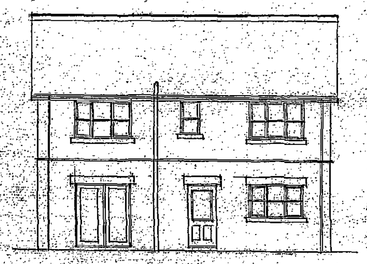
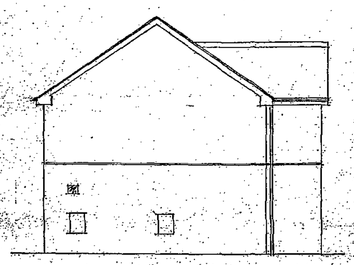
8

PROPOSED REPLACEMENT DWELLING AT 3 SAVILLE HALL LANE DODWORTH

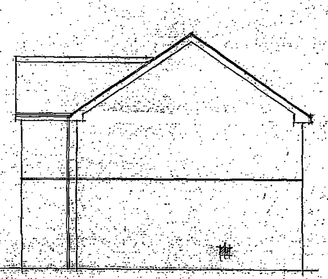
FRONT ELEVATION



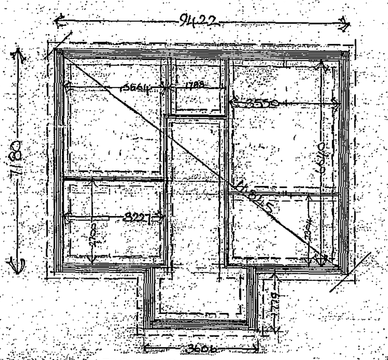
REAR ELEVATION



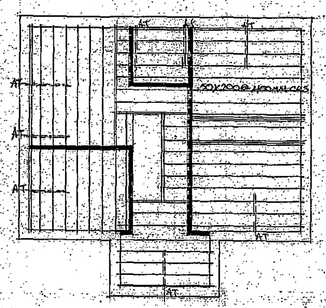
SIDE ELEVATION



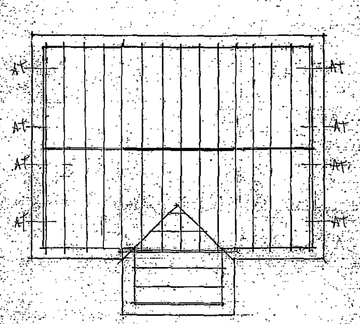
SIDE ELEVATION



FOUNDATION PLAN



FIRST FLOOR JOISTS



ROOF TRUSSES

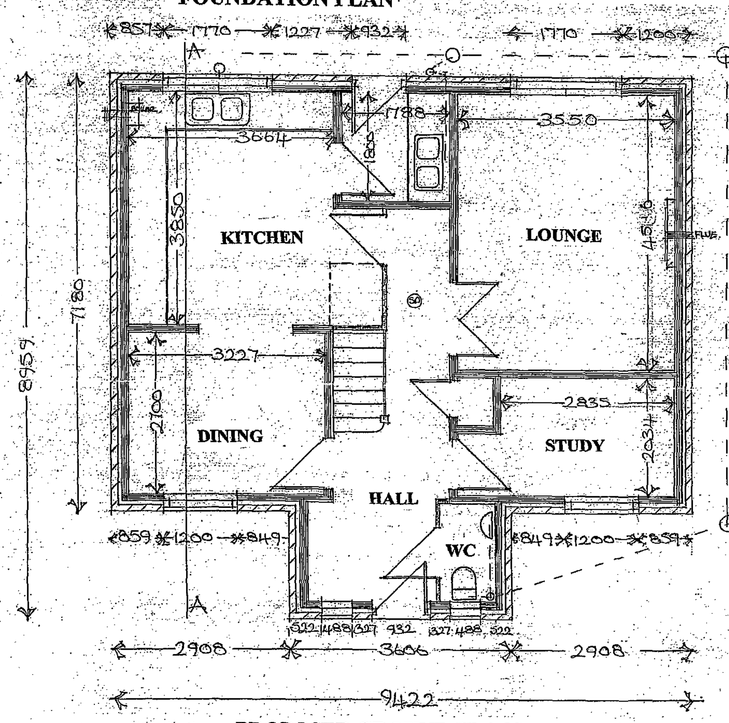
Windows

Hall	488 x 1050
WC	448 x 1050
Study	1200 x 1350
Lounge	1770 x 2100
Kitchen	1770 x 1050
Dining	1200 x 1350
Bath	1200 x 1050
Bed 3	1200 x 1200
Bed 2	1770 x 1200
En Suite	630 x 1050
Bed 1	1770 x 1200
Bed 4	1200 x 1200

