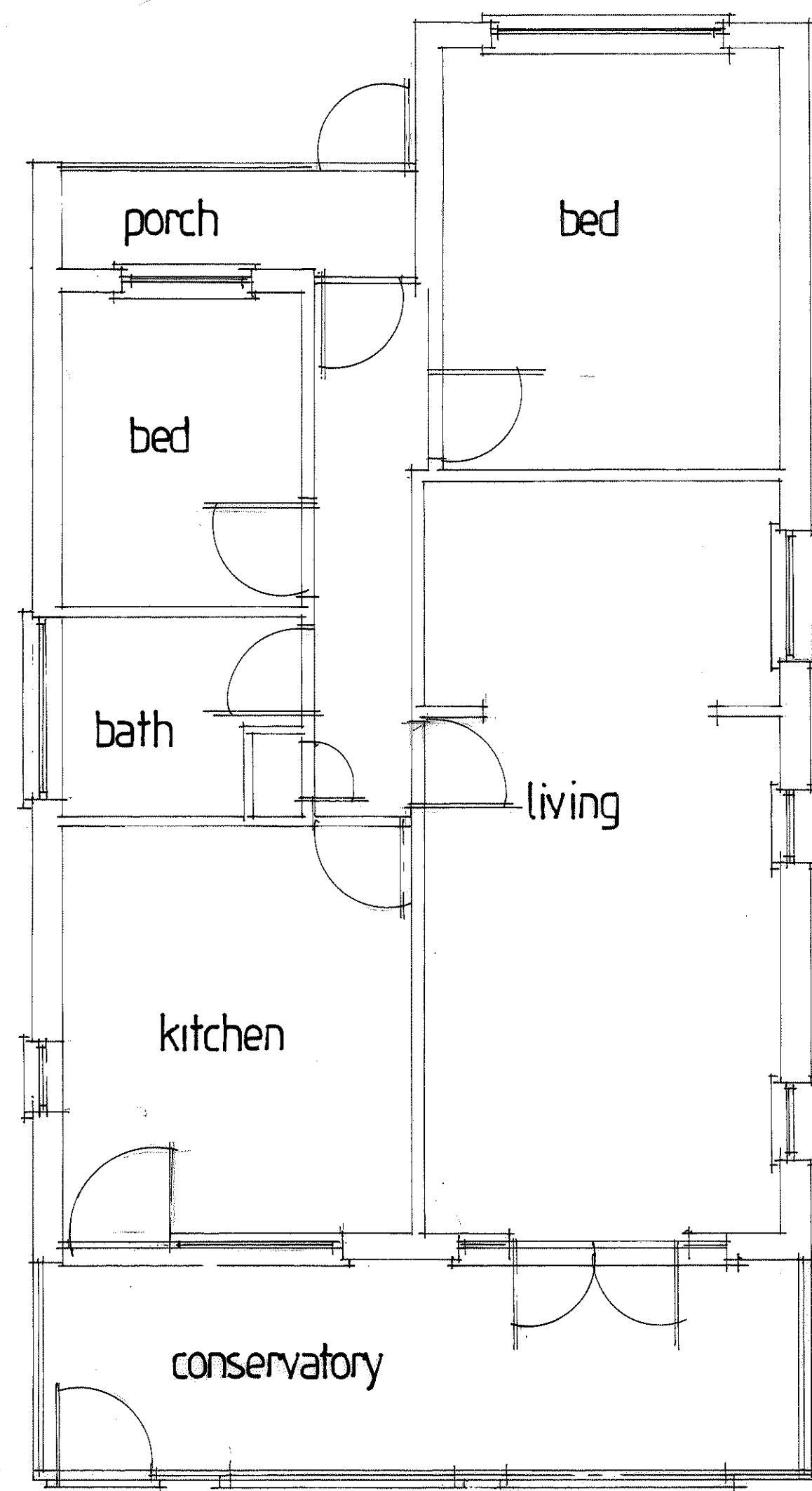
