

Foundation

Min 600 x 150 min concrete strip depth as agreed on site with building inspector. 300 mm foundation cavity brickwork in commons with weak mix concrete cavity fill to be min 225 below lowest dpc or trench block or mass concrete 600 wide. Either to be agreed on site with building inspector. Foundations adjacent to any existing drainage runs to be below invert level of drain. **Note** Foundations subject to change to suit ground conditions and existing foundation depth.

Ground Floor

150mm min concrete (25N) on min 500 gauge Visqueen on 145mm Jablite or 100mm Kingspan insulation board or similar with 25mm edge insulation on 1200 gauge Visqueen on min 50mm sand blinding on min 150mm well consolidated hardcore.

DPC's

Horizontal dpc's min 150mm above finished external ground level.

All joints to have min 150mm overlap. Vertical dpc's & cavity trays to all new openings. New walls bonded to existing & cavity continuous.

External walls (0.28W/m2k)

103mm facing brickwork outerleaf to match existing, 100 mm o.a clear cavity. Insulation either 50mm Kingspan Kooltherm K8 cavity insulation board or similar or 100mm Rockwool or Drytherm full cavity insulation. 100mm inner leaf Durox Supablock or similar approved blockwork with 6 No catnic B83 stainless steel ties (or similar) per square metre spaced 750mm horizontal & 450mm vertical & every course to reveals. 12.5mm plasterboard fixed with adhesive dabs & skim.

All block work below dpc to be 7N solid.

Brick/ Block below dpc to be laid using 1:3 mortar with plasticiser unless stated.

All cavities closed at roof level with block work returns with Damcor insulating d.p.c at the junction.

Cavity wall & roof insulation to meet at top of wall. Cavity wall insulation to be carried to roof level on any gable wall.

All cavities at junctions between old & new external walls to be made continuous.

All junctions either bonded or formed using catnic stronghold wall connectors installed as manufacturer's details & instructions.

Any existing airbricks to be maintained via ducting through extension backfill, using Cavity Tray Crank Sleeved Ventilators with built in cavity tray over or similar approved ventilators to be positioned at all elevations at 2m centres.

All brickwork returns to be a minimum of 665 mm. See drawings for actual dimensions.

Joists built into external walls must have plastic wall caps fitted to reduce air leakage.

If joist hangers used, full height wall must be built prior to any loading on floor

Lead Flashings

Flash roofs to walls with Code 4 lead min 150 above roof.

Form stepped cavity tray above flashings where roofs abuts house walls

Facias & Soffits.

All new facias & soffits to be upvc. Replace existing as required.

External window & door openings

Catnic Cougar open back lintels above with min 150mm end bearing, cavity tray above.

Weep holes formed by the omission of mortar to perpends at 450mm max crs.

Horizontal & vertical insulating dpc's all round.

Living room window glazing to be 800mm or lower above f f l

Internal wall openings (load bearing)

Naylor R6 RC lintels min 100 x 150 with 150mm min end bearing onto full block as necessary, unless otherwise stated.

Internal timber

Contractor to supply & fix all door frames, doors, architraves, cills & skirtings as necessary.

All timber to be primed prior to fixing with water based primer unless otherwise agreed or hardwood timber installed.

Non-Load bearing walls

100 block work walls with 12.5mm, plasterboard fixed with adhesive dabs both sides & skim.

Drainage under extension

All Drainage under extension to be exposed for inspection by the Building Inspector

Roof over single storey extension cold deck flat roof (0.18W/m2k)

Firestone Rubber Cover one piece fully adhered EPDM roofing system laid as manufacturer's instructions by specialist installers on 25mm WBP ply roof decking on 75mm to zero tapered fillet on 47 x 195 C16 treated roof joists @ 450mm crs with 100mm Kingspan Kooltherm board K11 (0.23k value) between joists and 50mm Kingspan Cooltherme K18 insulated plaster board under & skim.

Joists supported on 50 x 100 wall plate strapped to inner leaf with catnic 30 x 5mm Galvanised M S wall plate anchors @ max 900mm crs.

Vertical wall, wall plate 47 x 195 C16 bolted to house wall with resin anchors at max 600 crs. Rafters to have lateral restraints straps at roof level over first 3 rafters @ 1200mm crs. Straps to have 47 x 100 C16 noggins to underside.

Code 4 lead flashing where flat roof interfaces with wall.

