

SPECIFICATION FOR REAR EXTENSION

Foundations:-- Min. 1m deep x 600 wide in GEN 1 concrete or to suit sub-soil conditions and to be agreed on site with the Local Authority.
Foundation on boundary line to be 600 wide and eccentrically loaded.
Insert bridging inlets in foundations where any drains pass through.

Check extg. foundations for suitability to carry additional loading and underpin if required in C15p concrete min 1m deep.

Ground Floor Construction:-- 65mm sand/cement screed on 100mm GEN 2 concrete on 500kg polythene membrane on 100mm Celotex Extra-R Rk4000 insulation on 120kg polythene d.p.m. turned up at edges and linked to d.p.c. on 100mm well compacted, sand blinded hardcore. Provide 25mm Celotex Tuff-R Gk4000 edge insulation to concrete and screed.
Link new DPM to existing DPM with mastic seal to the joint.
New floor level to line through with extg.

Conity Wall Construction:-- 19mm two coat render applied in accordance with the brick manufacturers instructions and to BS5262 and incorporating a waterproof additive on 102 facing brickwork externally (above exposed brickwork).

102 facing brickwork externally, 100mm cavity with 100mm rockwool full fill or with 50mm clear cavity with 50mm celotex, Tuff-R Gk4000 or similar and 100mm plaster ogite inner skin with 100mm rockwool full fill or with 50mm clear cavity with 50mm celotex, Tuff-R Gk4000 or similar and 100mm plaster ogite inner skin like stainless steel wall ties @ 750 horizontal and 450 vertical centres (225 at reveals) and provide thermobate cavity closer at reveals.

Lay a 100 wide horizontal d.p.c. to each skin, lapped at corners linked to existing d.p.c. and d.p.m. and min. 150 above finished ground level.
All work below d.p.c. to be brickwork and fill cavity with 10:1 semi-dry concrete to within 225 d.p.c. Use celotex 120x85 UC steel beam as lintel over bi-fold doors in orangery, 203x102 UP steel beam as lintel over window in orangery and string and 152 UC steel beam as lintel over window in orangery, min. 150 end bearing.
All new work to be properly bonded to extg. by either C.1263 or by the use of Furtek bolters, and connect new cavities to existing.

Ground Floor Internal Walls:-- 100mm ran load bearing brickwork with 19mm thick two coat render finish. No internal wall off existing floor slab. Provide 100x65 pre-stressed concrete lintel above doors with 150mm end bearings.

Steel Beams:-- Provide new steel beams as shown on floor plans & sections. See engineers calculations for steel beam sizes, poststone sizes and connection details. New steel beams to be encased with 19mm thick gypsum plasterboard with wire meshing at 100mm pitch and 100mm staggered joints. Finish, or to have brush applied intumescent paint, to achieve half hour fire resistance.

Flat Roof Construction:-- Single layer rubberised waterproof membrane laid in accordance with manufacturers instructions on 19mm W83P ply decking on timbers to fall min 1 in 60 on 20x25 joists @ 600 c/cs. 120x20 wall plate rammed to house 120 @ 600 c/cs with 12mm plasterboard on 120x20 wall plate rammed to house 120 @ 600 c/cs with 12mm plasterboard on 120x20 wall plate rammed to house 120 @ 600 c/cs. Roof joists level to allow for existing roof fall to continue to rear of proposed extension.
Ceiling to have one layer 12.5mm plasterboard with 125mm Celotex Extra-R Rk4000 insulation with 50mm ventilated cavity.
Provide double flat roof joists bolted together all round rafters with jiffy hanger connections. Fascia to stand proud of rear/side walls 15mm with insect proof mesh to the air gap, and provide a glendale FV 220 vent flashing at roof/house wall junction with code 4 lead cover. Fascias to be 25mm treated softwood.
Fell to be dressed up under code 4 lead flashing at abutment with main building.

Ventilation Details:--
Burglar to be accompanied by opening doors and window in orangery all opening windows to open 30° or greater and opening area to be a minimum of 1/20 of the floor area.
Trickle vents: Trickle vents in habitable rooms to be 8000sq.mm and other rooms to be 2500sq.mm.

Drainage:--
Check carefully to see if any drains come across from adjoining property.
Rainwater Disposal:-- 100mm dia. gutters, 65mm downpipes to 100 dia. uPVC drains laid to fall min 1:40 and with a 100 pvc single bed and surround to new soakaway min. 5m from building, 1m3 capacity below invert and filled with hardcore. Provide new down pipe as shown on plan and down pipe spigot to connect to existing drain.
Connect new rainwater drains to existing rain water drains if possible.

