

BRICKWORK SPECIFICATION :

1. All facing brickwork above DPC level to be of a size, material, texture & colour to match the existing property and a sample should be offered to the Local Authority Planning & Development Dept. prior to commencement of the work. External walls to be generally constructed of 102x65x215mm clay bricks laid in a bond to match existing and bedded in 1:3 natural mortar with appropriate joint complete with soldier course above all openings and all special brickwork detailing as indicated on the drawings. Walls in brick shall be built in accordance with dimensions indicated on the drawings including all necessary cutting and raking especially at junctions and corners. All brickwork above openings to be supported by galv.ms IG or similar approved lintols complete with insulated inserts & laid with a minimum bearing of 150mm at each end. The type of lintol to be capable of withstanding all imposed loadings as advised by the manufacturer. All brickwork above openings to receive PVC cavity trays complete with TIMLOC brick slip vents at 150mm ctrs. All brickwork openings to receive DPC surrounds to project into openings allowing sealing to door or window frame. All brickwork at openings to receive THERMABATE cavity inserts to prevent cold bridging. All brick/blockwork abutments to be block bonded or alternatively constructed using EXPAMET stainless steel wall starters with ties installed in accordance with manufacturers recommendations. All brickwork below DPC level to be in Class "B" engineering bricks laid in stretcher bond and flush pointed with sulphate resistant cement. All proposed external walls to be constructed using steel wall ties to be installed at 600mm horizontal ctrs. & 450mm vertical ctrs. in accordance with manufacturers recommendations including all necessary insulation spacers.

2. EXTERNAL CAVITY WALL CONSTRUCTION :

All external walls of brickwork/blockwork to be constructed with a 100mm cavity to receive KINGSPAN Kooltherm foil backed insulation including all necessary ties / spacers. "SPECIAL NOTE" : The combination of 102mm brickwork, 100mm cavity with 90mm Kingspan insulation with 100mm THERMALITE concrete blockwork inner leaf is required as a minimum to achieve the "U" value of 0.18 W/m2K in accordance with Section L of the current building regulations.

3. CONCRETE BLOCKWORK :

All inner walls including inner leaf of external cavity walls to be of 100mm THERMALITE concrete blockwork bonded in natural 1:3 sand cement mortar to be returned at openings to meet THERMABATE cavity closer. All blockwork to be neatly pointed to both faces to receive plaster finish internally and to include for PCC or IG lintol over openings with a min. bearing of 150mm. All concrete foundation blockwork below ground level to be laid in accordance with building inspectors requirements and bedded in natural sulphate resistant cement.

