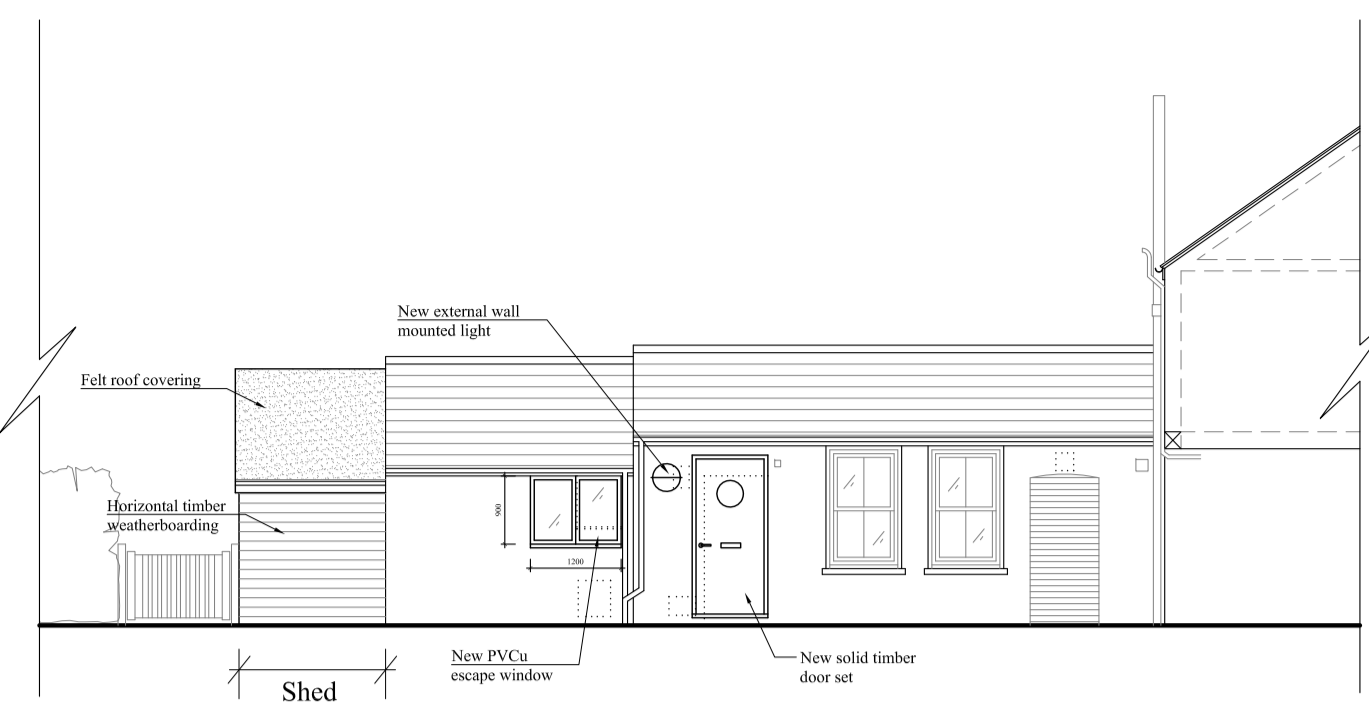
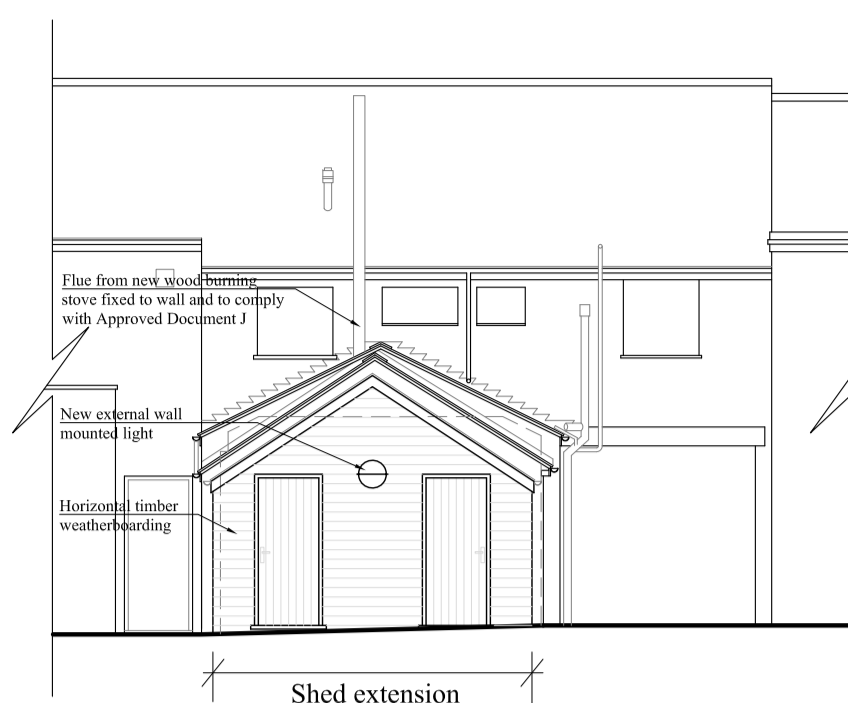


