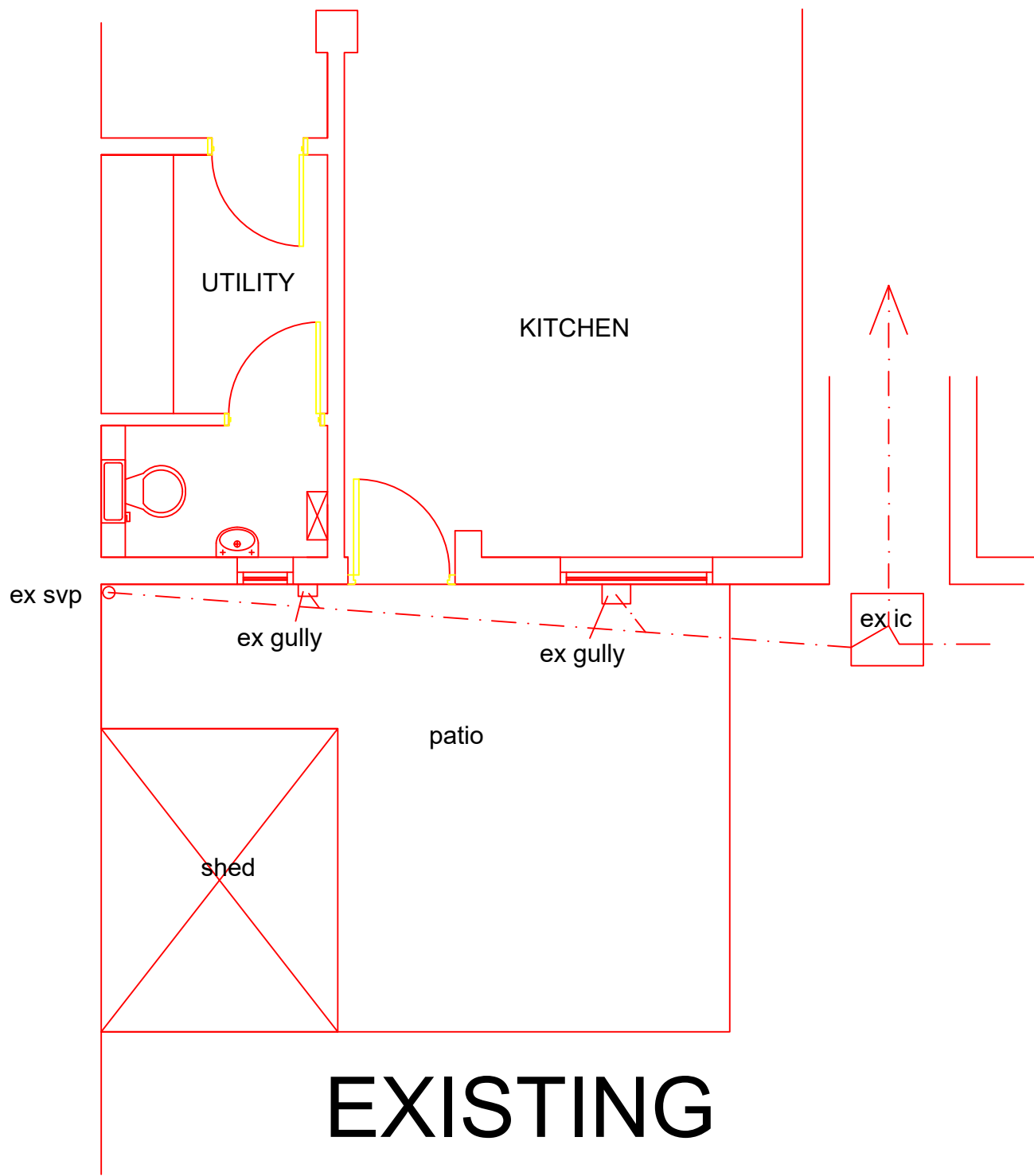


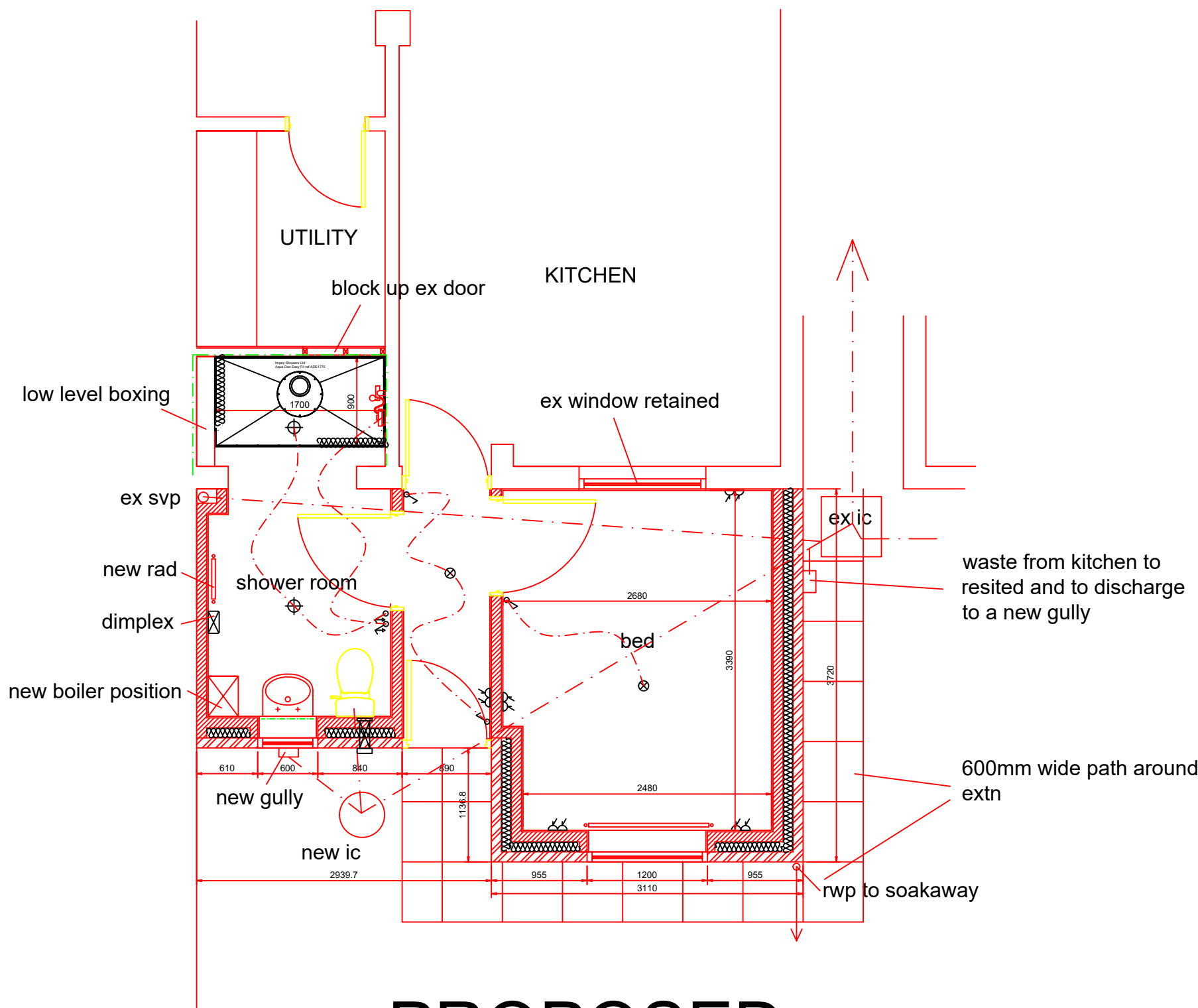
REAR ELEVATION  
EXISTING



REAR ELEVATION  
PROPOSED



EXISTING



PROPOSED

SPECIFICATION

EXTERNAL WALLS

102 Matching brickwork, 100 cavity with ties at 5/m2 and every block course at opening reveals, 100 Isowool Hi-Cav infill, 100 Tarmac Hemelite blockwork laid in a 10mm full mortar joints, blockwork plasterboarded internally. Cavities to be closed with 'RMC' thermabate. Form external window/door openings using 'Catnic' CGH90/100 BS EN 10142:2000 galvanized steel lintels with integral insulation. Walls below ground level to be 7N/mm2 blockwork cavity filled to within 150 of DPC.

