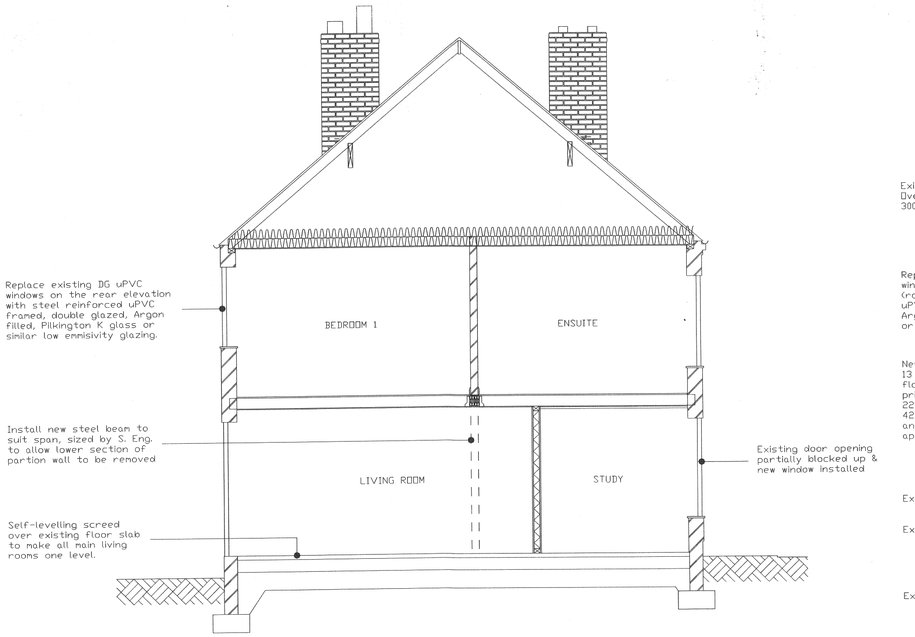
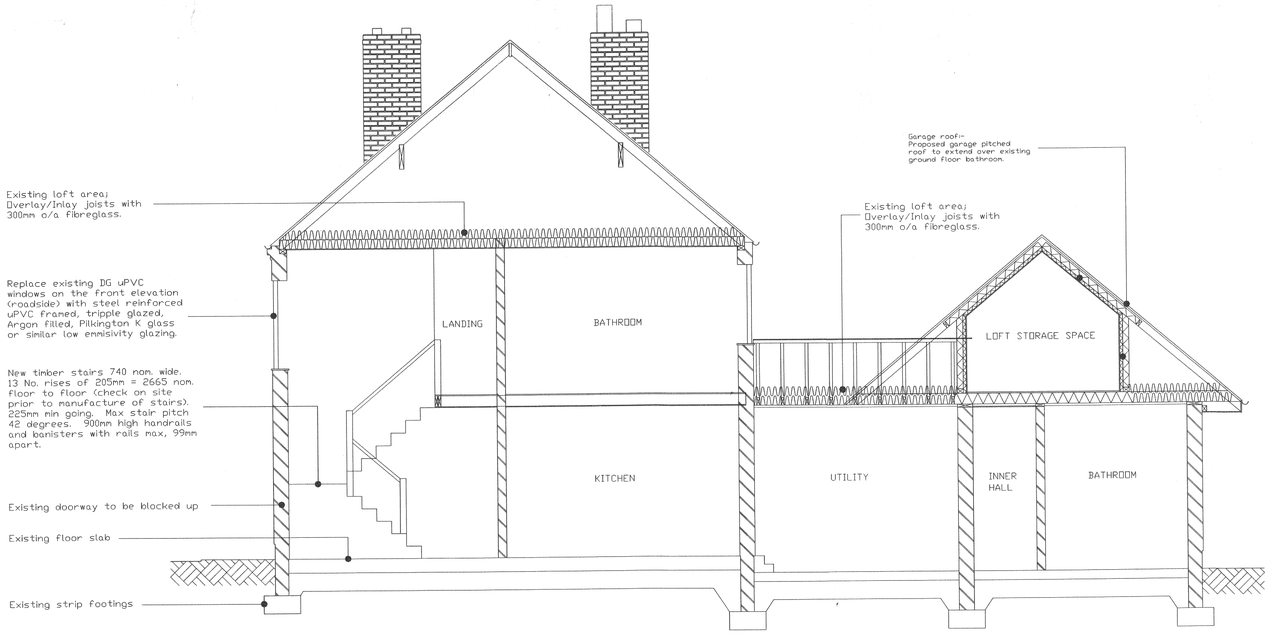
