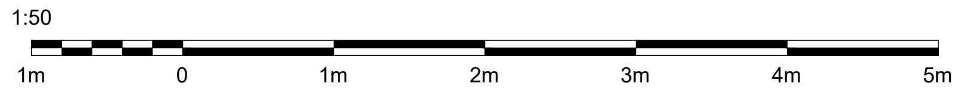
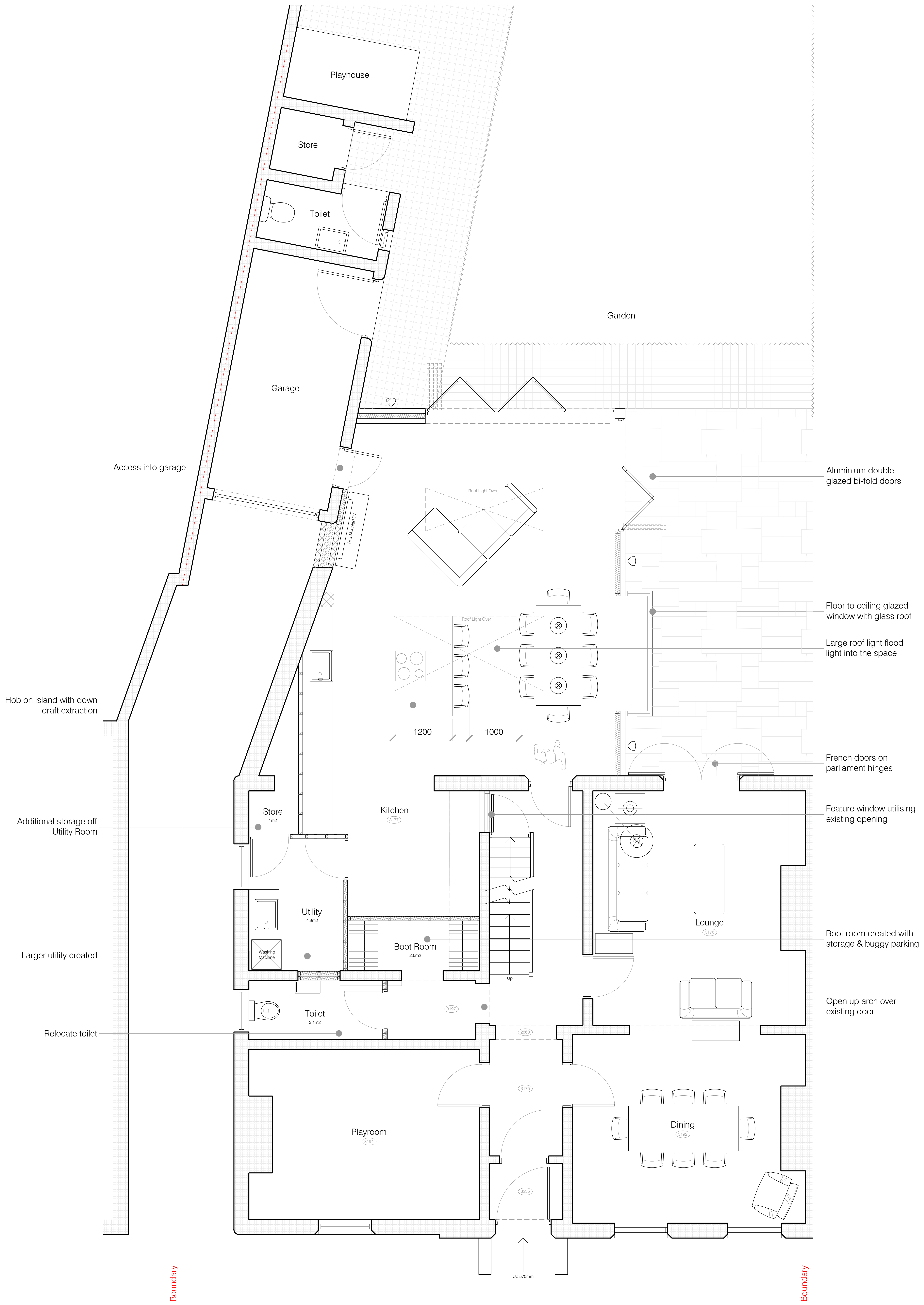
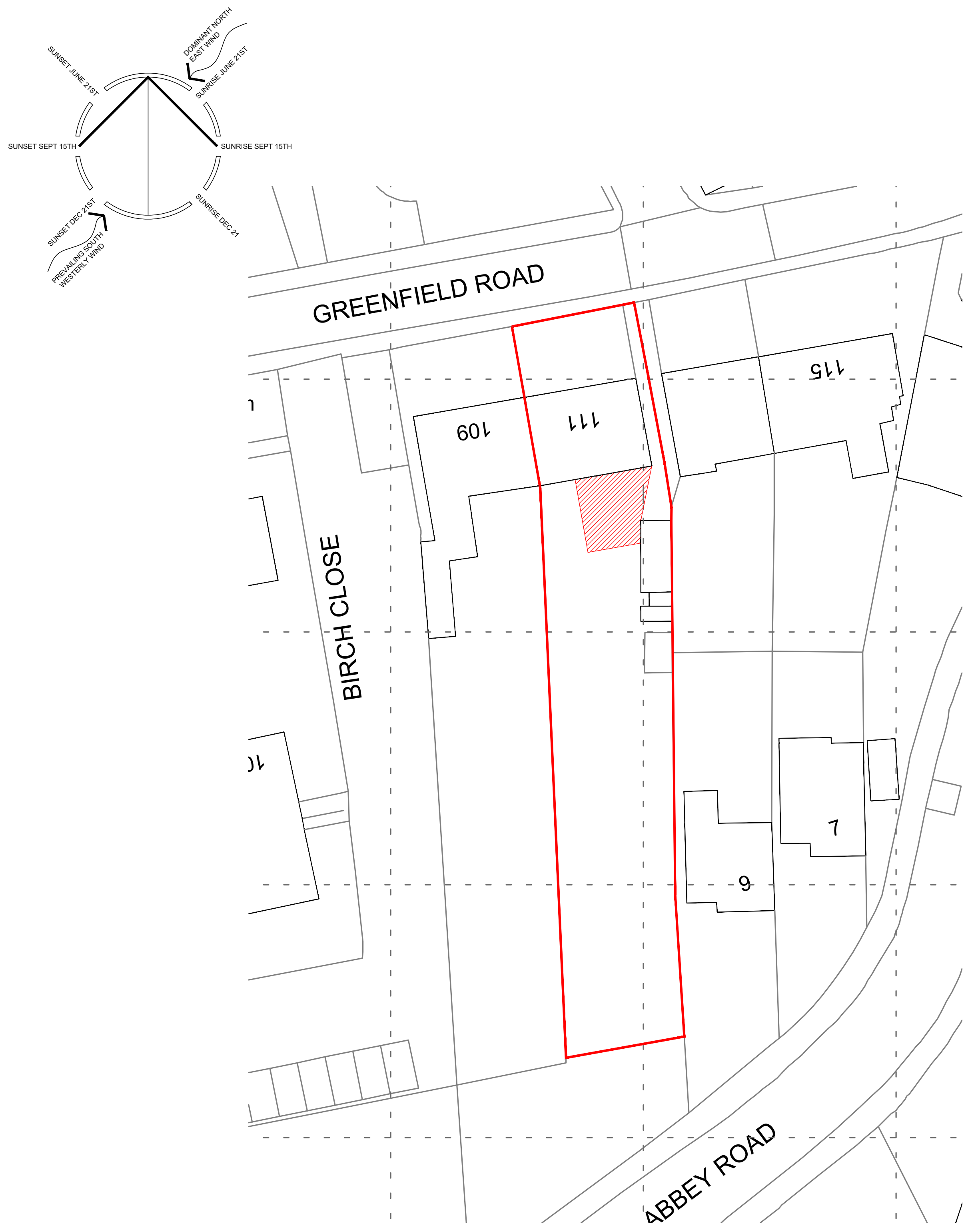




Proposed Ground Floor Plan

Scale 1:50



Block Plan

Scale 1:500

NOTES:-

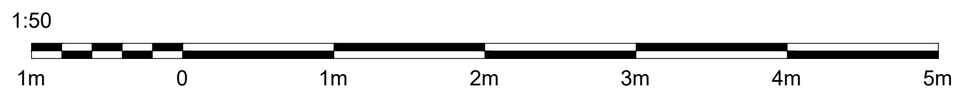
1. All drawings to be read in conjunction with Structural Engineer's details & any relevant sub-contractor's details. All works to comply with current Building Regulations, British Standards & Codes of Practice.
2. All dimensions to be checked on site prior to any works commence.
3. Contractor to ensure that all work meets the requirements of the EHO, Building Control, Fire Authority and all other statutory bodies.

