

SPECIFICATION NOTES

FOUNDATIONS:
Foundations to consist of reinforced concrete raft with A393 mesh top and bottom (all as Struct Eng's design/calc) in accordance with (BS8110: Part1:1997) and to satisfaction of Building control officer; dense concrete block work below ground level and cavities fully filled with foamglas insulation.

FLOOR TO NEW EXTENSION:
Suspend timber floor comprising 22mm floor decking on 100x50mm sawjoists @ 450mm c/s with 100mm GK4000 Celdek (or similar rigid insulation between joists, on wall @ mid span) on 100x50mm beam joists on dpc's.
Adequate brick vents to give cross ventilation.
To achieve max u value of 0.22W/m²·K.
100mm site concrete on dpm on 50mm sand blinding on consolidated hardcore.

EXTERNAL WALLS:
Cavity wall construction:100mm brick battings externally (to match adjacent); 100mm cavity containing 55mm Kingspan Thermawall TW50 zero ODP partial fill insulation; 100mm thick blockwork (7N/m² strength, 1400kg/m³ density, 0.51W/m·K thermal conductivity); blockwork to have Cattle plaster finish internally.
All cavities to be closed at top of walls with rockwool rockwools and around openings with insulated rockwool. All cavity walls to be finished with 12.5mm thick plaster on 750mm x 125mm x 125mm square cement pipes, connected directly into surface water trapped gullies.

BELOW GROUND DRAINAGE:
- Start of new drains to be either a gully or rest bend (from SVP). New drains to be day pipes with flexible joints, and be nominally 100mmØ. Pipes to be bedded and backfilled with granular material to BS882, and generally laid to falls of 1:80. Drains passing under building to be encased all around with 100mm concrete if within 300mm of u/s of slab. For drains that pass through walls provide openings in wall with r.c. linets to all leaves, to give 50mm clear space around pipe, to be filled with compressible fill to prevent gas entry.

NEW SINGLE STOREY ROOF:
New roof to comprise: concrete rafter/roof tiles, roof insulation (to match adjacent), manufacturer's roof membrane eg 25x38mm low, battens on g/levable vx240 protect underlay on 50x38mm pan s/w, counter battens on 125mm thick Kingspan Kooltherm K7 rigid pitched roof board insulation laid between 175x50 C16 s/w rafters at 400mm c/s with 12.5mm plasterboard fixed to underside, to achieve u value of 0.18W/m²·K.

SPACE AND WATER HEATING:
Existing radiator system to be adapted as necessary to provide heating to new extension from the ex'g house. All pipework to be insulated, heating to be thermostatically controlled. Heating system to comply with part L1b of the building regulations.

ABUTMENT:
Insert type X remedial cavity trays where new roofs abut existing walls and allow for weephotes at approx 900mm centres.

DPCs:
Hybrid or similar approved to new masonry walls at floor level and at ground level.
WINDOVS/DOORS:
New external door/windows/doors to be double glazed, (to hard 3 or better) and match ex'g.
New windows/doors to comply with requirements of Part K and L1b of the Building Regs with safety glazing to be used in critical locations to comply with Approved Doc and BS 6206.

ADDITIONAL WORK:
Modify ex'g electrical installation into new extension including new low voltage light fittings, power sockets, and where specifically requested television outlets, telephone outlets, and security system as required. All switches and sockets to be installed in habitable rooms are to be between 450mm and 1200mm above floor level.All electrical work must be carried out to meet the requirements of Building Regulations Part P by a person competent to do so. Prior to completion either an electrical installation certificate issued under an approved Competent Person Scheme, or an electrical installation certificate signed by a person competent to HEATING APPLIANCES
Any work to heating appliances to be carried out by a registered Gas Safe engineer.

VENTILATION:
Windows to be min size of 1/10th floor area of room with opening lights to equal min 1/20th floor area.
CONSERVATION OF FUEL AND POWER:
Alterations to be designed in accordance with the 2010 edition of building regulations approved document L1B ABOVE GROUND DRAINAGE:
- All traps to have min. 75mm deep seal. All wastes to connect to either Soil and Vent Pipe or Stub Stack, or discharge into trapped gully.
- Provide new up-p/C gullies (to match ex'g) mounted in concrete, to be connected to a 100mm diameter pipe, connected directly into surface water trapped gullies.

