

Specification for House Extensions and New Builds

Foundations.
The new foundations are to be taken down to good load bearing strata, min 1000mm unless otherwise stated by the structural engineer or the Building Control Inspector. Invert of may be influenced by the invert of any local drain. General foundation width is 610mm wide by 450mm deep, other-wise designed and calculated by structural engineers. Concrete foundations 1:3:6 mix (sulphate resistant if necessary) and aggregates to comply with BS882. If trees are within 30m of the proposed new foundations the design should be in accordance with HNBC guidelines.

Drainage (foul)
The Proposed drains are to be run to the front of the site to the existing Man hole located in the drive. This terminates in to the main sewer system located outside the boundary line.
All below ground drainage to BS 7158
Underground drainage 100mm uPVC pipes to a fall of 1:40.
Back fill pipes in 100mm pea shingle with a min 600mm over, or 900mm below drives. All shallow pipes should have a concrete slab cover over a compressible material.
Where pipes change, direction provide access points for rodding via back inlet gully's or rodding eyes.
Drains that pass thru the foundations should be lintel over with 2 stress line lintels (110dp), 1 per leaf of wall above. 600mm clearance and protected to stop the ingress of vermin.

Drainage (rain water).
All Down pipes will terminate in to a rain water harvest tank with over flow and a tap outlet which will be fixed to the wall. The tanks will be located in the front and rear garden. This water is to be used to water the gardens only. Over flow of tank will terminate in to soakaway.
All other RWP will run to a soakaway which is set no less than 5m from any structure. Percolation test and results to be issued to building control.

Waste pipes.
Kitchen waste 40mm diameter pipe with 75mm seal trap.
Bathroom or En-suite basin 32mm pipe and 75mm trap
Bath- 50mm pipe and 75mm trap
Showers, 50mm pipe and 75mm traps
WC 110m pipe for a single WC.

Inspection chambers.
Quality uPVC 450/600 diameter inspection chambers to be provided at all change in levels, direction. Connections to straight run pipes no greater than 45m.
Inspection chambers in drive ways to have adequate covers to take vertical loads. Existing manhole at front of site to be inspected and if required altered to take new connections.

Ground floor. (Concrete)
75mm RC screed on 100mm Kingspan K103 Floor Board or similar floor insulation with Polythene, 500 gauge separating layer Insulation laid on 150mm Concrete and on a min 1200g dpm, this is lapped in to the dpc level. Dpm is laid on 50mm Sand Blinding. Under side to be a minimum of 150mm compressed hardcore.
To perimeter edge of exposed wall add 25mm Celotex (u value 0.18W/m2K).

Suspended Timber Floor
Kingspan K103 100mm Floor Board between Floor Joists (u value 0.18W/m2K).

Walls.
The walls below DPC level are engineer brick in a 1:4 cement mix.
Cavity below ground level to be filled with lean mix concrete min 225mm below dpc.
Hi Load or Astos dpc 150mm above ground floor level.

Cavity wall.
102.5mm Facing Brick, 100mm Kooltherm K106 fully filled Phenolic Insulation with a low emissivity composite foil facer on one side and a water-tight vapour-open polypropylene fleece on the other, 100mm Block, with 12.5mm Plasterboard Movement joints externally at a max of 9m, joint width 10mm to 13mm. Block work, Internal movement joints at 6m to 9m intervals, 10mm wide joint.
All movement joints to engineer's details.
(u value 0.18W/m2K)

Walls cavity closers.
Vertical and horizontal cavities are closed via a 150mm Thermabatt cavity closer incorporating a dpc.

Wall ties
All walls constructed using stainless steel vertical twist type, 750mm c/c horizontally and 450mm vertically and 225mm c/c at reveals and corners in staggered rows. Wall ties to BS 5268-6, 1 1996.

Cavity trays.
Where cavity trays are required they must have a 150mm upstand and have suitable weeps holes (min 2) min 900mm centre. Where lintels do not incorporate a cavity tray over windows ensure one is used with weeps holes at centres as above.

Wall plate.
75x100 s/w wall plate fixed to inner leaf of wall via a 30x5 MS strap at 1800cc.

