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4 Yoells Crescent, Lovedean, Waterlooville PO8 9SH – New Single Storey Rear Extension & Minor Alterations to Front Porch

These notes are to be read in conjunction with RCC Surveyors drawings D1 – D8.

NB: These notes and drawings above do not constitute a detailed or complete specification for construction, pricing, or any other purpose. They are solely in support of the drawings above in order to gain Planning Permission ONLY for the works shown thereon.

The final design of all construction details, detailed connection of structural and non-structural members and design of all other detailed construction matters are to be developed by the main building contractor in accordance with the principles shown on the Planning & Building Regulation Approval drawings D1 – D8 and the structural calculations accompanying the drawings and these Technical Notes. Such final detailed design is the responsibility of the client and their building contractor and is to be in accordance with all Regulations, manufacturers recommendations, British Standards and best practice.

In the event that the construction principles set out on the approved drawings above, the structural calculations attached or these Notes are not clear, the main building contractor **MUST** contact RCC Surveyors for clarification. Any changes or variations to the principles of construction as set out on the approved drawings, identified in the structural calculations or as set out in these notes **MUST NOT** be made without prior written approval of RCC Surveyors. Such approval will only be given following receipt of the contractor's alternative fully detailed proposals for consideration. In the event that RCC Surveyors approval to such changes is not sought or that approval is applied for and refused and the work subsequently carried out in a different manner to that shown on the drawings, RCC Surveyors will have no further liability for the design or any breach of the statutory approvals obtained for the works.

All contractors/builders/tradesmen must visit the site and inspect the premises prior to submitting their quotation/tender. Claims for additional works arising from non-inspection by the builder will not be entertained.

1.0 Demolition

- 1.1 Properly prop all areas as necessary and carefully demolish and remove from site all existing groundworks necessary to undertake the alterations.
- 1.2 Identify the precise location of any services or drainage under the proposed extensions and expose, support and bed & surround all existing and new drainage with 150mm concrete and alter as below.

2.0 Foundations

- 2.1 To all new cavity walls, including beneath all new door and window openings construct new 600mm wide x min 900mm thick 1.2.4 concrete foundations with underside min 1.2m below ground level or depth of existing foundations or min 150 below invert level of public sewer if within 3.0m whichever is the greater as approved by the Local Authority Building Control Officer. NB No foundations to be within 500mm of public sewer or manholes as required by Southern Water.
- 2.2 At junction of new foundations with existing allow to joggle existing foundations and drill into side and form 18mm diam x 300mm deep holes in approved locations and epoxy 18mm diam stainless steel twisted re-bar dowels 600mm long into holes and cast new foundations over protruding dowels.
- 2.3 Ensure that no new foundation excavations within 3.0m of adjacent buildings are taken down below the founding level of the adjacent buildings. This is to minimise the risk of subsidence, slippage etc to the adjacent foundations. In the event that excavation is required to a greater depth than this, ensure that sufficient temporary support arrangements are in place before excavating in accordance with the structural engineer's requirements.
Ensure all notifications under the Party Wall Act have been served on neighbours prior to commencement and all agreed work methods, protection and temporary support work implemented and completed, prior to any excavation below the adjacent founding level.

3.0 New Foul and Surface Water Drainage (Above and Below Ground), Public Sewers and Wastes

- 3.1 The existing 100mm FWS running across the back of the property is shared with No 2 Yoells Crescent and is considered to be a public sewer as a result. This sewer will be maintained and the existing FWMH 1 removed and easy bent installed in lieu. This FWS will likely

be the subject of a Southern Water Sewer Protection Agreement to be entered into directly by the owner

- 3.2 The new drainage shown from the New Utility Room to New FWMH 1 is private drainage.
- 3.3 See drawings for other drainage works incl removal and diversion of existing 100mm S&VP at ground level thru first floor joist void into new external S&VP as shown.

4.0 Walls

- 4.1 All new external walls to be of cavity construction 300mm thick o'all comprising 105mm facing brick external skin to match existing, 100mm cavity and 100mm Celcon 'Solar' thermal blockwork inner skin with 2 coat plaster internally. Insulation in cavity to be 50mm thick Kingspan Kooltherm K108 Cavity Board fixed and well retained against inner skin and taken up and cut to fit tightly at abutment with new insulation to roof incl cutting insulation tightly around roof joist ends to abut roof insulation in flat roof all to give U value min 0.28w/m²oC. If new external cavity walls cross new or existing sewers ensure concrete lintols incorporated into both leaves of wall construction above sewer and maintain 100mm clearance all round to ensure no loads imposed on sewers. Ensure all work in close proximity to public sewers conforms to Southern Water and Building Control requirements.
- 4.2 Form all new door and window openings in new external walls as shown as work proceeds incl properly closing cavities with thermal closers and approved galvanised Catnic combined insulated cavity tray lintols over in accordance with manufacturers recommendations.
- 4.3 New external walls to incorporate 100mm polythene dpc in each leaf. External dpc to be min 150mm above finished ground level and in internal leaf to be at both new finished floor level and beneath concrete floor beams. Cavities to be kept clear of all obstructions min 225mm below lowest dpc. Allow to step dpc's as necessary to suit ground levels externally and floor construction.
- 4.4 In new external walls, build in new terracotta air brick to ventilate underfloor void c/w upvc ducting thru both skins & cavity into floor void
- 4.5 Any new internal partitions to be of 100mm timber studwork with 9.5mm plasterboard and skim both sides and 100mm Rockwool bats between studs.