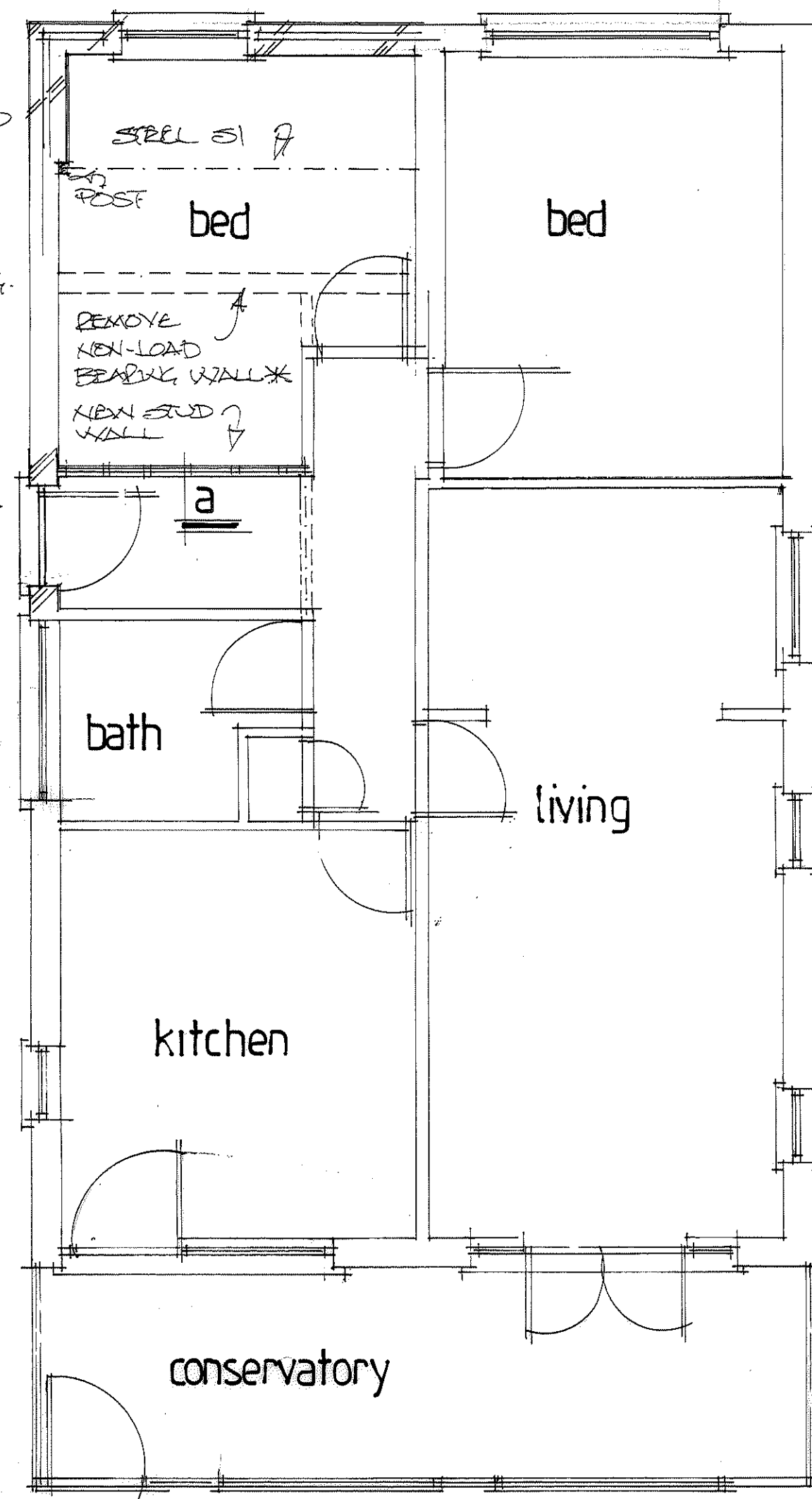


