

General

This drawing is intended for a Planning and Building Regulation submission only.

- Contractor to determine extent of any required demolition works and price accordingly, taking into account all aspects of current Health and safety legislation.
- Contractor to 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.
- Contractor to 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 contractor to allow for repositioning of incoming services - gas, water and electricity and the execution of any enabling works including liaising with the relevant authorities.
- Contractor to 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.
- Contractor to make consideration towards the Party Wall Act etc. 1996 and serve notice on all adjoining appropriate owners within the required time scales.

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 Load 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 Supersleeve 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 pass 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 fascia 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 be in accordance with Structural Engineer's recommendations and 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 225mm x 600mm. 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 across cavity and continued through outer skin one course lower and project 12mm.

Ground Floor

Floor specification to Engineer's details
2000 gauge damp proof membrane laid on existing concrete slab lapped and sealed to DPC (minimum 100mm lap, sealed with Glidevale Protect Reinforced single sided tape/ Protect Reveal Tape or similar), 65mm Celotex floor insulation to be laid hard up against 20mm Kingspan perimeter insulation. 500 gauge polythene separating layer or insulation turned up at edge with 65mm self levelling screed to finished floor level. Min. 150mm clear ventilated sub-floor void.

External Walls

To be cavity wall construction comprising of 150mm Gypsum Wallboard fixed to 100mm blocks with 50mm Celotex Cavity Wall Insulation (thermal conductivity 0.022W/mK) fixed back to internal blockwork (installed in accordance with manufacturer's instructions). The external face of the blockwork shall be finished with a 10mm render finish or as recommended by supplier. Leafs to be tied with stainless steel cavity ties of double drip type complete with retaining clip for securing insulation to inner leaf blockwork to be provided at 750mm horizontal and 450mm vertical spacing (at jamps to be provided at 300mm vertical spacing within 150mm of opening). Cavities to be closed with 100mm x 100mm x 25mm D.P.C. at all openings. The D.P.C. shall be installed in accordance with BS 5493 (2010 Edition). Vertical and horizontal D.P.C.s to be provided to all cavity closers or be an integral part of the cavity closure. 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. Contractor to extend a minimum 150mm x 150mm x 100mm D.P.C. to all openings and provide a minimum 150mm x 150mm x 100mm D.P.C. to all openings. The D.P.C. shall be installed in accordance with BS 5493 (2010 Edition). (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 PVCu (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 K, Building Regulations 2010 (2013 Edition).

Openings to be formed in external walls with Catnic CN7A cavity wall combined lintels (or similar approved by engineer) 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 plaster 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 / in accordance with engineer's drawings.

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

Doors

Front and rear doors to be uPVC frames with low e glass, toughened as necessary with 16mm air gap.

Internal Walls

Unless stated otherwise to be 70 x 50mm timber studwork @450mm c/c with noggins @ 900mm c/c. Both sides to be faced with 15mm plasterboard and 3mm skim finish. Include for 70mm "Rockwool" sound insulation where partitions are forming a bathroom / utility room / kitchen wc/ shower and finish with moisture resistant foil faced plasterboard.

Dry Lining - Where applicable

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

Roof - Flat

220 x 47 C16 Joists, 400mm c/c with 100mm insulation between joists. SW firings to give fall of 1:40 1-2 degrees slope. 50mm air ventilated cavity above. 18mm Plywood/OSB waterproof board GRP or EPDM Roof covering. min. 25mm over fascia vent at eaves and abutment ventilator pack at junction with existing wall. 100mm Celotex GA410 insulation between the rafters (50mm ventilated cavity above) with 37.5mm Celotex PL4000 insulated plasterboard below (25mm insulation, 12.5mm plasterboard). All to achieve a U-Value of 0.16W/mK 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