- 4.6 To ground floor, insert New Beams 1-5 and padstones t/w Post P1 and post between new bi-folding doors and adj full height glazing as shown and in accordance with the structural calculations.
- 4.7 Provide min 30min fire resistance to all new beams & posts by full encasement with 2 layers 9.5 plasterboard with staggered joints and skim ct plaster or application of intumescent paint in accordance with manufacturer's recommendations.
- 4.8 At abutment of new cavity walls with existing cavity walls, maintain continuous cavities and incorporate 'Furfix' stainless steel tie system at abutment. Allow to point straight vertical joint at abutment between new & existing with good quality polysulphide mastic to match colour of brickwork.
- 4.9 At head of all new cavity walls, seal cavities with non-combustible material.
- 4.10 To all new external walls, incorporate 30mm x 5mm galv steel lateral restraint straps at 1.0m ctrs at new flat roof plate level and properly build in and secure to walls as set out in the Building Regulations, all in accordance with manufacturers recommendations.
- 4.11 At abutment of new flat roof with south wall of existing property, carefully remove outer skin of existing brickwork 2 courses high in alternating max 700mm long sections 150mm above new finished roof level and install new code 4 lead cavity tray with code 4 lead flashing beneath with weepholes in vertical joints at 450mm ctrs. Properly dress lead flashing over 150mm high felt upstand to new flat roof minimum 150mm.
- 4.12 Remove flank wall of existing front lobby, old front door and internal door between Lobby & Hall. Rebuild flank wall with new cavity wall as in 4.1 above.

5.0 Floors

- 5.1** New ground floor to comprise 75 thick steel float finished 1.2.4 wire mesh reinforced concrete screed on 500g polythene separating membrane on 70mm Kingspan K103 Floor Board insulation on 1200g polythene DPM lapped up and around edges of insulation on concrete beam & block floor with 1200g Visqueen polythene DPM laid on top of earth in floor void, all above to give U value min 0.22 Wm²oC.
- 5.2 Raise floor in front entrance lobby to align & match existing with in situ concrete, min 125mm insulation & min 75mm concrete screed over with 120g Visqueen DPM beneath insulation

6.0 Roof

- 6.1 New flat roof to single story extension to be a 'warm roof' comprising 3 layer high performance built up felt finish with grey mineral finish on 120mm thick Kingspan Thermaroom TR27 LPC/FM insulation with polythene vapour barrier 500g beneath on 18mm ply deck on 95 >25 x 50 ssw firrings on sw roof joists at 400 ctrs as structural calculations. Joists to span north/south and trimmed around lantern light in accordance with the trimming details in the structural calculations. Ceiling of New Family Kitchen to align with ceiling of existing Kitchen. To underside of new roof joists fix 9.5mm plasterboard and 3mm plaster skim. All to give U value of 0.18 Wm²oC.
NB. Ensure new built-up roof finish is installed in accordance with manufacturers recommendations and felt taken up wall at abutment with house and up insulated lantern light kerbs min 150mm above finished roof level.
- 6.2 Around lantern light construct min 150 high insulated upstands and properly install code 4 lead flashing beneath glazing and dress over 150 high felt upstand around perimeter.
- 6.3 All new fascias, soffits and bargeboards to be UPVC to match existing.
- 6.4 Roof to be braced equivalent to BS 5268 Pt. 1.
- 6.5 All roof components and structural members to be installed and connected in accordance with relevant codes of practice, manufacturers recommendations, the Building Regulations, structural engineers' requirements and best practice.
- 6.6 To front lobby roof allow to remove existing plasterboard ceiling and install 120mm thick Kingspan Thermaroom TR27 LPC/FM insulation between existing joists. Fit new plasterboard ceiling and apply skim coat plaster.

7.0 Ventilation to New Rooms

- 7.1 To new habitable rooms, incorporate windows or openable roof windows with opening area equal to min 1/20th floor area and as shown on the drawings.
- 7.2 To new Family Kitchen provide intermittent mechanical extract ventilation via extract hood above cooker/hob. Fan to be connected to lighting circuit with 20 min overrun timer with manual override on facility. Ventilation rates to be as set out in the Building Regulations.

