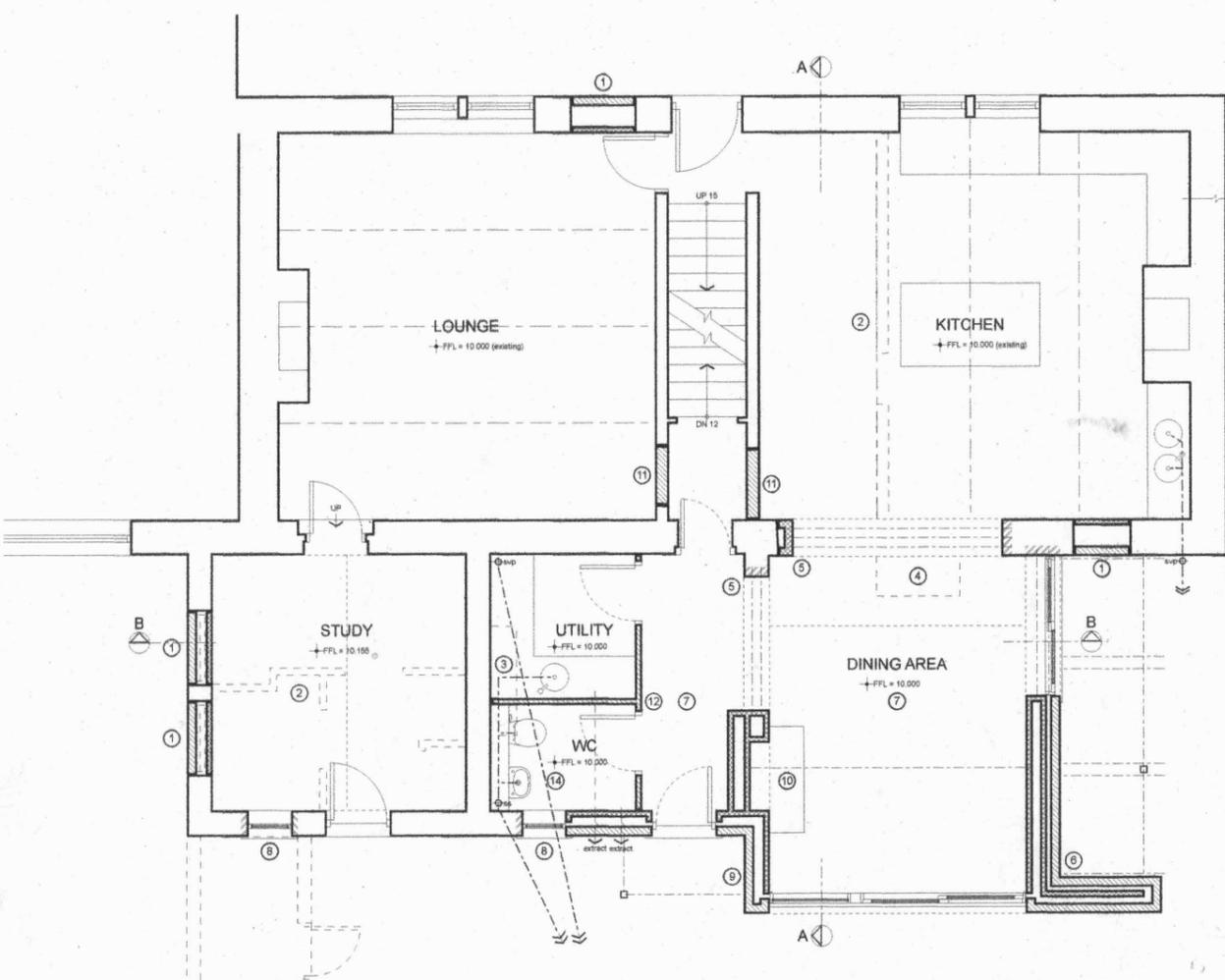
