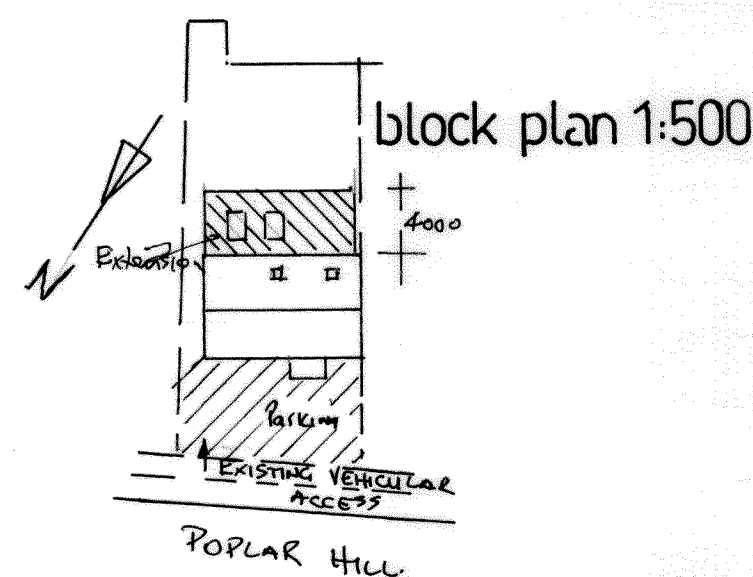
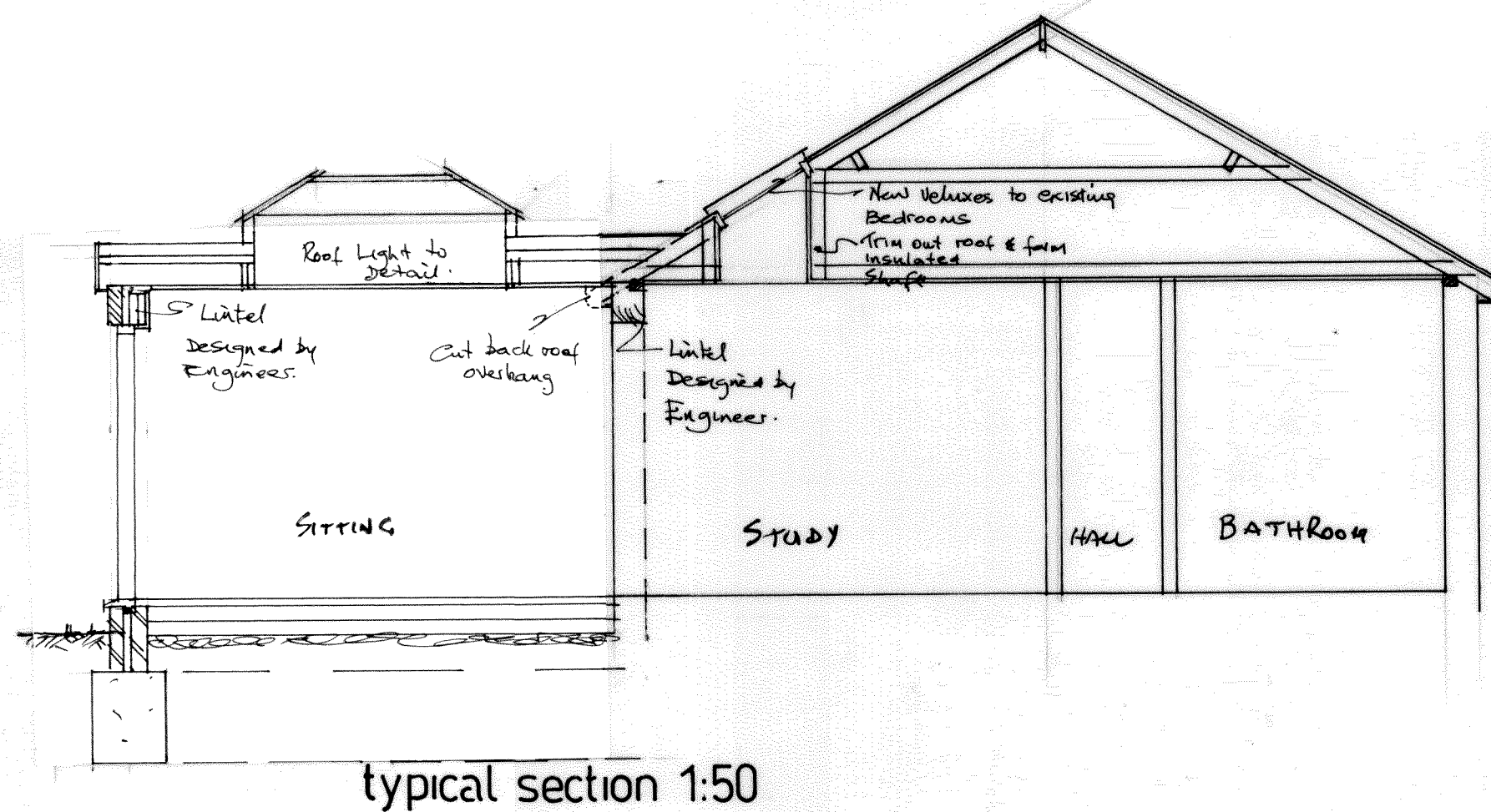


