

Do not scale  
 All dimensions to be checked on site before commencing works  
 If in doubt ask  
 Any deviation or discrepancy from this drawing to be referred to Designer  
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 Drawings must be read in conjunction with RWA structural recommendations Job no:

New solid fuel burner to stand on minimum 125mm thick non combustible hearth to dimensions shown. Provide 1 no 225x 75mm traditional air brick (permanently open) installed in family room wall to give 16875mm free air flow to solid fuel burner (max rated output of installed appliance with this level of ventilation = 19.5 KW). An installation checklist in accordance with AD J Appendix A and notice plate stating suitable use and maintenance requirements also in accordance with AD J should be provided.

Provide new factory made flue to burner directed to and discharging up through roof (size as recommended by and specified by manufacturer, minimum sizes must conform to AD J - Section 2: Table 2). Flue should comply with BS 715:1993 or BS 4543:1-2-3: 1996 (partially superseded by BS EN 1859:2000) & be sleeved in non-combustible material to ensure minimum 25mm (or manufacturers declared minimum distance) from surrounding material.

Raise head of existing opening to match proposed with new lintel/PFC section over. Cill also lowered to DPC level to match proposed. Glazing bar separating solid lower panel and glazed upper panel to be centered 900mm above FFL to allow new internal work surface to run into recess.

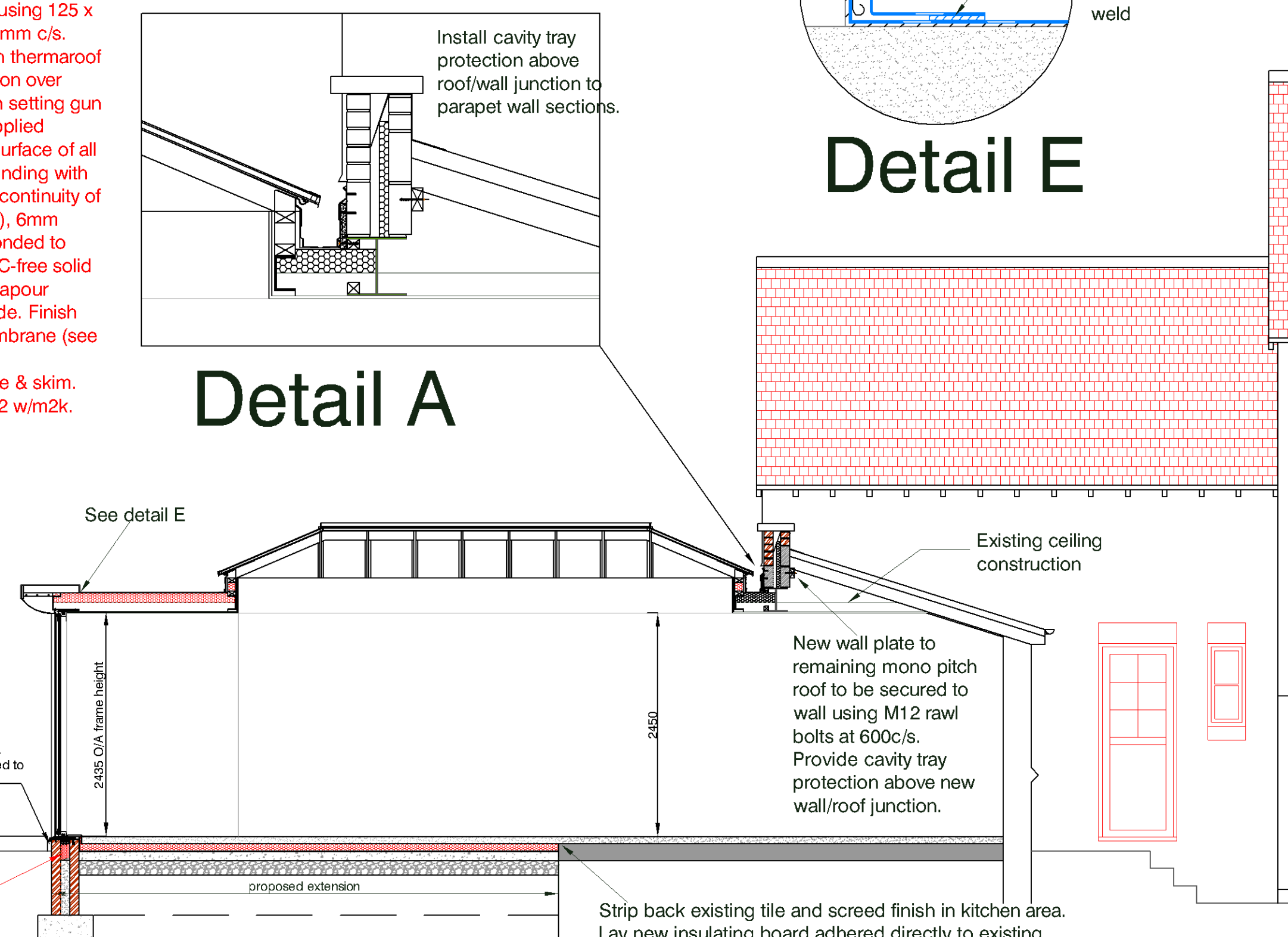
KITCHEN:  
 Hood mounted extractor fan rated at 30 l/sec able to be operated intermittently and located directly over cooking facilities. Duct with joist direction to unobstructed area of flat roof and terminate in accordance with Detail B.

