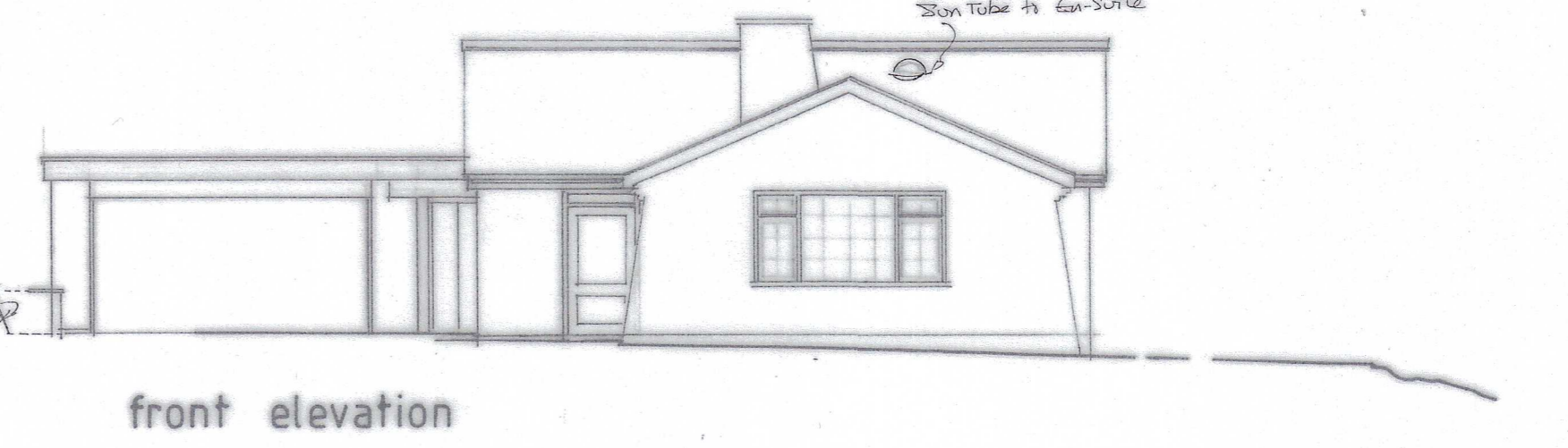
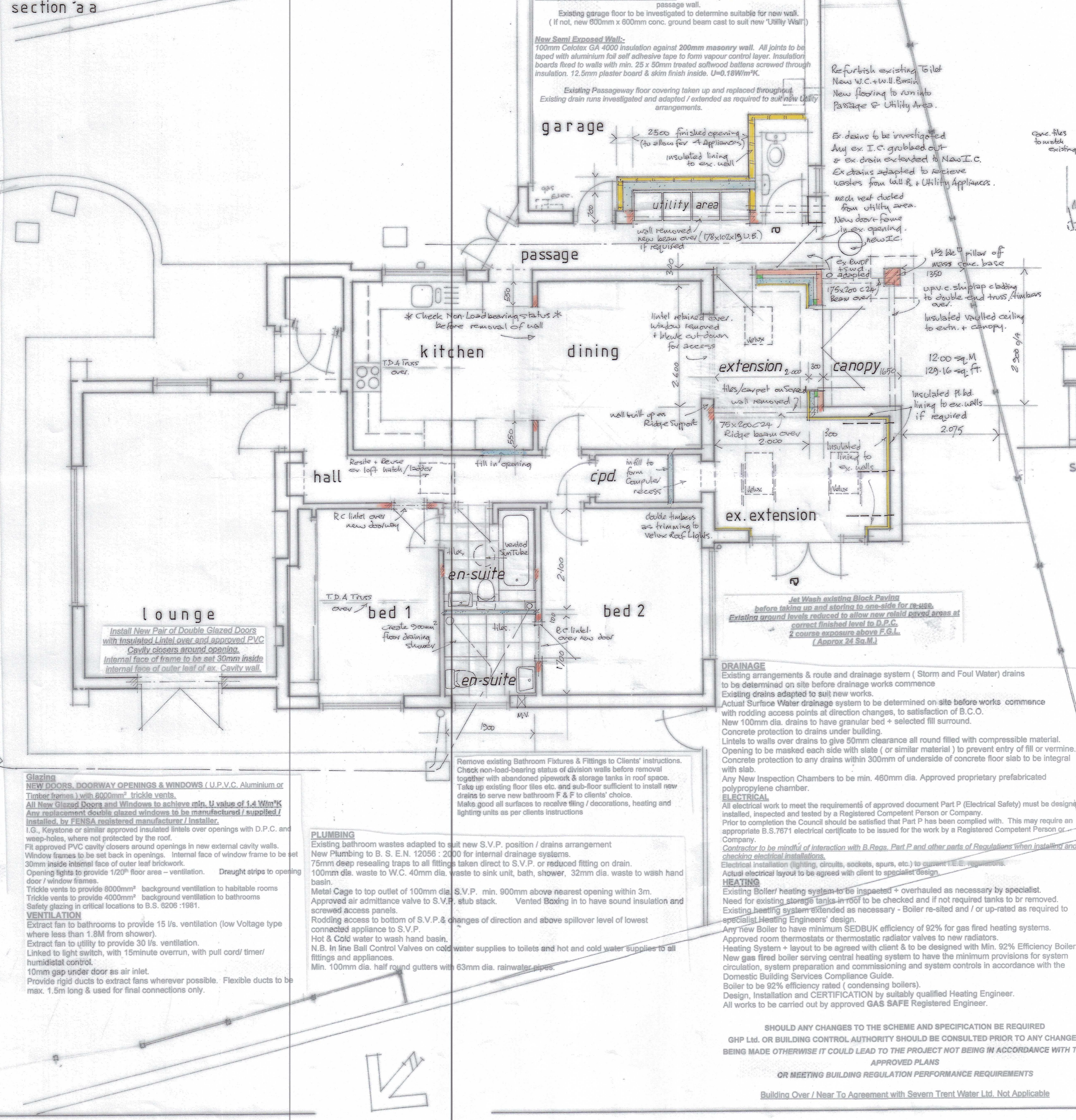
