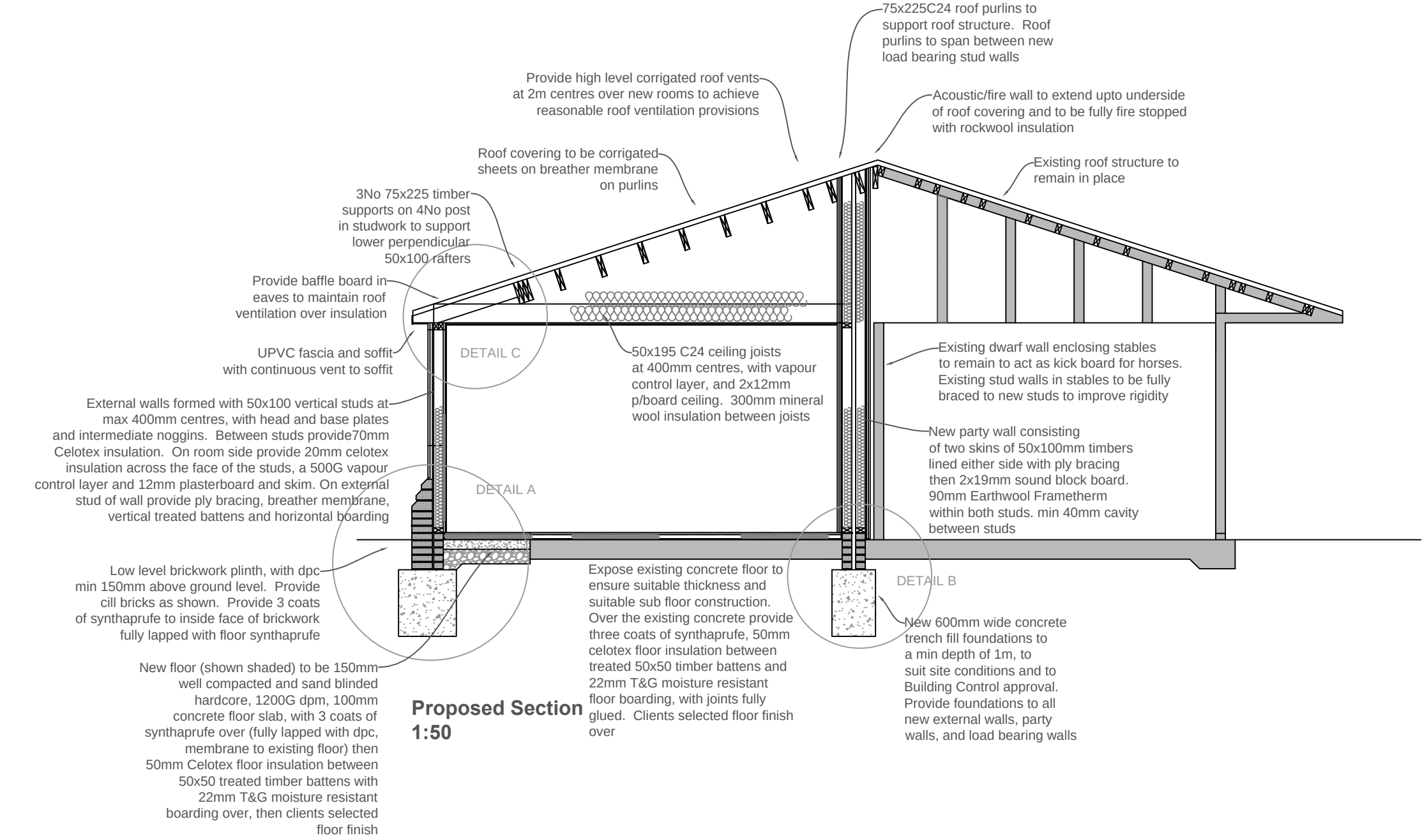




Building Notes/Specification

This is not a specification of works but has only been produced for gaining Building Regulation and/or Planning approval. The builder/client is responsible for checking prior to commencement all scaled and stated dimensions, with any discrepancies being reported to the designer. The builder/client is also responsible for checking all structural elements (walls, foundations, lintels etc) prior to commencement.

