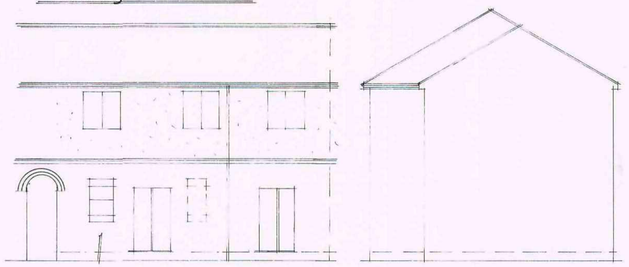
Existing Elevations



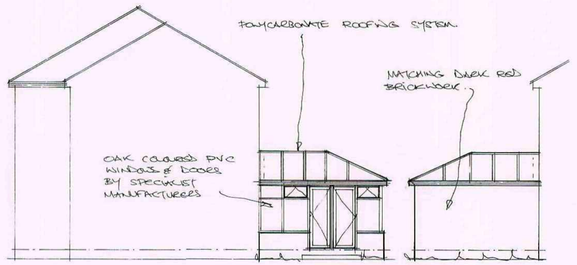
Rear

Side

Proposed Elevations



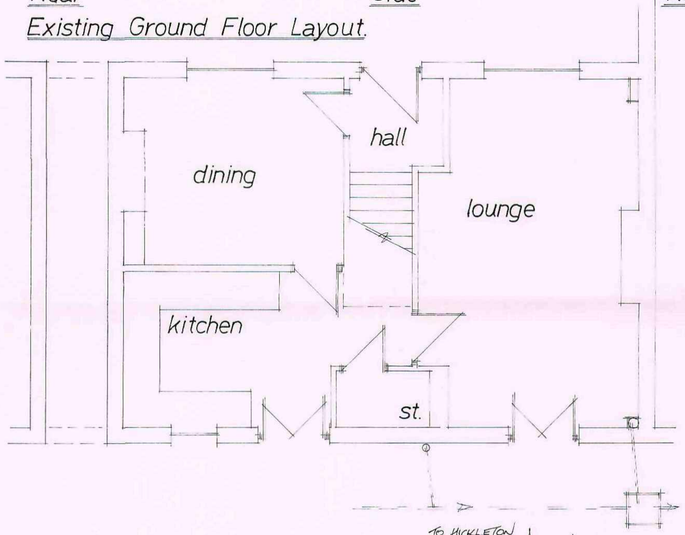
Rear

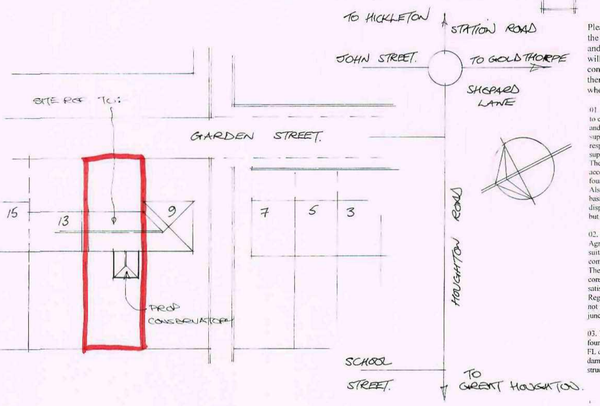


Side

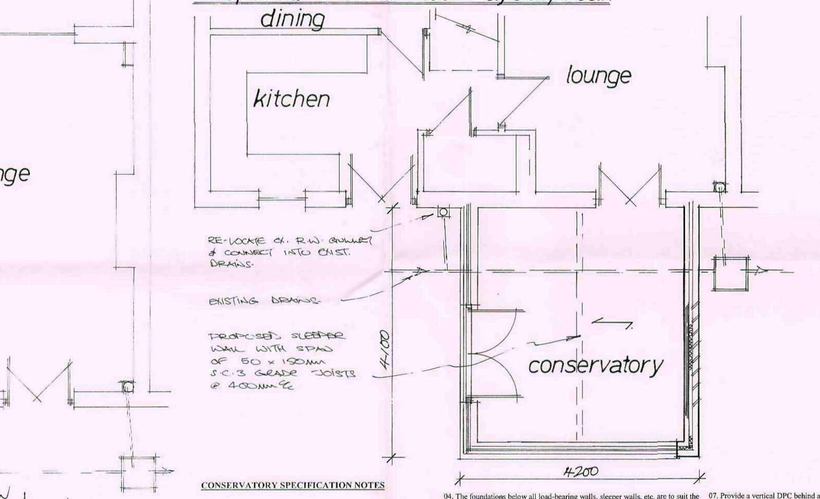
Side

Existing Ground Floor Layout.





Proposed Ground Floor Layout, rear.



