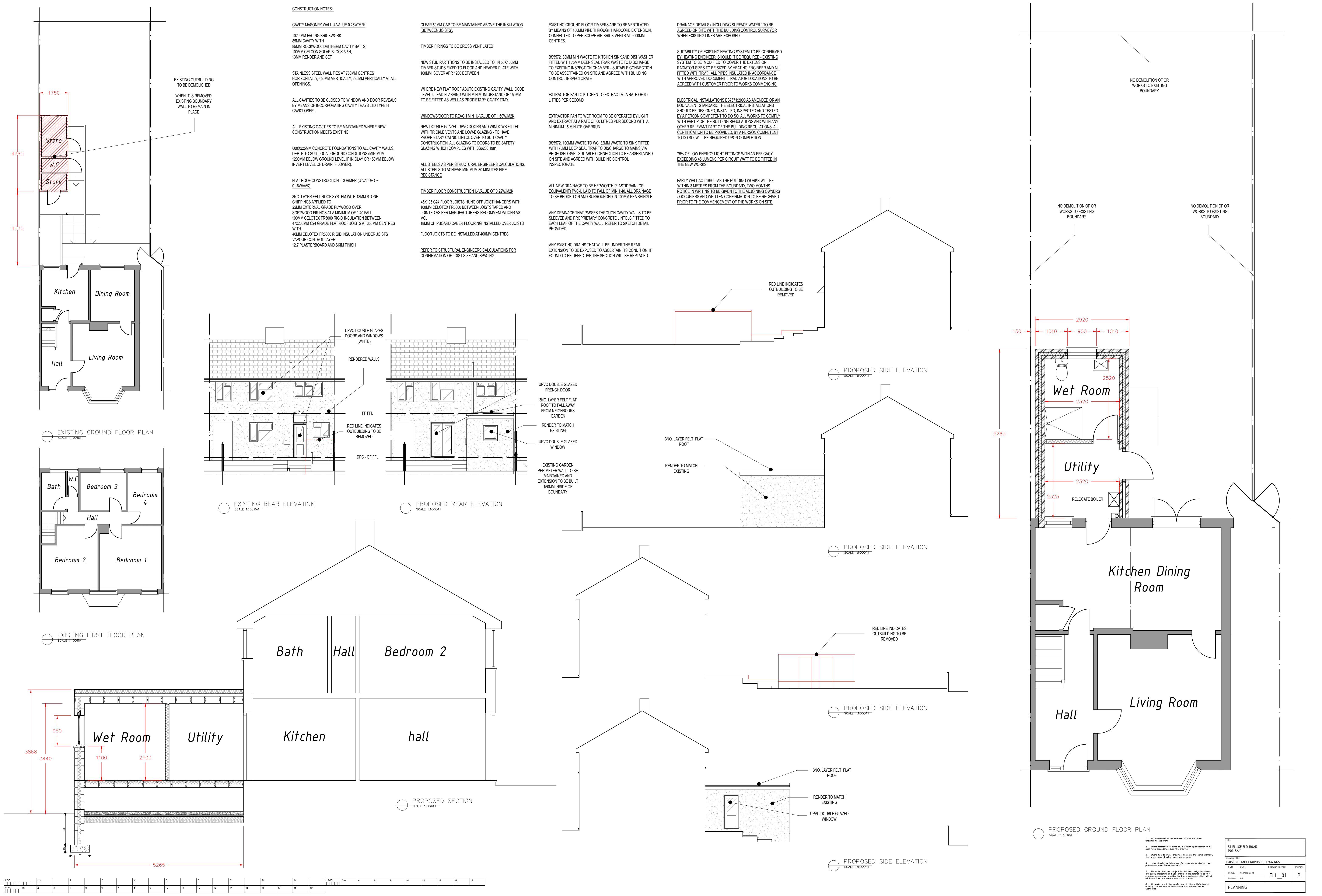




CONSTRUCTION NOTES:

CAVITY MASONRY WALL U-VALUE 0.28W/M2K

102.5MM FACING BRICKWORK
65MM CAVITY WITH
85MM ROCKWOOL DRITHERM CAVITY BATTS,
100MM CELCON SOLAR BLOCK 3.5N,
13MM RENDER AND SET

STAINLESS STEEL WALL TIES AT 750MM CENTRES
HORIZONTALLY, 450MM VERTICALLY, 225MM VERTICALLY AT ALL
OPENINGS.

ALL CAVITIES TO BE CLOSED TO WINDOW AND DOOR REVEALS
BY MEANS OF INCORPORATING CAVITY TRAYS LTD TYPE H
CAVYCLOSER.