Note. Vented flashings MUST be installed where flat roof interfaces with wall when cold deck roof installed when two sides of extension abuts house walls to give cross flow ventilation or install warm roof detailed below

OR as agreed with building inspector

Roof over single storey extension warm deck flat roof (0.18W/m2k)

Firestone Rubber Cover one piece fully adhered EPDM roofing system laid as manufacturer's instructions by specialist installers on 12mm sterling board on **Celotex TD4126** 120mm + 5.5mm board on 75mm to zero tapered fillet on 47 x 195 C16 treated roof joists @ 450mm crs.

Insulation fixed with corrosion-proof Suretwist Composite Panel helical fasteners with a minimum of 16 fasteners per board.

Insulation laid as Celotex installation guidelines.

Joists supported on 50 x 100 wall plate strapped to inner leaf with catnic 30 x 5mm Galvanised M S wall plate anchors @ max 900 mm crs.

Vertical wall, wall plate 47 x 195 C16 bolted to house wall with resin anchors at max 600 crs. Rafters to have lateral restraints straps at roof level over first 3 rafters @ 1200mm crs. Straps to have 47 x 100 C16 noggins to underside.

Code 4 lead flashing where flat roof interfaces with wall.

Ventilation at eaves

Ventilation to be provided at eaves using cavity tray type SSV strip soffit

ventilator incorporated with type EROV eaves roll-out ventilator or similar.

Rainwater goods

110mm Upvc RW gutters on upvc facias & soffits discharging into trapped gulleys.

Lantern roof 1.1 W/m2K

Install lantern roof size 3.0 m x 1.25 m to roof. Form opening and upstand as manufacturer's instructions supports as structural engineers details.

External doors and windows

Doors and windows frames to be upvc.

Door fittings to achieve a whole unit U value of **1.8W/m2K**

Glazing (high spec) 1.4W/m2K

The energy performance of new/replacement windows / rooflights and door fittings to an extension / existing dwelling should comply with the following requirements of L1B Table 1

Window / rooflight fittings should achieve either a whole unit U value of 1.4W/m2K OR a WER (window energy rating) Band C

All new windows to extension to be double glazed enhancer glass B rated with SGG PLANITHERM TOTAL 4.20.4 glazing with swiss spacers, and 90% Argon filled to give 1.2 W/m2K Non iron glass to outer skin.

All windows to be fitted with trickle vents to provide minimum background ventilation of 8000mm2 (non habitable rooms 4000mm2) & opening lights equivalent to a minimum of 1/20th of room floor area of room served.

Safety glass fitted to external doors, attached windows & any window with cill heights less than 800mm above floor level to BS6206

All window to habitable rooms to have a minimum 550mm x 800mm clear opening light & cill height between 800mm & 1000mm above floor level to allow egress during the event of fire.

All glazing to doors & windows to 1500mm above f.f.l to be fitted with safety glass to BS 6206/6262 in accordance with Part N section 1 of the building regulations.

Electrical

All wiring & electrical work to be designed, installed, inspected & tested in accordance with the requirements of BS7671: 1992 A2 97& with the IEE 18th edition wiring guidance & building regulations part P (Electrical safety) by a competent self certification body authorised by the secretary of state.

A self certification certificate must be to send to the local authority within 30 days of the completion of the works by the competent person.

The client to be provided with a copy of the self certification certificate & a BS7617 Electrical Installation Test Certificate.

All electrical switches & socket outlets for lighting & other electrical equipment to habitable rooms to be sited at appropriate heights between 450mm & 1200mm above floor level.

Work in connection with the electrical installation shall only be undertaken by NICEIC approved specialist.

Spot/downlighters to have fire and acoustic protection (snaplite or Similar approved items)

Power

Additional sockets to be installed as agreed with the client.

Sockets to be between 450mm & 1000mm above ground.

Light switches to be 1200 above ground.

Lighting

Minimum 1 No light fitting per room. The actual number & type of lights for each room to be installed as agreed with the client

New wiring system or when re wiring an existing system- install energy efficient light fittings as follows (NOTE Flourescent or compact fluorescent light fittings meet this standard.

GLS tungsten lamps with bayonet caps or screw bases or tungsten halogen lamps are not acceptable)

Fixed internal lighting:

75% of new or replacement light fittings should be low energy light fittings having a luminous efficiency greater than 45 lamp lumens per circuit-watt and total output greater than 400 lamp lumens ie pin based fittings only to ensure only energy efficient fittings can be replaced

Thompson Designs

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General Notes

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