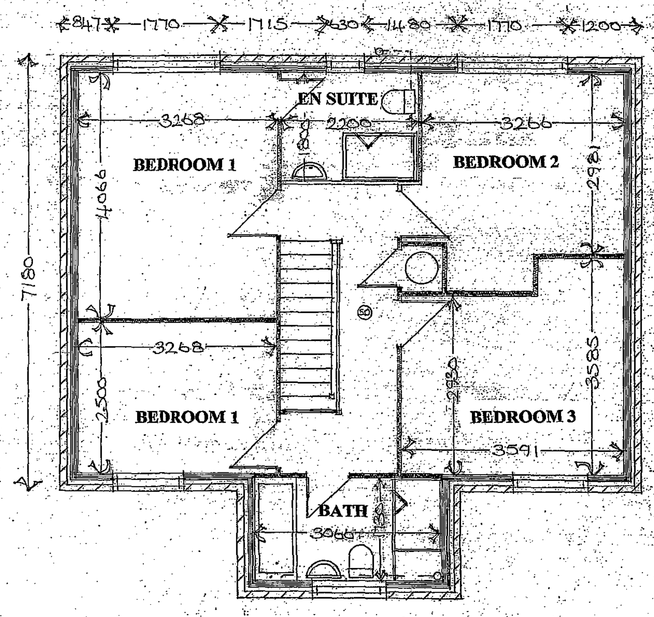
Doors

Hall	932 x 2100
Utility	932 x 2100

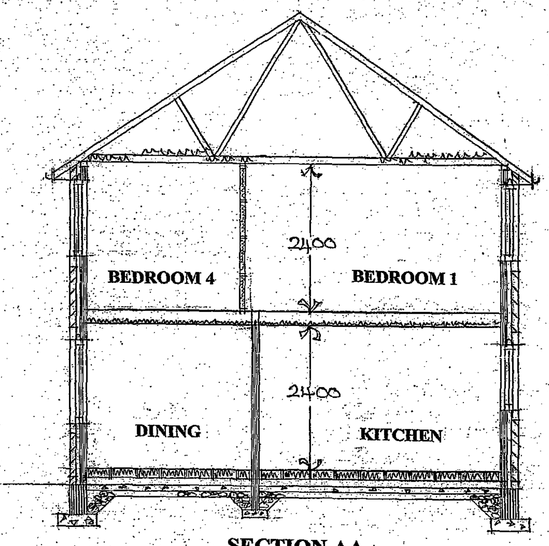
Foundations 1:2:4 concrete strip foundation 600mm wide x 225mm thick taken at least 900mm deep in clay below the invert level or any drains within 1m and beyond the influence of any tree roots in accordance with NHBC guidance whichever is deepest all to the complete satisfaction of the District Building Surveyor. Full cavity wall width 7 Newton block to ground level.
Ground Floor 22mm T & G chipboard type 2 or 3 for wet areas on 50mm x200mm floor joists at 400mm centres insulated between with 100mm of Kingspan rigid insulation and sat on 2000g DPC 150mm above ground level. 150mm airspace between bottom of joists and top of over site concrete. Over site concrete to be 100mm thick laid at or above ground level on at least 100mm of compacted stone. Ventilate the sub floor with 215mm x 150mm air grates liners tray DPC over commencing 450mm from each corner and at 1.8m centres thereafter to front and rear elevation. Honeycomb sleeper wall mid span to floor joist built on the over site concrete thickened to 150mm x 400mm and to natural ground.
Walls 100mm facing brickwork with decorative stone heads and cills 75mm cavity fully filled with rockwool batts 100mm Fibolite blockwork. 5 stainless steel wall ties m² and every block to reveals. 2000g DPC to each masonary leaf at least 150mm above ground level and to heads cills and jambs of all openings. Reveals to have same u value as walls. IGHD insulated lintols to all openings with 150mm end bearings. All internal finishes to be plaster in 2 coats. Decorative dentil course to clients instruction.
First Floor 22mm T & G chipboard type 2 or 3 for wet areas on 50mm x 200mm joists at 400mm centres insulated between with 100mm of fiberglass 10kgm³ and under drawn with 12.5mm plasterboard 5mm skim. Double joists under all parallel partitions and to trimmers around the stair well. Provide 1 row of 50mm wide full depth strutting to all floor joists. All first floor partitions to comprise 12.5mm plasterboard 5mm skim either side of a 75mm x 50mm stud partition.
Roof Concrete interlocking tile suitable for pitch and laid in accordance with manufacturers instruction on 25mm x 50mm tile battens and 1 layer of untearable sarking felt. Roof trusses at 600mm centres and bracing to BS5268 secured to 100mm x 50mm wall plates with truss clips. 12.5mm plasterboard 5mm skim ceiling insulated above with 100mm of fiberglass laid between the trusses and 150mm across. Ventilate the roof space with a continuous 12.5mm soffit gap and fly screen. Use proprietry eaves trays to prevent air flow blockage. Code 4 lead valley 225mm x 25mm fay and valley boards.
Lateral Restraint 30mm x 5mm x 1.2m long galvanized mild steel lateral restraint straps to first floor ceilings and verges. Straps to be secured over 3 structural timbers at right angles to walls and 50mm wide full depth noggings commencing 600mm form the apex over the first uncut block and at 1.8m centres thereafter.
Drains 100mm half round gutter 63mm fall pipes discharging rain water to and in order of priority A) water course B) soakaway 1m³ in capacity 5m from any building and subject to BCO approval C) combined on site system through trapped gullies. All subject to the approval of Building Control Officer. Foul water drainage to comprise 100mm Osma plastic pipe bed and surround in pea gravel to falls of 1:60. Osma plastic access chambers at change of direction maximum 600mm deep 225mm diameter. 900mm deep 450mm diameter. Sink waste to discharge to trapped gulley. All foul water drains to discharge to existing chamber within the curtilage of the adjacent December Cottage. All drains to be lintolled over where walls cross leaving a 50mm space for movement flexibly sealed. All sanitary wastes to discharge to a soil and vent pipe that terminates 900mm above any opening light within 3m. No connection on S & VP within 200mm below WC connection. All wastes to be 38mm diameter with 75mm deep seal anti vacuum traps.
Windows UPVC double glazed windows and doors with units that have K or Low E glass and at least a 16mm spacer between panes. Opening lights to be 1/20th of the floor area and 8000mm2 trickle vents. All glazing in critical locations to be safety glass to BS6206© and stamped accordingly. Critical locations are doors windows, Adjacent doors and any glass within 800mm of the floor. Mechanical extract ventilation to kitchens utility bathroom and en suite all discharging to external air at a rate of 30 l/sec to the kitchen cooker hood and 15 l/sec elsewhere.
Smoke Detection Mains wired smoke detection and alarm wired on the lighting circuit with battery backup sited on the ceiling of the hall and landing as shown.
Boiler Balanced flue boiler type A or B with a minimum Sedbuk rating of 86%. Boiler outlet to be protected with a cage if within 2m of floor. Boiler to discharge more than 300mm from any opening into the building
And 600mm from the boundary. Balanced flue gas fire to lounge with radiants more than 225mm above floor and outlet protected with cage.
A notice plate shall be displayed adjacent the consumer unit as to information on the safe use and correct application of all appliances. All pipe work to insulated with foam equal in thickness to the outside diameter of the pipe. Boiler to have interlocks all radiators to have thermostatic valves.
Part M Provide ramped access to the principal entrance at a gradient of 1:15 900mm wide with level landing 1.2m² top and bottom. Double damp 150mm above ramped access. Door frame to have level threshold and maximum 15mm transitional unit from cill to floor. Provide ACO channel in front of cill to prevent ingress of water. The heights of sockets switches doorbells TV sockets telephone points etc shall be sited 450mm to 1200mm from the floor. All ground floor doors to be 838mm wide and the front door when open shall leave a clear space of at least 775mm measured from the face of the open door at right angles to the frame and the opposite jamb.
Stair Stair to be manufactured to the actual floor to floor height as measured on site and to comply with the following criteria. Maximum rise 220mm minimum going 220mm however maximum pitch to be 42°. Handrail on landing and flight to be 900mm high measured from floor and pitch line respectively. Vertical spindle guarding spaced so that a 100mm sphere cannot pass through the space left between them. Minimum head room to be 2.0m above pitch line.
All electrical work to be carried out in accordance with part P. The system shall be designed installed and tested by a person registered with a competent person scheme and will issue a BS7671 certificate on completion of the work.
Garage Concrete interlocking tile as main dwelling on structural covering and rain water disposal as described walls to be 100mm brickwork with piers in 215mm brickwork as shown. 2000g DPC 150mm above ground level. Foundation to comprise 225mm concrete raft reinforced with 2 layer of A193 mesh 50mm cover to all faces on at least 300mm of compacted limestone. IG lintols to all openings. Front entrance door size style and operation to be confirmed by client prior to construction. Masonary returns to be 215 brickwork.