ALL EXISTING CAVITIES TO BE MAINTAINED WHERE NEW
CONSTRUCTION MEETS EXISTING

600X225MM CONCRETE FOUNDATIONS TO ALL CAVITY WALLS,
DEPTH TO SUIT LOCAL GROUND CONDITIONS (MINIMUM
1200MM BELOW GROUND LEVEL IF IN CLAY OR 150MM BELOW
INVERT LEVEL OF DRAIN IF LOWER).

FLAT ROOF CONSTRUCTION - DORMER (U-VALUE OF
0.18W/M2K)

3NO. LAYER FELT ROOF SYSTEM WITH 13MM STONE
CHIPPINGS APPLIED TO
22MM EXTERNAL GRADE PLYWOOD OVER
SOFTWOOD FIRINGS AT A MINIMUM OF 1:40 FALL
100MM CELOTEX FR5000 RIGID INSULATION BETWEEN
47X200MM C24 GRADE FLAT ROOF JOISTS AT 350MM CENTRES
WITH
40MM CELOTEX FR5000 RIGID INSULATION UNDER JOISTS
VAPOUR CONTROL LAYER
12.7 PLASTERBOARD AND SKIM FINISH

CLEAR 50MM GAP TO BE MAINTAINED ABOVE THE INSULATION
(BETWEEN JOISTS).

TIMBER FIRINGS TO BE CROSS VENTILATED

NEW STUD PARTITIONS TO BE INSTALLED TO IN 60X100MM
TIMBER STUDS FIXED TO FLOOR AND HEADER PLATE WITH
100MM ISOVER APR 1200 BETWEEN

WHERE NEW FLAT ROOF ABUTS EXISTING CAVITY WALL, CODE
LEVEL 4 LEAD FLASHING WITH MINIMUM UPSTAND OF 150MM
TO BE FITTED AS WELL AS PROPRIETARY CAVITY TRAY.

WINDOWS/DOOR TO REACH MIN. U-VALUE OF 1.60W/M2K

NEW DOUBLE GLAZED UPVC DOORS AND WINDOWS FITTED
WITH TRICKLE VENTS AND LOW-E GLAZING - TO HAVE
PROPRIETARY CATNIC LINTOL OVER TO SUIT CAVITY
CONSTRUCTION. ALL GLAZING TO DOORS TO BE SAFETY
GLAZING WHICH COMPLIES WITH BS6208 1981

ALL STEELS AS PER STRUCTURAL ENGINEERS CALCULATIONS,
ALL STEELS TO ACHIEVE MINIMUM 30 MINUTES FIRE
RESISTANCE

TIMBER FLOOR CONSTRUCTION U-VALUE OF 0.22W/M2K

45X185 C24 FLOOR JOISTS HUNG OFF JOIST HANGERS WITH
100MM CELOTEX FR5000 BETWEEN JOISTS TAPED AND
JOINTED AS PER MANUFACTURERS RECOMMENDATIONS AS
VCL
18MM CHIPBOARD CABER FLOORING INSTALLED OVER JOISTS

FLOOR JOISTS TO BE INSTALLED AT 400MM CENTRES

REFER TO STRUCTURAL ENGINEERS CALCULATIONS FOR
CONFIRMATION OF JOIST SIZE AND SPACING

EXISTING GROUND FLOOR TIMBERS ARE TO BE VENTILATED
BY MEANS OF 100MM PIPE THROUGH HARDCORE EXTENSION,
CONNECTED TO PERISCOPE AIR BRICK VENTS AT 2000MM
CENTRES.

BS5572, 38MM MIN WASTE TO KITCHEN SINK AND DISHWASHER
FITTED WITH 75MM DEEP SEAL TRAP WASTE TO DISCHARGE
TO EXISTING INSPECTION CHAMBER - SUITABLE CONNECTION
TO BE ASCERTAINED ON SITE AND AGREED WITH BUILDING
CONTROL INSPECTORATE

EXTRACTOR FAN TO KITCHEN TO EXTRACT AT A RATE OF 60
LITRES PER SECOND

EXTRACTOR FAN TO WET ROOM TO BE OPERATED BY LIGHT
AND EXTRACT AT A RATE OF 60 LITRES PER SECOND WITH A
MINIMUM 15 MINUTE OVERRUN

BS5572, 100MM WASTE TO WC, 32MM WASTE TO SINK FITTED
WITH 75MM DEEP SEAL TRAP TO DISCHARGE TO MAINS VIA
PROPOSED SVP - SUITABLE CONNECTION TO BE ASCERTAINED
ON SITE AND AGREED WITH BUILDING CONTROL
INSPECTORATE

ALL NEW DRAINAGE TO BE HEPNORTH PLASTIDRAIN (OR
EQUIVALENT) PVC-U LAID TO FALL OF MIN 1:40, ALL DRAINAGE
TO BE BEDDED ON AND SURROUNDED IN 100MM PEA SHINGLE.