Preliminary

The builder is to expose the existing foul water drainage system to ascertain whether there is sufficient invert depth to allow the new foul water drainage to connect into this system.

Existing stable floor to be exposed to allow inspection by Building Control to ensure suitable thickness of concrete and suitable sub floor construction.

Builder to excavate a trial hole for Building Control inspection, prior to commencement, to allow the soil type to be assessed and the foundation depth/design considered.

Foundations

New foundations to be 600mm wide concrete trench fill foundations to a minimum depth of 1m, to suit the site conditions and to Building Control approval. In clay subsoil the foundations (and ground floor if applicable) is to be constructed in accordance with the NHBC Table 4.2 New foundations to be provided to the new external walls and the new party (twin stud) walls.

Foundations within 1m of any drainage to be below the invert level of the drains. Where pipes pass through the foundations/walls they shall be linteled over with 65mm deep concrete lintels, with the void around the pipe suitability sealed.

New Ground Floor

The extension floor construction to be 150mm well compacted, sand blinded hardcore, 1200g damp proof membrane, fully lapped with any existing/new membranes and dpcs, then 100mm Gen 1 concrete floor slab. Top of floor slab to finish level with existing stable concrete floor.

Over the new concrete floor and the existing concrete stable floor, provide three coats of synthaprufe liquid damp proof membrane, fully lapped with any existing/proposed membranes and dpcs. Provide 50mm celotex insulation over the membrane, between 50x50 treated timber battens, then 22mm moisture resistant T&G boarding. Due to the level of the existing stable concrete floor it is not possible to achieve a greater floor insulation thickness than 50mm, however, a greater depth of insulation will be provided to the roof construction to compensate for this reduced floor insulation thickness.

Over the floor boarding provide the clients selected floor finish.

Below Ground Walls

Walls below ground brickwork walls or concrete blocks. Provide 100mm masonry below ground walls to the party/twin studs with 40mm cavity. To the external walls supporting the brick base feature provide 327mm thick below ground walls. To the external walls without the brick feature, provide 100mm masonry walls. Provide a horizontal dpc a minimum of 150mm above external ground level.

Above Ground External Walls

There is a combination of timber clad external walls and brick faced external walls.

Timber Clad Walls

Provide 22mm horizontal timber cladding (type to clients specification) on 25x38mm timber treated vertical battens on tyvek breather membrane, on 12mm ply bracing.

At the head and base of the timber cladding (including at window cills and window heads) provide a continuous 10mm ventilation gap, with insect mesh. The existing ventilation grill is to be retained in the gable end of the stable.

External Brick Walls

Provide a low level brick plinth detail to the facade of the building, which is returned to the side elevation. The brick plinth detail is to be capped with three cill/special bricks. The total height of the bricks is to be in the region of 650mm above ground level. Brick plinth to be a minimum of 327mm in thickness at its base to allow the three specialist bricks to be provided.

To the room side of the bricks, provide three costs of synthaprufe liquid dpm, fully lapped with the floor synthaprufe and with the horizontal dpc in the walls. To the rear of the brickwork form the structural timber studwork wall, lined on the outside with the 12mm ply bracing - with the ply bracing extending down to the floor construction. Provide 'L' shaped lintels to support the external brickwork, with minimum 150mm end bearing and cavity tray (with weep holes) over.

