All existing foundations and lintols affected by proposal shall be exposed by developer and builder for inspection by the Building Control Officer and are to be to his complete satisfaction or altered to be so. Demolish existing outbuildings as necessary to carry out the works and dispose in accordance with client's wishes.

Foundations 1:2:4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. Any eccentric foundations to be 750mm wide x 450mm thick reinforced with 2 layers of B783 mesh 50mm cover to all faces. All foundations to be taken at least 900mm deep in clay below the invert level of any drains within 1m and beyond the influence of any tree roots in accordance with NHBC guidance whichever is deepest all to the complete satisfaction of the District Building Surveyor. Full cavity wall width 7 Newton block to ground level.

Walls Any feature brickwork shall be replicated in terms of detail and matching coloured brickwork as existing. 100mm brickwork to match existing 100mm cavity fully filled with rockwool batts. 100mm stranlite blockwork 5 stainless steel wall ties m^2 and every block to reveal. External wall other than garage and wall between garage and dwelling to have a u value of 0.28wm^2°c Garage blockwork to be jointed fair face. Reveals to have same u value as walls. IGHD insulated lintols to all openings with 150mm end bearing. 2000g DPC to each masonry leaf at least 150mm above ground level and to heads cills and jambs of all openings. Provide a Radon barrier in accordance with Building Control Officers instructions comprising 1200g DPM lapped from under the concrete oversite to bridge the cavity with tray DPC over. Cavity to extend 225mm past DPC. Bond existing to proposed with furfix profiles and maintain cavity. Stud partition walls to comprise 75mm x 50mm studs head and sole plate fully insulated between with fibreglass 10 kg clad either side with 12.5mm plasterboard 5mm skim Wall between kitchen and garage to be cavity construction comprising 2 leaves of blockwork jointed fair face garage side 100mm cavity fully filled with rockwool batts 5 wall ties m^2 wall to be taken to underside of floor and fire stopped .Subject to the finished levels between the drive of the client and his neighbour which will be evident following demolition of the existing outbuildings the builder shall allow for thickening the outer leaf in foundation blockwork laid 300mm wide on bed and the whole foundation and wall shall be cast in 2000g dpm with land drain laid in gravel discharging to a soakaway. Internal walls to be 100mm stud partition comprising 12.5mm plasterboard 5mm skim either side of 50mmx75mm studs fully filled between with fibreglass for sound insulation double joist under

Ground Floor 100mm concrete trowelled smooth and level with the existing on 100mm of Kingspan floor insulation on 1200g DPM lapped to the DPC on 50mm of sand blinding and at least 150mm of compacted stone. Any air grates affected by proposal are to be ducted through to an equivalent sized air grate in the new external wall. Garage floor to be 100mm concrete on 1200g dpm 50mm sand minimum 100mm hardcore laid to fall 50mm to front door opening. Any openings between house and garage to be sealed and any air grates to be compensated for on other elevations

Roof Concrete interlocking tile to match existing suitable for pitch laid in accordance with manufacturers instructions on 50mm x 25mm battens and 1 layer of fully breathable felt such as Tyvek. Roof trusses and wind bracing to BS5268 part 3. Note that the trusses must be measured by the specialist supplier on site and not manufactured to measurements on plan. 12.5mm plasterboard 5mm skim ceiling for trusses at 600mm centres. Insulate horizontal ceiling with 150mm of fibreglass between the joists and 150mm across. Upvc fascia and soffit. Trusses secured to 50mm x 100mm wall plate with truss clips. Code 4 lead flashing soakers aprons to all abutments. Garage ceiling to be as above with 100mm fibreglass laid over for fire resistance or take the wall full height between garage and utility and fire stop. Ensure that any roof trusses over the kitchen are designed to continue the vaulted ceiling over to match the traditional roof.

Lean to Roof Concrete interlocking tile suitable for pitch laid in accordance with manufactures instruction on 25mm x 50mm tile battens and 1 layer of Tyvek breathable felt. 50mm x 150mm rafters at 400mm centres triangulated and birdsmouthed over a 50mm x 100mm wall plate secured to the top of the blockwork and over a 50mm x 150mm wall plate at abutment level bolted to the masonry at 600mm centres with 9.5mm bolts. Double rafter adjacent velux roof lights. Insulate between the rafters with 100mm kingspan and 25mm under the rafters to prevent cold bridging 12.5mm plasterboard 5mm skim ceiling. Code 4 lead flashings tray DPC to all abutments.

Stair To be manufactured to actual measurements taken on site but to comply with the following criteria. Maximum rise 220mm minimum going 220mm 2 x R + G = 550mm to 700mm. Maximum pitch 42°. Minimum head room above pitch line to be 2m. Provide handrail 900mm above the pitch line and landing with vertical spindle guarding at 100mm centres.

Lateral Restraint 30mm x 5mm x 1.2m long mild steel galvanized lateral restraint straps to be secured over 3 structural timbers at right angles to walls and 50mm wide full depth noggings. Straps to be at 1.8m centres commencing 600mm from the apex over the first uncut block to floors ceilings and verges.

