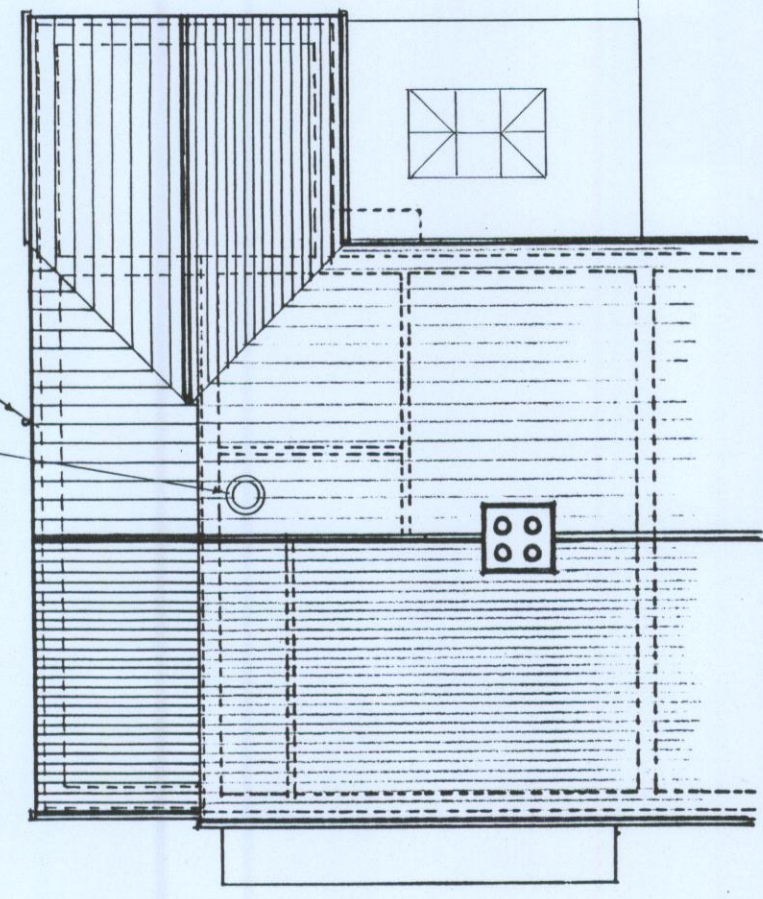
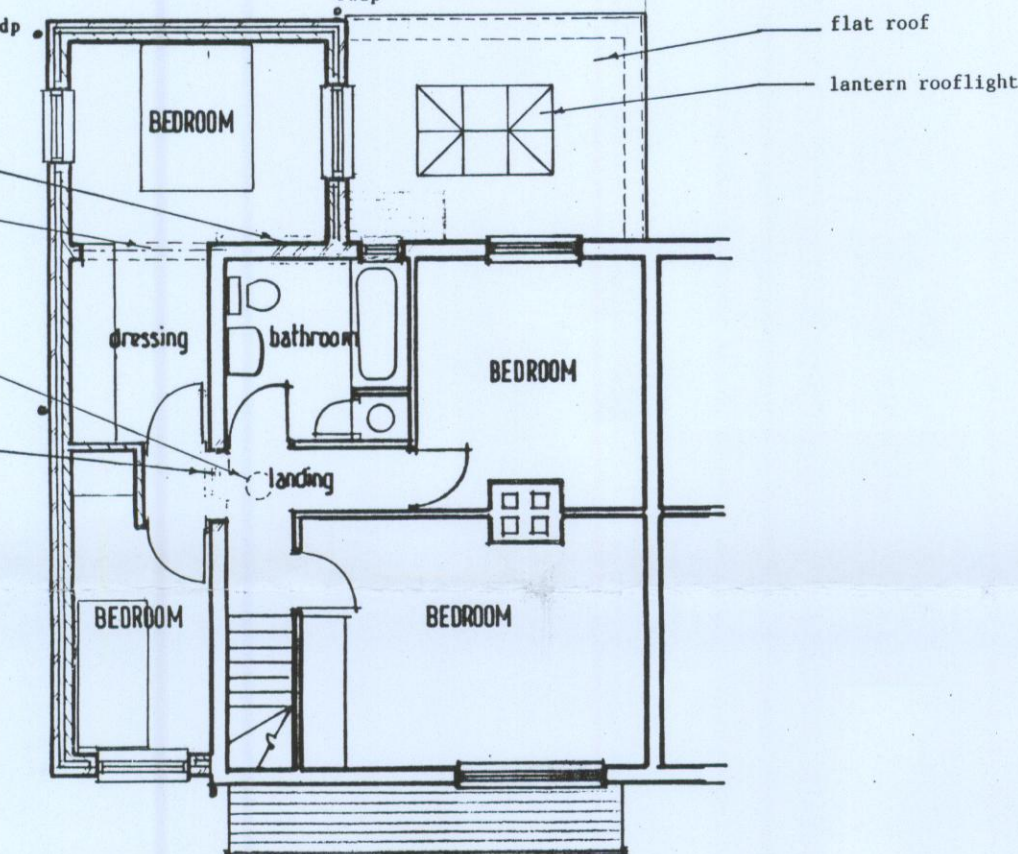