PARKING AREA.



## General Construction Notes for Single Storey Rear Extension Etc.

THESE ARE NOT WORKING DETAILS, they have been produced solely for the purpose of making Local Authority Applications and do not form part of any CDM requirements.

Notes are to be read in conjunction with the details shown on Drawing 2021.03, Manufacturer's Specification Details and on the Separate Structural Engineer's Calculations and Details.

All work must be carried out in a proper workmanlike manner and in accordance with all British Standards, Codes of Practice and Manufacturers' specifications.

All details and Dimensions to be checked and verified on site BEFORE commencement. DO NOT SCALE

### Alterations and Enabling Works

Demolish and clear away the existing conservatory shown on the existing elevations and dotted on the floor plan to allow for the construction of the new extension.

Remove the existing windows/doors to the rear wall of the main dwelling and block up as indicated.

Carry out alterations as indicated on the drawings noted above.

Remove walls, alter/form new openings as required including new lintels and padstones. Make good to match existing.

All new lintels to be confirmed and approved with Building Inspector beforehand.

Provide new steelwork and padstones etc as designed and detailed separately by Structural Engineer.

Contractor to be responsible for all temporary propping and support of the existing structure during construction.

Foundations to All New External Walls of Extension.

New concrete deep strip foundations, standard mix complying with current standards (min. GEN 1) adequately compacted and laid on sound trimmed trench bottoms. Stepped to suit site levels.

Min. width 600mm and a min. depth of 1.00m if in clay.

Particular regard shall be paid to structure where there are trees on or near the site. Additional works in such cases shall be in accordance with NHBC chapter 4.2 and as agreed on site with the Building Inspector.

Ground Floor Slab to Extension (U value 0.22 W/m<sup>2</sup>K).

Existing floor slab to conservatory to be exposed and retained if acceptable, extended floor slab to be tied to the existing subject to the approval of the Building Inspector.

Provisionally assume new slab to comprise the following subject to the site inspection:

Fill, spread, level and compact crushed hardcore in max 150mm layers to suit site levels, blinded with sand.

Cover with 1200g polythene DPM well lapped at joints and carried up against external walls to marry with DPC.

Lay thin layer of sand blinding to ensure that insulation is fully supported. Lay min. 100mm Celotex G4100 insulation, covered with 500 gauge vapour barrier as VCL.

100mm thick concrete sub-floor.

Min. 65mm reinforced screed - level of new floor to match existing.

Provide 25mm perimeter insulation to floor screed.

External Walls to Extension (U value 0.28 W/m<sup>2</sup>K).

Cavity walls to extension built off top of foundations in two skins of 100mm brickwork.

DPC to both skins min. 150mm above external ground levels.

External levels to be adjusted as necessary.

Cavity walls above DPC to consist of:

External leaf to be Fatter/Dapple Light Facing Bricks to east side elevation and 100mm blockwork suitable for applied decorated render finish to other elevations as indicated on the drawing.

Min. 100mm cavity insulated with full fill Dritherm 32.

Internal leaf to be 100mm Celcon Solar 2.9N/mm<sup>2</sup> blocks or equal.

Bond extension to existing with Furrif (or similar) profiles.

Build in stainless steel wall ties at 900mm centres horizontally and 450mm centres vertically - staggered.

Close cavity at reveals with insulated closer, vertical DPC and extra ties to each block course.

Lintels to window and Bi-fold doors to be confirmed by the Structural Engineer.

Flat Roof to Extension (U value 0.18 W/m<sup>2</sup>K) - to conform to BS6229:2003.

Provisionally assume 175x50mm C24 grade flat roof joists at 400mm centres. - Subject to Engineer's confirmation.

Joists generally to be fixed to new wallplates on new external walls and on existing rear external wall of dwelling.