Roofs, Ceilings and wall finishes.
100mm K107 between rafters and 60mm K118 Insulated plasterboard below the rafters with 12.5mm plasterboard and skim (u value 0.15W/m2K)

Ventilation
Kitchen area to have an extraction fan to give an extraction rate of 60l/sec or if the fan is adjacent to hob it should be 30l/sec with minimum 15 minutes over run.

Lintels.
All Cavity lintels will be from Catnic and will incorporate a cavity tray and insulation with min end bearings of 150mm.
Over internal doorways in block wall use a single 110dp stress line concrete with 150mm end bearings.
For larger openings use lintels as designed by the structural engineers.

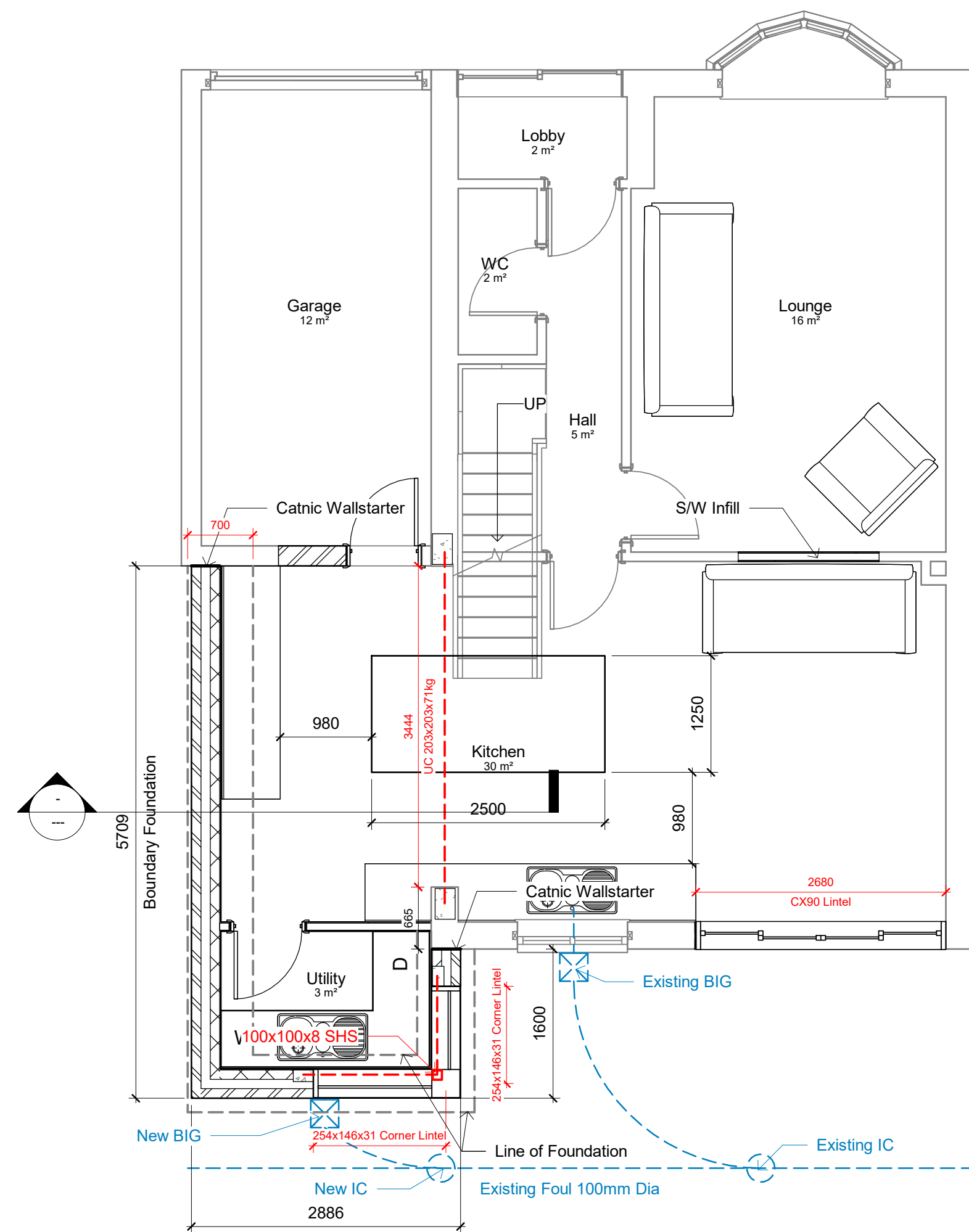
Fire Protection.
All steel to be in cased with 15mm fire line board or painted with intumescent paint.