4. DAMP PROOF COURSE :

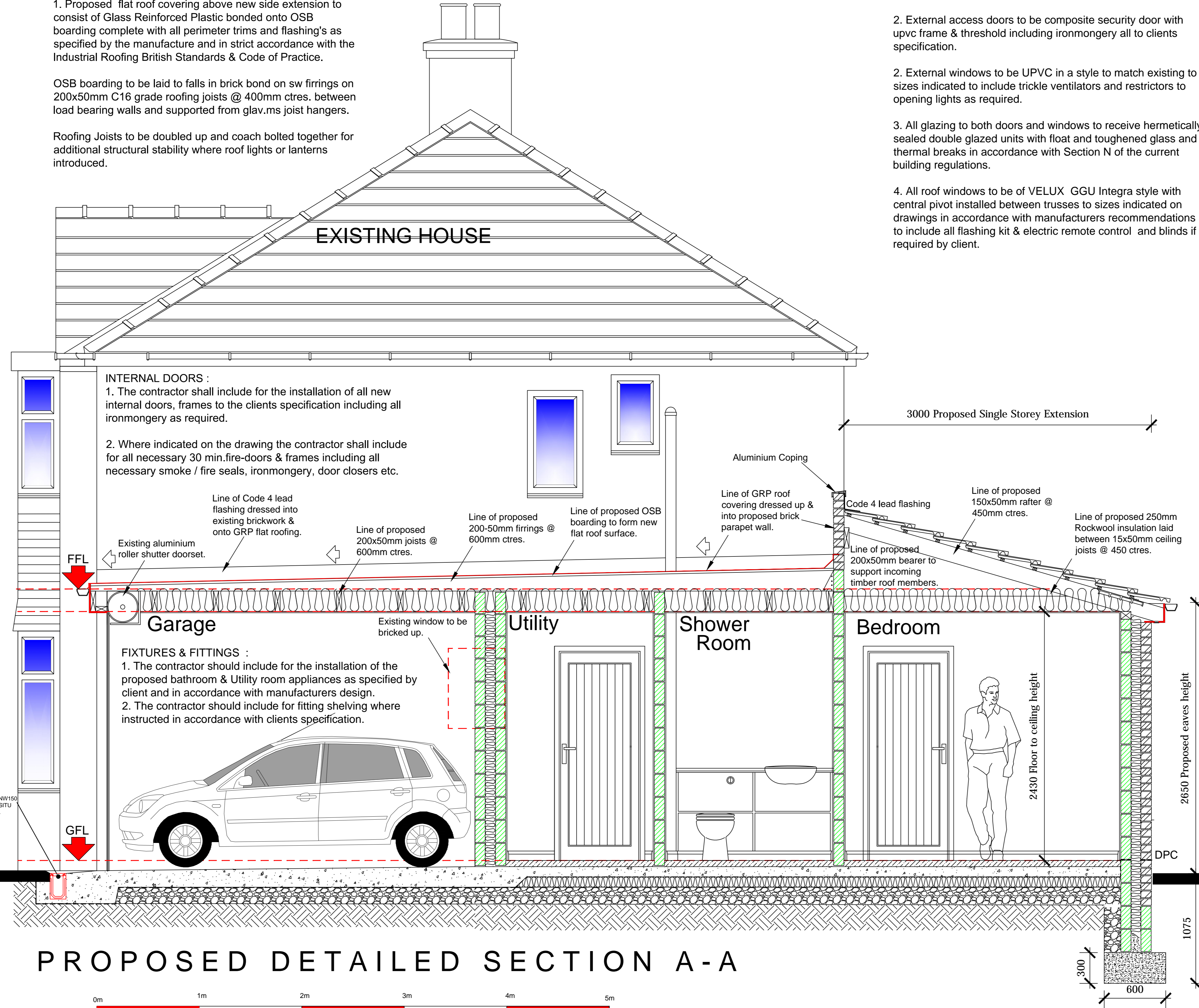
All damp proof courses to be a minimum of 150mm above finished ground level and of "RUBEROID" reinforced pvc to both inner and outer masonry including lapping over floor membrane and into openings to prevent water penetration. All alternative methods of DPC including drilling and injection to be undertaken by specialist sub-contractor and inspected and approved by building inspector as work proceeds and should carry a warranty and guarantee certificate for a minimum of 25 years.

FLAT ROOF CONSTRUCTION :

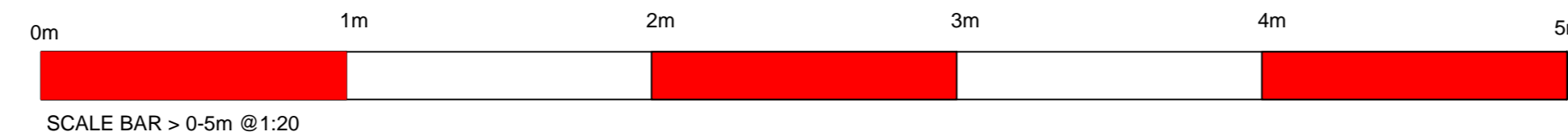
1. Proposed flat roof covering above new side extension to consist of Glass Reinforced Plastic bonded onto OSB boarding complete with all perimeter trims and flashing's as specified by the manufacture and in strict accordance with the Industrial Roofing British Standards & Code of Practice.

OSB boarding to be laid to falls in brick bond on sw firrings on 200x50mm C16 grade roofing joists @ 400mm ctrs. between load bearing walls and supported from glav.ms joist hangers.

Roofing Joists to be doubled up and coach bolted together for additional structural stability where roof lights or lanterns introduced.



PROPOSED DETAILED SECTION A-A



GARAGE SOLID CONCRETE FLOORS :

1. The contractor shall include for the installation of all solid concrete floors where indicated on the drawings to be constructed of 200mm oversite concrete on 1000 gauge Visqueen damp proof membrane on 150mm sand blinded clean limestone hardcore sub-base on prepared ground.

