

PROVISIONAL GENERAL
All work to be carried out in accordance with 2000 Building Regulations (and current amendments) and to the entire satisfaction of the LA Building Control Officer.

CONCRETE FOUNDATIONS
Foundations in accordance with BS 8004. All foundations subject to ground conditions to have at least 80mm cover below ground level. Foundations shall be extended below site or driveway penetrations. Over-site concrete to be level with or above the finished ground level.
Foundation design must be approved by the Building Control Officer subject to site investigation. Suitable base bearings shall be provided where necessary structural design. All concrete to be sulphate resisting concrete.
(a) concrete strip foundations to all load bearing cavity walls to be min 600 wide x 225 deep.
(b) concrete strip foundations to all single skin load bearing walls to be min 450 wide x 225 deep.
(c) concrete strip foundations to all slope site roof load bearing walls to be min 150 wide x 150 deep.
Reinforcement to strip foundations to be in accordance with BS 4883 designed to CP 110 with nominal mass steel fabric B583 located 75mm from upper and lower surfaces of the foundation.
Any sloped foundations to have a line of fit least equal to the thickness of the found and in no case less than 300mm. Walls to be built centrally on foundation.

EXTERNAL WALLS SUB STRUCTURE
Below ground level two leaves of trench blocks, lean mix cavity fill to all cavity finishing min 150mm below lowest DPC level.

EXTERNAL WALLS SUPERSTRUCTURE
The external walls are to be of a suitable material to achieve the approval of the Local Planning Authority and will comprise 100mm fabric brickwork to match existing to the external leaf with 1:1:6 cement lime sand. Term only with full fill. Rockwool insulation batts secured at all edges on top wall line. 100mm thermal insulation blockwork on the inner leaf with mortar as before, dry line internally with 12.7mm plasterboard on faced joints all to achieve a U_v value of 0.28W/m². All external and base are to be securely retained by suitable steel wall ties to BS 1243 positioned 450mm apart vertically and 900mm horizontally. All cavities will be filled at eaves with 100mm block cavity closer on top. Movement joints in non walling to be fixed with board with coloured polyurethane sealant to externally exposed surfaces and positioned at 9 metre centres.

DAMP PROOF COURSES
Horizontal and vertical DPC's to comply with BS 743 (pitch polymer to be incorporated).
(a) min 150mm above ground level to all load bearing walls topped with floor damp proof membrane.
(b) built into jambs of all external openings.
(c) horizontally stepped to all external sossinas and as cavity trays to all abutments.

DRAINAGE (Below ground)
100mm Superflex drainage laid with minimum fall of 1:40 as shown on plan. All drainage passing under buildings to be encased in 150mm concrete surround. All pipes penetrating external walls to be below ground level but above foundation level with a concrete lintel above opening with a settlement cap of 25mm between wall and pipe. Where drainage passes within 1000mm of any foundation and the drain trench is below the level of the foundation then the trench is to be backfilled with concrete to the underside of the foundation level with expansion joints at not exceeding 8m cts.
Under buildings to be encased in 150mm concrete surround. All pipe penetrations external walls to be below ground level but above foundation level with a concrete lintel above opening with a settlement cap of 25mm between wall and pipe. Where drainage passes within 1000mm of any foundation and the drain trench is below the level of the foundation then the trench is to be backfilled with concrete to the underside of the foundation level with expansion joints at not exceeding 8m cts.
All gullies to be back filled to ground level with concrete access (rodline etc). Manholes / inspection chambers up to 900mm depth may be PVC or reinforced concrete constructed with 150mm thick concrete base slab 1:2:4 mix and benches formed with 1:2 cement sand mortar to 1:12 gradient into appropriate channels, branches and connection bends. Walls of chamber constructed with 4.5mm thick Class B Engineering brickwork to BS 5702. 150mm thick concrete cover slab. Medium duty m.s. cover & frame with access door with appropriate fast action to the satisfaction of the Building Inspector on completion. All in accordance with Approved Document H Building Regulations.

DRAINAGE (Above ground)
PVCu to BS 4814 / BS 5265. Baths, showers, sinks etc 38mm dia. Wash hand basins 32mm dia. All discharges from floor up 75mm deep seal traps. W.C. soil and vent waste systems PVCu to BS 4878 of 110mm dia.

EXTERNAL WALLS
102mm thick fabric brick outer leaf, colour and texture of fabric to match existing, toothed and bonded into existing walls. Density not less than 1700 kg/m³. Absorption not exceeding 10%. 75mm cavity fully filled with Rockwool cavity batts. 500mm wall ties 40mm to B.S. 1243 (1976) installed 450mm apart vertically and 900mm apart horizontally. 100mm Thermalite Shield 2000 inner leaf. Trench Block only below ground level, cavities filled with lean mix concrete from top of foundation to not less than 150mm below DPC level. Two coats plaster / skim finish internally. Cavities filled at eaves, verges and around windows and door openings with damp proof course to be installed. Insulated A-SURETEX 200 Solid Brick, insulation DPC or similar.