Space & Water Heating:-- Provide radiators to orangery linked to existing central heating system. Fit thermostatic radiator valves to new radiators.
All pipe work in unheated areas to be fully lagged.
New radiators to be installed in position, competent person (a gas safe registered).
New work to be undertaken by a registered competent person (a gas safe registered).
The person carrying out the work to provide to the local authority a notice confirming that these building services have been commissioned in accordance with approved procedures & in accordance with manufacturers instructions, this notice to be provided no more than 30 days after completion of work.

Electricity:-- Provide power points and lights to orangery linked to existing circuits.
Relain existing MCB board.
New light fittings to only accept bulbs with a luminous efficacy greater than 45 lumens per circuit-watt. Electrical work to comply with Building Regulations part P.
Installation to be designed, installed, inspected and tested by competent person.
Electrical installation certificate to be issued by competent person.
Continued on BR-101

all dimensions to be checked on site as work commences and any discrepancies or omissions reported immediately.

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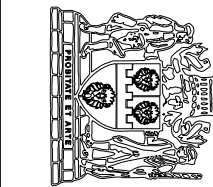
job title:
Proposed Single Storey Rear Extension
and Alterations to Dormer to form Balcony.

dwg title:
Proposed Floor Plans, Elevations and
Roof Plan.

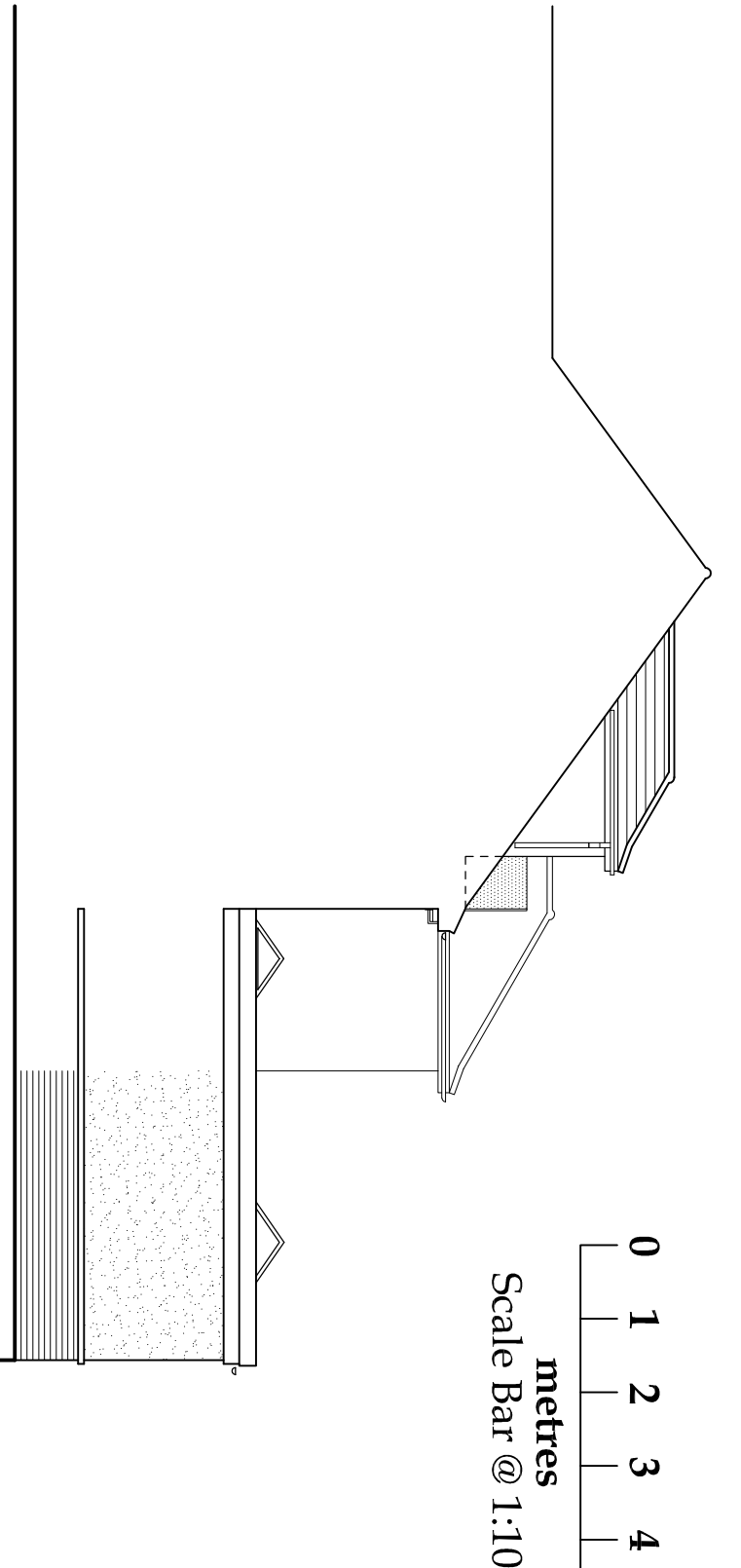
dwg. no:	20211132-BR-100	drawn by:	RC	scales:	1:50,1:100 @ A1
revision suffix:	-	status:	Building Regs	date:	Sep 2021
Rev.	-	Description		Date	

