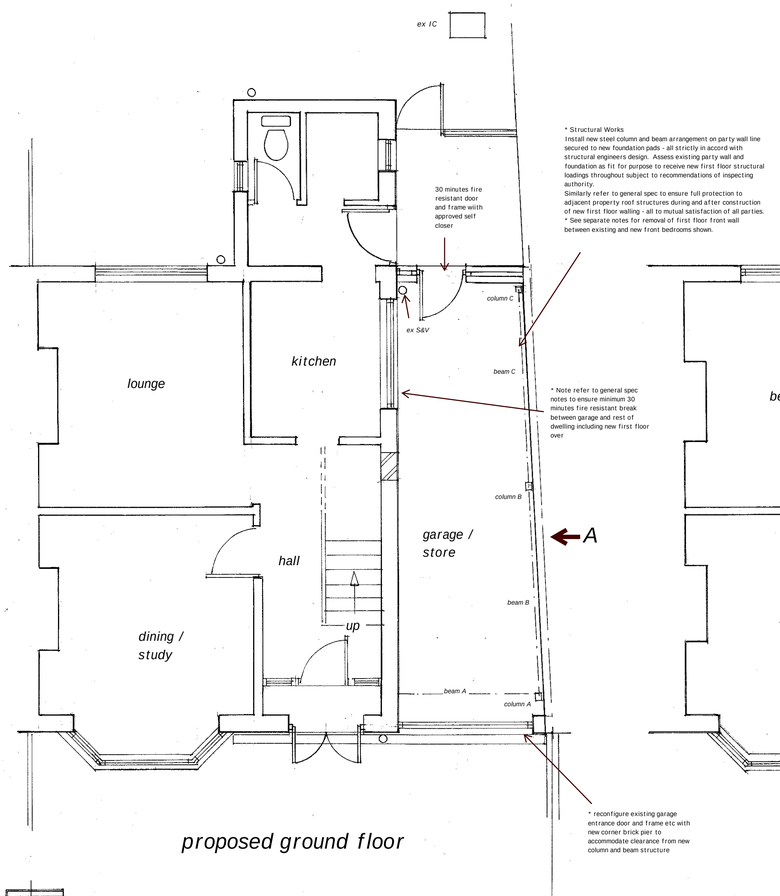
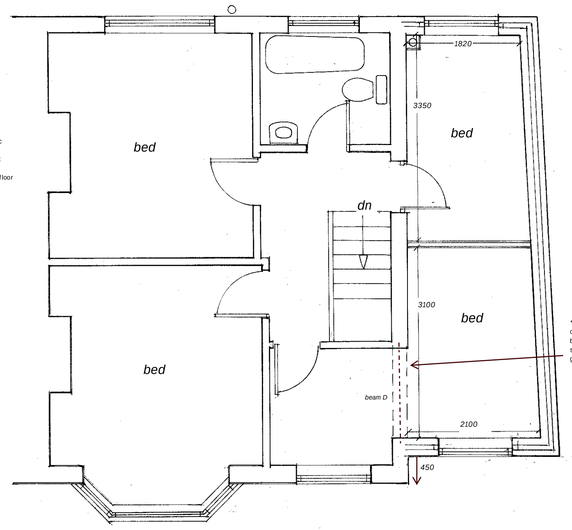
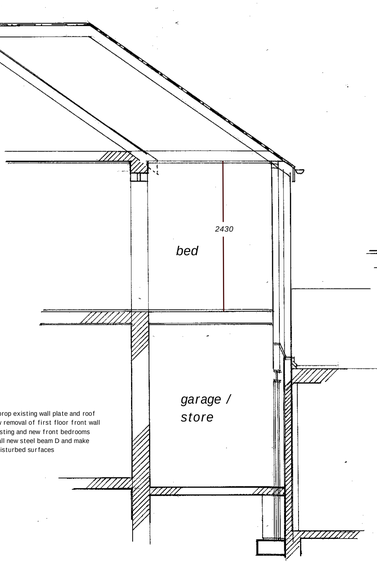
*Note This drawing has been prepared for submission to the local authority for necessary statutory approvals. Nominated contractor to verify all dimensions either written or scaled together with drainage lines and inverts etc. prior to commencement of formal construction work on this site. All works to be carried out with full agreement of adjoining neighbours and any disturbance to boundary line to be made good to satisfaction of all parties.