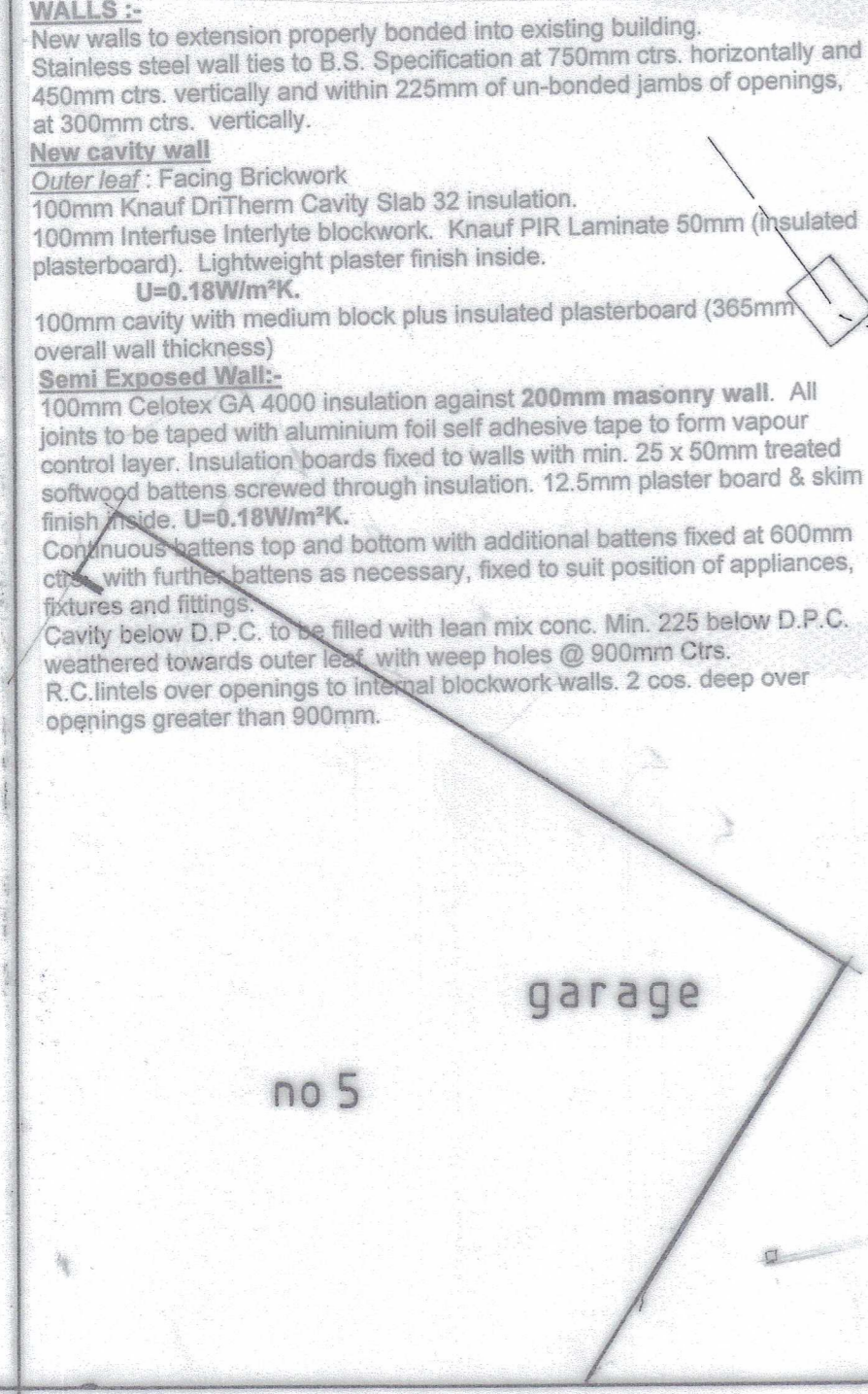