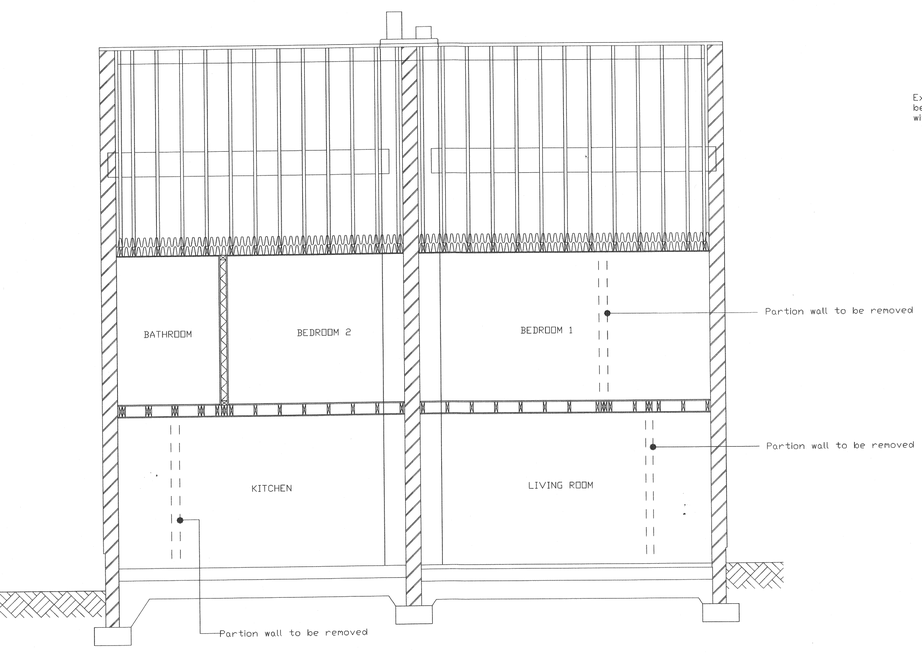