ANY DRAINAGE THAT PASSES THROUGH CAVITY WALLS TO BE
SLEEVED AND PROPRIETARY CONCRETE LINTOLS FITTED TO
EACH LEAF OF THE CAVITY WALL. REFER TO SKETCH DETAIL
PROVIDED

ANY EXISTING DRAINS THAT WILL BE UNDER THE REAR
EXTENSION TO BE EXPOSED TO ASCERTAIN ITS CONDITION. IF
FOUND TO BE DEFECTIVE THE SECTION WILL BE REPLACED.

DRAINAGE DETAILS (INCLUDING SURFACE WATER) TO BE
AGREED ON SITE WITH THE BUILDING CONTROL SURVEYOR
WHEN EXISTING LINES ARE EXPOSED

SUITABILITY OF EXISTING HEATING SYSTEM TO BE CONFIRMED
BY HEATING ENGINEER. SHOULD IT BE REQUIRED - EXISTING
SYSTEM TO BE MODIFIED TO COVER THE EXTENSION.
RADIATOR SIZES TO BE SIZED BY HEATING ENGINEER AND ALL
FITTED WITH TRVS, ALL PIPES INSULATED IN ACCORDANCE
WITH APPROVED DOCUMENT L. RADIATOR LOCATIONS TO BE
AGREED WITH CUSTOMER PRIOR TO WORKS COMMENCING.

ELECTRICAL INSTALLATIONS BS7671:2008 AS AMENDED OR AN
EQUIVALENT STANDARD. THE ELECTRICAL INSTALLATIONS
SHOULD BE DESIGNED, INSTALLED, INSPECTED AND TESTED
BY A PERSON COMPETENT TO DO SO. ALL WORKS TO COMPLY
WITH PART P OF THE BUILDING REGULATIONS AND WITH ANY
OTHER RELEVANT PART OF THE BUILDING REGULATIONS. ALL
CERTIFICATION TO BE PROVIDED, BY A PERSON COMPETENT
TO DO SO, WILL BE REQUIRED UPON COMPLETION.

75% OF LOW ENERGY LIGHT FITTINGS WITH AN EFFICACY
EXCEEDING 45 LUMENS PER CIRCUIT WATT TO BE FITTED IN
THE NEW WORKS.

PARTY WALL ACT 1996 - AS THE BUILDING WORKS WILL BE
WITHIN 3 METRES FROM THE BOUNDARY, TWO MONTHS
NOTICE IN WRITING TO BE GIVEN TO THE ADJOINING OWNERS
(OCCUPIERS AND WRITTEN CONFIRMATION TO BE RECEIVED
PRIOR TO THE COMMENCEMENT OF THE WORKS ON SITE.

NO DEMOLITION OF OR
WORKS TO EXISTING
BOUNDARY

NO DEMOLITION OF OR
WORKS TO EXISTING
BOUNDARY

NO DEMOLITION OF OR
WORKS TO EXISTING
BOUNDARY

Wet Room

Utility

Kitchen Dining
Room

Living Room

Hall

Bath

Hall

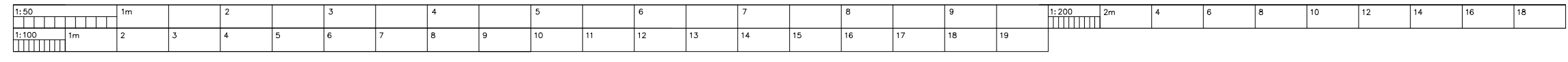
Bedroom 2

Kitchen

hall

Wet Room

Utility



1. All dimensions to be checked on site by those conducting the work.			
2. Where reference is given to a written specification that has legal status, the drawing shall prevail.			
3. Where two or more drawings describe the same element, the drawing shall prevail over the specification.			
4. Where drawings conflict, the drawing shall prevail over the specification.			
5. Where drawings conflict, the drawing shall prevail over the specification.			
6. All works are to be carried out to the satisfaction of building control and in accordance with current British Standards.			

S1 ELLSFIELD ROAD POW SAY			
EXISTING AND PROPOSED DRAWINGS			
DATE	01/20	DRAWING NUMBER	REVISION
SCALE	1:100/1:200 @ A1	ELL_01	B
PLANNING			