Construct new flat roof using 125 x 50mm C16 joists at 400mm c/s. Apply 116mm Kingspan therma-roof TR31 composite insulation over joists (vapour proof non setting gun grade mastic sealant applied continuously to upper surface of all joists/noggins corresponding with board edges to ensure continuity of foil vapour control layer), 6mm plywood deck upper bonded to 110mm thick CFC/HFC-free solid urethane core and foil vapour control layer to underside. Finish with Sarnafil single membrane (see details). Apply 12.5mm plasterboard under, tape & skim. Provides 'u' value of 0.22 w/m2k.

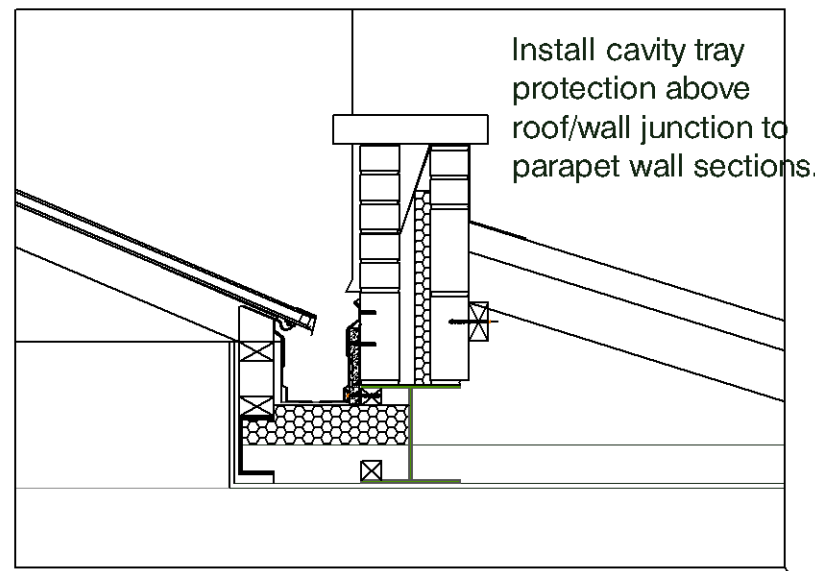
Areas of glazing marked should consist of fire resistant outer leaf to provide 1/2 protection in accordance with AD B4 - unprotected areas.