Protected routes.
Smoke detection as indicated on the plans will be to 5839-6. Mains wired, interlinked with battery backup. A heat detector will be added to the kitchen area and the garage and plant room will also have a smoke detector.

Flashings.
Where new roof meets new brick, wall add a code 4 lead flashing min 150mm above abutment where possible.
At this point the wall must incorporate a cavity tray with weep holes.

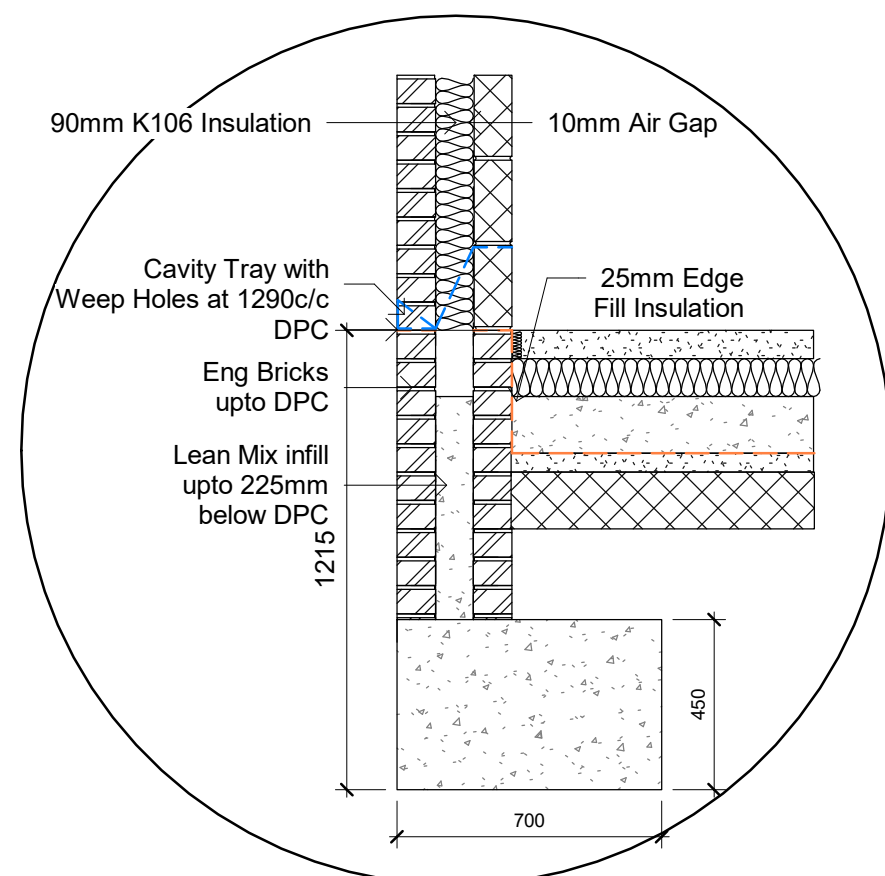
Windows and Doors.
The new window and Bi Fold doors are uPVC double glazed, 28mm argon gap and soft coated Low E glass. Min C Band to give a U value of 1.6 W/m2K. Glass in doors are Toughened or laminated to BS 6206.

