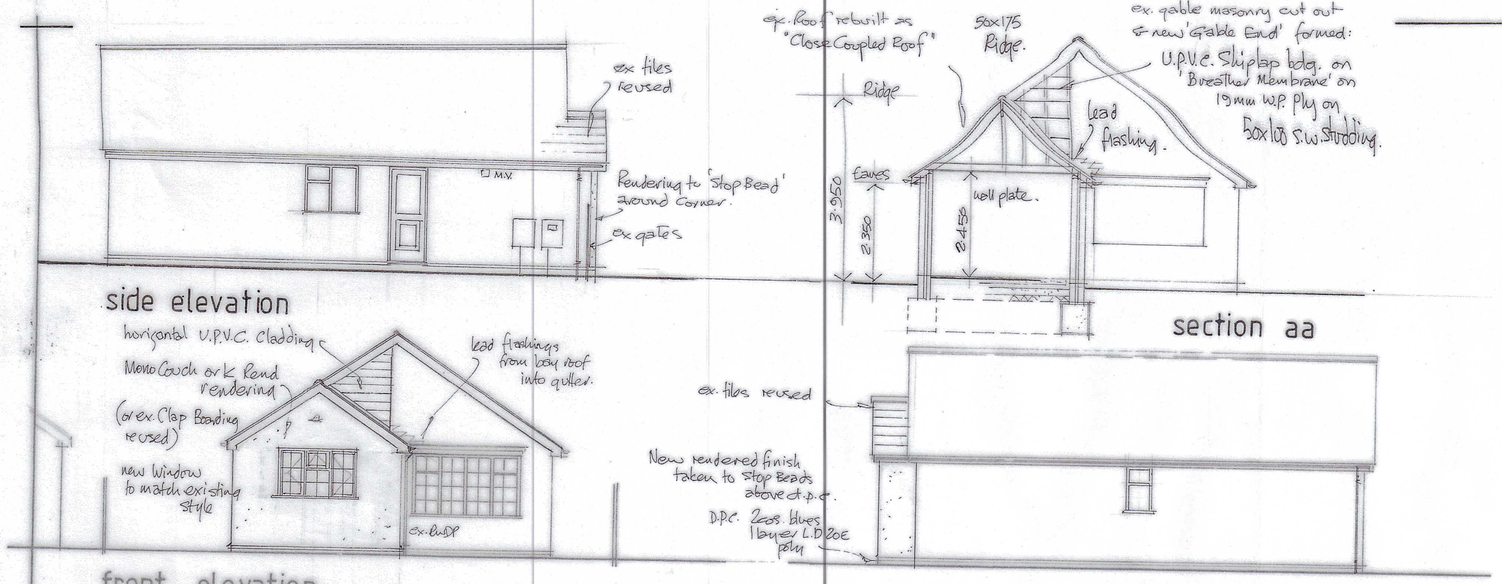

- BEFORE WORKS COMMENCE -

All dimensions shown are to be fully checked on site before works commence.
Existing building is to be inspected by contractor to determine existing construction and details, together with best method for undertaking new works with least disturbance to clients' property.

All underground services to be checked and verified before works commence to determine actual route + actions required as necessary.
Contractor to investigate existing lintels over G.F. openings and determine best method for removal with masonry above as shown.
Existing kitchen extension roof and wall above window cill level carefully taken down and any reusable material such as roof tiles and timbers to be stored to one side for re-use.
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

Provide all temporary works. Screens, fencing & Health & Safety measures (including toilet facilities) as necessary for the works
All timber sizes (C24 grade) obtained from TRADA eurocode 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.
Any variation found to the details shown on this drawing are to be notified to G H Partnership Ltd. before works proceed.
Site to be cleared and left in tidy condition when works completed.

