

FOUNDATIONS

All concrete work to LA Approval. To be 1:2:4 mix 21N/mm² strength trench fill footing 600mm wide x 1000mm deep on external walls. Loadbearing internal walls - foundation size 450mm wide x 1000mm deep.

EXTERNAL WALLS BELOW DPC

To be structural blockwork min 7n/mm² to engineers design. Introduce bitumen polymer type dpc built into all walls and leaves 150mm above g/l stepped as required.

EXTERNAL WALLS ABOVE DPC/GROUND LEVEL

Cavity Wall construction.

To consist of outer leaf of 100mm dense blockwork with 'K' Rend Finish to match existing, 100mm cavity filled with 100mm Unilin CavityTherm full fill insulation. (formerly Xtratherm)

Include for Unilin/Xtratherm Riser, Top and Corner Panels, Cavity Tray Channel and Service Void Channel for beam and block floor vents.

Inner leaf throughout to be 100mm 'Celcon Standard' Insulation blockwork finished internally with 12.5mm plasterboard on dabs and 3mm skim coat of lwt plaster. Introduce bitumen polymer type dpc built into all walls and leaves 150mm above g/l.

Fill cavities with weak mix mortar to 225mm below dpc.

Seal cavities around openings and at tops of walls with 100mm Catnic cavity closers.

Stainless Steel Wall ties conforming to BS 1243:1978 should be used and placed at approx 600mm c/c horiz and 450mm/c vert, do not place directly on the DPC. It is recommended (to avoid piercing the boards with additional wall ties at reveal openings), that an additional wall tie is included within 225mm of the opening on each board course. Double up ties at openings.

U value of External walls = 0.18w/m²k

LINTELS

Use Catnic Cougar heavy duty insulated lintels throughout. (see schedule) www.catnic.com Damp-proofing at lintel level must be provided with stopends and weep holes.

GROUND FLOOR SOLID SLAB (insulation above slab)

65mm screed laid on vapour control layer on 150mm Celotex XR4150 floor insulation on 100mmth. conc slab 1:2:4 on 1200 gauge poly dpm lifted and laid under all dpc's. DPM to be laid on sand blinded and compacted hardcore depth not exceeding 600mm deep. DPM to be continuous at all joints. Fit insulation upstand to floor perimeter equal to sum of slab insulation and screed thickness. (Celotex TB20)

Full radon protection to be provided with Radon sumps and Radon cavity tray.

GROUND FLOOR PARTITIONS

Where Load-bearing required to be 100mm dense conc blwk walls on foundation to Inspector Approval with dot & dab 12.5mm plasterboard plaster skim to each side. Non loadbearing walls in lightweight insulation block or studwork built off thickened slab.

STUD PARTITIONS

To be of studwork. 75x50mm treated sw tread, sole and wall plates. 75x50mm treated sw studs @ 400mm/c and 75x75mm treated sw noggins @ 600mm/c. All to be finished with 12.5mm th. plasterboard, butt jointed, taped and skim coat of plaster to each side. 100mm insulation quilt in studs.

FLAT ROOF

FINISHES: Fibreglass finish or EPDM rubber finish to specialists specification, on 22mm wbp ply on ex 50 x 100mm firings strips to min 50mm falls, on 47mm x 195mm C24 JOISTS at 400mm c/c and to include all necessary lateral and diagonal bracing.

All on 100x50mm plates anchored to walls with 'mafco' or similar approved plate anchors @ 1.8mc/c. Joist ends tied to wall plates with galv. anchor straps. Lateral restrains to end walls comprising of 30x5mm galv m.s anchors fixed over 3No. joists, turned down and secured to blockwork. 38 x 195mm pole plate rawbolted to existing wall and joist hanger fixings.