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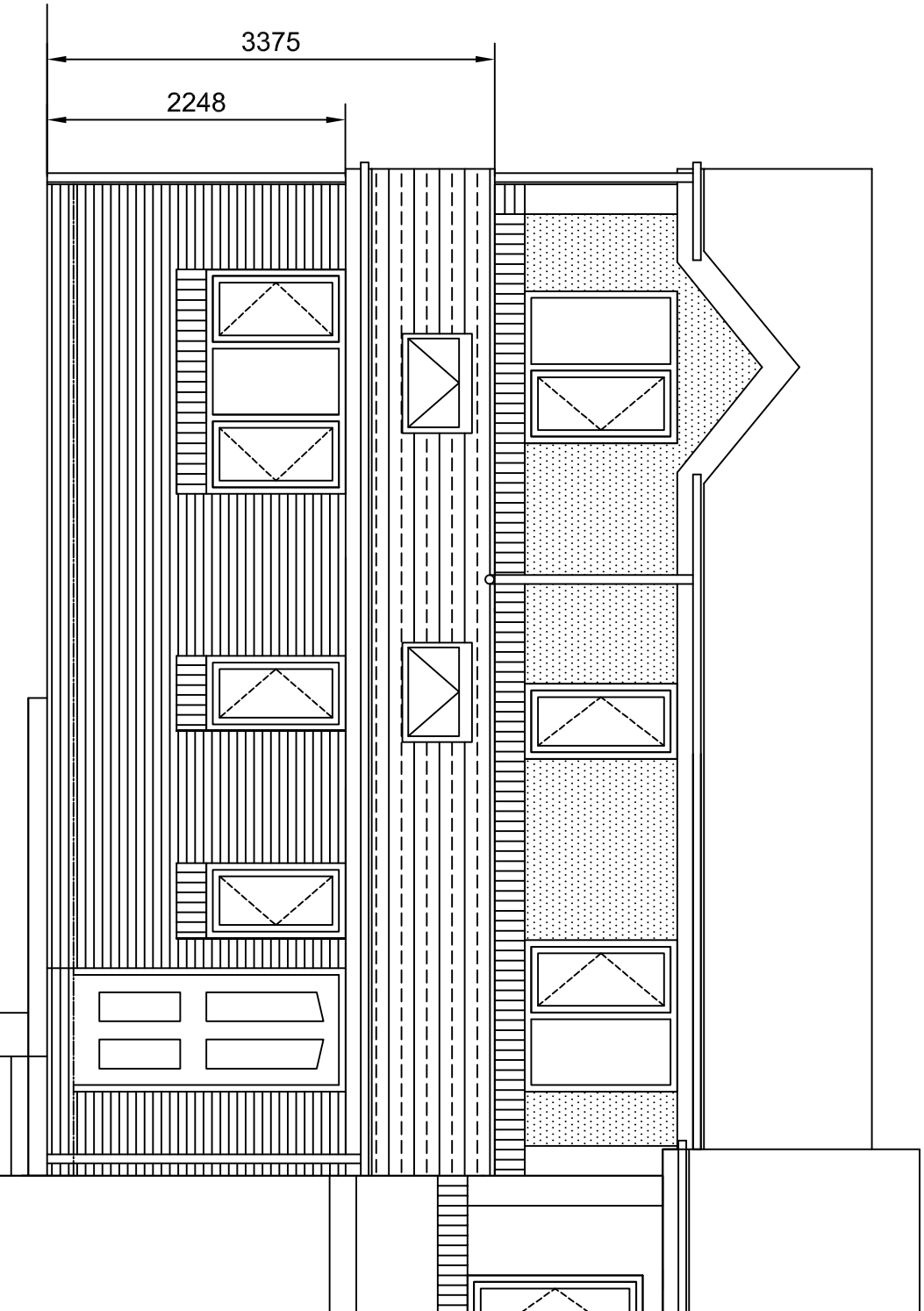