CONSERVATORY SPECIFICATION NOTES

Please take note that whilst the proposed conservatory is exempt under the Building Regulations due to the polycarbonate roof construction and excessive glazing to the side boundaries, these construction notes will allow the building part of the project i.e. walls, floor etc. to be constructed to the latest requirements and will not only provide both thermal efficiency for the conservatory but also comfort for the persons who will benefit from the use of this conservatory.

01. All dimensions for the proposed conservatory are to be checked on site prior to commencement on site and / or ordering of materials by the client / contractor, and any discrepancies are to be verified. DO NOT SCALE. All works are to be supervised by the client / contractor and any discrepancies are the sole responsibility of the client / contractor unless either persons are appointed as a supervising officer.
The design carried out and indicated on the working drawings, has not taken into account any structural faults that may exist within the existing building i.e. foundation problems; walls bowing; roof instability etc.
Also the design as indicated on the working drawings, has been carried out on the basis that the client has full control / ownership of all relevant lands, and any disputes with regards to boundaries etc. are obviously not the remit of the designer but will be the sole responsibility of the client to prove the ownership rights.

02. All works are to comply with current British Standards; British Board of Agrec ment etc. as appropriate. The contractor shall be responsible to ensure suitability of all external materials used for this project prior to works commencing i.e. colour, strength, size, suitability to location and fixing etc.
The contractor shall ensure that all the works carried out on the proposed conservatory, will have been to such a standard, that the conservatory itself should satisfy the recommendations of Approved Document L1A of the Building Regulations with regard to both air leakage and air pressure testing, even though not required on this particular project i.e. the fully sealing up at all floor and wall junctions; at all external window / door and wall junctions etc.

03. The construction below the finished ground level shall allow for 7N/mm² foundation blocks are to be used up to min. 150mm of finished ground level with FL quality matching facing brickwork used between finished ground level and damp proof level, laid in a 1.3 mortar mix unless otherwise stated by an appointed structural engineer if required.

04. The foundations below all load-bearing walls, sleeper walls, etc. are to suit the existing ground conditions. The CONTRACTOR and/or CLIENT shall be responsible to ascertain the exact nature of the foundations required (and not the designer) and are to be agreed on site, prior to commencement. This would require test digs to expose fully the existing dwelling foundations and therefore the proposed foundations are to be the same construction to prevent differential settlement.

Generally the standard foundations are to be 600mm wide x 225mm thick, min. grade C35P concrete strip footings. These are to be located at a depth of min. 750mm from the finished ground level to the underside of the concrete footings in clay sub soil types, or to be at least to a depth equal to the existing dwelling foundations.

05. All external and internal load bearing walls are to be provided with a horizontal DPC set 150mm min. above finished ground level.
Where the DPC is located to the external walling, as the DPC fully extends over the cavity, (and adjoining the visqueen membrane, acting as a Radon barrier,) together with a tray DPC above, to provide proprietary PVC "weep holes", colour to match the external walling finish. These "weep holes" are to be located at approx. 900mm centres, and are required to allow any water within the cavity to be drained away.

06. External wall construction to comprise of:
100mm external matching FL quality red smooth facing brickwork above the DPC.
75mm min. overall full fill cavity width with 75mm "Crown Dritherm 32" insulation walling slabs or similar approved.
NB. The contractor to ensure that the walling insulation should overlap the top of the floor insulation by a minimum of 150mm and ensure that all insulation batts are tightly butted together and ensure that there are no gaps left within the insulation.
Also the contractor is to ensure that all the cavities and wall ties are kept free from mortar droppings and debris as this will affect the thermal values and also ensure that all joints etc. are closed and clean.
The contractor to choose between the following specifications of 100mm wide blockwork, as all achieves "K" value of 0.15 watts/m2K;
i) Celcon Standard (4N)
ii) Durox Superblock 4 (4N)
iii) Tarmac Topblock Toplite Standard (4N).

For all internal walling instances, to provide 12.5mm "Gyproc Wallboard" plasterboard and skim on dot and dabs for all the internal wall finishes to the main walls.

07. Provide a vertical DPC behind all air grates where the cavity is bridged, also provide a cavity tray DPC complete with stop ends and weep holes to mortar perpends where cavity is bridged and at junctions of roofs and walls.

08. All cavities are to be closed with flexible type cavity closures or similar approved but NOT with brickwork / blockwork (as this will cause a cold bridging effect) at tops of walls and all openings within the external walls.

10. Provide and fix vertical twist-type stainless steel wall ties or wall ties of equivalent performance, to BS1243 and spaced generally at 450mm crs. vertically, 750mm crs. horizontally and 225mm crs. up the reveals of all openings due to the cavity width exceeding 75mm. This dimension is the actual cavity width between blockwork leaves and includes any cavity insulation fixe fixed to the blockwork.

