FOUNDATIONS
After demolition of existing Conservatory and Utility excavate for new Kitchen/Study to sound undisturbed subsoil min: 1200mmdepth and form new foundation 650mm wide 225mm thick in C40 concrete. Footprint of new structure to be as that of demolished structure. Link junctions of new foundations with existing using 3 no. mild steel bars. All foundation sizes and depths to be agreed with the Local Authority Building Control Officer. Minimum foundation depth 1200mm below ground level.

MASONRY WALL CONSTRUCTION
Form new cavity wall (90m cavity) with 100mm thick dense concrete blockwork to d.p.c. level to inner leaf and to ground level of outer leaf. Raise outer leaf to d.p.c. level in facing bricks to match existing with 215 x 65 standard air bricks at 1200mm centres to both leaves. Construct cavity wall above d.p.c. to plate using Tarmac Superbloc 3.6N/mm2 to inner leaf and Tarmac Hemelite 3.6N/mm2 to outer leaf achieving a U value of 0.27w/m2k
All blockwork to be rendered to be constructed with raked joints.
Raise existing cavity wall between main house and new extension to receive loadings from upper section of monopitch roof and allow for access to S. & V.P.
Use stainless steel wall ties, to BS 1243, at 750mm horizontal ctrs, 450mm vertical ctrs (staggered) and 225mm ctrs around all openings. Prepare external face of outer leaf above d.p.c.level to receive render.
Generally
Provide damp proof courses in all new walls at a level to relate to/and lapped with existing, min: 150mm above g. l. using R I W Sheetseal 226 or similar approved d.p.m.
Provide insulation to new cavity walls using 40mm thick Celotex CW4000 retained against outer surface of inner leaf with wall ties with retention clips as described above.
Provide 150mm wide vertical d.p.c.'s or Thermabate Cavity Closers with integral d.p.m.'s of required thickness to suit cavity width to all openings in external cavity walls.
Cavity Trays with stop ends to be provided above all openings in Cavity walls.
Weepholes (perpendicular vents) to be provided at 450mm ctrs. above cavity trays and 900mm ctrs. where cavity drainage is blocked.
Fill cavity to ground level with lean mix concrete with outward draining splayed top.
Seal cavities at head with 6mm non-degradable material
Inner leaf of cavity walls restrained to rafters see PITCHED ROOF CONSTRUCTION

CONCRETE OVERSITE
Form oversite concrete with a minimum of 100mm concrete on 150mm sand blinded, well compacted Type 1 hardcore.

EXTERNAL RENDERING
Rendering is to comply with BS5262: 1976
Apply cement sand render (sand to comply with BS1199) in two coats to areas of new blockwork. Ensure that joints in blockwork are raked minimum 13mm and that the surface is clean, dry and free from loose matter. Fix Expamet galvanised metal drip above d.p.c. First coat (undercoat) to be 8mm – 16mm thick and second coat should be thinner and of a weeker mix. The new work is to be smooth textured finish. If it is deemed necessary to vary from these thickness's ensure that *the undercoat is no thicker* than 16mm and the top coat does not exceed the thickness of the undercoat. Allow for adequate curing (min: 3 days) and prepare for decoration.

VERTICAL TILE HANGING
Dormers
Hang concrete plain tiles on treated s.w. battens and vertical counter battens on breather membrane on Celotex GA 3060 – 60mm thick insulation boards on 15mm external quality ply on studwork as described under INTERNAL STUDWORK PARTITIONS AND DORMERS.

