

NOTES

These notes are to be read in conjunction with the drawings and with the Structural Engineers drawings and details.

All work is to be carried out in accordance with any local by-laws and Codes of Practice; and to comply with the current Building Regulations. Where Building Standards and Codes of Practice numbers are revised and/or updated, the current documentation must be followed throughout the construction period.

The builder/contractor must visit and inspect the property before the work starts to gain all information concerning the proposed work. All site particulars, dimensions, levels, size of existing structure and depth of existing drainage are to be checked with the drawings by the builder/contractor and any discrepancies reported before any work commences.

These drawings are produced for Town Planning and Building Regulations applications only and are not intended as working drawings. Builders are not to scale from this drawing. All dimensions shown are in millimetres, unless otherwise stated, and are approximate.

Amendments to these drawings may be required by Building Control and therefore any building work undertaken which needs altering prior to the plans being approved are at the clients own risk.

Client to ensure compliance with The Party Wall Etc Act 1996.

All structural calculations are to be changed to the client at cost.

Where the proposed extension is built over or the foundations are within 3m of a Public Sewer the client will be required to enter into a written agreement with their Water Authority.

The cost of 'Building over Notice' for public sewers, and also any CCTV monitoring of drains before and after building work, is to be paid for by the client direct.

Craymanor reserve the right and without notification to the customer to change, alter or adapt the design at our discretion and to use alternative or substitute materials in so far that any alteration or change of design complies where necessary with the standards set down by the Building Regulations. This change can be instigated at the design stage or when the building work is underway.

Under no circumstances whatsoever should these drawings be used for the design of a new kitchen, bathroom or other fixtures and fittings throughout the property and that the client must always have an independent measured survey carried out of the building work '**as built**' before ordering any furniture, sanitary ware, kitchens, fixtures or fittings.

RAINWATER

Rainwater from new roof collected by uPVC gutter, size and profile to match existing.

New 63mm dia rwp connected to 100mm dia underground uPVC drain pipe laid to fall min 1 in 60 on pea shingle. Drain to run to new soakaway min 5m from buildings and constructed in stein brickwork with 150mm concrete base and 150mm concrete lid reinforced with A142 mesh with 50mm concrete cover. Size and depth to suit site and soil conditions and L.A. requirements.

(or soakaway to be constructed of plastic cells wrapped in geotech material if agreed on site with Building Control Officer).

FOUNDATIONS

Size and depth of foundations to suit site and soil conditions and to satisfaction of Building Control Surveyor on site. 450mm wide concrete trench fill foundations to be 1:2.4/19mm. mix. Foundation depth to be min 1000mm below ground level in cohesive sub soils and must be below invert levels of all adjacent drains.

Foundations must not encroach upon adjoining property unless agreed with neighbour.

If alternative foundation design is required to suit site conditions, then structural calculations can be provided at additional cost to client.

EXISTING FOUNDATIONS AND LINTELS

The existing foundations and lintels taking additional load are to be exposed and their adequacy determined and Building Control advice sought. Replacements will be additional cost to contract.

GROUND FLOOR CONSTRUCTION (concrete) Insul under conc.

Floor finish as agreed with client on 65mm. sand/cement screed on 100mm oversite concrete (1:2.4: mix) on 1000 gauge polythene vapour control layer on 100mm **CELOTEX GA4100** floor insulation boards installed in accordance with manufacturers instructions, on 1200 gauge polythene dpm (joints to be sealed) on sand blinding on 100mm well compacted hard-core bed.

The proposed dpm to be lapped with the proposed dpc. Floor U Value = 0.18 W/m²K

Use **CELOTEX TB4020** boards as upstands at floor perimeter.

The upstand depth should equal sum of insulation, floor slab and screed depths. The upstand thickness should not exceed the combined thickness of the wall plaster and the skirting.

Any air bricks to existing floor covered by new floor are to be ducted to external air through 2 No 63mm dia underground uPVC pipes to new air bricks. . New external opening to incorporate grill to prevent entry of vermin but not to restrict the air flow unduly.

EXTERNAL WALL CONSTRUCTION (solid blockwork)

215mm Calcon Solar blockwork rendered externally with 2 no. coats of render (total 25mm thick), both coats to contain water resisting agent, external render not to bridge dpc. Mortar and render mix to be 1:1:6 cement/lime/sand. Line wall internally with 70mm *Celotex GA4000* Boards, with joints taped, on 25 x 47 battens at 600mm ctrs. Line with 12.5mm plasterboard and skim with plaster.