TIMBER GROUND FLOOR
125 x 28mm tongued and grooved boarding fixed through solidthene vapour barrier to 100 x 50mm softwood joists at 400mm cts. on softwood ventilated on DPC on 102mm thick brickwork sleeper walls built on concrete on 100mm thick concrete slab on hardcore fill. 50mm thick rigid polystyrene insulation boards to fit tightly between floor joists and supported on battens nailed to sides of joists. Insulation fixed directly behind vapour barrier. 150mm clear air space between top of joists and underside of joists. Concrete screed to be not lower than highest adjoining ground level. Underfloor ventilation by means of 75 x 225mm air bricks fixed in outer leaf at 1000mm cts and fully closed access cavity. Ensure that adequate fresh air ventilation is maintained to floor void beneath existing dwelling.

CONCRETE GROUND FLOOR
65mm sand cement screed on 100mm concrete slab on 75mm polythene insulation on 1200mm polythene damp proof membrane with laced and laced joints linked all round with steel wire laid over 25mm sand bedding on 100mm min thickness consolidated hardcore.
Alternative: 22mm tongued and grooved flooring grade chipboard type V313 moisture resistant to BS 6868-1972 on vapour control layer on 25mm polythene (shrouded) fibreglass on 100mm concrete floor slab positioned at or above ground level on 1000mm damp proof membrane linked all round to damp proof course to walls, 25mm sand bedding on 100mm min thickness consolidated hardcore.

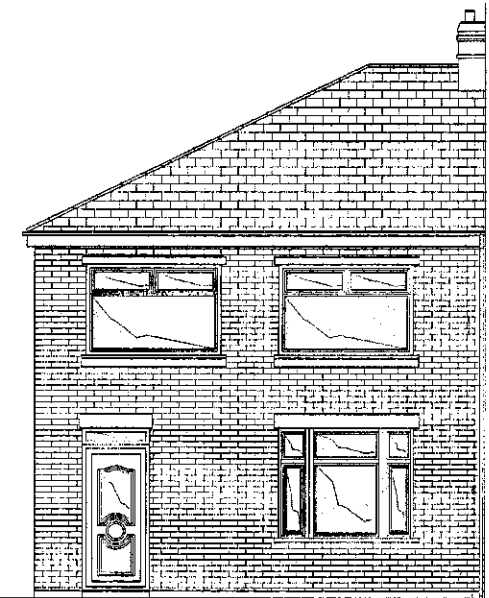
SUSPENDED TIMBER UPPER FLOOR
125 x 28mm tongued and grooved boarding / 18mm tongued and grooved flooring grade chipboard V313 moisture resistant to BS 6868-1972 on 142 x 80mm SCA softwood joists at 400mm cts built on inner leaf cavity walls. Where joists run parallel to external walls, cross batts 38 x 50mm softwood straps to be built into the inner leaf and carried over the last three joists with noggins between at strap positions. Straps to be fixed at 2000mm cts. Herringbone strutting to be fitted at mid span where span exceeds 2.00m. 100mm min and beards to joists. 12.5mm plasterboard and skim ceiling.
Where the floor separates a garage from a habitable room or is semi exposed then install a vapour control layer below the floor deck and install 75mm rigid polystyrene insulation to be tightly battened and supported on 25x38mm battens fixed to sides of joists. Fix top layers 40mm plasterboard fitted to break joints to give 1/2 hr fire protection apply skim finish.

SLOPING ROOF
Interlocking concrete roof tiles Massey or similar, profile colour and texture to match existing or natural slates to match existing laid to required course on 38 x 25mm treated timber battens on B.S. 747 type LE reinforced sarking laid at required to 100 x 30mm rafters 924 grade fixed at 600mm cts. Fixed at ridge to 175 x 25mm saw ridge board and bords finished on top to 100 x 50mm saw battens set on inner leaf at eaves. Wall plate secured at eaves with 35 x 50mm oak or pine wall plate straps fixed at 1500mm cts and spaced and secured to inner leaf. All strapping to be supported on 25x38mm battens fixed to sides of joists. Fix top layers 40mm plasterboard fitted to break joints to give 1/2 hr fire protection apply skim finish.

