

This drawing is solely for the purposes of obtaining planning and building warrant approval. The drawing may be suitable for constructional purposes but it may be necessary to augment/and or amend this information for this purpose. No liability will be accepted for any omission on this drawing should the drawing be used for constructional purposes.

General:
Main Contractor is deemed to have visited the site to ascertain the true nature and extent of works prior to commencement of works.
All works to be carried out in strict accordance with the Scottish Building Standards Regulations and subsequent amendments.
Dimensions and setting out of the works to be agreed on site with Client prior to commencement of works.
Main Contractor to liaise and confirm with Client regarding accurate positions and heights of existing boundary.
No materials or components to be ordered until site dimensional check is carried out.
Main Contractor must notify Building Standards on Commencement and Completion of the works, arrange all Construction Compliance inspections, and obtain a Completion Certificate for the works.
Main Contractor must liaise directly with Scottish Water, SEPA and all other relevant utility services to obtain all required approvals prior to carrying out any works on site. (If applicable)
Materials and workmanship to comply in every respect with the current British Standards and Codes of Practice.
Drainage to be laid and tested to the complete satisfaction of Building Standards Department.
Electrical installation must comply with BS 7671: 2008 as amended and in compliance with the latest edition of the IEE Regulations and carried out by SELECT or NECIEC approved electricians.
Mechanical services installation must comply in every respect with the current Chartered Institute of Mechanical Services Engineers (CIBSE) Regulations.
All drawing dimensions are in millimetres, only figured dimensions to be taken, do not scale drawings.
All drawings have been prepared for Building Warrant purposes and are for information and guidance only.
Main contractor is responsible for all site sizing.
Main contractor is responsible for locating existing drainage.
All works to be carried out in accordance with the guidelines contained within the 2022 Domestic Technical Handbook.

Foundations:
Foundations indicated relate to standard ground conditions - depth to be same as existing house foundations or 450mm, whichever is greater, and must be below level of any existing drains to be retained, with no loading transmitted to existing sewers.
600x200mm C35 grade concrete strip foundations to 260mm cavity walls with 1 layer A252 mesh reinforcement to bottom, on 50mm blinding layed in prepared trenches.
Walls above any drainage to be adequately supported by lintols or relieving arches.
No concrete to be placed against frozen or frost covered surfaces.

Underbuilding:
Cavity construction of 260mm - 1 leaf of 100mm and 1 leaf of 100mm 7N concrete blocks built on concrete foundations.
Cavity to be filled from foundation to ground level using lean mix concrete/aggregate and sloped towards outer leaf with weep vents at 1200mm centres at cavity fill level.

Solum:
150mm concrete with reinforcement on 120mm 'Celotex XR4120' or equal rigid insulation board with 50mm perimeter insulation on 1200g polythene DPM lapped at all joints on 150mm thick consolidated hardcore with blinded and fine material. U-Value - 0.15 W/m2k - P/A = 10.5/12.25 = 0.85 (0.9)

Floor:
22mm T&G moisture resistant chipboard flooring on 50x50mm battens fixed at max. 600mm crs.

Drainage:
All drainage to be installed in compliance with the Building (Scotland) Regulations 2015.
Drainage to be constructed, installed and tested in accordance with BS EN 12056-1: 2000, BS EN 752: 2008 and BS EN 1610: 1998.
All drainage installations and testing to be witnessed by the appointed Building Standards Surveyor prior to backfilling or boxing in.
Below ground drainage to be installed and tested in accordance with BS 8301: 1985 and to the satisfaction of Building Standards.
Above ground drainage to be installed and tested in accordance with BS 5572: 1994 and to the satisfaction of Building Standards.
Any existing clay drainage pipes passing under new extension must be removed and replaced with u.p.v.c. pipes laid in pea gravel with walls above drainage pipes to be adequately supported by lintols or relieving arches.
All new drainage pipes to be laid with minimum 1:60 gradient.