Structural Timber Studs to External Walls

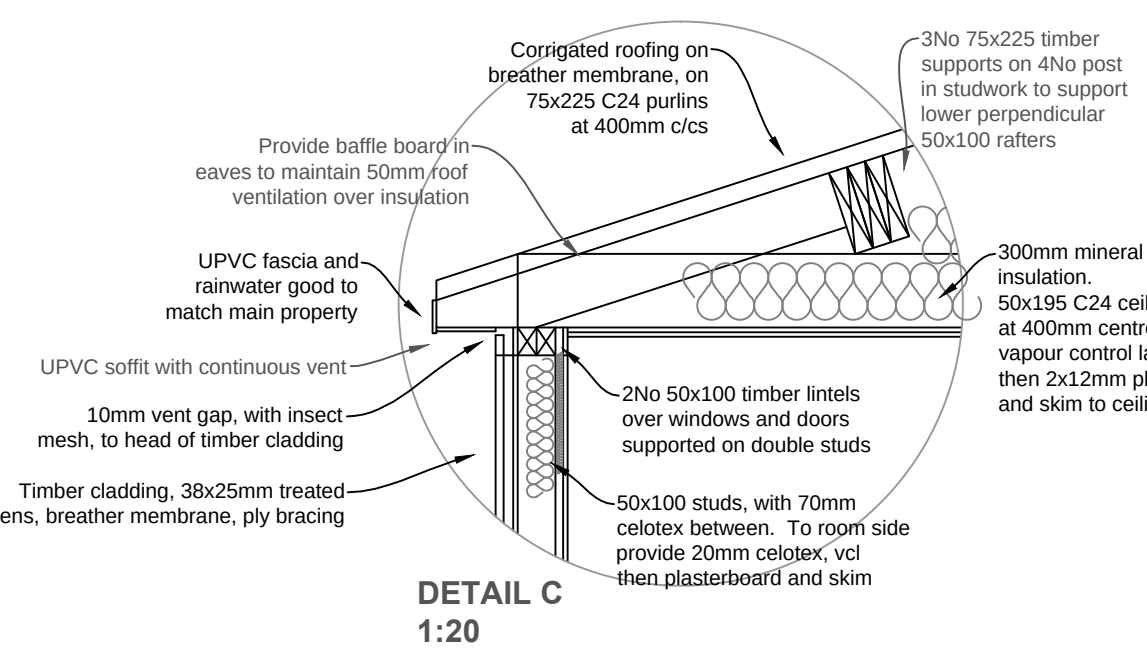
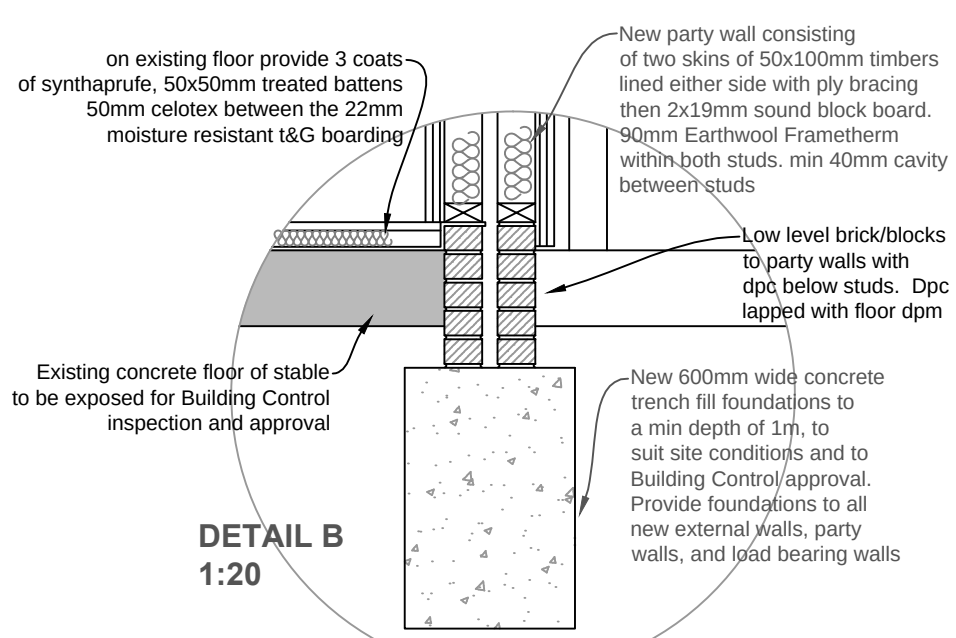
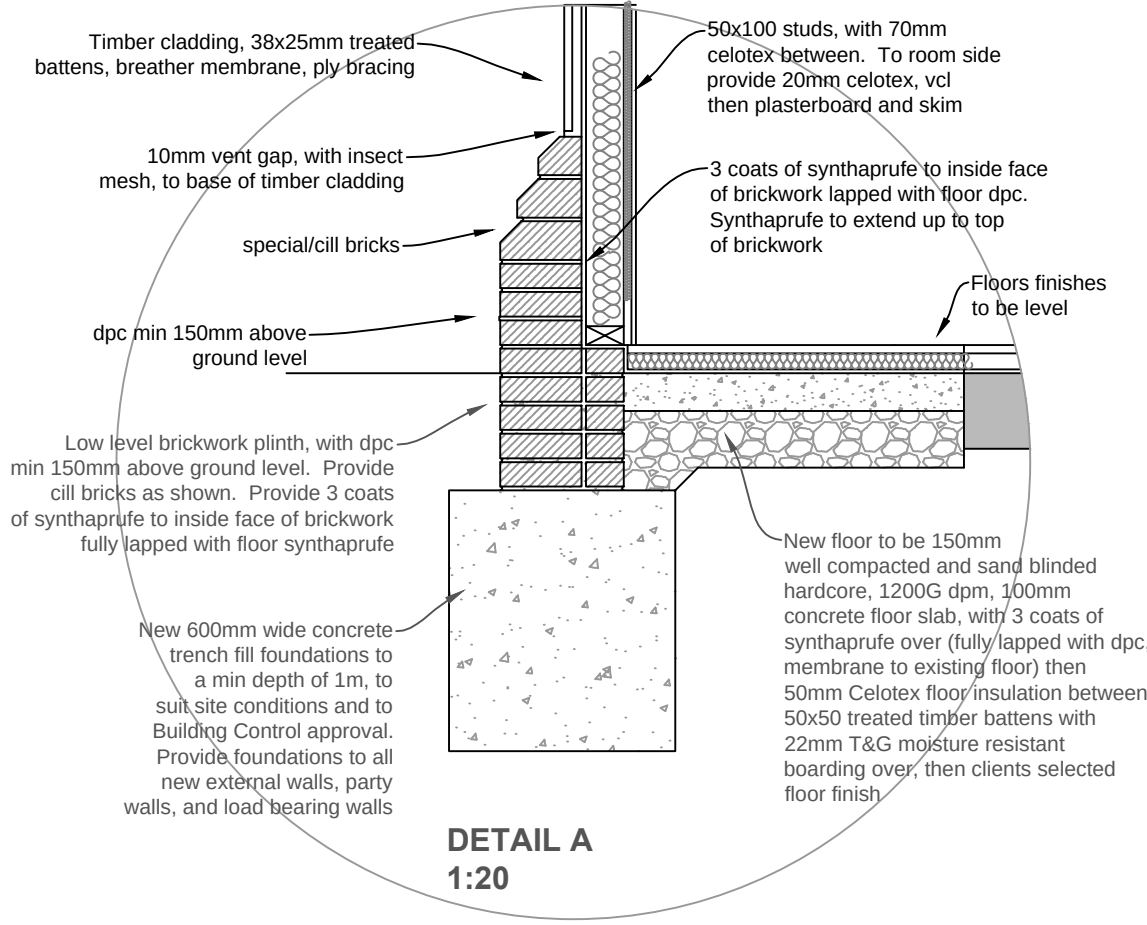
Ply bracing to be securely fixed to the outer face of the timber structural studwork frame. Treated timber studs to be 50x100 vertical studs at 400mm centres, with double head plate and sole plate, with intermediate noggins. Over the window and door openings provide 2No 50x100, supported on double studs either side of the structural openings. Provide 70mm celotex insulation cut tightly between the studs. On the room side of the studs provide 20mm thick Celotex insulation, then a continuous 500G vapour control layer, then 12.5mm plasterboard and skim. The 500G vapour control layer is to be continuous with the vapour control layer to the ceiling. Provide lateral restraint straps (with solid noggins below) over the ceiling joists and rafters at max 1800mm centres. Restraint straps to be 30x5x1000mm long galvanised straps. Provide vertical restraint straps from each and every rafter feet onto the external timber frame structure.