REV	BY	DATE	DESCRIPTION
C	JT	13.06.22	Minor amendments.
B	JT	04.06.22	Amended due to Case Officer's comments.
A	JT	22.04.22	Amended due to Case Officer's comments.

SKETCH

DESIGN + PLANNING

CLIENT	Mr & Mrs Bovey
PROJECT	111 Greenfield Road, B17 0EH
DRG NAME	Proposed Plan
SCALE	1:50@A1
DATE	04.05.21
JOB#	2015
DWG#	03 C
STATUS	Planning
CONTACT	jonathan@sketchplanningstudio.co.uk



NOTES:-

1. All drawings to be read in conjunction with Structural Engineer's details & any relevant sub-contractor's details. All works to comply with current Building Regulations, British Standards & Codes of Practice.
2. All dimensions to be checked on site prior to any works commence.
3. Contractor to ensure that all work meets the requirements of the EHO, Building Control, Fire Authority and all other statutory bodies.

Proposed Rear Elevation
Scale 1:50

Proposed East Passage Side Elevation
Scale 1:50

Proposed Side Elevation
Scale 1:50

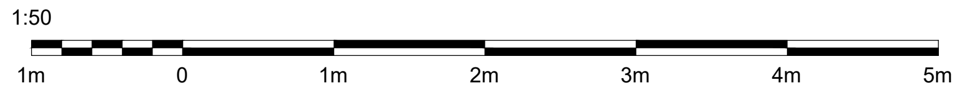
Reference Images

C	JT	13.06.22	Minor amendments.
B	JT	04.06.22	Amended due to Case Officer's comments.
A	JT	22.04.22	Amended due to Case Officer's comments.
REV	BY	DATE	DESCRIPTION

SKETCH

DESIGN + PLANNING

CLIENT	Mr & Mrs Bovey
PROJECT	111 Greenfield Road, B17 0EH
DRG NAME	Proposed Elevations
SCALE	1:50@A1
DATE	04.05.21
JOB#	2015
DWG#	04 C
STATUS	Planning
CONTACT	jonathan@sketchplanningstudio.co.uk



FOUNDATIONS

Foundation type and depth are to be appropriate to site conditions, and are to be designed in accordance with the "Approved Document" A1/2 Part E of Building Regulations Schedule1 Pt. A or BS 8004: 1986. All to the approval of the Local Authority.

All foundations to be C25P mass concrete trench fill to the dimensions as indicated on the drawings and taken down to a min. depth, unless otherwise specified, of 1000mm below external ground level or to a suitable safe bearing strata and to be to the satisfaction of the local authority building inspector.

Foundations will be generally of 1:3.8:5.3 concrete with cement complying with B.S.12 1991 and aggregate complying with B.S.882 1983.

Trench fill concrete to terminate min. 150mm below external ground level, as no ground investigation has been carried out it is the builder's responsibility to check the level of the safe bearing strata on site before work commences and the building inspector is to be notified of any problem encountered.

FLOOR

Ground floor slab to achieve a U-Value 0.18 W/m²K or better.
50mm sand cement screed on 150mm concrete floor slab on separation layer (1200 gauge Visqueen) on 100mm Kingspan Kooltherm K103 floorboard insulation on damp proof membrane (1200 gauge Visqueen) on 50mm sand binding on 150mm clean broken well consolidated hardcore.
This construction will achieve a U-Value of 0.18W/m²K.

WALLS

Wall construction to achieve a U-Value 0.18 W/m²K or better.
300mm thick external cavity wall to consist of:
15mm thick proprietary thorough coloured render/Zinc Cladding
100mm blockwork, Celcon Standard or similar (max thermal conductivity = 0.15W/mk)
100mm cavity filled with 75mm 75mm Celotex CW4000)
Insulation to extend down past DPC by 150 – 225mm
100mm blockwork, Celcon Standard or similar (max thermal conductivity = 0.15W/mk) internal leaf to BS6073 parts 1 & 2.
All internal blockwork to receive 12.5mm Gyproc wall board on dabs.
This construction will achieve a U-Value of 0.18W/m²k.

Walls below ground to be built in semi engineering brick (Class 'B') brickwork with any cavities filled with weak mix concrete up to floor insulation.

All cavity walls to be tied together with S/S butterfly wall ties to BS1243: 1978 in accordance with BS 5628: Parts 1: 1992, 2 and 3: 1985. Spacing of wall ties to be 450mm vertically and 900mm horizontally; and 225mm centres at openings and abutments and not more than 150mm from openings and abutments. Requirement applies to all areas of cavity wall i.e. below and above DPC.

Cavity barriers to all cavity walls in accordance with Building Regulation Schedule 1 Pt. B and "Approved Document" B2/3/4 Appendix H.

Catnic or similar lintels to openings in external and internal load bearing walls with min. 150mm end bearing. Lintel design to incorporate sufficient insulation to prevent cold bridging (see guidance diag. 7 part L1 Building Regulations).

Walls to be constructed in accordance with BS 5628 Pts 1: 1992, 2 and 3 : 1985.

All external wall openings are to be constructed to avoid any risk of cold bridging at head, jamb and cills, using proprietary cavity closes ("Dacatie" or "Damcor") or other approved construction method, with min. 30mm overlap of window to external walls to meet the requirements of the Robust details. (see guidance diag. 7 part L1 Building Regulations and Robust details).

Where new walls abut existing, new walls to be bonded to existing with stainless steel Furfix system (or equivalent). With vertical DPC trapped behind inner leaf. Vertical joint to be sealed with polysulphide sealant.

ROOF

WARM FLAT ROOF CONSTRUCTION - To achieve 0.15 W/m²K or better.
Seamless fibreglass GRP roofing system (Permadeck o.e.a) with integral trims and flashings on 18mm thick WBP grade plywood decking on 150mm thick Kingspan Thermoroof TR26 (or similar approved) insulation board laid over 1000g vapour barrier, on 18mm thick OSB decking on top of 50mm wide SW treated firring & diminishing strips to give 1:60 gradient to roof finish, on 200 x 47mm C24 grade flat roof joists at 400mm max centres.
15mm thick Gyproc foil backed moisture resistant plasterboard ceiling secured to underside of joists. First 3 No. flat roof joists adjacent to external wall to be restrained by 30 x 5mm ms galv. straps at 2000mm max centres.
This construction will achieve a U-Value of 0.15W/m²k.

All roof timbers to be double vacuum impregnated to BS 5707.

DAMP PROOFING

Horizontal DPCs to walls to be hessian based or other approved to BS 743: 1970. Vertical DPC where cavity is closed to be flexible and to BS 743: 1970.

Weepholes to be provided every 3 or 4 joints in brickwork above openings in external walls in accordance with BS 5628 : Part 3: 1985 and at each stop end to cavity trays.

Code 4 lead flashings and to be provided at all wall/roof abutments. Leadwork to be in accordance with the recommendations of the Lead Sheet Association, and weepholes should be provided in accordance with BS 5628 : Part 3 : 1985.

All lintels in external walls to have a flexible DPC in accordance with BS 743: 1970.

WINDOWS AND DOORS

Windows to match the existing house to BS 644 Pt 1 : 1989 double glazed and are to comply with Part L1 of the Building Regulations.

Glazing to be low 'E' glass with 16mm air gap carried out in accordance with BS 6262: 1982 and part N of Building Regulations and should not exceed 22.5% of total floor area without introduction of additional heat loss saving as a trade off from that lost by the equivalent area of excess glazing. 'U' value not to exceed 1.4 W/m²k.

All new windows to be double glazed.

All window glazing below 800mm and door glazing below 1500mm from ground level, and any glazing within 300mm from doors to be safety glass in accordance with BS 6206 and marked accordingly.

External doors to have laminated or toughened safety glass to both internal and external panes where double glazed.

CEILINGS/FINISHES

Ceiling to be 15mm thick Gyproc foil backed moisture resistant plasterboard with joints taped and filled. Plasterboard to be supported on all edges with noggins as necessary.

Plaster skim coat finish to ceilings.

New steel beams to be encased with 15mm Gyproc Fireline plasterboard to achieve minimum ½ hour fire resistance.

HEATING

Existing central heating system extended to extension.

ELECTRICAL INSTALLATION

The existing electrical system is to be extended to provide an electrical installation to Institute of Electrical Engineers Regulations for the Electrical Equipment of Buildings. All joist notching and drilling and wall chasing to be in accordance with NHBC regulations.

All socket and switch locations to be marked on wall for clients approval prior to installation.

All electrical work required to meet the requirements of Part P (Electrical safety) must be designed, installed and tested by a person competent to do so. An appropriate BS7671 electrical installation certificate is to be issued for the work on completion.

VENTILATION

All new windows to be fitted with trickle ventilators to provide minimum background ventilation of 8000mm² ventilated free area.

