

SPECIFICATION NOTES

FOUNDATIONS:
New strip foundations to be 600x150mm thick taken down min 750mm below ground level
FLOOR TO NEW HABITABLE PART OF EXTENSION:
To comprise 75mm thick proprietary quick drying screed with oriented strand reinforcement on building paper on 100mm or 150mm Cellex GA4000 insulation board with 25mm PIR perimeter upstand as standard on 125mm insitu RC concrete slab on visqueen zedex 2000 gauge gas membrane on 50mm sand blinding on min. 150mm well consolidated hardcore in layers not exceeding 150mm.
To achieve max u value of 0.18W/m²K.
EXTERNAL WALLS:
Cavity wall construction: Antique white krend externally on 100mm blockwork with 100mm cavity containing 90mm rigid board insulation Thermadass Cavity Wall Z1 or similar. 10mm residual cavity to be kept clear of mortar droppings. 100mm thick blockwork (7N/m² strength, 1400kg/m³ density, 0.51W/mK thermal conductivity); blockwork to have plaster finish internally all to achieve u value of 0.18W/m²K
All cavities to be closed at top of walls with rockwool rockclose and around openings with insulated thermabate cavity closers, stainless steel wall ties with insulation retaining clips at max. 750mm centres horiz. and 450mm staggered centres vertically. Hybrid or similar dpc. cavity trays to all interruptions or cavity. New walls connected to existing walls with stainless steel movement connectors, bolted to existing and built into new walls.
ABUTMENT:
Insert type X remedial cavity trays where new roofs about existing walls and allow for weepholes at approx 900mm centres.
DPCs
Hybrid or similar approved to new masonry walls at floor level and 150mm min. above ground level.
BI-FOLD DOORS/WINDOWS/ROOF LIGHTS:
New external powder-coated aluminium bi-fold doors to be double glazed. (to band 2 or better). New doors/windows to comply with requirements of Parts K and L1b of the Building Regs with safety glazing to be used in critical locations to comply with Approved Doc and BS 6206. The energy performance of new/replacement window/rooftight and door fittings to an extension/existing dwelling should comply with the following requirements of L1B Table 1: Window/rooftight fittings should achieve either a whole unit U-value (not a centre pane U-value) of 1.4W/m²K OR a WER (Window Energy Rating) Band B.
SPACE AND WATER HEATING:
Existing radiator system to be adapted as necessary to provide heating to new extension from the exis house.
All pipework to be insulated, heating to be thermostatically controlled.
Heating system to comply with part L1b of the building regulations.

ELECTRICAL WORK:
Modify exisg 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 do so, should be provided to Building Control.
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 uPVC gutters (to match exisg), mounted level and discharging to new rainwater 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 clay 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 c.c. inlets to all leaves, to give 50mm clear space around pipe, to be filled with compressible fill to prevent gas entry.
Protection of public sewer at rear to be in accordance with App Doc H4.

to be equal with 120th floor area.
The proposed new structure shall be constructed in accordance with the following:

CONSERVATION OF FUEL, AND POWER:

Buildings to be designed in accordance with the 2010 edition of the 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.
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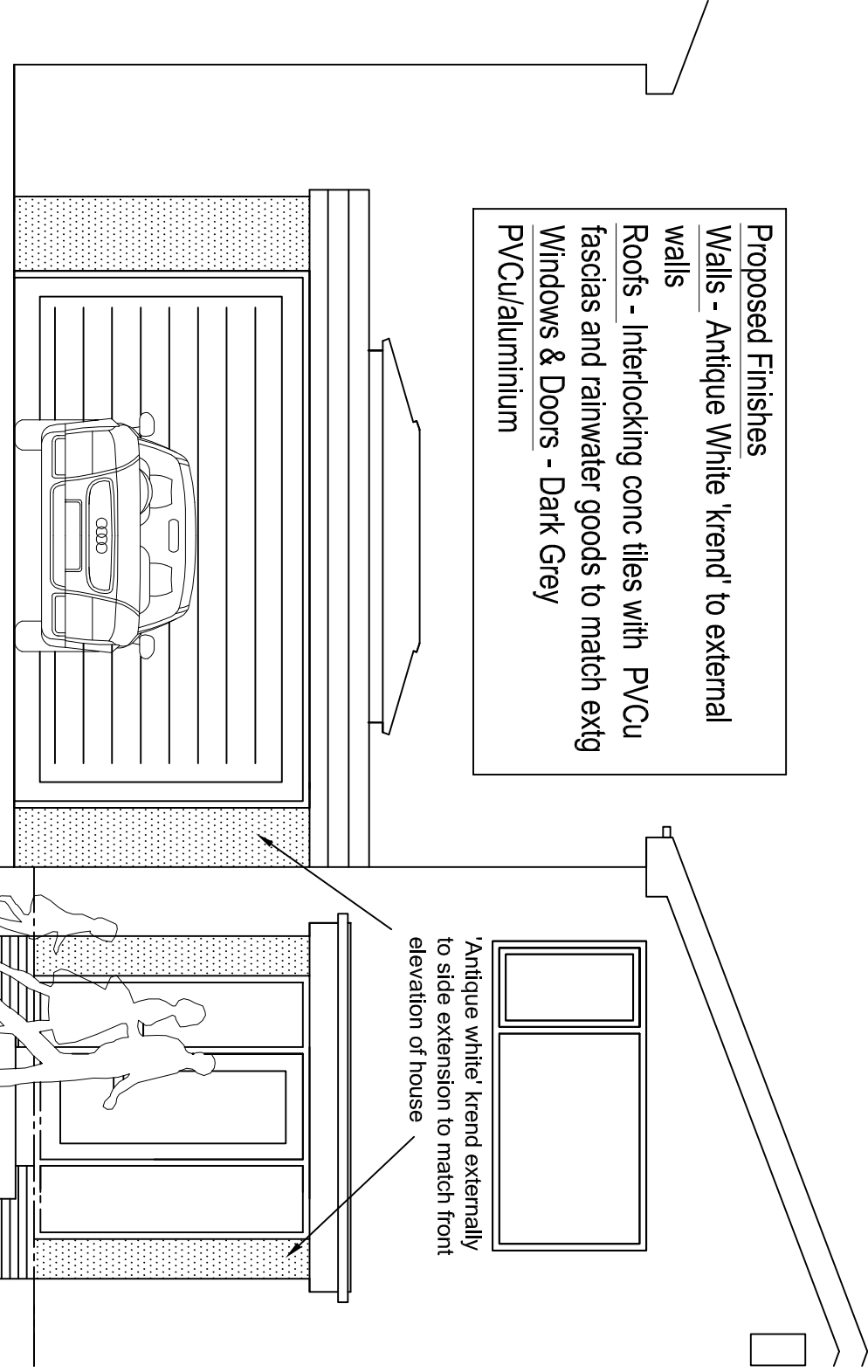
BELOW GROUND DRAINAGE:

- Start of new drains to be either a gully or rest bed (from SVP). New drains to be clay pipes with flexible joints, and be nominally 100mmØ. Pipes to be bedded and backfilled with granular material to BS882, and generally laid at falls of 1:50. 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. lintels to all leaves, to give 50mm clear space around pipe, to be filled with compressible fill to prevent gas entry.

