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20th April 2017

11 Fortunes Way, Havant, PO9 3LX - New Single Storey Rear and Side Extensions

These notes are to be read in conjunction with Hampshire Surveyors.co.uk drawings D1 – D7 and Messrs Fast Calc Ltd structural calculations dated April 2017.

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 and Building Regulation Approval for the works shown thereon.

The final design of all construction details, detailed connection of 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 and the structural calculations accompanying the drawings and these notes. Such final detailed design 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 Hampshire Surveyors.co.uk 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 Hampshire Surveyors.co.uk. Such approval will only be given following receipt of the contractor's alternative fully detailed proposals for consideration. In the event that Hampshire 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, Hampshire Surveyors will have no further liability for the design or any breach of the statutory approvals obtained for the works.



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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 and carefully demolish and remove from site the existing lightweight link structure between the house and Garage incl the WC and Store attached to the Garage.
- 1.2 Identify the precise location of any services or drainage under the proposed extension and expose, support and bed & surround all existing and new drainage with 150mm concrete.

2.0 Foundations

- 2.1 To all new cavity walls construct new 600mm wide x min 500mm thick 1.2.4 concrete foundations with underside min 1.2m deep or depth of existing foundations whichever is the greater as approved by the Local Authority Building Control Officer. NB Allow to form stepped foundations in accordance with the Building Regulations as required due to fall of site.
- 2.2 At junction with existing foundations allow to drill into side of existing foundation and form 18mm diam x 300mm deep holes in approved locations and epoxy 18mm diam stainless steel 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 foundations until immediately before the new foundations are to be poured. This is to minimise the risk of subsidence, slippage etc to the adjacent foundations. Just prior to pouring foundations, complete the excavations to the required depth and pour the foundations. Ensure all notifications under the Party Wall Act have been served on neighbor at No 9 prior to commencement and all agreed protection work completed.

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

- 3.1 To new fascia to rear of extension fit new 100mm deep-flow upvc gutter to match colour of existing to falls with 63 diam outlet into new 63 diam RWP as shown on the drawing. Bottom of RWP to discharge into new trapped gully as shown on the drawings.



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- 3.2 To all new sanitary ware as shown on the drawings in New Kitchen, Utility and WC (comprising WC and basin), fit anti-syphon upvc traps. All new waste pipes from these traps/WC to be clipped to falls and sized as set out in the Building Regulations and connected into the new 100 diam S&VP, new 100 diam trapped back inlet gully as shown on the drawing or 100 diam stub stack in the new WC. At base of new S&VP and stub stack fit new easy bend incl bed and haunch with 150 concrete all round. At top of S&VP fit with wire balloon min 900mm above any openable window within 3.0m of the stack. Top of stub-stack to be terminated min 1.0m above highest connection and fitted with Durgo AAV.
- 3.3 From new 100 diam back inlet gully in 3.2 above run new 100 diam underground upvc foul water sewer to fall 1:60 into new FWMH as shown on the drawings. New sewer to be bedded on and surrounded with 150mm concrete and bends in MH to be properly swept and haunched in cement mortar.
- 3.4 From new 100 diam S&VP and stub stack in 3.2 above, run new 100 diam underground upvc foul water sewer to fall 1:60 into new FWMH as shown on the drawings. New sewer to be bedded on and surrounded with 150mm concrete and bends in MH to be properly swept and haunched in cement mortar.
- 3.5 To all drainage to be situated under the extension (both new and existing) expose drainage, properly support to maintain falls and bed and surround with 150mm concrete.
- 3.6 To new manhole in New Utility Room, fit new double seal screw down cover & frame to align with finished floor level. Cover to be recessed type ready to receive screed and new floor finish.