Insulate with 150mm celotex between joists and 25mm PL4025 plasterboard under rafters finished with skim coat. Matching eaves details and gutters with roof ventilation via glidevale vents equivalent to continuous strip 10mm wide. Matching RWP to soakaway min 5 m from building. 'U' Value of level areas of roof = 0.10w/m²

WINDOWS/DOORS/GLAZING

All new windows and doors to be matching double glazed and fitted with trickle vents.

Window glazing to have 'U' Value of 1.0w/m²k or less. Windows to bedrooms to be suitable for escape with min opening 0.33msq

min 450mm wide with cills between 800mm and 1100mm above floor.

Provide safety glazing in critical locations including where patio/Bifold doors are full height glazing.

Any replacement windows to have trickle ventilators with equivalent area of 8000mm² in habitable rooms and 4000mm² in bathrooms.

Internal doors to be undercut by 10mm to the finished floor level.

GENERAL

All new structural timber to be strength graded and marked DRY or KD. Decorate to Clients choice.

FIRE SAFETY

FD30 fire doors throughout except for bathroom doors. Mains wired smoke detection to all landings to be interlinked and fitted with battery backup.

HEATING

Extend existing heating to wall mounted radiators fitted with TRV's. All central heating installations by approved Contractor.

FOUL DRAINAGE

All work to LA Approval. Soil pipe to be 100mm Supersleve vitrified clay pipe flexibly jointed or OSMA plastic underground drainage

system or similar approved and laid to min 1:40 fall bedded on 150mm th. pea gravel and surrounded.

Where pipes pass thru walls

include flexible joint and use prestressed lintels. Where drains run under building encase in concrete.

Soil pipes to terminate 900mm above any openings within 3m. New Manhole on site to be OSMA

Plastic Inspection chamber, with connection to existing septic tank;.

WASTE SIZES:

Kitchen Sink & washing machine - 38mm dia with 75mm trap

WATER EFFICIENCY

Pressure regulating aerator fitted on kitchen sink taps

Max consumption 125litres per person per day

PART P - ELECTRICAL SAFETY

All electrical work required to meet the requirements of Part P (Electrical safety) must be designed, installed,

inspected and tested by a person competent to do so. Prior to completion the Council must be satisfied that either :-

1. An electrical installation certificate issued under a Competent Person Scheme has been issued; or
2. An appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so; or
3. They have carried out sufficient inspections and tests to ensure relevant work complies with part P.

Electrical works to min IEE Standards by approved IEE Electrical Contractor. Switches and sockets between 450 -1200mm from floor level. In garage allow for light pendant fitting and power for electric roller door.

ENERGY EFFICIENT LIGHTING

Provide 100% energy saving light fittings. Contractor to give details of Power and Efficacy of every different LED fitting used in the dwelling and report to SAP Assessor for input into SAP Calculations.

VENTILATION

Mechanical ventilation to bathroom/ensuite/wc to be Vent Axia Lo-carbon Quadra (variable speed selection)

ducted to external air and wired to light switch with time delay and isolator switch. Include trickle ventilators of 5000mm²

to all wet rooms.


In kitchen mechanical ventilation via cooker extractor hood ducted to external air.

Trickle Ventilators must be 'equivalent area' performance tested to BS EN 13141

Provide minimum 3 No. Trickle Ventilators to open plan kitchen dining area.

Trickle ventilators to habitable rooms to be min 12000mm²

Flexible ducts for extractors to be max 1.5m and installed to ensure flow resistance is minimised.

Rev	Date	Details	Ref
PROJECT:			
PROPOSED REAR SINGLE STOREY EXTENSION at WAYSIDE COTTAGE PARSONAGE LANE CHILCOMPTON BA3 4JZ			
NOTES 1 of 1			
CLIENT:	MR & MRS J HILL		
SCALE:	NA	DRWG NO.	
DATE:	MAR 24	2024110	
10, MEADOW VIEW RADSTOCK SOMERSET BA3 3 QT Tel: 01761 436861			
 D BISSEX SURVEYING & ARCHITECTURAL SERVICES			