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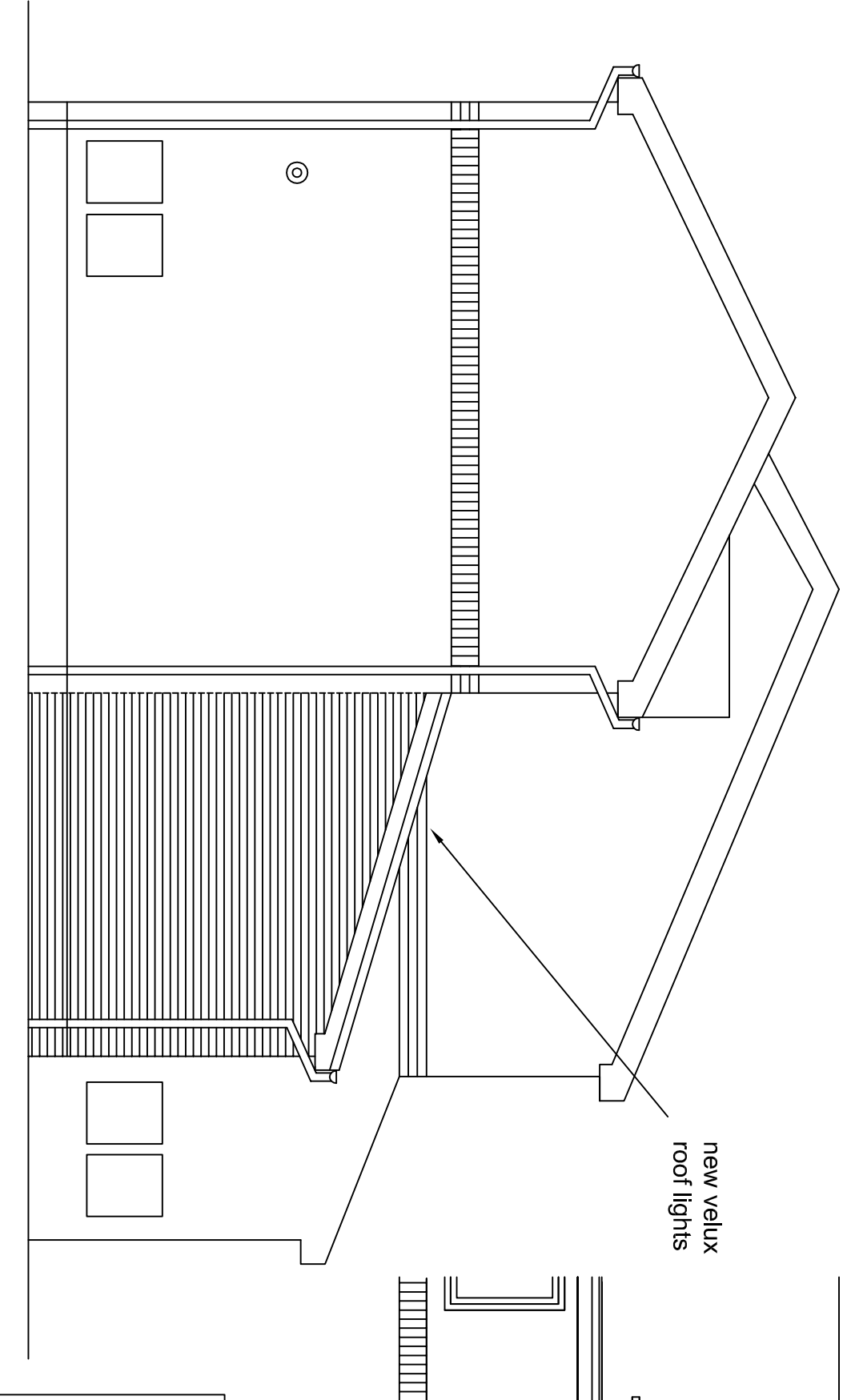