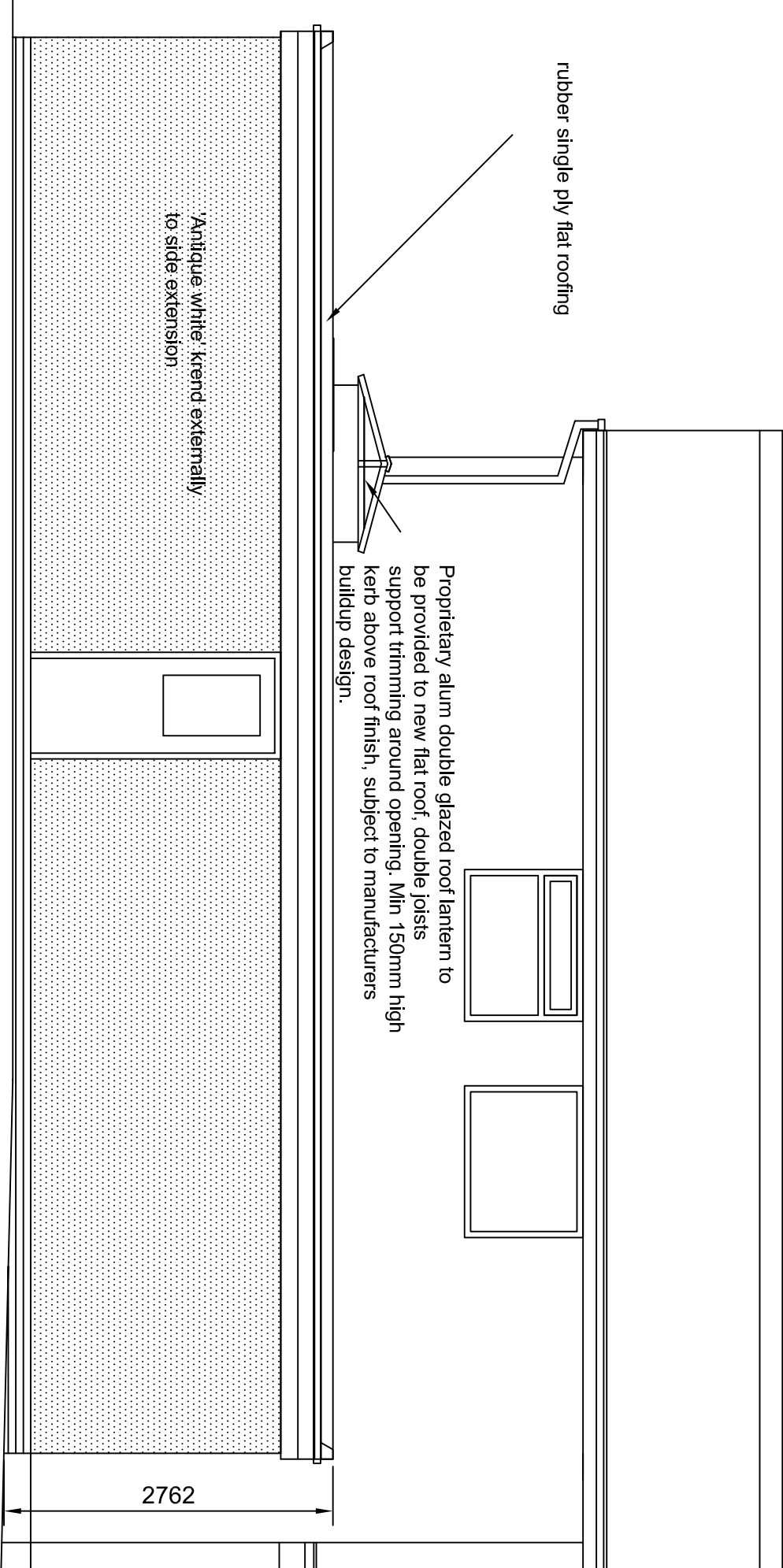
Protection of public sewer at rear to be in accordance with App Doc 14

CLIENT			
Mr Jack Main			
3, Ashborne Drive, Summerseat, Bury BL9 5PD			
PROJECT			
Proposed Single Storey Side/Rear Extension and alterations			
DRAWINGS			
Proposed Plans, Elevation & Section			
SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	Aug 2021		
DRAWING NO.	CAD REFERENCE NO.	REVISION	
2136/JAM/02		B	

