

SPECIFICATIONS NOTES

FOUNDATIONS
To be a minimum 600x225mm deep concrete strip foundations, minimum depth 600mm. Actual type and depth of foundation to be determined on site following inspection of ground conditions. Foundations to be designed and constructed in accordance with the requirements of the British Standard BS8002:2011. Where necessary, the design shall be checked and approved by a Structural Engineer.

GROUND FLOOR
Ceiling plasterboard, 100mm thick concrete floor slabs on 1200x450mm concrete beams. 100mm thick Kingspan K13 Foundation insulation (or similar to achieve minimum U value of 0.22) turned up at all edges on 1200g vesquean gpm on minimum 150mm thick well compacted clean stone hardcore with 50mm minimum clean sand bedding. Dpmt's to be lapped to dpc.
All new doors to be minimum 1500mm above ground level and to overlap this dpm.

GROUND FLOOR
19mm flooring grade chipboard on.....mm xmm xmm centres, 100mm oversite concrete, 100mm thick Kingspan Kooltherm K3 Foundation (or similar to give minimum U value of 0.22) laid between joists supported on ventilate floor void. Minimum floor void to be 150mm.

EXTERNAL WALLS
265mm cavity construction, consisting of 100mm facing brick outer leaf to match the existing building, 80mm cavity, 100mm thick Kingspan Kooltherm K3 Foundation (or similar to give minimum U value of 0.16) and 100mm thick Kingspan Kooltherm K3 Foundation (or similar to give minimum U value of 0.22) laid between joists supported on ventilate floor void. Minimum floor void to be 150mm.

INTERNAL WALLS
To consist of 75 x 50mm timber studs with 75mm mineral wool between (min. density 10kg/m³) and 12mm plasterboard on both sides.
To internal walls between new accommodation and roof void use 100x50mm timber studs and 100mm Kingspan Thermawool or similar in lieu of mineral wool.

CEILING
Generally to be 12.5mm plasterboard and 3mm skim to underside.
FLAT ROOF
2 layers of high performance elastomeric felt Final layer being white mineral finish), on 120mm Kingspan Thermarof TR27 L.P.C/F.M insulation (or similar to achieve minimum U value of 0.18) on vapour check layer on 19mm exterior quality plywood deck on sw fittings cut to slabs onmm x 5.....mm SC3 timber joists at 400mm centres, 12mm plasterboard and 100mm Kingspan Thermawool or similar in lieu of mineral wool.
Alternative to felt finish to be liquid applied gpp system on OSB board.

ANCHOR STRAPS
30 x 5mm galvanised anchor straps to be fixed at ceiling, floor and ceiling joist levels where running parallel to any external or separating walls. All to be securely fixed at maximum 30 x 5mm galvanised steel straps to be fixed at 1800mm centres along wall plate and tied down wall minimum 1000mm.

BELOW GROUND DRAINAGE
New inspection chambers if required to be 750 x 400mm internally, constructed from 225mm Class B engineering bricks built of 150mm thick concrete slabs. Single seal mild steel galvanised cover.
Alternative - Hepworth 450mm diameter polypropylene with single seal cover

ABOVE GROUND DRAINAGE
Wastes to which to be 32mm diameter, showers, sinks and baths to be 38mm diameter. All to be fitted with 75mm deep seal traps.
Gutters - 100mm PVCU half round PVCU
Soil and vent pipes - 100mm PVCU

