

**Rear extension, alteration to form kitchen and family room
at 32 Fraser Road, Bedhampton, Havant
For Mr Mrs Moore rev 0**

September 2014

These notes are for Building Regulation purposes and do not constitute a specification of work to be done. They are to be read in conjunction with drawing LB01, notes and calculations. All dimensions must be checked on site by contractor before and during construction on site. Where the proposed work falls within the scope of the Party Wall etc. Act 1996, it is the responsibility of the owner to give the appropriate notice to adjoining owner(s). Adjoining owners written permission to be obtained if any part of the new extension projects over the boundary. Any disturbed surfaces or weathering layers/flashings to be renewed and made good.

General: Existing shed to be demolished. Notes to be read in conjunction with Dwg KM1 and calculation sheets.

Pitched roof: Marley Wessex smooth brown interlocking tiles, 100mm headlap, at minimum pitch of 15 degree to match existing colour. All tiles to be twice nailed on minimum 50x25mm thick battens and "Tyvek Supro" or equivalent breather membrane laid in accordance with Agrément Certificate and manufacturers requirements on 50 X 175mm C24 rafters at 400mm centres. Roof to be birdsmouthed over new wall plates and 50x150 high level plate resin bolted to wall at 400 c/c. Provide double rafters adjacent to new Velux Integra SO6 GGU060 roof window. Insulate "skilling" ceilings with 75mm thick "Celotex 3000" insulation board between rafters, ensuring 20mm air void over and line underside of rafters with 55mm thick "Celotex 3000" insulation board, tape all joints. 1200 gauge vapour barrier internal lining with taped joints, sealed perimeter and any penetrations, 9.5mm foil backed plasterboard ceiling, plaster finish. Ensure insulation is dressed down at eaves to meet wall insulation. Code 5 lead flashing and cavity tray where roof meets adjacent walls and existing bay tile hanging. All **Rafters must be birdsmouthed over all supporting plates/beams**. Where rafters and ceiling joists run parallel with external walls, provide galvanised 5x30ms straps, 1.2m long let into underside of timbers with noggins in between and hooked down cavity face of inner skin. Provide 5x30 ms 1m long vertical straps @ 2m c/c to all plates.

External masonry walls: Outer skin of face brickwork, 90mm cavity filled with "Rockwool" insulation batts built in as work proceeds, 100mm "Thermalite Shield 2000" block (or equivalent block by other manufacturer) inner skin, plastered. Note: New inner skin of extension to be min 7N/mm² insulating blockwork where shown hatched on dwg KM1 (under bearing of new beams) Ensure all wall insulation is extended up past eaves to link with roof insulation. Stainless steel wall ties at 750mm horizontally and 450mm vertically staggered and every block course alongside openings. All new work toothed and bonded to existing. Cavities and dpc's to be continuous. External dpc minimum 150mm above ground level. Close cavities at reveals with insulated vertical dpc's ('Ruberclose' or similar). Wall insulation to be taken up to underside of window board. IG steel lintels (or similar approved steel lintels) over openings insulated with polystyrene with minimum 150mm bearing to each end. Provide cavity trays with weep holes and end turnups. All lead work to meet Lead Development Association recommendations.

Stud Internal Walls / Partition Form new wc/store in existing kitchen in 50 X 100mm C16 timber studwork at 400mm centres, cross braced, lined internally with 12.5mm plasterboard and 3mm plaster set coat. Provide 100mm fibreglass insulation in-between studs.



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Ground Floor: P/A 0.78- 50mm screed, 100mm concrete, 1200 gauge polythene dpm continuous with dpc on 75mm Celotex GA400 or with vertical insulation to external perimeter sides on minimum 100mm sand blinded, compacted hardcore. Maintain ventilation to existing timber floor with 100mm diameter UPVC pipes laid in hardcore taken to new telescopic air bricks in new extension rear wall.

Foundations: External-600mm wide x minimum 500mm deep concrete strip foundation at min depth 1.2m deep stepped. Final depth to suit site conditions but must be firm 100KN/M2 base.