ROOFING IN GENERAL
For all roof construction refer to Structural Engineer's Details and Calculations
Treated timber is to be used for all new roof construction.
Use approved m.s.timber connectors at all junctions of timber with timber in construction of roofs
On construction of new roof and dormers carefully remove tiles from existing roofs at junction of new works and retain for reuse.
Replace sections of wall/pole plates (to match existing dimensions) where existing are disturbed by new works.
Provide new 50mm x 100mm treated s.w. wall plates anchored to top of inner leaf with 1200mm x 30mm x 3mm galvanised m.s. straps at 1200mm ctrs to cavity walls of Kitchen/Study.
All rafters to be standard birdmouthed to plates.
Rafters anchored to inner leaf of monopitch gables with M30 x 5mm thick galvanised m.s. restraint straps bridging a minimum of 3no. rafters at 900mm ctrs.
Provide and fix Celuform or similar approved white Upvc fascia boards and barge boards with white Upvc soffit claddings on treated s.w. rafter feet and battens as required throughout
Bed verges on minimum 6mm non-asbestos undercloak.
Build in Velux Centre Pivot opening Roof Windows to references shown on drawings properly weatherproof with Velux proprietor y roof flashings to suit condition.
Provide and install Redland Ventilation Tiles or similar approved to suit roof tiles complete with Underlay, Seal and Flexible pipe connection to 1 No. 110mm S. & V. P. stacks and 2 No. Mechanical vent ducts (Bathrooms 1 and Kitchen). Refer also to VENTILATION
All roof tiling is to be carried out in accordance with the manufacturer's specification.
Insulation
To new Kitchen/Study roof and Dormer roofs provide and fix 50mm x 25mm s.w. battens to inside face of rafters with bottom of battens 50mm below top of rafter and cut and tightly fit Celotex GA 4000 - 75mm insulation boards between rafters maintaining 50mm air gap over and line internally with Celotex GA4000 - 50mm insulation boards achieving a U-value of 0.2w/m2k.
To flat bed ceilings provide and lay 250mm thick Rockwool insulation laid on collars/ceiling joists.
Clad all flat and sloping ceilings with 12.5mm foil backed Gypsum wallboard plaster skim finish.
Remove present ridge tiles throughout and replace with Redland Dryvent Ridge System *or similar approved* continuous weathertight ridge ventilation.
The contractors is to ensure unhindered ventilation from eaves to ridge.
Provide and fix Redland Top Edge Abutment Ventilation System at abutment of new Garden Room roof with vertical face of new dormers over.
Provide and fix continuous eaves ventilation systems at all new eaves to suit requirements to vent beneath boarding to 17.5 degree and 20 degree pitched roofs.

PITCHED ROOF CONSTRUCTION
Dormer Roofs 17.5 degree pitch
Construct new roofs with plain roofing tiles to match existing on s.w. battens size and gauge to suit roof pitch on 15mm x 38mm s.w. counter battens on two layers bituminous roofing felt to BS 747 on 12mm waterproof ply on 47mm x 122mm C24 grade s.w. rafters at 400mm ctrs. Note waterproof mastic sealant to be applied to underside (face adjoining felt roofing) of counter battens as work proceeds. Roofing felt at head to be lapped with existing and properly housed to ridge vents. Roofing felt at eaves to be properly housed to eaves vents
Birdsmouth rafters over 2 no. 150mm x 50mm s.w. joists spiked together at head of dormer wall and connected to new 47 x 122 C24 ceiling joists/collars at head with 2 no. M12 *bolts and double sided tooth plate connectors.*

PITCHED ROOF CONSTRUCTION
Kitchen/Study Roof (profile as previous demolished structure) 20 degree pitch
Tiles, battens, counter-battens, roofing felt and waterproof ply all as for Dormer roofs (above) on 47mm x 125mm C24 grade s.w. rafters at 400 ctrs. Roofing felt at head abutment to be properly housed to top edge abutment ventilation system and at eaves to eaves vent.
Rafters to be birdsmouthed over wall plates
The contractor is to ensure unhindered ventilation from eaves to abutment at Dormer