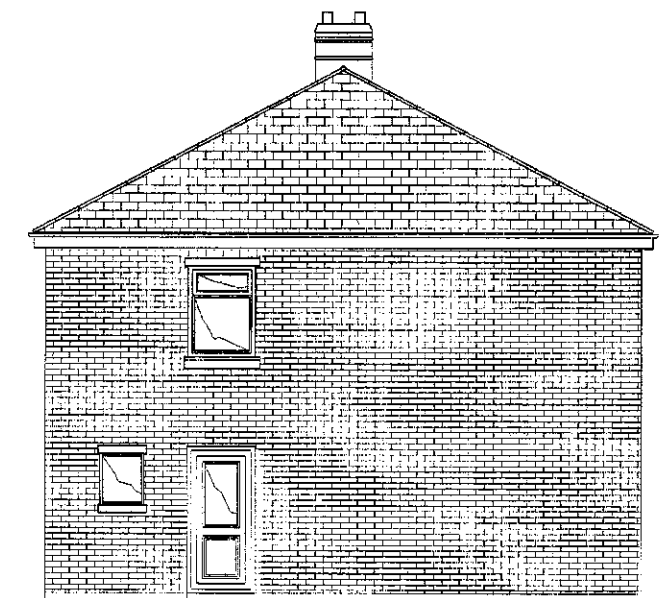
VENTILATION
All windows to have double glazed sealed units to B.S. 6205, operable sashes to be sealed to or greater than 1/20th floor area trickle vent facilities to be provided within the frame, bathrooms, w.c.'s, utility 4000mm² or other rooms 8000mm². Patio doors to have ventilation facility built into the frame. Windows to have mechanical exhaust facilities direct to external air, min. output 80 litres / sec. or 30 litres / sec. if incorporated into cooker hood. Bathrooms, shower rooms and independent w.c.'s to have mechanical ventilation 16 litres / sec. output in addition to operable windows.

LINTELS
Birtley 1 Superdry or Citicac as specified, or a combined cavity tray steel lintel to B.S. 5977 with 150mm min. end and beards. All lintels to be installed so as to prevent solid blocking. All lintels to receive plaster finish to the heads and soffits to provide a minimum of 1/2 hr fire protection.

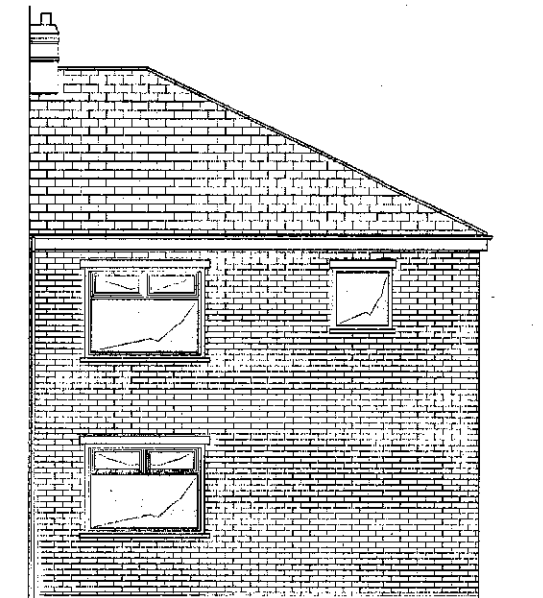
GENERAL
Electrical installation wiring and bonding shall be strictly in accordance with the 16th Edition of the I.E.E. Regulations.
Contractor to provide all installation test certificates and notifications for approvals to Northern Electric. The number and location of power and lighting points to be to client instruction.
All gas installations to be carried out by C.O.D. registered installers.
Any glazing to windows below 800mm height from floor level or below 1500mm in doors and side bolts to be laminated safety glass to comply with Part B Building Regulations and B.S. 6262.
Damp proof courses in external walls to be 150mm min height above ground level. Rubbed brickwork or similar solid polymer D.P.C. masonry.
All timber used to be pressure impregnated with preservative.
All new plumbing to be installed with Armaflex pipe insulation.
100mm PVCu rainwater system, down at 600mm cts. 60mm PVC rainwater pipes.
Level of decoration to be negotiated with client.
Sicoma mastic pointing around all new frames against brickwork.
Within dimensions, walls to be taken to external air, reference to actual measurements.
Where possible, locate works at convenient times, the house owner shall consult and notify adjoining property owners in respect of The Party Wall Act 1997, and obtain written approval prior to the commencement of the works.