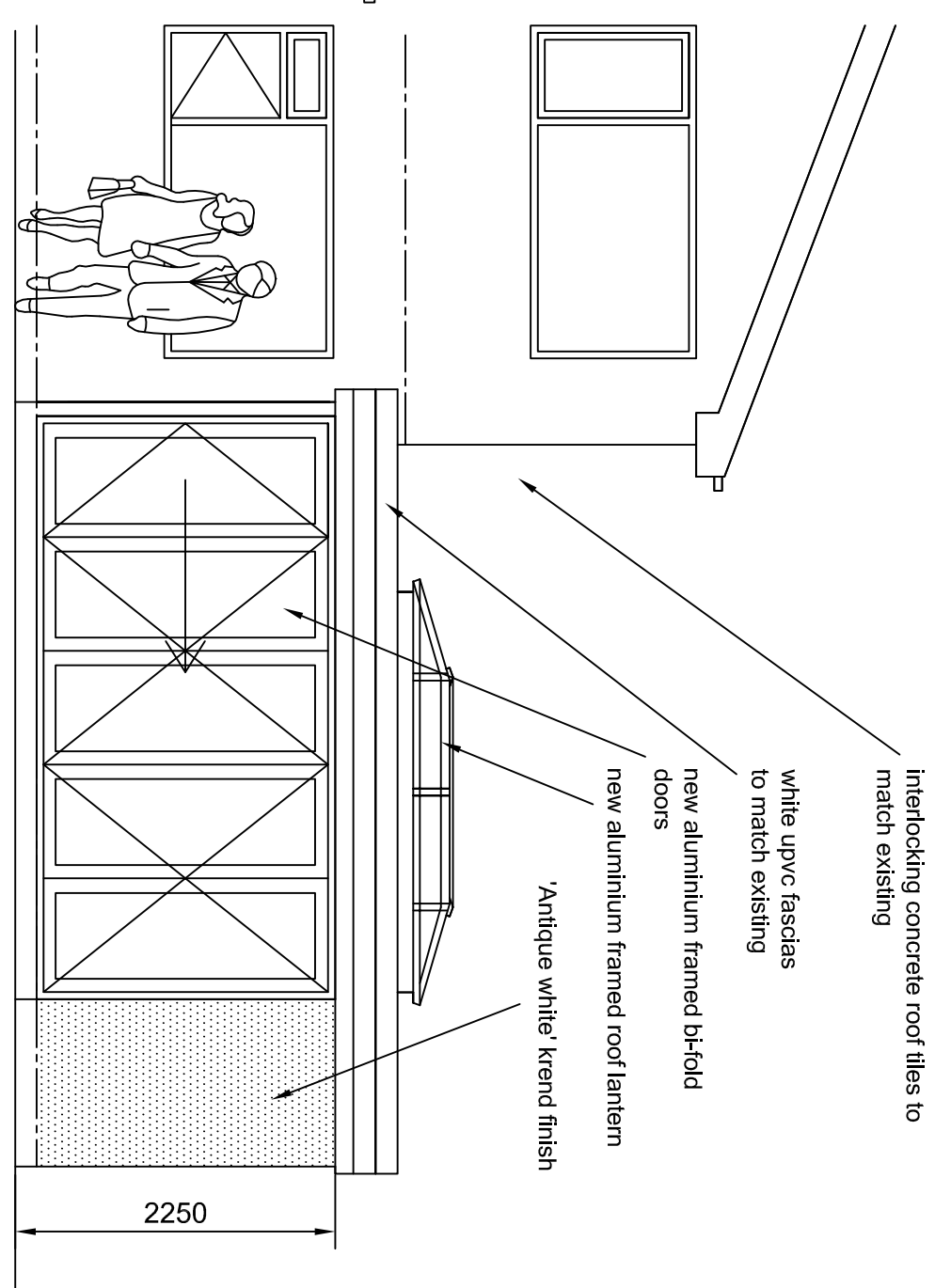
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