4.0 Walls

- 4.1 New external walls to be of insulated cavity construction o'all 300mm thick comprising 105mm facing brickwork external skin to match existing, 100mm cavity and 100mm Celcon 'Solar' thermal blockwork inner skin with 2 coat plaster internally with insulation as below, all to give U value min 0.28w/m²oC. New insulation in cavity to be 50mm thick Celotex CW4000 fixed and well retained against inner skin and taken up and cut to fit tightly at abutment with new insulation in roof incl cutting insulation tightly around roof joist ends to abut roof insulation. NB where external cavity walls cross new or existing sewers ensure concrete lintols incorporated into both leaves of wall construction



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above sewer and maintain 100mm clearance all round to ensure no loads imposed on sewers.

- 4.2 Form all new door and window openings in new external walls as work proceeds incl properly closing cavities with thermal closers and approved galvanised Catnic combined insulated cavity tray lintols over.
- 4.3 New internal partitions to form new Utility & WC to be of 100mm timber studwork with 9.5mm plasterboard and 100mm rockwool bats between studs.
- 4.4 New external walls to incorporate 100 polythene dpc in each leaf. External dpc to be min 150mm above finished ground level and in internal leaf to align with dpm in floor construction. Cavities to be kept clear of all obstructions min 225mm below lowest dpc.
- 4.5 To wall between existing Dining Room and Kitchen, carefully prop existing wall and floors, remove wall and insert New Beam 2 and padstone with any improvements to pier and foundation at one end as necessary and approved connection to New Beam 1 at other end in accordance with the structural calculations. Ensure proper packing installed between new beam and underside of any retained wall over.
- 4.6 To ground floor external wall to existing Kitchen and Dining Room carefully and fully prop walls and floors above and install New Beam(s) 1 and padstones and improvements to piers in accordance with the structural calculations and remove cavity wall as shown on the drawing to just below new slab level to permit pouring new slab over. Ensure proper packing installed between new beam(s) and retained walls over.
- 4.7 Provide min 30min fire resistance to New Beams 1 and 2 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 Maintaining continuous cavities, remove lintol and alter existing back door opening incl brick up existing and form new opening with combined lintol over and maintaining continuous cavities. Make good cavity wall, finishes and close cavities with thermal closers.
- 4.9 At abutment of new cavity walls with existing, maintain continuous cavities and incorporate 'Furfix' stainless steel tie system at abutments.
- 4.10 At head of all new cavity walls, seal cavities with non-combustible material.



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- 4.11 To all new walls, incorporate galv steel lateral restraint straps at 1.0m ctrs at new roof plate level at top of new walls and properly secure to walls as set out in the Building Regulations.
- 4.12 At abutment of new roof with rear wall of house, carefully remove brickwork 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 650mm ctrs. Properly dress lead flashing over felt upstand in 6.1 above.
- 4.13 Prop and brace garage roof and ensure adequate timber ties bolted between rafter feet and remove front part of part side wall as shown on the drawing and construct new cavity wall and foundations. Once cured remove rear half of sidewall ensuring fully propped and install new Beam 3 on concrete padstones all as set out in the structural calculations.

5.0 Floors

- 5.1 New floors to comprise 75 thick steel float finished 1.2.4 wire mesh reinforced concrete screed on 500g polythene separating membrane on 70mm Celotex FR5000 insulation on 500g polythene vapour lapped around insulation and lapped over separating membrane above on smooth troweled min 125 thick 1.2.4 concrete oversite slab on 1200g polythene DPM on sand blinded well consolidated hardcore base min 150 mm thick. NB DPM turned up walls and lapped into new DPCs. All to give U value min 0.22 Wm²oC.
NB Finished floor level throughout new extension to match existing Kitchen FFL.
- 5.2 Form 105 high step with 250 tread up from New Utility Room into existing Garage.
- 5.3 Apply epoxy screed to Garage floor to ensure new floor falls away from new interconnecting door.
- 5.4 In driveway, uplift existing MH cover and frame adj garage door, raise are of sunken drive and refit cover and frame level with new drive surface.
- 5.5 New Garage floor (triangular area) to be 1.2.4 trowelled concrete slab laid to fall towards rear door to Garage on 1200g polythene DPM taken up walls and dressed into new DPC's.



