

General

This drawing is intended for a Planning and Building Regulation submission only. The Contractor is to;

- Determine extent of any required demolition works and price accordingly, taking into account all aspects of current Health and safety legislation.
- Take any working measurements: determine the extent and nature of any existing drainage; and carry out any re-design of such in accordance with the Local Authority requirements and specifications below.
- Check all dimensions before commencement of works on site and notify householder/client of any discrepancies to allow time for such errors or omissions to be corrected.
- Where necessary, allow for repositioning of incoming services - gas, water and electricity and the execution of any enabling works including liaising with the relevant authorities.
- Discuss with the Client/householder their requirements for quality of sanitaryware, internal decoration, finishes, electrical and lighting requirements, the extension of the existing heating system, built in furniture, and any other items not covered by the Building Regulations and the scope of this drawing, and price accordingly.

Quality

All workmanship and materials to comply with Building Regulations & British Standards, Codes of Practice, National House Building Council's technical requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose.

Drainage - Below Ground

All works to be undertaken in accordance with BS8301, the manufacturers printed instructions and Local Authority requirements. Rainwater drains to be laid @ 1:60 fall, foulwater 1:40, both to be laid in straight lines in separate systems in 100mm Hepworth Supersleve or other equal approved. Generally bed on 100mm granular base, but when passing through the building encase in 150mm granular fill. Where this is 300mm of the underside of the slab then provide integral concrete encasement. Allow 50mm clearance where drains passes through walls; provide RC lintel above and block space around with flexible filler. Where drain runs within 1000mm of foundation encase drain in concrete to the underside level of the foundation.

Drainage - Above Ground

Gutters to be 100mm true half round upvc fixed to externally finished facia board (to match existing) with 75mm dia. downpipes discharging into a trapped gully with integral vertical back inlet and trap. Existing r.w.p's re-used where possible. Kitchen sink and wash hand basin, shower and bath to be provided with 40mm dia. waste pipe and 75mm deep trap to discharge into SVP. Where waste pipe exceeds 3.5m in length use anit vac or similar.

Foundations

All foundations to comply in all aspects with BS8004 and at least 1000mm below ground level and min. 600mm cover. Concrete to be min 1:2:4 mix and to be made continuous with any existing foundations. All excavations and final size and depth of foundations to be determined on site and to be to the approval of the Local Authority Building inspector before the concrete is poured; min footing size to be 200mm x 700mm. All foundations to be taken down to invert of any local drains.

Walls below dpc

Class B engineering brickwork below d.p.c. level with weakmix. concrete fill to cavity. 4 courses min. facing brickwork below d.p.c. to outer leaf of external walls.

Damp Proof Courses

All D.p.c's to be leadcore or similar and to be linked to dpm where applicable, 150mm min. above finished ground level. 10mm min. exposed each side to be bed on fresh mortar with fresh mortar applied to top face prior to laying subsequent brickwork. Vertical and horizontal D.p.c's to be provided around openings in the external wall and at any point of contact between the inner and outer leafs of walls by means of cavity trays over lintels. Vertical D.p.c's to be the pre-insulated type to prevent cold bridging. Beams to have D.p.c's tucked into bedding joint of inner leaf, turned down and accross cavity and continued through outer skin one course lower and project 12mm.

Ground Floor

New ground bearing slab to extension. Finished floor level to match existing level of main house made up as follows; Cast in-situ ground bearing floor with power floated finish on 1200 gauge D.P.M. with 90mm Kingspan Thermafloor TF70 above. D.P.M. to be turned up at edges and lapped with d.p.c. . All to achieve min. 0.22 W/m²K. (Any alternative construction to be submitted to Building Control Officer for approval prior to commencement of work on site).

Other Floors

Underside of internal floors to be afforded FR30 fire protection.

External Walls

To be cavity wall construction comprising Gypsum Wallboard on dabs on 100mm blocks with 60mm Kingspan Kooltherm K8 Cavity Board installed in accordance with manufacturers instructions) or similar approved within 100mm cavity and Brickwork to match existing house. Leafs to be tied with stainless steel cavity ties of double drip type complete with retaining clip for securing insulant to masonry plane to be provided at 900mm horizontal and 450mm vertical spacing (at jambs to be provided at 300mm vertical spacing within 150mm of opening). Cavities to be closed at eaves, verges and jambs in accordance with section B3 of approved document B of the Building Regulations (2000 Edition). Vertical and horizontal D.P.C's to be provided to all cavity closers or be an integral part of the cavity closer. All structural lintels to be encased to give min. half hour fire resistance. Contractor to provide all structural calculations for structural steelwork to the Local Authority building inspector. Cavity to extend a minimum 150mm below d.p.c. and every 4th perpend in facing brick kept clear to form weepholes. All to achieve min. U value 0.28 W/m²K. (Any alternative construction to be submitted to Building Control Officer for approval prior to commencement of work on site). Make good to existing plaster finishes on completion of works.

