

Building Regulations and Construction notes for;

28 Everglades Avenue, Waterloooville, PO8 8NA

Revision

The following Notes and accompanying drawings do not constitute a full specification of works as these have been produced for the purpose of obtaining the necessary Local Authority consents / approvals only. If any works are commenced prior to full Building Regulations approval the works are carried out at the clients risk.

Document 28/03.doc

Single storey rear extension construction notes

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.

Ground floor extension

Foundations - existing foundations to be exposed to ascertain suitability.

Solid ground floor construction - 65mm sand/cement screed, vapour control layer, 80mm GA4000 Celotex rigid insulation with all joints tightly butted, use Celotex TB4020 boards as up stands to fit around floor perimeters to eliminate thermal bridging at screed edges, 100mm concrete slab, 1200g dpm which must provide continuity with the damp proof course (minimum 150mm above surrounding ground level), 50mm sand blinding, 150mm well consolidated hardcore.

Brickwork cavity wall construction - 103mm facing brick to match existing, 100mm cavity insulated by means of 100mm Rockwool Dritherm cavity batts, 100mm Celcon Solar blockwork, 13mm render and set. Reinforce walls containing Blockwork with Catnic brick reinforcement above and below window and door openings. All new cavity wall construction to be tied into existing walls and all cavities maintained.

Cavity wall closers - all cavities to be closed to window and door reveals by means of incorporating Kingspan Kooltherm (or equivalent) cavity closer to provide 30 minutes fire resistance.

Wall ties - Stainless steel wall ties at 750mm centres horizontally, 450mm vertically, 225mm vertically at all openings.

Lintols - refer to structural engineers calculations for beam(s) to rear bi-fold door opening.

Bi-fold doors - aluminium polyester powder coated (black) double glazed bi-fold doors to match existing. Openings to be as indicated on elevations, but as a minimum openings to equal 5% of the enclosed floor area. All frames to be fitted with 8000mm² trickle ventilators at the head of the frame. Glazing to be Low E coated with 16mm air gap. Glazing in all windows, doors or sidelights within 800mm of floor level to be safety / toughened glazing.

Flat roof construction - proprietary built up flat roofing system with mineral chippings to finish (to comply with Approved Document B), 120mm Celotex Crown Fix Insulation mechanically fixed, at roof perimeter insulation to be fixed between flat roof joists to avoid cold bridging, laid to minimum fall of 1:40 to rainwater outlets on rear / side elevations to soakaway, vapour control barrier, 22mm OSB, softwood firrings, 47x200mm (refer to structural engineers calculations for confirmation) C24 flat roof joists with 12.7mm plasterboard and skim (U-value of 0.17W/m² K).

Rooflight opening to be trimmed by means of structural beams, refer to structural engineer's calculations for confirmation of size and material.

Abutment of flat roof / existing dwelling - Code 4 lead flashing to extend a minimum of 150mm vertically to rear wall.

Steel beams - for sizes of structural beams please refer to structural engineer's calculations. All steel beams to be protected by means of 2no layers of 12.7mm plasterboard, wire binding and skim.

Electrical installation - BS7671:2001 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. A schedule of electrical requirements to be agreed with the customer prior to works commencing.

Heating system - existing heating system to be modified to cover the extension. Radiator sizes to be sized by heating engineer and all fitted with TRV's, all pipes insulated in accordance with Approved document L. Radiator locations to be agreed with customer prior to works commencing.

Rainwater disposal - UPVC guttering to discharge to existing outlet.