Testing and Commissioning.
All certificates that are required will be sent to building control upon completion. These are:
ASHP installation certificate
IEE/Nic electrical installation certificate
Sap calculations/EPC



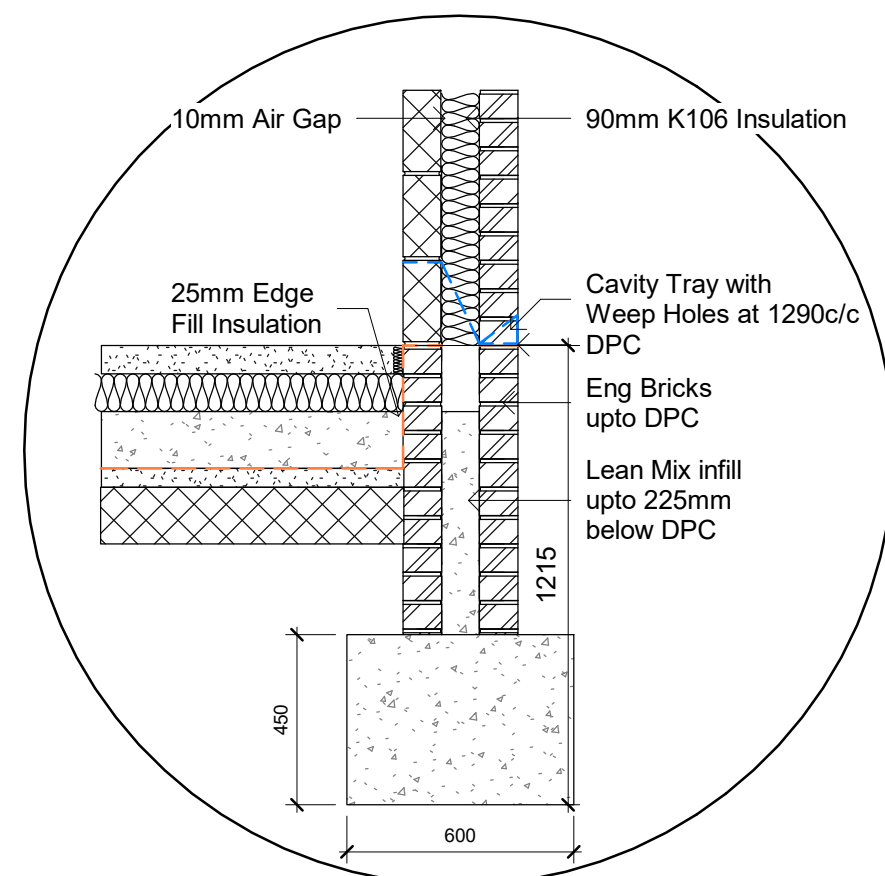
Ground Floor_Regulations

1 : 50



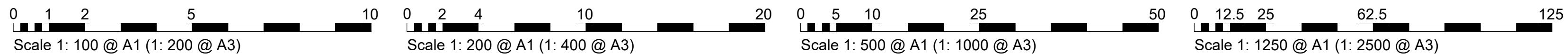
Boundary Foundation

1 : 20



Standard Foundation

1 : 20



Do not scale from these plans if they have been printed by a third party

- Important Notes**
1. Prior to the commencement of work, the contractor and client are to check on-site all exterior dimensions, boundary positions and details to verify and agree upon. Any errors, omissions or design changes should be reported immediately to the client and agent to enable amended plans to be prepared and submitted for approval.
 2. The contractor will be responsible for locating all hidden services that may be affected by the proposal and stopping off or diverting as necessary. Drainage runs shown are assumed and must be checked on site before work commences.
 3. The requirements of the "Party Wall Act 1996" will apply to certain schemes. The "Building Owner" will in writing inform and agree with the "Adjoining owner(s)" if the proposed work affects the Party Wall or is within 3 meters of the foundations of the nearby building. If an agreement cannot be made then professional advice should be sought prior to commencement of work on site, by a Party Wall Surveyor.
 4. All of the above notes are to be followed by the contractor and owner C Straker via Creative Architecture take no responsibility for this.

Rev	Date	Description	By
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Building Regulations

Project number	220704
Date	29/07/2022
Drawn by	CS
Checked by	CS

A102a
Scale As indicated
Status Prelim

creative_arch_design
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