MECHANICAL VENTILATION

Kitchen extract fan to be capable of extracting air at a rate of not less than 60 litres/second intermittently operated, or if incorporated into cooker hood, fan to be capable of extracting air at a rate of not less than 30 litres/second intermittently operated. Utility extract fan to be capable of extracting air at a rate of not less than 30 litres/second intermittently operated. Cloakroom extract fan to be capable of extracting air at a rate of not less than 6 litres/second operated automatically by light switch with 15 minute overrun facility.

INFILTRATION AND COLD BRIDGING

All openings to be detailed to ensure that cold bridges do not occur and that all windows and doors are fitted with suitable draught stripping as standard by the relevant manufacturers.

FIRE & SMOKE ALARM

Mains operated fire alarm system interlinked with battery backup to BS5446. Self contained smoke alarm permanently wired up to a separate fixed circuit at the distribution board to be provided to all ground and first floor circulation areas. Each smoke alarm to be fixed to the ceiling at least 300mm from any wall or light fitting (centrally preferred). Units designed for wall mounting should be fixed between 150mm & 300mm below the ceiling level. Smoke alarms required to all circulation areas (ie: Halls, Landings etc.) where not already in place and must be interlinked with each other.

FINISHES

Builder to provide plaster finish to all internal walls suitable for decoration.

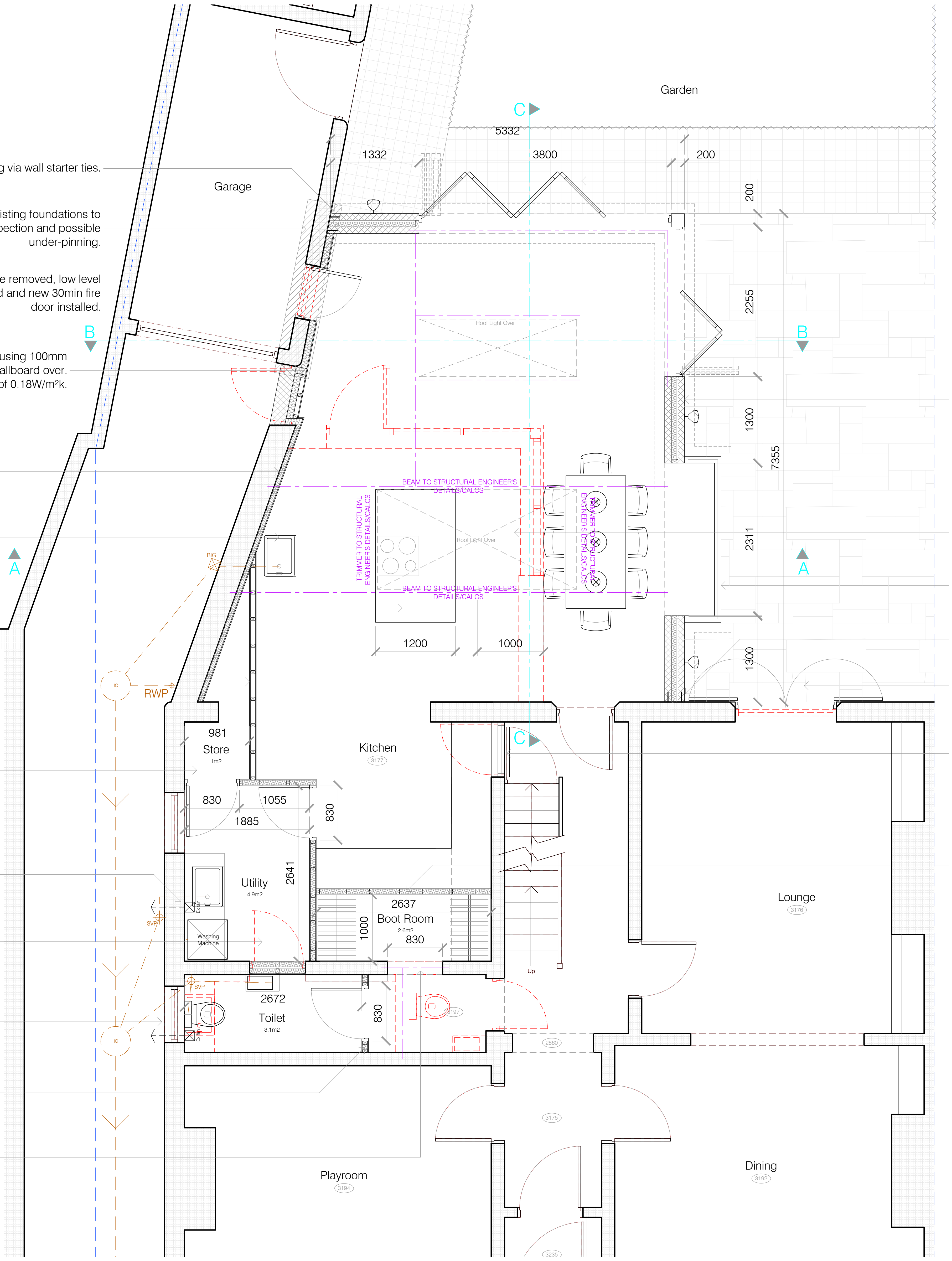
Perimeter of rooms to receive timber skirting board plugged & screwed to walls. Sample of skirting board to be submitted to Client for approval.

Builder to agree with Client the extent of finishes required (ie: Client to confirm if Builder is to decorate walls, ceilings, woodwork etc and lay floor coverings). Actual finishes to be determined by Client.

Electrical sockets, lighting positions and types together with radiator locations to be agreed between Builder and Client on site.

Finishes to external works (ie: special paving, landscaping etc) to be confirmed to the Builder by the Client.

Builder to include for removing all Builders rubbish from site at the end of the project (unless agreed otherwise).



Wall cons tied to existing via wall starter ties.

Hatched area indicates existing foundations to be exposed for inspection and possible under-pinning.

Existing window to be removed, low level brickwork to be removed and new 30min fire door installed.

Existing solid brick walls to be upgraded using 100mm Celotex GA4000 with 12.5mm Gyproc Wallboard over. This construction will achieve a U-Value of 0.18W/m²k.

Existing cavity wall to be upgraded using 77.5mm (65 + 12.5mm) Celotex PL4065. This construction will achieve a U-Value of 0.18W/m²k.

Flat rooflights with proprietary flashing kit installed in accordance with manufacturers details. Size and final position as agreed with Client. All timbers around opening to be doubled up and bolt together.

Hob on island with down draft extraction. Extract fan to be capable of extracting air at a rate of not less than 30 litres/second intermittently operated.

New stud partition comprising 75mm timber stud with 12.5mm Gyproc Wallboard either side.

Additional storage off Utility Room

Utility extract fan to be capable of extracting air at a rate of not less than 30 litres/second intermittently operated.

New stud partition comprising 75mm timber stud with 12.5mm Gyproc Wallboard either side insulated with 75mm of 10Kg/m3 proprietary sound insulation quilt.

Cloakroom extract fan to be capable of extracting air at a rate of not less than 6 litres/second operated automatically by light switch with 15 minute overrun facility.

New stud partition comprising 75mm timber stud with 12.5mm Gyproc Wallboard either side insulated with 75mm of 10Kg/m3 proprietary sound insulation quilt.

Form 830mm wide door opening with steel/concrete lintel over (to Structural Engineer's details) and make good reveals.

Aluminium/uPVC bi-fold doors. Double glazed units to give max U-value of 1.4W/m²k (as specified by window manufacturer).

Wall construction to achieve a U-Value 0.18 W/m²K or better.
300mm thick external cavity wall to consist of:
- 15mm thick proprietary thorough coloured render/Zinc cladding
- 100mm blockwork, Celcon Standard or similar (max thermal conductivity = 0.15W/mk)
- 100mm cavity partially filled with 75mm Celotex CW4000. Insulation to extend down past DPC by 150 – 225mm
- 100mm blockwork, Celcon Standard or similar (max thermal conductivity = 0.15W/mk) internal leaf to BS6073 parts 1 & 2.

All internal blockwork to receive 12.5mm Gyproc wall board on dabs.
This construction will achieve a U-Value of 0.18W/m²k.

Large roof light flood light into the space

Floor to ceiling glazed window with glass roof by Specialist. Double glazed units to give max U-value of 1.4W/m²k (as specified by window manufacturer).

Wall cons tied to existing via wall starter ties.

Existing window to be removed, low level brickwork to be removed and new French doors on parliament hinges installed.

Feature internal window above counter top (dependant on kitchen layout) utilising existing opening

New stud partition comprising 75mm timber stud with 12.5mm Gyproc Wallboard either side insulated with 75mm of 10Kg/m3 proprietary sound insulation quilt.

