

**GENERAL**

Allow for all site dimension checking before and during construction work.  
 Construction to comply with all provisions of the current Building Regulations.  
 Formation levels: final formation levels to determined on site and agreed with CA and Building Inspector.  
 Structural timber: strength class C16 as defined in BS. 5268 Part 2 : 2002  
 Preservative treatment to structural and non structural timber: British Wood Preserving and Damp Proofing Commodity Specification C8, service life 40 years.

**PARTY WALL**

The owner, should they need to do so under the requirement of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall, Structure.  
 A Party Wall Agreement is to be in place before any construction/ demolition to carried out

**SUBSTRUCTURE**

Remove all trees, undergrowth and re-grade to required levels, remove all topsoil, vegetable matter and deleterious material, excavate for foundations to suit site conditions, to approval.  
 Concrete raft foundation as shown on detail  
 Foundation profiles are to be altered as necessary to allow passage of services and drainage without risk of differential settlement.  
 Class B semi-engineering brickwork to BS: 3921 laid in mortar mix 1:4, cement:sand; below Hyload or similar damp-proof course minimum 150 mm above finished ground level, lean mix cavity fill to 225mm below damp-proof course, weep holes @ 900 mm centres. For thickness of walls, refer to drawings.  
 Marley "Dampseal" vertical damp-proof membrane/tanking to manu. details to seal and waterproof all changes in level, thoroughly sealed to damp-proof courses.

**DRAINAGE**

Allow for checking all existing drainage runs to confirm proposed drainage layout assumed is correct, if not contact supervisor/ site manager asap to have drawings revised.  
 Hepworth pvc pipes with flexible joints, size DN100 and DN150. and fittings with pressure tight flexible joints, lintols over pipes passing through walls, fibreglass sleeved and surrounded with 150 mm pea gravel or concrete where less than 150 mm below floor slab. Soil and vent pipe connections direct to inspection chambers, gully branches to suit site conditions, all to manu. details and Local Authority approval.  
 Drain gradients: DN100 1:40, DN150 1:60 unless otherwise noted  
 Drain levels: contractor to check all levels given prior to commencing the works. Where new sewer connection is required check invert level of connection prior to installing new drainage on site.  
 Drain bedding generally: Class F granular bed. Drain bedding of shallow drains within 300 mm of underside of slab: Class Y encased in 150 mm integral with slab, concrete mix as slab. Drain bedding under buildings: Class W 100 mm granular surround.  
 Drainage trenches liable to surcharge from adjoining foundations are to be backfilled to above the level of surcharge with class Z 150mm mix GEN 3 to BS5328 and with build in 18 mm Flexell sleeves through pipe joints at maximum 9 metre centres.  
 Access to all parts of the drainage system is to be provided by inspection chambers and rodding eyes as shown on drawings, to approval. Small inspection chambers are to be plastic used within the depth and number of connection limitations as prescribed by the manufacturer. to BS7518

**EXTERNAL WALL**

Cavity fill: 102 mm facing brickwork to approved sample in 1:1:6; cement: lime: sand mortar, 150 mm cavity with triangular stainless steel cavity ties @ 750 mm centres horizontally and 450 mm centres vertically (225 mm centres vertically to unbonded jambs), 150mm "Dritherm 32" cavity insulation board, 100 mm Marley "Aquaguard" or similar flexible vertical damp-proof courses, 100 mm Thermalite Turbo blockwork inner leaf 2.9 N to BS 6073 Part 1 throughout, finished with minimum 12.5mm plasterboard on dabs and skimmed, 'U' value 0.18 W/sq.m deg C, including Thermabate closers to reveals and to eaves and verges, galv. expanded metal reinforcement over soldier courses. Cavity walls To boundary not to be replaced with blockwork.  
 Cavity walls with steel beams bearing to have 7N blockwork with 25mm Kingspan insulation dry lining.  
 Install minimum two course high proprietary cavity tray stepped to suit raking abutments where roofs abut external walls as manu. by Glidevale or Cavity Trays Ltd. Trays to terminate by dressing down onto Code 4 lead flashings.

**GROUND FLOOR CONSTRUCTION**

Ground supported floors: 75 mm sand cement screed, mix 1:4 on vapour barrier on 125mm thick Kingspan TF70 insulation To give 0.18W/m2K and lapped up inside of external wall on 150 mm min. concrete ground floor slab, mix BS 5328 on 300 micron polyethylene D.P.M., lapped to damp-proof course, on minimum 150 mm consolidated, sand blinded hardcore to suit site conditions, thoroughly compacted in 150 mm layers to suit site conditions, to approval.  
 Where concrete floors abut an existing suspended timber floor, cast into/under the new floor, 100 mm dia plastic sleeves to connect all existing air bricks to new air bricks in the outside face of the extension, to maintain sub-floor ventilation.  
 Timberwork

**BEAMS AND LINTOLS**


'Catnic' lintols with minimum 150 mm end bearings all to manu. details, fully protected with 12.5 mm fireline plasterboard and skim finish, half hour fire resisting. See drawing for lintol type.

**DOORS AND WINDOWS**

Double glazed windows minimum 8000 sq.mm controllable trickle head ventilators throughout, including locking fasteners, double glazing set in internally beaded and Argon filled, drained and ventilated rebates not less than 22 mm deep with, obscure pattern glass to wcs all to BS: 6262; laminated safety glass to ground floor windows and all glazing less than 800 mm above finished floor level.  
 Windows below 800 mm and glazed doors below 1500 mm including 300 mm either side of the door to be glazed with laminated safety glazing to BS: 6262.  
 All external glass to be Pilkington 'K' glass to give U value of 1.4W/sq.m  
 Windows to first floor habitable rooms to have clear opening area of at least 0.33 square metres. ( minimum dimension to be 0.45m high and wide )

**VENTILATION**

Window ventilation openings minimum one-twentieth floor area of habitable rooms, partly 1.75 metres above floor level.  
 Intermittent mechanical extract ventilation to kitchen operable at minimum 60 litres/second and bathrooms operable at minimum 15 litres/second, each with humidistat override control. Fan installation to bathrooms, to provide minimum 3 air changes/hour, switched with lighting and incorporating a 15 minute delay timer.  
 Provide controllable trickle head ventilators to new/existing windows, providing at least 8000 sq.mm to building regulation requirements.  
 Domestic habitable rooms rapid ventilation: opening window lights to equivalent of 1/20 of floor area  
 Domestic kitchens, utility rooms, bathrooms & sanitary accommodation with windows trickle ventilation: 4000 mm2 controllable vent  
 Domestic kitchen mechanical extract ventilation via hob: 30 litres/sec.  
 Domestic kitchen mechanical extract ventilation via remote fan: 60 litres/sec.  
 Domestic bathroom mechanical extract ventilation: 15 litres/sec.  
 Domestic non - habitable rooms without windows but with mechanical extract ventilation to have 15 minute overrun timer. Door to room to be undercut by 10mm.



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**4 COMPTON ROAD  
TIPTON  
WEST MIDLANDS  
DY4 8RY**

Project	PROPOSED GROUND REAR EXTENSION		
Drawing No	2309.02	A3	Date Jan 2999
Scale	1:50	Drawn	MF

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Rev	Comment	Date