FRONT ELEVATION A - A
SCALE 1:100



FRONT ELEVATION B - B
SCALE 1:100

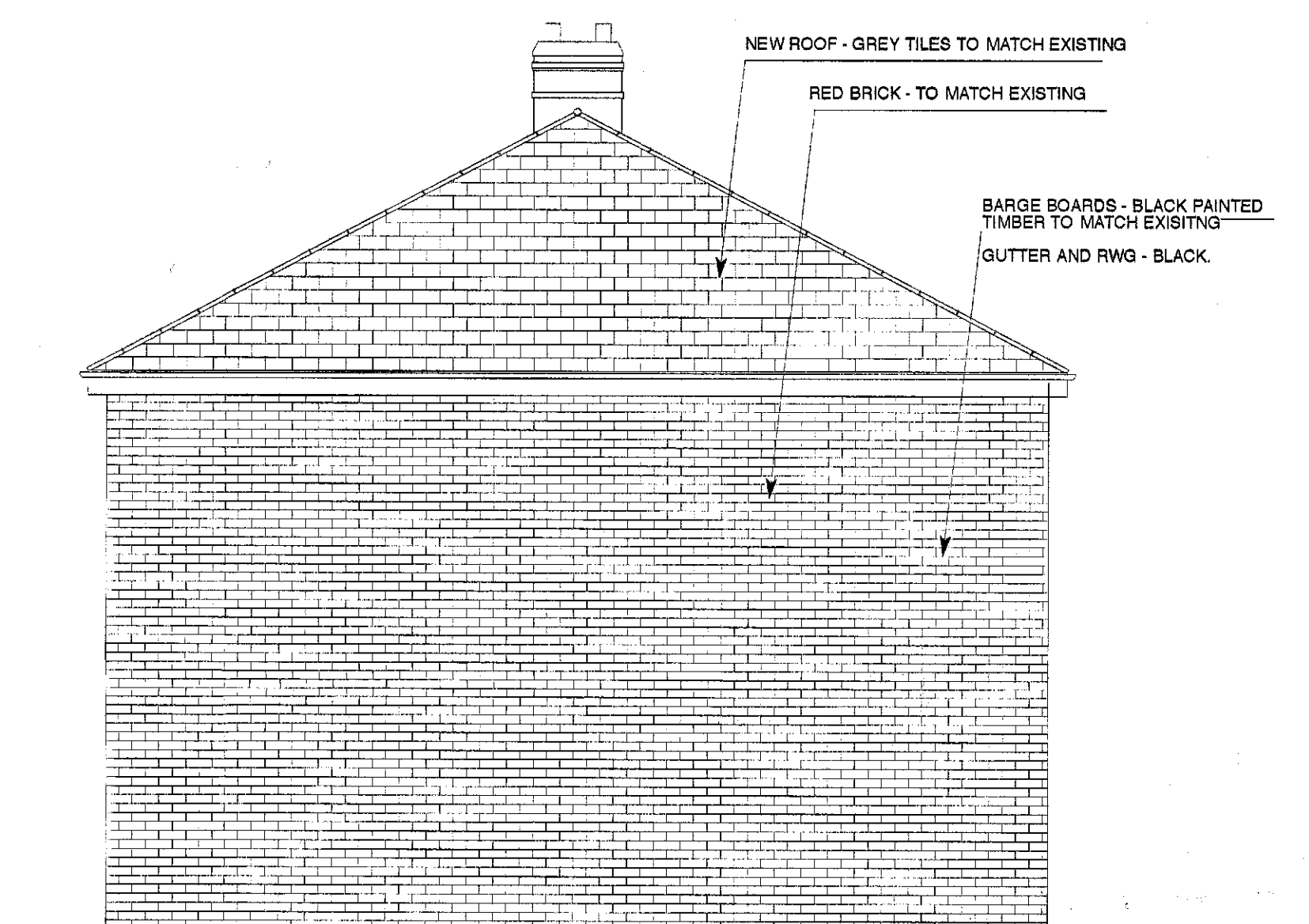


FRONT ELEVATION C - C
SCALE 1:100

EXISTING ELEVATIONS/PLANS