Lintels

All internal load bearing walls over openings to have a reinforced 100mm x 65mm concrete lintel above. All lintels above openings in the external walls including above the bay window to be insulated catnics with 150mm bearing on either end, cavity trays are to be located above.

Lighting

At least 1x efficient lighting to be provided to each room. Electrical sockets to be positioned on site. Light switches to be between 450mm & 1200mm from FFL in accordance to part M, the provisions for low energy lighting with the guidance in domestic building services compliance guide 2010.

Electrical

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the Council should be satisfied that part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

Rapid Ventilation

En suites & WC to have mechanically fitted extract fan with a rating @ 15 lit/sec to be operated with light switch & have a 15min over run timer. Kitchen to have extract fan with separate switch above cooker & have a rating @ 30 lit/sec.

SUSPENDED & SOLID FLOORS :

1. The contractor should include for the installation of all suspended timber floors where indicated on the drawings complete with floor joists to span the required distance between load bearing walls in accordance with the current building regulations and 20mm floor grade T&G chipboard flooring.

2. The contractor shall include for the installation of all solid concrete floors where indicated on the drawings to be constructed of a 50mm sand / cement screed on 100mm oversite concrete on 100mm rigid KINGSPAN Thermo floor K103 (to comply with current part L of the building regulations to achieve 0.18 W/m2K) on 1000 gauge Visqueen damp proof membrane on 150mm sand blinded clean limestone hardcore sub-base on prepared ground.

3. Walls to perimeter of floors to be fitted with 75x19mm SW chamfered or pencil round skirting boards.

EXTERNAL DOORS & WINDOWS :

1. External bi-folding doors, frames & thresholds to be constructed of aluminum complete with all necessary ironmongery of m.s butt hinges & lever handles with 7 lever locking security device.

2. External access doors to be composite security door with upvc frame & threshold including ironmongery all to clients specification.

2. External windows to be UPVC in a style to match existing to sizes indicated to include trickle ventilators and restrictors to opening lights as required.

3. All glazing to both doors and windows to receive hermetically sealed double glazed units with float and toughened glass and thermal breaks in accordance with Section N of the current building regulations.

4. All roof windows to be of VELUX GGU Integra style with central pivot installed between trusses to sizes indicated on drawings in accordance with manufacturers recommendations to include all flashing kit & electric remote control and blinds if required by client.

ROOF SPECIFICATION : REAR EXTENSION

1. Sandtoft concrete terracotta pantile or similar approved to match existing neighbouring roof on 38x25mm treated sw roofing battens on roofing grade untearable felt dressed into gutter on C16 grade timber roof trusses or traditional rafters. All in accordance with current Building Regulations at recommended centres to include 30x3mm ms lateral restraint straps over rafters max.2m ctrs & ms truss clips as required over 100x75mm C16 grade sw wallplate at eaves.

Where roof members are raking to create a volted ceiling & the design is of a hipped style roof dragon ties should be introduced to provide additional structural stability to the approval of the building inspector.

Where an overhanging eaves is specified the rafter feet shall be extended to provide fixing for both soffit & fascia boards. Both soffit & fascia boards to be constructed from a material to match the existing property or of UPVC neatly trimmed around junctions & against the walling material where it shall be sealed with a suitable mastic.

2. All sizes of roof members shown on this drawing are in millimetres and should be checked on site to verify prior to ordering and fabrication of materials. Do not scale dimensions from this drawing. Work to figured dimensions in all cases.

3. Roof ventilation to comply with Section F of the current building regulations to comprise of TIMLOC upvc circular eaves soffit vents at 400mm ctrs with TIMLOC Mark III roof ventilators between rafters and over roofing insulation material.

4. Roofing Insulation to comply with Section L of the current building regulations to achieve 0.15 W/m2K. Rockwool fibreglass matting laid between and over ceiling spans and tucked into eaves overwallplate to prevent cold bridging. Insulation to be laid over light gauge vapour barrier above ceiling boards of 12.5mm paint grade plasterboard or 15mm Firlene plasterboard as required.

Where roof members are raking to create a volted ceiling introduce roof insulation to consist of KINGSPAN Thermapitch TP10 between rafters & KINGSPAN Kooltherm insulated dry-lining over rafters. Roof void to be of such a depth to maintain a 50mm air gap over insulation & under roofing felt.