Cavity Walls:
External cavity wall constructed with 100mm blockwork external leaf with 51mm air cavity firestopped with 50x50mm treated timber firestops.
External finish to match existing house walls.
Inner leaf formed with layer of Glidevale 'Protect TF200 Thermo' or equal breather paper stapled to 9mm sterling BBA OSB F1 wall sheathing on 95x45mm C16 treated standards at 600mm centres with 95x45mm head and floor frames with 70mm Celotex 'GA4070' rigid insulation board between studs with 25mm service cavity, vapour control layer and finished with 55mm Celotex 'PL4055' insulated plasterboard.
Design U-Value: 0.17W/m2K.
Air cavity ventilated with 'Glidevale' slim vents or equal 100x65x10mm fitted at maximum 1200mm centres immediately below floor level, and below cill firestops.
Damp-proof course inserted at all jambs, above lintols, steps and wallplate and at firestops, with damp proof membrane, 50x50mm treated timber firestops at all external corners, floor levels, wall head levels, around all openings and at 10m vertical centres generally.
Horizontal d.p.c. at floor level must be minimum 150mm above external ground level.
New walls tied to existing house walls with BBA approved wall starters and vertical damp proof course inserted at junction of new conservatory and existing house walls.
Wall ties to be stainless steel with no less than 4.4 ties per m.sq. fixed at a maximum of 600mm horizontally and 225mm vertically.
Timber frame external leaf held down with 1200x30x2.5mm galvanised m.s. straps at maximum 1800mm centres, each side of openings and every corner.

Internal Finishes:
All internal floor, walls, ceiling finishes and finishing joinerwork as specified by Client.
200mm cills to windows.

Conservatory:
Glazing and framing elements forming the walls or roof of the Conservatory are unlimited in area and should have a maximum area weighted average U-value of 1.4W/m2K and a maximum individual element U-value of 3.3W/m2K calculated using the elemental method.
Timber battens to be fixed to house wall for window frames/glazed units to be attached.
Timber extension to be plated in PVCu to match frames.
PVCu reinforced double glazed wall frames with toughened Pilkington 'K' low 'e' & Argon filled, designed or equal to BS 6262.Part 4:2005 to comply with U-value.
150x30mm sub-cill bolted to new brickwork with nylon M10 diameter frame anchors.
Doors to be fitted with 12,000sq.mm. trickle vents.
Conservatory walls and roof must be designed in accordance with BS 6399 to withstand heavy snow and extreme weather conditions.
New threshold at Conservatory door to have d.p.c linked to d.p.m to prevent moisture penetration from the ground.
Roof to be triple skin(35mm) bronzed 'Sunlite' polycarbonate multi wall roof sheets in an Ultraframe roofing system or Equal U-Value 0.2W/m2K to 3.3W/m2K.
Doors should be designed and installed to resist forced entry at:
• an external door to a dwelling or common area of a domestic building; and
• an entrance or egress door to a flat or maisonette; and
• a door between a dwelling and a conservatory or garage.
Windows Windows and glazing should be designed and installed to resist forced entry where:
• located at ground floor level and easily accessible; or
• where otherwise easily accessible from outside, such as by climbing on building projections. There are a number of ways in which this can be achieved:
a. by meeting the recommendations for physical security in Section 2 of 'Secured by Design' (ACPO, 2009); or
b. by use of doorsets and windows which are tested and certified by a notified body as meeting a recognised standard for security; or
c. by use of doorsets and windows manufactured to meet recognised product standards and defined component performance.
The baseline recommendations in (c) are relevant to all such doors and windows.

Lead Flashings:
All roof flashings to be code 5 lead with maximum length of lead sheets to be 1.5m.
All new lead flashings and valley gutters must be in accordance with BS 6915: 2001.

Electrical:
All electrical work to be carried out in strict accordance with the current edition of the Regulations for Electrical installations published by the Institution of Electrical Engineers.
All positions of electrical points to be agreed with Client.
Electrical docket required to confirm all electrical works to be designed, constructed, installed and tested in accordance with current IEE Regulations and BS 7671: 2008 as amended(4.5.1).
4.8.5 - Outlets and controls of electrical fixtures should be positioned at 350mm from any internal corner, unless the need for a higher location can be demonstrated, not more than 1200mm above f.f.l..
Light switches should be 900-1100mm above f.f.l. switched or unswitched sockets and other outlets should be positioned at least 400mm above floor level.
Any electrical points on new party wall MUST have fire proof back box with 60min fire protection.

Heating:
All new radiators to have TRV's and to be connected to existing heating system in positions agreed with Client.

External Works:
Level platt. at external doors projecting minimum 400mm beyond door swing.
150mm step to FGL

Constructive Architectural Design Ltd.			
Unit 5, Ladykirk Business Park, 9 Skye Road, Prestwick KA9 2TA Tel 07766000138 - 07766000139 e-mail constructivedesign@btconnect.com			
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