- 7.3 In new Shower/WC install new mechanical extract fan and duct to fresh air. Fan to be controlled by lighting circuit and fitted with adjustable overrun timer. Ventilation rates to be as set out in the Building Regulations.
- 7.4 In new Utility Room install new mechanical extract fan and duct to fresh air. Fan to be controlled by lighting circuit and fitted with adjustable overrun timer. Ventilation rates to be as set out in the Building Regulations.
- 7.5 To all new rooms provide controllable trickle ventilation via trickle vents in all new window and door heads.
- 7.6 In new Family Kitchen, new Shower WC and Utility Room install permanent ventilation min 5000mm² equivalent area.

8.0 Windows, External Doors & Lantern Lights

- 8.1 All new windows to be white UPVC double glazed, to match existing pattern incorporating Pilkington 'K' low 'E' glass, 25mm air gap to give WER Band 'A' rating. Opening casements to match existing style and as shown on the drawings. Ensure trickle vents fitted in window heads.
- 8.2 New bi-folding doors and adj full height glazing to be coloured aluminium to same performance as 8.1 above t/w insulation to post at corner junction and coloured aluminium cover pieces as necessary.
- 8.3 To all new windows/external doors incorporate properly positioned polythene vertical DPC's and ensure cavities closed with approved proprietary thermal cavity closers.
- 8.4 Replace existing front door & side screens with new double glazed, insulated composite front door to client's choice with white upvc double glazed side panels as in 8.1 above.
- 8.5 All glazing in new windows, roof windows and doors to be to Part K, 2013 of the Regulations and installed by FENSA approved contractor/installer.
- 8.6 New lantern light to be 3m long x 1m wide white double glazed upvc with glazing bars as shown on the drawings to same performance standard in 8.1 above

9.0 Internal Joinery

- 9.1 Fit sw skirting, architrave etc in all new areas to match existing pattern.

- 9.2 Fit internal timber/upvc cill boards to windows to client's choice.
- 9.3 New internal doors to be as shown on the drawing to clients approved pattern in painted sw frames with approved ironmongery. NB Door to be installed in existing opening between Family Kitchen & Hall.

10.0 Heating & Domestic Hot Water Systems

- 10.1 Redirect/extend hot and cold-water services from existing appliances/sink in Kitchen to new Family Kitchen. All pipework to be designed & constructed in accordance with the relevant BS Code of Practice.
- 10.2 The current gas boiler is situated in the Kitchen and will not be relocated as part of the alterations & extensions.

11.0 Electrical Installation

- 11.1 Alter existing circuits and provide new as necessary to provide light and power outlets etc in positions required by the client in new Family Kitchen. All work to comply with the latest edition of the IEE regulations.
- 11.2 Install mains powered linked smoke detectors in Hall, Lounge & Landing.
- 11.3 All electrical work is to meet the requirements of Part P of The Regulations (electrical safety) and must be designed, installed, inspected, tested and certificated by a person competent to do so.
- 11.4 Provide electrical completion certificates on completion for all new work and alterations undertaken incl. smoke detection system and hand to building owner c/w operating manuals.

12.0 External Works

- 12.1 Remove timber cladding above garage roller door and heavily scabble back raised surface of adjacent yellow 'stone' blockwork ready to render. To area shown on the drawings, properly prepare and apply smooth fish render around roller door.
- 12.2 Construct external steps outside of new bi-folding doors comprising brick risers to match existing brickwork and decorative concrete slab treads cut to suit.

12.3 At bottom of steps in 12.2 raise ground level to level of -0600 with topsoil across full width of extension and gently grade down to garden level at a point approx. 3.0m from rear of new extension. Leave ready to be seed by others.

12.4 Make good external paths as agreed where damaged by works and extend path on east side to abut new steps in 12.2

13.0 Decorations

13.1 Allow to properly prepare and decorate internally to client's requirements. Generally, all internal joinery to be finished in brilliant white gloss, walls and ceilings in emulsion to client approved shades.

14.0 General

14.1 All work, workmanship, methodology, fixings etc., to be carried out in full accordance with manufacturers instructions, best practice, The Regulations, all Health and Safety legislation and to the relevant British Standard Code of Practice. All materials shall be new and 'fit for purpose'.

14.2 Make good all disturbed surfaces and finishes on completion to align and match existing.

14.3 Reference in these notes to The Regulations means The Building Regulations including all revisions and updating current at the date of these notes.

14.4 No asbestos containing materials may be incorporated into this project and the contractor will provide a signed certificate to the householder to this effect on completion.

14.5 Unless otherwise stated in these notes, all timber in new roof and floor structures shall be strength class C24 as incorporated in the TRADA Span Tables for Solid Timber Members in Floors, Ceilings and Roofs (Excluding Trussed Rafters) for Dwellings and sizes in accordance with the tables therein.

14.6 Prior to undertaking any work or sections of work, the contractor will properly and adequately prop or support the existing structure throughout the duration of those works.

14.7 All dimensions must be checked on site before ordering, cutting or fitting of materials, fixtures and fittings. Any material discrepancy

between the dimensions on the drawings or in these notes and those on site must be reported to RCC Surveyors as soon as they come to light.