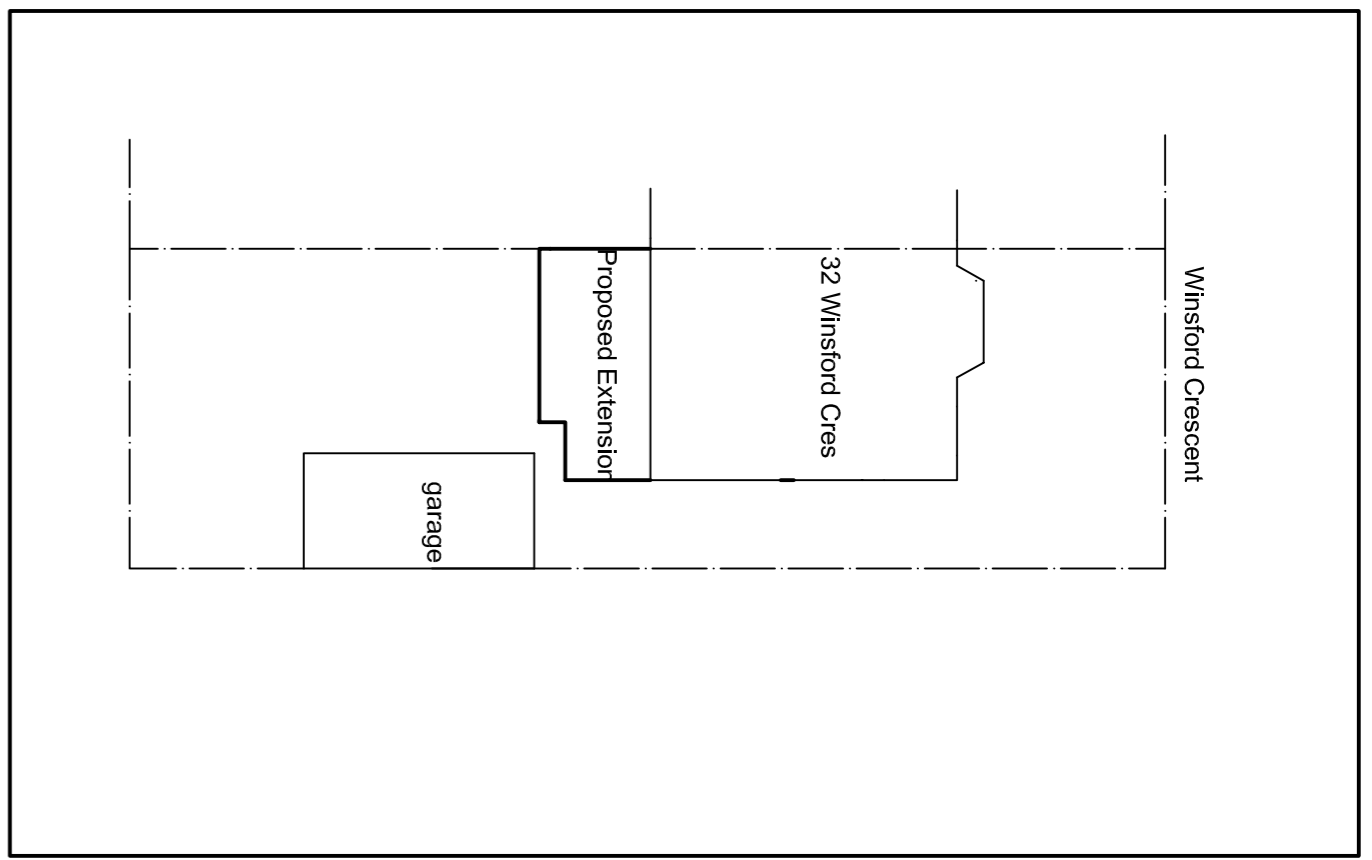
VENTILATION
Windows and are to provide a minimum of 1/20th floor area natural ventilation. Background ventilation minimum 8000 sq mm to each habitable room, 4000 sq mm to kitchens, Sanitary Kitchens- 60 litres/sec, Utility Room- 30 litres per second
Bathrooms (with or without w.c.), 15 litres/sec
Sanitary Accommodation- 6 litres/sec.

ELECTRICAL
All electrical work is to meet the requirements of Part P of the Building Regulations and to be designed, installed and tested by a person competent to do so.
All new electrical is to be enclosed in 12mm fire/res plasterboard and skim to give a minimum 30 minutes fire protection

