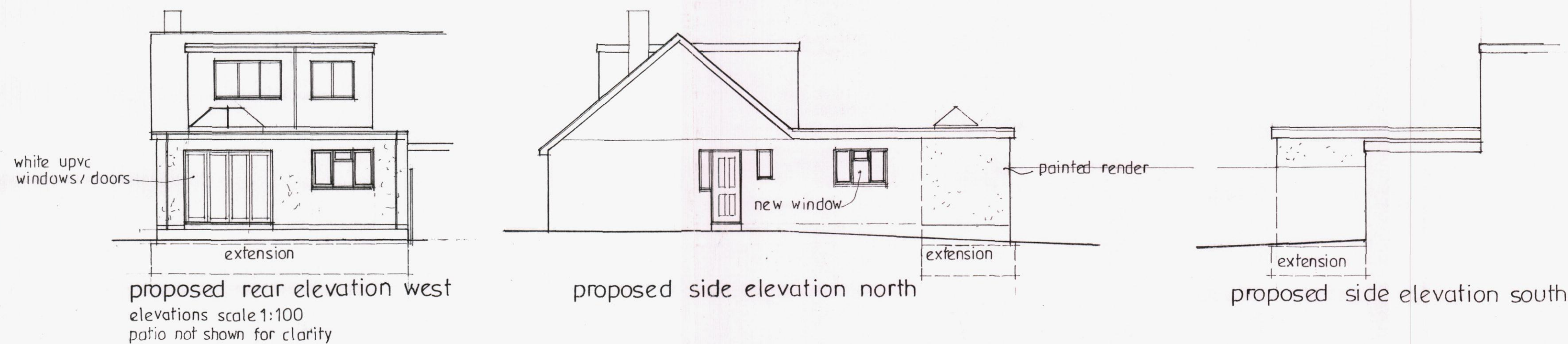




NEW EXTERNAL WALLS to be two skins of 100mm lightweight blockwork (Celcon Solar, Thermalite Turbo or similar) with 75mm cavity infilled with 75mm Crown Dritherm rigid insulation batts render and set internally and two render externally with painted finish Walls to be tied together with wall ties at 900mm centres vertically and 450mm horizontally and staggered Walls to achieve U value of 0.28 W/m²k