See level threshold detail. External patio area finished to client specification.  
 Cavity fill to extend minimum 225mm below DPC level

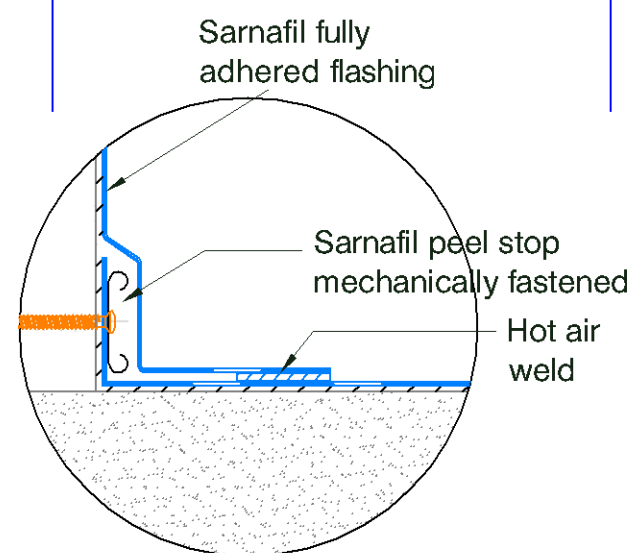
## Ground Floor 1:50



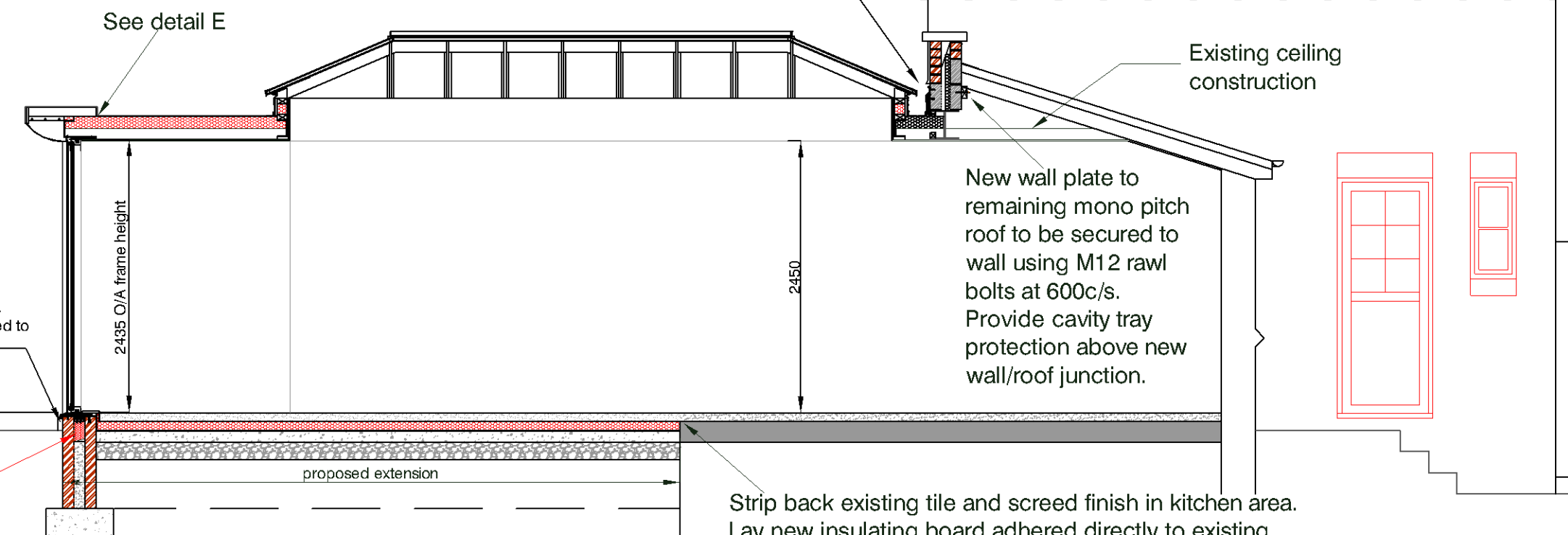
## Detail A



## Detail E



## Section B - B 1:50



Strip back existing tile and screed finish in kitchen area. Lay new insulating board adhered directly to existing concrete floor (if existing system incorporates insulation above ground bearing slab as specified for proposed works, construction as shown in Detail C will apply as per new floor). In all cases, finish of new and existing floors to be bought level before laying UFH pipework and new screed/tiling.