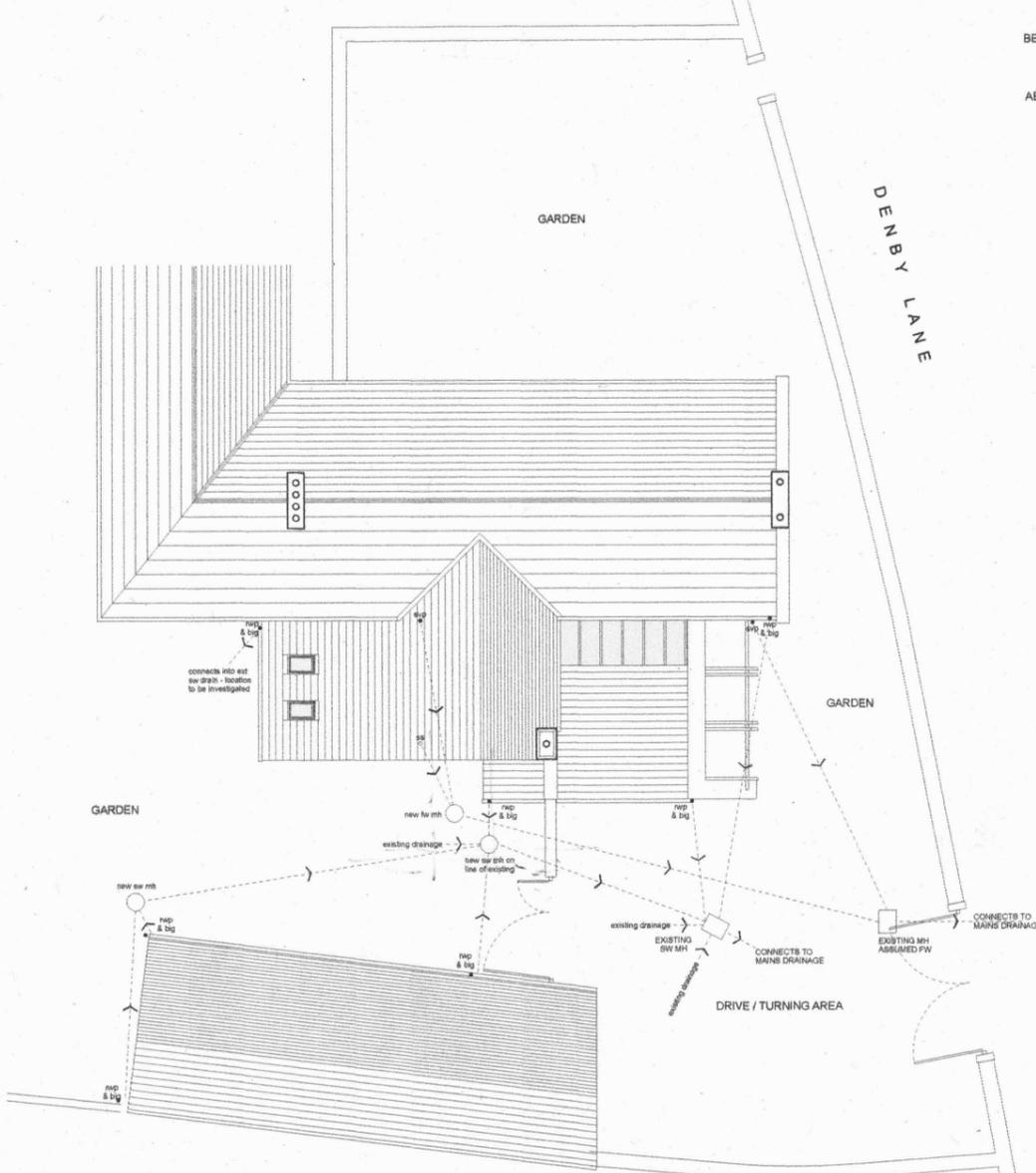