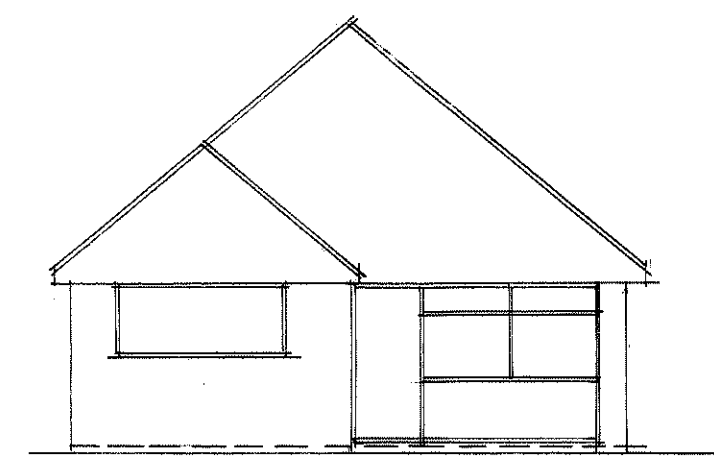
0 1 2 3 4 5 scale 1:50 m.
0 2 4 6 8 10 scale 1:100 m.



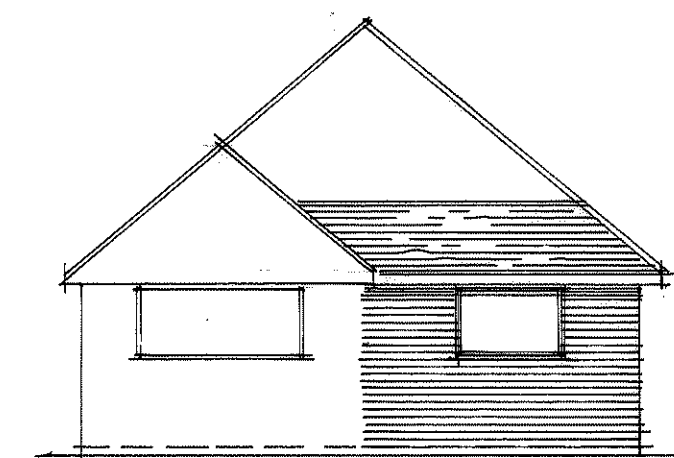
existing floor plan



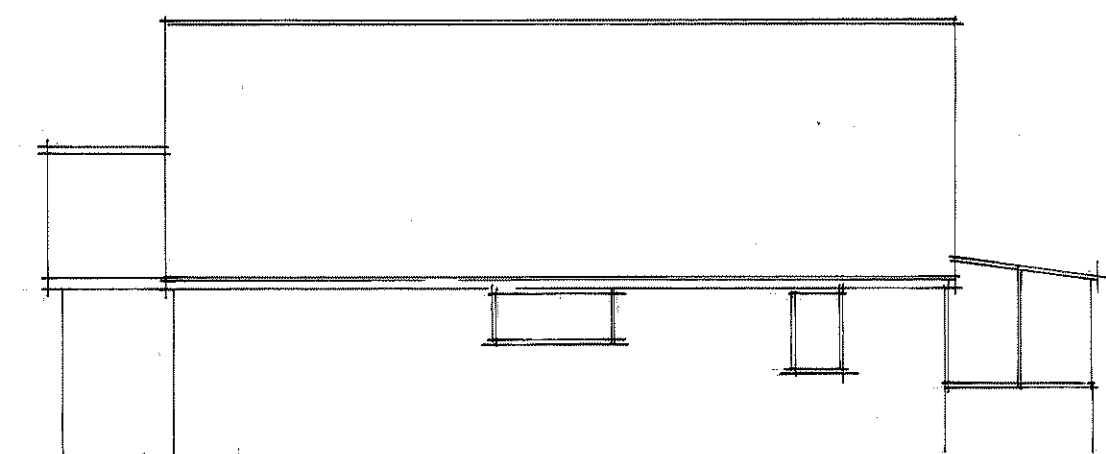
proposed floor plan



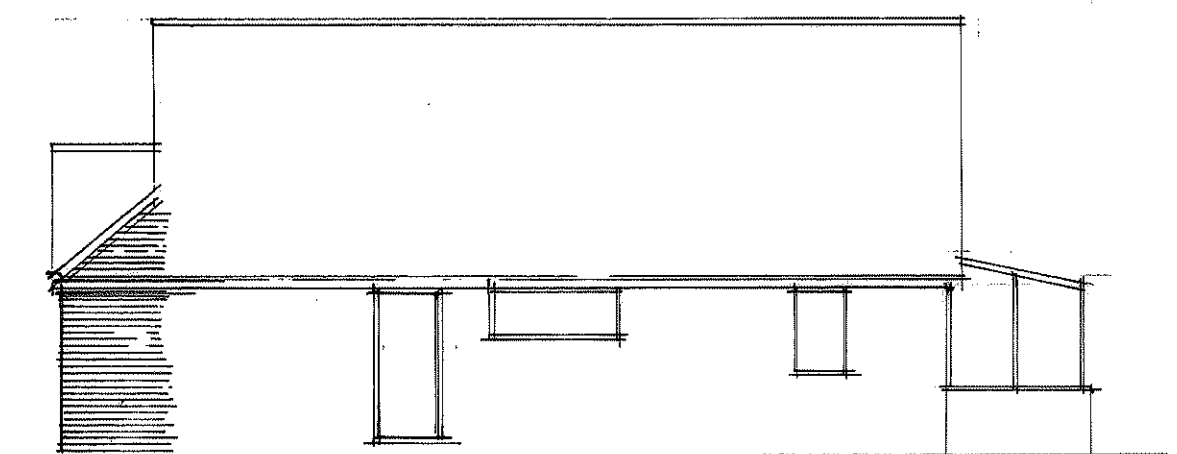
existing front



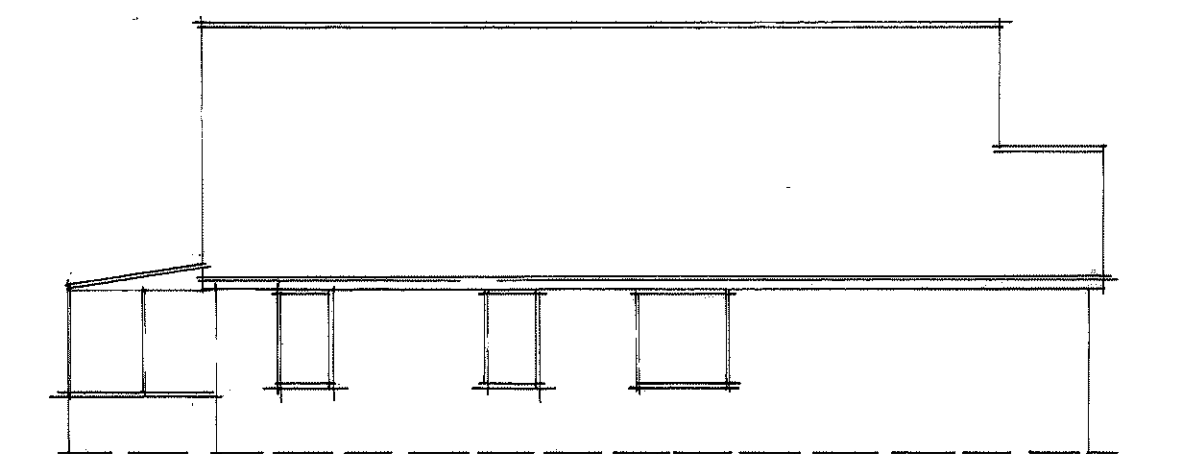
proposed front



existing side



proposed side



existing side

STEELWORK AND TIMBERS - Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the attached structural calculations and details. Minimum bearing 100mm on concrete padstones, prestressed concrete lintels or metal bearing plates. New steel beams to be encased in 12.5mm 'Gyproc FireLine' board with staggered joints, 'Gyproc FireCase' or painted in 'Nullifire S' or similar intumescent paint to provide 1/2-hour fire resistance as agreed with Building Control at floor levels. All fire protection to be installed as detailed by specialist manufacturer.