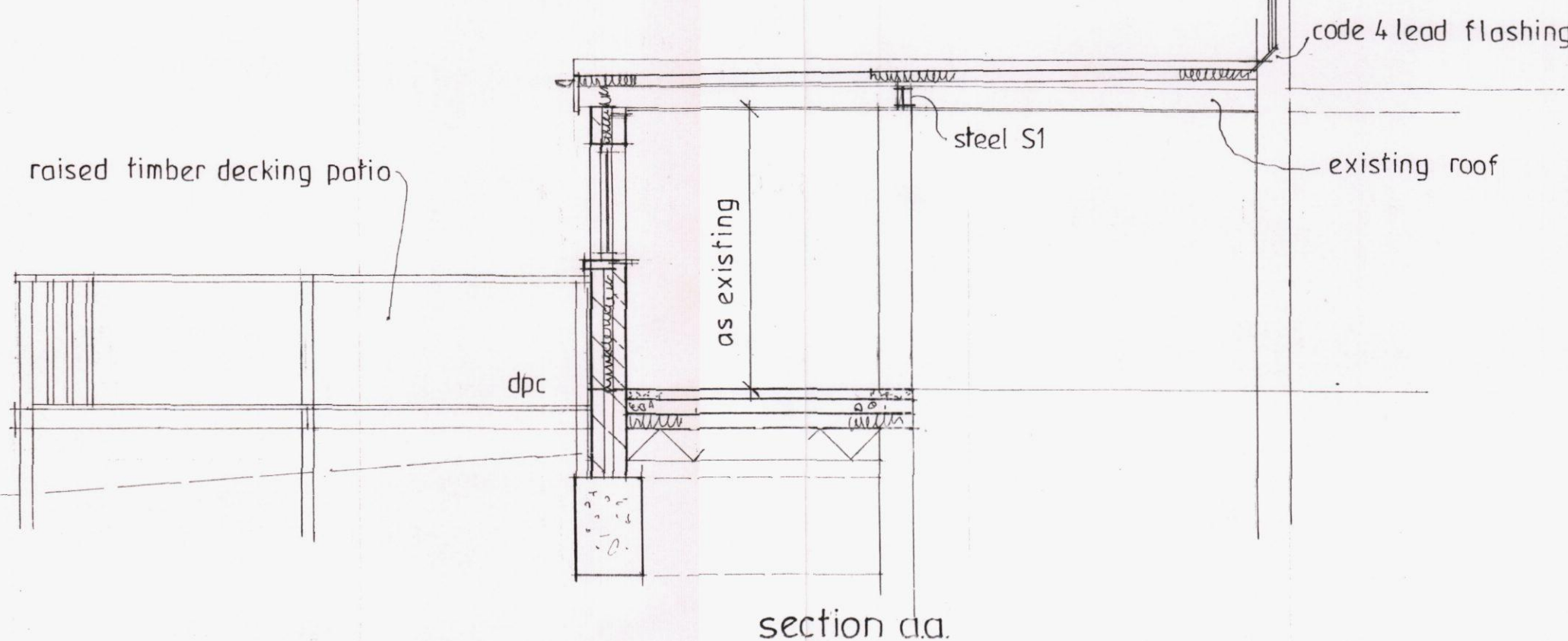
NEW FLOOR to be level to existing and be 50mm cement/grit screed on 100mm concrete slab on 70mm Celotex tuff R rigid insulation batts on 1200 gauge polythene damp proof membrane on sand blinded hardcore base well consolidated in minimum 150mm layers Floor to achieve U value of 0.22 W/m²k

DRAINAGE Exact position, invert and direction of all existing drains to be determined and agreed on site with Building Control PRIOR to commencement of works New drains to be in accordance with BSEN 752 and Approved Document H New drains to be 110mm diam upvc on minimum 150mm pea shingle bed and surround laid to minimum falls 1 in 40 Existing gully to be removed and disused drain to be sealed off to satisfaction of Building Control New gully to be back inlet type with waste to discharge below grating level New storm drains to discharge to new soakaway minimum 5 metres from any buildings in position to be agreed on site with Building Control

PLUMBING AND SPACE HEATING to be in accordance with BSEN 2056 and Approved Document H Space heating and hot water to be by extension of existing gas fired central heating system with new radiators of size and capacity to suit extended rooms Radiators to be fitted with thermostatic control valves Existing boiler to be confirmed as suitable for additional requirements New sink waste to be 38mm upvc with deep seal trap and rodding access at all changes of direction New rainwater goods to be upvc to match existing 100mm half round guttering and 63mm diam downpipes to discharge to new storm drains

NEW AND EXISTING FLAT ROOFS strip off existing felting boarding and firrings from existing roof Recover complete new and existing roof as warm roof construction with three layer built up high performance torch on felting to BS747 CP144 part 3 on Celotex TC3120 decking on firrings to minimum falls 1 in 60 New roof construction to be 150 x 50mm joists at maximum 400mm centres and ceiling beneath of 12mm foil backed plasterboard Provide double joists as trimmers and trimming to lantern light opening Provide code 4 lead flashing at junction of flat roof and existing pitched roof dormer with minimum 150mm upstand lapped to existing felting New steels S1 to be 152 x 89 x 16 UKB bearing onto mass concrete padstones each end minimum sizes 150 x 100mm with shared bearing on internal wall padstone size 300 x 100mm and steels joined together at separate detail 1 Roof to achieve U value of 0.18 W/m²k