Provide and install new roof lanterns including insulated kerbs - full details and size to be determined and advised by client.

Roof Construction details and trimming to new roof lantern all subject to design and details prepared by Structural Engineer before works commence.

Fix furring pieces to tops of new joists to provide falls for rainwater to discharge to new gutters and downpipes.

Cover over with 18mm plywood, 120mm Celotex XR4000 Insulation, VCL and 18mm plywood mechanically fixed.

All as Celotex Specification.

Cover over new with high performance roofing all in accordance with manufacturer's specifications and details including timber angle fillets and drips. Provide decorative fascias as agreed with client.

Provide upstand flashing around new rooflight.

Extend roof covering on plywood decking min 450mm up rafters of adjacent pitched roof and re-fix roof tiles over to ensure watertight junction between the pitched and flat roofs.

### Windows/Doors/Roof Lights (U value 1.4 W/m<sup>2</sup> or better)

Re-use doors and windows where possible subject to confirmation of U values and Building Inspector's approval.

All windows and roof lights to be double glazed and incorporating 8000 sq. mm draught-proof trickle ventilation.

Glazing to comply with BS6206 & part K of Bldg. Regs.

Details to be provided by the window supplier to show that they comply with the U value of 1.4 W/m<sup>2</sup>.

Windows to be fitted with a sticker to show that they comply with a WER rating of band C or better.

Windows to provide rapid ventilation area min 1/20th floor area of room.

Any glazing within 800mm of floor level to be of toughened or laminated safety glass. Glazing to doors and adjacent panels will be safety glazing where within 1500mm of floor level.

Trim out existing ceiling/roof and install 2no. new Velux roof windows over existing bedroom and study as indicated.

Form new insulated shafts from roof window to ceiling level comprising 100x50mm studwork infilled with insulation quilt and clad internally with 27.5mm Celotex PL3015 and skim.

Internal Partitions.

New partition within extension to be 100mm blockwork raised off the existing inner skin of the conservatory external wall and foundation tied to the new external of the extension and the existing dwelling to act as a buttress to the new external wall.

New internal partition extending the hallway to be ext100x50mm studwork clad both sides with 12.7mm plasterboard.

Infill between studs of all partitions with mineral wool insulation.

Internal Finishes

The cavity walls to the extensions will have plasterboard on dabs internally with 15mm air space to ensure an adequate min. U value.

Plasterboard to ceiling to have min mass per unit of 10kg/sq. m - use 15mm plasterboard or 12mm British Gypsum wallboard 10.

Skim coat plaster to all new walls and ceilings internally.

Existing walls in new extension to be prepared and plastered.

Generally make good all plaster following alterations.

Electrical.

All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671 (I.E.E. Wiring Regulations latest Edition).

The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control on completion of the works.

Electric sockets and switches to be positioned between 450mm and 1200mm above floor level.

Provide low energy light fittings with luminous efficacy greater than 45 lumens/circuit watt to new areas.

Ensure mains operated, interlinked smoke alarm (with battery backup) to entrance hall with interlinked heat detector to kitchen.

Alarm system to meet standards of Grade D Category LD3 as a minimum.

Heating.

All alterations and new works are to be carried out by competent and fully qualified tradesmen in accordance with current regulations.

Existing heating to be extended into new extension.

All new radiators to be fitted with thermostatic radiator valves.

The existing boiler is to be checked to confirm capacity for additional load and replaced if necessary.

Rainwater Goods.

New gutters and downpipes are to be upvc.

Re-position existing rainwater pipe and re-connect to drain.

Provide new rainwater pipe.

Drainage (PROVISIONAL SUBJECT TO SURVEY)

Carry out full survey of the existing foul and surface water drainage system to establish and agree details with Building Inspector before commencing works. Expose the existing drains as necessary.

Surface water to be taken to new soakaways min 5000mm from building or connected to existing as agreed with Building Inspector on site.

All new drains to be 100mm underground plastic laid to falls, bedded and surrounded in pea shingle and connected to existing.

Drains passing through new foundations to be bridged with concrete lintels and wrapped in fibreglass.



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All details and dimensions to be checked and verified on site BEFORE commencement. DO NOT SCALE

Client:	Mr and Mrs Chittock	
Site Address:	117 Poplar Hill, Stowmarket IP14 2BY	
Job Title:	Single Storey Rear Extension to Dwelling following Demolition of Existing Conservatory.	
Drawing Title:	Plan, Elevations, Typical Section and Block Plan.	
Drawing No:	2021.03	
Scales:	As Shown @ A1	Date: 13th January 2021

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