

Scope of Works

General.

Construction of a single storey rear extension.

Modifications to roof

Internal layout changes.

Site address

14 Saunderson Road

Penistone

Sheffield

S36 9DU

Notes.

General

These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.

These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement; the builder shall satisfy himself that all details and dimensions are correct.

Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.

All dimensions to be taken to the nearest brick size.

His price shall be deemed to include for: Any additional calculations as required by building control resulting from any additional building works that may be required.

Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.

When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996 . The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

Removal of internal walls.

Prior to the removal of any internal walls, the builder to ensure they are not load bearing.

If additional supports are deemed required, A structural engineer to be appointed to provide the necessary calculations / guidance.

Removal of existing chimney.

The builder to carefully remove the entire chimney including the breast to ground floor or block up accordingly.

Existing garage walls.

At the time of survey, an internal inspection was not possible.

Please be aware and consider the following:

If the external wall is single skin please confirm with the building inspector that it has adequate stability to take the additional roof loading.

In the event any additional support / stability is required, a structural engineer shall be appointed to provide calculations / guidance.

Expose the existing foundations to ensure suitability for the additional roof loadings.

Steel beam supports.

The structural engineer shall produce calculations / working details for:

- Roof support details along the existing rear building line.
- Ridge / eaves to raised rear pitched roof
- Portal frame to rear pitched gable
- Any other items deemed necessary by the Building inspector / builder

Lintols

All door/ openings / window lintols to be "Catnic" . Size and type as agreed with the Building Inspector.

End bearing for all lintols to be 150 mm.

Mechanical air extraction.

Bathrooms to be 15 l/sec min, wired to light pull cord

Windowless bathrooms to have 6L / sec. All with min 15 minute over run.

All mechanical ventilators to be ducted to outside air.

Facia / soffit boards

From 25 mm x 250 mm or similar

In timber or pvc. provide air vents as described.

Timber Ground Floor

Timber joists as per drawing.

450 c/c with herringbone strutting at mid span. 19 mm T & G floor grade particle board {EN 312-5} screwed to joists or 19mm T&G floorboards {BS 1297} 200 mm fibre insulation to be provided between joists.

Joists to be built into walls or attached to joist hangers. Ends of joists where built in, to be treated.

Joists to be doubled up under stud wall locations and baths.

Provide oversite concrete on 1200 g visqueen. Provide 150mm between conc and u.s. of joists.

Airbricks required to all sides of extension at

900 c/c

Any existing airbricks to become internal shall be extended to outside air.

Sleeper walls to be honeycombed to allow ventilation

Or

Concrete Ground Floor slab.

To be 150 mm concrete with 1 No layer of A142 mesh reinforcement in top face. on 1200 gauge visqueen on sand blinding on 150 mm well compacted hardcore Provide 75 mm kingspan kooltherm k3 insulation under slab returning vertically around perimeter of slab.

Any existing airbricks to be ducted to air.

Foundations

All concrete to be grade C35

Foundations to be 600mm x 225 mm deep. Placed 1000 mm below fgl. Or as directed by the Building inspector.

Where foundations cross drainage services the foundations to be taken down below the L.L. of the pipe. A concrete lintol to be placed over to bridge the pipe.

Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.

Any eccentric foundations to be 750 x 450 thk reinforced with 2 layers B783 mesh 50mm cover to all faces.

It is assumed that the ground conditions facilitate the use of traditional strip foundations.

The building Inspector to advise otherwise.

Roof Insulation.

Above ceiling joists/ roof voids.-A min of 300 mm rockwool to be provided within the roof space. 150 between joists and 150 mm over joists at 90 degree.

Alternatively the use of proprietary multi foil systems may be used in accordance with the manufacturers requirements as long as the required u values / cold bridging requirements are fulfilled.

Insulation to rafters on roof slopes/ flat roof / velux sides

100 mm kingspan k7 between rafters + underdrawn 62.5 kingspan k18 under rafters
Min 50 mm min air flow required between insulation and roof covering.

Lateral Restraint to floors / gable roof

Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid noggins at 450 c/c down cavity.

Roof Ventilation.

Ridge ventilation to be equivalent to a continuous gap strip of 5 mm.

Eaves to be equivalent to a continuous gap strip of 25mm.

Doors / windows.

All to be UPVC double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating.

Style and colour of all to match existing.

All windows to have 1/20 th floor area as open light.

Safety glass(stamped accordingly) to be provided to all critical areas.- Door and panels 1.5 m from ffl. Or windows within 800 mm from ffl.

Obscure glass to be fitted to bathroom / wc windows.

Trickle vents to be provided to all new windows 8000 mm2 min equivalent area

Walls

Internal skin

100 mm Thermolite shield or similar blockwork

Cavity

For 100 mm air gap filled with 50 gap + 50 kingspan k8.

Wall insulation to extend 150 mm below the top of the floor insulation.

Cavity to extend full height up into roof space.

Cavity fill of weak mix conc to be no higher than 225 mm below highest dpc

Cavity to be sealed at eaves with insulated cavity closer incorporating a vert dpc.

All cavity wall returns to be 655 mm minimum.

Insulated cavity closers to be provided to all reveals.

External skin

100 brickwork/ to match existing

Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c , every block depth to reveals.

Weep holes to be provided where applicable.

Non load bearing walls

Walls to be from timber studding 75 mm x 50 mm with 12 mm plaster board and skim. Studs @ 450 c/c horiz and noggins at 900 vert c/c

A minimum of 50 mm insulation to be provided to bathroom walls, with double skin of plasterboard to inside face of ensuite.