FIRST FLOOR PLAN - 1:50



GROUND FLOOR PLAN - 1:50



PROPOSED SITE PLAN - 1:100

- OVERVIEW OF BUILDING WORK**
- CAREFULLY REMOVE EXISTING WINDOW, HEAD AND SILL. CLOSE OFF OPENING WITH OUTER LEAF OF RECLAIMED STONE, TOOTHED INTO, AND COURSED WITH EXISTING CONCRETE BLOCKWORK TO INNER LEAF. TIED INTO EXISTING REVEALS WITH STAINLESS STEEL TIES. LEAFS TIED TOGETHER USING VERTICAL TWIST TYPE STAINLESS STEEL TIES. PROVIDE 150mm ROCKWOOL CAVITY INSULATION CLIPPED TO INNER LEAF. PLASTER FINISH INSIDE FACE.
 - CAREFULLY REMOVE EXISTING PARTITION WALLS
 - CAREFULLY REMOVE EXISTING CHIMNEY STACK AND CHIMNEY BREASTS
 - EXISTING BASEMENT LIGHTWELL TO BE FILLED IN. REMOVE EXISTING BASEMENT WINDOWS. CLOSE OFF OPENINGS IN CONCRETE BLOCKWORK CAVITY CONSTRUCTION TIED INTO REVEALS WITH STAINLESS STEEL TIES. BACKFILL WITH CLEAN, WELL CONSOLIDATED GRANULAR MATERIAL UP TO REDUCED LEVEL.
 - FORM NEW OPENING THROUGH EXISTING WALL IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAILS
 - CAREFULLY TAKE DOWN EXISTING WINDOW WALL AND REBUILD ON NEW FOUNDATION IN EXACTLY THE SAME POSITION. FOUNDATION AS STRUCTURAL ENGINEER'S DETAILS. WALL CONSTRUCTION TO MATCH EXISTING. FORM OPENING IN WALL AS STRUCTURAL ENGINEER'S DETAILS.
 - CAREFULLY EXCAVATE EXISTING GROUND FLOOR SLABS TO REDUCED LEVEL AND FORM NEW GROUND BEARING SLABS AS DETAILED OPPOSITE TO NEW LEVELS
 - CAREFULLY FORM NEW WINDOW OPENING IN EXISTING WALL
 - NEW EXTERNAL WALL CONSTRUCTION AS DETAILED OPPOSITE
 - FORM NEW FIREPLACE TO RECEIVE SOLID FUEL BURNING STOVE TO CLIENTS SPECIFICATION. FLUE AND HEARTH TO BE NON-COMBUSTIBLE. ALL IN ACCORDANCE WITH BUILDING REGULATIONS PART J. HEAT PRODUCING APPLIANCES. PROVIDE COMBUSTION AIR TO APPLIANCE.
 - CLOSE OFF EXISTING OPENING IN SW OR METAL STUD PARTITION
 - NEW INTERNAL PARTITIONS AS NOTED OPPOSITE
 - REMOVE EXISTING WINDOWS TO BE REPLACED TO SAME LEVEL NOT LESS THAN 1.8m FROM FINISHED FLOOR LEVEL. USE RECLAIMED STONE ROOFED AND COURSED TO MATCH EXISTING. PROVIDE NEW WALLS WITH STAINLESS STEEL TIES.
 - PROVIDE NEW SANITARY FITTINGS TO BATHROOMS TO CLIENTS SPECIFICATION
 - CAREFULLY REMOVE EXISTING FLOOR STRUCTURE AND FORM NEW LOWERED FLOOR TO BEDROOM 1 AS DETAILED OPPOSITE
 - FIT NEW BALUSTRAING AND NEWEL POSTS TO STAIR OPENING
 - FORM NEW NATURAL STONE SLATED PITCHED ROOF INCORPORATING ROOFLIGHTS. REFER TO NOTES OPPOSITE
 - FORM NEW NATURAL STONE SLATED PITCHED ROOF INCORPORATING PATENT GLAZING. REFER TO NOTES OPPOSITE
 - FORM NEW NATURAL STONE SLATED PITCHED CANOPY