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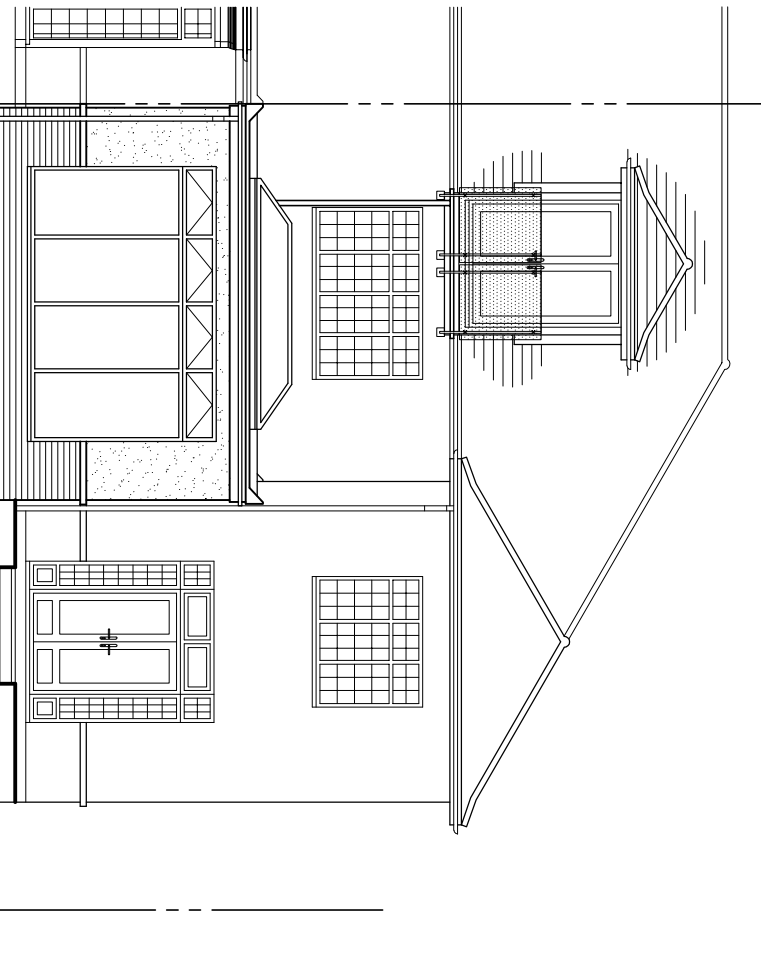
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