NEW LANTERN LIGHT to be contemporary slimline style internal opening size 2000 x 1000mm unit to be aluminium frame glazed in double glazed with toughened safety glass with argon gas filled units or minimum gap 16mm complete with manufacturers insulated kerbs and flashing units All as manufactured by Global Skylights or similar with U value of 1.0 W/m²k



BRICKWORK AND BLOCKWORK All new brickwork and blockwork to be well cut toothed and bonded to existing. Cavities to be continuous to existing, cavities closed at opening reveals with thermabate closers or insulation blockwork incorporating vertical dpcs, cavities to be closed at heads with non-combustible materials. Provide catnic or similar combined cavity tray/lintols over cavity wall openings incorporating insulation materials and with minimum 150mm end bearings New dpc and dpm to be well lapped together and to existing to form continuous moisture barrier. Horizontal dpc to be minimum 150mm above finished ground level in external skin

WINDOWS AND DOORS to be white upvc double glazed with minimum 1/20th of room floor areas as active opening ventilation and each fitted with controllable trickle vent of minimum 8000mm² Double glazing to have minimum 16mm air gap or argon gas filled units Glazing to be toughened safety glass in critical locations to windows where below 800mm above finished floor level and complete heights to doors Seal around all frames at junctions with walls in mastic Windows to have U value of 1.6W/m²k Doors to have U value of 1.80W/m²k