- FOUNDATIONS** - NEW FOUNDATIONS AS SHOWN ON STRUCTURAL ENGINEER'S DETAILS
- WALLS** - OVERALL EXTERNAL WALL CONSTRUCTION THICKNESS TO MATCH EXISTING, GENERALLY:
 150mm NOM. RECLAIMED COURSED LOCAL STONE OUTER LEAF. TOOTHED INTO AND COURSED WITH EXISTING WHERE APPLICABLE. POINTING TO COMPLY WITH PLANNING APPROVAL.
 100mm NOM. CAVITY WITH FULL-FILL CAVITY INSULATION. ROCKWOOL CAVITY CLIPPED TO INNER LEAF. CONCRETE CAVITY FILL BELOW GROUND LEVEL.
 100mm CONCRETE BLOCKWORK INTERNAL LEAF. THERMALITE TURBO 13mm PLASTER FINISH TO INTERNAL FACE.
 U-VALUE FOR NEW EXTERNAL WALL CONSTRUCTION: 0.25 W/MK
 WALL TIES TO BE STAINLESS STEEL VERTICAL TWIST TYPE INSTALLED AT 400mm VERTICAL AND 750mm HORIZONTAL CENTRES. TIES INSTALLED AT 300mm VERTICAL CENTRES WITH 220mm OF OPENING.
 DPC TO BE PROVIDED MIN 150mm ABOVE EXTERNAL GROUND LEVEL.
 PROPRIETARY INSULATED CAVITY CLOSERS TO BE USED AT JAMBS & CILLS - THERMABATE TYPE.
 NEW WINDOW OPENINGS TO HAVE BAWN NATURAL STONE HEADS, CILLS, JAMBS AND MULLIONS. INSULATED STEEL BACKING UNITS TO BE PROVIDED (MIN 150 BAWNING). VERTICAL DPC IS INCLUDED OVER ALL OPENINGS.
 INTERNAL PARTITIONS TO BE EITHER METAL OR 20x40 SW STUD WITH 12.5mm PLASTERBOARD & 50MM EACH SIDE. SOUND INSULATION INCLUDED BETWEEN STUDS.
- FLOORS** - EXISTING GROUND FLOORS TO BE BROKEN OUT AND REMOVED AS INDICATED. GROUND TO BE EXCAVATED TO REDUCED LEVEL AND BE FREE OF ALL VEGETABLE MATTER TO RECEIVE MIN 150mm WELL CONSOLIDATED HARDCORE OVERLAY. 100mm POLYETHYLENE DAMPROOF MEMBRANE. SAND BLEND, WITH CONTINUOUSLY LAPPED AND FOLDED TO PREVENT THE PASSAGE OF GROUND WATER. MEMBRANE TO BE BROUGHT UP INNER FACE OF WALLS TO LAP ONTO DPC. KINGSPAN THERMAFLOOR 175 ZERO COP INSULATION TO BE LAID BREAK BONDED OVER DPM. A STRIP OF INSULATION BOARDING TO BE PLACED VERTICALLY AGAINST THE PERIMETER OF WALLS. FLOOR SLAB INSULATION BOARDS TO BE OVERLAID WITH A SEPARATING LAYER OF BUILDING PAPER PRIOR TO POURING OF 150mm CONCRETE SLAB. 50mm BANDWIDTH SMOOTH TOPPING TO SLAB. U-VALUE FOR NEW GROUND FLOORS 0.25 W/MK
- NEW FLOOR TO BEDROOM 1 - 50mm x 170mm SC4 FLOOR JOISTS AT 400mm CENTRES SAT AND FIXED INTO BAT MAX SPREAD. JOIST HANGERS ANCHORED INTO MASONRY. PROVIDE STAIRING AT METAL STUD. 12.5mm PLASTERBOARD FLOORING PLASTERBOARD & 50MM TO SOFFIT. PROVIDE 150mm INSULATION QUILT BETWEEN JOISTS
- ROOFS** - MONO-PITCH UNVENTILATED ROOF OVER DINING AREA - APPROX 15° PITCH. NATURAL LOCAL STONE SLATE COVERING ON:
