

NOTES & SPECIFICATIONS.

Proposal

To build a new extension to the rear of the property, to provide a new lounge area, as shown. Existing lounge to be converted into a kitchen/diner, as shown.

Door to existing lounge to be re-sited as shown.

Opening to existing patio doors to be partly bricked in as shown.

Opening for existing rear window to be brought down to floor level as shown.

New Catnic lintel to be fitted over the new access to new extension.

1.0 Foundations

Excavations to be at least 1m deep and approved by a Building Control Officer. Trench width should be a minimum of 450mm wide and a minimum 225mm of concrete placed in the bottom (strip foundation).

Further excavation may be required due to the proximity of any drains and trees, and is subject to the sub-soil type.

2.0 Floors (solid)

Remove vegetation, lay hardcore with sand blinding over. Lay damp proof membrane min 1200g polythene sheet. Lay minimum 100mm concrete, provide insulation (thickness to comply with Approved Document L), under a minimum 65mm screed (with chicken wire). Alternatively, the insulation may be placed under the slab and a liquid DPM may be used (to manufacturers requirements) instead of polythene. Damp proof membrane should be lapped to DPC.

3.0 Walls

Two skins on brick of dense block below ground with horizontal damp proof course not less than 150mm above finished ground level.

Above DPC cavity construction may be of brick and lightweight block with insulation to comply with Approved Document L. Either full fill, or only partially filling the cavity (partial fill design requires a 50mm clear residing cavity to be provided). New and existing brick and block work to be properly bonded and cavities maintained and kept 225mm below the DPC.

External brickwork appearance to match existing as far as possible.

4.0 Windows and Doors

Windows to be low- E double glazed. New window in North elevation to provide natural light to new kitchen area, approx. size, 1200 x 800mm (top opening).

Bi-fold doors to be fitted as shown in East elevation 3800mm wide (4 panels).

~~4.1 Door to existing lounge from hallway is to be re-positioned as shown to provide new entrance to kitchen/diner.~~

4.2 Existing lounge patio doors to be removed and space bricked up to provide wall for new kitchen as shown.

4.3 Existing lounge window to be removed and wall reduced to floor level.

4.4 Roof to be fitted with Velux type windows (2) as shown.

5.0 Structural Stability

5.1 Catnic lintel 4200mm CN8 to be fitted above the Bi-fold doors shown in the East elevation.

5.2 Catnic lintel CN7 1500mm wide to be fitted above the new kitchen window, as shown in the North elevation.

5.3 Catnic lintel CN7 3000mm wide to be fitted above the entrance to the new extension.

6.0 Room Ventilation

Background ventilation is required via trickle ventilation in the window frames to habitable rooms, achieving not less than 5000mm².

7.0 Roof (Pitched)

It is proposed to construct a vaulted style ceiling to this extension incorporating 2 no. Velux style windows.

The roof slope is 12.5°.

7.1 The rafter size to be 200 x 50mm spaced at 407mm centres, fixed by a joist hanger to existing brickwork top of slope and wall plate at lower end.

7.2 Insulation to comply with Approved Document L. Roof restraint straps 30 x 5mm to be fitted at 2m centres.

7.3 A 50mm space between bottom of roof sheeting and the insulation's top.

7.4 Insulation must not be packed between roof sheeting and roof rafters. It is imperative for air to flow over insulation when travelling from the soffit vents.

7.5 The roof tiles to be used are; Redland Regent, which are suitable for a 12.5° pitch. (Brown 02 Granular BS EN 490 2004).

8.0 Drainage

8.1 Roof water drainage to discharge to a soakaway at least 5m from the building, or to existing surface water drain (to be established on site).

8.2 Discharge from kitchen sink etc to run to existing man hole provision.

9.0 Electrical

9.1 Fixed electrical installation to be carried out to BS 7671 by a registered electrical contractor. Certification to be provided upon completion of electrical work.

