



If the property is in a mining area, please confirm this will not affect the build.

If the existing house has any form of gas barrier then a gas barrier and ventilation must be provided for the proposed extension.

Drainage:
New drains bridged where passing through footings. Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter Polytype Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed pea shingle. New gullies to be roddable NB Drainage systems to be checked on site to determine - combined or separate systems - if separate ensure foul and surface water are connected to correct drainage system

Main Roof Construction:
 Roof tiles to sit (15 deg pitch) on
 s/n tanslated battens on Kingspan Nilvent 17
 Breathable Membrane with counter
 battens on s/n rafters at 1000mm c/c, s/n ceiling
 joists at 400mm c/c, 100 x 75 wall plates
 bedded on and strapped to brickwork
 @ 200mm centres, 100mm Roofwool
 insulation laid in two layers between and across
 ceiling joists - pack eaves with insulation. Ceiling
 joists underdrawn 12.5mm plasterboard and skim.
 Vaulted section fix 125mm Kingspan K7 insulation
 light between rafters ensuring 25mm air space is
 maintained on insulation - fix 42.5mm Kingspan
 K7 thermal insulation - glass rafters to eliminate cold
 bridge - 50 gauge vinyls vapour barrier over
 insulation - fix 12.5mm plasterboard with 3mm plaster
 skim. U Value to be 0.15W/m²K

Ground Floor Construction rear extension:
150mm concrete slab with floated finish on visqueen on 120mm Celotex XR4000 or equivalent floor insulation on 1200 gauge DPM lapped into walls on 25mm sand blinding on consolidated hardcore. Provide 25mm rigid insulation to the edge of slab. Provide 100mm dia duct pipe through to air brick with cavity trays over to vent any exg air bricks.

Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm². All windows adjoining a door or a glazed door or less than 800mm above floor to be in toughened glass to BS6206 or EN12150. New and replacement windows and roof lights fully draught proofed & double glazed in Optiwhite (outer pane) 16mm argon filled air space with aluminium spacer bar with an inner pane of low emissivity glass to give a U value of 1.4w/m² or window energy rating band C certificates of compliance to be provided to building control on completion. New windows to habitable rooms without alternative at least 1no opening light with a clear opening of 450 x 750mm. Top hung windows to have assist arms and stays to keep up

External Walls traditional:
Brickwork to match the existing outer leaf 100mm cavity, with 90mm Eco-Cavity Full Fill, 10mm cavity - 100mm light block inner leaf dry lined in 12.5mm plasterboard and skim on Drywall dabs. Stainless steel double triangle wall ties (min 59mm embedment) 750mm horizontal / c/c & 450 vertical / c/c staggered and doubled up at all window and door reveals. Cavities to be closed at all reveals and at eaves - using Thermabate insulated cavity closers. NE at masonry below ground level to be in concrete concrete brick. DPC to be fixed at min 150mm above ground level. Provide cavity tie to 225mm below damp proof course.

Ventilation: Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate; opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 8,000mm². Where opening restrictors are used, the opening lights to be increased to 1/10th of the room floor area. Wet room areas to be afforded mechanical extract ventilation using the following extract rates:

Kitchen	30 Litres/sec (adjacent to the hob)
	60 Litres/sec elsewhere
Utility Room	30 Litres/sec
Bathroom	15 Litres/sec
Sanitary accommodation	6 Litres/sec.

In addition, controllable trickle vents with equivalent area of 4,000mm². All extracts to open air.

Extractor to have min 15 mins over run and to be connected to light switch.

APPROVED DOCUMENT L1 (2005)

From the 1st April 2005. All new and replacement natural gas and LPG boilers are required to have a Gas Safety (Installation and Use) Regulations Certificate (GSC) rating of 88%. From the 1st April 2005 all fired boilers must have a minimum SEDBUK rating of 88% and must be installed in accordance with the installation of a Non-Condensing boiler. The installer must complete an 'Assessment form' using the procedure described in BS 7671. The GSC rating for the Condensing boiler Installation Procedure for the year 2005 is 88%.

The declaration should be retained by the householder as it may be required when the property is offered for sale. The work must be carried out in accordance with the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent in Part P. The installer must be registered with the Electrical Authority must be satisfied by either:- An electrical installation certificate issued under a Competent Person Scheme or a declaration of compliance with the rules and forms defined in BS 7671.

As and where defined have been submitted that confirm the work has been carried out in accordance with a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work. The installer must be a competent person in accordance with BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ

Heating:
Mode of heating to extension as yet unknown if a new boiler to be fitted this is to have a Class A SEDBUK energy efficiency rating. NB All plumbing work to be carried out by GAS SAFE registered installer Hot water & heating systems to comply with Domestic Heating Compliance guide.
Provide a carbon monoxide monitor.

All dimensions & details are to be checked on site prior to construction, any discrepancies reported to ExtensionsNW prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval is at the builders own risk. ExtensionsNW will not be held responsible for any problems arising.

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	DATE	

CUSTOMER
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