LENGTHS OF STEELS TO BE SITE MEASURED TO INCLUDE BEARINGS. FABRICATION DETAILS TO BE PROVIDED IF REQUIRED BY BUILDING CONTROL.

TRENCH FOUNDATION - Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206 and BS 8500-2. All foundations to be min. 1.0m below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be 450mm x 225mm and min. 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

SOLID FLOOR - Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200-gauge polythene DPM. DPM to be lapped in with OPC in walls. Floor to be insulated over slab and DPM with min. 90mm 'Celotex GA4000' insulation. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia. UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over. TO ACHIEVE A U-VALUE OF 0.18W/m²K.

SAFETY GLAZING - All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K of the current building regulations. E.g. 1.5m above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

ESCAPE WINDOWS (M.O.E.) - Windows to have an unobstructed openable area that complies with; min. height of 450mm, min. width of 450mm and min. area 0.33m². Bottom of the openable area should be above 800mm but no more than 1100mm above the floor or is provided with suitable guarding and/or safety glass as appropriate. The window should enable the person to reach a place free from danger from fire.

CAVITY BRICKWORK WALL - New cavity wall to comprise of 102mm suitable facing brickwork. Full fill the cavity with 90mm 'Celotex Thermacore Cavity Wall 21' full fill insulation as manufacturer's details, leaving 10mm cavity between the insulation and outer skin. Inner leaf constructed using 200mm lightweight block, 0.15 W/m²K, e.g. 'Celcon solar' or 'Thermalite turbo'. Internal finish to be 12.5mm plasterboard on dabs with 3mm skim plaster finish. Walls to be built with 1:1.5 cement mortar. Vertical joints in the board must be staggered and all joints tightly butted. All details including corner and junction to be as relevant BBA certificate. Location to be assessed for suitability of insulation boards. All new walls below ground to be constructed using blockwork compliant with BS EN 771 and suitable for below ground level or semi engineering brickwork. Walls to be built using 1:4 masonry mortar mix or equal approved specification to BS EN 1996-1-1. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes. TO ACHIEVE A U-VALUE OF 0.17W/m²K.

PITCHED ROOF (INSULATION AT CEILING LEVEL) - Roofing tiles to match existing on 25 x 38mm treated battens on sarking felt supported on 100 mm x 50 mm grade C24 rafters at max. 400mm cts. Rafters supported on 100 x 50mm wall plates. Insulation at ceiling level to be 150mm 'Celotex GA4000' between ceiling joists with a further 40mm 'Celotex T84000' over joists. 18mm chipboard to be provided over insulation. Construct ceiling using 100 mm x 50 mm C24 joists at 400mm cts, finished internally with 12.5mm plasterboard and min. 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide opening at eaves level at least equal to continuous strip 25mm wide on two opposite sides to promote cross-ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details. Restraint strapping - 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 3000 x 30 x 5mm galvanized straps or other approved to BS EN 845-1 at 2m cts. TO ACHIEVE A U-VALUE OF 0.13W/m²K.

INNER PARTITIONS - 100mm x 50mm treated timbers studs at 400mm cts. with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/2 height or 450mm cts. Provide min. 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm 'Rockwool' or 'Isowool' mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm plasterboard with 3mm skim plaster finish. Taped and jointed complete with beads and stops.