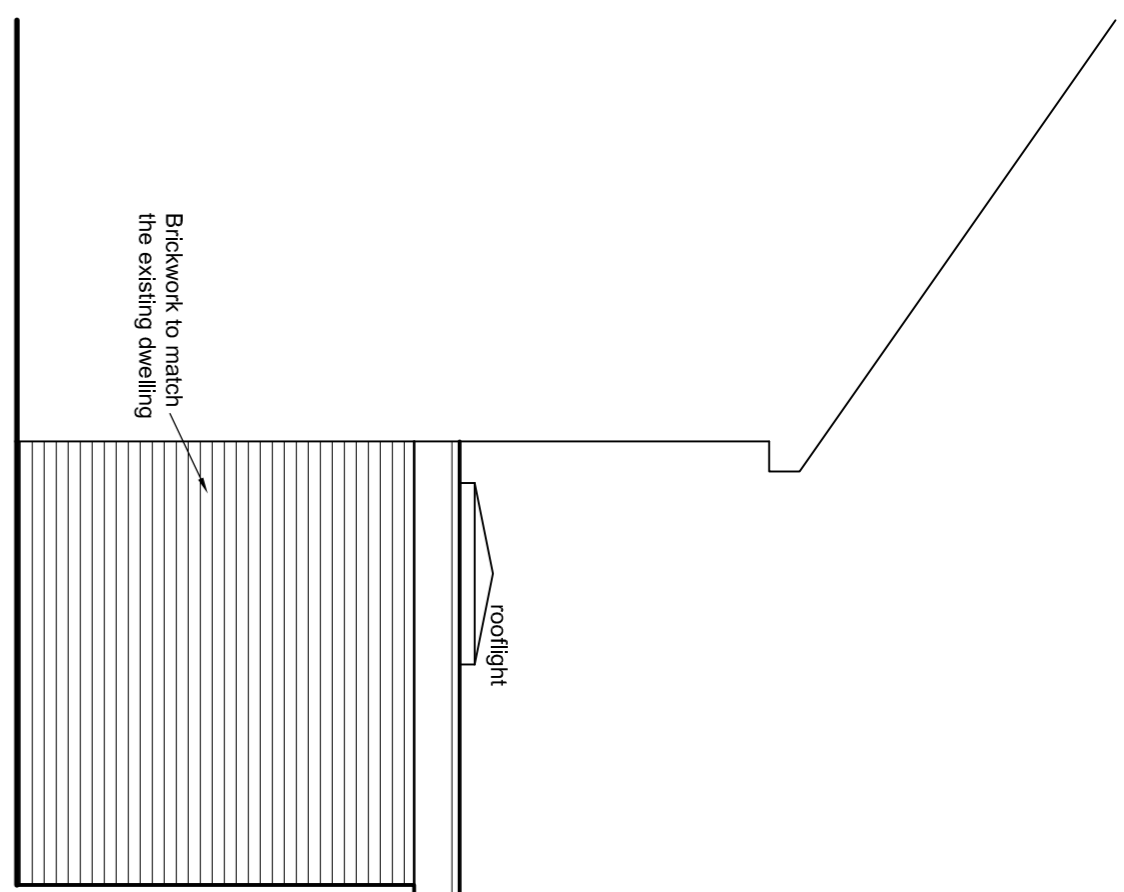
Any glazing to windows under a height of 800mm and to doors under 1500mm to be safety glass. Any glazing in adjacent panels within 300mm of doors to be safety glass
All glazing to be double glazed units with a minimum 16mm air gap with low E coating to achieve a minimum U value of 1.8.

GENERAL NOTES
All dimensions are to be checked on site prior to the commencement of works. Any modifications considered an improvement by the builder are to be submitted to the Local Authority for approval. Any necessary. All work to comply with current Building Regulations and good building practice.