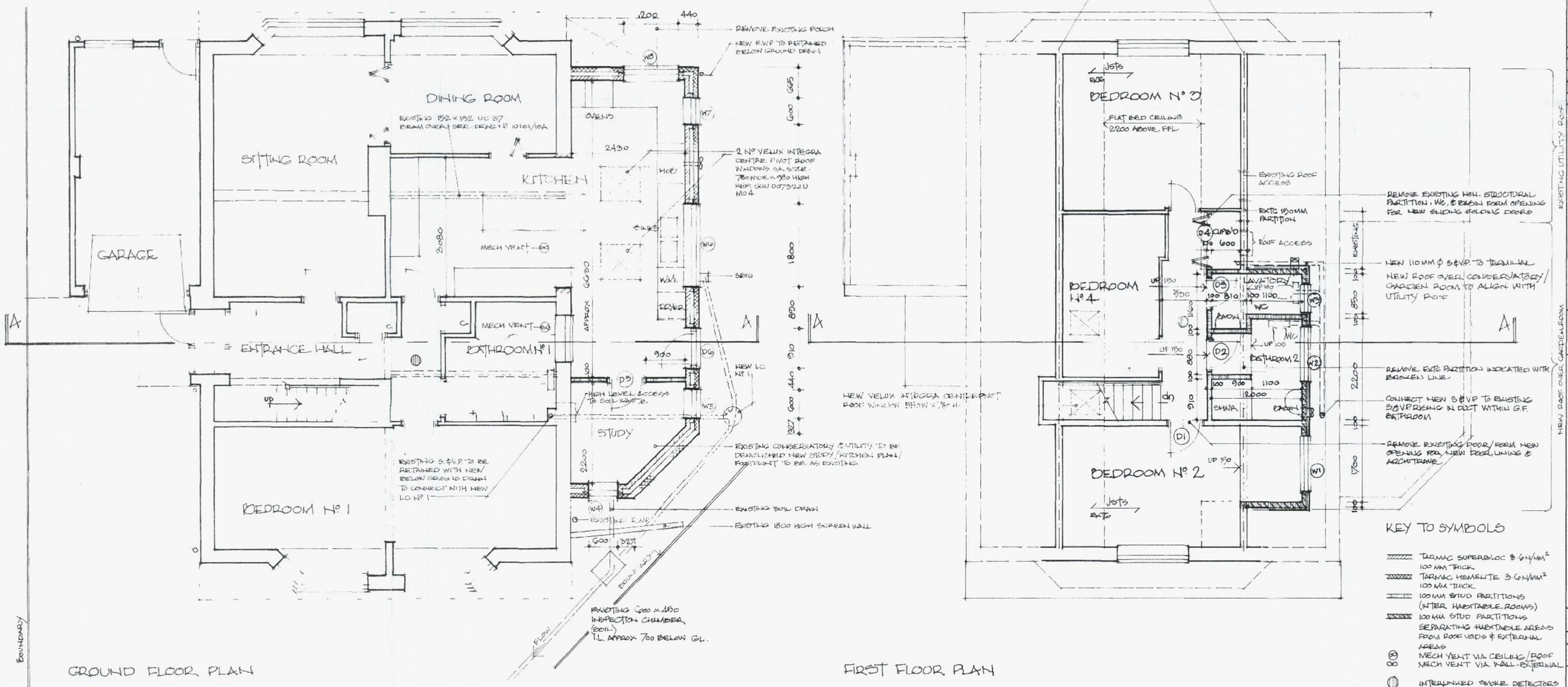
INTERNAL STUDWORK PARTITIONS AND DORMERS
Form internal studwork partitions and dormer enclosures with 50mm x 100mm head and sole plates, 50mm x 100mm vertical studs at 400 ctrs and 50mm x 100mm horizontal studs at 600mm ctrs., staggered.
Head plate of all Dormer structures above windows to consist 2 no. 50mm x 150mm treated s.w. joists bolted together.
Build in and properly brace 100 x 100 structural posts as work proceeds.
To partitions *separating habitable areas* infill between stud members with 100mm Rockwool insulation quilt and clad both sides with 12.5mm Gyproc Wallboard, moisture resistant to Bathroom areas.
To partitions separating habitable areas from roof voids cut and tightly fit 100mm thick Kingspan TP10 insulation between members and clad internally with Gyproc 28mm thick Thermaline Platinum VC combined Plasterboard/insulation.
To exposed dormer enclosures clad internally with Gyproc 28mm thick Thermaline Platinum VC combined plasterboard/insulation on 1000 gauge polythene vapour control layer. Refer also to VERTICAL TILE HANGING.

EXTERNAL WINDOWS AND DOOR
Note The head of the frames of all new windows and door to Kitchen and Study is not to exceed 2025mm above d.p.c. The door and frame will be purpose made to accommodate this dimension.
Door reference D6
Windows references W1 thru W8
For sizes refer to drawing number 10:01/02E
Provide and fix white PVCu double glazed Windows and Door
All new windows to be glazed with 24mm Low-E insulating glass to achieve a U-value not exceeding 1.8 W/m2K
Trickle ventilators providing the equivalent of 2747mm2 ventilation are to be fitted integral to windows as follows:- 1 no. to windows less than 914mm wide and 2 No. to windows 915mm wide and above
The external perimeter of all new windows at abutment with external wall fabrics is to be sealed with an approved silicon sealant to prevent air leakage.
Key lockable casement fasteners to be fitted to new PVCu windows.
Door to be fitted with lever latch multi mortice locking system
All Windows to accord with Approved Documents L1b and F 2006 editions

