



**General Construction Notes for First Floor Rear Extension.**

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. All Works are Subject to Planning and Building Regulation Approvals. Notes to be read in conjunction with the details shown on Drawing 2023.43; Manufacturer's Specifications and also on the 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 Carry out all works necessary, associated and required to enable the completion of the works indicated on the drawings whether particularly included in these Construction Notes or not.

**Enabling Works and Alterations**  
 Remove the existing flat roof covering, boarding and fascias etc. Expose existing ground floor lintels to confirm adequacy for new loadings. Carry out alterations to first floor layout as indicated. Form new openings for new first floor side windows including new lintels and making good.

**Foundations to New Ground Floor External Walls**  
 The existing foundations were exposed and subsequently inspected by a Building Inspector who confirmed by e-mail on 21st September that they were adequate for the first floor extension additional loadings.

**External Walls to First Floor Extension (U value 0.18 W/m2K)**  
 Walls built off top of the existing ground floor structure. Prepare the tops of the existing external walls as required and construct new timber framed external walls comprising:- 100x50mm timber studs at 400mm centres. Bottom plate to comprise two 100x50mm timbers securely fixed down to the structure below. Provide horizontal central timber rails and double top plate. Full height studs fixed to sole plate and head plate. Provide double 150x50 lintels over openings supported on cripple studs. Cripples fixed to full height studs. Timber wallplate fixed to top of wall and secured with galv straps at max. 1800mm centres. Timber frame to be built in accordance with Accredited Construction Detail TFW-EW-01

**Roof to Extension (U value 0.15 W/m2K)**  
 New hipped roof construction to be timber trusses as indicated. designed and manufactured by specialist timber engineering company. Calculations and details to be provided to Building Inspector for approval before manufacture. Trusses to be fixed to timber wall plates with galv. clips. Binders and wind bracing to be provided and fitted as required to comply with B.S. 5268: part 3. 1985

**External Timber Frame Insulation (U value 0.18 W/m2K)**  
 Provide insulation as detailed by Kingspan including:- Incorporate 70mm Kooltherm K12 insulation between studs and provide 40mm K12 + 12.5mm plasterboard internal lining over studs. Provide vapour control layer to the underside of the first floor ceiling - use polythene or foil backed plasterboard. Skim coat plaster finish. Stainless steel angles to corners. Make good all areas disturbed by alterations etc. Existing walls in new extension to be prepared and plastered.

**Internal Partitions**  
 New internal partitions to be ex 100x50mm studwork clad both sides with 12.7mm plasterboard with skim plaster finish. Infill between studs of partition with mineral wool insulation.

**Internal Finishes**  
 Provide vapour control layer to the underside of the first floor ceiling - use polythene or foil backed plasterboard. Skim coat plaster finish. Stainless steel angles to corners. Make good all areas disturbed by alterations etc. Existing walls in new extension to be prepared and plastered.

**Electrical**  
 All new electrical work is to be designed, installed, inspected and tested in accordance with BS7571 (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.

**First Floor**  
 Inspect the existing joists once the flat roof covering etc has been removed and replace/upgrade as required to suit levels to min. 47x195mm C24 joists at max 400mm centres. Provide two rows of solid bridging across span of joists. 22mm T&G flooring fixed to top of the joists - level to match existing. Provide absorbent layer of mineral wool 100mm thick between first floor boarding and ground floor ceiling.

**Windows (U value 1.4 W/m2 or better)**  
 To be double glazed and incorporate min.10000 sq. mm draught-proof trickle 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 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.

**Ventilation**  
 Provide mechanical ventilation to bathroom to discharge into the external air at a rate of 15 litres/sec.

**Heating and Plumbing**  
 All alterations and new works are to be carried out by competent & fully qualified tradesmen in accordance with current regulations. After the existing heating and extend into the new extension. New radiators to be fitted with thermostatic radiator valves. Provide hot and cold water services from the existing ground floor bathroom and connect to new appliances in new bathroom. Provide Min 38mm wastes with 75mm deep seal traps from new fittings. 100mm waste from new wc. to discharge into new external S&V connected to the existing drain as indicated, subject to survey. Final Layouts to be Confirmed

**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. New external soil and vent pipe to be connected to the existing drainage. Provisional Line indicated on the drawing.

All new drains to be 100mm underground plastic laid to falls, bedded and surrounded in pea shingle and connected to the existing with appropriate access chamber.

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Client:	Mr and Mrs Folkard
Site Address:	7 Cowslip Way, Needham Market IP6 8JG
Job Title:	First Floor Rear Extension to Dwelling
Drawing Title:	Plans, Elevations, Block Plan and Typical Section.
Drawing No:	2023.43
Scales:	As Shown @ A1 Date: 20th October 2023

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