 25x50 TANGLED SW BATTENS ON:
 38x38 TANGLED SW COUNTER BATTENS ON:
 1st LAYER OF LAPPED & SEALED KINGSPAN INVENT BREATHABLE MEMBRANE ON:
 2nd LAYER OF LAPPED & SEALED KINGSPAN INVENT BREATHABLE MEMBRANE ON:
 18mm PLYWOOD SANDING BOARD ON:
 47mm x 125mm SCS RAFTERS AT 600mm CENTRES. FULL-FILL INSULATION BETWEEN RAFTERS. KINGSPAN THERMAFLOOR 175 ZERO COP INSULATION UNDERSIDE OF RAFTERS LINED WITH KINGSPAN THERMAWALL TWR9 ZERO COP INSULATED PLASTERBOARD WITH INTEGRAL VAPOR CONTROL LAYER.
 47mm x 170mm SC4 CEILING JOISTS AT 800mm CENTRES TO BEDROOM 1 WALL PLATES TO 100% TANGLED SW STRAP ANCHORED TO WALL WITH GALVANISED STEEL STRAPS. ROOF TO BE STRAPPED TO GABLE WITH GALVANISED STEEL STRAPS WITH MIN CROSS SECTION OF 30mm x 50mm AT MAX. 2m CENTRES. FURLINGS AS DETAILED BY STRUCTURAL ENGINEER.
 U-VALUE FOR ROOF 0.18 W/MK
 PROVIDE STEPPED CAVITY TRAYS AND CODE 5 LEAD FLASHING AT ABUTMENTS WITH MASONRY.
 POLYESTER POWDER COATED ALUMINIUM GLAZING BARS WITH THERMAL BREAK TO TOP 1m STRIP OF ROOF PITCH FIXED TO TANGLED SW BATTENS. CODE 5 LEAD FLASHING TO TOP EDGE TURNED INTO MASONRY. GLAZING TO BE DOUBLE GLAZED UNITS. 6mm LOW E OUTER, 16mm ARGON FILLED CAVITY, 6mm LAMINATED INNER. U-VALUE FOR GLAZING TO ACHIEVE 2.2 W/MK
 ASYMMETRICAL PITCHED UNVENTILATED ROOF OVER BEDROOM 1 & STUDY - 35° PITCH. NATURAL LOCAL STONE SLATE COVERING ON:
 25x50 TANGLED SW BATTENS ON:
 38x38 TANGLED SW COUNTER BATTENS ON:
 1st LAYER OF LAPPED & SEALED KINGSPAN INVENT BREATHABLE MEMBRANE ON:
 2nd LAYER OF LAPPED & SEALED KINGSPAN INVENT BREATHABLE MEMBRANE ON:
 18mm PLYWOOD SANDING BOARD ON:
 47mm x 125mm SCS RAFTERS AT 600mm CENTRES. FULL-FILL INSULATION BETWEEN RAFTERS. KINGSPAN THERMAFLOOR 175 ZERO COP INSULATION UNDERSIDE OF RAFTERS LINED WITH KINGSPAN THERMAWALL TWR9 ZERO COP INSULATED PLASTERBOARD WITH INTEGRAL VAPOR CONTROL LAYER.
 47mm x 170mm SC4 CEILING JOISTS AT 800mm CENTRES TO BEDROOM 1 WALL PLATES TO 100% TANGLED SW STRAP ANCHORED TO WALL WITH GALVANISED STEEL STRAPS. ROOF TO BE STRAPPED TO GABLE WITH GALVANISED STEEL STRAPS WITH MIN CROSS SECTION OF 30mm x 50mm AT MAX. 2m CENTRES. FURLINGS AS DETAILED BY STRUCTURAL ENGINEER.
 U-VALUE FOR ROOF 0.18 W/MK
 PROVIDE STEPPED CAVITY TRAYS AND CODE 5 LEAD FLASHING AT ABUTMENT WITH MASONRY. FORM VALLEY OUTER. MIN 125 WIDE. AT INTERSECTION WITH EXISTING ROOF WITH CODE 5 LEAD ON EXTERIOR QUALITY BACKING.
 PROVIDE 2 No. VELUX TYPE ROOFLIGHTS OVER STUDY AREA.