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



SECTION AA

All electrical work to be carried out in compliance with current addition of the IEE regulations with level of provision agreed with client prior to commencement. All electrical work to be carried out in accordance with part P of the Building Regulations. The installation shall be designed installed and tested by a competent person who is a member of the competent persons scheme and capable of issuing a certificate on completion of the work. All heating/plumbing work to be carried out by a Corgi registered installer or other suitable qualified engineer. The appointed installer shall check the system suitable for additional capacity and confirm any design requirements with client prior to commencement. All hot water pipes to be insulated with foam equivalent to outside diameter of pipe. Radiators to have thermostatic valves. All decoration and joinery items and fittings to be agreed with the client and builder prior to commencement of work.
These notes and all drawings are to be checked and verified by the contractor prior to commencing work on site. Workmanship and materials are to comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or mixed in accordance with all manufacturers instructions and specification. All materials shall be suitable for the purpose that they are used for. The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authorities Building Inspector, whether or not indicated on the drawings or in the specification.
These plans and details have been prepared for the purposes of obtaining Town Planning and Building Regulations approval only. Builder to check and to clarify all levels, dimensions, drainage, construction and specification prior to any work on site and to bring to the clients attention any variations perceived omissions or deviations for written confirmation before being carried out on site. All dimensions are approximate and are to be confirmed on site, before project commences. All lines and levels, invert depths etc of all drainage are only approximate and must be confirmed and verified by the builder at beginning of the contract.

SCALE 1:50
1:100