



- A. Walls, Floor and Foundations**
- Trench-fill concrete foundations, 600 mm wide, minimum one metre deep or to existing foundation depth, onto solid ground to local authority approval. If any trees are close enough that will affect the ground conditions, the foundation should be deep enough not to be affected by ground movement. To avoid confusion on depth of foundations and ground conditions a trial hole and soil test should be done prior to works on site.
 - Lean fill-mx in the cavity up to 225mm below the damp proof course (D.P.C.).
 - The floor is to have a 100mm concrete floor slab, insulation in 'L' below, 1200 gauge damp proof membrane taken up and tucked into damp proof course, onto 150mm of compacted sand blinded hardcore on vegetation free subsoil.
 - The outer wall is to be built of 100mm facing bricks to match existing building, 100mm Dritherm 37 to cavity, the inner wall is to be 100 mm solid OptiPly-Ultra blocks or Celcon Solar blocks. Ensure that cavities are kept clean of mortar spots and other debris. Expansion joints are to be fitted in blockwork panels that exceed six metres in length.
 - Profile bond, strongholds or screwclips to all new wall junctions, tooth bond where the new wall is flush with the existing.
 - Plaster board on dabs with continuous ribbon of adhesive to all edges and openings and 5mm skim to all inner block wall surfaces.
 - Stainless steel wall ties between cavity walls 750mm spacing horizontally, 450mm vertically and 225mm at reveal openings.
 - I.G. lintel, L1/S 100 over all openings 150 mm end bearing with cavity trays over and weep holes at 450 mm C.T.S.
- A. Structure, Roof**
- Use lead flashing where the roof meets the brickwork, 150mm upstand onto the brickwork and 300mm to the roof.
 - The flat roof covering is to be a three layer system or high performance torch on polyester with solar reflective chippings with a 10 year guarantee or a single ply system or a butyl rubber system or a Fibreglass covering, Firestone Rubberoid covering system installed by an accredited person.
 - 18mm external ply to flat roof deck.
 - The flat roof fall is to be 1 in 80 or better 1 in 60, best 1 in 40 with tapers
 - A fill is to be fitted around edge of the flat roof, which is not used for drainage.
 - Flat roof joists to be 225 x 75mm at 400mm centres tied to the walls with twisted ties at 1800mm centres, doubled up each side of the roof window. Alternatively use an engineered joist system designed by the manufacturer and calculations supplied to the building inspector.
- B. Fire Safety, Means of Escape**
- Mains interlinked smoke alarms with battery backup installed in accordance with BS 5839-6:2019, EN 14604. The smoke alarms should be sited so that there is a smoke alarm in the circulation space within 7.5 metres of the door to every habitable room and are ceiling mounted. Radio link alarm for the second alarm is acceptable. One alarm on the ground floor as a minimum, one on both floors is more acceptable.
 - The roof windows are to be constructed to class 1 fire resistance, either timber or steel and not plastic.
 - All internal surfaces and penetrations are to be fireproofed to class 1, e.g. 12.5mm Plasterboard and skim.
- C. Site Preparation and Resistance to Contaminants and Moisture**
- The floor is to be protected from damp by installing a 1200 gauge damp proof membrane within the floor construction and tucked up into the wall damp proof course, a separating layer of 1200 DPM between P.I.R. insulation and the concrete.
 - Blue bricks on outer wall and a felt damp proof course on the inner wall to form the damp proof course (D.P.C.).
 - Ground level to be a minimum of 150 mm below D.P.C.
- F. Means of Ventilation**
- Mechanical ventilation in kitchen of 60 litres/second with an extractor fan or 30 litres/second on a cooker hood.
 - Mechanical ventilation in the utility/toilet of 30 litres/second with 15 minutes overrun by using an extractor fan.
 - Trickle vents in windows approx 1.7m above floor level in all habitable rooms of not less than 5000mm² and 2500mm² in the kitchen, utility and bathroom.
 - Natural ventilation in all habitable rooms of minimum 1/20 of total floor area to be provided by opening windows.
- H. Drainage and Waste Disposal**
- If the drain needs to be ventilated fit a soil and vent pipe should terminate at least 900mm above any opening to the building and three metres from it and be fitted with a cage, which does not restrict airflow. Insulate within any boxed in area.
 - The foul drainage runs to an on site sewage system.
 - Underground foul and storm drain to be 110mm diameter bedded on pea gravel and laid to a fall of 1 in 40.
 - Any new inspection chamber to be a minimum of 190mm diameter if the depth is less than 600mm. If the depth is 600 - 1200mm deep, use a 450mm diameter chamber or equivalent rectangle.
 - Any new inspection chambers and manholes to have removable non-ventilating covers of durable and of suitable material. Lightweight covers to be secured to deter unauthorized access.
 - Sink and washing machine waste to be 40mm diameter and 75mm deep seal trap.
 - Basin waste to be 40mm diameter and 75mm deep seal trap, 3000mm maximum length at 40mm diameter.
 - 15mm wide guttering and 68mm rain water pipe to drain into the following, listed in order of priority, 1. New soakaway 5 metres from any building, 2. A nearby stream if applicable, 3. Into the existing sewer with permission of local water authority.
 - The soak away should be 1200mm square and 1200mm below drain invert and 5 metres away from any building or road. A percolation test is required on construction of new soakaway. The soakaway is to be in accordance with BRE Digest 365.
 - Any connection to drains to be made obliquely in the direction of flow.
- J. Combustion Appliances and Fuel Storage Systems**
- If the boiler is to be replaced and moved, use an approved gas safe registered contractor with an installation and commissioning certificate supplied on completion of installation. The SUDBEK rating of the boiler is to be band 'A'. The position of the boiler is to be to Building Regulations Part J and to be approved by LBC officer.
 - Heating system extended into new area with thermostatic radiator valves.
- K. Protection from Falling, Collision and Impact**
- Glazing below 900mm high from floor in windows and partitions and below 1500mm in doors and side panels to be toughened or laminated to BS EN 12600 section 4 and BS 6206 clause 5.3. Glazing, if broke on impact, break in a way, which is unlikely to cause injury, or resist impact without breaking, or be shielded or protected from impact.
- L. Conservation of Fuel and Power (Insulation)**
- Roof and wall insulation to meet at eaves with no gaps and wall insulation extended 150mm below the top of floor insulation
 - The flat roof is to be constructed as follows:- on top of the tapered/joist fix a layer of 18mm external ply topped with a vapour control layer topped with 100mm of Kingspan Thermafloor TR26 topped with 18mm ply and the waterproof layer to give a 'U' value of 0.22.
 - 100mm outer brick wall, 100mm Dritherm 37 to cavity down to 150mm below top of finished floor level and 100mm solid OptiPly block or Celcon Solar blocks and plasterboard on dabs with continuous ribbon of adhesive to all edges and openings and 5mm plaster skim to give 0.28 'U' value.
 - Cavity and sill closures to all cavity closures around doors, windows etc.
 - 100mm Kingspan Thermafloor under floor slab with 25mm thick turned up at edges to give 0.22 'U' value. Alternatively use 100mm Kingspan Platinum Floorshield (expanded polystyrene) with 25mm turned up at the edges to give 0.21 'U' value.
 - PVCu frame windows to match existing style, Low 'E' double-glazing to give a minimum 'U' value of 1.6 W/m²K. Window frame to cloak cavity by 30mm to avoid cold to transfer onto inner surface and in turn reduce condensation. All windows to be fitted with easy clean hinges to allow for cleaning from inside where possible.
 - All fixed lighting is to be fitted with low energy lamps, e.g. fluorescent, compact fluorescent or LED's.
- P. Electrical Safety**
- The electrical work in an extension that is 'Notifiable' is, the installation of a new circuit, the replacement of a new consumer unit, work in a special location within a bathroom area highlighted in Part 'P' and installations to the exterior of the dwelling.
 - When extending or altering an electrical installation, only the new work must meet current standards and 'Part P' compliant. A completion certificate is to be supplied to the local authority building control on completion of all 'Notifiable' work.