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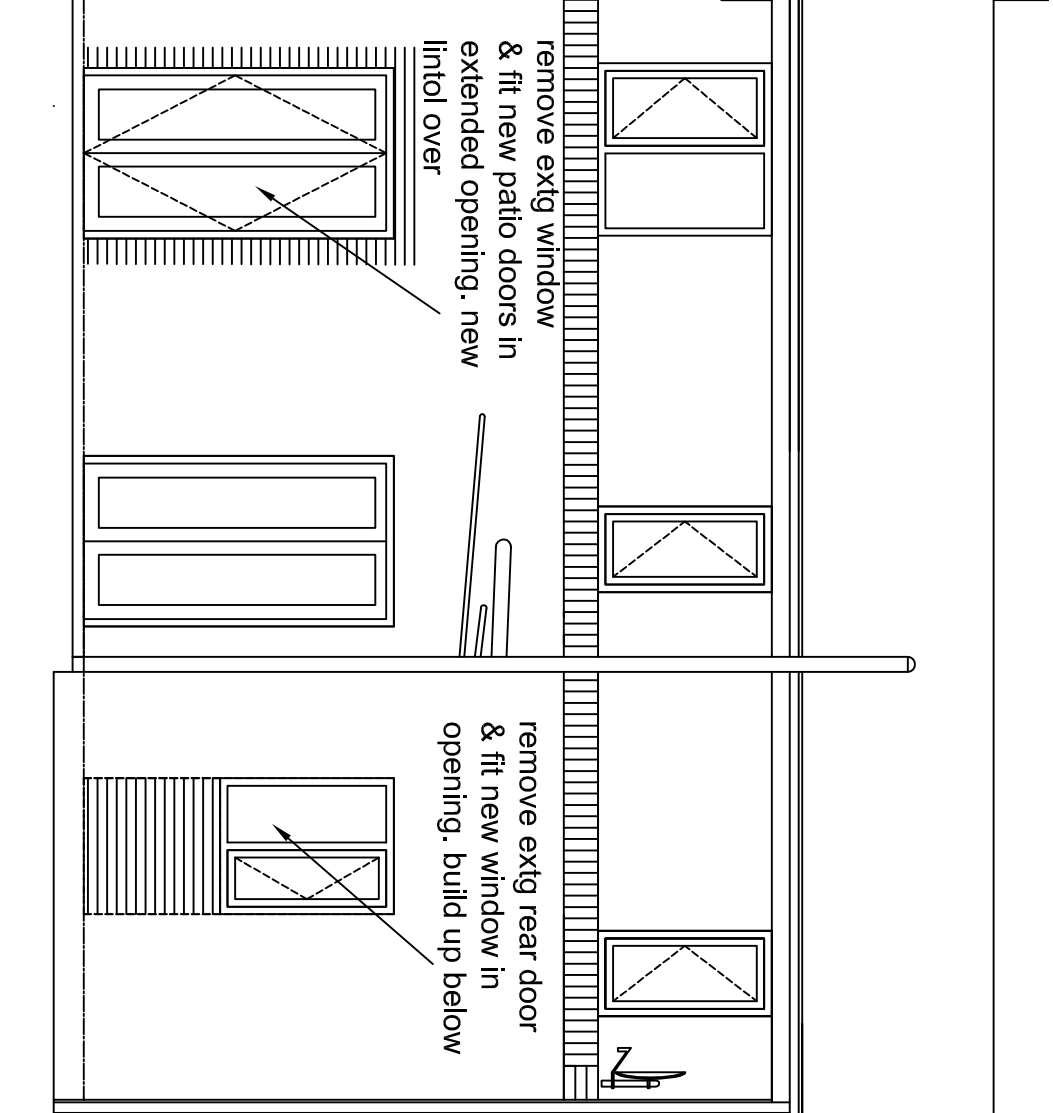