To new PPIC and soakaway. See dwg RCAD441/1

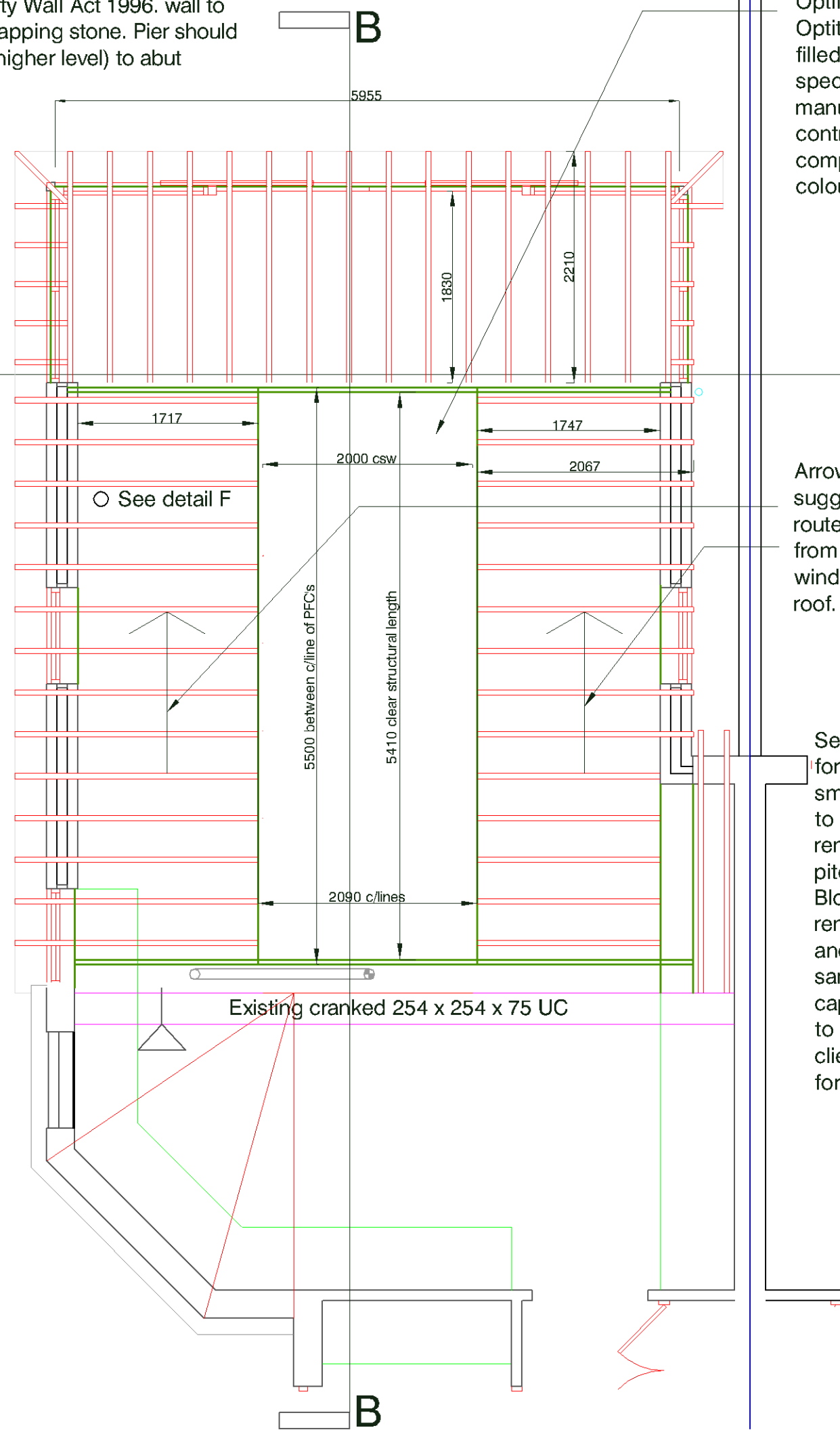
New 9.000m length of boundary wall to be constructed in facing brick to match existing (join between old and new masonry to be toothed in rather than butted). Set on new foundations, depth and dimensions to be specified by structural engineer. All work along boundary to be subject to the Party Wall Act 1996. wall to terminate with 330 x 330mm pier with capping stone. Pier should be built up to allow existing fencing (at higher level) to abut comfortably below capping.