'U' value 0.28 W/m2\*K

Foundations to be 775 min. depth, 600 wide to external walls, at least 1000 below ground level but all subject to ground conditions, vegetation, drainage systems, Building Control requirements and if appropriate Structural Engineer's requirements. Install DPC to both leaves, 150 min. above surrounding ground level. Blockwork to be joined to existing structure using suitable stainless steel fir-fix channel and ties or Brickwork to be keyed into existing. Include to sleeve and protect all existing and new services as required by building control.

GROUND FLOOR

75 sand/cement screed on 100 reinforced concrete slab (A142 MS) on 1000g Vapour control layer on 100 Celotex Extra-R XR3000 flooring grade insulation with 25mm EPS placed vertically at external perimeters on 1200g DPM (lapped to wall DPC) on 25 soft sand on 150 MOT type 1 mechanically compacted clean stone hardcore.

'U' value 0.20 W/m2\*K

RADON MEASURES

Close cavities at DPC level with a cavity tray and weep holes. In locations identified as requiring radon protection, allow for all service entries through the DPM to be sealed to ground bearing slabs. Allow for a 600x600x225mm loose laid honeycomb brickwork with a 50x600x600 Concrete Slab cap over and surrounded by a clean stone hardcore. Sump to be constructed with a 110mm dia UPVC pipe to be taken outside the building and cap off allowing for future mechanical ventilation if deemed necessary.

Roof Construction - 3 layer Anderson felt or similar with a 20 year insurance back guarantee with a vapour defuser layer on 18 WBP Marine plywood on SW firings strips (1.60 min fall) on 50 X 150SW C16 @ 400crs. Fit a row of solid noggins to centre to centre of joists where span in excess of 2000mm. 100mm celotex insulation between joists with 60mm celotex insulation fixed to u/s of joists with a 12.5mm pl.bd & skim finish. Ventilation roof with a continuous 25mm vent gap and provide a continuous 25mm vent gap to adjacent building to allow for cross ventilation.

Fit 30x5 galvanized MS restraint straps at 2000 crs.

Code 4 lead flashing 150 high to junction with main house, to be installed strictly in accordance with LSA handbook.

White 16mm thick UPVC fascia boards. Include for all cover trims, internal/external corners, all to be fixed using stainless steel screws/pins with UPVC covered heads. All new UPVC plastic fascias, trims, soffits etc to be free from lead stabilisers

'U' value 0.16 W/m2\*K

INTERNAL WALLS (Blockwork)

100mm 3.5n blockwork to be laid on 100mm pvc DPC material, tie into existing/new external walls using stainless steel tiles @ 450mm vertical centres

DRAINAGE

100 dia. uPVC underground drainage at 1:40 min. fall in 150 granular bed and surround externally or 150 concrete bed & surround under floor slab.

New uPVC pre formed inspection chamber with medium duty cover with mechanical fixings.

VENTILATION, EXTERNAL WINDOWS & DOORS

Trickle vents to be fitted in the heads of all windows to give 4000mm2 to bathrooms/shower rooms and 8000mm2 to bedroom.

New windows/doors to PVCu to be double glazed low 4-16-4 (En=0.05)E Argon filled units, and sealed at abutments with walls using polyurethane foam and pointed externally with sealant. All frames to be set to provide a minimum of 35mm cover to cavity. All critical areas of glazing to incorporate safety glass to BS 6206.

New External Doors = 'U' value 1.8 W/m2\*K

New External Windows = 'U' value 1.6 W/m2\*K

GUTTERS

112 dia. uPVC half round gutters to 68 dia. downpipes to discharge into new soakaway. Include for all necessary brackets, fixings, outlets, stopends etc.