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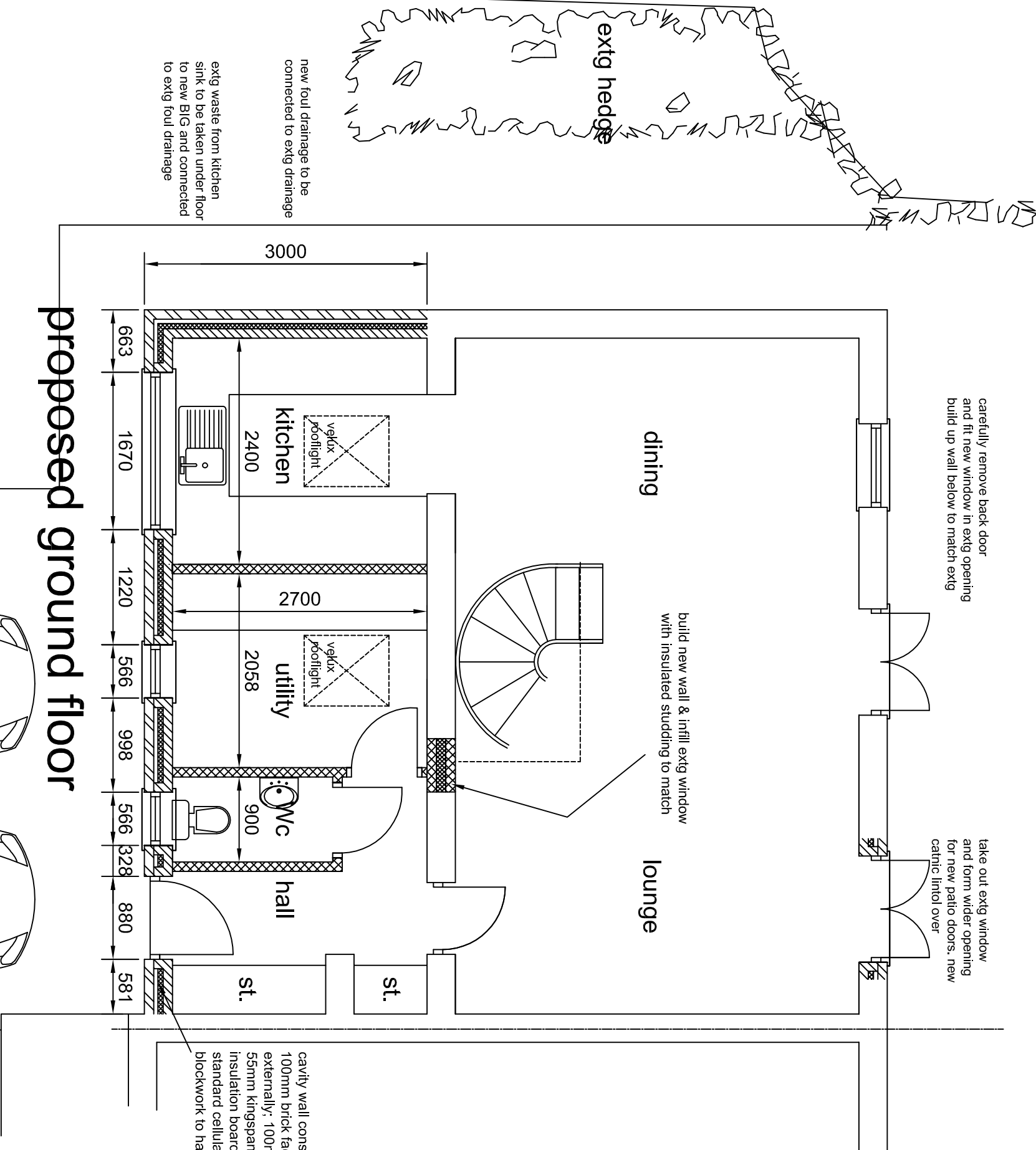
proposed front elevation