Party Walls (Twin Stud Walls)

As the rooms as classified as 'Rooms for Residential Purposes' under Part E of the Building Regulations it is necessary to ensure that the walls dividing the rooms from other areas achieve a reasonable acoustic performance. To achieve this reasonable acoustic performance twin timber studs will be provided.

Provide two skins of studwork with a 40mm cavity between the studs. Treated timber studs to be 50x100 vertical studs at 400mm centres, with double head plate and sole plate, with intermediate noggins. Provide 90mm Knauf Earthwool Frametherm between both studs. Provide ply bracing on the outer faces of both studs then 500G vapour control layer, then two layers of 19mm Knauf Sound Block board (joints staggered and well sealed). Studs to be complete independent. Vapour control layer to be lapped with membrane to ceiling and other walls. Provide a plaster skim to the internal walls.

All party walls to extend up to the underside of the roof covering and be fully fire stopped with rockwool insulation.



Alterations

Block up the existing external Office door in matching construction. Form a new doorway with double studs either side and a 2No 50x100 timber lintel over. Re-use the existing Office door.

Form a new external entrance platform adjacent to the relocated door, with step up onto the higher level paving and an Aco channel.

The existing stud wall dividing the Office from Bedroom 2 is to be lined with two layers of 19mm sound blockboard, with 90mm Knauf earthwool frametherm within the stud walls. Provide a plasterskim to the wall.

Electrics

Electrical installations to be in accordance with the latest edition (17th) of the IEE Regulations, and to be carried out by a NICEIC registered competent person, with a certificate of installation provided on completion of the project. Locations of sockets and switches to be determined on site.

75% of all new lighting to be energy efficient light bulbs. Any external lighting is to be fitted with a sensor.

Bin Store

The existing bin storage facilities will be used to serve the new bedrooms.

Accessibility

The new rooms will have a 75mm raised threshold to the doors, this is due to the need to achieve a certain amount of thermal insulation and a suitable floor finish over the insulation. The existing bed and breakfast rooms in the main house have a level approach and are more suitable for less able people. The owners will ensure that bookings are managed to ensure that any less able people reside in the main dwelling.

Part G

Plumbing to be designed to ensure that the total water consumption does not exceed 125litres/person/day.

Thermostatic taps to be provided to the bath max temp 48degrees

Acoustic Design

If requested by Building Control, appoint an accredited acoustic testing agency to carry out an acoustic test of the party walls. If Building Control require this test it is strongly advised that the acoustic testing agency is appointed to inspect the party wall constructions during the build process.

Internal Stud Walls Forming En-Suites

To be formed with 50x100mm vertical studs at 400mm centres, with head and sole plates and intermediate noggins. Provide 75mm acoustic mineral wool in between the studs. Line stids either side with bracing ply and 12mm plasterboard and skim. Provide timber plate within floor battens space to ensure that the stud is built off the concrete slab and not built on the floor insulation.

Roof Construction

The existing roof structure over the proposed en-suite bedrooms is to be removed and reconstructed to achieve compliance with the regulations. Provide corrugated roof sheeting, to match the existing (infilling the translucent panels) on tyvek breather membrane, on 75x225 C24 purlins spanning side to side and supported on the load bearing stud walls. Provide a triple 75x225 purlin where the rafters are re-orientated to extend out to form the eaves. The rafters extending out to form the eaves are 50x100 C16 rafters, birdsmouthed over the wall plate.

Provide 50x195 C24 ceiling joists spanning front to back, lined on the underside with a 500G vapour control layer and two layers of plasterboard. Provide 2 layers of 150mm mineral wool to the roof void (maintaining a minimum 50mm ventilation gap at the rafter feet).

Provide upvc fascia, soffits and rainwater goods to match existing. Provide a continuous 25mm ventilation slot to the soffit board, with baffle boards in the eaves to maintain the ventilation over the insulation. Provide high level roof ventilation equal to a continuous strip 5mm in width - this is best achieves by providing the Onduline ventilation insert at 2m centres.

Leadwork

Provide lead work in accordance with the LDA guidelines.

Fire Safety

Provide new mains operated (with battery back-up) and interlinked smoke detection within both bedrooms, which is linked to the detection system within the existing property.

Any steel/timber beams to be encased/coated to achieve 30 minutes fire resistance.

Windows/Glazing

Windows to be upvc double glazed units with a 16mm air gap, soft low E coating argon filled and warm edge spacer bar to achieve a U value of 1.6W/m2k. Provide safety glass in the critical areas.

Windows/doors to the new Bedrooms to have trickle vents giving background ventilation of 8000mm2. Frames to be sealed externally and internally with mastic.