SETTING OUT PLAN

Scale 1:50

NOTES:-

1. All drawings to be read in conjunction with Structural Engineer's details & any relevant sub-contractor's details. All works to comply with current Building Regulations, British Standards & Codes of Practice.
2. All dimensions to be checked on site prior to any works commence.
3. Contractor to ensure that all work meets the requirements of the EHO, Building Control, Fire Authority and all other statutory bodies.

PRELIMINARY

REV	BY	DATE	DESCRIPTION
-	-	-	-

SKETCH
DESIGN + PLANNING

CLIENT	Mr & Mrs Bovey
PROJECT	111 Greenfield Road, B17 0EH
DRG NAME	Proposed Setting Out
SCALE	1:50@A1
DATE	28.09.22
JOB#	2015
DWG#	10
STATUS	Approval
CONTACT	jonathan@sketchplanningstudio.co.uk

1:20

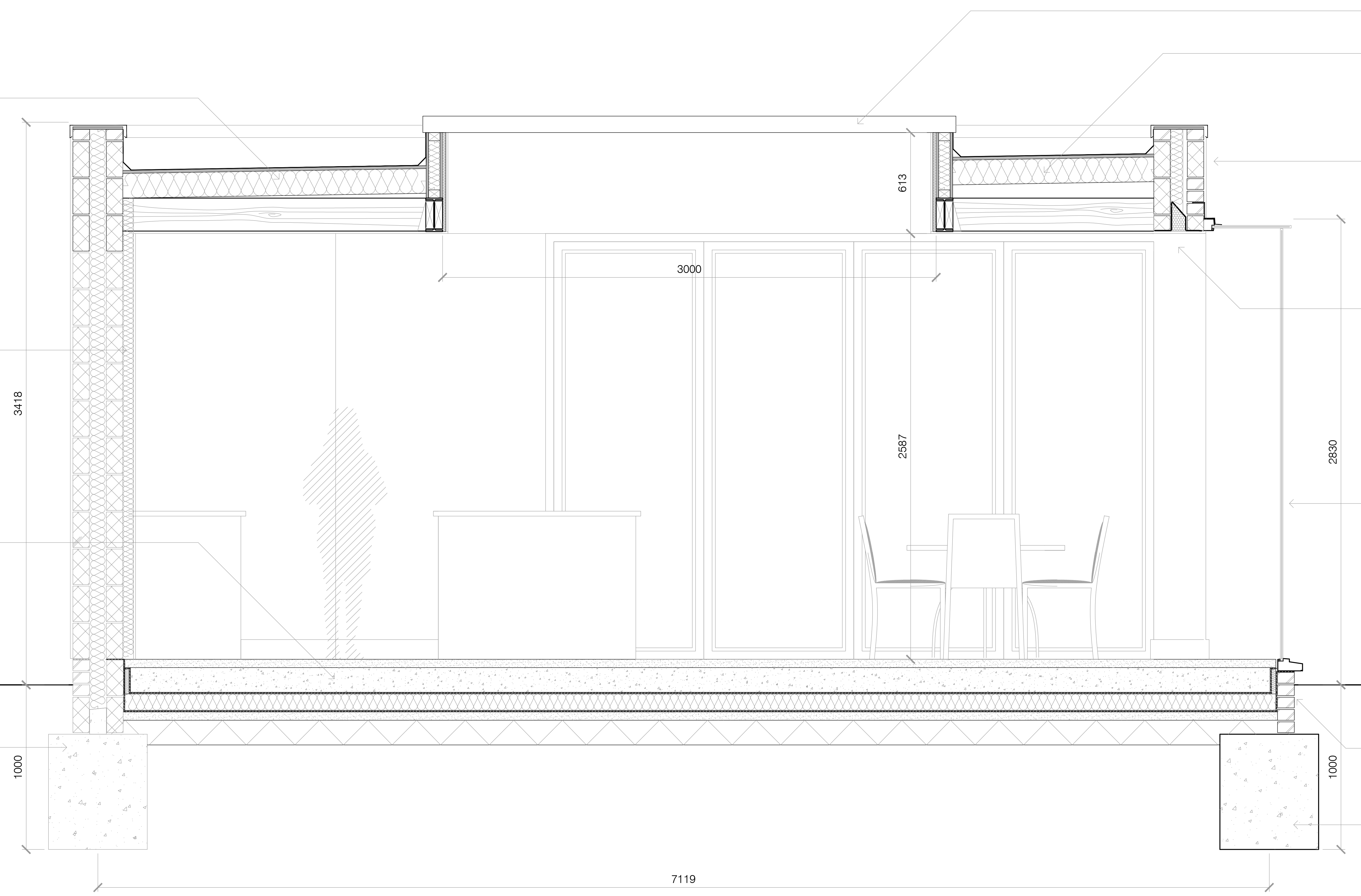
50mm 0 500mm 1000mm 1500mm 2000mm

WARM FLAT ROOF CONSTRUCTION - To achieve 0.15 W/m²K or better.
Seamless fibreglass GRP roofing system (Permadeck o.e.a) with integral trims and flashings on 18mm thick WBP grade plywood decking on 150mm thick Kingspan Thermoroof TR26 (or similar approved) insulation board laid over 1000g vapour barrier, on 18mm thick OSB decking on top of 50mm wide SW treated firring & diminishing strips to give 1:60 gradient to roof finish, on 200 x 47mm C24 grade flat roof joists at 400mm max centres. 15mm thick Gyproc foil backed moisture resistant plasterboard ceiling secured to underside of joists. First 3 No. flat roof joists adjacent to external wall to be restrained by 30 x 5mm ms galv. straps at 2000mm max centres.
This construction will achieve a U-Value of 0.15W/m²k.

Existing cavity wall to be upgraded using 77.5mm (65 + 12.5mm) Celotex PL4065. This construction will achieve a U-Value of 0.18W/m²k.

FLOOR CONSTRUCTION - *To achieve 0.18 W/m²K or better (0.18W/m²K)*
50mm sand cement screed on 150mm concrete floor slab on separation layer (1200 gauge Visqueen) on 100mm Kingspan Kooltherm K103 floorboard insulation on damp proof membrane (1200 gauge Visqueen) on 50mm sand binding on 150mm clean broken well consolidated hardcore.

Existing foundations to be exposed for inspection and possible under-pinning.



PROPOSED SECTION A-A

Scale 1:20

Flat roof light - All proprietary fixings and flashings, installed in accordance with manufacturers details.

Seamless fibreglass GRP roofing system with integral trims and flashings

Wall construction to achieve a U-Value 0.18 W/m²K or better.
300mm thick external cavity wall to consist of:
- 15mm thick proprietary thorough coloured render/Zinc cladding
- 100mm blockwork, Celcon Standard or similar (max thermal conductivity = 0.15W/mk)
- 100mm cavity partially filled with 75mm Celotex CW4000. Insulation to extend down past DPC by 150 – 225mm
- 100mm blockwork, Celcon Standard or similar (max thermal conductivity = 0.15W/mk) internal leaf to BS6073 parts 1 & 2.

All internal blockwork to receive 12.5mm Gyproc wall board on dabs.
This construction will achieve a U-Value of 0.18W/m²k.

Catnic lintel with cavity tray and weepholes at max. 450mm ctrs and positioned at stop ends.

Floor to ceiling glazed window with glass roof by Specialist. Double glazed units to give max U-value of 1.4W/m²k (as specified by window manufacturer).

Walls below ground level to be class B semi engineering brickwork (blue). Cavity to be filled with lean mix concrete, top to be weather struck to shed water to outer skin.

Foundations to be C25P mass fill concrete trench fill to dims indicated min depth 1000m below ground level, to be agreed with Building Control.

Aluminium (colour to match doors) coping system to top of parapet wall.

Wall construction to achieve a U-Value 0.18 W/m²K or better.
300mm thick external cavity wall to consist of:
- Verticlal standing seam zinc cladding on 18mm marine or external grade plywood.
- Continuious unobstructed vertical ventilation gap created by vertical timber batens. Consult zinc manufacturer for width requirements.
- Breather membrane (may not be required, consult cladding supplier).
- 100mm blockwork, Celcon Standard or similar (max thermal conductivity = 0.15W/mk)
- 100mm cavity partially filled with 75mm Celotex CW4000. Insulation to extend down past DPC by 150 – 225mm
- 100mm blockwork, Celcon Standard or similar (max thermal conductivity = 0.15W/mk) internal leaf to BS6073 parts 1 & 2.

All internal blockwork to receive 12.5mm Gyproc wall board on dabs.
This construction will achieve a U-Value of 0.18W/m²k.

Catnic lintel with cavity tray and weepholes at max. 450mm ctrs and positioned at stop ends.

