

BOUNDARY WALL

The new boundary wall will be set back 100mm from boundary and there will be no projections over the boundary.

ACCESS FOR CONSTRUCTION

The owner is to obtain written permission from the adjoining owner for access for construction of the new extension.

BOUNDARY POSITION

The position of the boundary is to be accurately determined by reference to the Deeds and consulting with the adjoining owners.

PARTY WALL ACT 1996

Notification will be required under the Party Wall Act 1996 a minimum 28 days before works commence on site and written agreement is to be given by the adjoining owners before works commence on site.

GENERAL NOTES

The appointed Building Contractor must visit the site and discuss in detail the following items and guidance notes for the client:

- 1) Agree working times with the contractor start and finish & Saturday mornings as required.
- 2) The use of facilities and services during construction works.
- 3) Maintaining services during construction works.
- 4) The storage of materials on site during construction.
- 5) The investigation of the existing heating, electrical and water supplies and their suitability or otherwise for the proposed new connections.
- 6) Electrical requirements including location and number of sockets, switches & lights.
- 7) Wall, floor and ceiling finishes.
- 8) Window and door types supplier etc.
- 9) Clearance of all materials from site.

FOUL DRAINAGE

The invert levels of the existing drains are to be verified, and are believed to be at the front of the property. New drainage 100mm diameter Osma underground PVCU bedded and surrounded in 150mm layer of pea shingle fall to be minimum 1 in 40. New inspection chambers 450mm Osma with preformed base bed and surround in lean mix concrete.

RAINWATER DISPOSAL

100mm half round gutter to 65mm dia downpipes to connect into the existing surface water sewer the position of which is to be located on site when works commence which should be to the front of the house.

NEW STUD WALLS

100 x 50 vertical SW studs @ 450mm c/c 100 x 50 SW noggins @ 750mm c/c vert 100 x 50 SW sole and head plates. Provide 2No 200 x 50 SW timbers beneath the stud walls bolted together with 13mm dia bolts & double toothed connectors @ 450mm c/c. Insulate with 100mm Celotex. Finish either side with 13mm Gyproc plasterboard and 5mm plaster skim finish. Leave a minimum 50mm cavity with the existing wall.

MECHANICAL VENTILATION

Mechanical extract ventilation is to be provided to the following rooms:
Shower Room extracting at a rate of 15 litres per second activated via the light switch with a 20 minute overrun. Provide a 10mm gap at the bottom of the door for air intake. Utility Room extracting at a rate of not less than 30 litres per second.

JOINERY

All windows and doors are to comply with Building Regulations Part Q & PAS 24. All windows to be double-glazed and fitted with 8000mm² trickle vents if this is not practical an air brick is to be installed to the room to provide background ventilation. Glazing to all doors, side panels, windows immediately adjacent to doors and windows with a cill height less than 800mm above finished floor level to be toughened safety glass to BS 6206 1981. The windows and new doors are to be either double glazing with a 16mm air gap and a 'soft' low-E coating or double glazing with a 12mm air gap, argon filled and a 'soft' low-E coating to achieve a U value of 1.4W/m²K. Sealant is to be provided to the front and back of the new frames.

ELECTRICAL SAFETY

New electrical work is to be designed, installed & tested in accordance with BS 7671:2018(IEE Wiring Regulations 18th Edition) and Part P of the Building Regulations by a competent qualified electrician under an approved scheme eg NICEIC, NAPIT or ELECSA. The existing system including fuseboard, earthing & bonding are to be checked and upgraded as required to meet current standards. Certification must be submitted to the LA after installation. Downlighters are to be Snaplites incorporating the smoke hoods. 75% of new light fittings are to be low energy. Provide mains wired interlinked smoke detectors and heat detectors as indicated on the floor layouts.

HEATING

The existing gas fire wall mounted gas boiler located in the Utility is to be checked by the Heating Engineer to see if it has sufficient capacity and in a good enough condition to be resited and the flue adapted. Radiator positions are to be agreed with the Client and are to be fitted with thermostatic valves.