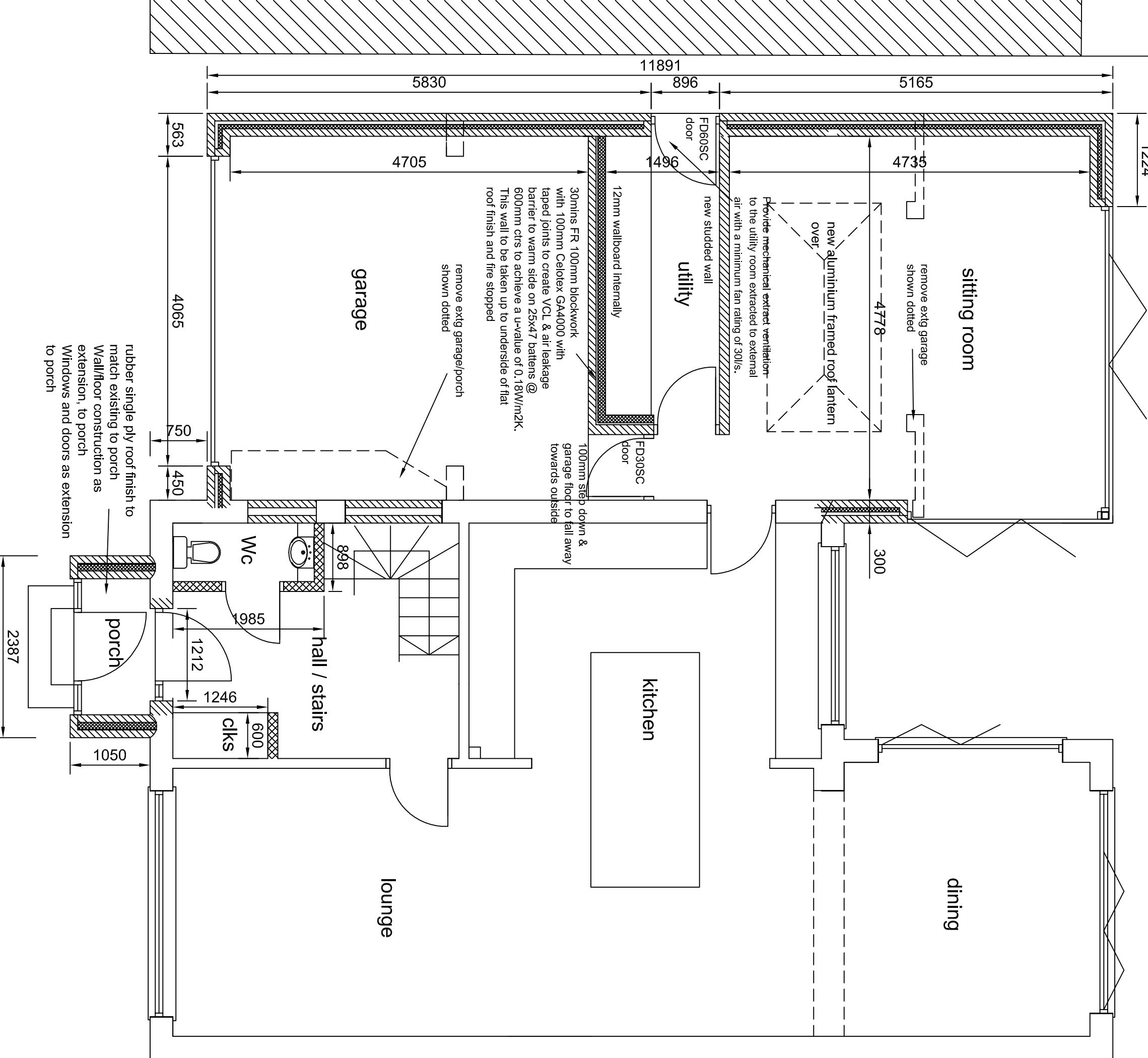
proposed front elevation