Side Elevation (North) 1:100



Side Elevation (South) 1:100



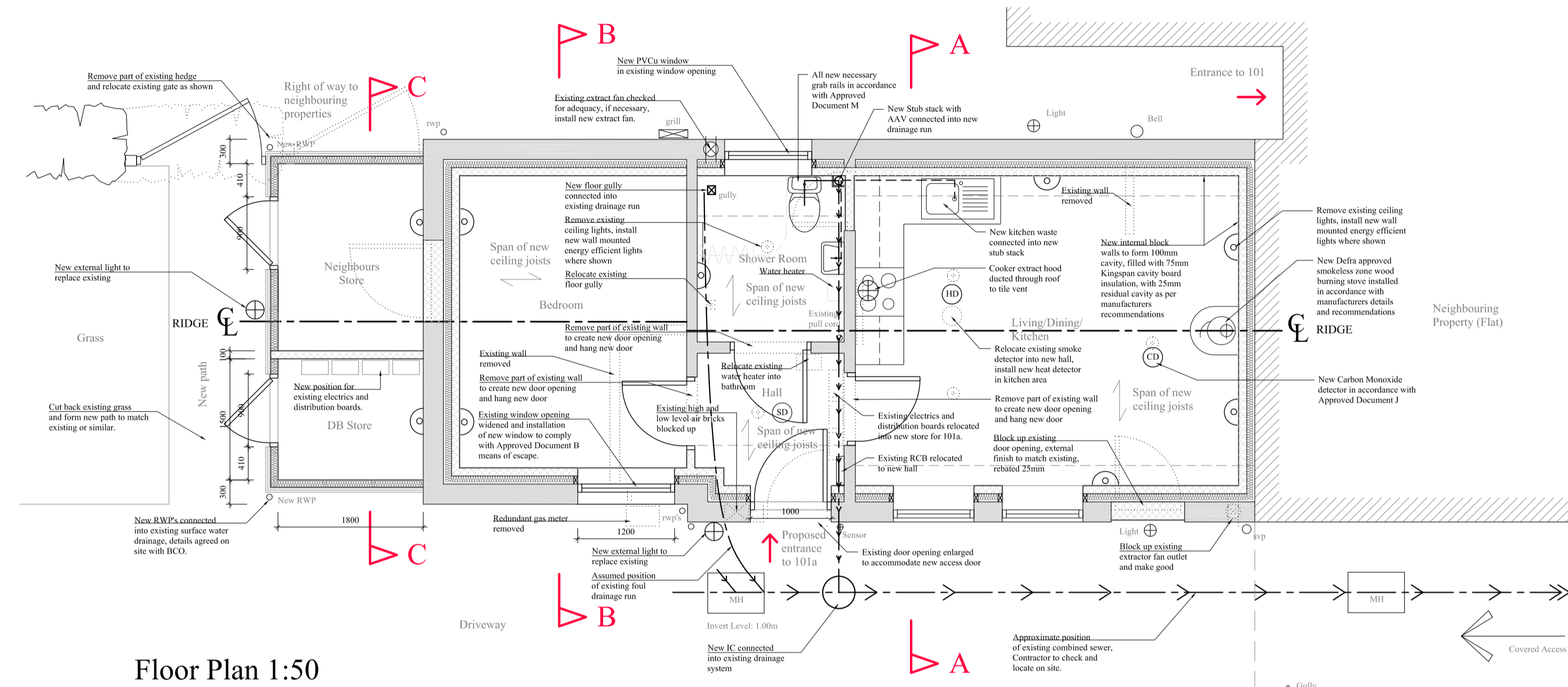
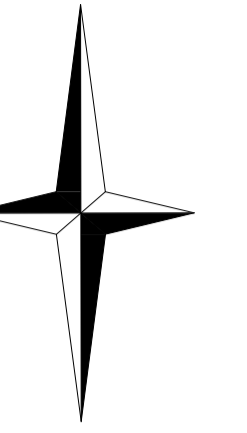
Rear Elevation (West) 1:100