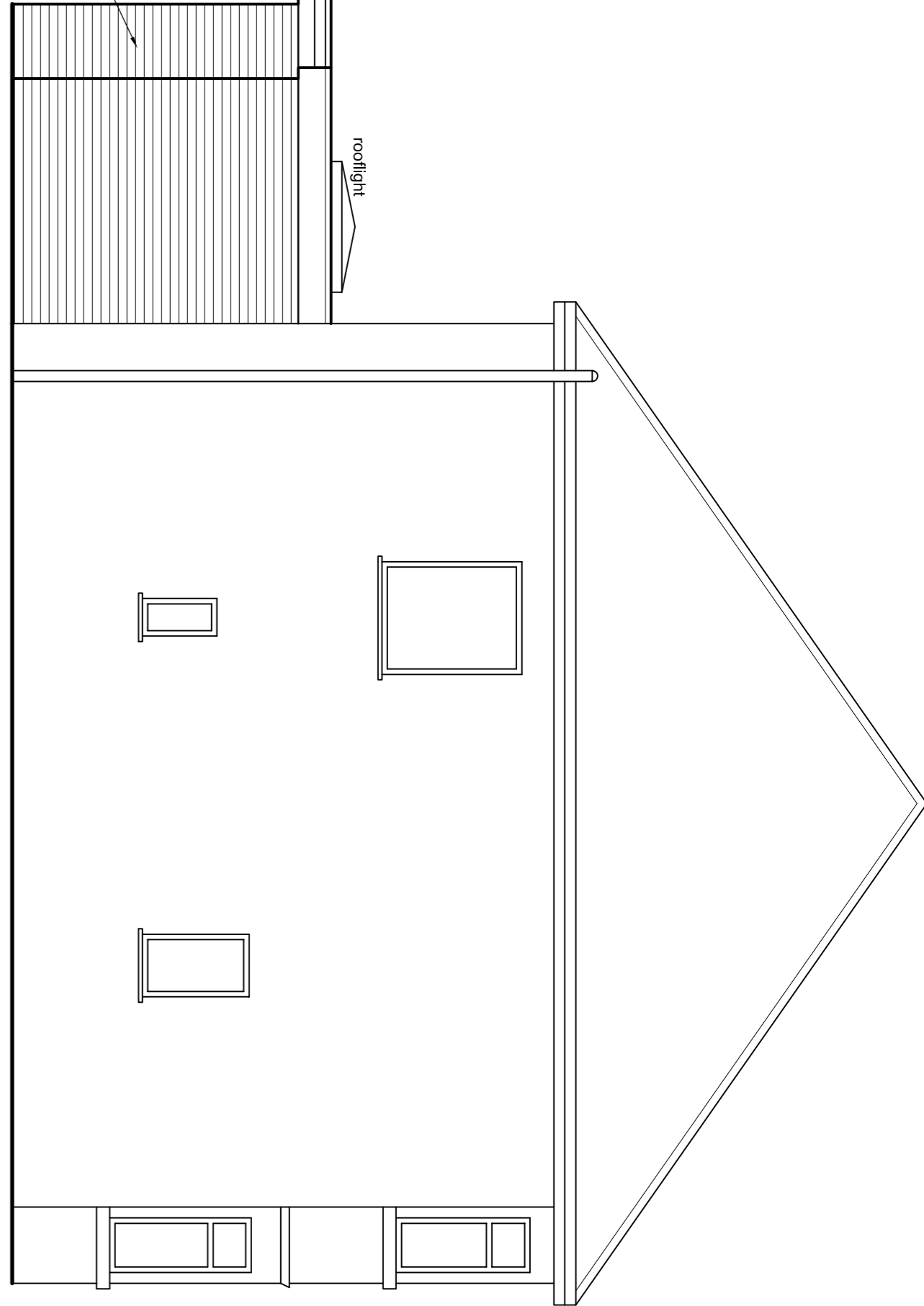
This design is dependent on the structural integrity of the existing building. If there is any doubt regarding the structural integrity of any part of the existing building it is advised that the client seeks the advice of a Structural Engineer.
Prior to any excavation it is the builder's responsibility to ascertain the positions of any underground services pipes or cables in the vicinity. Care to be taken during all excavations