Existing rwp to be moved across 400mm to sit in corner of new building junction as shown. Take across at low level (below cill height) to meet with new rwp and on to new soakaway. Assumes existing provisions will be disturbed by proposed work.

All junctions between existing and new masonry to be tied in using 'Ancon' stainless steel 36/8 wall extension system with PP36 wall ties, sleeved to allow some vertical and longitudinal movement and avoid damage to existing building fabric.

Position of new UFH manifold in new hall cupboards

## Roof Plan 1:50



Arrows indicate suggested safe routes of escape from first floor window over flat roof.

See similar detail A for construction of small parapet wall to receive remaining lean-to pitch roof. Blockwork to be rendered all round and finished with sandstone capstones (profile to be agreed with client). See detail D for flashings.

Electrical installations are to be designed, installed, inspected and tested in accordance with BS 7671:2001. The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, with installation certificate provided to Building control and client on completion to show compliance with AD Part P 2005.

Materials should comply with appropriate British Standards or Agreement Certificates. The materials should be marked, stamped or otherwise to show their suitability. Materials should generally be in accordance with BS8000 series of documents and other accepted good practice (e.g. Quality assured to ISO BS 9000.)

All new wall plates to be treated softwood and to be strapped to walls @ 1800mm c/s with 30 x 5 gms galvanised steel straps. Provide gable/flanking wall restraint using 30 x 5 gms straps @ 1000mm c/s and lapped over minimum three rafters with sw noggins under.

New wastes to sink to be 40mm with 75mm deep seal traps, connected to 50mm pipe work with rodding access at all bends. Dishwasher to discharge to proprietary fitting on sink waste. Discharge to existing B.I.G and on to LAFWS as indicated.