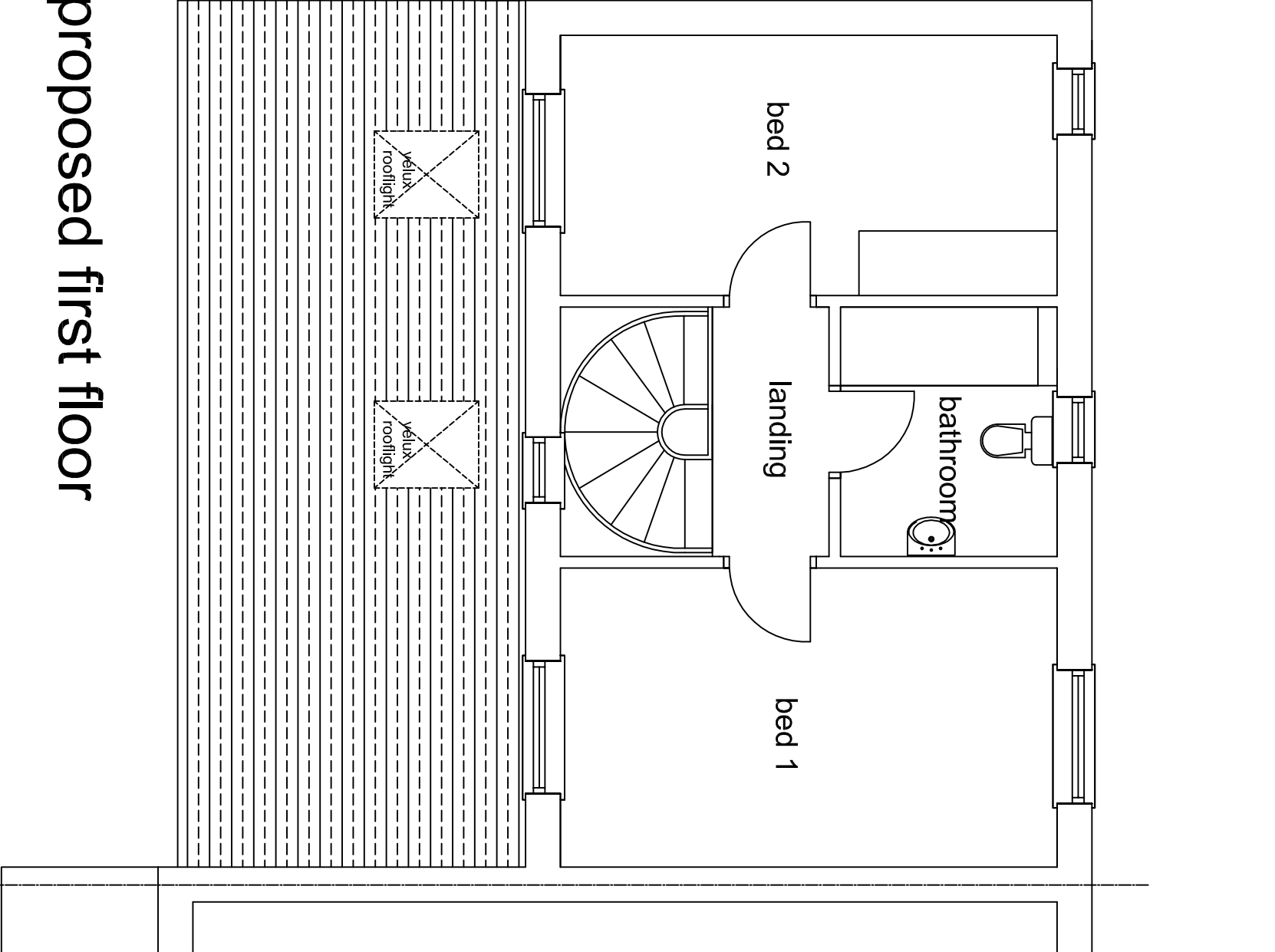
proposed side elevation



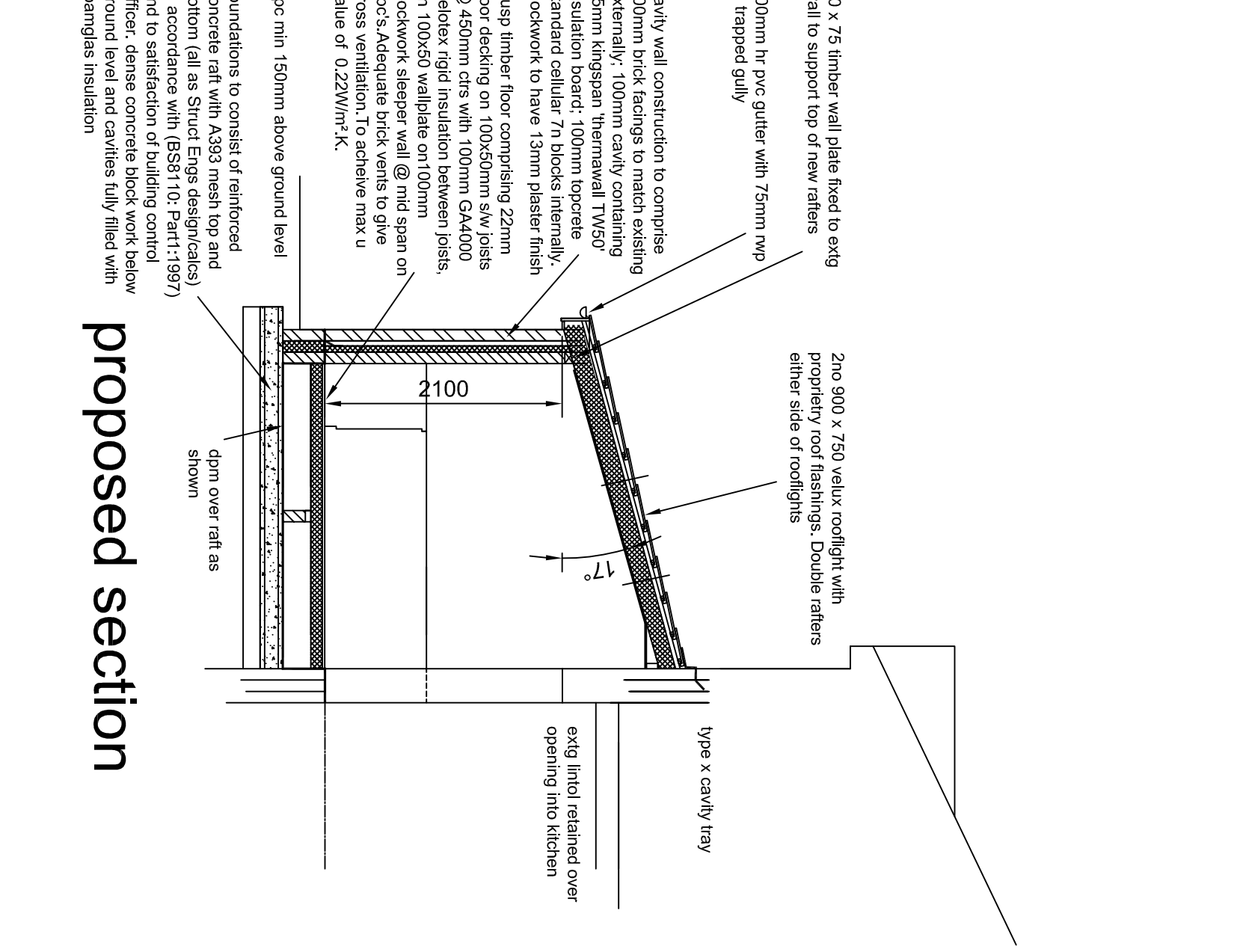
proposed rear elevation



proposed ground floor



proposed first floor



proposed section

A		GENERAL NOTE		17-05-2022	
REV	DESCRIPTION	DATE	BY	CHKD	DATE
1	As issued				

CLIENT
Mrs Brenda Conshaw
1, Roseberry Close, Ramsbottom, BL0 9FC

PROJECT
Proposed Single Storey Front Kitchen/Utility Room Extension & minor alterations to the rear

PROPOSED PLANS, ELEVATIONS & SECTION

SCALE
1:50 @ A1

DATE
Aug 2021

DRAWING NO.
2135B/C/02

CAD REFERENCE NO.
A

REVISION
A