

GENERAL :

All finishes to be to the full satisfaction of the Local Planning Authority
All finishes to match those of existing
All (exact) dimensions to be confirmed on site before construction begins.

FOUNDATION DETAILS :

Strip foundations to be taken down to a suitable sub-strata, and to be to the entire satisfaction of the Local Authority.
Foundations to be 150mm thick, 600mm wide for cavity wall construction, and 450mm wide for single-leaf construction.
Depth of foundations not to be scaled from cross-section. Any foundation within 900mm of a drain trench will be taken down to the invert level of the drain.
25mm upstand insulation to be fitted to perimeter of floor.

GROUND FLOOR CONSTRUCTION :

New floor level to be continuous with existing
Floor to be constructed from 65mm sand/cement screed on 100mm concrete on 125mm Jablet insulation batten on 1200 gauge visqueen on 25mm sand on 150mm consolidated hardcore.

DRAINAGE - EXTERNAL :

Exact location and runs of drains to be confirmed on site before construction begins.
All drains passing below building works to be encased in 150mm concrete.
Any drain passing through a wall to be protected by a reinforced concrete lintol :
all drains to be to the entire satisfaction of the Local Authority.
All new drains to be 100mm diameter SGE pipes with flexible joints.
Drains to be laid at a 1 in 40 incline on a granular bed : any drain with less than 450mm cover to be haunched with concrete.
Any disused drains to be removed, and voids filled with concrete.

WALLS - EXTERNAL :

Cavity walls constructed from 102mm facing bricks (to match existing), a 100mm cavity, and an internal skin of 100mm Thermolite block, with insulated plaster board and skim finish internally. 100mm Dritherm 32, or similar insulation, to achieve an overall U value of 0.28W/m²/C.
New brickwork to have a DPC at all cavity closings : existing cavities to be maintained.
DPC in new brickwork to be min. 150mm above finished ground floor level : cavity to extend min 225mm below lowest DPC.
DPC to be lapped min. 100mm into existing : visqueen to be lapped under DPC on inner skin.
Cavity walls to be tied with min. 5 stainless steel wall ties per sq. metre.

WALLS - INTERNAL :

To be constructed from 75 x 50mm timber noggins @ 600mm horizontal and vertical centres, with 12.5mm plasterboard and skim finish either side.
Walls to be positioned over 2 no. floor joists, as indicated above.
For additional sound reduction, 2 no. layers of plasterboard to be used to plasterboard, and fibre quilt insulation may be considered between noggins.

FIRE :

Self-contained smoke alarms conforming to BS 5446 part 1 1990 to be provided within 3 metres of the bedroom doors (7 metres from the kitchen/dining area etc.) : ceiling of ground floor hall outside kitchen door, and ceiling to first floor landing. Alarms to be inter connected and permanently wired to a separately fused circuit at the distribution board.
Elements of structure to have 30 minutes fire resistance.

DRAINAGE - INTERNAL :

Bath waste 42mm diameter waste pipe in unplasticised PVC with deep seal trap (75mm)
Sink waste 36mm diameter waste pipe in unplasticised PVC with deep seal trap (75mm)
Shower waste 42mm diameter waste pipe in unplasticised PVC with deep seal trap (75mm)
All waste pipes to be 100mm diameter PVC.
All joints cold solvent.

LINTOL SUPPORT :

All lintols to be Keystone P/K70, or similar.
All lintols to be insulated.
Internal reinforced concrete lintols to single leaf walls to be 150mm high x 100mm wide, with 2 no. R12 bars in bottom.
First floor cavity wall to be carried by steelwork, to Structural Engineer's calculations.
Provide 30 x 5 mm mild steel lateral restraint straps at not more than 2000mm centres to :
Roof, where roof timbers are parallel to walls.

VENTILLATION :

Trickle ventilation to be fitted above all new windows and patio doors, min 8000mm per habitable room.
Mechanical ventilation - provide background ventilation @ 4000mm² to kitchen, utility room, bathrooms and WCs.
Kitchen to have mechanical extract of 60 L/s or 30L/s cooker hood extract.
Standard perimeter eaves ventilation to be fitted, with min 10mm air gap along length of eaves.
Windows to habitable rooms to open to 1/20th floor area.

ROOF CONSTRUCTION :

Type of roof tiles to be confirmed on site, and deemed suitable for proposed roof pitch.
Construction to be roof tiles on 25 x 38mm tanalised battens on breathable membrane (Tyvek or similar, on 175 x 50mm rafters @ 400mm centers.
Rafters to rest upon 100x 75mm timber wallplates, which in turn rest upon blockwork inner leaf of cavity walls.
Wallplate to be fixed to wall below by galvanised steel straps @ 2000mm centres.
Roof lights to be trimmed by double rafters, bolted together at maximum 600mm centers.
12.5mm plasterboard with skim finish to be fitted to undersides of ceiling joists, with 150mm insulation board (Kingspan or similar) laid inbetween rafters.
Rafters to be restrained by 3 x 50mm mild steel straps @ 2000mm centres screwed to 3 no. joists, and fixed to cavity walls.

ADDITIONAL NOTES :

Toughened safety glass to be fitted.
All rooms except for kitchen and bathroom to have side hung window with clear opening min 0.33 sq m (575x575mm), with cill height max 1100mm high.

ELECTRICAL INSTALLATION :

All electrical work to be carried out by certified NIC EIC installers.
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

GLASS :

All doors and windows to be double glazed.
Safety glazing to BS 6206 to be fitted. Critical locations :
within 800mm of FFL
below 1500 in doors.
within 300mm and below 1500mm to glazing areas next to doors.
Glass to be etched with the BS kite mark for identification purposes.

PROPOSED

Proposed domestic extension at :
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MR A ARAMA
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