PROPOSED SIDE ELEVATION



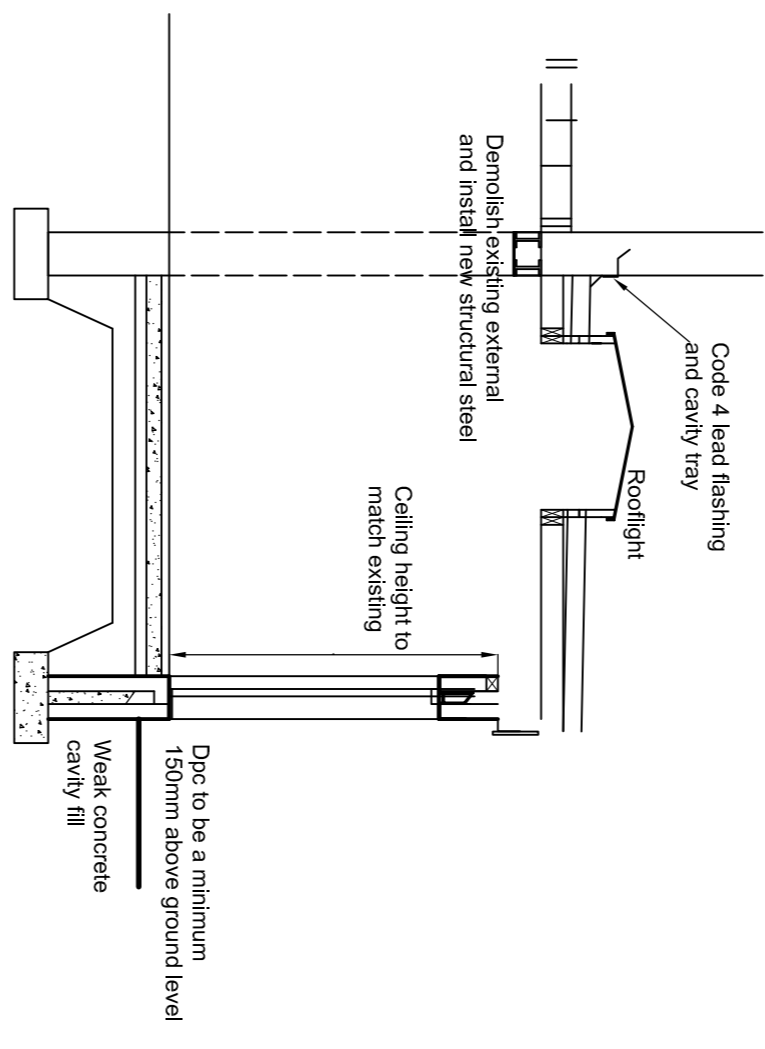
PROPOSED SIDE ELEVATION



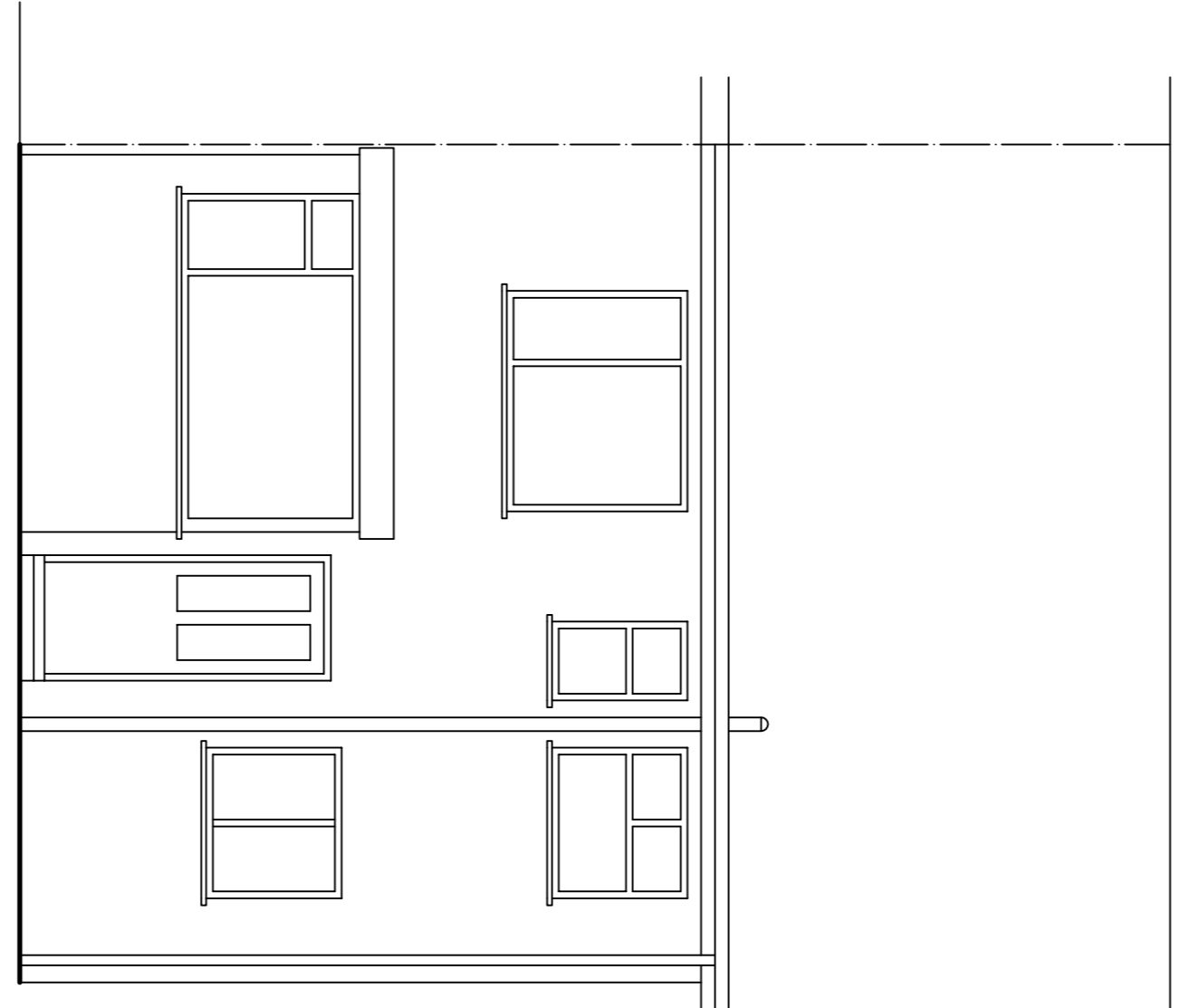
PROPOSED REAR ELEVATION