Internal floor areas:

Bedsit - 36.1m<sup>2</sup>

Bedsit and stores - 43m<sup>2</sup>

NORTH



Floor Plan 1:50



Site Plan 1:200

**BUILDING REGULATION NOTES:**

**GENERAL**  
The Contractor shall be deemed to have visited the site to have taken into consideration all local and existing conditions and to have made himself thoroughly acquainted with the position and accessibility of the proposed works and the conditions under which they will be carried out, conditions affecting the supply of labour and materials and any other matters which may affect this tender as no claim on the grounds of lack of knowledge in any respect will be entertained.

**The Contractors attention should be drawn to the fact that the boundary within the adjoining neighbour must be kept secure at all times. Disruption on the boundary and planting to be kept to an absolute minimum.**

The materials and workmanship shall be to the satisfaction of the Supervising Officer and shall be the best of their respective kinds. Materials where applicable shall comply with the current British Standard, Code of Practice and/or be British Board of Agreement approved. The Contractor shall carry out everything necessary for the proper execution of the works whether or not shown on the drawings or described in the specification provided the same may be reasonably inferred there from.

Allow for the careful demolition and removal off site of any existing structures identified on the drawings as being removed. Prepare ground for the commencement of the new works.

If any hazardous materials are discovered during the works, the main Contractor is to inform the Architects immediately and seal off the immediate area while samples are identified as required. Hazardous materials, including asbestos are to be identified and removed as required by an approved specialist removal company prior to the main Contractor starting on site.

All windows and door frames to be draught stripped and to have mastic seals at perimeters. Seal around soil pipes and water service pipes with mineral fibre packing to support a two part polyurethane expanding foam seal.  
Installation to comply with IEE wiring regulations 17th Edition. Allow for 75% of all necessary new lighting to be energy efficient, switches and power points including to supply and fit. New external lights to be securely fixed back to wall construction as indicated on floor plan. Lights to be placed at eye level approximately 1500mm high from finished external ground level. Lights to be circular with an approximate diameter of 300mm. All electrical work required to meet the requirements of Part P (Electrical Safety) of the Building Regulations must be designed, installed, inspected and tested by a competent contractor. Prior to the completion, the Local Authority should be satisfied that Part P has been complied with. This may require an approved BS 7671 certificate to be issued for the work by a competent person

registered with an electrical self certification scheme authorised by the Secretary of State. Upon completion, the main Contractor is to arrange for an electrical test certificate to be issued by a competent person. The rating of the existing electrical installation is to be checked to ensure it is capable of supplying the electrical load of the extension.

**EXISTING HOUSE**

**INSULATED EXTERNAL WALLS**  
New 100mm inner leaf dense Enviroblock by Masterblock 7N/mm<sup>2</sup> concrete blocks (non load-bearing), 100mm cavity, partially filled with 75mm Kingspan PIR or similar cavity wall insulation with min 25mm clear residual cavity as per manufacturers recommendations (Contractor to ensure a 25mm clear residual cavity is maintained throughout construction, free from debris, snots etc) Cavity ties leaves together with butterfly ties to BS 1243:78, 750 mm horizontally and 450 mm vertically staggered and 225 mm vertically to jamba and at junction with existing. Locations above windows and doors where it is not possible to construct insulated cavity, contractor to resolve on site with a practical solution to insulate as best as possible. 15mm render and skim coat plaster to all masonry walls.