# PROPOSED ALTERATIONS & EXTENSION

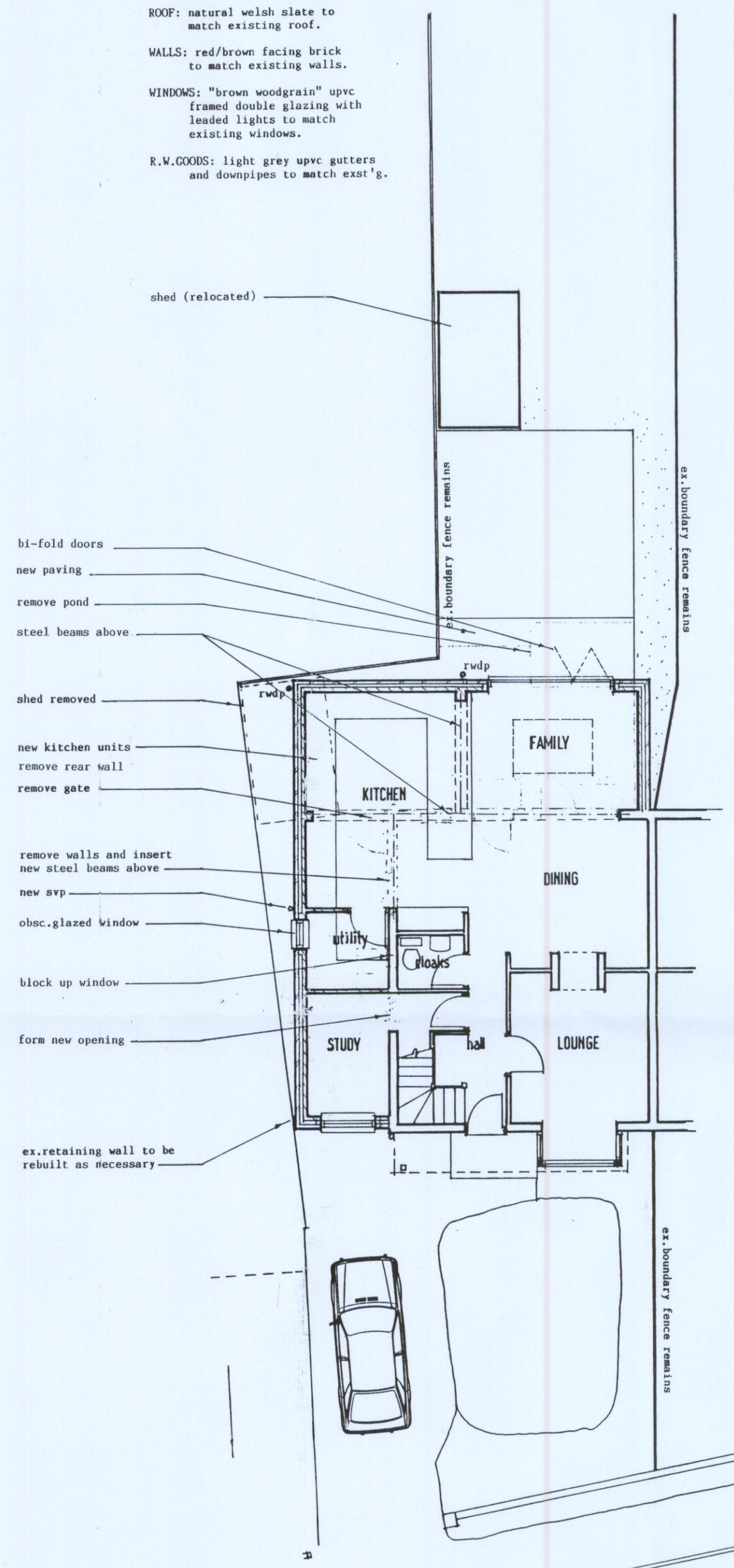
- SCHEDULE OF EXTERNAL MATERIALS**
- ROOF: natural Welsh slate to match existing roof.
- WALLS: red/brown facing brick to match existing walls.
- WINDOWS: "brown woodgrain" UPVC framed double glazing with leaded lights to match existing windows.
- R.W.GOODS: light grey UPVC gutters and downpipes to match exist'g.