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

PITCHED ROOF Horizontal Ceiling (Unventilated) :-
Existing Concrete tiles re-used and new to match existing colour / profile on 25 x 38mm treated s/w battens on *TYVEK (or similar B.B.A approved)* Breather Membrane draped over 47x147mm C 24 grade Rafters at 400mm ctrs.
Horizontal Ceiling:
300mm Knauf Insulation Loft Roll 44 (laid in two opposing layers) over 47x147mm C24 ceiling ties at 400mm Ctrs.. 12.5mm plasterboard & skim ceiling finish. **U=0.15W/m²K.**
Form continuous Insulation at cavity wall head & pitched roof junction.
47x97mm wall plates strapped to walls at max. 2M ctrs.
— — — — Heavy dotted lines show position of 5x30mm galvanised mild steel straps to B.S. 5268 to rafters & ceiling joists at max. 1M ctrs. built into wall to provide lateral restraint.
Code 4 lead flashings & soakers, min.150mm high at wall / roof junction.
GROUND FLOOR:-
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 on1200g. poly D.P.M. on sand blinded 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.
Hand placed, well compacted hardcore laid in max. 150mm layers with sand blinding.
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.
Existing foundations to be exposed + proved suitable for additional loading.
Underpinning as necessary in alternate 1M. sections.
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 jambs of openings, at 300mm ctrs. maximum.
New cavity wall
Outer leaf : Monocouche or similar approved external render finish, applied to manufacturers' instructions, on 100mm Interfuse Interlyte blockwork.
100mm Knauf DriTherm Cavity Slab 32 insulation.
100mm Interfuse Interlyte blockwork. Knauf PIR Laminate 50mm (insulated plasterboard).
Lightweight plaster finish inside. **U=0.18W/m²K.**
Timber Frame Gable Wall Panel :-
U.P.V.c Shiplap cladding on treated softwood battens on Tyvek or similar approved breather membrane on 18mm W.B.P. sheathing ply on 50 x 100mm s.w. studding at 400mm ctrs.
90mm Celotex GA4000 insulation between timber studs. All joints to be sealed to form vapour control layer. 50mm Celotex GA4000 insulation fitted over internal face of studs.
12.5mm ply facing inside Celotex insulation fitted strictly in accordance with manufacturers' instructions.
Glazing
NEW WINDOW (U.P.V.C.) with 8000mm² trickle vents.
to achieve min. U value of 1.4 W/m²K
Any replacement double glazed windows to be manufactured / supplied / installed, by FENSA registered manufacturer / installer.
I.G., Keystone or similar approved insulated lintels over opening with D.P.C. and weep-holes, where not protected by the roof.
Fit approved PVC cavity closers around openings in new external cavity walls.
Window frames to be set back in openings. Internal face of window frame to be set 30mm inside internal face of outer leaf brickwork.
Opening lights to provide 1/20th floor area – ventilation.
Draught strips to opening door / window frames.
Trickle vents to provide 8000mm² background ventilation to habitable rooms
VENTILATION
Existing Extract fan to kitchen retained to provide 30 litres / second ventilation adjacent to hob. 60 l/s. elsewhere.

PLUMBING
Existing wastes adapted to suit new arrangement
N.B. In line Ball Control Valves on cold water supplies to toilets and hot and cold water supplies to all fittings and appliances.
Min. 100mm dia. half round gutters with 63mm dia. rainwater pipes.
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.
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.Regs. Part P and other parts of Regulations when installing and checking electrical installations.
Electrical installation (lighting, circuits, sockets, spurs, etc.) to current I.E.E. regulations.
Actual electrical layout to be agreed with client to specialist design.
HEATING
Existing Boiler/ heating system to be inspected + overhauled as necessary by specialist.
Any new Boiler to have minimum SEDBUK efficiency of 92% for gas fired heating systems.
New Heating System + layout to be agreed with client & to be designed with Min. 92% Efficiency Boiler.
Any 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.
FIRE SAFETY
⊕ SD Self-contained smoke alarm to *BS EN 14606* (DOMESTIC TYPE *Smoke Alarm Devices*) ceiling mounted and sited within 7m. of doors to rooms at risk of fire source and 3M of bedrooms each storey.
Inter-linked + permanently wired to separately fused circuit at the distribution board. Self contained smoke alarms to BS 5839-6:2004

GRAHAM HARRIS PARTNERSHIP Ltd.
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0 1 2 3 4 5 6 7
Scale bar (metres). 1:100 scale
0 1 2 3
Scale bar (metres). 1:50 scale

Proposed Front Extension to Kitchen

9 Charlton Close
WHETSTONE
Leicestershire
LE8 6ET

For Mr & Mrs R.Anstee
0.43 Sq.M
(4.70 Sq. Ft.)

Drawing No:	Scale:
6488 / RRA / 2	1 : 50 1 : 100
Drawn By: G. W. H.	Date: 9 / 4 / 2024