Window and Door Frames

All windows to be fully double glazed in uPVC (to match existing), utilizing low E glass, such as Pilkington 'K' glass or similar approved. Toughened or laminated safety glass to be installed in critical locations as defined in Approved Document Part N, Building Regulations 1991 (1998 Edition). All new windows are to achieve a U-value no worse than 1.6W/m²K.

Openings to be formed in external walls with L1/XHD 100 - Heavy duty load IG lintels (or similar approved) with integral insulation to BS2989 / BS 5977, with adequate cavity trays over openings and min 150mm end bearing each side. Where this is through an existing cavity wall then pair up two CN5XA lintels one below each 100mm thick masonry leaf. Internal faces of metal lintels should be covered with min 15mm lightweight platster or dry lined in order to prevent cold bridging. Openings in internal blockwork to have suitable "Catnic" or similar lintels with 150mm end bearing each side.

Opening lights and external doors to be provided with draught proof strips.

Doors

Rear door to be uPVC frames with low e glass, toughened as necessary with 16mm air gap.

Internal Walls

Unless stated otherwise to be 100 x 50mm timber studwork @ 400mm c/c with noggins @ 900mm c/c. Both sides to be faced with 9.5mm plasterboard and 3mm skim finish.

Dry Lining - Where applicable

Adhesive dabs to plasterboard dry lining to be at maximum 300mm centres vertically with 4 dabs per board horizontally for 1200mm wide plasterboard with a continuous plaster seal around floor and ceiling perimeter.

Roof

New suitable roof tiles to match existing to be installed in accordance with manufacturer instructions and recommendations on 38 x 25mm s/w tanalised battens on untearable sarking felt, type 1f, on 150 x 50 SC3 grade timber rafters @ 400 ctrs max. (all to satisfaction of local building inspector) with 150mm Rockwool Roll insulation laid between the ceiling joists and 150mm Rockwool Roll above. Min. 25mm over fascia vent at eaves and abutment ventilator pack at junction with existing wall. 12.5mm plasterboard and 3mm skim finish to be fixed to u/s of joists to form new ceiling. All to achieve a U-value of 0.11W/m²K or better.

Wallplate

100 x 70mm Wallplate bedded level on a mortar bed and securely fixed @1800mm c/c with 1000mm long angled galvanised steel straps 6 x 30 section screw and plug fix to inner leaf

Ventilation

All habitable rooms - controllable trickle ventilation to windows min. 8000mm2 per room (min. 4000mm2 per window) or 6000mm2 average throughout dwelling. Ventilation opening equal to 1/20th of floor area. Kitchen - opening window with 4000mm2 controllable trickle vent and either extract fan at 60 litres per second or cooker hood at 30 litres per second. All fans in rooms with no windows to be operated from light switch.

Mechanical & Electrical Installations

The electrical and mechanical works indicated on the drawing package are an initial indication of the clients requirements and it is the responsibility of specialist(s) employed by the contractor to design, supply, install the works and provide operating and maintenance instructions/manuals/records for the works. All works to be in accordance with the building regulations. All works in connections with gas shall only be undertaken by CORGI registered installer. All works in connection with electricity shall only be undertaken by NICEIC approved specialists. All electrical works to be undertaken by a Part P) registered Approved Domestic Installation Contractor in accordance with BS7671 (I.E.E. Wiring Regulations 16th Edition). All fittings to comply with British Standards. Quantity, quality and position of fittings in accordance with N.H.B.C. requirements. All new radiators to be fitted with TRV valves.

Services

All work and installations to comply with the regulations and recommendations of the respective "BOARD" or "AUTHORITY" to the satisfaction of the 'Inspector'. Contractor is to locate and connect into existing drains where necessary. Contractor to obtain all necessary information and carry out all necessary investigations regarding positions of indicative services in the vicinity of the "works" prior to any excavations.

All dimensions are to be checked on site, any discrepancies are to be reported to the client before any works are commenced. Do not scale from this drawing.

This drawing is to be read in conjunction with all relevant consultants and specialists drawings / documents, any discrepancies are to be reported to the client before the affected work commences.

All structural components shown are Indicative only. Details / calculations of structural members are to be provided by the Structural Engineer. It is the responsibility of the contractor to ensure compliance with Building Regulations.

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