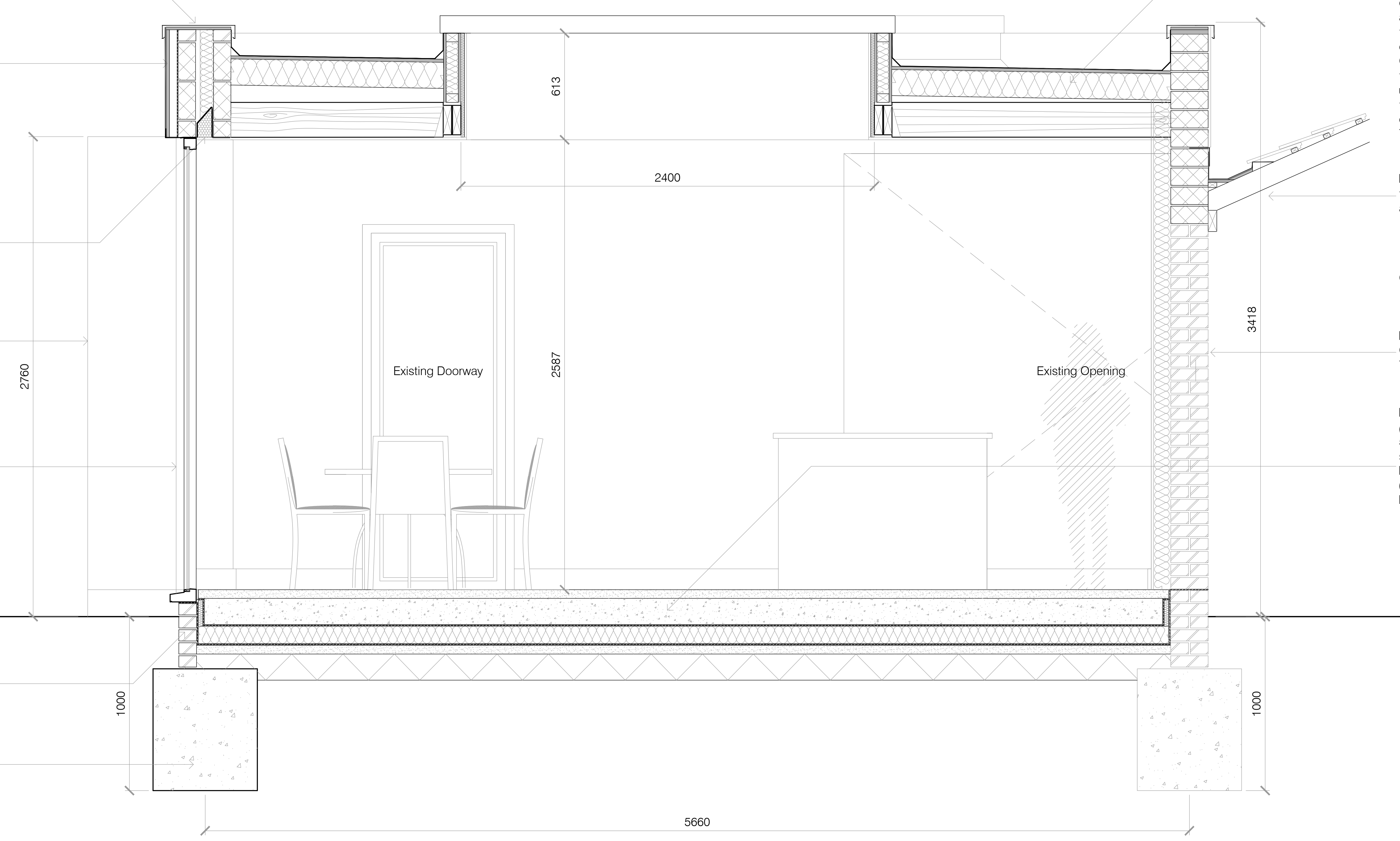
Floor to ceiling glazed window with glass roof by Specialist. Double glazed units to give max U-value of 1.4W/m²k (as specified by window manufacturer).

Aluminium/uPVC bi-fold doors. Double glazed units to give max U-value of 1.4W/m²k (as specified by window manufacturer).

GROUND LEVEL

Walls below ground level to be class B semi engineering brickwork (blue). Cavity to be filled with lean mix concrete, top to be weather struck to shed water to outer skin.

Foundations to be C25P mass fill concrete trench fill to dims indicated min depth 1000m below ground level, to be agreed with Building Control.



PROPOSED SECTION B-B

Scale 1:20

WARM FLAT ROOF CONSTRUCTION - To achieve 0.15 W/m²K or better.
Seamless fibreglass GRP roofing system (Permadeck o.e.a) with integral trims and flashings on 18mm thick WBP grade plywood decking on 150mm thick Kingspan Thermoroof TR26 (or similar approved) insulation board laid over 1000g vapour barrier, on 18mm thick OSB decking on top of 50mm wide SW treated firring & diminishing strips to give 1:60 gradient to roof finish, on 200 x 47mm C24 grade flat roof joists at 400mm max centres. 15mm thick Gyproc foil backed moisture resistant plasterboard ceiling secured to underside of joists. First 3 No. flat roof joists adjacent to external wall to be restrained by 30 x 5mm ms galv. straps at 2000mm max centres.
This construction will achieve a U-Value of 0.15W/m²k.

Existing roof rafters to be cut back and secured on a wall plate. New valley gutter formed from Code 4 lead and lead flashing chased in masonry.

GARAGE

Existing solid brick walls to be upgraded using 100mm Celotex GA4000 with 12.5mm Gyproc Wallboard over.
This construction will achieve a U-Value of 0.18W/m²k.

FLOOR CONSTRUCTION - *To achieve 0.18 W/m²K or better (0.18W/m²K)*
50mm sand cement screed on 150mm concrete floor slab on separation layer (1200 gauge Visqueen) on 100mm Kingspan Kooltherm K103 floorboard insulation on damp proof membrane (1200 gauge Visqueen) on 50mm sand binding on 150mm clean broken well consolidated hardcore.

NOTES:-

1. All drawings to be read in conjunction with Structural Engineer's details & any relevant sub-contractor's details. All works to comply with current Building Regulations, British Standards & Codes of Practice.
2. All dimensions to be checked on site prior to any works commence.
3. Contractor to ensure that all work meets the requirements of the EHO, Building Control, Fire Authority and all other statutory bodies.

PRELIMINARY

REV	BY	DATE	DESCRIPTION
-	-	-	-

SKETCH

DESIGN + PLANNING

CLIENT	Mr & Mrs Bovey
PROJECT	111 Greenfield Road, B17 0EH
DRG NAME	Proposed Sections
SCALE	1:20@A1
DATE	28.09.22
JOB#	2015
DWG#	11
STATUS	Approval
CONTACT	jonathan@sketchplanningstudio.co.uk

NOTES:-

1. All drawings to be read in conjunction with Structural Engineer's details & any relevant sub-contractor's details. All works to comply with current Building Regulations, British Standards & Codes of Practice.
2. All dimensions to be checked on site prior to any works commence.
3. Contractor to ensure that all work meets the requirements of the EHO, Building Control, Fire Authority and all other statutory bodies.

FOUNDATIONS

Foundation type and depth are to be appropriate to site conditions, and are to be designed in accordance with the "Approved Document" A1/2 Part E of Building Regulations Schedule1 Pt. A or BS 8004: 1986. All to the approval of the Local Authority.

All foundations to be C25P mass concrete trench fill to the dimensions as indicated on the drawings and taken down to a min. depth, unless otherwise specified, of 1000mm below external ground level or to a suitable safe bearing strata and to be to the satisfaction of the local authority building inspector.

Foundations will be generally of 1:3.8:5.3 concrete with cement complying with B.S.12 1991 and aggregate complying with B.S.882 1983.

Trench fill concrete to terminate min. 150mm below external ground level, as no ground investigation has been carried out it is the builder's responsibility to check the level of the safe bearing strata on site before work commences and the building inspector is to be notified of any problem encountered.

FLOOR

Ground floor slab to achieve a U-Value 0.18 W/m²K or better.
50mm sand cement screed on 150mm concrete floor slab on separation layer (1200 gauge Visqueen) on 100mm Kingspan Kooltherm K103 floorboard insulation on damp proof membrane (1200 gauge Visqueen) on 50mm sand binding on 150mm clean broken well consolidated hardcore.
This construction will achieve a U-Value of 0.18W/m²K.

WALLS

Wall construction to achieve a U-Value 0.18 W/m²K or better.
300mm thick external cavity wall to consist of:
15mm thick proprietary thorough coloured render/Zinc Cladding
100mm blockwork, Celcon Standard or similar (max thermal conductivity = 0.15W/mk)
100mm cavity filled with 75mm 75mm Celotex CW4000)
Insulation to extend down past DPC by 150 – 225mm
100mm blockwork, Celcon Standard or similar (max thermal conductivity = 0.15W/mk) internal leaf to BS6073 parts 1 & 2.
All internal blockwork to receive 12.5mm Gyproc wall board on dabs.
This construction will achieve a U-Value of 0.18W/m²k.