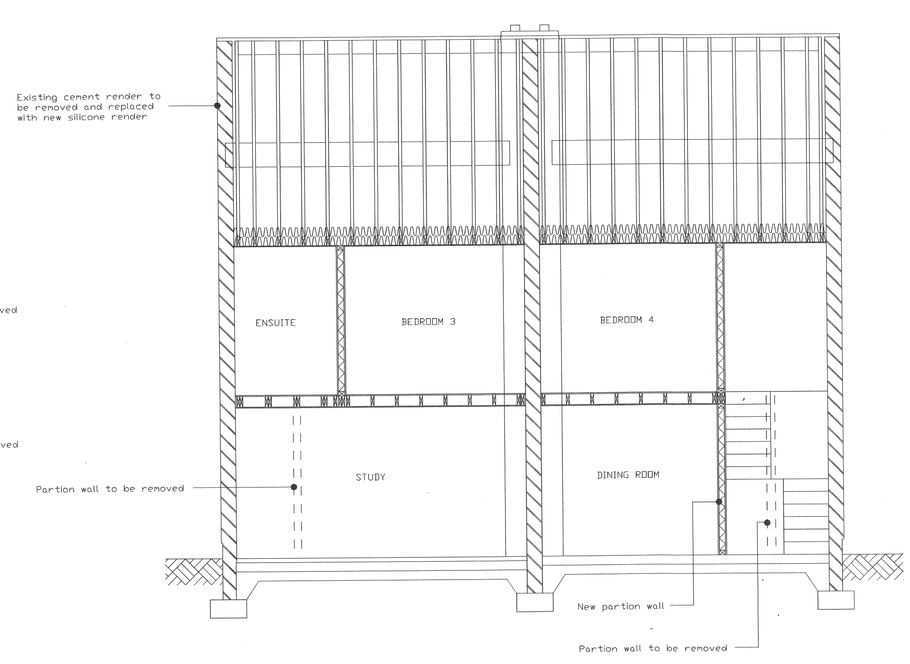
SECTION TRHOUGH EXISTING DWELLING SHOWING LIVING ROOM, BEDRROOM 1, ENSUITE



SECTION THROUGH EXISTING DWELLING SHOWING NEW STAIRWAY/LANDING/BATHROOM



LONGITUDINAL CROSS SECTION EXISTING DWELLING SHOWING KITCHEN & LIVING ROOM



LONGITUDINAL CROSS SECTION EXISTING DWELLING SHOWING NEW STAIRS

THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND IS NOT TO BE INTERPRETED AS A FULL WORKING DRAWING. CHECK ALL LEVELS AND DIMENSIONS PRIOR TO ORDER OR MANUFACTURE OF MATERIALS.

FOUNDATIONS:-
Foundations to strip footings to match existing.

EXTERNAL WALL CONSTRUCTION:-
New external cavity wall to be constructed of 100mm low density concrete block outer skin with external finish of 19mm render, 100mm cavity, 100mm Thermalite High Strength 7 inner skin with internal finish of plasterboard on dabs.
Insulation; 50mm Kingspan Kooltherm K8 or equal.
U value 0.29 or better.

Brickworkused below DPC to be constructed in Class B engineering bricks or trench block may be used, the cavity is to be filled within 200mm of the DPC with weak mix concrete.

All new cavity walls are to be cut through to existing cavities and be continuous.

DAMP PROOF COURSE:-
Damp proof course is to be provided in both inner and outer leaf of brick/blockwork. The outer leaf DPC must be at least 150mm above the finished ground level, the inner DPC is to be linked with the floor damp proof membrane.

CAVITY TRAYS:-
A cavity traymust be provided above any lintel or ground floor roof. The tray must be fixed into the wall. All cavity tray membranes must be installed directly above the lead flashings and also be provided with weep holes in at least two vertical joints.

EXTERNAL TIMBER FINISHES:-
All external timber is to be treated before fixing, fascia and soft boards are to be PVC-U.

ROOF CONSTRUCTION:-
New roof construction to be roof slates at a pitch of 40 degrees on 38 x 25mm s/w battens on sarking felt over 125 x 50mm s/w rafters (class SC3) at 400mm centres. Rafters to be birdmouthed of 100 x 75mm s/w wallplate and strapped to blockwork with Catnic type L veticaln/s straps at least one metre in length at 2 metre centres. Roof space to be ventilated at eaves with strip ventilators and at apex abutment with abutment ventilation system.

Ceiling joist of 125 x 50mm s/w (class SC3) at 400mm centres spiked to side of rafter binders and hangers to be provided as required.

INTERNAL PARTITIONING:-
All non-load bearing partions to be constucted of 100 x 50mm s/w studding at 450mm centres on 100 x 75mm s/w sole plate fixed to the floor. Partition to be insulated with Kingspan Kooltherm K8 or equal and covered with 12.5mm thick plasterboard with a density of 10kg/m2 and plaster skin to both sides.

Double joists are to be provided under partion walls and baths.

Load bearing partitions will be constructed from 100mm solid concrete block and taken down to strip Foundation or constructed on reinforced slabs.

STEELWORK:-
Steelwork must comply with relevent structural calculations and be supported on pad stones or spreader plates, sizes to be provided within the calculations. All steelwork must have a nininum of 30mins. fire resistance by 12mm fireline plasterboard and skim. Steelwork used in external openings must be provided with a cavity tray.

