

**Front bay extension to lounge
at 70 Hart Plain Avenue, Cowplain.
For Mr Mrs Smith rev 00**

June 3013

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 drawings 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).

General: Existing bay widow to be carefully removed and masonry below removed to allow bay to be formed as below and shown on dwgs HP02.

Pitched roof: Plain tiles to match colour on minimum 25mm thick battens and "Tyvek Supro" or equivalent breather membrane laid in accordance with Agrément Certificate and manufacturers requirements on 50 X 100mm C24 rafters and 50x100 ceiling joists at 400mm centres 50x100 plates. Ensure insulation is dressed down at eaves to meet wall insulation.

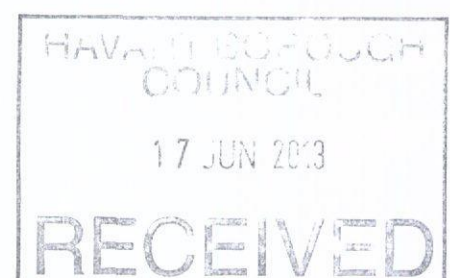
Pitched roofs (general): Insulate roof void areas with a total thickness of 270mm "Rockwool Roll" mineral fibre insulation with 100mm laid between joists and 170mm laid across and above joists. Ensure insulation is dressed down at eaves to meet wall insulation. Code 4 lead flashing where roof meets tile hung walls and additional cavity tray to be inserted where new roof abuts existing cavity masonry. Leadwork carried out in accordance with Lead Development Association guidelines. All **Rafters must be birdsmouthed over all supporting plates/beams.** Provide 5x30 ms 1m long vertical straps @ 2m c/c to all plates.

Gables: to be 50x100 studwork, ply lined externally with beather membrane and tile hung to match existing tiles

External masonry walls: Outer skin of face brickwork to match existing, 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.. 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.

Ground Floor: 50mm screed, 100mm concrete, 1200 gauge polythene dpm continuous with dpc on 75mm Celotex GA400 or 105mm "Jablite Jabfloor premium polystyrene floor insulation board with vertical insulation to external 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 bay wall.

Foundations: External-600mm wide x 300mm deep concrete strip foundation at min depth 1.2m deep. Final depth to suit site conditions but must be firm 100KN/M2 base and to invert level of existing storm drains.



June 2013

Windows & External Doors/Ventilation: All 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 room. Provide trickle vents in window/door frames to give background ventilation of minimum 8000mm². 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.

Window reveals: To be lined with 25mm Celotex PL4000 insulated plasterboard as shown on plan to prevent cold bridging. Bonded in accordance with Celotex instructions.

Bay Structure: To be supported off outer skin of new masonry wall, with 100x100 corner posts and 2x50x150 C24 timbers spanning over side and front windows, bearing into existing masonry wall and onto corner posts.

Rainwater Disposal: 112mm gutter to roof slopes and 68mm dia downpipes at each side elevation to discharge into 100mm diameter UPVC drains laid in bed/surround of pea shingle, minimum fall 1 in 80, taken to existing storm water drainage as shown.

Drainage: Locate positions of all existing below ground drains at commencement of work. Layout of drainage as illustrated to be altered as necessary due to conditions on site. Existing drainage under bay extension to be exposed and inspected by Local Authority to confirm watertightness/suitability – to be replaced under extension if not satisfactory inage passing through wall to be isolated from structure with 1500mm gap all around, sealed with cement fibre board and protected with RC lintels over. All to BS8301.

Services: Extend/adapt existing heating and electrical systems to serve new bay in accordance with owners' requirements and relevant bylaws/regulations. Insulate pipework in accordance with Part L, Building Regulations. Fit thermostatic radiator valves to new radiator. 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.