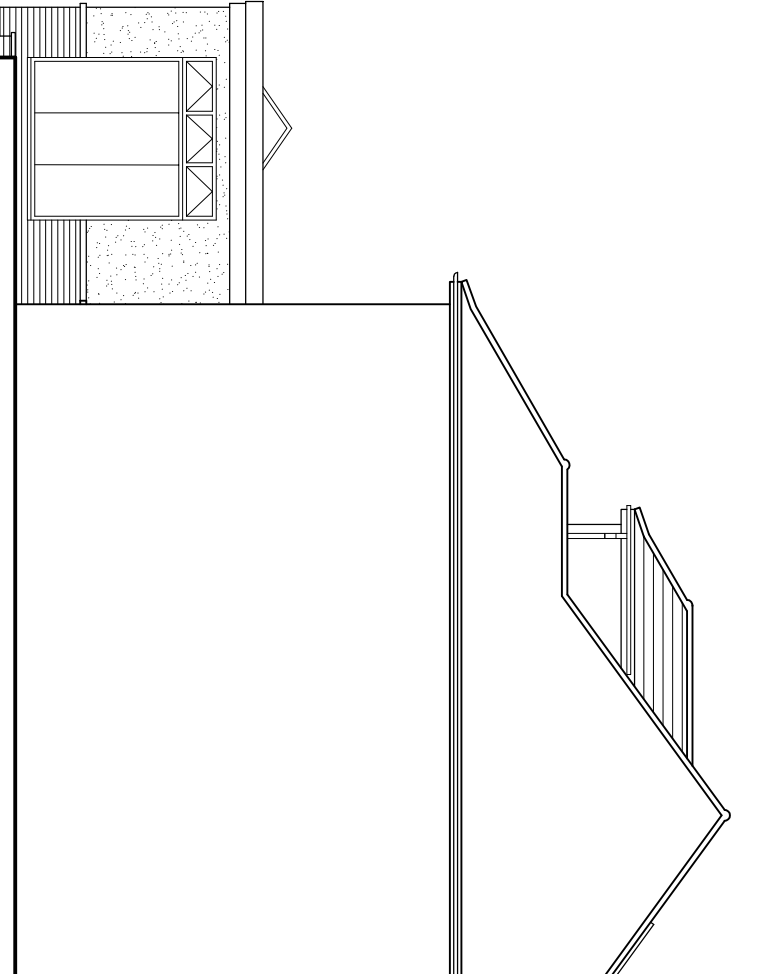
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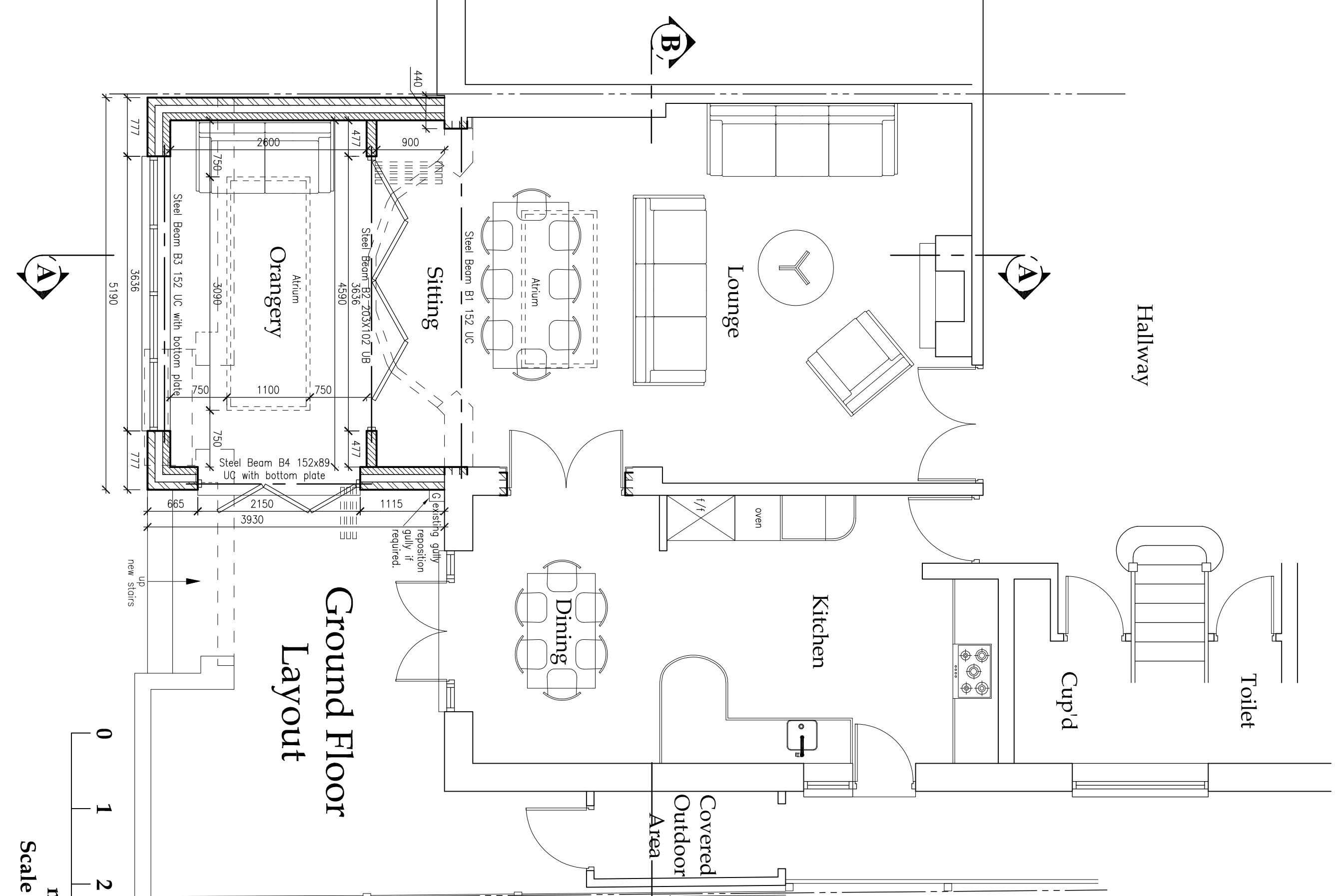
Side Elevation