proposed side elevation

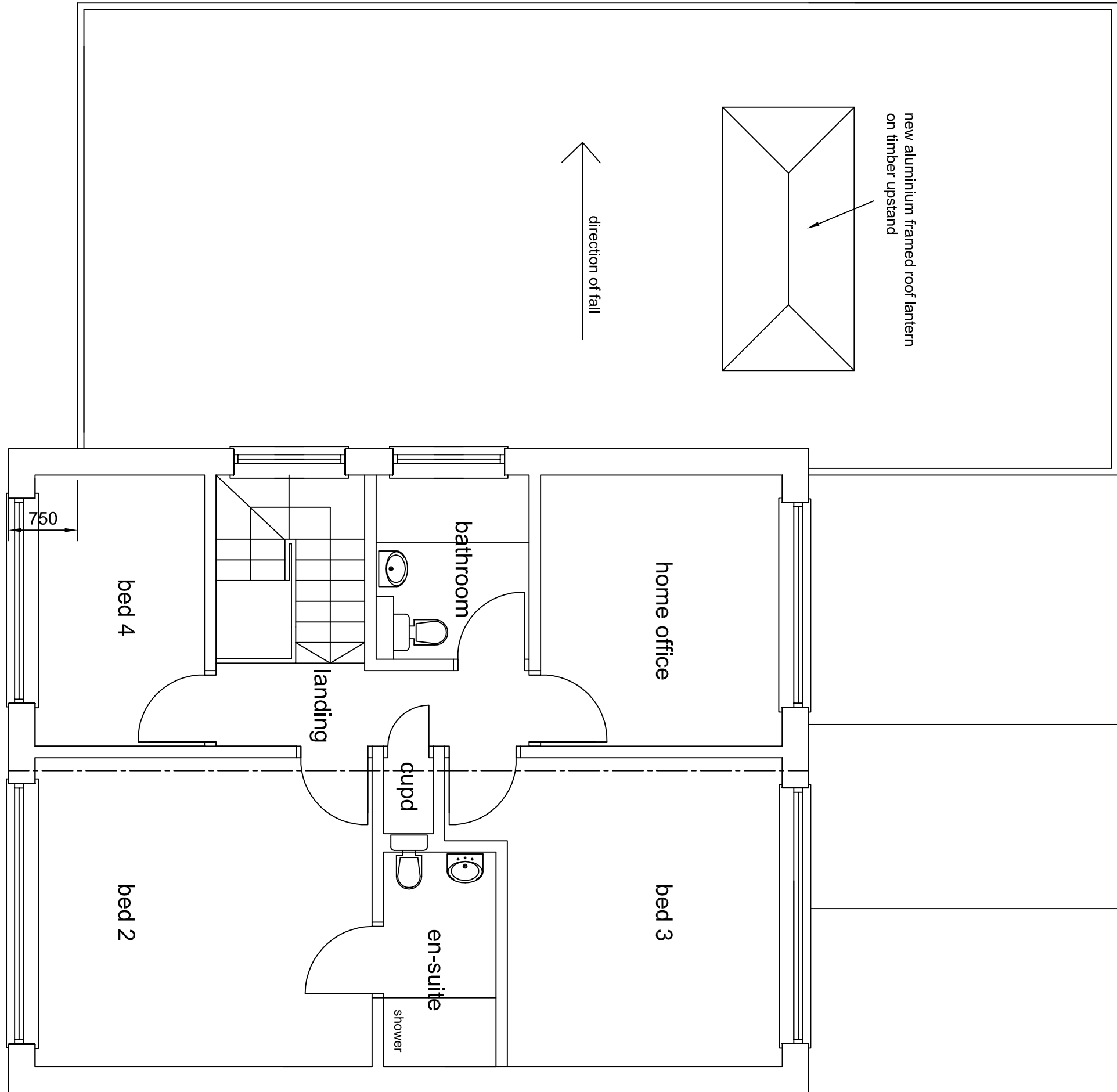


proposed rear elevation



proposed ground floor plan

proposed first floor plan



Structural calculations as required to be submitted and approved before commencement

Construction Details

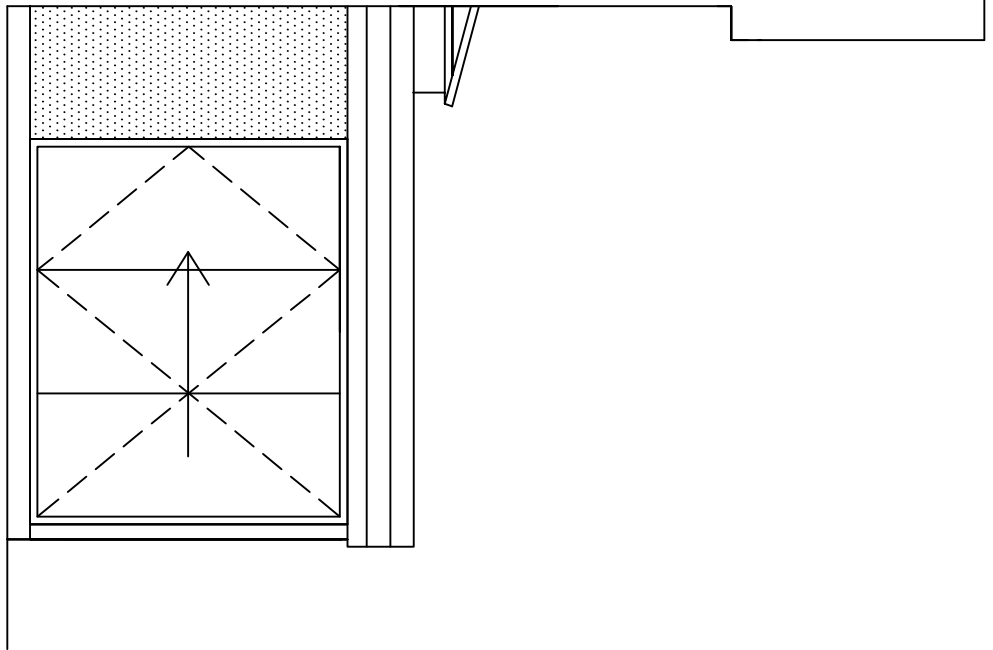
Note: It is the responsibility of the contractor to determine the location and direction of the existing drainage through excavation and provide new pipework to connect new to existing.
Full drainage system on site is to be identified at time of excavation. If combined or separate systems are found that system is to be maintained during and after construction. All re-routing and any new drainage layouts are to be approved by BCO prior to laying of any drains. RWPs into new trapped gullies and connected into exisg drainage