Ventilation of Rooms

Habitable rooms to have trickle ventilation of 8000mm2 and 4000mm2 to non habitable rooms.

En-Suite to have extract ventilation of 30 litres per second extract fan which is ducted to a grill within the eaves area. The ducting is to run under the loft insulation to ensure that the moisture does not condensate in the ductwork. The extract fan is to be linked to the light switch, have a 15 minute over run facility and an air inlet - i.e. a 10mm gap below the door. If requested by Building Control, carry out an extract test of the extractor fans to demonstrate that they achieve a minimum rating of 15 litres per second.

Heating

The intention is to provide an air source heat pump to provide the heating and hot water to the two new en-suite bedrooms. Worcester Bosch Greensource Air to Water Heat Pump (either 6KW, 7KW or 9.5KW) would be a suitable unit to provide. Worcester Bosch provide a full design service for £250 (with this money refunded once the system is purchased). Full details of the heating and hot water system are to be carried out by a specialist with the details issued to Building Control for consideration and approval prior to installation.

Surface Water Drainage to be UPVC gutters and downpipes to match the existing. Additional rainwater downpipe to be provided as shown on the plans. Alter the existing ACO floor channels so that they extend across the front doors. Rainwater pipes to be taken to a the existing below ground drainage system, which connects to an existing rainwater harvesting system. Any necessary below ground surface water drainage to be 110mm diameter drainage laid to a fall and on a bed and surround of 150mm of pea shingle. Junction of the below ground drainage with the above ground rainwater downpipes is to be sealed with a rubber junction piece.

Foul Water Drainage

Builder to carry out a full and detailed survey of the foul drainage system prior to commencement - see notes under Preliminary.

Provide new stub stack and soil and vent pipe within En-Suites. Base of stub stack and svp to be a 200mm radius bend. Provide an air admittance valve to the stub stack located above the level of the wash hand basin. The soil and vent pipe is to extend up through the roof void to discharge above the roof line. Provide a new inspection chamber in the location shown on the plans. Foul water drainage to be 110mm diameter upvc pipework, laid to a fall of 1in40 and bedded and surrounded in 150mm pea shingle. Wash hand basin and bath to have 38mm diameter waste pipes, and 100mm dia to the WC. Combined wastes to be minimum of 50mm diameter. Above ground drainage pipes to have deep seal traps and to be laid to a suitable fall. Provide boxing to the drainage serving the en-suite with two layers of plasterboard and reinforced acoustic mineral wool around the svp/stub stack.

If the existing drainage system does not have sufficient depth to allow the new drainage system to be connected then a foul water collection tank will be provided in the entrance drive. To the potential irregular nature of the volume of waste being discharged to the drainage system, it is not possible to provide a drainage system which treats/decomposes the waste. As such a collection tank/sealed septic tank/cesspit will be positioned in the entrance drive and a minimum of 7m from any part of the building. The foul water drainage to the tank should be 110mm diameter pipework laid to a fall of 1in40 and bedded/surrounded in pea shingle. The tank is to be fully designed and specified by Klargester (local technical rep - Mr Nick Parsons - 07919 112450) who offer a site visit and design service free of charge.

The drawings, details and specifications are solely for the purpose of seeking Planning and Building Regulation approvals. They are not intended as a specification of works, and PMG Ltd accepts no liability should they be used in this manner.

Drawings to be read in conjunction with specification, details notes and any specialist design elements. Any works carried out prior to approval are done so at the clients/builders own risk.

The contractor is responsible for checking all scaled and stated dimensions prior to commencement on site. The length of all structural elements are to be checked on site prior to placing orders.

The builder is to expose any existing structural elements (foundations, walls, lintels, floors, beams, roofs etc) which are accepting additional loads for Building Control and client approval prior to commencement.

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Any boundaries shown on the plan are their assumed location/line. No works to project over the boundary line.

Client is resolve all matters relating to the Party Wall etc Act 1996 prior to commencing building works

Project Title
Conversion of Stables to Form 2 Bedrooms The Old Dairy Farm Long Copse Lane Emsworth Hampshire PO10 7UL
Drawing Title
Proposed Section & Details
Client
Mr & Mrs Williams
Date:
March 2013
Scale:
1:20 & 1:50 at A1
Drawing No.
003 rev A
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