roof plan

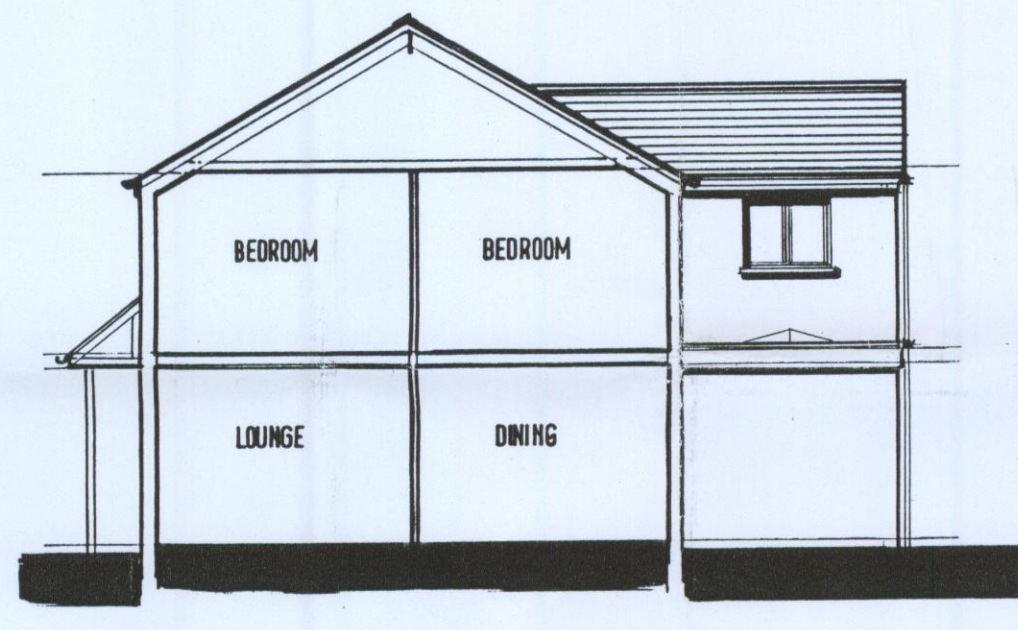