**UPGRADING OF EXISTING FLOOR**  
Trowel float finished concrete screed min 75mm thick on minimum 500 gauge polythene vapour control layer on 75mm Kingspan Kooltherm K3 Floorboard insulation with 25mm insulation strip to the perimeter of the slab abutting the external walls on a 1200 gauge polythene DPM lapped up vertical faces of floor insulation, on existing floor slab, to be confirmed by Structural Engineer. New ceramic floor tiles throughout except in shower room. New under floor heating system installed in new floor construction as per Manufacturers specifications

**NEW CEILINGS**  
Install new min 50mm x 200mm ceiling joists below existing as shown on drawing and insulated between new joists with 2 layers of 75mm Kingspan PIR insulation (150mm total) with minimum 50mm ventilation void above. Bolt/fix new ceiling joists to existing rafters as per Structural Engineers details. Fix new 12.5mm plasterboard with plaster skim coat to underside of new ceiling joists.

New ceiling in bedroom, remove existing ceiling joists and install new ceiling joists as span shown on drawing, insulated between new joists with 2 layers of 75mm Kingspan PIR insulation (150mm total) with minimum 50mm ventilation void above, insulated sloping part of ceiling with 75mm Kingspan PIR insulation between rafters and 62.5mm Kingspan K18 insulated plasterboard. Ceiling

height to match proposed ceilings in the remaining parts of the building. Install new ridge beam and high level collars, all as per Structural Engineers details. Assumed existing roof construction, Contractor to check on site and report to Structural Engineer and Architect.

**NEW STRUCTURAL SUPPORT**  
All necessary structural support to be designed and calculated by Structural Engineers.

**MECHANICAL AND ELECTRICAL WORK**

**Lighting:**  
Remove all of existing ceiling mounted lighting and replace with new wall mounted energy efficient lights as indicated on drawing in accordance with IEE wiring regulations 17th edition.  
**Wet Room:**  
Install new humidity controlled extractor fan with a minimum extract rate of 15 ltrs per second with 15 minute over run linked to lighting with switch on and off by a pull cord.

**Kitchen:**  
New extractor hood installed with a minimum extract rate of 30 ltrs per second, directly above hob with intermittent switch on and off controls.

**Smoke/Heat Detection**  
Check adequacy of existing smoke detector and relocate into new hall, if unsatisfactory install new smoke detector. New heat detector installed in kitchen area, all detectors to be interlinked and mains powered with 10 year lithium battery back-up.

**Carbon Monoxide Detection**  
Install new Carbon Monoxide detector in the same room as new wood burning stove, in accordance with Approved Document J.

**UNDERFLOOR HEATING SYSTEM**  
New underfloor heating system installed in accordance with manufacturers instructions and recommendations, with zone control.

**WOOD BURNER**  
New Defra approved for smokeless zones Hillandale Silverdale 5 SE 5KW Wood Burning Stove or similar approved. Wood burning stove in location as shown on drawing, installed in accordance with manufactures instructions and recommendations, with adequate ventilation and carbon monoxide detector. Proposed flue from stove to terminate through existing roof in accordance with Approved Document J

**KITCHEN LAYOUT**  
Kitchen design and layout to be agreed in conjunction with Cambridge City Council, Occupational Therapist and resident. Units to be as per Cambridge City Council supply chain. Appliances to be supplied by tenants. Tiling from worktop to below wall unit height.

**FOUL DRAINAGE**  
Toilet - 100 mm diameter waste with a minimum 50 mm deep seal trap for a 6m maximum length.  
Basin - 40 mm diameter waste with a minimum 75 mm deep seal trap for a 3m maximum length.  
New stub stack installed to take WC, basin and kitchen wastes and is to connect to existing foul sewer via new plastic inspection chamber 450 mm diameter or into existing inspection chamber. Stub stack to be 100 mm diameter terminating above highest water level of sanitaryware and fitted with Air Admittance Valve (to BS EN 1238:2002) No branch discharge pipe to discharge into a stack lower than 450 mm above the invert of the tail of a bend at the foot of a stack. Branch pipes are not to discharge into a stack in a way that would cause crossflow into another pipe. Offset opposing connections by 110 mm on a 100 mm diameter stack (increasing to 200 mm offset where an incoming branch is in excess of 65 mm).

