

Existing Bungalow

Storage

Parking Area

Living Room

Kitchen

Bathroom

Bedroom

Bedroom

Floor Plan

GENERAL NOTES

Wall construction
New sections of external wall to be constructed in 290mm cavity construction with inner leaf of 100mm thermalite Turbo (or similar) blockwork, with a 50mm cavity and 100mm brick outer leaf. Cavity insulated with 40mm Kingspan Thermawall TW50. (providing a U-Value of 0.29W/m²K)

Stainless steel wall ties to be positioned at 750mm horiz. c/c and 450mm vert. c/c, each course staggered. Hybrid or similar DPC to be positioned 15mm above ground level, under eills and vertically to reveals.

Existing external walls
Existing walls to be painted internally with damp proof membrane (Hyprufe or similar) and dry lined with 50x100 Heber studwork at 400 c/c with 80mm Kingspan TW55 wedged between studs. Studwork to be lined with 12.5mm foil backed plaster board. (providing a U-Value of 0.25 W/m²K)

Reveals to doors and windows to be lined with 12.5mm plaster board over 25mm Kingspan TW 55.

Ground Floor

Existing section of concrete to be broken up, levels reduced and new floor constructed with 75mm sand/cement screed laid over separating membrane of building paper over 15mm Kingspan T770 insulation laid over Hyprufe DPM applied in three coats to 100mm concrete over site laid over 100mm well consolidated hardcore.

Floor screed to be reinforced with light mesh.

Roof

New section of roof to be constructed with 50x100 rafters and 50x170 ceiling joists at 400mm c/c. Roof clad with natural slates to match existing over treated 38x25 timber battens over untearable sarking membrane. Roof insulated with two layers of 150mm mineral wool.

Existing roof structure and covering to be retained - Slates on timber battens over sarking felt over 50x100 rafters at 400 c/c. Over bedroom bathroom and hall new ceiling formed with 9mm plaster board fixed to underside of existing ceiling joists. Ceiling insulated with two layers of 150mm mineral wool. Over living room ceiling formed on underside of rafters - 50x50 battens fixed to under side of rafters to in crease depth to 150, 100mm Kingspan TP10 fixed between rafters (maintaining a 50mm vent gap over) and 30mm TP10 fixed to under side of rafters. Ceiling formed with 9mm foil backed plaster board skim coated, fixed through insulation to underside of rafters.

Roof to be vented via continuous 25mm eaves soffit vents - Glidvale of similar.

Plumbing and drainage

Waste sizes to be: WC 100mm dia, baths showers and sinks 40mm dia, and LB's 32mm dia. all fitted with 75mm deep seal traps, at to BS 5254: 1976 and fitted in accordance with BS 5572:1978. All wastes connected into 100mm S&VP's or stub stacks fitted with air admittance valves.

Stacks connected at ground level to 100mm UPVC drains (to BS 4660:1989) laid to fall at 180, bedded and encased in 100mm pea shingle. 450 dia UPVC inspection chambers to be fitted at junctions in accordance with manufacturers instructions. See floor plan for locations

Surface Water Drainage

Down pipes to be connected at ground level into 100mm UPVC surface water drains laid to fall at 1:100, bedded and encased in pea shingle. Surface water drains to discharge into new soakaways positioned no less than 5m from building. See site plan.

Ventilation

Ventilation to be in accordance with approved document F 2006 edition - System 1: background ventilators and intermittent extract fans

Bathroom to be mechanically extracted at a rate of 15 ltr/s, with a min 20 minute over run on fan. Kitchen to be mechanically extracted via cooker hood at a rate of 30 ltr/s. Where fans wall mounted with short ducts through walls. Axial fans to be used. Centrifugal fans to be used where ceiling mounted and longer ducts through roof are required.

Back Ground Ventilation

All habitable rooms to have trickle vents fitted within window frames providing a min equivalent area of 8000mm² to each room and a total area no less than 30,000 sq. mm

All habitable rooms to have opening windows with opening no less than 1/20 of the floor area of the room.

Access and facilities for the disabled

Drive and parking area to be surfaced with a hard surface suitable to provide wheel chair access. Ramp to be formed to front entrance door with a gradient 1:20

Main entrance door
to have a clear opening width of no less than 800mm. Internal doors to have a clear opening width of no less than 800mm

All light switches and socket outlets to be positioned at a height between 450 and 1200 above floor level.

Means Of Escape

All bedrooms and living rooms to have window openings with a clear opening no less than 750mm high and 450mm wide with a max cill height of 1100.

Smoke Detection

Hard wired, interlinked smoke detectors (with battery backup) to be positioned within all rooms

Windows

Existing windows to be removed and new timber windows fitted - windows to be to purpose made timber frames with hermetically sealed double glazing providing a u-value of 0.8 w/m²K.

Glazing within critical areas (see elevations) to be glazed with toughened glass to BS 6206

Heating and hot Water

Conventional central heating system with radiators in all rooms, and oil fired combi boiler. Heating controlled by electronic programmer, room stat and TRVs.

All electrical works to be designed installed and inspected in accordance with the British Standard 7671:1 the IEE Wiring Regulations by a qualified electrician, who should be a member of the following organisations:
- BRE Certification Ltd
- British Standards Institution
- ELECSA Limited
- NICEIC Certification Services Ltd
- Zurich Certification Limited

Note

Energy efficient light fittings (fittings taking lamps with a luminous efficacy greater than 40 lumens per circuit - watt) to be fitted internally - one per four light fittings.

Fixed external light fittings to have lamps with a capacity no greater than 150W and should be fitted with PIR switches.

NOTE
ALL DIMENSIONS TO BE CHECKED ON SITE
AND ANY DISCREPANCIES REPORTED TO ARCHITECTS.
DO NOT SCALE OFF THE DRAWINGS

Rev A Additional notes added
REVISION

April 2010

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CHARTERED ARCHITECTS

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PROJECT		Conversion of existing farm building at Sack Lane, Lidsey	
SUBJECT		Proposed Floor Plan	
SCALE 1:50	DATE Feb 2010	DRAWING No 07 / 87 / 03	Rev A
DRAWN	CHECKED		