Proposed Extension to Form Sitting Room with Bedroom Over at 42 Clarel Street, Penistone for Mr and Mrs Leigh

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 Drain under building to be exposed and surrounded in concrete.

3 Existing IC to be removed, pipework made good and new vit. PVC IC to be installed outside curtilage of new extension on 150mm concrete bed, existing drain to be extended to new position and drain adj old garage to be rerouted to new IC with rodding eye installed at change of direction.

4 Floor to be min 100mm sulphate free hardcore, 50mm sand blinding, visqueen 2000 dpm, 100mm concrete, 75mm Kingspan TS70 insulation and finished with 50mm sand/cement screed.

5 Walls to be half brick skin facing bricks to match existing, 85mm cavity with 5No s/s wall ties per sq m, full fill Drytherm cavity wall batts, 100mm Thermalite Shield blockwork , 12.5mm plasterboard dot and dabbed to blockwork and skim finish.

6 Brickwork, blockwork and dpc to be bonded to existing.

7 Dpc min 150mm above ground level and bonded to DPM

8 Cavity to be continuous.

9 Cavity closed, vert dpc and 50mm insulation and galv ms wall ties every block course to reveals of all openings.

10 Lintols to be Catnic ref CNG70/100 with min 150mm end bearing.

11 First floor to be 150 x 63 sw joists at 400mm cts, with solid strutting at centre span, 80mm quilt and 70mm Cellotex insulation between joists to give sound proofing and finished with 19mm flooring grade chipboard.

12 Roof to be ex 150 x 50mm sw rafters and joists at 400mm cts on 100 x 75mm wall plate, 100 x 75mm bearer bolted to brickwork as support to rafter heads, Tyvek untearable and breathable felt with min 50 x 38mm sw tile battens, Rosemary tile finish with colour to match existing roof

13 Purlin subject to structural calcs.

14 Joist straps min 50 x 6 x 750mm down wall every third joist and over and bolted to wall plate.

15 Lateral restraining straps to span 3No joists and rafters at 1800mm cts gable with solid strutting between timbers

16 Windows to be double glazed with min 16mm air space and Pilkington 'K' glass and min 'U' value 1.8W/$m^2$k

17 Any glazing below 800mm above floor level or in doors or attached windows to be laminated safety glass and to be permanently etched "BS6206"

18 Insulation to roof space to be 100mm laid between joists and 150mm laid across top.

19 Insulation to sloping roof to be 125mm Kingspan.

20 Ceilings to be 12.5mm plasterboard with skim finish

21 Dormer to be constructed ex 100 x 50 softwood framing, full fill insulation, 12.5mm plasterboard and skim finish internally, visqueen vapour barrier to outside of framing and finished with 19mm exterior grade ply.

22 Dormer roof to be constructed ex 100 x 50 joists and rafters, with finish as main roof.

23 Rafters to be trimmed at head of dormer.

24 Rafters to be doubled under dormer cheeks.

25 Code 4 lead flashing taken min 150mm up dormer cheeks and under tiles.

26 New drainage to be 100mm diam Supersleve laid at 1:40 fall to new IC

27 Any new radiators to have thermostatically operated valves.

28 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.

29 Prior to completion the Building Control Officer must be provided with evidenceto demonstrate that either:
   a. The electrical work has been carried out by a member of a Competent Person Scheme or
   b. An appropriate electrical installation certificate has been issued for the work and has been signed by a person competent to do so.

30 Mains operated smoke alarm to be installed at head and foot of stairs with mains failure backup.

31 Energy efficient light fitting to be installed in each room.

32 Rainwater goods to be 100mm diam. half round PVCu gutter, 63mm PVCu rainwater pipes connected to 100mm diam. Supersleve drain laid at 1:40 on pea gravel bed to new soakaway min $1m^3$ and 5 m from building and subject to percolation test.

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.