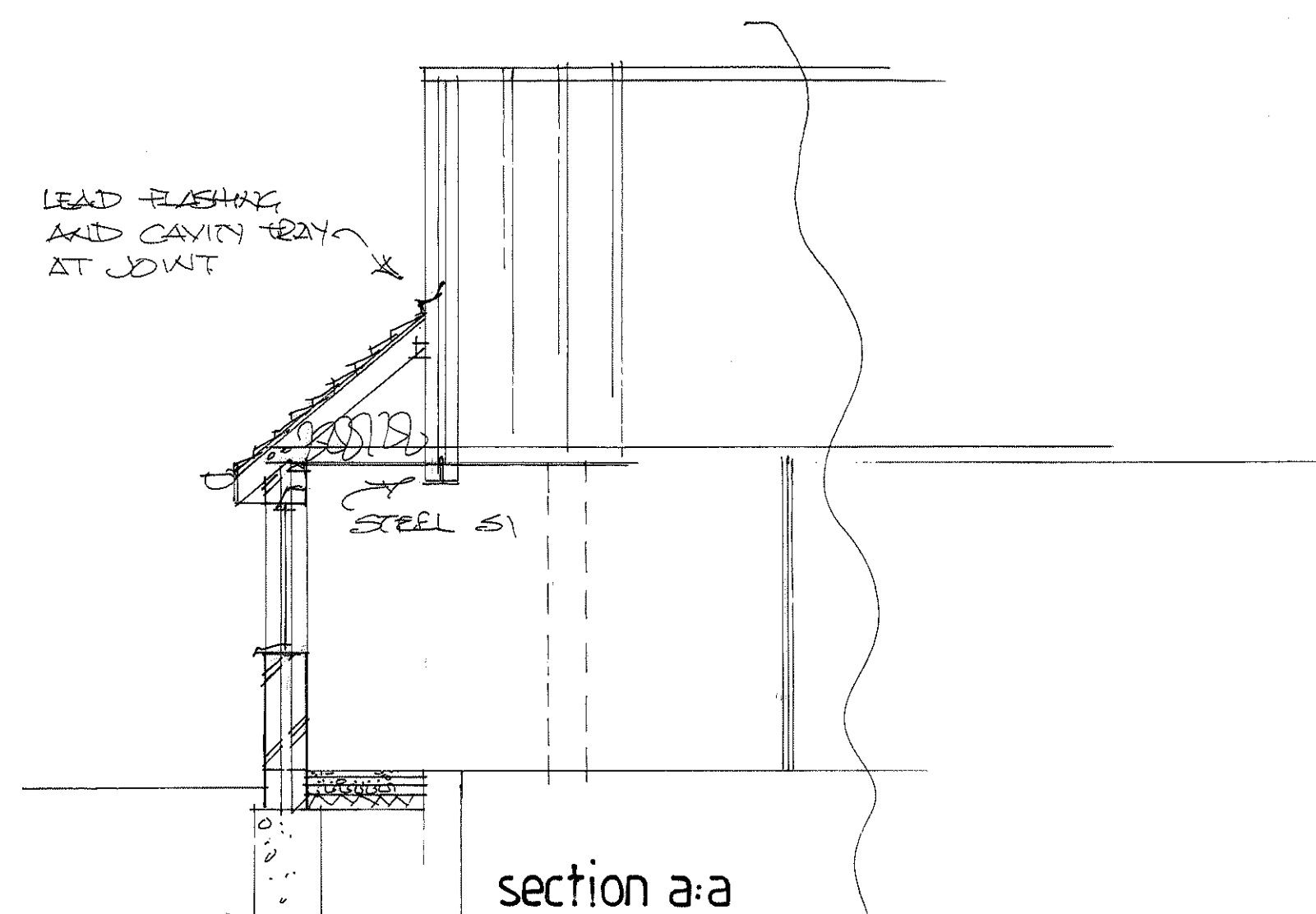
NEW AND REPLACEMENT DOORS/WINDOWS - Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape. Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F. Local authority may insist on a SAP calculation to prove areas with large amount of glazing. This will involve extra fee if required. TO ACHIEVE A U-VALUE OF 0.14W/m²K.

ELECTRICAL WORKS - All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self-certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the Council.

INTERNAL LIGHTING - Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide. Any recessed ceiling lights to be 30-minute fire resisting.

HEATING - Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities by laws, Gas safety requirements and IEEE regulations. Gas fired combination boiler with balanced flue terminating min 300mm from windows. Boiler to have minimum 'SCORBUK' rating of 90%. Run 22mm diameter condensate pipe to foul drain via 75mm trap.

RAINWATER GOODS - Run new 100mm dia. UPVC rainwater guttering and 70mm dia. downpipes to existing drainage system.



section a-a

A	Date	Revision
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Client MR & MRS P. DEAN		
Job Title 6 KENNEDY CRESCENT WATERLOO HILL		
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