section 'a-a'

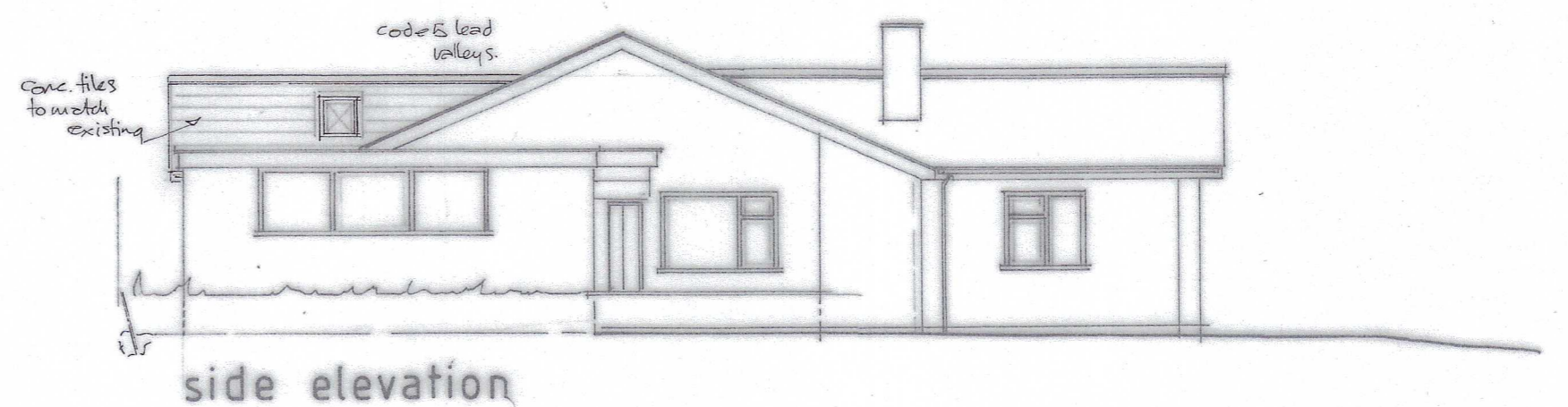
General Description of Works with Details to Comply With Current Building Regulations

PITCHED ROOF
 (Sloping Ceiling insulation between & under rafters - unventilated)
 Concrete tiles to match existing colour / profile on treated battens on 7YVEK (or similar approved) Breather Membrane draped over 47x147mm C16 grade rafters at 400mm ctrs. 25mm air space over 100mm Celotex GA 4000 insulation between rafters.
 With 18mm sheathing ply screwed to underside of rafters to create diaphragm to prevent roof spread
 80mm Celotex GA 4000 insulation to underside of rafters. All joints to be taped to form vapour control layer. 25 x 50mm treated softwood battens under line of rafters. 12.5mm pl. bd. & skim. U=0.18W/m²K.
 75x97mm wall plates & first rafters next to wall. Rawbolled to wall with joist hangers for positive connections to top end of rafters.
Form continuous insulation at cavity wall head & pitched roof junction
 heavy dotted lines show position of 5x30mm galvanised mild steel straps to B.S. 5268 to rafters, ceiling + floor joists at max. 2M ctrs. built into wall to provide lateral restraint.
 Code 5 lead valleys, 25x200mm layer boards.
ROOF LIGHTS
 Velux or similar approved rooflight & approved weatherproof flashings fitted in accordance with manufacturers' instructions. Provide double rafters each side of opening to roof windows.
 Roof windows to have maximum u-value of U=1.4 W/m²K.
 Velux roof lights fitted in accordance with manufacturers' instructions. (min 15° roof slope)

