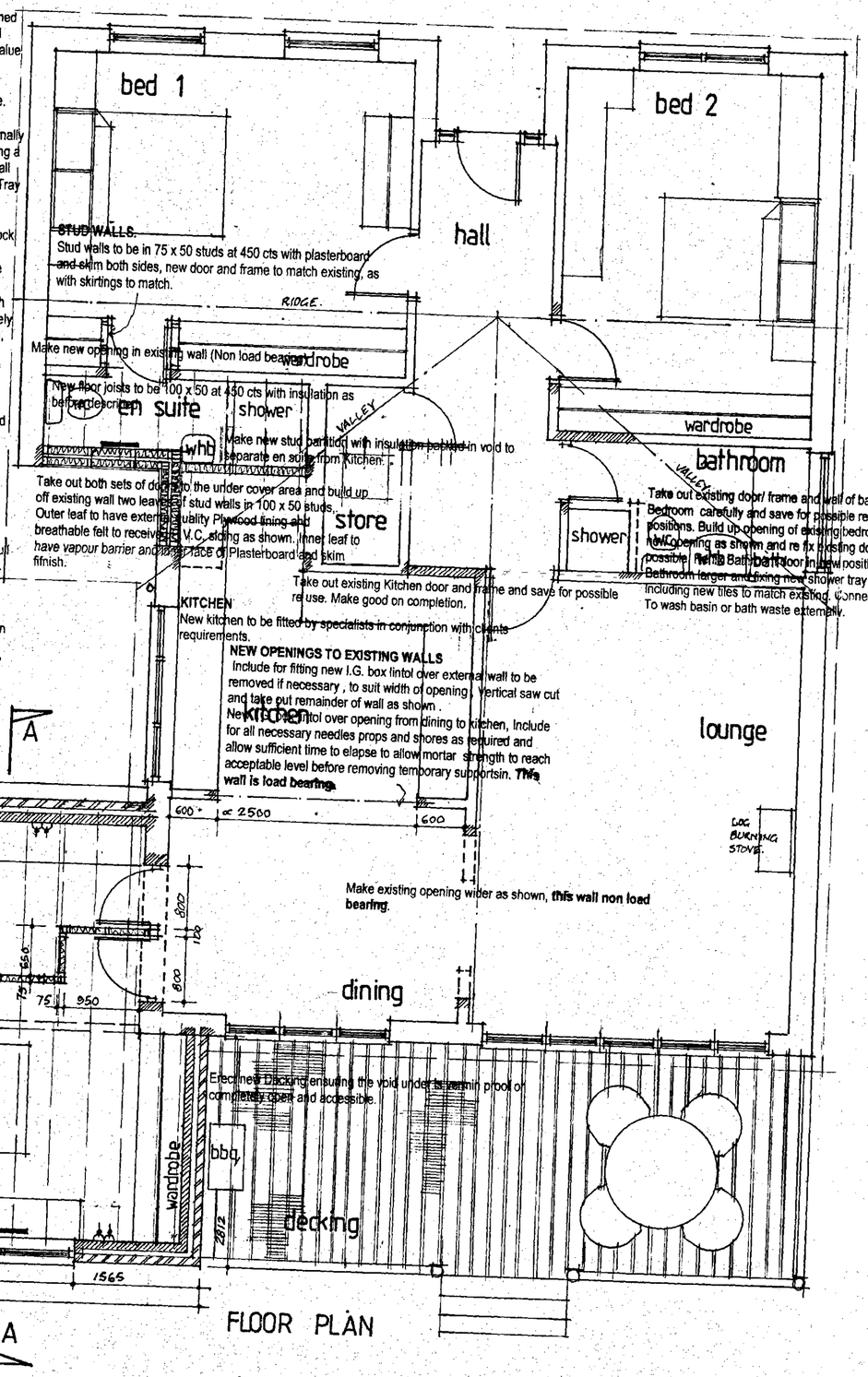
EXTERNAL WALL CONSTRUCTION.
Wall constructed in external leaf of 102mm facing bricks with 50mm clear cavity, to D.P.C. level where visible, with foil faced Kingspan Kooltherm K8 batts, 48mm thick, inner leaf in 100mm CELCON SOLAR or THERMALITE blockwork giving total wall thickness of 300mm, Above D.P.C. external wall in 100mm Thermal blockwork by Plasmor with 2 coat S/C/ render finish to receive Tyrolean final coat. To match existing.
Cavities closed around openings using THERMABATE or similar insulated cavity closers, Purpose made uP.V.C. framed windows to match existing with 16mm Argon filled void, and Pilkingtons soft coated Low E glass to give a maximum U value of 1.5 or better. Silicon pointing around frame.
Lintols over to be I.G. ref L1 SwIL to satisfaction of D.B.S.
Cavity closed at eaves level with Asbestolux under wallplate.
External leaf of cavity wall to be in Facing bricks to below ground level where visible. Main part of external walls internally lined with Plasterboard on dabs and a 3mm skim finish, giving a composite U value of better than 0.27 Proprietary D.P.C. to all new walls min 150mm above ground level, with continuous Tray D.P.C. down to D.P.M. level with vents to outside to allow drainage of cavity.
Stainless steel wall ties at the rate of 6/m2 with ties every block course 750 horiz. 450 vert centres, every block course to reveals and where new wall meets existing. New floor to line through with existing .
FIRFIX profiles fixed to existing walls in strict accordance with manufactures instructions using plugs and screws, alternatively brickwork to be block bonded, where new walls meet existing, cavities and D.P.Cs to run continuous..