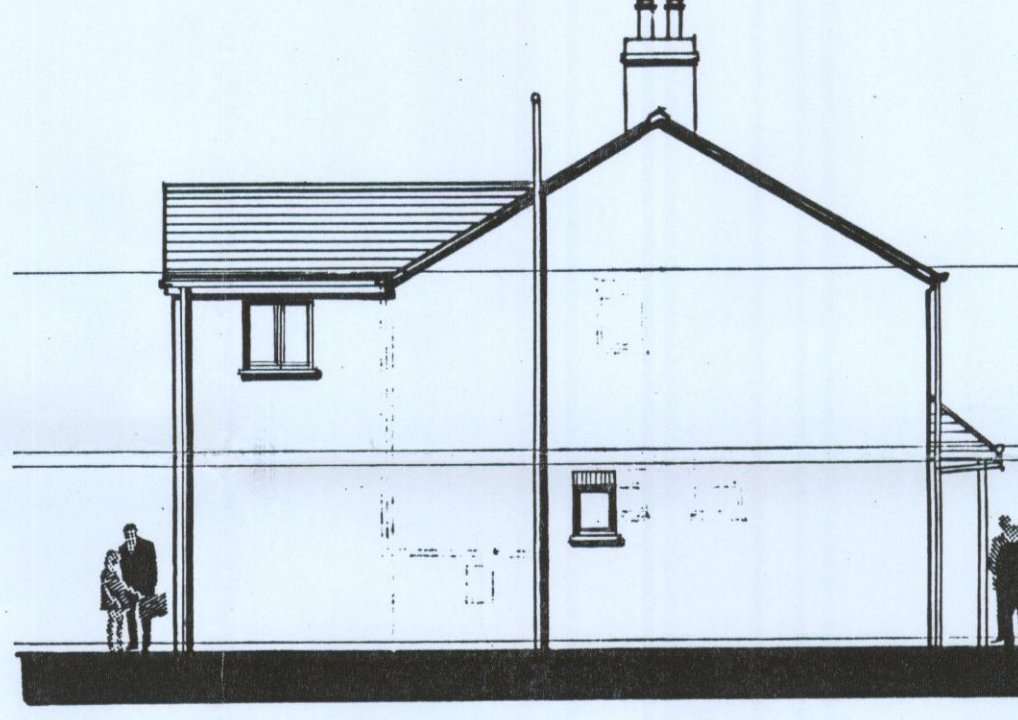
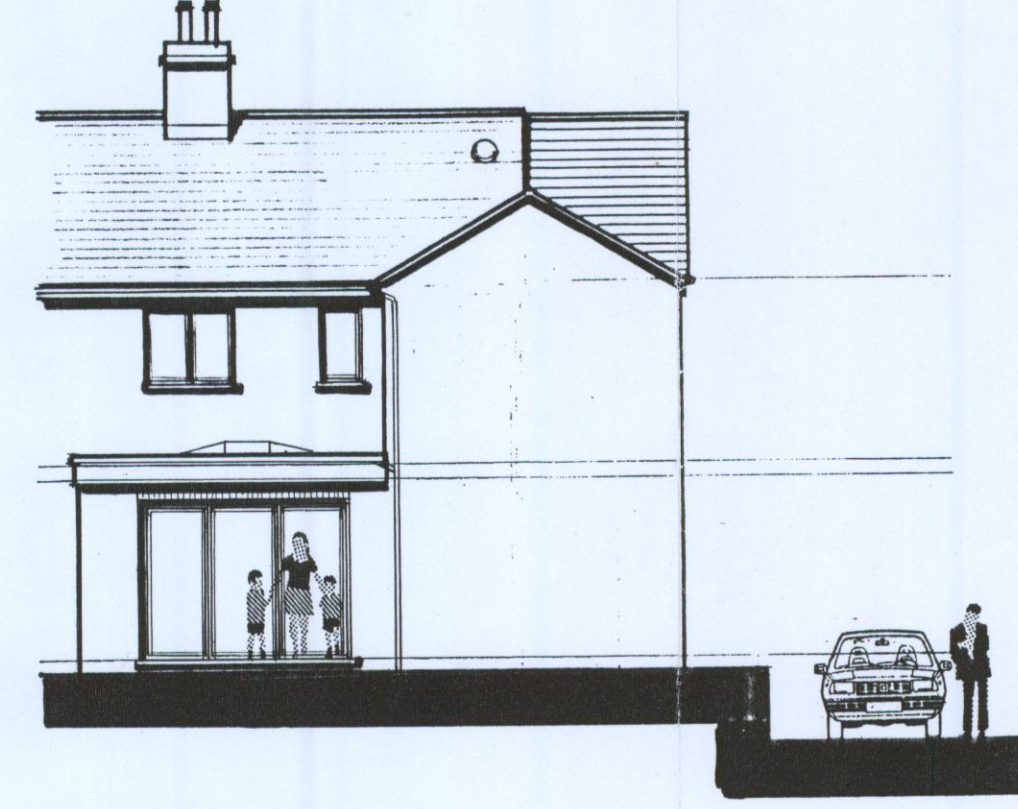