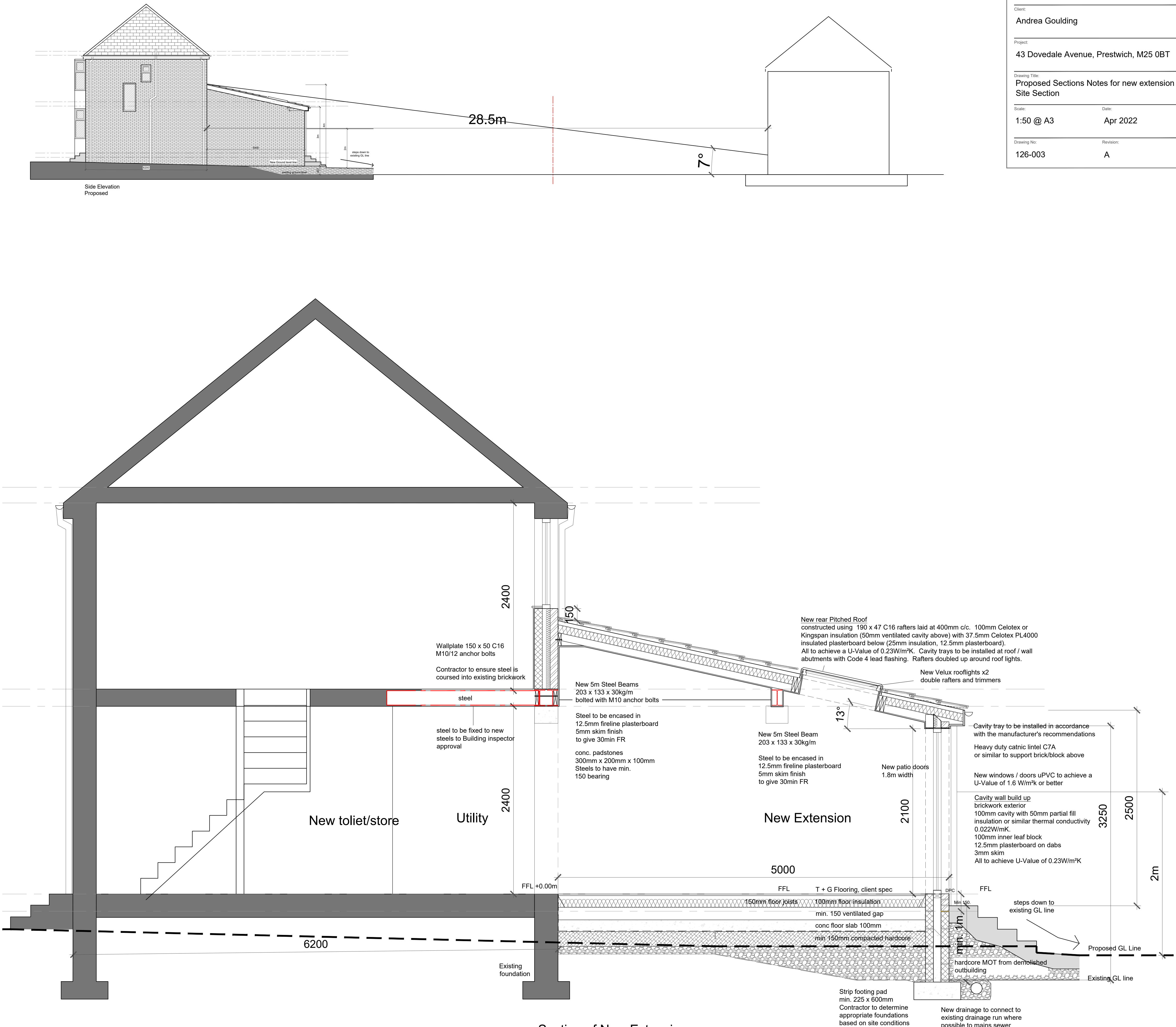
All habitable rooms - controllable trickle ventilation to windows min. 8000mm² per room (min. 4000mm² per window or 6000mm² average throughout dwelling. Ventilation opening equal to 1/20th of floor area. Kitchen - opening window with 4000mm² controllable trickle vent and either extract fan at 60 litres per second or cooker hood at 30 litres per second. En-suite with WC opening window with 4000mm² controllable trickle vent and extract fan at 15 litres per second with 15 min. overrun. 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 connection with gas shall only be undertaken by 'Gas Safe' registered installer. All radiators to be fitted with Thermostatic radiator valves. All works in connection with electricity shall only be undertaken by NICEIC approved specialists, with consideration made towards energy efficient lighting. All fittings to comply with British Standards. Quantity, quality and position of fittings in accordance with N.H.B.C. requirements.

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.



Section of New Extension