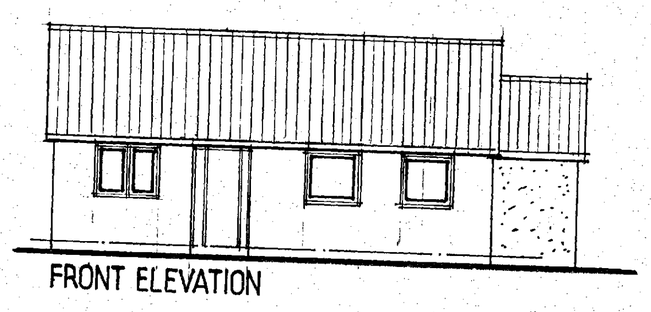
FOUNDATIONS AND GROUND FLOOR
New 600 x 200 concrete foundations to cavity walls to full satisfaction of D.B.S. new to line in with existing
Tarmac Topblock foundation blocks to within 150mm of ground level. Concrete foundation blockwork to 150 Below D.P.C. level.
Ground level reduced to formation level and brought back to level using crushed brick or stone hardcore in layers not exceeding 150mm thick, each layer compacted separately to receive 100mm thick over site concrete layer. Laid on sand *blinding with* 1200 gauge Visqueen layer to act as D.P.M. and Radon barrier to cover full area of extension including across full width of external walls. to provide a composite U Value of 0.22.
22mm T & G floor boarding cramped in accordance with good practice. With all joints glued .125 x 50 floor joists at 450 centres, spanning onto honeycombed sleeper wall in position shown on plan. 125mm Kingspan between joists held in position by Netlon mesh fixed to U/S floor joists.
Take out part of existing internal walls as shown and cart away . Include for all temporary supports , props, needles etc and allow sufficient time to elapse before removing these supports for mortar to achieve enough strength. Make good to reveals with plaster and skim, and extend skirtings around corner.
Underfloor void ventilated with 215 x 150 air bricks , at 800 centres, first air brick within 450mm of corners.

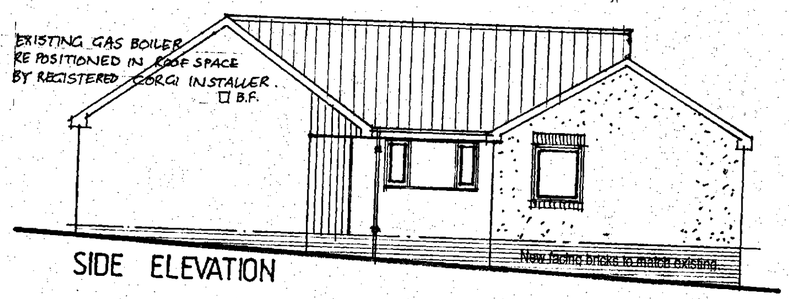
DRAINAGE.
New uPVC gutters and fall pipes taken to join existing S.W. outfall or soakaway if necessary.
Fascia in softwood to suit 150 mm depth.