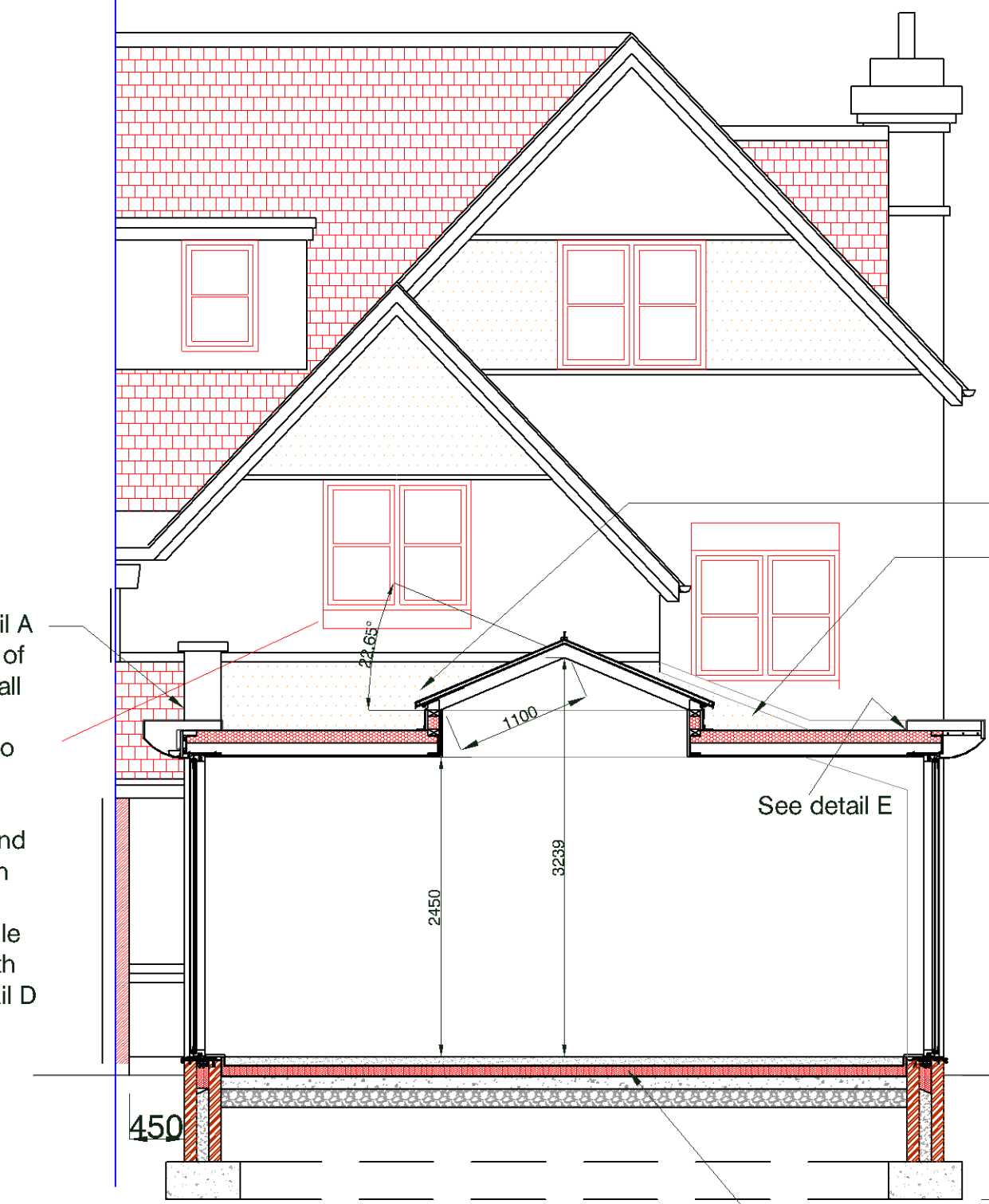
Extend existing heating circuit to new UFH manifold. UFH to replace existing radiators throughout existing kitchen area and proposed extension. Boiler position as existing (utility). New boiler, if required, should be gas fired condensing system boiler with RSF balanced flue, position in accordance with Part J Building Regulations. Connect to existing BBA approved 220L unvented mains pressure cylinder. Temperature relief valve to be located directly on storage vessel, with stored water not exceeding 100 degrees Celsius. All heating controls, including TRV's, and pipe-work to be in strict accordance with AD L1b 2006. Boiler to be Worcester Greenstar 35CDi, SEDBUK A certified seasonal efficiency 90.3%. Corgi registered engineer to install all appliances and provide commissioning certificate, including maintenance and operating instructions, to client and building control on completion.

Provide light fittings capable only of accepting lamps with luminous efficiency greater than 40 lumens per circuit watt in rooms or circulation areas most frequently used, at a rate of 1 per 25m2 of floor area or 1 per 4 fixed light fittings, whichever is greater, to comply with part L1 Building Regulations.

All new windows and external doors are powder coated aluminium externally on timber internal frame, final specification and site delivery by Velfac. Units are triple glazed to provide 'u' value of 1.02w/m2k (actual specification: 4-12-4-12-4 krypton filled cavities with warm edge spacer and Low-E coatings on faces 3 & 5). External face to be fitted with VELFAC sun to reduce excessive solar gains. All units to have adequate trickle ventilation (5000mm2) and provide opening lights equivalent to 1/20th floor area for rapid ventilation. Glazing to critical areas should conform to ClassA BS6206.

Lantern roof light to be 'Ritchlight Ultra' from Brett Martin, incorporating thermal breaks all round to minimise condensation. Glazing specification to utilise Pilkington 6mm Optifloat with 16mm cavity and 6mm Optitherm SN inner pane. Void to be argon filled to provide 1.2w/m2k nU value. Final specification of rooflight to be provided by manufacturer and forwarded to client, contractor and building control. All external components to be powder coated with RAL colour to match glazing etc.

## Section A - A 1:50



See structural engineer's design for sizes and justification of supporting roof members.