SUSPENDED TIMBER FLOOR CONSTRUCTION:-
Floor to be constructed of 25mm thick chipboard with a density of 15kg/m2 on s/w floor joists (grade SC3) sized to suit the span at 450mm centres.

CEILINGS:-
New ceilings to be Kingspan Thermawall TW56 insulation board or equal, with plaster skim finish. Lateral support to be provided at 2m centres with galvanised m/s straps type L30 x 5mm extending across 3 joists. Catnic m/s herringbone strutting ref HRBG is to be provided along mid span of joists, last joist to be packed off the brick/blockwork.

SOUND INSULATION:-
Walls; insulationo be placed in all partition walls.

Floors; acousitilay 15 to be laid on all upper floors for impact noise to comply with Part E. 100mm fibreglass insulation to be placed between ceiling and floors on all suspended floors to comply with Part E.

SKIRTING BOARDS:-
Timber skirting boards are to be provided to all rooms to match existing, or if new 200 x 25mm. All skirting boards are to be treated before fixing.

HEATING:-
Heating to be provided by low pressure radiators with a condensing boiler. The installation is to be fitted in accordance with Gas Regulations by a Gas Safe registered fitter.

All unvented systems are to have an expansion pipe piped to the external elevation and extended down to floor level.

PART P:-
All electrical work required to meet the requirenents of Part P (electrical safety) will be designed, installed, inspected and tested by a competent to do so. Prior to completion the L.A. must be satisfied that either:-
An electrical installation certificate issued under a Competent Person Scheme has been issued, or
Appropriate certificate and forms defined in BS7671 (as ammended) have been submitted that confirm the work has been inspected and tested by a competent person.
A competent person will have a sound knowledge and experience relevent to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing proceedures contained in regulations and employ adequate testing equipment.

FIRE PRECAUTIONS:-
S indicates area to be covered by automatic smake detection to BS5446 Part 1 permanantly wired to a separate fused circuit, with battery backup. All detectors to linked to operate in unison and be a maximum of 3m from all bedrooms.

WINDOWS:-
To be steel reinforced uPVC framed, double glazed with Argon filled 12mm min. cavity and Pilkington K glass or similar low emmisivity glazing. All to provide a U value of 2.W/m2K. Habitable rooms to have one or more windows with opening vent at least 1/20th floor area with part at least 1750mm high, plus a trickle vent of 8000mm2 min.

GLAZING:-
Between floor and 800mm high in windows and between floor and 1500mm high in doors and screens to be glass to BS6206

SANITARY FITTING:-
WC's fitted with 100mm wastes.

BATHS, SINKS and SHOWERS:-
Fitted with 40mm wastes with deep seal traps. Where branch exceeds 3m fit with 50mm wastes. Raise shower on plinth or provide access trap to waste.

WASHBASINS:-
Fitted with 32mm wastes and deep seal traps. Where branch exceeds 17m fit with 40mm wastes.

GENERAL NOTES:

Whilst every care has been taken to ensure accuracy, no responsibility will be accepted for any errors contained in this drawing and it should not be relied upon for ordering of any materials. All details and dimensions must be checked on-site before any building work or material ordering.

This drawing is copyright the property of the Client.

Contractor to check and adjust dimensions of new work to suit existing conditions.

Do not assume existing structure or details are plumb, square or level.

Contractor to notify the Agent of any discrepancies before proceeding.

ORIENTATION:

REV:	DATE:	AMENDMENTS:

hackney drawing services
MEASURED SURVEYS I ARCHITECTURAL DRAUGHTING I PLANNING & BUILDING REGULATIONS DRAWINGS

PROJECT ADDRESS:
Heber Cottage, Chesterfield Road, Oakerthorpe, Derbyshire, DE55 7LP

DRAWING NAME:
SECTIONAL ELEVATIONS

DRAWING NO: HDS/HC/05

REVISION: 0

PROJECT NO.	SCALE:	DATE:	DRAWN BY:
HDS/9/21	1:50, 1:100 @A1 1:100, 1:200 @ A3	SEPT. 2021	CS