

## **PROPOSED CONSERVATORY FOR: MR R. & MRS J.M. GRIST**

**23, BURTON BANK ROAD, MONK BRETTON, BARNSELY S71 2AB**

**Telephone : 01226 242938**

**Date : October 2009 (Scales 1 : 100 & 1 : 50 Unless otherwise specified)**

### **PVC Conservatory**

To be manufactured and fitted by approved Conservatory Supplier. Dimensions as follows: Overall width 6m; Overall Depth 4.3m; Roof Pitch 25 degrees; Ridge Height 4.152m; Frame Height 2.1m; Wall Height 0.6m; DPC Height 0.7m; Floor Area 17.29m<sup>2</sup>; Base Area 20.70m<sup>2</sup>; Internal Volume 53.95m<sup>3</sup>; External Volume 71.84m<sup>3</sup>; Internal Wall Area 13.04m<sup>2</sup>; External Wall Area 14.32m<sup>2</sup>. The final measurements must be verified once the base wall is complete. PVC double glazed windows and doors to manufacturer's specification. All proposed opening lights to have a minimum of 450mm wide x 750mm high and between 800mm and maximum 1100mm from the floor to ensure an adequate means of escape.

### **Floor**

100mm thick site concrete class 20/20 on visqueen membrane (2000g) on 150mm thick well rolled cleaned hardcore. Site concrete increased to 150mm thick under internal walls. Single leaf honeycomb walls at 1.8m span to support floor joists. The air space between top of the overside and the underside of the floor joists is not to be less than 150mm. 19mm chipboard, type 2 on 125mm x 50mm joists @ 400mm crs supported each end by walls on 100mm x 75mm wall plates. Joists strapped down with diagonal bracing. Floor 'U' value to achieve 0.22 W/m/degC with 200mm thick fibreglass quilt insulation between joists.

### **Patio & Footpath Area & Steps**

Make good or replace all damaged to flags and garden area. Replace existing concrete path to side of house with 100mm thick concrete class 20/20., on additional timber joists, on plywood type 2. Hardcore sprayed with environmentally friendly weedkiller. Use matching bricks to form steps with paving slabs to form treads. 0.9m high manufactured metal handrails required.

### **DPC**

Heavy gauge sit min. 150mm above ground level. 5lbs lead flashing and soakaway turned and upstand turned into bwk and to existing porch.

### **External Base Walls & Proposed Internal Wall**

225mm walls with matching bricks. No alterations to existing walls but take down 225mm existing external wall to FFL, remove and brick up window, and construct a 75 x 50mm stothing wall with 10mm plasterboard and skim both sides with 150mm thick fibreglass insulation inside wall too form new internal wall. Stothing wall to be bolted to 225mm internal wall to form Cloakroom.

### **Foundations**

Min 600 x 225mm thick concrete class 20/20 under walls, step foundations where necessary. Bottom of foundation taken below invert of drains. Min. cover 750mm below ground level or 900mm in clay soil conditions. Excavated all soft spots and step foundations where necessary.

### Drainage

100mm HR PVC gutter, fall on gutter 1 in 48, connect to existing 100mm HR gutter on existing Porch s, then to existing 75mm PVC fall pipe which is to be replaced, then drain to existing combined private sewer at rear of property. Use of soakaways or water butts should be considered by applicant.

### General Notes

1. Cart away all surplus material, make good all damage to bwk and plaster and treat + prime ends of timber.
2. All switches and sockets fitted flush with walls + to YE specifications and positioned 1m above FFL. Energy efficient lighting required 40 lumens per circuit watt one per 25 sq. m of floor area. All proposed design, installation, inspection and testing of electrical installation will be controlled under Building Regulations Part P – Electrical Safety. All design and installation of electrical works must be carried out with an approved and registered Electrical Contractor.
3. Standard glass internal door to cloakroom, all elements of construction to have min. half hour fire resistance.
4. Central heating radiators to be fitted to Building Regs. Specification.
5. All drains are private and connect to Public Combined Sewer.
6. Hardcore sprayed with environmentally friendly weedkiller.
7. Reinstate Patio & Footpath Area where affected.
8. Approved Smoke Alarms to be fitted where appropriate and connected to existing electrical supply and to YE specifications.
9. The use and appliance of Xtratherm Rigid Thermal insulation or Kingspan Kooltherm insulation may also be used as an alternative to fibreglass insulation where necessary.
10. The site is not within a flood plain, no history of flooding no flood risk assessment needed.
11. No structural alterations to existing property.
12. Existing Gas flue to be repositioned to external wall by an approved and registered Gas Contractor.
13. The roots of the existing tree must not be disturbed during construction. Advice from a tree expert should be sought before construction takes place.