WET HEATING SYSTEM ALTERATIONS

New 'Stelrad' type radiators to have 1/no thermostatic valve to inlet side with a lockshield drain off type valve to outlet side. Heating system to be fully flushed through & cleansed and then refilled, tested & balanced upon completion.

All service pipework to be neatly clipped and must be insulated to meet W35 water regulations with polythylene pipe insulation.

ELECTRICAL SERVICES

All electrical works to be undertaken by an NICEIC registered domestic installer to provide a 18th Edition test certificate upon completion.

GAS SERVICES

All gas works to be undertaken in accordance with the Gas Safety Regulations 1998 and gas works must be undertaken Gas Safety registered engineer. Provide a Gas test certificate upon completion.

Shower Room:

Isolate, remove & dispose of wash basin, w/c and radiator.

Relocate water supply pipes beneath floor, where possible. Any visible water pipes to be enclosed with boxing.

Remove existing door and block up with stud partition and 12.5mm plasterboard & skim to finish

Form shower area 900x1700mm using Impey LD7 Shower deck and waste.

Include for Impey Whale Digital smoothflow shower waste pump with TAD13 shallow gully and pipe and to connect into the existing foul drainage.

Entire floor area to be prepared and covered with Altro Pisces non slip flooring, cove flooring up walls by a min 150mm.

Fit Mira Advanced ATL Extra (waste pump option) electric shower unit 1000mm to base of control unit from FFL with riser rail mounted 900mm to base of rail to FFL.

250x200mm bumpy white wall tiling as per areas defined in key

Fit H/duty shower rail with corner support with return bracket & 2/no H/duty weighted shower curtains.

Fit 2/no 'Blue' coloured 450mm long plastic fluted grab rails. One to be positioned vertically and one horizontally. Exact position to be agreed onsite.

Supply & fit 1/no sandringham W/C.

Supply & fit an Armitage Shanks 'Portman 21' 500 x 420mm wall mounted wash basin with 1/4 turn lever taps. To be mounted at a height of 850mm from ffl to top of basin.

Electrical Services:-

All works to be carried out by an NICEIC registered electrician.

New non-combustible (ie metal) RCD protected consumer unit for new shower room circuits only.

Include to upgrade all earth bonding and supplementary bonding as required and provide a 18th edition test certificate upon completion.

New shower unit connection & pull cord switch isolator.

New enclosed light fittings and pull cord switch.

New wall mounted Extract Fan with isolator.

New wall mounted Dimplex Fan Heater mounted at 1.8m above FFL with fused spur isolator.

Hall- 1 pendant light and 2 no 2 way switches and 1 double socket

Bedroom - 1 pendant light and 1 way switch and 4 double sockets.

Heating:-

Supply new radiator to position shown on drawing and flush heating circuit through and refill with suitable inhibitor. Test and balance system and leave in full working order.

Drainage Services:-

Connect new drainage into existing foul drainage system, all traps to anti syphonic type. New 100mm Ø Toilet and 32mm Ø Wash Basin Waste.

Shower Room Electrical Key

Electrical Services Key:	
⊗	= Pendant Light Fitting.
⊕	= Enclosed Type Light Fitting
⊗	= Light/Shower Pull Cord Switch.
⊗	= Mira Advance ATL Flex
⊗	= Dimplex Fx20 W/Mounted Fan Heater
⊗	= Wall mounted extract fan
⊗	= Double Socket
⊗	= Two way light switch
Tiling Key:-	
---	= Wall tiles from floor to ceiling.
---	= 2/no Courses of Wall tiles above W/Basin or to Base of Window Cill.

DRAFT

Do NOT scale drawing except for planning purposes. All dimensions to be verified prior to work commencement. No decoration works have been included unless otherwise specified

Borough Council of Wellingborough		Swanspool House Doddington Road Wellingborough  Tel: 01933 231865	
Client SAMUEL SWAN	Address: 27 PARK ROAD WELLINGBOROUGH	Drwg. Title: PROPOSED EXTENSION	
Drwg. No: WG2021019/001	Rev:	Scale: 1:50 1:100	Date: 25/2/2021  Drawn by: AB