

BELOW GROUND DRAINAGE:

- Any drain running under proposal to be checked for damage, adequately protected and adequate rodding access is to be provided.
- Below ground drainage to be approved 100mm plastic or clay drainage system laid at minimum 1 in 40 falls - bedded and installed in accordance with manufacturer's recommendations.
- Proprietary inspection chambers to be provided as indicated and as necessary to provide rodding access to drainage runs. Sizes to suit depth - as recommended by manufacturers.
- Internal I.C to have double seal bolt down cover fitted and I.C's in traffic areas to have heavy duty covers fitted.
- All gullies to be back inlet and roddable - wastes to discharge below grating but above water line.
- Drainage runs indicated on drawing are assumed - checks to be made on site to determine exact locations before works commences. All redundant drainage to be capped and sealed.
- Check to be made to determine if the existing drainage system is combined or separate. If system is found to be separate ensure that new connections are made to appropriate drain i.e. foul to foul / s.w to s.w and that there is no combination of above ground water systems.
- Bathroom bath and sink / kitchen sink / appliances to have min 38mm dia waste pipes fitted with resealing anti-vac traps. Combined waste pipes to be min 50mm size. No opposed waste connections to be made within 200mm of W.C connection with SVP.
- 100mm dia SVP to be provided as indicated - accessible rodding eye to base and to all changes of direction. SVP to discharge with caged outlet 900mm above windows or rooflights. Weathered slate fitted to roof penetrations.
- Air relief valves (where specified) to be installed above the flood level of highest appliances overflow and in accordance with manufacturers instructions.
- SVP casings to be demountable for waste pipe maintenance and rodding access.
- Rainwater goods to be min 100mm gutters connecting to 75mm dia nups - installed to manufacturers recommendations.
- Where wastes are fitted in roof void - fit insulated and draught sealed access hatch in ceiling for maintenance access.

GENERAL:

- The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
 - This drawing must be read with and checked against any structural or specialist drawings provided.
 - The contractor is to comply in all respects with the current building regulations whether or not specifically stated on these drawings.
 - No dimensions are to be scaled from this drawing, all dimensions to be checked before work commences and any discrepancy to be reported.
 - Before work commences - ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.
 - All works to comply with the workmanship clauses in BS8000 series and to be in full compliance with the Building Regulations.
 - Contractor is to notify Building Control at the appropriate stages in construction - necessary for them to determine the works statutory compliance.
- CONTINUITY OF INSULATION AND AIRTIGHTNESS.
- All gaps between elements must be sealed to reduce unwanted air leakage, e.g. follow robust detail sealing as described below.
 - Provide vapour control barriers on the warm side of insulation - including insulated ground floor construction (follow appropriate manufacturer's detailing requirements).
 - Use joist hangers to support timbers or seal all junctions of structural timbers/ steel etc where built into an external wall with mastic sealant.
 - Mastic seal all junctions of doors / windows and walls and under the edges of skirting boards / architraves.
 - Seal around all services penetrations through the external structure, seal all junctions of walls / ceilings with ducting and close off the tops of all vertical ducts e.g. s.v.p boxings.
 - For drylining ensure continuous ribbons of adhesive are provided to fix dry lining at perimeters of external walls, openings, around services e.g. socket outlets etc. The sealing of dry lining on dabs is very important, as it is a key area of air leakage.

BUILDING PRECAUTIONS:

The temporary support of the existing building whilst building work is under progress is to be carried out in a diligent, professional, careful and safe manner by the builder. It is the sole responsibility of the builder to ensure that the existing property is safely and securely supported at all times whilst building work is being undertaken and to obtain all professional advice/guidance as required to ensure this.

The builder and owner are to employ a cdm specialist to oversee the health and safety requirements for the overall project if the building work is deemed to be 'NOTIFIABLE' under the CDM Regulations

The owner is to satisfy all party wall issues with the neighbor/s prior to allowing the builder to commence any work on site.

HEATING:

Suitable heating and provision of hot water to be provided to the proposed new building work/extension/conversion.

'Gas Safe' registered plumber to design, install, inspect and test to all appropriate 'gas safe' regulations the new/extended system and ensure full satisfactory working performance to the owners requirements. Plumber to liaise completely with owner at all times and submit all required documentation to Approved Inspector upon completion of work.

All radiators to be fitted with thermostatic radiator valves.

All work to be carried out by a 'Gas-Safe' approved installer, to Gas Board Regulations and provisions and Approved Document J.

Installing plumber to notify the Approved Inspector, not later than 30 days after completion, that the building services have been commissioned in accordance with a procedure aproved by the Secretary of State.

All qualified boilers to have an 'SEDBUK' value/band of of '90%, band a'.

All pipework, incorporated in the water/heating system, that is situated in an unheated space is to be surrounded in 40 mm of insulating material (min conductivity 0.045 w/mk.)