**PLUMBING AND SANITARYWARE**  
Supply and fix the following sanitaryware:-  
- white close coupled, vitreous china WC and cistern  
- white wall hung, vitreous china washbasin as per Cambridge City Council supply chain, exact fixing position and height of WC and basin, to be agreed on site with Cambridge City Council. All plumbing work to fully comply with BS 5572:1978:3943:4514:5254 & 5255 as applicable.  
**Shower room Shower**  
Wet room style shower floor should be laid with a 1:40 fall towards floor gully. Adjustable height shower head with 1500 mm long hose, fitted with a 1000 mm sliding bar, 750 mm from the floor at the lowest point. Controls fitted between 750 mm and 1000 mm from the floor at a minimum of 500 mm from the corner. Fit with an anti-scale thermostatic control with a safety cut-out at 43°C, with either touch sensitive or lever type control.

**W.C.**  
Minimum 100 mm diameter pipe at a minimum slope of 18 mm/m and maximum slope of 90 mm/m for pipe work up to 6 m in length.  
**Washbasin**  
Basin to be fitted with Marley Monitor anti-siphon bottle trap, fitted with cleaning eye. 32 mm diameter pipes at minimum slope of 18 mm/m and maximum slope of 22mm/m for pipework up to 1.7m in length. 40 mm diameter pipes at minimum slope of 18 mm/m and maximum slope of 44mm/m for pipe work up to 3 m in

length. 50 mm diameter pipes at a minimum slope of 18mm/m and maximum slope of 44 mm/m for pipework up to 4m in length.

**Sinks**  
40 mm diameter at a minimum slope of 18mm/m and maximum slope of 90mm/m for pipework up to 3m in length 50mm/m diameter pipes at a minimum slope of 18 mm/m and maximum slope of 44mm/m for pipework up to 4 m in length.

**Wet room gully**  
Build into existing floor a 75 mm trapped wet room gully for use with sheet flooring, complete with removable sediment cup. Connected into existing drainage run as indicated on drawings, Contractor to check on site.

**Rodding points**  
To be provided to all discharge pipes which cannot be reached by removing traps. Ensure adequate access is provided to all cleaning eyes and rodding points. Provide branch connections to soil pipes connecting to stub stack. All pipe work to be installed to comply with manufacturer's instructions and recommendations.  
**Traps**  
Traps to washbasins/sinks, 75 mm deep and to WC to be V50mm.

**HOT WATER SUPPLY**  
Instantaneous shower and under basin water heater (Existing water heater to be relocated as indicated on drawing. All installation work to be carried out by qualified operatives. Electrical work in connection with the installation must be in accordance with BS 7671 (The IEE Wiring Regulations). All equipment, pipe work components, valves etc to be fully accessible for maintenance, repair or replacement.

**NEW INTERNAL DOORS**  
New internal doors to be moulded or flush finished, pre primed and ready to decorate as per Cambridge City Council supply chain. New internal doors to have clear opening width of min 775 mm wide unobstructed by internal architrave of the door frame and door leaf in accordance with Approved Document M.

**Wet Room Door:**  
Internal door clear opening width 900 mm wide unobstructed by internal architrave of the door frame. Maintain a clear space of 300 mm between the opening edge of the door and the external wall. Install a low profile cover strip at the edge of the wet room sheet floor covering. Install a level threshold strip with a rubber insert bedded in mastic or equivalent proprietary wheelchair accessible wet room door threshold. Install a flip-over type lock operable from both inside and outside the wet room or an equivalent acceptable locking mechanism agreed with Cambridge City Council.

**NEW EXTERNAL DOOR**  
New John Watson external timber doorset with porthole aperture, 5 point lever lock or acceptable alternative to sit within existing wall construction, in accordance with Approved Document M (1.6 W/m<sup>2</sup>K) or better, support over as per Structural Engineers detail

**NEW WINDOWS**  
New PVCu Windows to BS7950, in accordance with BS6262:1982, dimensions of structural openings as indicated on drawings. All windows are to be double glazed Low E and fully weather stripped (1.6 W/m<sup>2</sup>K) or better, Trickle vents to be installed to provide min 8000mm<sup>2</sup> clear area.