- All works within boundary line.
- Copyright, not to be copied or altered without permission from the creator.
- Scale as indicated on individual views.
- Dimensions should be checked on site prior to works commencing on site and subject to site conditions and existing wall thicknesses.
- Any discrepancies to be reported.
- Total extended floor area is 45m²
- All inaccessible glazing and fascia boards/guttering to be cleaned by an accredited person or contractor
- Comply with the HSE Construction regulations.
- It is illegal to build over or within 3 metres of a public sewer without first obtaining formal approval from the local water authority via a 'Build Over Agreement' before work starts on site. It is the responsibility of the site owner to ensure approval of the 'build over agreement' before work starts on site. It is advisable to contact the local water authority prior to work on site to check if there are sewers present which are not apparent on the site.
- It is the site owners responsibility that Building regulation approval is gained prior to work on site and communicated with the contractor.
- The site is on level ground.
- If in doubt ask!!!
- Under the Construction (Design & Management) Regulations 2015, which came into effect on 6th April 2015 domestic clients, their designers and contractors are required to comply with the regulations. The regulation requires that someone takes responsibility for the safety of works on site. Until the appointment is made the client holds the legal responsibility and liability. For help download a 'CDM 2015 What a client need to do' information sheet from the HSE web site. The limit of Taylor's Drawings liability is the preparation of the plan and ceases with the submitting of the planning application and / or Building regulations application. Taylor's Drawings do not have any involvement with the construction phase or works to completion.

Proposed demolition of existing rear buildings and conservatories and erection of a new rear/side extension for:- Mr & Mrs S Finch
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