5. ABUTMENT FLASHINGS : Where a new roof abuts an existing building an abutment flashing of Code 5 lead to BS: 1178 shall be introduced as described in the Lead Association guide book inc. stepped & cover flashings for single lapped tiles such as pantiles & lead saddles at the ridge abutment. All flashings should lap the tile by 150-200mm & shall be dressed vertically to 150mm to the water line.

6. All rainwater goods including guttering, downpipes, brackets, swan-necks etc. to be in a material & style to match existing including profile & colour complete with rise & fall brackets if required.

7. All structural timber used for construction of roof including prefabricated gang nail trusses, rafters, purlins, ridge tie, wallplate, bracing to be C16 stress graded.

EXTERNAL PAVED AREAS :

1. The contractor should include for the breaking up and removal of all existing concrete hardstandings, preparation of sub-strata to accommodate proposed paved areas /footpaths consisting of 600x600x50mm Marshalls PCC paving slabs on sand/cement dabs on sand blinded clean hardcore in accordance with manufacturers recommendations including for all necessary pin kerbing as indicated on concrete foundations.

CONCRETE STRIP / TRENCH FILL FOUNDATIONS :

1. The foundation design for the new building shall be subject to local ground conditions and all measures should be taken by the builder to establish the required depth and construction of the foundations from the building inspector prior to the commencement of the excavations.

2. Excavate all necessary foundations, service trenches using recognised construction techniques both hand & mechanical & providing protection & support to sides of trenches for operatives as work proceeds.

3. All strip or trench fill type foundations specified for the external walls to be constructed on clean well compacted trenches to comprise of 1:2:4 C20P grade concrete or similar ready mix designed mix.

EXCAVATION / EARTHWORKS AND DEMOLITION :

1. Remove all deleterious materials from site including brick rubble, trees etc. and complete site strip to a min. 150mm below ground level to a firm formation level.

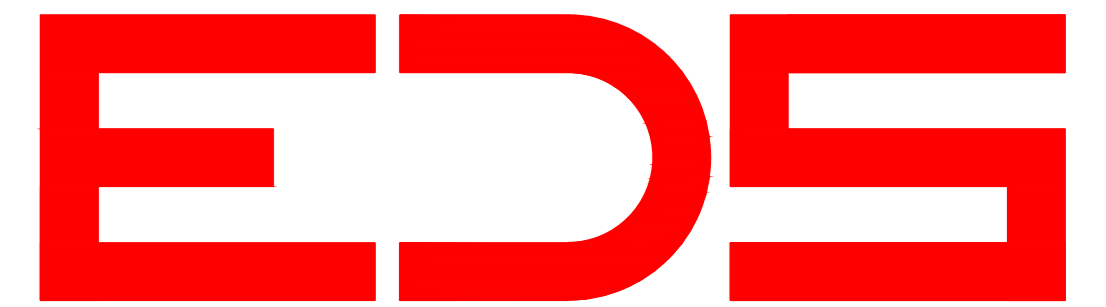
2. Complete setting out of proposed building to comply with site dimensions indicated on drawings and introducing profile boards to identify perimeter of proposed walls.

3. Prior to commencement of excavation establish proximity of existing underground services including drainage, watermain, gas, electricity, telephone etc. & provide temporary protection if necessary or contact the statutory authority to arrange for protection.

4. Consolidate all trench bottoms, maintain cleanliness & prevent flooding of trench with mechanical pump prior to introduction of services, drain pipes or concrete for foundations.

5. Remove or relocate all surplus soil from site making sure of no contaminants to local authority land fill site.

REVISION A (DECEMBER 2023)
Drawing amended to show 1:20 scale bar in accordance with the planning officers recommendations.



Client:
MR & MRS M. BATTY

Site Address :
83, WESTERN ROAD
GOOLE
DN14 6QL.

Project:
PROPOSED SINGLE STOREY REAR / SIDE
EXTENSION & INTERNAL ALTERATIONS TO
EXISTING SEMI-DETACHED DWELLING.

Drawing Title: PLANNING STATUS
GENERAL ARRANGEMENT : SCHEME "B"
PROPOSED DETAILED SECTION A-A.

Drawing Scale : 1:20
Date : NOVEMBER.2023

Drawing Number: H.CON.11.23.02
Revision: A