All work to be carried out by a 'Gas Safe' certified engineer/plumber.

ROOF LIGHTS

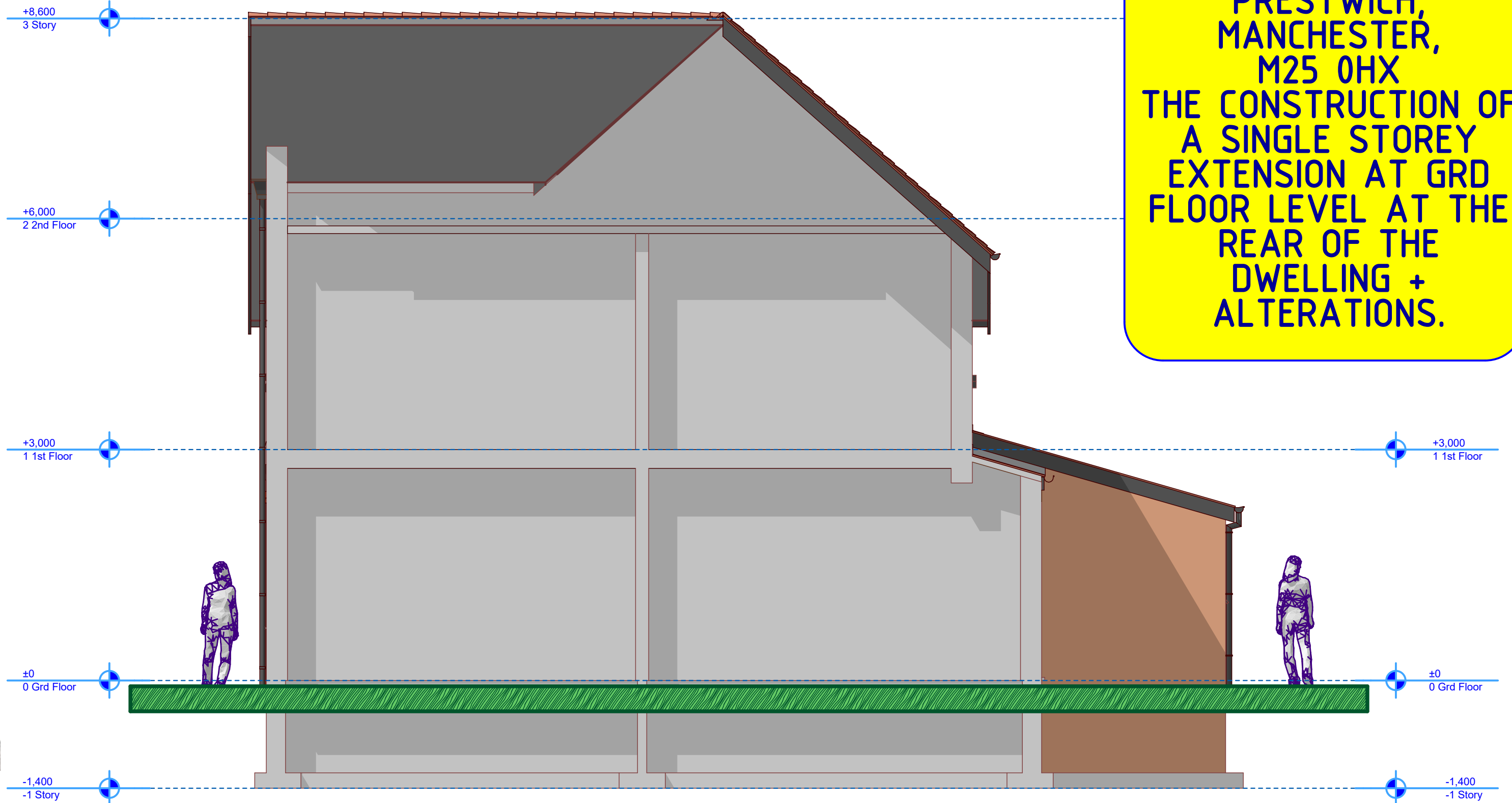
Min U-value of 1.30 W/m²K.

Velux Roof-lights to be top hung, manually operated, with white polyurethane internal finish, required flashing unit & fitted with standard safety double glazed option achieving min U-value of 1.30 W/m²K. Roof lights to be fitted in strict accordance with 'Velux' installation instructions with rafters doubled up to either side and fitted with suitable flashings etc.



Existing Rear 3D View

1



Existing Side Elevation

3

LOOKING FROM THE NEIGHBOURING PROPERTY. 1:50

WALL TIES

Wall ties to be fitted above and below ground level as required on site.

All walls to be constructed with stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in fitted in strict accordance with BS 1243 code of practice for masonry brickwork.