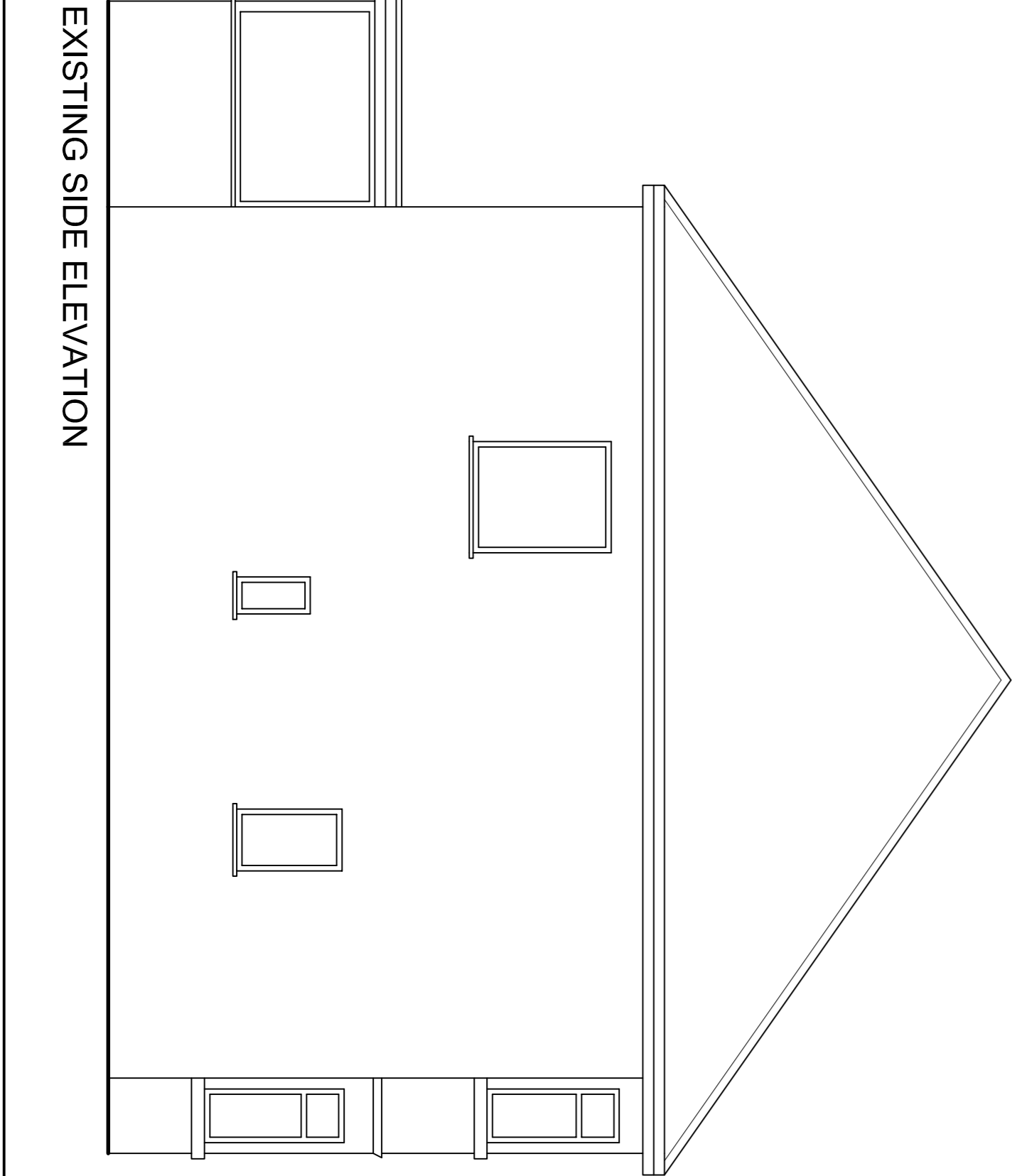
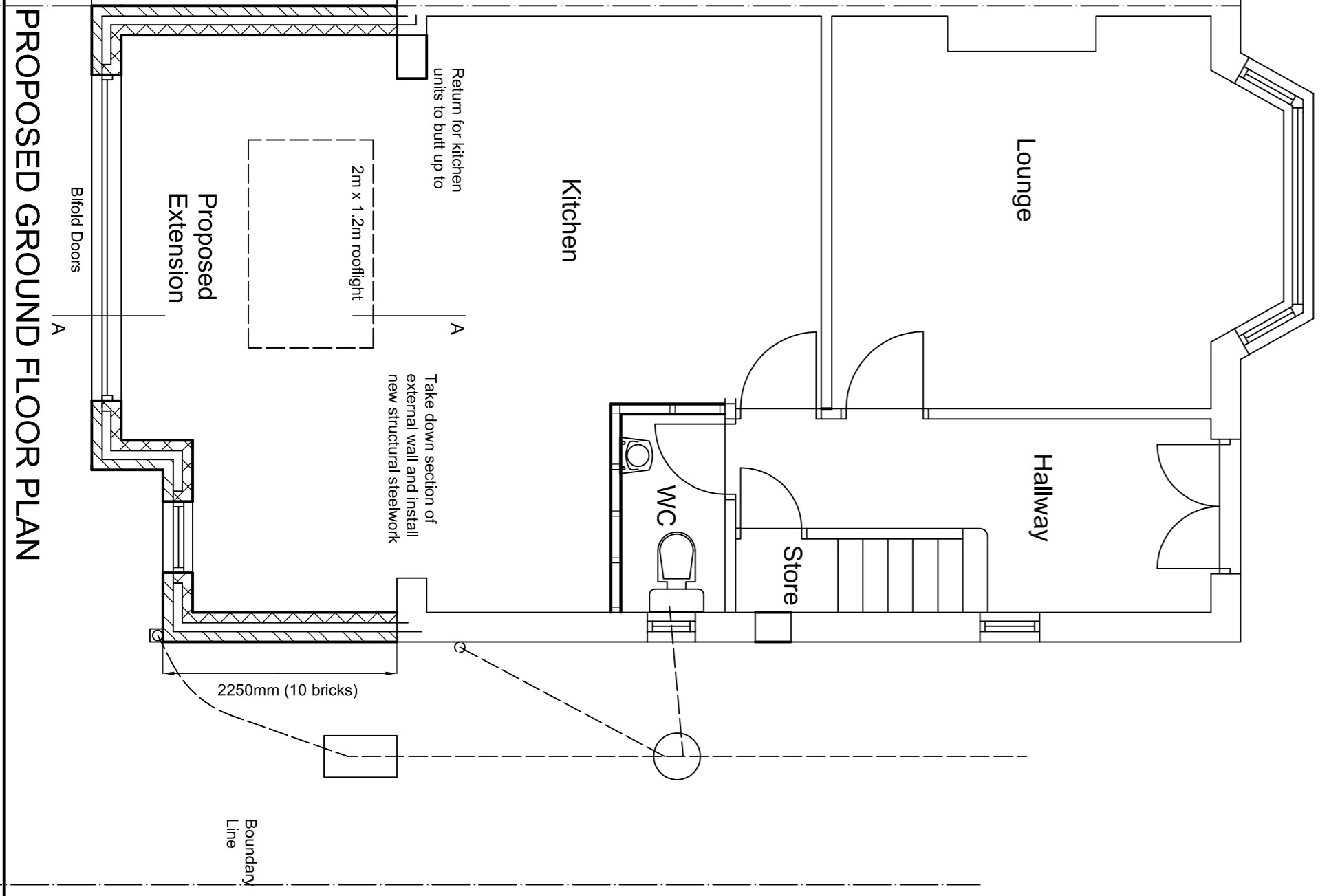
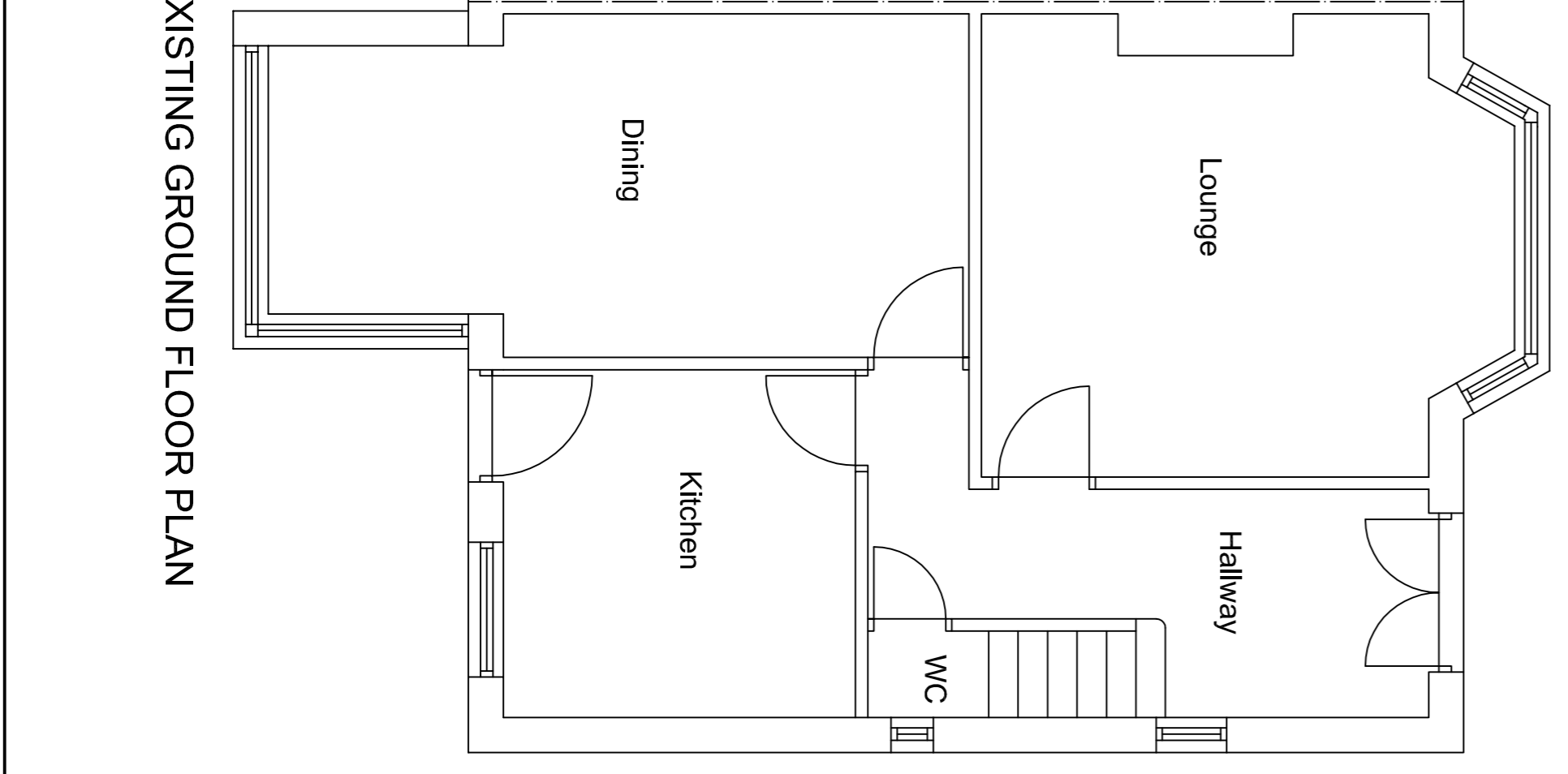
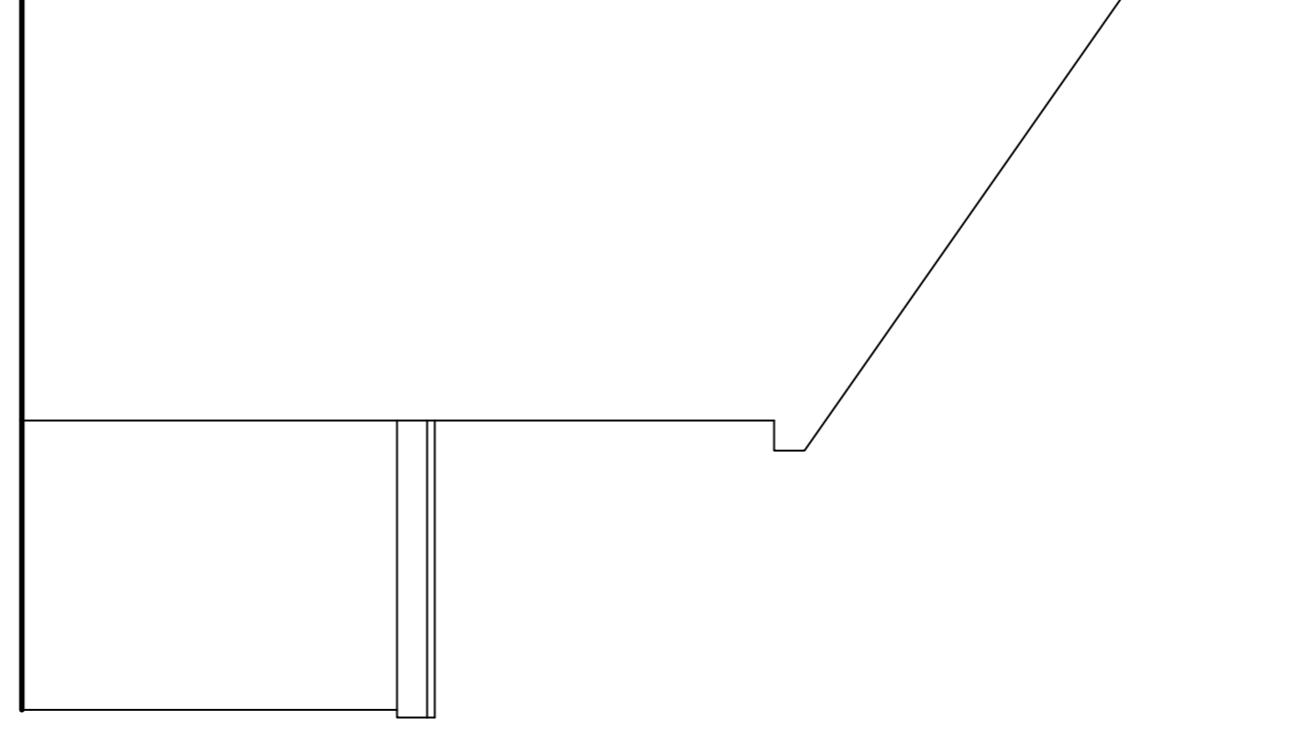
SECTION AA



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



THIS DRAWING IS FOR LAWFUL DEVELOPMENT APPLICATION ONLY

Revision	Date	Amendment	Detail

Project Title
32 WINSFORD CRESCENT
PROPOSED SINGLE STOREY
REAR EXTENSION

Drawing Title
EXISTING AND PROPOSED
PLANS AND ELEVATIONS

Scale	Drawn/Checked	Date	Drawing No.	Revision
1:50, 1:200		JULY 2021		