Walls below ground to be built in semi engineering brick (Class 'B') brickwork with any cavities filled with weak mix concrete up to floor insulation.

All cavity walls to be tied together with S/S butterfly wall ties to BS1243: 1978 in accordance with BS 5628: Parts 1: 1992, 2 and 3: 1985. Spacing of wall ties to be 450mm vertically and 900mm horizontally; and 225mm centres at openings and abutments and not more than 150mm from openings and abutments. Requirement applies to all areas of cavity wall i.e. below and above DPC.

Cavity barriers to all cavity walls in accordance with Building Regulation Schedule 1 Pt. B and "Approved Document" B2/3/4 Appendix H.

Catnic or similar lintels to openings in external and internal load bearing walls with min. 150mm end bearing. Lintel design to incorporate sufficient insulation to prevent cold bridging (see guidance diag. 7 part L1 Building Regulations).

Walls to be constructed in accordance with BS 5628 Pts 1: 1992, 2 and 3 : 1985.

All external wall openings are to be constructed to avoid any risk of cold bridging at head, jamb and cills, using proprietary cavity closes ("Dacatie" or "Damcor") or other approved construction method, with min. 30mm overlap of window to external walls to meet the requirements of the Robust details. (see guidance diag. 7 part L1 Building Regulations and Robust details).

Where new walls abut existing, new walls to be bonded to existing with stainless steel Furfix system (or equivalent). With vertical DPC trapped behind inner leaf. Vertical joint to be sealed with polysulphide sealant.

ROOF

WARM FLAT ROOF CONSTRUCTION - To achieve 0.15 W/m²K or better. Seamless fibreglass GRP roofing system (Permadeck o.e.a) with integral trims and flashings on 18mm thick WBP grade plywood decking on 150mm thick Kingspan Thermoroof TR26 (or similar approved) insulation board laid over 1000g vapour barrier, on 18mm thick OSB decking on top of 50mm wide SW treated firring & diminishing strips to give 1:60 gradient to roof finish, on 200 x 47mm C24 grade flat roof joists at 400mm max centres. 15mm thick Gyproc foil backed moisture resistant plasterboard ceiling secured to underside of joists. First 3 No. flat roof joists adjacent to external wall to be restrained by 30 x 5mm ms galv. straps at 2000mm max centres.
This construction will achieve a U-Value of 0.15W/m²k.

All roof timbers to be double vacuum impregnated to BS 5707.

DAMP PROOFING

Horizontal DPCs to walls to be hessian based or other approved to BS 743: 1970. Vertical DPC where cavity is closed to be flexible and to BS 743: 1970.

Weepholes to be provided every 3 or 4 joints in brickwork above openings in external walls in accordance with BS 5628 : Part 3: 1985 and at each stop end to cavity trays.

Code 4 lead flashings and to be provided at all wall/roof abutments. Leadwork to be in accordance with the recommendations of the Lead Sheet Association, and weepholes should be provided in accordance with BS 5628 : Part 3 : 1985.

All lintels in external walls to have a flexible DPC in accordance with BS 743: 1970.

WINDOWS AND DOORS

Windows to match the existing house to BS 644 Pt 1 : 1989 double glazed and are to comply with Part L1 of the Building Regulations.

Glazing to be low ‘E’ glass with 16mm air gap carried out in accordance with BS 6262: 1982 and part N of Building Regulations and should not exceed 22.5% of total floor area without introduction of additional heat loss saving as a trade off from that lost by the equivalent area of excess glazing. 'U' value not to exceed 1.4 W/m²k.

All new windows to be double glazed.

All window glazing below 800mm and door glazing below 1500mm from ground level, and any glazing within 300mm from doors to be safety glass in accordance with BS 6206 and marked accordingly.

External doors to have laminated or toughened safety glass to both internal and external panes where double glazed.

CEILINGS/FINISHES

Ceiling to be 15mm thick Gyproc foil backed moisture resistant plasterboard with joints taped and filled. Plasterboard to be supported on all edges with noggins as necessary.

Plaster skim coat finish to ceilings.

New steel beams to be encased with 15mm Gyproc Fireline plasterboard to achieve minimum ½ hour fire resistance.

HEATING

Existing central heating system extended to extension.

ELECTRICAL INSTALLATION

The existing electrical system is to be extended to provide an electrical installation to Institute of Electrical Engineers Regulations for the Electrical Equipment of Buildings. All joist notching and drilling and wall chasing to be in accordance with NHBC regulations.

All socket and switch locations to be marked on wall for clients approval prior to installation.

All electrical work required to meet the requirements of Part P (Electrical safety) must be designed, installed and tested by a person competent to do so. An appropriate BS7671 electrical installation certificate is to be issued for the work on completion.

VENTILATION

All new windows to be fitted with trickle ventilators to provide minimum background ventilation of 8000mm² ventilated free area.

MECHANICAL VENTILATION

Kitchen extract fan to be capable of extracting air at a rate of not less than 60 litres/second intermittently operated, or if incorporated into cooker hood, fan to be capable of extracting air at a rate of not less than 30 litres/second intermittently operated. Utility extract fan to be capable of extracting air at a rate of not less than 30 litres/second intermittently operated. Cloakroom extract fan to be capable of extracting air at a rate of not less than 6 litres/second operated automatically by light switch with 15 minute overrun facility.

INFILTRATION AND COLD BRIDGING

All openings to be detailed to ensure that cold bridges do not occur and that all windows and doors are fitted with suitable draught stripping as standard by the relevant manufacturers.

FIRE & SMOKE ALARM

Mains operated fire alarm system interlinked with battery backup to BS5446. Self contained smoke alarm permanently wired up to a separate fixed circuit at the distribution board to be provided to all ground and first floor circulation areas. Each smoke alarm to be fixed to the ceiling at least 300mm from any wall or light fitting (centrally preferred). Units designed for wall mounting should be fixed between 150mm & 300mm below the ceiling level. Smoke alarms required to all circulation areas (ie: Halls, Landings etc.) where not already in place and must be interlinked with each other.

FINISHES

Builder to provide plaster finish to all internal walls suitable for decoration.

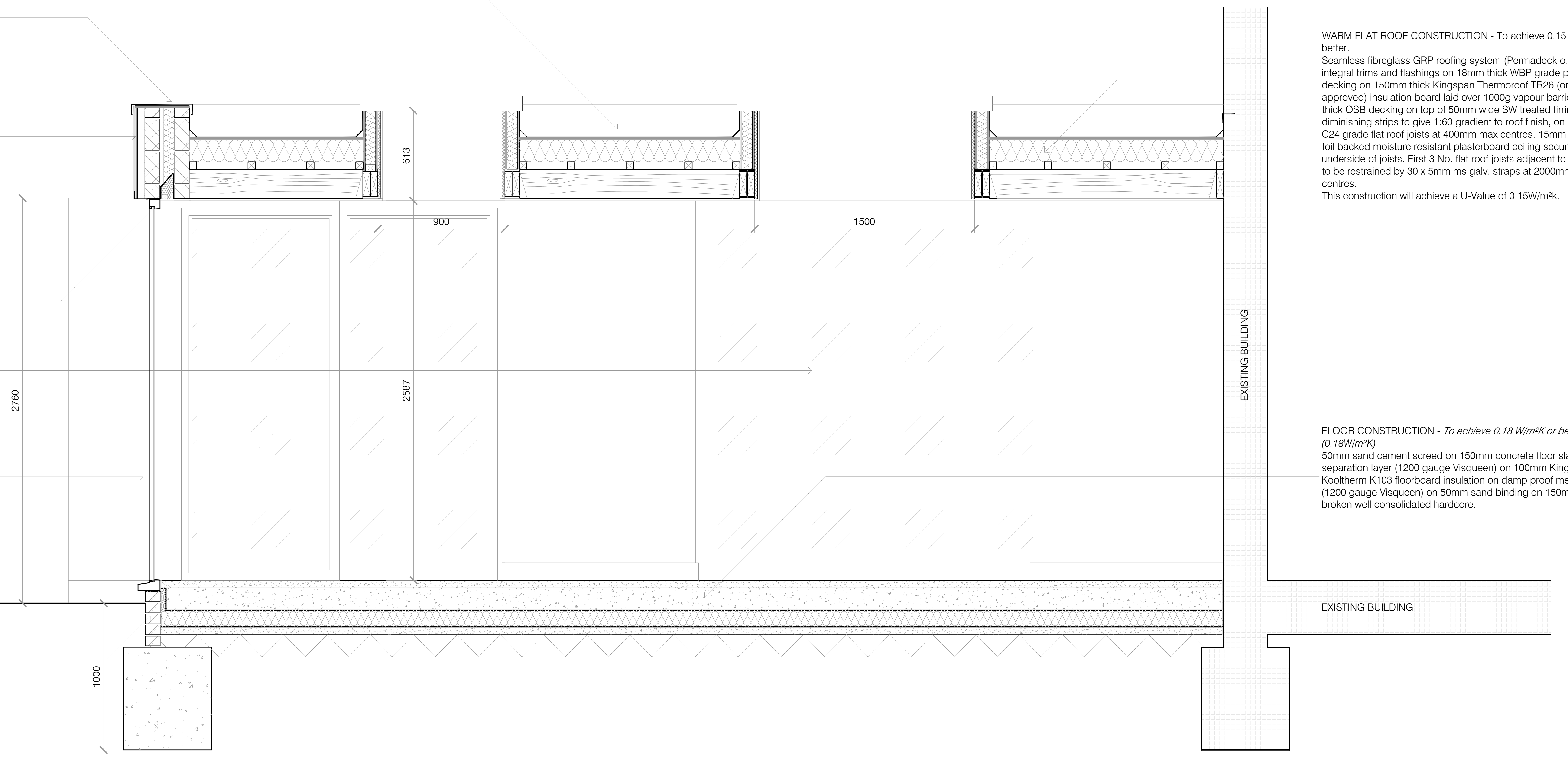
Perimeter of rooms to receive timber skirting board plugged & screwed to walls. Sample of skirting board to be submitted to Client for approval.