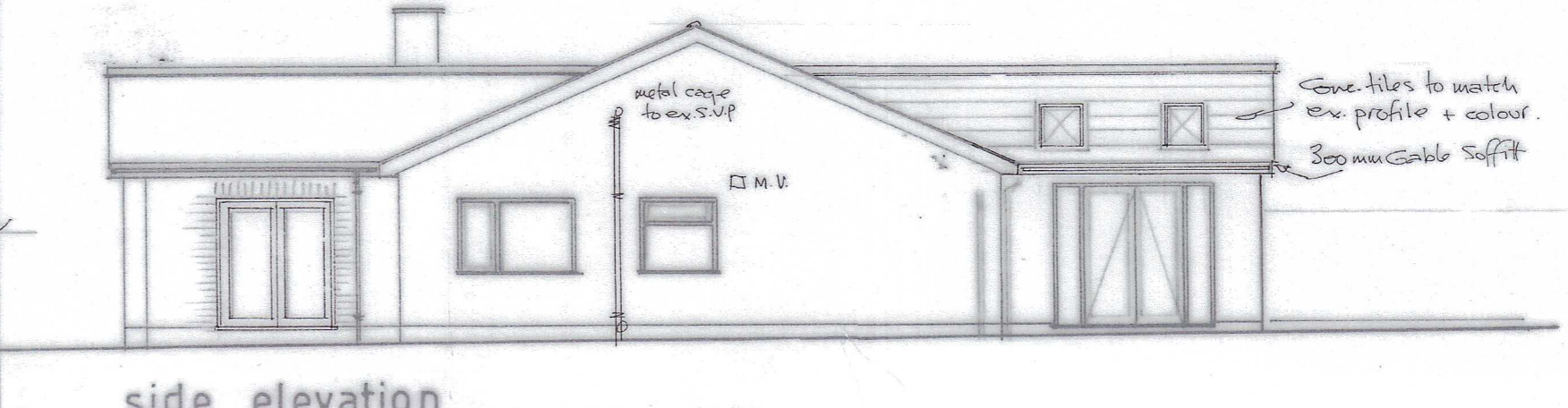
GROUND FLOOR:
 N.B. Where under floor heating is to be installed a polythene slip layer is to be included over the insulation boards and under the screed to prevent migration of wet materials between boards, condensation in the insulation when drying out and any chemical reaction with screed constituents and aluminium foil facings.
 Carpet / Tiles / Vinyl, floor covering to suit client, on 75mm reinforced, sand - cement screed on polythene vapour control / slip layer on 100mm Celotex GA4000 insulation with perimeter insulation on 100mm oversite concrete on 1200g poly D.P.M. on sand blined hardcore. U=0.18W/m²K.
Floor insulation to tightly abut blockwork walls to ensure a proper seal between wall and floor air barrier with no gaps between skirting board and the floor.
 25mm perimeter insulation around edge of all external ground floor walls to depth of floor insulation.
 75mm sand cement screed on 100mm oversite concrete on 1200g poly. D.P.M. on sand blined hardcore.
 A142 steel mesh reinforcement to R.C. floor slab with min. 50mm cover.
 Screed reinforcement - Fibreglass additive to mix or zinc coated hexagonal wire netting to B.S. 1485 (chicken wire).
FOUNDATIONS (All to Satisfaction of Building Control Officer)
 600mm x min. 1m. deep C20 grade concrete trench fill foundations. Foundations taken down below invert of drains + to suit ground conditions. Foundations taken down in accordance with guidelines given in N.H.B.C. table 4.2C - Building near Trees.
D.P.C.
 Min. 2 cos. Staffordshire blue brick D.P.C. 150mm above finished ground level. Stepped to suit finished ground levels and level entrance doorways.
 Ruberoid Hyload or similar approved D.P.C. Continuous wall + floor D.P.C.
 Concrete fill to cavity wall upto 225mm below D.P.C.
 D.P.C. cavity tray, with minimum 150mm drop to tray, & weepholes at 900mm ctrs. to base of new cavity wall.
WALLS:
 New walls to extension properly bonded into existing building. Stainless steel wall ties to B.S. Specification at 750mm ctrs. horizontally and 450mm ctrs. vertically and within 225mm of un-bonded joints of openings, at 300mm ctrs. vertically.
New cavity wall
 Outer leaf: Facing Brickwork
 100mm Knauf DriTherm Cavity Slab 32 insulation.
 100mm Intertex Intertex blockwork. Knauf PIR Laminate 50mm (insulated plasterboard). Lightweight plaster finish inside.
 U=0.18W/m²K.
 100mm cavity with medium block plus insulated plasterboard (365mm overall wall thickness)
Semi Exposed Wall:
 100mm Celotex GA 4000 insulation against 200mm masonry wall. All joints to be taped with aluminium foil self adhesive tape to form vapour control layer. Insulation boards fixed to walls with min. 25 x 50mm treated softwood battens screwed through insulation. 12.5mm plaster board & skim finish. U=0.18W/m²K.
 Continuous battens top and bottom with additional battens fixed at 600mm ctrs. with further battens as necessary, fixed to suit position of appliances, fixtures and fittings.
 Cavity below D.P.C. to be filled with lean mix conc. Min. 225 below D.P.C. weathered towards outer leaf with weep holes @ 900mm ctrs. R.C. lintels over openings to internal blockwork walls. 2 cos. deep over openings greater than 900mm.