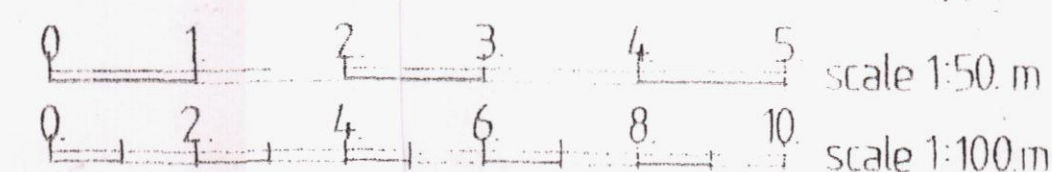
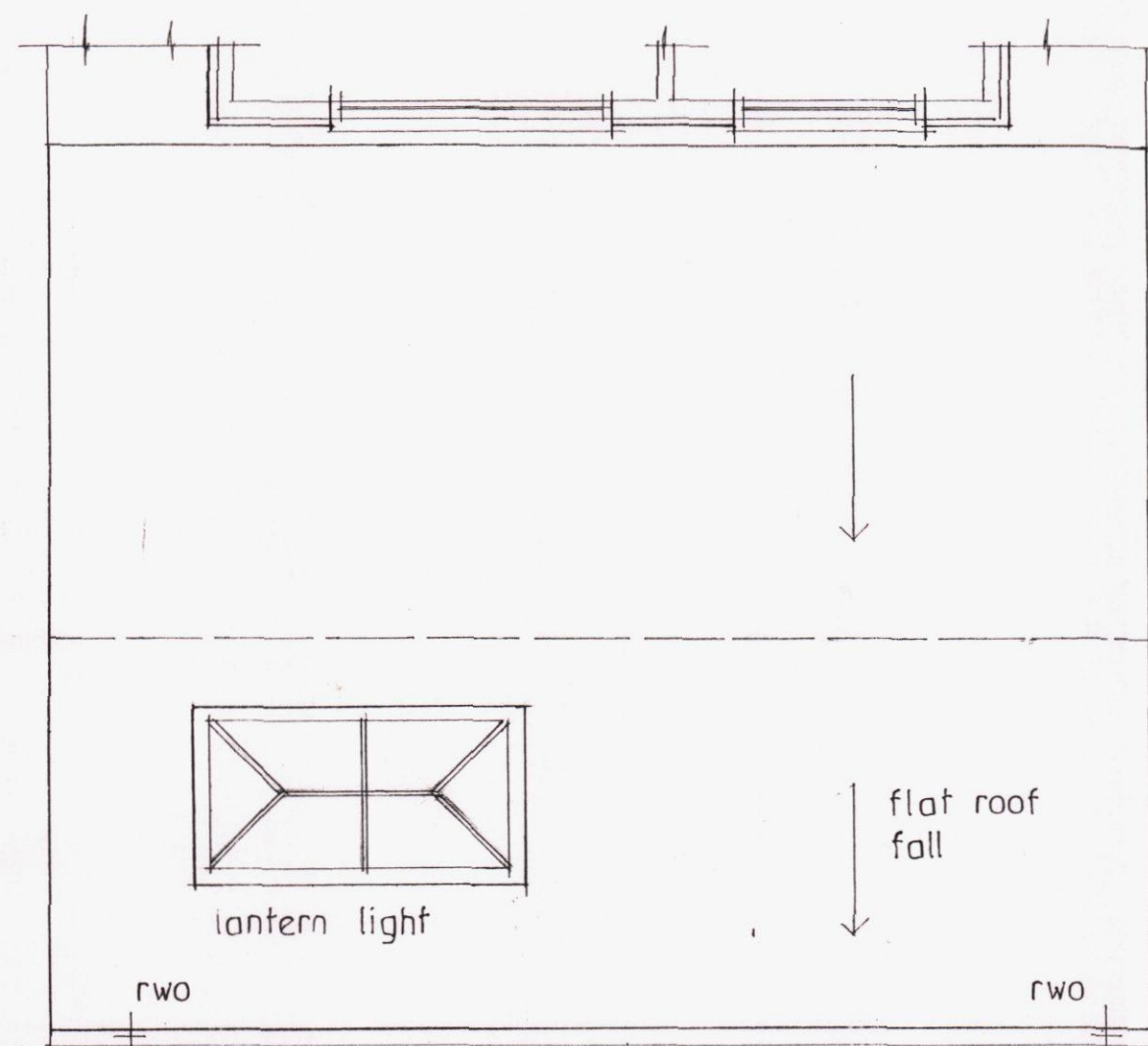
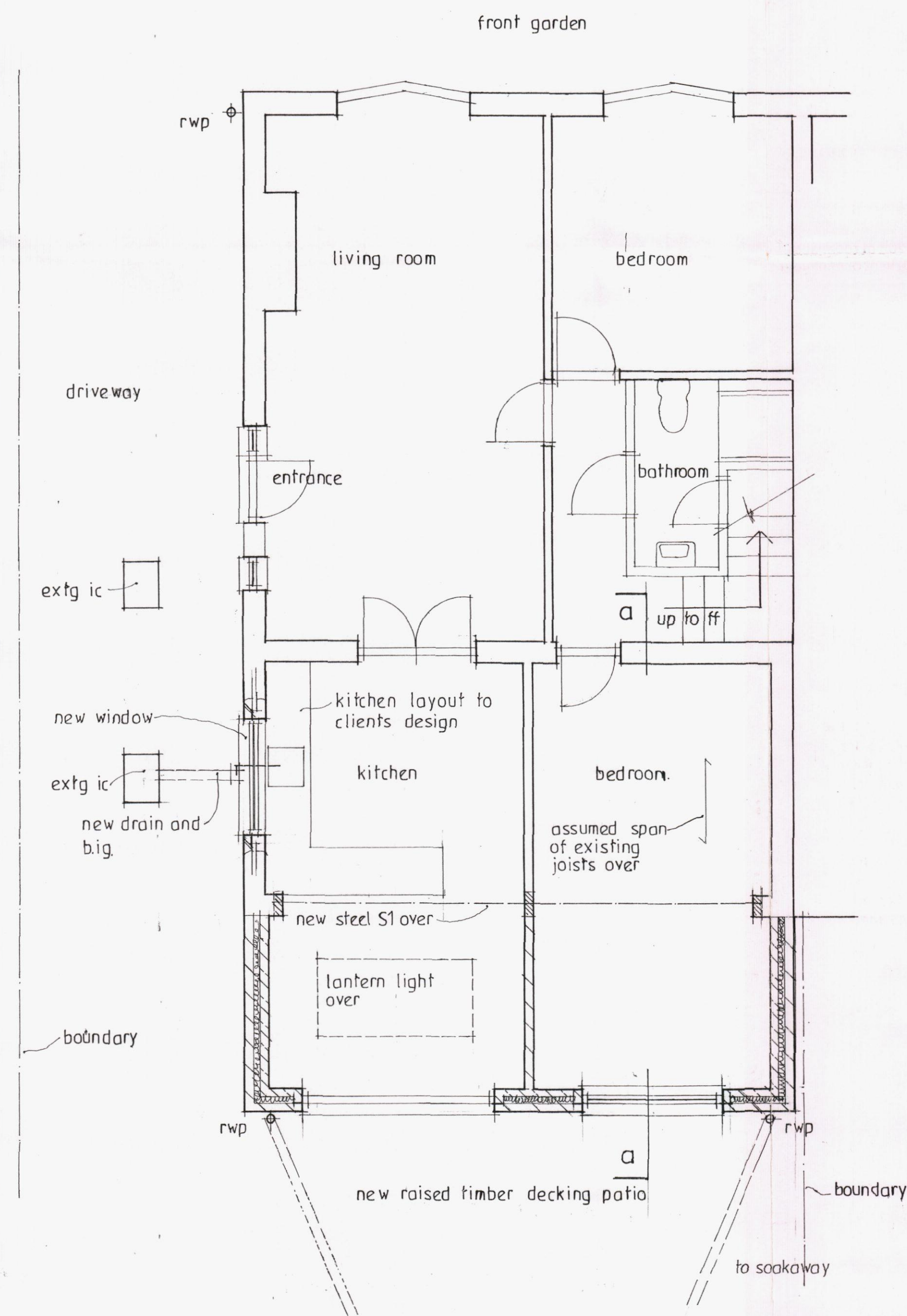
VENTILATION Kitchen to have mechanical extractor fan to achieve minimum 60 litres per second extraction direct to external air or if cooker hood to be installed to be rated at 45 litres per second extraction