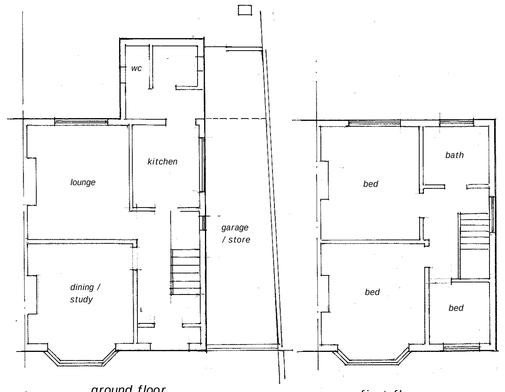
proposed ground floor



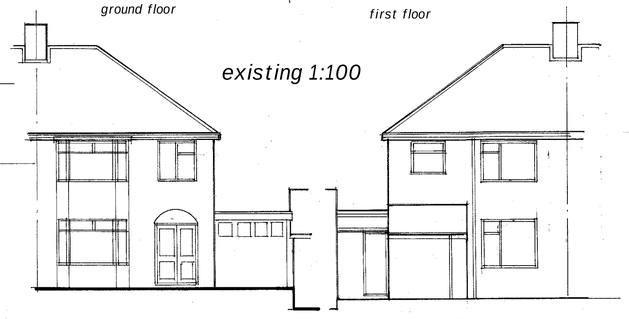
proposed first floor

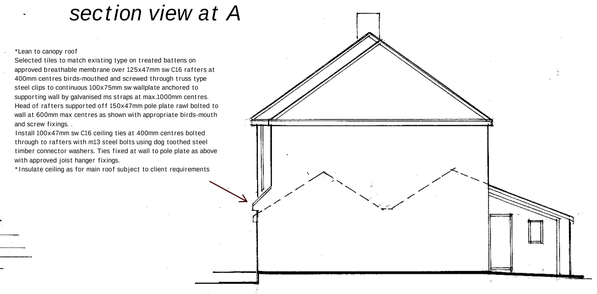


section view at A

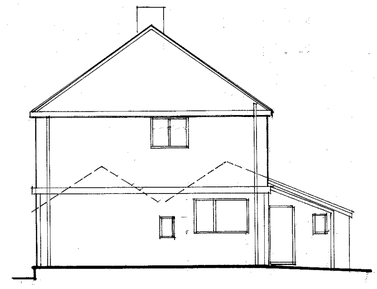


existing 1:100





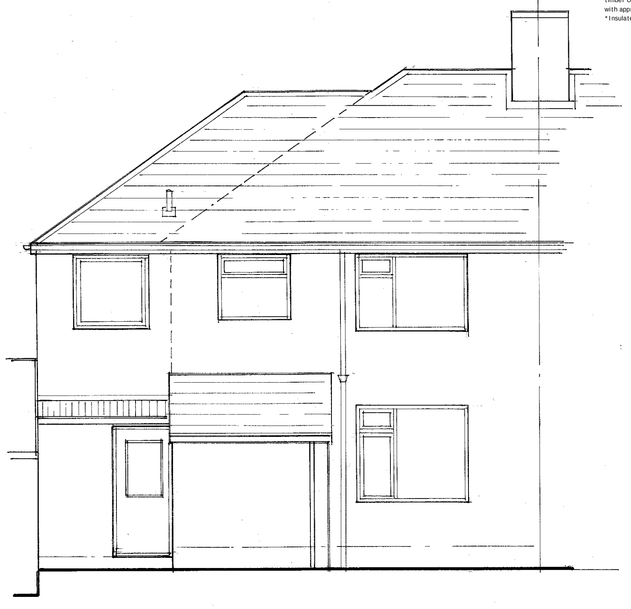
proposed side



existing side



proposed front elevation



proposed rear elevation

*General Specification
*Preliminary Works
Carefully remove existing flat roof to garage at side and remove all rubble from site to approved tip facility.
Expose existing party wall foundation and bearing strata to assess suitability to receive proposed extension loadings and subject to requirements of inspecting authority.
Expose existing drain runs as necessary to establish all pipes clear of proposed works. . Ensure full weathered protection and support to party wall line and adjacent roof structure during construction with mutual consent of adjoining neighbour.

*Walls (External):
Selected brickwork finish to match existing, min 100mm cavity enclosing Dritherm 32 insulation fill to manufacturer specification and internal leaf of 100mm load bearing thermal blockwork (eg: Celcon Solar) faced internally with plasterboard on treated battens or cement dabs.This or similar construction to achieve max 0.28 w/m2 k U-Value
*Note: new walling to be effectively bonded to existing structure to satisfaction of local authority surveyor and wall ties to be stainless steel suitable for 100mm cavity width and compliant with DD140.