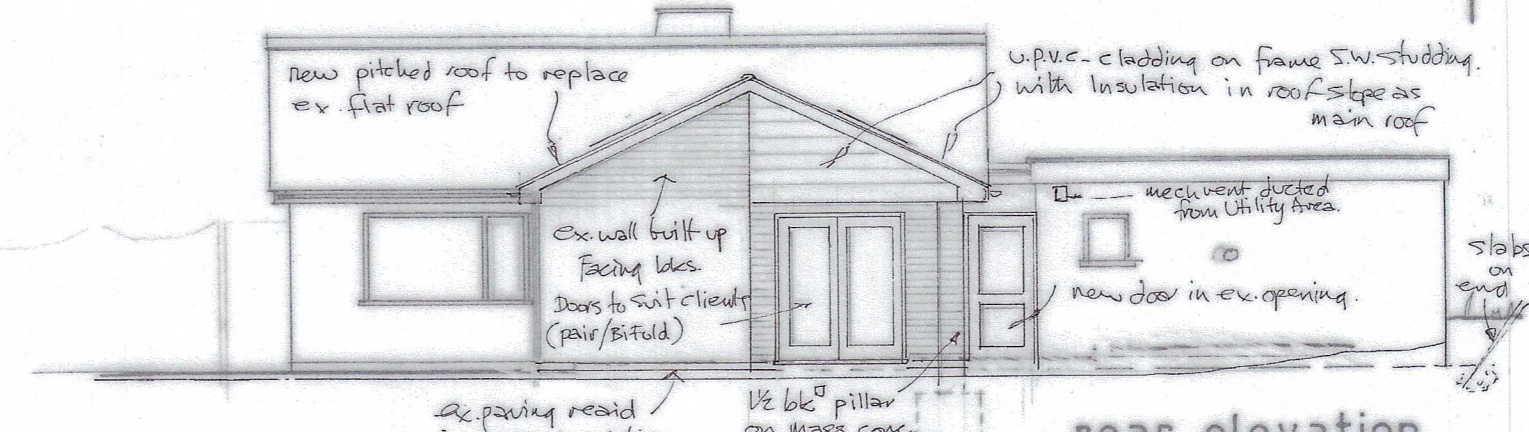
front elevation



side elevation



side elevation



rear elevation

General Description of Works

BEFORE WORKS COMMENCE-
 All dimensions shown are to be fully checked on site before works commence. Existing building and adjacent land is to be inspected by contractor to determine existing construction and details, together with best method for undertaking new works with least disturbance to client's property.
 All underground services to be investigated and verified before works commence to determine actual route + course of action required as necessary.
 Contractor to investigate existing lintels over G.F. openings and prove suitable for additional loadings.
 Check Non-Load bearing status of walls to be removed.
 Existing extension flat roof and part of side wall carefully taken down and any reusable material and timbers, together with paving etc. taken up and stored to one side for re-use.
 Existing foundations grubbed out. All clean hardcore to be used on site.
 Min. 150mm vegetable soil removed from site.
 Ground levels adjusted as necessary.
 Any Asbestos materials which need to be removed from site are to be properly and carefully removed and disposed of to an Authorised site in accordance with current Health & Safety Rules and Regulations.
GENERAL NOTES
 All timber sizes (C24 grade) obtained from TRADA, autoclave 5 span tables.
 Actual internal room layouts of fixtures and fittings, to suit client.
 All products specified to be fitted/ installed to manufacturers' instructions.
 All works to be undertaken in professional and workmanlike manner with appropriate materials and finishes to match existing.
 All surfaces made good where disturbed.
 Decoration to be agreed with Client.
 Boiler to be 92% efficiency rated (condensing boilers).
 Any variation found to the details shown on this drawing are to be notified to GH Partnership Ltd. before works proceed.
 Site to be cleaned and left in tidy condition when works completed.

GRAHAM HARRIS PARTNERSHIP Ltd. ARCHITECTURAL SERVICES
 11 RIDGEWAY LITTLEHORPE LEICESTERSHIRE LE19 2JJ
 TELEPHONE 0116 2752275
 Email: gra.h@btinternet.com

Proposed Alterations & Extension to Existing Bungalow
 7 Walnut Leys
 COSBY
 Leicestershire
 For: Mr M. & Mrs L. Bates
 #12.00 Sq.M.

Drawing No: 6474 / MLB / B
 Scale: 1:50
 Drawn By: G. W. H.
 Date: 29 / 3 / 2024

DRAINAGE
 Existing arrangements & route and drainage system (Storm and Foul Water) drains to be determined on site before drainage works commence.
 Existing drains adapted to suit new works.
 Actual Surface Water drainage system to be determined on site before works commence with rodding access points at direction changes, to satisfaction of B.C.O.