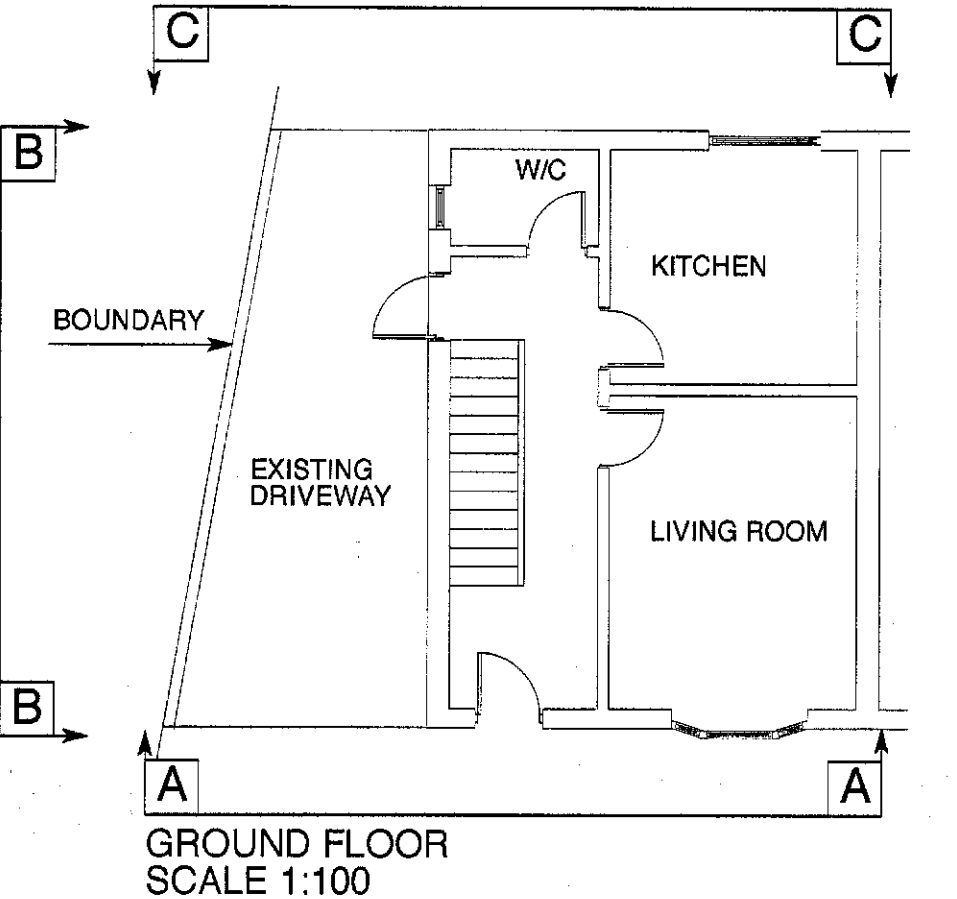
FRONT ELEVATION A - A
SCALE 1:100



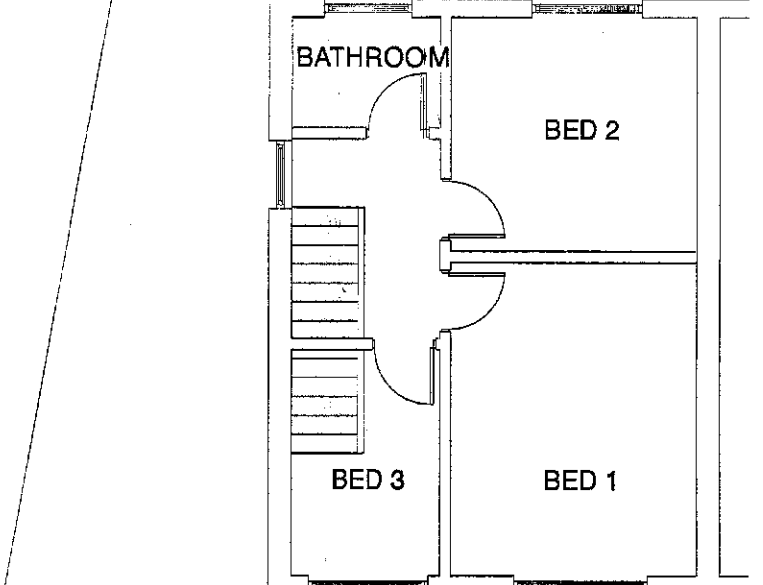
FRONT ELEVATION B - B
SCALE 1:100



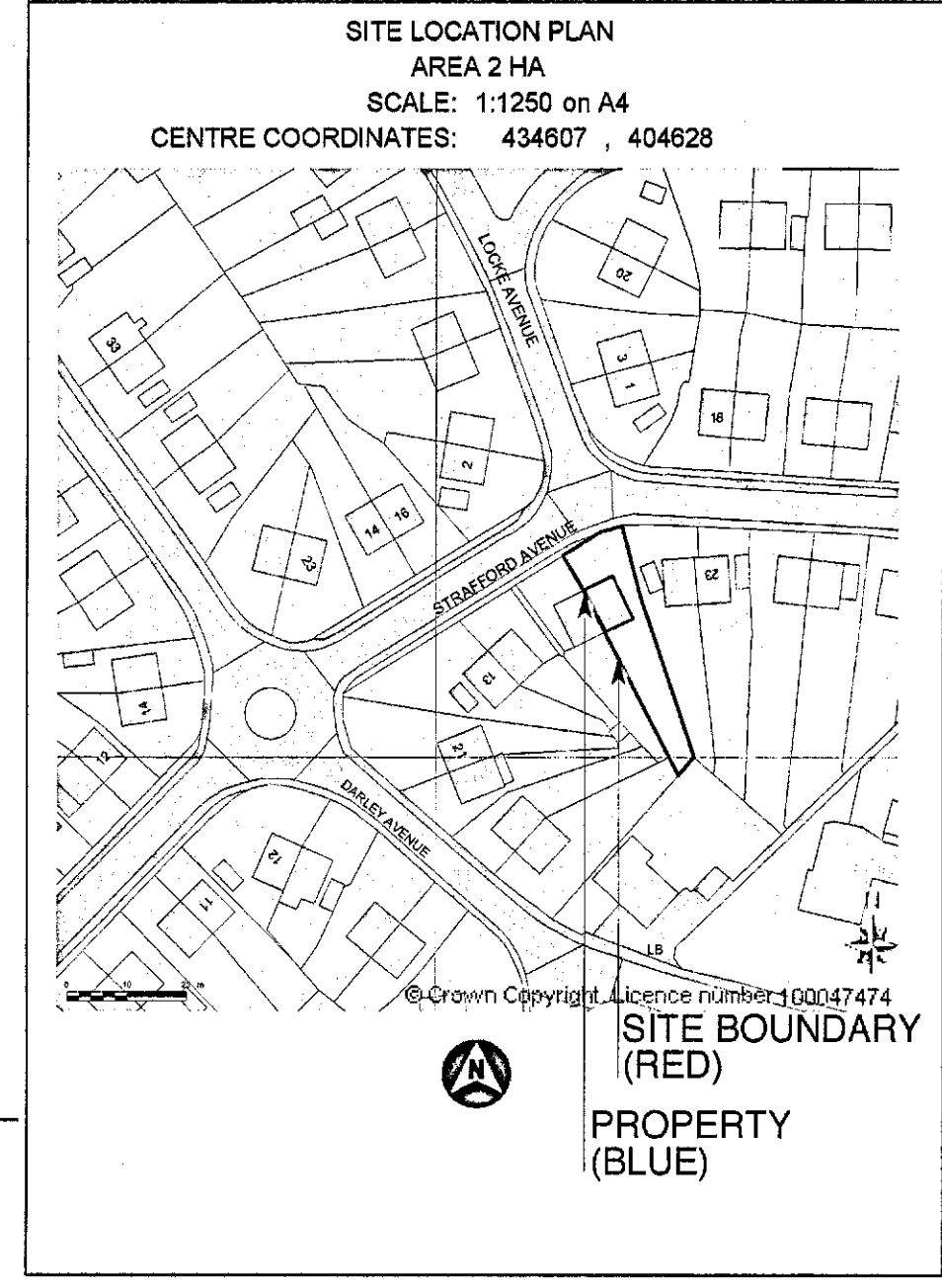
FRONT ELEVATION C - C
