. layer 50mm Celotex GA4000 insulation board (with taped joints) and plasterboard finish fixed to u/s of rafters to achieve max U-value of 0.18W/m²K.
Ventilation to roof spaces via 25mm fly-proof continuous vent at eaves with 5mm continuous vent at roof wall abutment. Ceiling finish of 12.5mm plaster board and plaster skim to sloping ceilings. Code 4 lead flashing to roof junctions and all valleys. Provide draught stripping and bolt to all roof access traps. Lateral restraint to all wallplates and rafter / gable junctions via 30mm x 5mm mild steel straps at maximum 1800mm centres.

BOILER
Existing boiler to be retained, specialist to advise on suitability for additional capacity & cycling.
(Gas) Heating system to incorporate zone control/s via thermostatic radiator valves & boiler to incorporate timing device, interlock facilities & flow control to prevent unnecessary boiler cycling. Provide & supply commissioning instructions to end user.
Minimum boiler efficiency - 89%

NOTICE PLATES
Every combustion appliance to have a suitably positioned label of durable material, indelibly marked to indicate its limitations of use. The label should be fixed in a secure position, such as adjacent to the gas or electricity consumer unit, the water supply stop cock or next to the chimney or hearth described.

PROVISION OF INFORMATION
A completion certificate from a competent person will be required to confirm that the combustion appliances achieve compliance with the requirements of the Building Regulations

DRAINAGE
New foul & storm drains with outfall as site plan in 100mm plastic pipes. Bed & surround in pea gravel at minimum 1 in 40 falls. Cast iron covers & frames to chambers. All drains passing under slabs to be surrounded in 150mm concrete including granular surround. Pre-cast concrete lintols to all wall openings where drains pass through.

HOT & COLD WATER
Storage vessel to comply with BS3198 & to incorporate a thermostat & timer. 210 litres with a maximum heat loss of 1.42kWh/day. Hot water vessels & all pipework to be insulated. All accessible pipework to be insulated to achieve maximum U-value of 0.45W/mK. All stored water not to exceed a temperature of 100°C. All new baths to be fitted with a suitable device limiting hot water temperature to a maximum of 48°C.

PLUMBING
New waste connections to air admittance valves having rodding eye & access point at base.

Sink, Bath & Shower	38mm waste & 76mm trap
Wash Basin	32mm waste & 76mm trap
W.C. & Cistern	100mm branch connection

All above ground drainage to comply with BS EN 12056-2.
Re-sealing traps where applicable. Head of drainage run to be vented via soil & vent pipe, minimum 900mm above any adjacent opening.

RAINWATER GOODS
New rainwater goods to be black uPVC HUNTER or similar with 65mm downpipes.

BACKGROUND VENTILATION
Background ventilation to be min 5000mm² to all habitable rooms & 2500mm² to Kitchens, Utility Rooms & Bathrooms with external walls). All internal doors are to have a 10mm undercut.
Ensure all new or replacement windows incorporate trickle vents at min 1700mm above floor level.

EXTRACT VENTILATION
Mechanical ventilation is to be installed:

Kitchen	extractor fan capable of 30 l/s
Utility	extractor fan capable of 30 l/s
Bathroom/ En-suite/ WC	extractor fan capable of 15 l/s with 15 minute over run & connected to light switch (internal WC's only)

All ducts to be in rigid pipework where possible & insulated where passing through roof voids etc.
All to be in line with the HM Government document 'Domestic Building Services Compliance Guide.'

CARBON MONOXIDE ALARM
Carbon monoxide alarms to be fitted in all rooms with a solid fuel appliance. Alarm should comply with BS EN 50291:2010 + A1:2012 & be powered by battery designed for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. Alternatively, a mains powered Type A alarm to BS EN 50291 with fixed wiring (not plug in type) may be used provided they are fitted with a sensor failure warning device.

BUILDING REGULATIONS PART L
CONSERVATION OF FUEL AND POWER
Ensure all building works are undertaken in line with the Communities & Local Government document 'Accredited Construction Details - June 2007; 1st Edition'.

BUILDING REGULATIONS PART P
ELECTRICAL SAFETY
All electrical work must be designed, inspected & tested by a person competent to do so & comply with the Electricity At Work Regulations 1989 as amended.
Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002.
Installation to be tested before being taken into service & to comply with BS7671:2018 18th edition & certification to be provided.
The existing equipment rating & condition to be assessed to carry the additional load or improved to carry the additional load. The correct protective measures are to be used & the earthing & equipotential bonding arrangements are satisfactory.

LIGHTING EFFICIENCY
Reasonable provision of efficient light fittings to number not less than the greater of : one per 25m² of dwelling floor area or part thereof; OR three per 4 fixed light fittings.
Efficient light fittings are those that only take lamps having a luminous efficacy greater than 45 lumens per circuit watt.

External lighting system to include;
Automatic extinguisher when there is enough daylight, & when not required at night, **OR** have sockets that can only be used with lamps having an efficacy greater than 45 lumens per circuit watt (such as fluorescent or compact fluorescent lamp types, & not GLS tungsten lamps with bayonet cap or Edison screw bases)

DRAINAGE SCHEDULE
All drainage as indicated to be installed in strict accordance with approved document part H 2015 to the satisfaction of the Local Authority Building Inspector

All drainage runs to be laid at min 1 in 40 falls

Ensure pea gravel bed and surround to all pipework

Cast iron covers and frames to all new chambers

Fic	Foul chamber
	100dia foul drain
	100dia storm drain
dsc	Direct sealed connection
rwp	Rainwater pipe

All extg drainage outfalls to be located and assessed for possible re-use

1:200 Metres 0 4 8 12
1:100 Metres 0 2 4 6
1:50 Metres 0 1 2 3
1:10 Metres 0 0.2 0.4 0.6

Revisions :			
	B	Tile reference updated	15.07.21
	A	Clients alterations	06.07.21

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to David Granger Architectural Design Limited. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings. All drawings are copyright of David Granger Architectural Design Limited. Ordnance Survey Data © Crown Copyright, All rights reserved. Licence No. AR100020449. Landmark Ref. LIG0816

DAVID GRANGER
ARCHITECTURAL DESIGN LIMITED

Project
Proposed Extensions & Alterations
The Old Castle Inn, 65 Castle Street
Melbourne
Derbyshire

Drawing Title
Production Details
Sheet 1 of 2

Client
Mrs H. Dawkins

Drawing No.
20.3929.16 B

Date	Scale (A1 Size)
June 2021	As Shown
Drawn by	Checked by
DH	SF

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PRODUCTION DRAWING
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