first floor plan



ground floor + site plan

plans and elevations as proposed.



**EXTERNAL WALLS**  
302mm cavity walls to comprise outer leaf of 102mm facing brick to CDC approval, 100mm cavity with 100mm Mineral wool insulation on wall ties at 900mm horizontal centres, and 450mm vertical centres, closed to 300mm centres at each door or window opening.  
100mm 3.5 kn solid concrete internal leaf, finished internally with 2 coat gypsum plaster, proving a "U" value of 0.20.

**INTERNAL WALLS**  
Internal walls to ground floor and part first floor to comprise 100mm 3.5kn solid concrete blockwork finished both sides with 2 coat Gypsum plaster. Internal walls to first floor to comprise of 75 x 50mm s.w.studs finished both sides with 12.5mm plasterboard + 2.5mm skin, and filled with mineral wool sound bats where adjacent to bedrooms and bedrooms.

**FOUNDATIONS**  
600 wide x 850mm deep 21N concrete trenchfill. Formation to be min. 1 metre below ground level. Brick up to d.p.c. to be class B semi-engineering.

**DRAINAGE**  
All new drainage to be 110mm diameter flexibly jointed "Osmo" or similar underground quality pipes, bedded in 150mm pea gravel. All new and existing drains to be protected by concrete lintels where passing through walls. Pipework to be enclosed in larger diameter pipe packed with fibreglass where passing through trenchfill foundations to ensure continuous flexibility. Drainage gradients to be not less than 1:40 between outlets and first inspection chamber, and 1:60 thereafter. Inspection chambers to be "Osmo" universal or similar, surrounded in concrete, and fitted in accordance with manufacturers instructions.

**WASTE PIPWORK**  
All waste pipe traps are to be a minimum of 75mm deep. Soil and vent pipes are to be a minimum of 100mm diameter (75mm above the highest sanitary appliance), and terminated with a venturi proof grille at least 900mm above any adjacent window opening. Waste pipes to sinks, baths and basins are to be not less than 40mm diameter.

**NEW PITCHED ROOF**  
natural Welsh slate on 38 x 25 tanalised a.w.battens on "Tyvek" breathable membrane on proprietary trusses set at 600 c/s with herringbone strutting at mid-span with 100mm Celotex insulation between floor joists, and underlined with 15mm Gyproc "Fireline" board to provide min. half-hour fire resistance. Trusses to be fixed down with 38 x 5 galv.as.s. straps at 2 metre c/s along verges, and across least three trusses at eaves, to provide lateral restraint.

**ROOF INSULATION**  
150mm loft roll insulation between ceiling joists, and 300mm loft roll insulation across joists to achieve a "U" value of 0.08 W/m<sup>2</sup>K. Sloping ceilings to be insulated with 150mm Celotex between rafters, and 25mm below rafters with plasterboard and skim ceiling to achieve 0.16 W/m<sup>2</sup>K.

**VAPOR BARRIER COURSES**  
horizontal damp proof course to be "Hyload" or similar polyester based, sited min. 150mm above ground level. Vertical damp proof course to each side of door and window openings to be insulated "Humcor" or similar.

