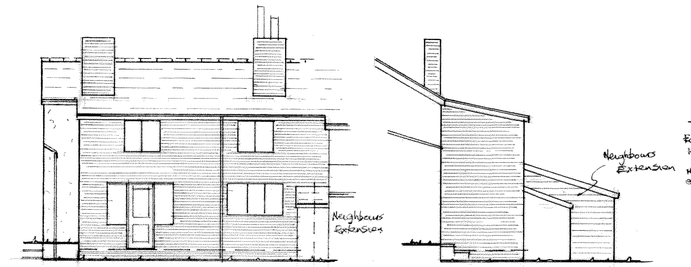
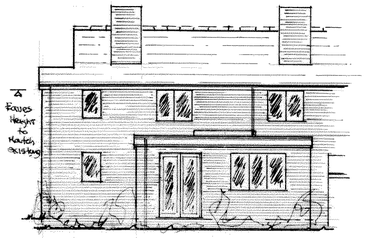
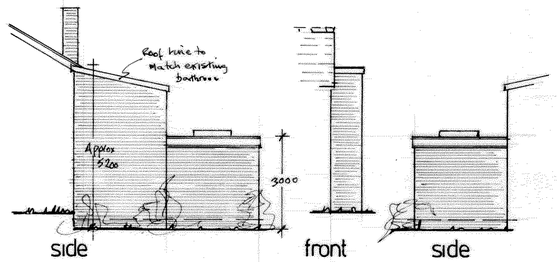