SCALE 1:100



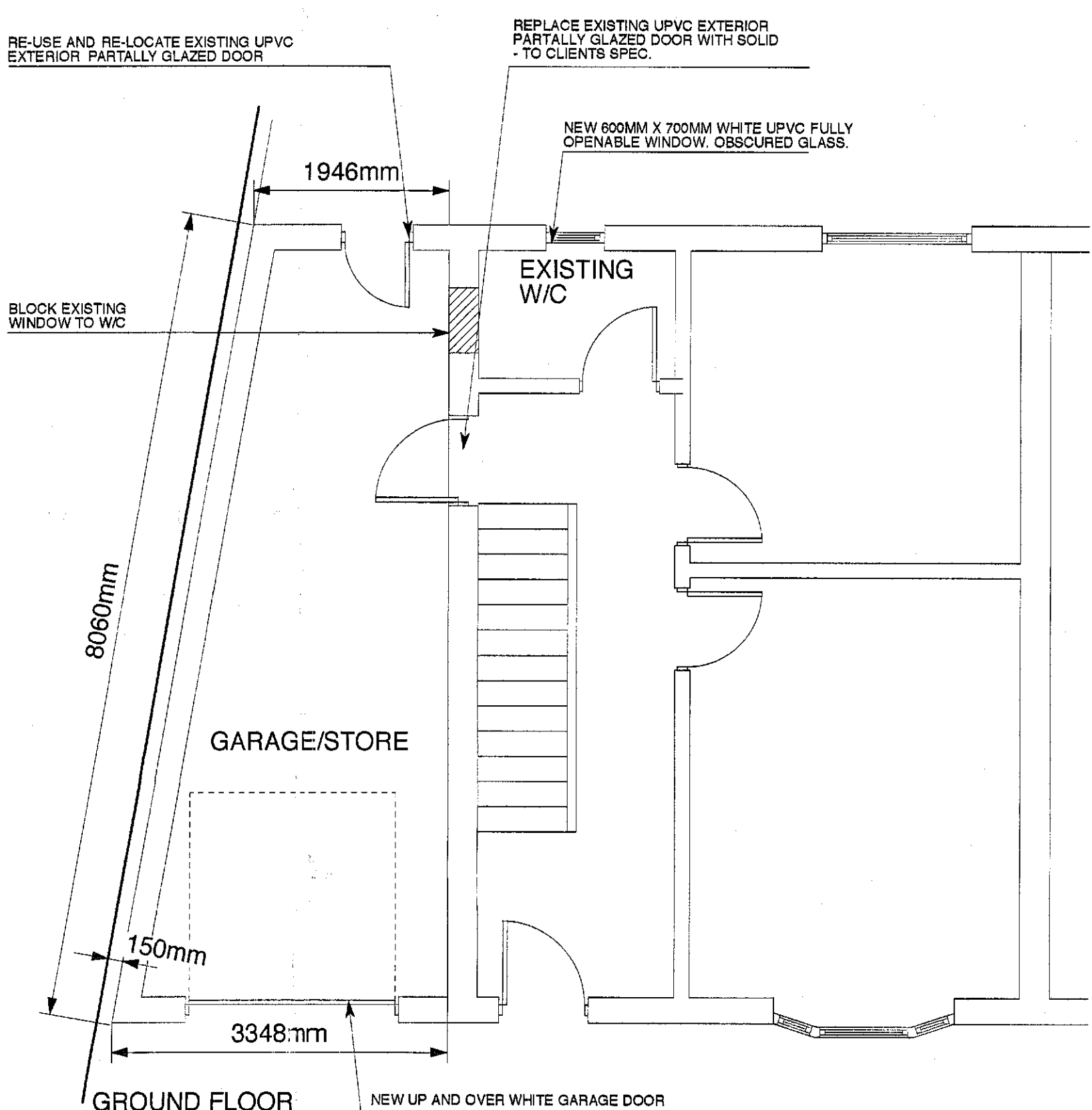
GROUND FLOOR
SCALE 1:100



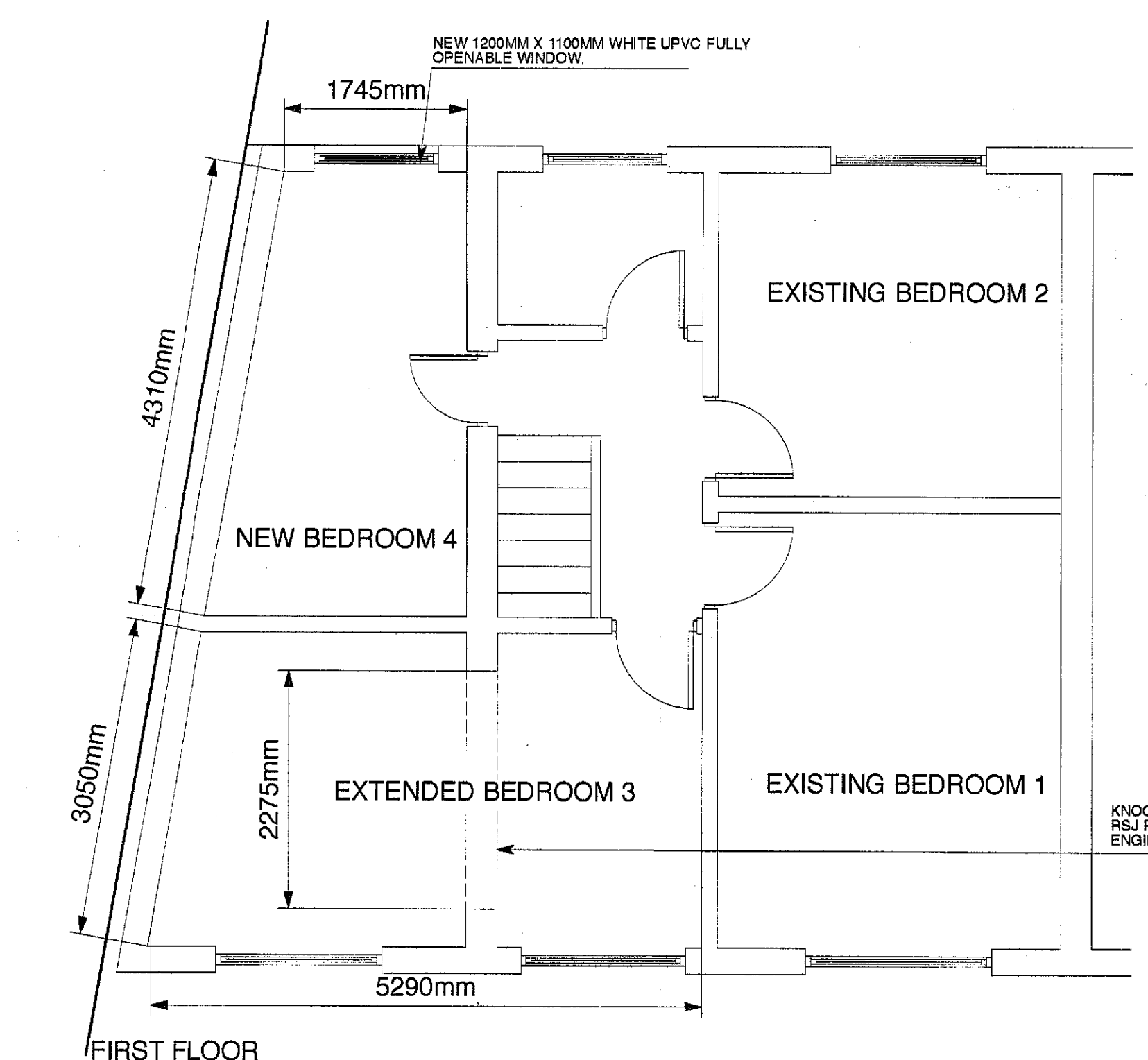
FIRST FLOOR
SCALE 1:100



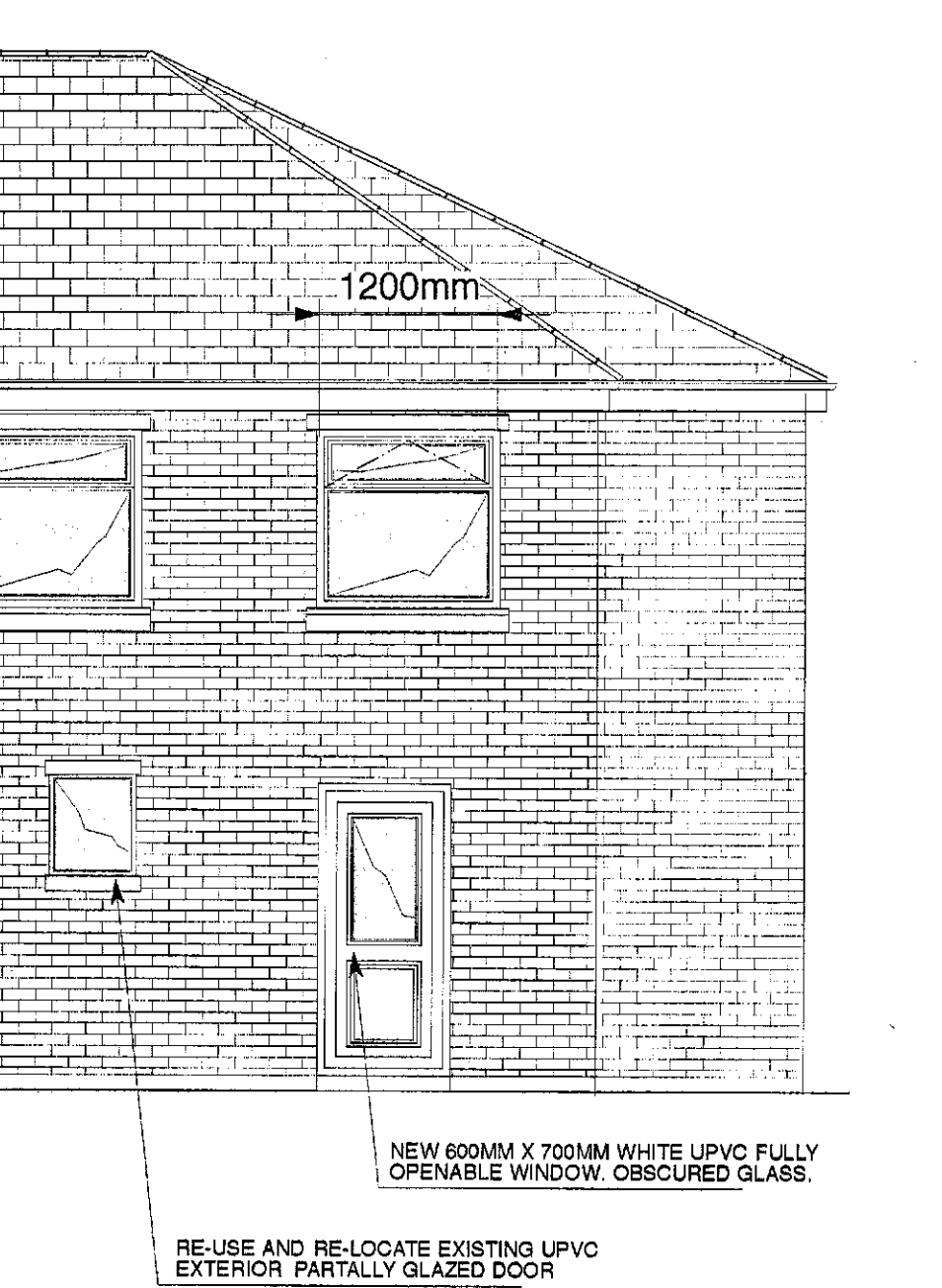
SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 434607, 404628



GROUND FLOOR
SCALE 1:100



FIRST FLOOR
SCALE 1:100



RE-USE AND RE-LOCATE EXISTING UPVC EXTERIOR PARTIALLY GLAZED DOOR

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Drawing: PLANNING DRAWING
DOMESTIC EXTENSION

Drawn by: CMB
Date: NOVEMBER 2015
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