Continuity of insulation and limiting air leakage to be in accordance with DEFRA Robust Building Details.
All materials to be fitted in accordance with manufacturers instructions. Roof insulation to be laid over top course of blockwork and wall insulation continued up to top of wall to meet roof insulation. Wall insulation batts to be tightly butted up to each other and to cavity closer. Service penetrations to be core drilled to minimise damage to insulation and hole oversize kept to a minimum to provide snug fit. All penetrations to be sealed all round with a mastic sealant to junctions of plaster finishes, windows boards and frames.

NEW SIDE/REAR SINGLE STOREY FLAT ROOF:

new roof to comprise: Firestone rubber roofing laid to manufacturers recommendations on 12mm WBP ply decking on fittings to fall on WS200 easi-joint system @ 400c/s (support condition SC1) with 7x2.47 chords (max span 5.175m.) with 150mm PIR rigid insulation laid between with vapour barrier agreed on site with BCO and 12.5mm plasterboard fixed to underside to achieve u value of 0.15W/m²K.
Roof timbers supported on 100x50mm wall plates bedded on wall tops and strapped down to structure with 1200x6mm galv ms straps at 2m max centres, provide eaves ventilation equivalent to a continuous 10mm gap by patent means incorporating inset screen and equivalent to 5mm vent gap to ridge.
Roof lantern 1200x600 fixed to manufacturers instructions (trimmed with double joists with proprietary roof flashing.

prop side elevation



Additional Information requested by BCO dated 7/3/2023
Fire Safety
The wall and floor between garage and house will have 30 minutes fire resisting construction. Provide 30mins by extending the internal stud wall between the garage and utility room to the underside of the roofing finish and the stopped Opening in the wall to be at least 100mm above garage floor level or the floor of the garage to fall away from the door to the outside.
Provide a fire rated door into garage with a self-closing device, smoke/insulant strips and fire rated hinges (3no. grade 7 or above). We confirm the distance of the new side door from the utility room to the neighbouring boundary is less than 1m. This doorset will need to achieve this fire rating.
Ventilation
Habitable rooms to be provided with background ventilation (i.e. trickle vents to window/door frames or wall vent in the external facade) with a minimum equivalent area of 8000mm², in accordance with paragraph 1.52 and table 1.7 Approved Doc F Vol 1 (2021 edition).
Drainage
Subject to a drainage survey being undertaken to determine suitable drainage connections to the foul sewer and surface water drain, the foul sewer and surface water drain to form part of a conditional approval with details being provided prior to work commencing.
Thermal efficiency
The internal wall between the garage and utility room to be 30mins FR, 100mm blockwork with 100mm Cellex GA4000 to warm side with taped joints to create VCL & air leakage barrier on 25x47 battens @ 600mm c/s and 12mm wallboard to achieve a u-value of 0.18W/m²K. This wall to be taken up to underside of flat roof finish and fire stopped.
The new ground floor insulation to the heated part of the extension will achieve a min u-value of 0.18W/m²K.
Insulation to be Cellex GA4000 min thickness of 100mm (is more likely to be 150mm? This is because it may be more cost-effective than upping wall thickness etc.)

Mechanical ventilation system to be of an energy efficient type in compliance with Table 3.

- * rooms with no windows or opening lights - fans to have 15min overrun fitted
- * Windows - fans to operate of main light switch.
- * Replacement air to be provided to rooms with fans by 10mm undercut under door
- * Extract fans giving air flow of 6L/s to WC & 15L/s to bathroom.