CAVITY CLOSERS/TRAYS:

Provide cavity trays over openings into habitable rooms/spaces with face brickwork above: All flashings to cavity trays generally to have min 150mm upstands and cavity tray weep holes (min 2) at max 900mm centres. All cavities to be closed at eaves and around openings using 'Manthorpe' 100mm wide or similar non-combustible insulated cavity closers. Provide 100mm Insulated Cavity Closers around door and window openings.

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.30 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.



WALLS BELOW GROUND

All new walls to have Class A solid concrete blockwork below ground level or alternatively semi engineering brickwork either laid in 1:3 cement/sand mortar or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

FULL-FILL CAVITY WALL 100mm

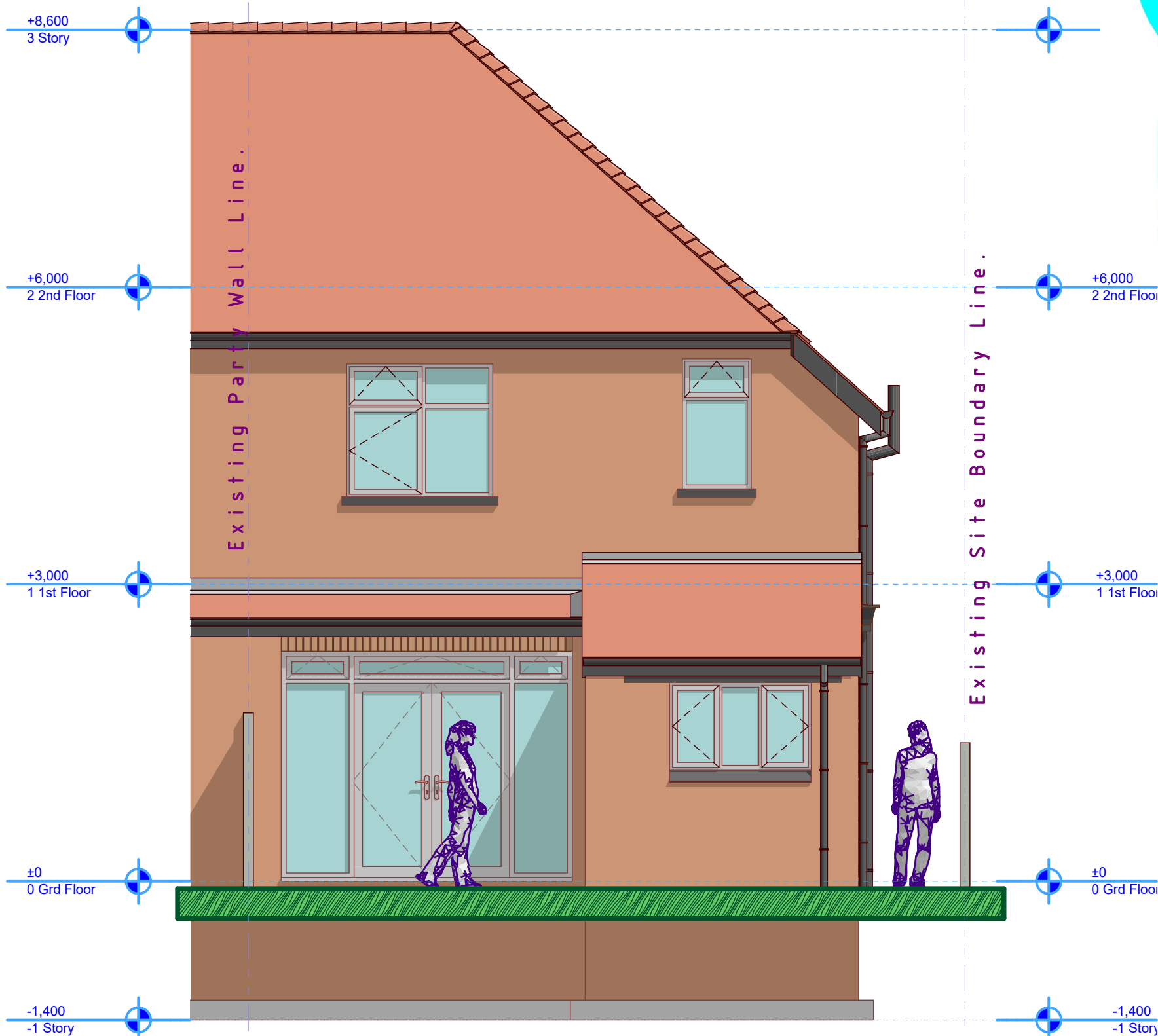
CAVITY:

To achieve minimum U Value of 0.28W/m²K

New cavity wall to comprise of 105mm facing brick to match existing as agreed with the client. Full fill cavity with 100mm Dntherm32 cavity insulation as manufacturer's details. Inner leaf to be 100mm thick solid concrete block. Internal finish to be 12.5mm plasterboard on plaster dabs. Wall ties to be fitted as specification.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.



Existing Rear Elevation

2

1:50



Existing Side Elevation

4

1:50