rear .
existing elevations 1:100

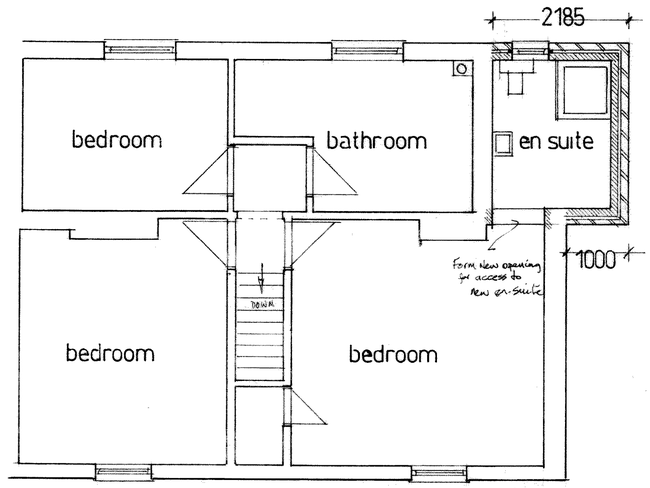
side



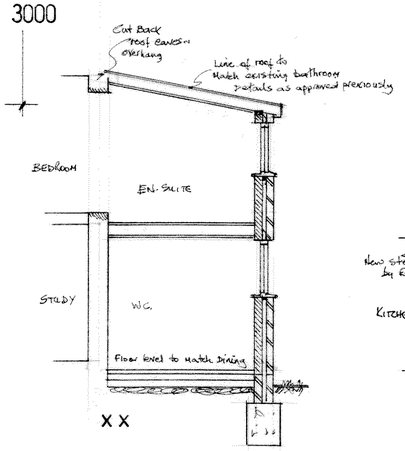
rear
proposed elevations 1:100



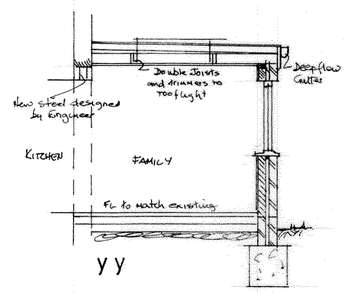
side front side



first floor 1:50

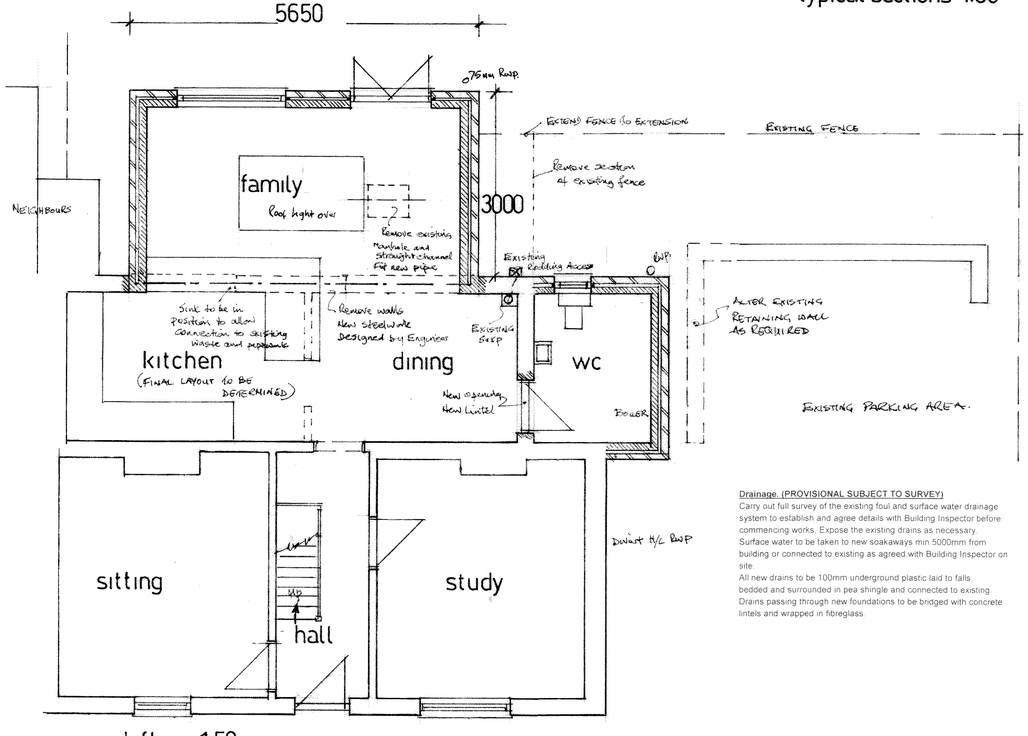


x x



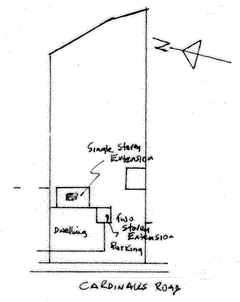
y y

typical sections 1:50



ground floor 1:50

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.



block plan 1:500

General Construction Notes for Extension and Alterations

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 2021.39; Manufacturer's Specification Details and on Structural Engineer's Design 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

Enabling Works and Alterations
Remove existing walls and form new openings as indicated on the drawing including new lintels and making good to match existing.
New steel beams and supporting structure requirements to be designed and fully detailed by Structural Engineer.
Contractor to be responsible for the temporary support to the existing structure.
Steelwork to be encased in plasterboard and skim to ensure 30min. Fire protection where applicable.

Foundations
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.
Depth to be confirmed on site with Building Inspector.
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.

New Ground Floor Slab to Extensions (U value 0.22 W/m2K).
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 80mm Celotex GA4080 insulation, covered with 500 gauge vapour barrier as VCL.
100mm thick concrete sub-floor.
Min. 65mm fibre reinforced screed - level to match existing floor.
Provide 25mm perimeter insulation to floor screed.

External Walls to Extensions (U value 0.28 W/m2K)
Cavity walls to extension built off top of foundations in two skins of 100mm brickwork - facings to match existing to outer leaf.
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 of facing brickwork to match existing.
Internal leaf to be 100mm Celcon Solar 2.9N/mm2 blocks or equal.
Min. 100mm cavity insulated with full fill Dritherm 32.
Bond extension to existing with Furfix (or similar) profiles.
Build in stainless steel wall ties at 900mm centres horizontally and 450mm cntrs. vertically - staggered.
Close cavity at reveals with insulated closer, vertical DPC and extra ties to each block course.
Insulated galvanised steel lintels over window and doors with minimum 150mm end bearings and cavity trays with weep holes in accordance with BS5628 pt. 2.

First Floor to En-suite.
Min 145x47mm C24 grade joists at max. 400mm cntrs supported in joist hangers built in to new external walls as works proceed.
At abutment with the existing dwelling the joists are to be supported in joist hangers fixed to new timber bearer bolted to the existing brickwork at 600mm centres.
Provide one row of solid bridging across mid span of joists.
22mm T&G flooring fixed to the top of the joists.
New first floor level to match existing bathroom including step from bedroom.
Provide absorbent layer of mineral wool 100mm thick between first floor boarding and ground floor ceiling to new two storey section.

Pitched Roof. (U value 0.18 W/m2K)
Bed wallplate onto tops of new external walls and secure with galv. straps at max 1800mm centres.
New roof construction to comprise:-
Provide 150x47mm C24 Rafters at 400mm centres.
Rafters to be securely fixed at abutment with the existing and to the new wallplates on the new external wall.
Line and pitch of roof to match that over the existing rear bathroom and bathroom.
Provide roof slates to match existing.

Roof slates to be laid on 50x25mm treated timber battens and Tyvek Supro breather membrane.
Provide proprietary pvc continuos vent (Gildevale) with equivalent 25 mm air gap to provide roof ventilation to all new roof areas.
Maintain 50mm clear air space for through ventilation.
Incorporate roof tile vents to upper part of roof at 1200mm centres.