Builder to agree with Client the extent of finishes required (ie: Client to confirm if Builder is to decorate walls, ceilings, woodwork etc and lay floor coverings). Actual finishes to be determined by Client.

Electrical sockets, lighting positions and types together with radiator locations to be agreed between Builder and Client on site.

Finishes to external works (ie: special paving, landscaping etc) to be confirmed to the Builder by the Client.

Builder to include for removing all Builders rubbish from site at the end of the project (unless agreed otherwise).



Seamless fibreglass GRP roofing system with integral trims and flashings

Aluminium (colour to match doors) coping system to top of parapet wall.

Wall construction to achieve a U-Value 0.18 W/m²K or better.
300mm thick external cavity wall to consist of:
- Verticlal standing seam zinc cladding on 18mm marine or external grade plywood.
- Continuious unobstructed vertical ventilation gap created by vertical timber batens. Consult zinc manufacturer for width requirements.
- Breather membrane (may not be required, consult cladding supplier).
- 100mm blockwork, Celcon Standard or similar (max thermal conductivity = 0.15W/mk)
- 100mm cavity partially filled with 75mm Celotex CW4000. Insulation to extend down past DPC by 150 – 225mm
- 100mm blockwork, Celcon Standard or similar (max thermal conductivity = 0.15W/mk) internal leaf to BS6073 parts 1 & 2.

All internal blockwork to receive 12.5mm Gyproc wall board on dabs.
This construction will achieve a U-Value of 0.18W/m²k.

Catnic lintel with cavity tray and weepholes at max. 450mm ctrs and positioned at stop ends.

Floor to ceiling glazed window with glass roof by Specialist. Double glazed units to give max U-value of 1.4W/m²k (as specified by window manufacturer).

Aluminium/uPVC bi-fold doors. Double glazed units to give max U-value of 1.4W/m²k (as specified by window manufacturer).

Walls below ground level to be class B semi engineering brickwork (blue). Cavity to be filled with lean mix concrete, top to be weather struck to shed water to outer skin.

Foundations to be C25P mass fill concrete trench fill to dims indicated min depth 1000m below ground level, to be agreed with Building Control.

WARM FLAT ROOF CONSTRUCTION - To achieve 0.15 W/m²K or better.
Seamless fibreglass GRP roofing system (Permadeck o.e.a) with integral trims and flashings on 18mm thick WBP grade plywood decking on 150mm thick Kingspan Thermoroof TR26 (or similar approved) insulation board laid over 1000g vapour barrier, on 18mm thick OSB decking on top of 50mm wide SW treated firring & diminishing strips to give 1:60 gradient to roof finish, on 200 x 47mm C24 grade flat roof joists at 400mm max centres. 15mm thick Gyproc foil backed moisture resistant plasterboard ceiling secured to underside of joists. First 3 No. flat roof joists adjacent to external wall to be restrained by 30 x 5mm ms galv. straps at 2000mm max centres.
This construction will achieve a U-Value of 0.15W/m²k.

FLOOR CONSTRUCTION - *To achieve 0.18 W/m²K or better (0.18W/m²K)*
50mm sand cement screed on 150mm concrete floor slab on separation layer (1200 gauge Visqueen) on 100mm Kingspan Kooltherm K103 floorboard insulation on damp proof membrane (1200 gauge Visqueen) on 50mm sand binding on 150mm clean broken well consolidated hardcore.