**FLOOR, WALL AND CEILING FINISHES**  
Supply and fix 150 x 150 x 6 mm white glazed wall tiling to walls to two sides of wet room shower area, full height and 1.2 m in width on adjacent walls. Include for two tiling courses behind washbasin as splashback - allow 3m<sup>2</sup> for this area. Tiles to be fixed with moisture resistant adhesive and finished with waterproof grout. Acrylic sealant to be applied between tiles and sanitaryware. 15mm Render and skim coat to inside of all new masonry walls and any areas on existing walls that have been affected by the works. 12.5mm plasterboard fixed to inside of ceilings and with plaster skim coat. Supply and lay safety flooring to shower room including cove formers and capping seal as per Cambridge City Council supply chain. Supply and lay Ceramic floor tiles throughout remaining property.

**DECORATION**  
Apply mist coat and two full coats vinyl matt emulsion to all new plastered walls and ceiling including fungicidal emulsion to wet Room walls and ceiling. Knot, stop, prime and apply one undercoat and one top coat white gloss emulsion to all new internal joinery.

**PROPOSED SHED**

**FOUNDATIONS**  
All new foundations to Structural Engineers design and Building Control approval on site.

**GROUND FLOOR CONSTRUCTION**  
Trowel float finished concrete slab min 150mm thick, on min 500 gauge polythene vapour control layer, on 75mm Kingspan Kooltherm K3 Floorboard insulation on 1200 gauge polythene DPM

lapped up vertical faces of floor insulation linked with DPC and 25 mm sand blinding on 200mm thickness consolidated hardcore.

**EXTERNAL TIMBER WALLS**  
38mm x 89mm cls studwork at max 600mm centres on timber sole plate and timber headers above, fill between studs with 75mm PIR insulation, Kingspan or equivalent, internal board finish. 12mm sheathing board with breathable membrane over, with 25mm x 38mm vertical timber battens to give a ventilation void behind and for fixing of horizontal timber weatherboarding.

**INTERNAL BLOCK WALL**  
Non load bearing 100mm dense concrete block wall built off new concrete floor slab to separate neighbours store and distribution cupboard, internal finish as required.

**NEW ROOF**  
On site timber cut roof, insulated with 100mm PIR insulation between rafters and ceiling joists with internal board finish, Felt roof covering, details to be agreed with Cambridge City Council.

**NEW EXTERNAL DOORS**  
New timber doorset, 5 point lever lock or acceptable alternative to sit within new wall construction.

**MECHANICAL AND ELECTRICAL WORK**

**Lighting:**  
new internal and external wall mounted energy efficient lights as indicated on drawing in accordance with IEE wiring regulations 17th edition.

**Relocating Existing Electrics**  
Existing electricity units, distribution boards and associates wiring to be relocated to new shed/store as indicated on drawing. Work to be carried out by a fully qualified competent contractor.

**SURFACE WATER DRAINAGE**  
New RWP's connected into existing surface water drainage system, details to be agreed on site between Contractor and Building Control Inspector.

<p><b>PROJECT:</b></p> <p>'GREENING-THE-BOX' 101a GWYDIR STREET, CAMBRIDGE</p>	<p><b>REVISIONS:</b></p>	<p><b>SCALE:</b> As shown @ A1 (DO NOT SCALE OFF DRAWINGS - ALL DIMENSIONS TO BE CHECKED ON SITE)</p>	<p><b>CLIENT:</b></p> <p>CAMBRIDGE CITY COUNCIL</p>	<p>9 Hoddins Way, Long Sutton, Spalding, Lincs, PE12 9JB</p> <p>T: 01406 364646 F: 01406 364471</p> <p>E: molearch@searcharchitects.co.uk</p>
		<p><b>DRG:</b> PRODUCTION PLANS, ELEVATIONS &amp; NOTES</p>	<p><b>DRG No:</b> 1761.02</p>	
		<p><b>DATE:</b> 03.04.14</p>		
<p><b>idp</b> SEARCH ARCHITECTS</p>				