TIMBER FLOOR CONSTRUCTION
Use 25mm waterproof flooring grade chipboard for all new timber clad floors.
Construct Kitchen/Study floor with boarding on 47mm x 150mm C24 grade s.w. joists at 400 ctrs supported at each end in galvanised m.s. shoes. Ensure new floor surface is smooth and level with existing Kitchen floor on completion.
Insulate between joists with Celotex GA4100 – 100mm thick insulation boards supported by Celotex insulation clips
Form floor to Lavatory, Bathroom No. 2 and extension to Bedroom No. 2 including steps and raised floors over existing flitch beams (indicated on drawing number 10:01/01E assumed height above existing first floor level of flitch beam 125mm) using chipboard on 47mm x 125mm or 47mm x 97mm C24 grade s.w. joists at 400mm ctrs (refer Section B-B)
Provide double joists to all partitions running parallel.
Provide s.w. herringbone strutting between joists as required and insulate as follows:-
Insulate between habitable areas of ground and first floor with 100mm Rockwool insulation quilt.
Insulate between first floor joists beneath roof voids with 250mm Rockwool quilt insulation

CARPENTRY AND JOINERY
For roof construction refer to PITCHED ROOF CONSTRUCTION
Doors/Linings/Architraves all to match existing. Architraves are to be located in such a manner that the full width *architrave is maintained.*
Provide and fix new 32mm s.w. linings with s.w. stops to all door openings to full width of reveals including plasterboard/plaster cladding.
Provide and fix pre-primed m.d.f. 19mm x 100mm skirtings and 19mm x 75mm architraves throughout area of new works.
Provide and fix white pvc clad 18mm thick window boards to window references W1, W4 and W5
Bed a water impervious cladding slate or other approved material to provide base for internal tile window cills to W2, W3, W6, W7 and W8.
All new doors are to match existing.
NOTE: All new internal doors are to be undercut a minimum of 7600mm2 to ensure a good transfer of air
Internal doors D1 through D4
D1 and D5 1981mm x 762mm
D2 and D3 1981mm x 686mm
D4 2 no. pairs sliding folding doors consisting 4 no. 1981mm x 310mm panels
Hang all internal doors on steel washered brass butt hinges (three per door)
Door Furniture
Provide and fix door furniture to match existing .
D1 and D5 Lever latch
D2 and D3 Lever latch with Locking snib/privacy system
D4. Sliding/folding door gear and 2 no. knobs to Client's choice.
Allow for providing shelving and hanging rails to Client's specification within Landing cupboard.
Allow for making good all skirtings, lining sand architraves disturbed by new works
Provide maintainance hatch to change in direction of S. & V. P. (horizontal to vertical) located behind basin in Bathroom 2 access at high level from Kitchen below opening size 450mm wide x 300mm high consisting 32mm s.w. *linings, 18mm thick* m.d.f. door and s.w. architraves as above. Door hung on one pair of cupboard hinges and fitted with 'touch' catch.

PLASTERWORK refer also to INTERNAL STUDWORK PARTITIONS AND DORMERS
Remove all loose and defective plaster in existing areas where disturbed by new works, clean down walls and apply skim coat plaster to walls that require making good. Ensure new surfaces are smooth and flush with existing.
To all new masonry walls apply 13mm *British Gypsum lightweight plaster*
Apply plasterboard or insulated plasterboard with plaster skim finish to all stud partitions as described in INTERNAL STUDWORK PARTITIONS AND DORMERS
Apply 13mm Gyproc wallboard plaster skim finish over insulation to all sloping ceilings as described under ROOFING IN GENERAL
Apply 12.5mm thick foil backed Gyproc wallboard with plaster skim finish to all new flat bed ceilings.



Notes:
All dimensions must be checked on site and not scaled from this drawing.

AMENDMENTS
A MAY 2010
CONSERVATORY ROOF REPLACED
B JUNE 2010
STRUCTURAL DETAILS ADDED
SPECIFICATION NOTES ADDED
C JULY 2010
ROOF WINDOW REPLACED TO BEDROOM NO 4.
CONSERVATORY REPLACED WITH GARDEN ROOM
ROOF & DORMER ACCESS SHOWN
MECH VENTS SHOWN TO KITCHEN & BATHROOM 1
SPECIFICATION NOTES ADDED
D JANUARY 2012
ALL WORKS TO FORM ADDITIONAL ACCOMMODATION ABOVE GARAGE REMOVED
E JANUARY 2012
KITCHEN/STUDY SHOWN TO REPLACE UTILITY, CLOAKS & W.C.

	Date	Revisions
A		

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HAVANT BOROUGH COUNCIL
01 FEB 2012
RECEIVED

Client
MR K & MRS L GOBLE

Job Title
PROPOSED ALTERATIONS
31 LONE VALLEY
WIDLEY WATERLOOVILLE.
PO7 5ED

Drawing Title
GROUND & FIRST FLOOR PLAN

Scale
1:50

Date
FEBRUARY 12

Drawn by

Drg. No.
10:01/01E

Rev.