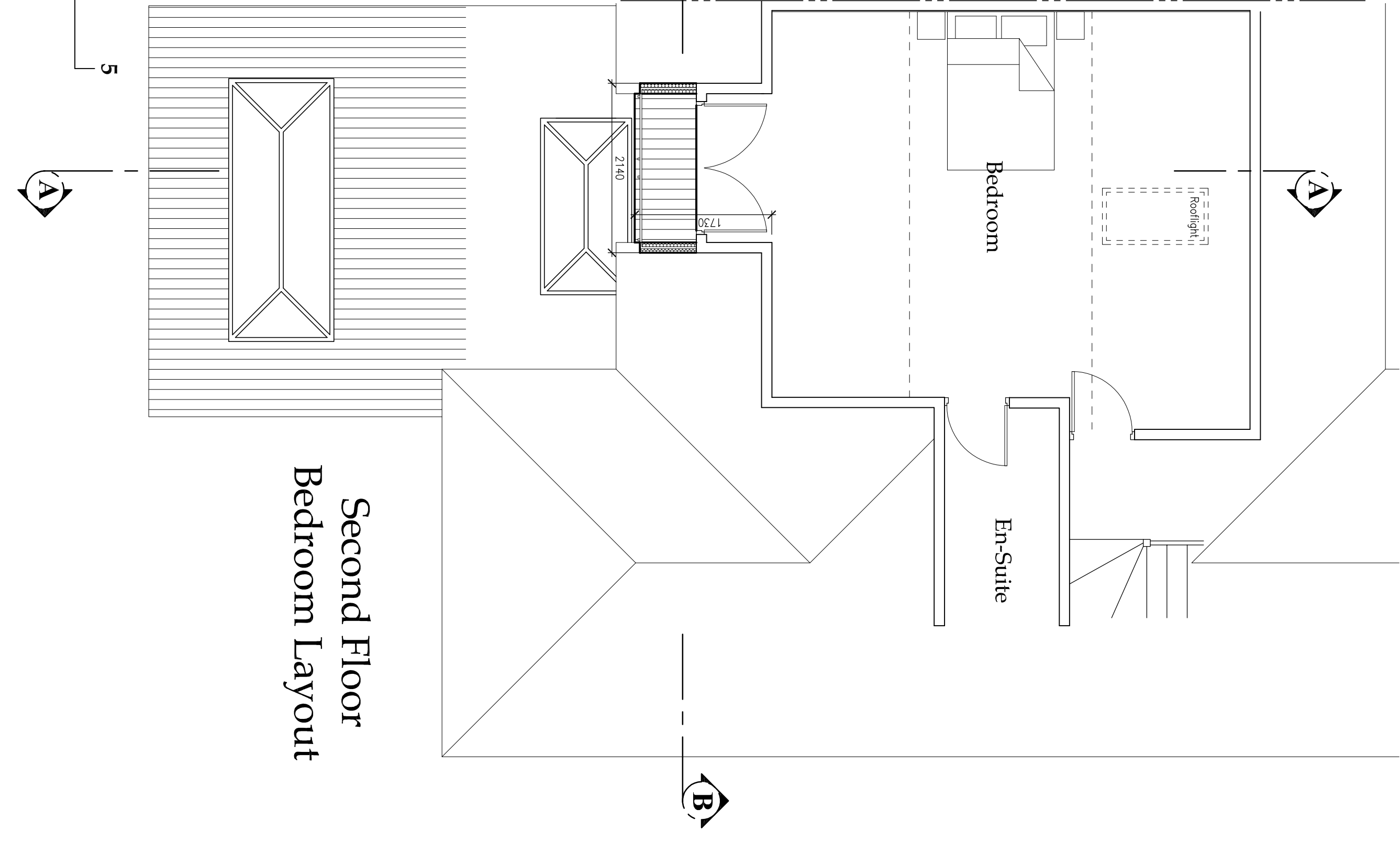
Rear Elevation



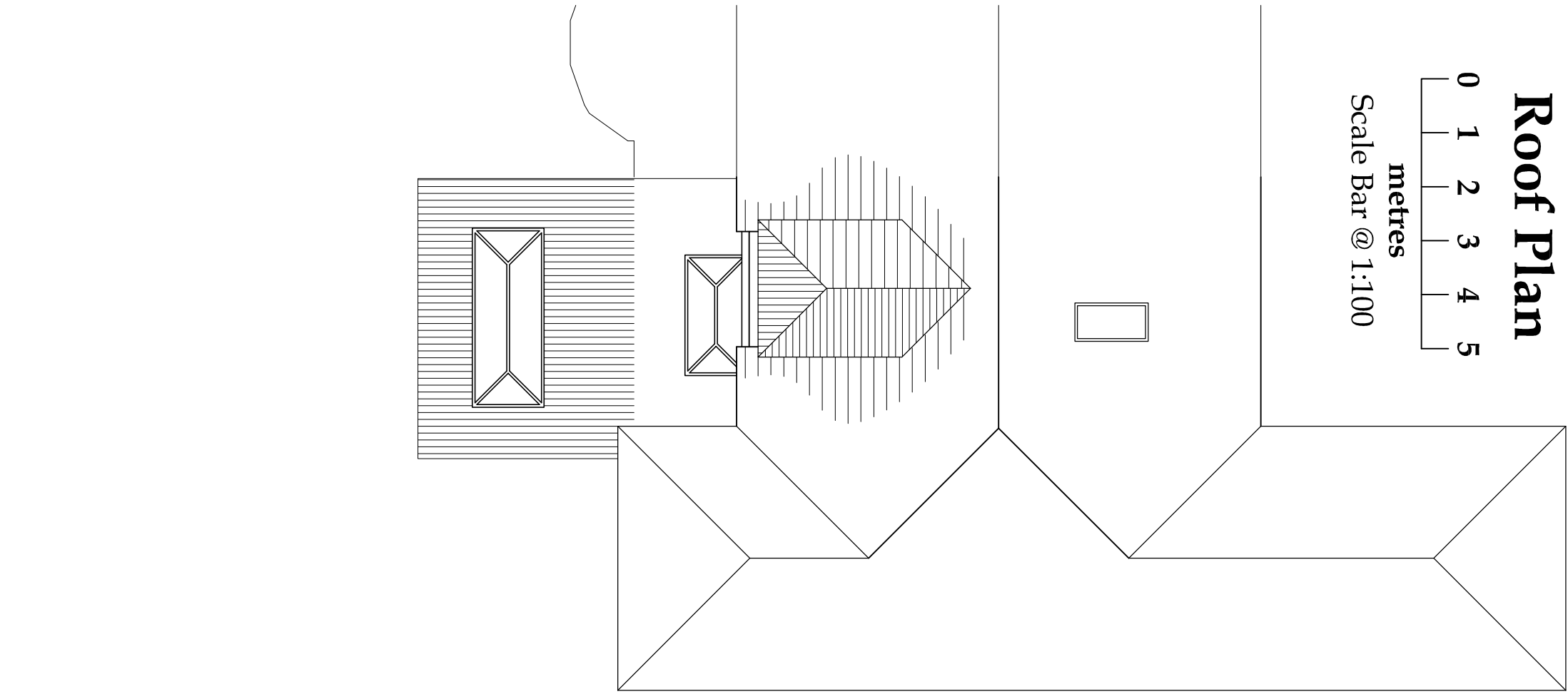
Side Elevation



Ground Floor
Layout



Second Floor
Bedroom Layout



Roof Plan
Scale Bar @ 1:100