All to be installed in accordance with manufacturers instructions. ('U' value = 0.18 W/m²K).

New walls connected to existing walls with stainless steel **furrifx** profiles (or similar approved) to be installed in accordance with manufacturers instructions.

Blockwork to have bed-joint reinforcement every 3rd course and as recommended by manufacturer.

DAMP PROOF COURSE

New DPC to be 'Hyload' type or similar approved, lapped min. 125mm at all joints, to be continuous with existing dpc and min. 150mm above finished ground or paved levels.

LINTELS

Lintels to be /G *Lintels* unless specified otherwise on the drawing or by the structural engineer.

Lintels to be installed in accordance with manufacturers instructions. Lintels to be pre-insulated.

FLAT ROOF CONSTRUCTION (warm deck)

Roof to be covered with single layer EPDM patent roof sheet, installed in accordance with manufacturers instructions, (or to be covered with 13mm mineral chippings, bonded with bitumen based adhesive compound, onto three layers of torch-on roofing felt), on 18mm exterior grade plywood decking on 150mm Celotex XR4000 on 1000 gauge polythene VCL on 18mm ply, on firing pieces to give min. slope of 1 in 60, on 47 x 145 (C16) roof joists at 400mm ctrs. Insulation boards to be installed in strict accordance with manufacturers instructions. Ceiling to be 12.5mm plasterboard with skim plaster finish. Roof U value = 0.15W/m²K.

INTERNAL PARTITION WALLS

New timber partition walls of 75 x 50mm studwork at 600mm ctrs on double floor joists bolted together. 75 x 50mm head plate, sole plate and noggins Insert mineral wool between studwork and line both sides with 12.5mm plasterboard.

VENTILATION

Habitable rooms to have ventilation provided by window and/or door openings to exceed 1/20th total floor area of room. Fit trickle ventilator to head of frame to provide background ventilation of min. 8000mm² opening.

SAFETY GLAZING

All glazing in critical areas (doors up to 1500mm above floor level and side panels within 300mm. of doors,also windows if sill level less than 800mm. above floor level) to be laminated or safety glass to BS 6262.

NEW WINDOWS AND DOORS 'U' VALUES

All new windows to be PVCu and double-glazed with 'K' glass and 16mm gap between glazing.

New windows to achieve a U-value of no worse than 1.4W/m²K or Window Energy Rating Band B minimum. The roof lights to achieve a U-value of no worse than 2.2W/m²K

New doors to achieve a U-value of no worse than 1.4W/m²K or Window Energy Rating Band C minimum.

RESTRAINT STRAPS

Lateral restraint to walls to be provided by 30 x 5mm. m.s. straps at max. 2000mm ctrs. screwed to ends of roof joists, and across first 3 joists where joists run parallel to walls, with 100 x 38mm noggins between at strap locations. Install timber packer between first joist and wall. Straps bent down 450mm. at ends and twice screwed to walls. For cavity walls straps to pass through the wall and turned for 100mm into cavity. Anchorage of roof provided by 30 x 5mm. m.s. vertical restraint straps to be fixed over wall plate and pass 1000mm down wall and min twice fixed to wall.

TIMBER PRESERVATIVE

All timber exposed or built into walls to be treated with wood preservative in accordance with CP98 and BS5268 part 5. Timber in roof voids to be pressure Impregnated.

ENERGY EFFICIENT LIGHT FITTINGS

Fixed internal lighting: In the areas affected by the proposed building work, provided low energy light fittings of no less than three per four of all the light fittings of those areas. (excluding cupboards, wardrobes, etc). Low energy light fittings should have lamps with a luminous efficiency greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Light fittings whose power is less than 5 circuit-watt are excluded from the overall count of the total number of fittings.

ELECTRICAL WORK

Electrical work is to be installed, tested and certificated by a competent person to comply with BS7671 and in accordance with Doc. P of the Building Regulations. The BS 7671 electrical installation certificate will be required to be available for inspection upon completion of the work.

Revisions

CRAYMANOR

(T/as Lamorby Limited)

1b Woodside Road

Sidcup Kent

DA15 7JF

Tel. 020 3874 8999

www.craymanor.co.uk

Project
Proposed single storey rear extension.

Drawing title	
Notes	
Client	Mrs Joanna Pearce 62, Morgan Drive, Greenhithe, Kent DA9 9DT

Scale	Date
	March 2024
Drawing No	Tel. No. 07999 521850

24 - 004 sheet 9