

**Proposed Side and Front Extension, to form bedroom bathroom and dressing room at
26 Ewden Road, Wombwell for Mr and Mrs Usher**

1. Foundations to be min 600 x 225mm, min 600 below ground level (900mm in clay strata), taken below invert level of any drain within 1m and to satisfaction of Local Authority Building Control Officer.
2. All wastes to be 38mm diam. with anti-vac traps.
3. New drainage to be 100mm diam. Supersleve with flex joints laid 1:40 to existing IC
4. Sewer under building to be exposed and surrounded in pea gravel where under building.
5. Concrete lintol over sewer where passing through walls.
6. New inspection chamber to be ex 150mm th concrete base, 225mm class B engineering brick walls, step irons at 450mm drop, medium strength lid and frame.
7. Sub floor to be min 100mm sulphate free hardcore, 50mm sand blinding, 2000 guage visqueen radon barrier and dpm, with taped joints and linked to dpc, 100mm concrete.
8. Walls to be half brick skin facing bricks to match existing, 100mm cavity with 5No s/s wall ties per sq m, full fill cavity wall batts, 100mm Thermalite Shield blockwork , 2 coat lightweight plaster finish.
9. Brickwork, blockwork and dpc to be bonded to existing.
10. Dpc min 150mm above ground level and bonded to DPM
11. Cavity to be filled with weak mix concrete to 225mm below DPC.
12. Cavity to be continuous.
13. Cavity closed, vert dpc and 50mm insulation and galv ms wall ties every block course to reveals of all openings.
14. Lintols to be Catnic CNG70/100 or similar with min 150mm end bearing.
15. Floor to be 125 x 50 sw joists at 400mm cts with 19mm t&g board finish.
16. Roof to be 125 x 50 sw joists and rafters at 400cts, 175 x 63 purlin at centre span, 100 x 75mm sw wall plate, 150 50 hip rafters, hip irons at foot of hip rafters.. Tyvek breathable and untearable felt, min 50 x 38 tile battens, interlocking roof tiles to match existing.
17. Roof insulation to be 100mm quilt laid between joists and 150mm laid across at 90 deg.
18. Windows to be double glazed with min 16mm air space and Pilkington 'K' glass

19. Any glazing in doors, attached windows or below 800mm above floor level to be laminated safety glass and to be permanently etched "BS6206"
20. Opening light min 750 x 450 clear opening as fire escape and cill to be between 800 and 1100mm above floor level.
21. Bathroom to have fan min 15l/sec exhaust.
22. Bedroom window to have opening light min 750 x 450 clear opening as fire escape and cill to be between 800 and 1100mm above floor level
23. All new radiators to have thermostatically operated valves.
24. Wall and roof insulation to be continuous to avoid cold bridging.
25. Wall between existing kitchen and bathroom to be removed carefully, does not appear to be load bearing but contractor to check and make provision for any temporary support and all remedial works.
26. Windows to be double glazed with min 16mm air space and Pilkington 'K' glass and to achieve 'U' value 1.8W/msq
27. Windows to have min 8000 sq mm trickle vents.
28. Any glazing in doors, attached windows or below 800mm above floor level to be laminated safety glass and to be permanently etched "BS6206"
29. All electrical work required to meet Part P (electrical safety) and must be designed, installed, inspected and tested by a person competent to do so.
30. Prior to completion the Building Control Officer must be provided with evidence to demonstrate that either:
 - The electrical work has been carried out by a member of a Competent Person Scheme or
 - An appropriate electrical installation certificate has been issued for the work and has been signed by a person competent to do so.
31. All new rooms to have energy efficient light fittings installed.
32. Rainwater goods to be 100mm diam. half round PVCu gutter, 63mm PVCu rainwater pipes into back inlet gully and via 100mm diam. Superseve drainage to new soakaway min 1 cu m and 5m from building.
33. All dimensions to be checked on site before start and before ordering any materials
34. All work to satisfaction of Local Authority Building Control Officer
35. No part of extension to encroach over boundary.