EXISTING TRUSS ROOF

The existing gangnail trusses are to be adapted to provide the new floor to ceiling height and provide new 150 x 50 SW ceiling joists to each truss and fix via timberlock connectors. Provide ventilation to roof void via through vent tiles at 600mm c/c at low level and install a ventilated ridge. Roof insulation to be 400mm fibreglass quilt.

Beam Mark A
178 x 76 x 21kg/m CH

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178 x 76 x 21kg/m CH

Extend the wall insulation up to meet the roof insulation.

LINTELS
IG Lintels L1/S 100 over the new openings with 150mm end bearing. Provide a DPC cavity tray over the lintels.

100mm Celcon block wall

FLAT ROOF CONSTRUCTION

EPDM single layer rubber membrane fitted by specialist Firestone system or equivalent on 22mm exterior grade plywood decking on 140mm Celotex board fitted in accordance with the manufacturer's instructions with all joints taped on 12mm exterior grade plywood decking on firrings to give a 1 in 60 roof fall on 150 x 50 SW joists C24 grade timber. all timbers 'Tanalised'
Ceiling 13mm Gyproc wallboard with 5mm plaster finish

(DPC Level)
(Ground Level)

WALL CONSTRUCTION

105mm facing brickwork to match existing house
100mm cavity with 90mm Kingspan Kooltherm K106 cavity insulation
100mm Celcon Solarblock inner skin. U value 0.18W/m²K.
Stainless steel wall ties to BS 1243 double triangle type spaced at 750mm centres horizontally, 450mm centres vertically, 225mm centres at reveals.
Provide Thermabate cavity closers at all reveals.
Internal finish 2 coat lightweight plaster.
Connect new walls to the existing via Firfix stainless steel profiles which are to be plugged and screwed to the existing walls.

FOUNDATIONS

600mm & 450mm wide trench fill foundations taken down to a satisfactory loadbearing strata with minimum depth down to the bottom of the existing foundations and not less than 1000mm deep.
A trial hole should be excavated to expose the type and depth of the existing foundations and to verify the soil type and ascertain the required depth of the new foundations.
If clay soil is encountered the new foundation depths are to be in accordance with NHBC & Zurich guidelines and a tree survey will be carried out plotting the location and species of all trees within 30 metres of the new work.

EXISTING GARAGE FLOOR

The existing garage floor is to line through with the new extensions and existing house. A new 1200 gauge polythene membrane is to be laid on the existing and a minimum 100mm Celotex insulation a further 500 gauge polythene membrane then finish with minimum 65mm floor screed.

GROUND FLOOR

65mm sand/cement screed on 500 gauge polythene on 100mm Celotex insulation on 1200 gauge polythene membrane on Supreme precast block and beam flooring system details and calculations are to be submitted to Building Control when available from the supplier.
Beam supported via pockets on the existing wall on a DPC
Leave a minimum 150mm void to surface of the ground and ventilate with telescopic air bricks at 1800mm c/c.
Lay 50mm lean mix concrete on a 1200 gauge polythene membrane on top of the ground

PLEASE NOTE

This drawing must not be reissued, loaned or copied without the written consent of DME Designs (the originator). All errors, omissions, discrepancies should be reported to the originator immediately. All dimensions are to be checked before site fabrication by the contractor, his sub-contractor or supplier. Do not scale plans use figure dimensions where given. Any deviation from the drawing to be reported to the originator immediately. The Principal Contractor shall carry out a risk assessment of the proposed work and liaise with the principal designer before the works commence if there is any doubt as to being able to complete the project in a safe manner compliant with the Construction Design and Management Regulations 2015.

DME DESIGNS

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CLIENT	HELEN SPENDLOVE 2 HEBBECastle DOWN WARFIELD BERKSHIRE RG42 2QD
PROJECT	SINGLE STOREY FRONT SIDE & REAR EXTENSIONS.
DRAWING	SECTION THROUGH THE NEW AND EXISTING
DRG. No	DMED 12-23(6)
SCALE	1:25 @ A1
DATE	15th July 2023