Structural: See plan and notes/calculation sheets for structural details of new beams B1 and B2. Beams to be encased in 2x12.5mm plasterboard for 30 minutes fire resistance. Existing masonry bearing for new beams to be verified as either brickwork of min 7N/mm² strength blockwork. **To be rebuilt in 7N/mm² blockwork under new beam bearing if not.** New inner skin of extension to be min 7N/mm² insulating blockwork where shown hatched on dwg KM1

Windows & External Doors/Ventilation: Style and pattern to match existing. All external doors, rooflights and windows to be double glazed frames with Low-E glass to give a maximum U-value of 1.6W/m²K i.e. minimum 16mm air gap to sealed units if emissivity = 0.05 – soft coat. Opening vents minimum 1/20th of floor area of enclosed rooms. Provide trickle vents in window/door frames to give background ventilation of minimum 8000mm². All Glazing to be in accordance with Part K, Building Regulations 2013 with safety glazing to all critical areas to BS6206: 1981. Provide mastic seal around all door and window frames. Openable elements of doors and windows to be fitted with draught stripping. Provide new Velux Integra SO6 roof window ref GGU 060 as shown on drawing KM1. New kitchen widow to be 1.200m wide x 1.05 m deep with tiled cill to match existing

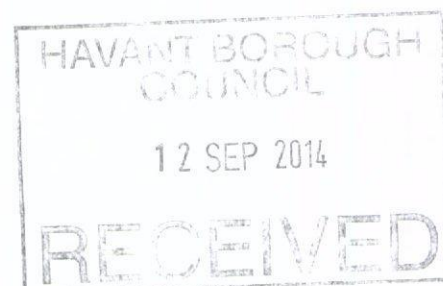
Sliding doors to be 2.7m wide x 2.1m high to achieve a maximum U-value of 1.6W/m²K.

Provide 1m deep custom made widow to fit existing opening where side door is to be removed, under existing lintel

Mechanical Ventilation: Provide mechanical ventilation ducted to external air to kitchen (fan to extract at minimum 60 litres per second or cooker hood to extract at minimum 30 litres per second also ducted to external air. Provide WC/store area with 30 L/S extractor as above with 15 minute over run.

Window area calculation:

Allowable area		Actual	
Ex kitchen door	2.1x0.85 =1.785	Sliding doors	2.7x 2.1 = 5.67
Kitchen windows	1.05x1.55=1.62	Kitchen window	1.2x1.05 =1.26
	1.05x1.05=1.05	Velux	1.14x1.18 =1.34
0.25% floor area	4x 3.55x0.25=3.55		
Total	=8.005	Total	=8.27
		Therefore reasonable	



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Rainwater Disposal: 112mm square gutter to roof slopes and 68mm dia downpipe to discharge into, 100mm diameter UPVC drains laid in bed/surround of pea shingle, minimum fall 1 in 80, taken to new 1.5M3 soakaway, positioned 5m away from any buildings.
Existing RWDP at first floor level to be re-routed as shown onto new roof with tilting shoe

Drainage: Existing foul water drain under new extension to be exposed and inspected to ensure condition is watertight and suitable to remain under new extension-to be renewed as below if not. Provide 150mm shielded gap around drains passing through new wall and RC lintel over. New kitchen sink to be drained to new rodable back inlet gulley as shown on plan. Existing soil and vent pipe to be removed and repositioned as shown as shown. First floor bathroom and svp from existing first floor bathroom to be reconnected as shown. New drainage to be 100mm diameter UPVC pipes laid in bed/surround of pea shingle; minimum fall 1 in 80. New manhole to be 450mm diameter upvc to collect new drain lines and flow into existing foul drain as shown. All to BS8301.

Plumbing: New Wc and handbasin to be connected to re-positioned S&VP. S&VP to be extended up to terminate 900mm above highest opening window All to BS 5572. Provide new 100 diameter branch from wc. Hand basin- 40mm branch. All traps to be 75mm deep anti-vac traps.

Services: Extend/adapt existing heating and electrical and hot and cold water systems to serve new room and appliances in accordance with owners' requirements and relevant bylaws/regulations. Insulate pipework in accordance with Part L, Building Regulations. Fit thermostatic radiator valves to new radiators. Ensure wall and SVP branches are a minimum of 300mm away from existing Gas boiler balanced flue outlet.
Provide in new room/areas affected by the proposed building work energy efficient lighting having a luminous efficacy greater than 40 lumens per circuit-watt – the number of such fittings required to be three fitting per four new fittings provided. All electrical work to meet requirements of Part P (Electrical Safety - dwellings) of the Building Regulations and to be designed, installed, inspected and tested by a person competent to do so. Prior to completion of work the Building Control Surveyor will need to be satisfied that Part P has been complied with. This is likely to require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

Fittings, etc: Kitchen units, internal doors, internal fittings and electrical layouts, and decorations all to clients' requirements. Layout of kitchen units as shown on plan is for illustrative purposes only.