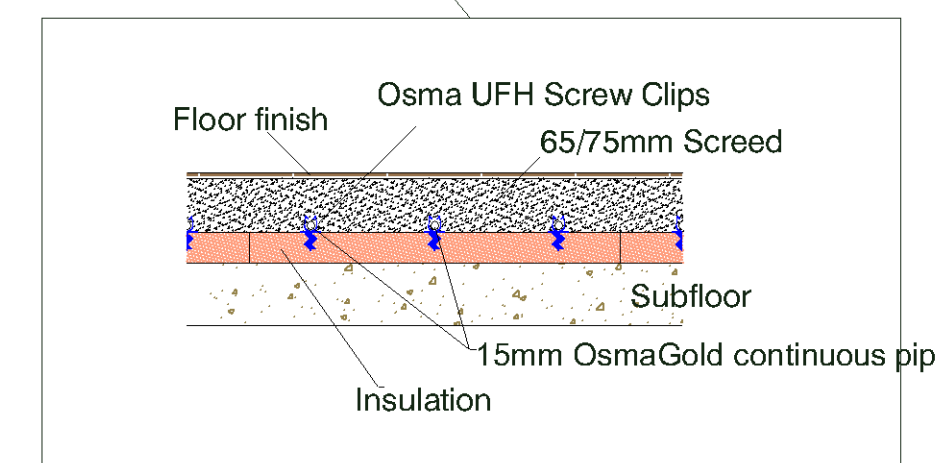
Apply 'Coatmaster' pyroplast-steel D intumescent paint to all structural steelwork. Apply in strict accordance with manufacturers specification to achieve minimum 30 minutes fire resistance. All in accordance with BS 476, Part 21: 1987.

Where existing lean-to pitch roof is to be removed apply render coat to match existing detail on gable end. Apply render coat to exposed face of new section of wall (built to provide support for remaining pitch roof to side - see section B-B and associated detail).

Roof construction as specified provides minimum 30 minutes fire resistance as required for a suitable escape route by Table A1 Appendix A. AD B1

All new foundations to be minimum 1000mm deep. Actual depth determined by Building Inspector on site subject to local soil conditions.

## Detail C



Provide new grey uPVC 100mm half-round gutters with 75mm down pipes for connection to new soak-away. Ensure suitable rodding access to base of down pipes. New soak ways to be minimum 5.000m from nearest building and be at least 1.000m3. Porosity test to be conducted on site.

All new drainage underground to be in strict accordance with section H Building Regulations. All pipe work underground to be 100mm and laid on 100mm pea-beach for connection to new/existing access chambers. All to BS 4660/5481. Where pipe work passes through external walls, provide concrete lintel over in accordance with diagram 9 Part H Building Regulations. Drainage under floors to be protected against possible ground movement with 100mm pea beach all round.

Provide 65mm Sand/Cement screed on 500g vapour control layer on 75mm Kingspan Kooltherm K3 Floorboard insulation, on 100mm concrete oversite slab. Use 1200g DPM lapped and joined. All on well blinded and compacted hardcore. Use cut strips of rigid insulation to avoid thermal bridging at floor/wall junctions. Gives 'U' value of 0.20w/m2k (P/A 0.70).

Walls constructed using facing brickwork to match existing, 100mm cavity with 50mm Kingspan Kooltherm K8 Cavity board and 'Durox' block inner skin (minimum Lambda value 0.11W/m-K). Provides 'U' value of 0.24w/m2k. Use cut strips of rigid insulation to prevent thermal bridging at all junctions and Thermabate insulated cavity closers to all openings (conforms to minimum 1/2 hour fire resistance in accordance with AD B3). Provide stainless steel wall ties at 450 c/s vertically and 750 c/s horizontally. Use lightweight plaster finish. Use L1/S 75 IG Steel lintels to external openings or as specified by engineer. Ensure minimum 150mm bearings. Provide additional rigid insulation to all material changes and junctions to avoid thermal bridging. Seal joints between windows/doors and wall structure with sealant pointing to outside and expanding foam or plaster internally. DPC to be minimum 150mm above G.L with first 4 courses below DPC formed in engineering grade brick work.

## SHEET SIZE A1

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