PROPOSED SECTION C-C
Scale 1:20

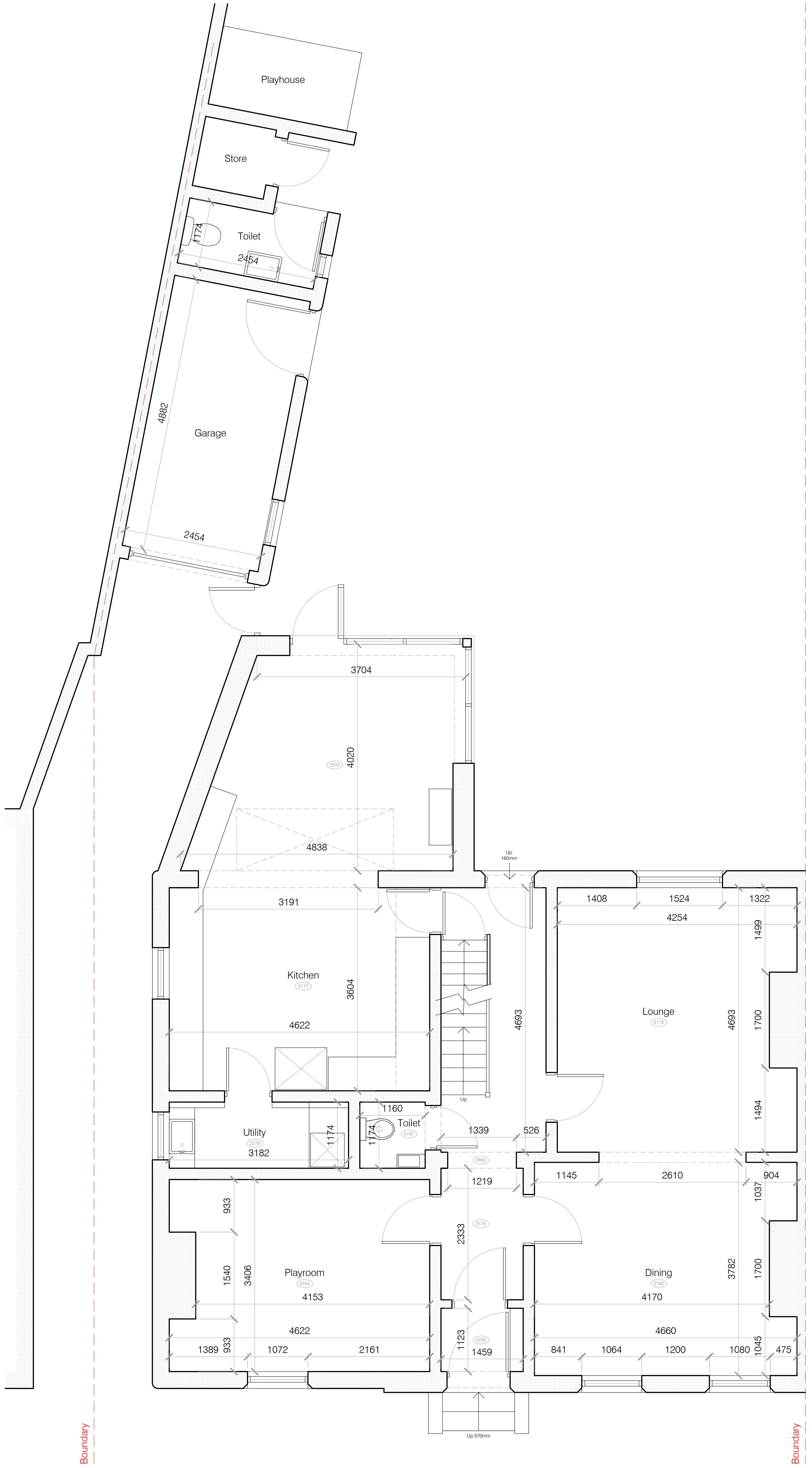
PRELIMINARY

-	-	-	-
REV	BY	DATE	DESCRIPTION

SKETCH

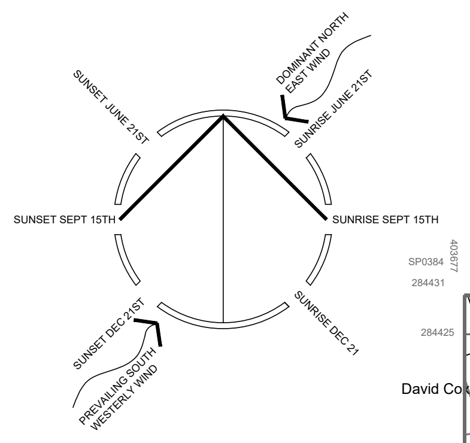
DESIGN + PLANNING

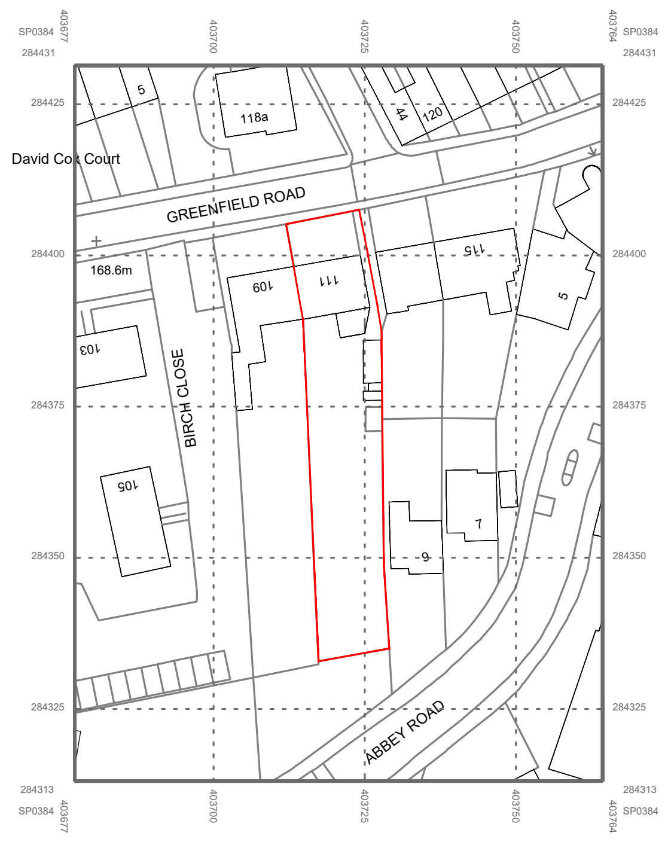
CLIENT	Mr & Mrs Bovey
PROJECT	111 Greenfield Road, B17 0EH
DRG NAME	Proposed Section
SCALE	1:20@A1
DATE	28.09.22
JOB#	2015
DWG#	12
STATUS	Approval
CONTACT	jonathan@sketchplanningstudio.co.uk



Existing Ground Floor Plan

Scale 1:50





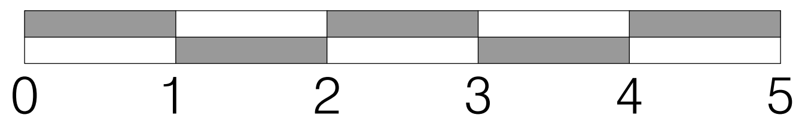
Location Plan

Scale 1:1250

NOTES:-

1. All drawings to be read in conjunction with Structural Engineer's details & any relevant sub-contractor's details. All works to comply with current Building Regulations, British Standards & Codes of Practice.
2. All dimensions to be checked on site prior to any works commence.
3. Contractor to ensure that all work meets the requirements of the EHO, Building Control, Fire Authority and all other statutory bodies.

1:50 Scale Bar



REV	BY	DATE	DESCRIPTION
-	-	-	-

SKETCH

DESIGN + PLANNING

CLIENT	Mr & Mrs Bovey
PROJECT	111 Greenfield Road, B17 0EH
DRG NAME	Existing Plan
SCALE	1:50@A1
DATE	04.05.21
JOB#	2015
DWG#	01
STATUS	Planning
CONTACT	jonathan@sketchplanningstudio.co.uk

NOTES:-

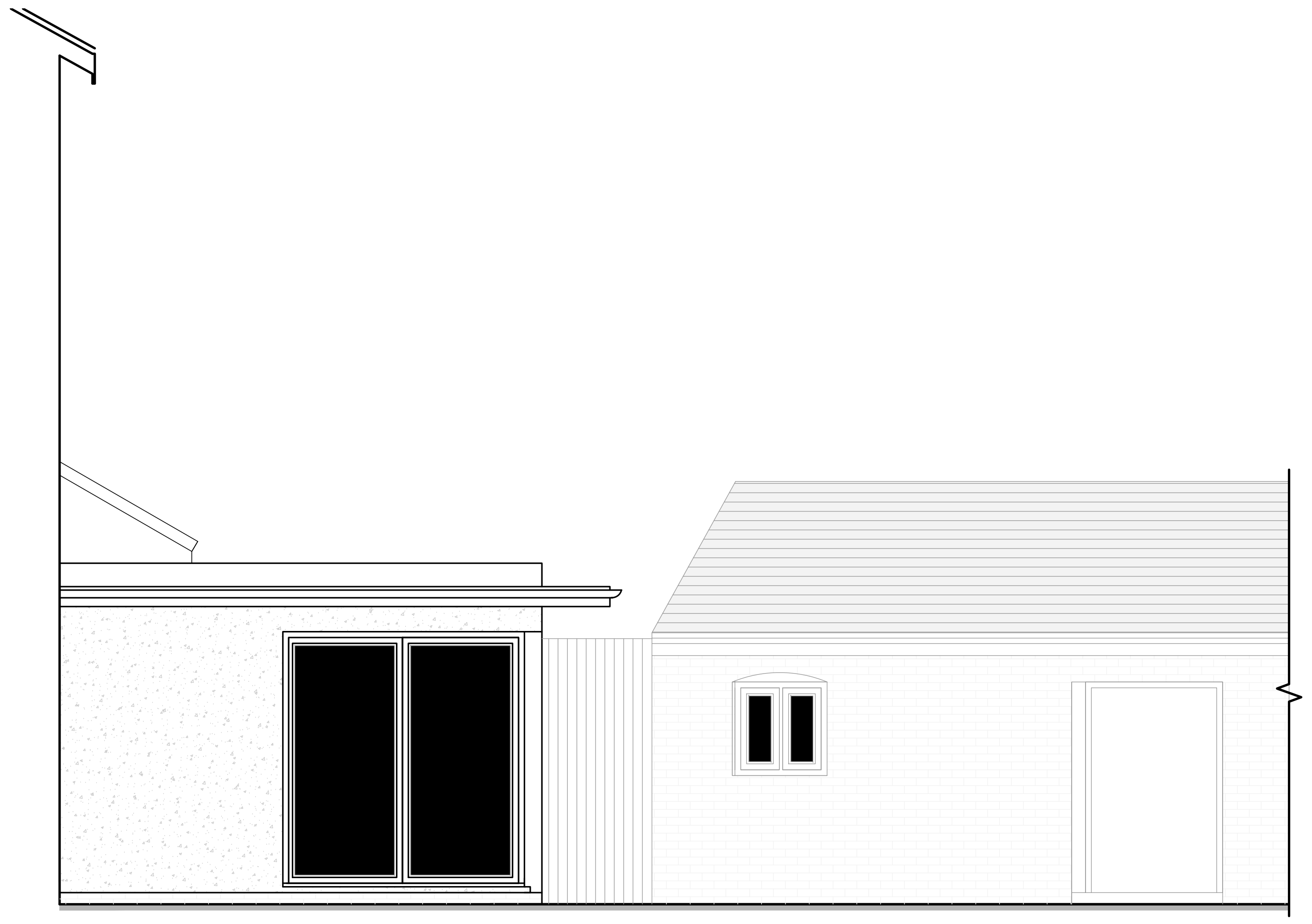
1. All drawings to be read in conjunction with Structural Engineer's details & any relevant sub-contractor's details. All works to comply with current Building Regulations, British Standards & Codes of Practice.
2. All dimensions to be checked on site prior to any works commence.
3. Contractor to ensure that all work meets the requirements of the EHO, Building Control, Fire Authority and all other statutory bodies.

1:50 Scale Bar

0 1 2 3 4 5

Existing Rear Elevation
Scale 1:50

Existing East Passage Side Elevation
Scale 1:50



Existing Side Elevation
Scale 1:50

-	-	-	-
REV	BY	DATE	DESCRIPTION

SKETCH

DESIGN + PLANNING

CLIENT	Mr & Mrs Bovey
PROJECT	111 Greenfield Road, B17 0EH
DRG NAME	Existing Elevations
SCALE	1:50@A1
DATE	04.05.21
JOB#	2015
DWG#	02
STATUS	Planning
CONTACT	jonathan@sketchplanningstudio.co.uk