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6.0 Roof

- 6.1 New flat roof to extension to be a 'warm roof' comprising high performance built up felt finish on Celotex 'Crown Up' 150mm thick insulation mechanically fixed to 20mm ply deck on 500g polythene vapour barrier on 19mm ply deck on 85 >25 x 50 ssw firrings on 175 x 50mm ssw joists at 400 ctrs with u/s level at 2425mm above finished floor level in Dining Room with 9.5mm plasterboard and skim to underside. Joists to run at 90 degrees to back wall of house and doubled and trimmed around lantern light as set out in structural calculations. All to give U value of 0.18 Wm²oC.
NB. Ensure new built up roof finish is installed in accordance with manufacturers recommendations and taken up wall at abutment with house and up insulated lantern light kerbs min 150mm above finished roof level.
- 6.2 Around lantern light, properly install code 4 lead flashing beneath glazing units and dress over 150 high felt upstand around perimeter.
- 6.3 All 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.

7.0 Ventilation to New Rooms

- 7.1 To new rooms as shown, incorporate windows or openable roof windows with opening area equal to 1/20th floor area.
- 7.2 To new Family Kitchen, Utility Room and WC, provide mechanical extract ventilation via Loo-Vent or similar fan. Fan to be connected to lighting circuit with 20 min overrun timer. Ventilation rate to be as set out in the Building Regulations.
- 7.3 To all new rooms provide trickle ventilation via trickle vents in new window and door heads.

8.0 Windows, External Doors & Lantern Light

- 8.1 New windows to New Family Kitchen, WC and Utility to be white UPVC double glazed, to match existing pattern incorporating Pilkington 'K' low



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'E' glass, 25mm air gap to give WER Band 'A' rating. Opening casements to match existing Kitchen window with obscured glazing fitted in New WC. Ensure trickle vents fitted in window heads.

- 8.2 Install new 2.5m x 0.9m lantern light on insulated upstand kerbs as shown on the drawings. Lantern light to be reinforced white upvc double glazed unit incorporating clear double glazing, glass types, gaps, thermal breaks and thermal performance as windows in 8.1 above incl 2 no motorized, remote control opening vents.
- 8.3 New bi-folding doors to new Family Kitchen to be reinforced white UPVC double glazed incorporating Pilkington 'K' low 'E' glass, 25mm air gap to give WER Band 'A' rating or DSER Band E or better or max U value 1.8Wm²oC. Ensure trickle vents fitted to head of frame.
- 8.4 To all new windows/external doors incorporate properly positioned polythene vertical DPC's and ensure cavities closed with approved proprietary thermal cavity closers.
- 8.5 All glazing in new windows, roof windows, doors and balustrades to be to Part K, 2013 of the Regulations.
- 8.6 Fit internal timber/upvc cill boards to windows to client's choice.

9.0 Internal Joinery

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

10.0 Heating & Domestic Hot Water Systems

- 10.1 Alter existing wet radiator gas fired central heating system with new radiator to be fitted c/w TRV in New Family Kitchen, New Utility Room and New WC to replace existing radiators removed from the old Kitchen and Dining Room. The existing boiler capacity does not need upgrading and boiler is not being relocated or replaced.
- 10.2 Redirect hot and cold water services from existing Kitchen, WC and sanitary appliances shown on the drawings in new Kitchen, Utility and WC. All pipework to be design & constructed in accordance with the Laundry area to provide hot and cold water services at all new relevant BS Code of Practice.



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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. All work to comply with the latest edition of the IEE regulations.
- 11.2 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.
- 11.3 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 Decorations

- 12.1 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.

13.0 General

- 13.1 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'.
- 13.2 Make good all disturbed surfaces and finishes on completion to align and match existing.
- 13.3 Reference in these notes to The Regulations means The Building Regulations including all revisions and updating current at the date of these notes.
- 13.4 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.
- 13.5 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.



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- 13.6 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.
- 13.7 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 [Hampshire Surveyors.co.uk](http://HampshireSurveyors.co.uk) as soon as they come to light.