Drains Resite the existing inspection chamber outside the line of the proposed wall and fit with double seal screw down cover. Discharge the kitchen and utility wastes to it along with the SVP all in direction of flow. Soil and vent pipe to have half hour fire resistant boxing in garage or fire collar where it passes through to the dwelling code 4 lead sleeve where it passes through the roof All drains to be lintolled over where wall cross. Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal. All wastes to be 38mm with 75mm deep seal anti vacuum traps. All underground drainage to be 100mm Osma plastic pipe bed and surround in gravel to falls 1:40 discharging to existing fw drain at rear through osma plastic inspection chamber 450mm in diameter max 900mm deep . All gutters to be 100mm half round with 63mm fall pipes. Rain water to discharge to and in order of priority A) watercourse B) soak away subject to percolation test C) existing on site system. All to the satisfaction of the District Building Surveyor. Builder to ensure gutter falls are satisfactory following building work or provide extra downpipes to suit

Windows Double glazed UPVC windows with K or Low E glass and units that have a 16mm spacer between panes and a u value of 1.6wm²/c. All glazing in critical locations to be safety glass to BS6206© and stamped accordingly. Critical locations are doors, windows, adjacent doors and any glass with 800mm of the floor. Opening lights to be 1/20th of the floor area and 8000mm trickle vents. Habitable room windows bedrooms to have means of escape opening light 450mm wide x 750mm high clear opening sited between 800mm x 1100mm from the floor. Provide mechanical extract to kitchen discharging at a rate of 60 l/sec to external air and utility at 15 l/sec all to external air. All doors to have 10mm under cut. Landing window and opening to be altered to accommodate the new pitched roof renew window as necessary
All electrical work to be carried out in accordance with part P of the Building Regulations. The work shall be designed installed and tested by a competent person being a member of a competent person's scheme who shall issue a certificate in accordance with BS7671 on completion.
Install a smoke detection and alarm system mains wired on the lighting circuit with batter back up. Detectors to be sited on ceiling of ground floor hallways and first and second floor landing in accordance with part B.

Alterations All structural steelwork to be in accordance with engineer's details and a conditional approval is requested in this respect. Encase steelwork to have full half hour fire resistance comprising 2 layers 12.5mm plasterboard 5mm skim 1.6m wire binding at 100mm pitch. Provide gas fired balanced flue boiler in utility with fanned outlet discharging more than 300mm from any opening into the building. New boiler to be class A or B with a sedbuk rating of 86% Protect

outlet with a cage if within 2m of floor. All new pipe work to be insulated with foam equal in thickness to outside diameter of pipe. Make good all plaster finishes. All construction to be robust. Provide an energy efficient luminaire to the bedroom.
Door between house and garage to be 30minute fire door self closing intumescant strips 100mm threshold between house and garage. Garage door to be agreed with client in terms of size style colour and operation prior to commencement of work

Rooms in Roof All existing and new doors forming part of the staircase enclosure shall be FD20 fire doors self closers are not required by the Building Regulations. The existing floor over which the new staircase rises shall be covered in 4mm hardboard and all enclosing partitions shall be 30 minute fire resistant. A mains wired smoke detection and alarm system interconnected and on the lighting system with battery back up shall be installed. Detectors to be sited in accordance with part B on the ceiling of the ground floor hall first and second floor landings. Under draw the staircase in 2 layers 12.5mm plasterboard 5mm skim. The new second floor in the existing dwelling shall be in accordance with BRE digest 208. Floor to comprise 18mm T & G chipboard as above but carried into the eaves on 50mm x 200mm floor joists at 400mm centres to which the existing ceiling joists are supported. Full depth strutting 50mm wide third span to joists Double joist trimmer and trimmed joists around stairwell. Fasten chicken wire over and against the joists to support 100mm of rockwool quilt that can be laid on the wire at ceiling level and compressed to the side of the joists as added protection in case of fire and for sound insulation .Fix 50mmx 50mm battens under the existing 50mmx 75mm rafters to span between purlin and ridge Insulate between the rafters with 75mm of kingspan thermapitch tpt and underdraw with 50mm kingspan thermawall 12.5mm plasterboard 5mm skim. Ensure a 50mm air flow over the insulation between the rafters. Provide a 25mm continuous soffit vent and fly screen to opposite eaves and ridge ventilation equal to a continuous 12.5mm gap .Double rafter under dormer cheeks. 50mmx 100mm ceiling horizontal ceiling joists spanning between each pair of rafters insulated above with 150mm of fibreglass laid between the joists and 150mm across use proprietary trays to prevent air flow blockage. Double rafter either side of velux. Dwarf stud walls to be 50mmx 100mm at 400mm centres insulated between with 100mm of kingspan and 25mm across room face 12.5mm plasterboard 5mm skim. No combustible timber within 50mm of the chimney. Velux opening lights to be 5% of the floor area with8000mm²trickle vent. Gable walls to have independent stud adjacent comprising 50mmx 75mm at 400mm centres insulated between with 75mm rockwool 12.5mm plasterboard 5mm skim