ELECTRICAL WORKS to be designed, installed, inspected and tested in accordance with BS 7671 IEE Regulations 17th Edition, the works are to be undertaken by an installer registered under a self-certification scheme or by a suitably qualified person with a certificate of compliance produced to Building Control on completion of the works Provide high efficacy light fittings minimum one per four new fitting Any recessed ceiling lights to be 30 minute fire resisting

NEW RAISED TIMBER DECKING to be to clients design to areas shown on plans comprising deck boards on joists with columns mounted onto precast concrete piers or saddle stones edges joists, newel posts with handrail at a height of 1100mm above decking level and 900mm above pitch line of steps with vertical balusters at maximum 100mm centres, steps to suit levels each maximum rise 220mm with minimum going on tread 220mm with minimum 16mm nosings no opening between treads to be more than 100mm clear

INTERNAL WALL to be 100mm lightweight concrete blockwork built up from new concrete foundation finished each side with render and set and incorporating horizontal dpc

FOUNDATIONS to suit ground conditions, inverts of drains and to Building Control satisfaction minimum 600mm wide x 1000mm deep to cavity walling and 450mm wide x 1000mm deep to internal wall. (1200mm deep in clay sub soils)



A	Date	Revision
© copyright		
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Tel: 02392 677275 Email: info@dauidyoung.co.uk www.dauidyoung.co.uk		
Client		
MR AND MRS BROWN		
Job Title		
22 FOREST AVENUE COWPLAIN HANTS		
Drawing Title		
PROPOSED SINGLE STOREY REAR EXTENSION		
Scale 1:100 1:50 at A1		
Date Oct 2015	Drawn by DE Young	
Dwg. No. 184/2/15	Rev.	