**GROUND FLOOR**  
Clients choice of floor finish on 75mm fibre reinforced s/c screed on 100mm Celotex flooring grade insulation on 150mm precast concrete "beam-and-block" with ventilated cavity below, to achieve a "U" value of 0.15 W/m<sup>2</sup>K.

**SOUND INSULATION**  
First floor construction to consist of 15mm Gyproc "Soundbloc" fixed to underside of 50mm thick floor joists @ 400 c/s, with floor boards above having a mass of no less than 15kg/m<sup>2</sup>, fixed above.

All walls around bedrooms and bathrooms to consist of either solid 100mm thick concrete blockwork with plaster finish, or alternatively, 15mm Gyproc "Soundbloc" to both sides of min. 50 x 70 a.w.stud @ max. 600 c/s.

**VENTILATION**  
All habitable rooms to be provided with background ventilation of 8000cm<sup>2</sup> by window head "trickle" vents. Opening windows to be at least 1/20th of the room floor area. Kitchens to have mechanical extract ventilation of not less than 60 l/s, or 30 l/s through a cooker hood, in addition to 4000cm<sup>2</sup> provided by a "trickle" vent in the kitchen window head. Bathrooms to have mechanical ventilation to provide 15 l/s operated by light switch with 20 min. delay timer in circuit.

**GLAZING**  
All glazing to doors, sidelights, or windows within 800mm of floor level, to be "safety" or toughened glass complying with Part N of The Building Regulations. All double glazing units to be of low "E" glass manufacture, (U<sub>g</sub>)<sub>max</sub> 1.20 W/m<sup>2</sup>K.

**ELECTRICAL INSTALLATION.**  
electrical installation to be designed, installed and tested by a competent person to satisfy Part "M" of The Building Regulations. A completion Certificate showing compliance with BS 7671 is to be issued. A minimum of one in four fixed light fittings with lamps having a luminous efficacy of 40 lumens per circuit watt are to be installed to comply with Part "L1P" of The Building Regulations.

**VENTILATION**  
Bedroom windows are to have an openable area of at least 0.33 m<sup>2</sup>, and a minimum clear width of 450mm. The sill is to be between 900mm and 1100mm above floor level. The dwelling is to be fitted with mains operated self contained smoke detectors which conform to BS5446 pt.1, at ground and first floor levels. The detectors are to be positioned a maximum distance of 7.5 metres from any habitable room, and are to be interconnected in accordance with IEE regulations. Fire protection is to be provided to structural steel beams by encasement in "Supalux" or similar board, wired to the beam, to give a minimum of half hour fire resistance.

**NOTES**

1. lintels above all external openings to be Catnic "Coogair" or similar.
2. lintels above all internal openings to be "Stressline" 100 x 150 r.c.
3. cavity ties ( stainless steel ), to be set at 900 x 450 c/s, closed to 300 c/s at vertical dpc's.

**FIRE PRECAUTIONS**

**REVISIONS**

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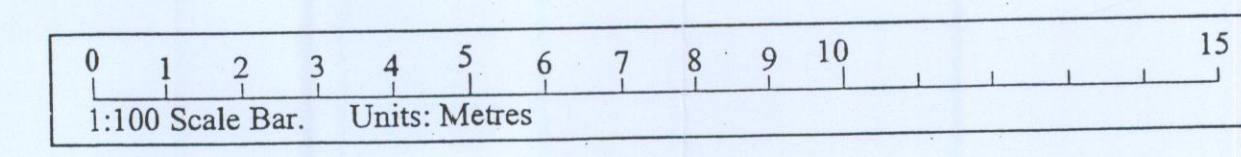
project  
PROPOSED ALTERATIONS & EXTENSION TO HOLLY COTTAGE, EAST ST., BOOCOTE, BANBURY, OXFORDSHIRE, OX15 4EB FOR MR & MRS J. SHIPLEY.

dra. title  
PLANS & ELEVATIONS AS PROPOSED.

scale  
1:100.

date  
NOV. 2019.

dra. no.  
2069/03<sup>A</sup>



FOR MR & MRS J. SHIPLEY.