Ceilings to be finished with 12 mm plasterboard / skim

Bathroom wall to have a min of 10 kg /m2 density mineral felt insulation.

U Values

The builder shall ensure that the following values are achieved.

Pitched roof insulation

at ceiling level 0.16w/m2k

Pitched roof insulation

At rafter level 0.18w/m2k

Walls 0.28w/m2k

g.f. 0.22 {with P/a 09}

Windows / doors 1.6w/m2k

All roof and wall insulation to be continuous.

Flat roof Construction

13mm limestone chippings on bituminous dressing compound on three layers built up felt to BS 747 bonded with hot bitumen to each other and 18mm wbp ply on 25 x 50 sw counter battens on sw firing pieces on roof joists at 450 c/c.

Alternatively use a proprietary rubberised system all applied / installed as per the manufacturers recommendations.

Facia boards to be 250 x 25 sw with 25 mm gap on all sides covered with fly proof mesh.

100 mm dia pvc guttering / down pipe to fit and discharged onto existing roof.

Roof shall ensure a continued air flow.

Soffits shall be fitted with vents or a 25 mm gap with bird mesh.

Wall plates to be screw fixed to steel support beams.

Radon Barrier

Where Radon Barrier is required visqueen to be 2000 g with all joints overlapped and gas taped and all penetrations thro to be sealed.

This to continue thro the external leaf with tray dpc. On suspended timber floor visqueen to be placed under oversite conc.

For category 1 land fill sites use gas membrane such as Monarflex or similar

DPC's

To be provided to

External walls 150 mm above fgl.

All door and window jamb / heads

Under lintols

Above all air bricks

Tray dpc to roof / wall junction.

Water supply

Hot water taps to be installed on the left.

Electrical Installations.

All installations to be subject to certification under the "competent persons scheme"

Qualified to a min of Part P

Lighting – 75 % to be low energy.

Light switches to be fixed 1200 above ffl,

Power sockets to be fixed at 450mm above ffl.

Roof design.(Trusses.)

The roof shall be of timber construction all as per supplier's calculations. Calculations to be supplied to building control for approval a min of 28 days prior to commencement on site.

Trusses to be at 600 mm c/c

Fixing of roof timbers to vertical walls to 6 x 2 timber wall plate fixed to wall by m12 at 600 c/c

or to horizontal wall plate

Valleys or connection of roof to walls to have

5 lb lead flashing.

Tiles, appearance to match adjacent properties, on timber tile battens of 40 mm x 19 mm c/c to suit tile type on sarkin felt.

Roof shall ensure a continued air flow.

Soffits shall be fitted with vents or a 25 mm gap with bird mesh.

Ridge vents shall be fitted where necessary and as directed by the Building Inspector.

Roof to be suitably wind braced to appendix A of BS 5268 PT 3.

100 x 65 sw wall plates secured to brickwork with galv steel straps @ 1800 c/c

Valleys to have 5 lb lead flashing.

Roof shall ensure a continued air flow.

Soffits shall be fitted with vents or a 25 mm gap with bird mesh.

Ridge vents shall be fitted where necessary and as directed by the Building Inspector.

Roof to be suitably wind braced to appendix A of BS 5268 PT 3.

Wall plates to be fixed by galv steel straps @ 1800 c/c

Roof ventilation. - Vents to be provided to eaves soffit, ridge and tile vents all as directed by the building inspector.

Means of escape.

All new windows to have a clear opening of 750 mm x 450 mm and max 1100 from floor height.

1 No self contained operated smoke alarm to BS 5446 Part 1 to be installed. Smoke detectors to be fitted a min of 300 mm from any wall.

Interconnected & wired to a separated fused circuit. Battery back up required.

Plumbing and Drainage.

Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia.

Surface / Foul water drainage

All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls

Foul – 1:80

Surface water – 1:100

All new surface water to be taken to a soakaway a min of 5m from any building

All drainage and protection details to existing shall be agreed with the Building inspector.

All internal drainage to connect into new s & v pipe. In turn which is connected to the exist s & v pipe / drainage system.

Pipe sizes-Basin 32mm up to 1.7m run. Sink bath / shower 40mm up to 3m run 50mm up to 4m run

WC – 100 mm. Separate connections and 75 mm deep seal traps to 100 s & vp terminating internally with non return valve. Head of foul drain runs to be vented naturally to external air.

External stacks vented traditionally terminating 900 mm above any open light within 3 m with suitable cage. Shower trays to have access panel to trap. All joints push fitted & access panels provided at all changes in direction.

All internal s&vp to be insulated with min 50mm rockwool.

On no account shall an existing manhole be built over.

Where possible the manhole to be relocated.

Where levels do not facilitate installation, or is impractical, a saniflow shall be used – pumped to the closest foul drain location.

Heating.

The existing gas boiler heating system to be checked for suitability for extension.

Any gas pipework / installations to be

carried out by a corgi registered contractor

Any new gas supply to be provided by a gas safe installer.

All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe. Radiators to have thermostatic valves.

General

Re site any utility services where applicable around the extension. Re site any meter boxes outside line of walls.

Any structural steel supports to have full half hour fire protection encasement comprising 2 layers of 12.5 mm plasterboard / skim.

Any details indicated on the structural calculations shall override any details shown on this drawing.

Construction (Design and Management) Regulations 1994

Applicable to all projects except work to a persons own house other than that carried out by the developer.

The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulation.

The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.

If the project is subject to the above regulation the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.