09. Timber suspended ground floor construction to comprise of nominal 22mm PT&G weatherdek water proof boarding (joints special glued & screwed and fitted in accordance with the manufacturers instructions,) grade C4 (formally type II / III) on 50 x 150mm SC3 grade regularised joists at max. 400mmcrs. Provide 100mm oversite concrete (ensure min.150mm gap below the timber joists to the oversite concrete) on 2000g DPM visqueen, acting as Radon / CO2 barrier, (hence to be placed fully over cavity with tray DPC over – refer to detail), lapped around edges of concrete to meet with horizontal wall DPC. Any laps within the membrane to be taped and proprietary "top hats" are to be provided where any/all services penetrate the barrier), on sand blinding on min. 150mm good clean, inert hardcore, well compacted in min. 150mm thick layers.
Provide the sub floor ventilation to comprise of 225 x 150mm clay ware air grates and liners, min. 3000mm2 ventilation per meter run of wall. Air grates to be at min.1.50m crs. and to commence 450mm max. from all internal corners.
To provide 50mm thick flooring grade "Styrofoam Floormate 200" floor Insulation located between the joists, underneath the floor boarding.
Also to provide either central located honeycombed wall (with DPC located below the joists) to support the floor joists or provide full block timber strutting to the centre of this proposed timber floor to provide additional support bracing.
To ensure the proposed finished conservatory floor is in alignment with the existing dwelling finished ground floor.

10. All gutters are to be 125mm moulded section complete with min. 75mm dia' down pipes of a similar section to match. The rainwater to then discharge into the existing combined system and away to existing services.(refer to working drawings.)

11. The windows to the proposed conservatory are to be provided with trickle ventilation all to equal 8000mm² complete with double glazing throughout unless otherwise stated by the appointed conservatory manufacturer and installer.
All openings to both windows and doors are to be provided with insulation strips to opening lights etc. To also ensure that all windows and doors are to be fully sealed all around to ensure no air leakage as part of Thermal Regulations Part L1.
Windows to achieve "U" value of 1.70W/M² °C or less by using Low E glass, Pilkinton "K" glass, and provided with min.16mm Argon gas filled gap between 2 no. 6mm panes. The glass is also to be toughened due to the window cills being less then 800mm from the proposed finished conservatory floor level.

Take note that as the proposed French Doors are to open outwards, to ensure a single step is provided on to the rear garden / path area. All the external French doors are to be provided with trickle ventilation to equal 10,000mm² opening.

12. All proposed electrical socket outlets are to be to the client's choice with regard to both the amounts and positions of such.
THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING THE CLIENT AT THE TIME OF TENDER FOR THIS INFORMATION IF NO SOCKETS ARE SHOWN. ANY PRICES GIVEN WILL BE DEEMED TO INCLUDE FOR MINIMUM NHBC REQUIREMENT.

TO ENSURE THE APPOINTED ELECTRICAL CONTRACTOR IS REGISTERED UNDER THE "COMPETANT PERSONS SCHEME", AND THEY WILL BE REQUIRED TO PROVIDE AND ISSUE FULL CERTIFICATION FOR THE DESIGN, INSPECTION AND TESTING OF ALL THE ELECTRICAL WORK BEING CARRIED OUT TO THE SATISFACTION OF THE INSPECTING LOCAL AUTHORITY AND COMPLIANCE WITH B.S. 7671.

13. The proposed conservatory as indicated is to be fully bonded with and to match the existing dwelling with regards to the materials. Both the external brickwork and internal blockwork are to be coursed through with the existing and to ensure all cavities are continuous as applicable. The contractor is fully responsible for making good all disturbed surfaces and all / any existing lintels which are affected by these extensions and alterations, and are to be checked for suitability and altered if required.

NOTE: The actual conservatory design; details; fixings; materials; roof materials; actual opening lights etc. are to be designed and supplied by the appointed conservatory manufacturers and the purpose of Dwg. No. 673-01 is solely for the purpose of the Town and Country Planning permission.
The contractor shall also be responsible for providing any extension to the existing dwelling mains central heating system if required or is to provide an alternate method for the heating of this proposed conservatory.

The drawings are prepared for the purpose of Planning and Building regulation Approvals only.

All electrical and heating information to be calculated by specialist contractors and to ensure are under the "competent persons scheme" – the electrical/heating layouts if shown are indicative only.

This drawing to be read in conjunction with the Standard Construction Specification relating to this project.

This drawing is copyright. All dimensions to be checked prior to commencement on site and any discrepancy notified to the design office immediately.
DO NOT SCALE – if in doubt, contact the design office.

The contractor shall be responsible to ascertain the nature of the foundations prior to commencement on site.

The contractor shall be responsible to ensure the suitability of all materials proposed for this project and fixings of such in accordance with manufacturers instructions.

Planning: B/Regs: not applicable

Rev	Notes	Date

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PROJECT	Proposed Conservatory
CLIENT	Mr. & Mrs. W. Hopkinson
TITLE	Working Drawings
ADDRESS	11 Garden Street, Thurnscoe, Rotherham. S63 0JU.
DRAWN BY	GGG
SCALE	1:50; 1:100
DATE	Feb.09
DRAWING No	673-01
REV	

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