All roof tiling to be installed to the new standard in BS5534.
This includes mechanically fixed ridge and hip tiles, with bonded felt or additional battens on the laps.
The tiles should be fixed in accordance with the new requirements which may require fixing each tile and double fixing to all verges etc.
Provide eaves carrier or high load dpc to eaves gutter area with the Tyvek breather membrane.

Pitched Roof Insulation (U value 0.18 W/m2K)
Provide 90mm Celotex GA4075 between coved rafters allowing for 50mm clear through ventilation over.
Celotex PL4000 45+12.5mm insulated plasterboard to underside of coved rafters.

Flat Roof (U value 0.18 W/m2K) - to conform to BS6229:2003
Provide 150x47mm C24 grade flat roof joists at 400mm centres.
Joists generally to be fixed to new wallplates on new external walls, at abutment with existing wall, the joists are to be supported in joist hangers fixed to timber bearers rawlbolted to the existing walls at 600mm cntrs.

Provide and install new roof lantern including insulated kerbs - full details and size to be determined and advised by client.
Provide double joists and trimmers to suit selected roof light.

Fix firring pieces to tops of new joists to provide min. 1 in 80 falls for rainwater to discharge to new gutter and downpipe.
Cover over with 18mm plywood, 1000g polythene Vapour Control Layer, 120mm Celotex XR4000 Insulation 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 flashings around roof lantern and at abutment with the dwelling.

Rainwater Goods.
New upvc gutters connected to downpipes.
Provide new rainwater pipes as indicated.

Windows/Doors (min u value not less than 1.4 W/m2)
To be double glazed and incorporating 8000 sq. mm draught-proof trickle ventilation.
Glazing to comply with BS6206 & part K of Bldg. Rgs.
Details to be provided by the window supplier to show that they comply with the u value of 1.4 W/m2.
Windows to be fitted with a sticker to show that they comply with a WER rating of band C or better.
Any glazing within 800mm of floor level to be of toughened or laminated safety glass.
Windows to provide rapid ventilation area min 1/20th floor area of room.
New windows and doors to comply with PAS24:2012.

Internal Finishes
The cavity walls to the extensions will have plasterboard on dabs internally with 15mm air space to ensure an adequate minimum u value.
Provide vapour control layer to the underside of the first floor ceiling - use polythene or foil backed plasterboard.
Plasterboard to ground floor ceiling of two storey section to have min mass per unit of 10kg/sq.m - use 15mm plasterboard or 12mm British Gypsum wallboard 10. Plaster finish.
Skim coat plaster finish. Stainless steel angles to corners.
Make good all areas disturbed by alterations etc.
Existing walls in new extension to be prepared and plastered.

Ventilation.
Provide mechanical ventilation to new en-suite and wc to discharge into the external air at a rate of 15 litres/sec.
Ensure mechanical ventilation to re-modelled kitchen to discharge into the external air at a rate of 30 litres/sec.
Kitchen extract will be adjacent to cooker hood or upgraded to 60l/sec.

Fire and Smoke Detection
Ensure mains operated, interlinked smoke alarm (with battery backup) to landing & entrance hall with interlinked heat detectors to kitchen area.

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

Subject to confirmation that the existing boiler is adequate to cope with the increased loading and meets current standards it is to be re-located within the new ground floor wc.
If a new boiler is required then the Type and Details of the boiler and controls will be provided to the Building Inspector before works commence.
Commissioning certificate to be issued on completion.
Existing heating is to be extended into new areas.
All radiators to be fitted with thermostatic radiator valves.

Strip out existing fittings and plumbing from the existing kitchen and prepare for the new layout.
Provide new hot and cold water services connected to all new appliances in new kitchen, ground floor wc and en-suite.

Min 38mm wastes with 75mm traps from new fittings in wc and en-suite to discharge into the existing S&vp.
Waste from kitchen sink to be connected to existing.
Final Layouts to be Determined

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 40 lumens/circuit watt to new areas.

BuildtoPlans - Paul R Laflin
19 Aldham Gardens, Stowmarket, Suffolk IP14 2PS
Telephone Stowmarket (01449) 675721 / 07724037774
E-mail: paul@buildtoplans.co.uk
www.buildtoplans.co.uk

THIS IS NOT A WORKING DRAWING. It has been produced solely for the purpose of submitting to the Local Authority.
Build to Plans Partnership Ltd Are Not the CDM Appointed Principal Designer, the details therefore Do Not Form Part Of CDM
Refer Also to Construction Notes, Manufacturer's Specifications and Separate Structural Engineer's Design Details

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

Client:	Mr and Mrs Hendry
Site Address:	58 Cardinalls Road, Stowmarket IP14 5AA
Job Title:	Two Storey and Single Storey Extensions to Dwelling.
Drawing Title:	Plans, Elevations, Typical Sections and Block Plan.
Drawing No:	2021.39
Scales:	As Shown @ A1 — Date: 14th July 2021