



**General Construction Notes**

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 this Drawing 2022.13; Manufacturer's Specifications and also on any separate Structural Engineer's Calculations and 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**  
Take down and clear away the existing conservatory complete and prepare for the new extension.  
Enlarge the existing hatch to the kitchen, check details of the existing lintel and replace if necessary.  
Carry out alterations as indicated on the drawing and make good to match existing.  
Adapt, disconnect and modify pipework, s&vp and wastes as required.

**Foundations to New Ground Floor External Walls**  
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 450mm 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.

**External Walls to Extension (U value 0.28 W/m2K)**  
Walls built off top of foundations in 225mm brickwork DPC min. 150mm above external ground levels.  
External levels to be adjusted as necessary.

Walls above dpc to be timber framed comprising:-  
100x50mm timber studs at 400mm centres.  
Bottom plate to comprise two 100x50mm timbers securely fixed down to the new perimeter brickwork.  
Provide horizontal central timber rails and double top plate.  
Full height studs fixed to sole plate and head plate.  
Provide double 200x50 lintels over openings supported on cripple studs. Cripples fixed to full height studs.  
Timber wallplate fixed to top of wall and secured with galv studs at max. 1800mm centres.  
Timber frame to be built in accordance with Accredited Construction Detail TFW-EW-01

Line timber frame with 9mm sheathing plywood or OSB.  
Provide 25mm vertical batten to provide air gap between plywood/OSB and external cladding.  
Ventilation mesh to low level and under eill.  
Provide breather membrane between boarding and vertical battens.  
Hardie-plank Cedar weatherboarding externally, colour Cobble Stone

**External Timber Frame Insulation (U value 0.28 W/m2K)**  
Provide insulation as detailed by Celotex including:-  
Incorporate 70mm Celotex GA3000 insulation between studs maintaining 30mm cavity with 27.5mm Celotex PL3015 internal lining over the studs.

**New Ground Floor Slab (U value 0.22 W/m2K) - p/a = 0.50.**  
Break up existing conservatory floor as required.  
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 70mm Celotex GA4070 insulation, covered with 500 gauge vapour barrier as VCL.  
Min. 100mm thick concrete sub-floor.  
Min 65mm thick fibre reinforced cement and sand screed  
Provide 25mm perimeter insulation to floor screed.

Alternatively, provide floating floor construction of 100mm concrete sub floor covered over with min 70mm Celotex GA4070; 500g VCL turned up 100mm at room perimeters behind skirting.  
Provide min 22mm T&G moisture resistant chipboard floating floor all joints glued.  
12mm Expansion joint to perimeter covered with timber skirting.  
All as Celotex Specification.  
Finished Floor levels to match existing.

**Windows, Rooflight & Doors (u value 1.4 W/m2 or better)**  
Timber windows to be double or triple glazed to meet the required u values and incorporate 8000 sq. mm draught-proof/rickele 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 or better.  
Windows, doors etc 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.

**Flat Roof to Extension (U value 0.18 W/m2K) - to conform to BS8228:2003.**  
New 50 x 150mm C24 flat roof joists at 400mm centres.  
Joists to be securely fixed to new wallplates on external walls.  
At abutment with the existing wall provide joint hangers with timber bearer fixed to the existing brickwork at 600mm centres.  
Expose lintel over opening to check the adequacy for the required loading and replace if necessary.  
Provide and install new roof light including insulated kerbs - full details and size to be determined and advised by client.  
Provide double joists and trimming to new roof lanterns.  
Fix firing pieces to tops of new joists to provide min 1:80 falls for rainwater to discharge to new gutter.  
Cover over with 18mm plywood, 1000g polythene VCL, 120mm Celotex XR4000 insulation and 18mm plywood mechanically fixed.  
All as Celotex Specification.  
Cover over new and existing flat roofs with high performance roofing all in accordance with manufacturer's specifications and details including timber angle fillets and drips. Provide decorative fascias.  
Provide upstand flashing around new rooflight.  
Provide upstand flashing at abutment with dwelling.  
Provide new upvc deepflow gutter to discharge into new 75mm wp.

**Internal Finishes**  
27.5mm Celotex PL3015 internal lining over timber frame.  
12.5mm plasterboard to ceiling of extension.  
Skim coat plaster to all walls and ceilings.  
Dry line / Make good the existing walls in new extension.

**Heating and Plumbing**  
All alterations and new works are to be carried out by competent & fully qualified tradesmen in accordance with current regulations.  
Existing heating to be extended into the new extension.  
All new radiators to be fitted with thermostatic radiator valves.  
Modify existing s&vp and wastes as indicated and re-connect to existing drain.

**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.

**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.  
Provide new drains and manholes as necessary to suit requirements.  
Surface water to be connected to existing.  
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 Bridgeman
Site Address:	7 Takers Lane, Stowmarket IP14 2AA
Job Title:	Single Storey Extension to Dwelling following Demolition of the Existing Conservatory.
Drawing Title:	Plan, Elevations, Block Plan and Sections.
Drawing No:	2022.13
Scales:	As Shown @ A1 <span style="float: right;">Date: 16th March 2022</span>

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