 New 100mm dia. drains to have granular bed + selected fill surround.
 Concrete protection to drains under building.
 Lintels to walls over drains to give 50mm clearance all round filled with compressible material. Opening to be masked each side with slate (or similar material) to prevent entry of fill or vermin.
 Concrete protection to any drains within 300mm of underside of concrete floor slab to be integral with slab.
 Any New Inspection Chambers to be min. 460mm dia. Approved proprietary prefabricated polypropylene chamber.
ELECTRICAL
 All electrical work to meet the requirements of approved document Part P (Electrical Safety) must be designed, installed, inspected and tested by a Registered Competent Person or Company.
 Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate B.S.7671 electrical certificate to be issued for the work by a Registered Competent Person or Company.
 Contractor to be mindful of interaction with B.Reg. Part P and other parts of Regulations when installing and checking electrical installations.
 Electrical installation (lighting, circuits, sockets, spurs, etc.) to govern the design.
 Actual electrical layout to be agreed with client to specialist design.
HEATING
 Existing Boiler/ heating system to be inspected + overhauled as necessary by specialist.
 Need for existing storage tanks in roof to be checked and if not required tanks to be removed.
 Existing heating system extended as necessary - Boiler re-sited and / or up-rated as required to specialist Heating Engineers' design.
 Any new Boiler to have minimum SEDBUK efficiency of 92% for gas fired heating systems.
 Approved room thermostats or thermostatic radiator valves to new radiators.
 Heating System + layout to be agreed with client & to be designed with Min. 92% Efficiency Boiler.
 New gas fired boiler serving central heating system to have the minimum provisions for system circulation, system preparation and commissioning and system controls in accordance with the Domestic Building Services Compliance Guide.
 Boiler to be 92% efficiency rated (condensing boilers).
 Design, Installation and CERTIFICATION by suitably qualified Heating Engineer.
 All works to be carried out by approved GAS SAFE Registered Engineer.

SHOULD ANY CHANGES TO THE SCHEME AND SPECIFICATION BE REQUIRED
 GHP Ltd. OR BUILDING CONTROL AUTHORITY SHOULD BE CONSULTED PRIOR TO ANY CHANGES
 BEING MADE OTHERWISE IT COULD LEAD TO THE PROJECT NOT BEING IN ACCORDANCE WITH THE APPROVED PLANS
 OR MEETING BUILDING REGULATION PERFORMANCE REQUIREMENTS
 Building Over / Near To Agreement with Severn Trent Water Ltd. Not Applicable