*Roof
Concrete interlocking tiles to match existing on treated battens on approved breathable membrane over prefabricated trussed rafter units by specialist design and supply compliant with BS5268 secured with purpose made steel clips to continuous 100x75mm sw wall plate anchored to supporting walls by approved galvanised ms straps at maximum 2000mm centres.
Ensure all necessary handling, bracing and lateral restraint strapping to roof frame and adjacent structure is completed in accordance with manufacturer specification and compliant with BS5268.

*Roof Insulation: .
Horizontal Ceilings to have 100mm rock wool between joists and a further 200mm thickness laid across joists and under-draw with 12.5mm plasterboard incorporating vapour check membrane all to manufacturer specification
Note: This or similar construction to achieve max 0.16 w/m2k U-Value.

*Foundation Detail:
lay new 600mm wide trench filled concrete strip to abut adjacent foundations reinforced with 2 no layers B503 steel fabric at depth to suitable bearing strata and also carried to agreed depth with inspecting authorities to ensure no surcharge to invert of existing drainage lines.
*Note foundation to party wall line to be to structural engineer design with bases excavated to suitable bearing strata with due regard to existing party wall and foundation to ensure no disturbance. Carry new excavation around existing foundation toe (as at section A) in safe stages and mass fill with structural concrete subject to inspection and approval of local authority surveyor and to structural engineer specification.

*General Drainage specification: .
UPVC rainwater goods to match existing carried to existing system as required. Any alteration to existing internal plumbing to satisfy BS5572 with 75mm deep seal traps as required. Wastes to discharge to existing 100mm pvc soil and vent pipe carried through to external air with pvc cage at head.

*Internal Walls (non load bearing)
100x47 sw timber stud faced on 100x75mm sole plate and faced with plasterboard incorporating vapour check and enclosing 100mm rockwool insulation. *Note ensure double floor joists bolted together at 600mm centres beneath partition line.

*Lintels
Install Catnic or similar combined steel lintels over new openings with minimum 150mm end bearings to manufacturer spec.

*Floor - Ground ;
Thoroughly examine existing ground floor to ensure free from signs of rising or penetrating dampness. Make good any necessary repairs throughout.

*Floor - First:
21mm t&g boarding across 170x47mm sw C16 joists at max 400mm centres supported off heavy duty galvanised ms joist hangers fixed to comply with manufacturer specification. Provide suitable strutting at mid span with end wedges as necessary. Under draw joists with plasterboard to achieve min 30 minutes fire resistance incorporating vapour control membrane where required and enclosing 150mm Rockwool between joists. *Note any notching of floor joists for services to be minimal and compliant with BS5268 part 2-1991.

*Fenestration:
Install high performance double glazed upvc units to match existing style using Pilkington Low E 'k' glass and min 25mm cavity – max 1.60 w/m2 k U-Value
Opening casements to represent minimum 5% of adjacent floor as natural vent plus min 10000mm2 trickle ventilators to head of frame.
*Escape Window: Where required provide opening casements to habitable rooms capable of safe egress in emergency i.e. min 0.33m2 clear opening (say 800x450mm) set within 1100mm of internal floor level.
Ensure that all doors and critical window areas are fitted with laminated or toughened safety glazing compliant with current BS:EN:12150.
*Note replace existing kitchen window with fully half hour fire resistant window and frame (integrity and insulation) to full satisfaction of inspecting authority (no opening casements).
Alternatively brick up kitchen and hall window openings ensuring complete 30 minutes fire break between garage and house.
* Install 30 minutes fire resistant door and frame fitted with approved self closing device and min 100mm threshold between garage and rear store

*Ventilation:
Natural vent as above plus install mechanical ventilation set to the following rates as required:-
Kitchen - 60 litres/ sec rate (30 litres/sec if with cooker hood).

*Electrical Work:
All notifiable electrical work to be carried out by a suitably qualified contractor registered with an approved national body. A formal completion certificate to be issued in compliance with current Part P building regulations and to satisfaction of local authority surveyor
Note: all lighting to be low energy type
* Install a mains operated inter-linked smoke alarm system with battery back up to circulation areas and critical locations in compliance with BS5839 and to satisfaction of local authority surveyor.

*Flashings
install Code 4 lead flash upstand and cover at abutment of lean to roof linked to 2000g dpc cavity tray installed in wall to discharge over flashing. Similarly install cavity tray as above to discharge over flashing upstand from adjacent neighbour roof throughout. *Note bonding of roof membrane and upstand over treated sw fillet at abutment with neighbour valley gutter linked through behind flashing line to be carried out by specialist roofer if required.

Proposed Extensions at 457, Ash Bank Road, Werrington, Staffs. Scale 1-50 ref ABR 1b August 2016

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