



**SPECIFICATION NOTES**

**FOUNDATIONS** 700x225mm deep concrete slab foundations, minimum depth 800mm. Actual type and depth of foundation to be determined on site following inspection of ground conditions by Local Authority Building Control Officer. If deemed ground conditions require more specialist foundations than those specified above, the Client must seek the advice of a Structural Engineer.

**GROUND FLOOR** 100mm floating grade chipboard on 47x170mm C16 grade timber floor joists at 400mm centres, 100mm overbite concrete, 150mm Kingspan K100 (or similar) to give a minimum U value of 0.18) laid between joists supported on battens securely fixed to sides of joists. All concrete to be finished with a minimum 1500mm concrete to veranda floor void. Minimum floor void to be 150mm.

All new doors to be minimum 150mm above ground level and to lap 60mm.

**EXTERNAL WALLS** 225mm brickwork, consisting of 100mm brickwork outer leaf with render finish to match the existing dwelling, 125mm cavity, 100mm lead bearing blockwork inner leaf (Calcium Sulphate Block or similar with K value of 0.15 or lower). Cavity insulation to consist of 75mm Kingspan K100 (or similar) approved to achieve minimum U value of 0.18). Provide stainless steel cavity wall tie (700mm horizontally, 450mm vertically). New wall ties to run continuous with existing. Chase cavities at openings including insulation of unbracketed vertical gaps. 100x70mm endwood wallties. Provide Charlic insulated steel lintels or similar over all new openings as shown. Render is to be applied to a full cast moulding and is not to bridge the gap. Ensure suitability and structural integrity of any existing walls which are bearing new external or are subject to any additional loading.

**CEILING** Generally to be 12.5mm plasterboard and 5mm skim to underside.

**FLAT ROOF (W/room)** 2 layers of high performance elastomeric felt (Foil layer being white mineral finish) on 170mm total thickness Kingspan Thermafloor TR27 (or similar) to achieve minimum U value of 0.18). Provide 100mm Kingspan K100 (or similar) approved to achieve minimum U value of 0.18). Provide stainless steel cavity wall tie (700mm horizontally, 450mm vertically). New wall ties to run continuous with existing. Chase cavities at openings including insulation of unbracketed vertical gaps. 100x70mm endwood wallties. Provide Charlic insulated steel lintels or similar over all new openings as shown. Render is to be applied to a full cast moulding and is not to bridge the gap. Ensure suitability and structural integrity of any existing walls which are bearing new external or are subject to any additional loading.

**INSULATION** All insulation to be in compliance with the current Part L of the Building Regulations. All insulation layers are to be continuous and robust.

**ANCHOR STRAPS** 20 x 2mm galvanized anchor straps to be fixed at either floor and ceiling joist levels where 1500mm centres and laid down wall minimum 1000mm. 30 x 5mm galvanized steel straps to be fixed at 1800mm centres along wall plate and laid down wall minimum 1000mm.

**BELOW GROUND DRAINAGE** New drains to be 100mm diameter flexible plastic laid to a minimum gradient of 1 in 40. Any existing drains under or in close proximity to the new building are to be replaced if consisting of material other than flexible plastic or flexible jointed pipe. Where drains pass through walls form opening with Spermac concrete blocks or similar bearing a minimum 1000mm clear gap around drainage pipe. Provide cement fibre covers to both sides of opening.

New inspection chambers if required to be 750 x 400mm internally, constructed from 225mm Class 3 engineering bricks built on 150mm thick concrete slab. Single seal mild Alternative - Hapworth 450mm diameter polypropylene with single seal cover

**ABOVE GROUND DRAINAGE** Wet areas to be 25mm diameter, showers, tubs and baths to be 38mm diameter. All Gutters - 100mm PVCU half round Rainwater pipes - 65mm diameter PVCU Soil and vent pipes - 100mm PVCU

**VENTILATION** Ventilation provisions to provide a minimum of 1/20th free area natural ventilation. Background ventilation minimum 6000 sq mm to each habitable room. Open plan (Kitchen/Dining Rooms are to have a minimum 310 ticks with each a minimum 6000 sq mm. Provide mechanical extract ducted to the outside air to the following: Bathrooms (with or without wet-15 litters) Secondary Accommodation- 9 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 steelwork is to be encased in 12mm firecrete plasterboard and set 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 1.4. All glazing to be supplied as containment glass in accordance with Part K of the Building Regulations.

**GENERAL NOTES** All dimensions are to be checked on site prior to the commencement of work. Any work to be completed in accordance with the Building Regulations and Part P of the Building Regulations and good building practice.

Treatment of any existing trees which are within proximity of and may affect the structural integrity of the proposed building is to be agreed on site with the Building Control Officer. 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.

**THIS DRAWING IS FOR PLANNING APPROVAL ONLY**

Revision	Date	Amendment Detail

**Project**  
843 GARSTANG RD, BARTON  
PROPOSED REAR EXTENSION  
CONVERSION OF EXISTING  
LOFT SPACE

**Working Title**  
PROPOSED FLOOR PLANS  
ELEVATIONS AND SECTION

Scale	1:50	Date	JULY 2023
Drawn/Checked			