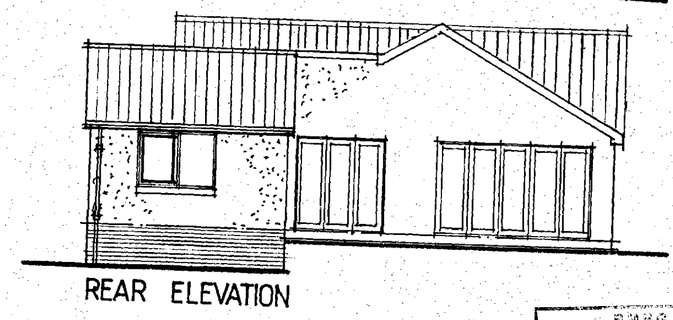
Trussed timber rafters at 400 cts see section, 150 mm Kingspan Kooltherm insulation between ceiling joists with 200 mm glaswool laid at right angles to first layer
Rafters birds mouthed around 100 x 50 wallplate held down to wall with M.S. straps min1000 long at 900 cts. TYVEK under slate membrane (With B.B.A. Agrement certificate) 38 x25 tanalised battens and concrete Roof tiles colour to match existing. All ceiling areas to be finished with 12.5mm plasterboard and skim finish.
Where roof meets existing roof, to have code 5 lead Valley gutter, on 25mm external quality ply .Flashings and soakers to sides of valley gutter with raking battens and cut tiles to each side. Roof built up to new wall built off existing rear gable wall .
Mono pitch ridge tiles along length of new wall. Wall rendered and tyrolean finish as for rest of new walls. a

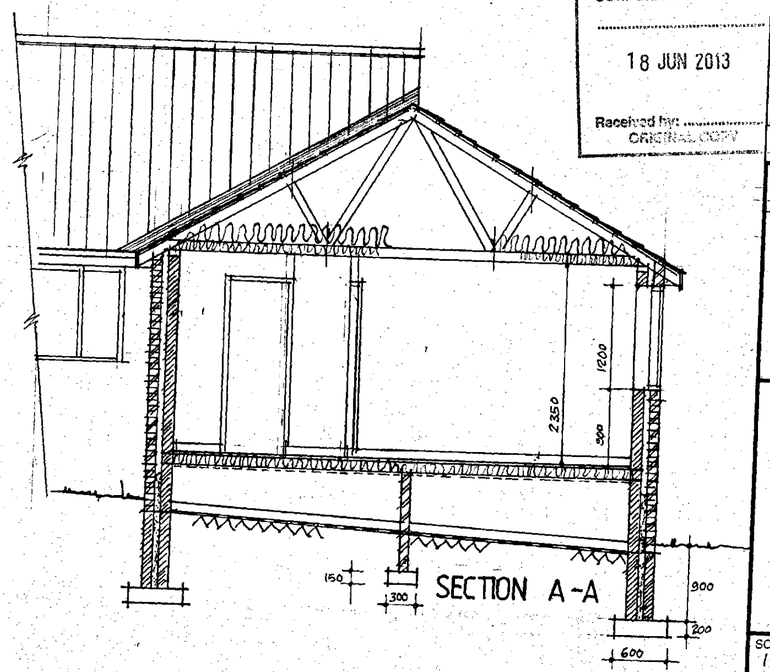
New drains to connect to existing manhole and system.







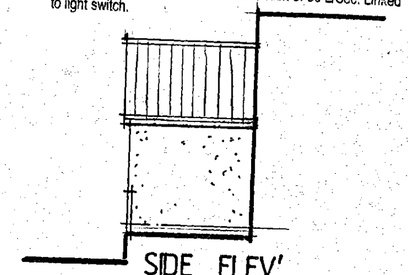




NOTE:
ALL DIMENSIONS MUST BE CHECKED ON SITE, AND NOT SCALED FROM THIS DRAWING.

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GENERAL
Contractor to check and verify all dimensions before placing any work in hand, any discrepancies between drawing or specification to be cleared with Architect before proceeding with any further work.
New fall pipes and gutter to match existing, re sited to rear wall C/W new trapped gully and then to existing manhole, if found to be a combined system, to satis D.B.S.
Choice of electrical fittings and layout rests with the client .
Mechanical vent to be provided in kitchen wired with a Humidistat detector to give min 60 L/Sec extract rate. New extract fan in En-suite to give air extraction of 30 L/Sec. Linked to light switch.



ELECTRICAL.
Electrical work to comply to latest edition I.E.E. regs.
To be carried out by qualified electrician, belonging to a suitable "competent person" scheme . ie one capable of designing, installing, testing and providing certificate of compliance on completion
All switches and sockets to be above 450 and below 1200 from floor level.
Include for new smoke detectors to be mains powered with battery back up, interlinked so that when one is activated alarms will sound., minimum 300 mm from any radiator, light fitting or wall face.
HEATING.
New radiators to bedroom and study sized by Heating engineer and type of radiator to clients choice.

BMBC
CORPORATE MAIL ROOM
18 JUN 2013
Received by:
ORIGINAL COPY

REV.	DATE	AMENDMENT

CLIENT
MS. J. FRANCE

TITLE
PROPOSED MINOR ALTERATIONS AND EXTENSION TO EXISTING BUNGALOW
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POGMOOR
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SCALE	DATE	DRAWN
1:50/1:100	JUNE 2013	P.D.

DRAWING No. JFP-613-3. REV.

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