- BELOW GROUND DRAINAGE** - ALL BELOW GROUND DRAINAGE TO BE 100mm DIAMETER LAID TO NOT EXCEED MIN GRADIENT OF 1 IN 40. INSPECTION CHAMBERS TO BE POLYPROPYLENE TYPE AND HEAVY DUTY WITH DUCTILE IRON COVERS SUITABLE FOR DRIVEWAY APPLICATIONS. BOTH FUL AND SURFACE WATER TO BE DIRECTED INTO EXISTING MAINS DRAINAGE SYSTEMS.
- ABOVE GROUND DRAINAGE** - OUTLETS TO OGEE PROFILE CAST IRON SUPPORTED BY STONE CORNICES. RAINWATER PIPES TO BE CAST IRON TO MATCH RAINWATER PIPES TO DISCHARGE INTO BACK INLET GULLIES.
 WASH-BASINS TO HAVE 32mm DIAMETER TRAPS, 75mm DEEP SEALS.
 BATHS AND SHOWERS TO HAVE 40mm DIAMETER TRAPS, 50mm DEEP SEALS.
 URNS TO HAVE 40mm DIAMETER TRAPS, 75mm DEEP SEALS.
 WCs TO HAVE 100mm DIAMETER TRAPS, 50mm DEEP SEALS.
 SOIL & VENT PIPES & STUB STACK TO BE 100mm DIAMETER. SOIL & VENT PIPES TO TERMINATE MIN 500mm ABOVE ANY OPENING WITHIN 3m. STUB STACK TO HAVE OUBRO VALVE.
- WINDOWS & DOORS** - NEW WINDOWS TO BE PAINTED TIMBER FUSED OR SIDE HUNG CASEMENTS. MULLIONS AND TIMBER SECTIONS TO BE OF TRADITIONAL DESIGN & PROFILE. ALL WINDOWS TO BE SET IN REVEALS AS SHOWN. GLAZING TO BE DOUBLE GLAZED UNITS, 6mm LOW E OUTER, 16mm ARGON FILLED CAVITY, 6mm INNER. U-VALUE FOR GLAZING TO ACHIEVE 2.0 W/MK. ANY GLAZING IN CRITICAL LOCATIONS AS DEFINED BY APPROVED DOCUMENT N TO BE 6mm LAMINATED. WINDOWS TO HAVE TRICKLE VENTS INCORPORATED INTO FRAMES TO ACHIEVE VENTILATION RATES AS NOTED BELOW.
 FIRST FLOOR HABITABLE ROOM WINDOWS TO HAVE A MINIMUM 0.35m² CLEAR OPENING MIN 450x600 FOR ESCAPE PURPOSES. CILLS TO THESE WINDOWS TO NOT EXCEED 1100mm FROM FLOOR LEVEL.
 NEW EXTERNAL DOORS TO BE VERTICAL TIMBER BOARDED CONSTRUCTION. NEW REAR ENTRANCE DOOR TO HAVE MIN 750mm CLEAR OPENING, AND THEREAFTER TO BE ALMOST FLUSH WITH EXTERNAL FINISH. NEW INTERNAL DOORS TO HAVE MINIMUM 700mm CLEAR OPENING. GLASS TO GLAZED DOORS TO BE 6mm LOW E LAMINATED OUTER, 16mm ARGON FILLED CAVITY, 6mm LAMINATED INNER.
- VENTILATION** - WINDOWS TO HAVE TRICKLE VENTS INCORPORATED INTO FRAMES TO ACHIEVE 100% BACKGROUND VENTILATION TO HABITABLE ROOMS AND 400mm² TO NON-HABITABLE ROOMS. RAPID VENTILATION VIA OPENING WINDOWS TO BE PROVIDED TO ALL ROOMS OTHER THAN UTILITY. OPENING AREA EQUIVALENT TO 100% OF FLOOR AREA TO HABITABLE ROOMS.
 KITCHEN TO HAVE MECHANICAL EXTRACT CAPABLE OF EXTRACTING 80 LITRES PER SECOND.
 BATHROOMS TO HAVE MECHANICAL EXTRACT CAPABLE OF EXTRACTING 15 LITRES PER SECOND INTERMITTENTLY WITH 15 MINUTES OVERDRUN.
 UTILITY TO HAVE MECHANICAL EXTRACT CAPABLE OF EXTRACTING 30 LITRES PER SECOND.
- HEATING APPLIANCES** - GAS FIRED CENTRAL HEATING SYSTEM TO BE INSTALLED AS SEPARATE DESIGN & INSTALL EXERCISE. GENERALLY SCHEMATIC TO HAVE A SEPARATE VALVE OF NOT LESS THAN 75% AND HAVE TIMING CONTROL AND CONTROL INTERLOCKS. HEATING ZONES CONTROLLED BY WAY OF THERMOSTATIC RADIATOR VALVES. BOILER TO BE LOCATED IN A VENTILATED BRICK OR AN EXTERNAL WALL WITH FLUE TO EXTERNAL AIR.
 SOLID FUEL BURNING STOVE TO CLIENTS SPECIFICATION. HEARTH, FLUE AND CHIMNEY AND FULLY COMPLY WITH APPROVED DOCUMENT J.
- GENERAL** - SMOKE DETECTORS TO BE PROVIDED, ONE AT BOTTOM OF STAIR, ONE AT FIRST FLOOR LANDING. DETECTORS TO BE INTERLINKED ON MAINS CIRCUIT WITH BATTERY BACK-UP.

W.H.P.

CLIENT
MR & MRS J HAYNES

PROJECT
ALTERATIONS TO UPPER HOUSE, UPPER DENBY

DRAWING TITLE
PROPOSED PLANS - BUILDING REGULATIONS

JOB NO	DRG NO	REV	SCALE	DATE
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