

CONSTRUCTION NOTES: 23 LONE VALLEY, WIDLEY, PORTSMOUTH
PROPOSED REAR EXTENSION TO A BUNGALOW



ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORK COMMENCING.

These notes are for Building Regulations purposes and do not constitute a specification of work to be done. They are to be read in conjunction with drawing. If proposed work falls within the scope of the Party Wall etc, Act 1996, the owner is to give the appropriate notice to adjoining owner(s). Obtain written consent under the Party Wall Act 1996 as necessary. Roof and foundations not to encroach into adjoining property without written consent of owner.

PRELIMINARY WORKS: Carefully take down the existing conservatory structure; Grub out footings; clear and cart away. Reposition existing inspection chamber to clear proposed new footings and reconnect all drainage connections as existing. Reduce ground level around extension for new paving.

NEW MANHOLES: New Inspection Chamber as indicated in 225 mm semi-engineering bricks built of a 150 mm concrete base, externally rendered & internally flush pointed; size 450 x 600 mm with HD cover & frame. Or 450 mm dia high impact polypropylene type Hepsleeve PPIC 475 mm dia; (suitable up to 900 mm deep).

DRAINAGE: 100 mm dia Marley or Hepsleeve with flexible couplings, laid to min fall of 1:40 & encased in 150 mm pea shingle to comply to BS8301. Drains through walls to be bridged over with reinforced concrete lintels leaving 50 mm clearance above & under floors encased.

FOUNDATIONS: 1:3:6 concrete strip foundations 600 x 300 mm to cavity walls; **OR** 450 mm wide concrete trench fill, depth approx 1 m; taken below any drain invert within 1 m. Final size & depth to suit site conditions & LA satisfaction. Work to conform to CP114; dpc's min 150 mm above G/L. Drains through walls to be bridged over with reinforced concrete lintels with 50 mm clearance. Rocker pipes used or holes filled with compressible materials & rigid sheets fitted either side. New Foundations are to be designed to take account of any trees in the vicinity in accordance with NHBC books.

FLOORS:(suspended-insulated) sub-floor slab; excavate to reduced levels; min 150 mm consolidated hardcore; 25 mm sand blinding; 1200 gauge polythene sheet DPM to join to dpc's in walls; 100mm concrete; (not lower than external G/L) thicken up under sleeper walls; 102 mm honey comb sleeper walls; min height 75 mm, 100 x 50 mm timber plates; Timber floor 50 x 100 mm floor joist @ 400 mm c/c's;(max span 1.9m) 125mm Celotex or 145mm Styrofoam insulation; 21 mm floor grade chipboard; floor to achieve a U-value of 0.22 W/m²K; ventilation equivalent to 3000 mm²/ meter run of wall; (ie 2 No 225 x 65 mm air bricks per 2 m run). Sleeper walls to be built off thickened up concrete taken down to original ground.

EXTERNAL WALLS: 100 mm Thermalite SHIELD thermal blocks or sim approved to inner leaf, 13 mm L/wt plaster; 75 mm cavity filled with Rockwool Dritherm 32 cavity batts; Stainless steel wall ties @ 450/900 mm intervals & 300 mm intervals @ reveals; insulated 1 G steel lintels type L1/S with dpc's over, above openings or similar approved; Type H insulated cavicloser's at reveals & sills from Cavity Trays Ltd or sim; Outer leaf in 103 mm Red facings bricks to dado level with string course to match and 100mm block work above finish with pebble dash render and decorated to match; walls sealed at finished height with fire proof material ie supalux; walls bonded into existing & cavities made continuous. External walls to achieve U-Value of 0.30 W/m²K

PITCHED ROOF: (pitch approx 42.5 degrees); C 16 strength timbers; 50 x 100 mm wall plates to tops of inner leaf; 175 x 40 mm Ridge/Hip boards; Rafters max span 2.4m; 50 x 100 mm @ 400 mm c/c's; 50 x 175 mm purlins at mid span with struts onto UB at 2.0m intervals; ceiling joist (span 1.75m); 50 x 100mm at 400 mm c/c's with 50 x 200 mm binders @ 1.75m c/c's;

breathable roofing membrane laid to manufacturers details, i.e. Kinspan nilvent / Tyvek or similar, treated battens & small plain tiles, colour brown to match; 30 x 5 mm m/s straps 1.0 m long to every 3rd rafter, screwed to walls to anchor roof to walls below; 100 mm fibreglass between joist & further 170mm fibreglass laid across to give a 270 mm total thickness of insulation; U-value of 0.16w/m2k; 9.5 mm foil backed plasterboard finish with a 3mm skim coat; provide continuous eaves ventilation equal to 10 mm gap ie red vent over fascia plus eaves baffles or sim & ridge vents to provide cross ventilation to LA satisfaction. **Roofs – Generally:-** All structural timber, battens and boarding to be pressure impregnated with Tanalith or sim approved; cut ends / notches to be brush treated on site with sim solution. Structural timbers to be C16 grade unless other wised indicated and constructed off load bearing masonry or beams as shown. Provide eaves overhang to all sides of roof to match. Provide UPVC soffit and fascia boards **Valley(s):** Form valleys in 25 mm lay boards with tilting fillets and line in code 4 sheet lead or GRP taken up under tiles. Alternatively form valley with roofing felt and small valley tiles to match roof tiles.

RAIN WATER GOODS: 116 x 60 mm PVC square gutters ie Marley Flowline & 65 x 65 mm square downpipes; Colour white; gutters brackets @ 900 mm intervals & pipe clips @ 1.8 m intervals connect to a soakaway, min 1m³ & 5 m from building line or connected as existing.

PLUMBING: All pipe work (including heating) to be insulated to thickness equal to outside dia of pipes, up to 40 mm; and up to 1 m from point of connection. Extend wet central heating system and fit radiators with TRV's to new rooms & system to be fully controllable.

WINDOWS: All new windows to provide a min of 5% opening area of the respective room floor area & some part to be 1.75 m above floor level & min 8000 mm² trickle ventilators to heads; total glazed area not to exceed 25% of the total floor area; glass to be K glass or "soft" low-E coated with 16 mm air gap or 12 mm where argon filled. U-value of 1.8 W/m2K. New windows to be white PVCu double glazed installed by a FENSA registered installer;

Approx sizes	W	X	H	
Side windows	0.85m	x	1.35m	2 in No
Side panels	0.6m	x	1.8m	2 in No with top opening casements
French Doors	1.6m	x	2.1m	inclusive of frame with level threshold & pair of 750mm doors.

SAFETY GLAZING: Provide safety glazing, toughen or laminated to BS6206 to all glass doors and side door panels to full height. Any glass to windows or glazed screens between floor level and 800 mm above to be safety glass. Alternatively use small panes of glass with 6 mm thigh glass to doors to comply with N1.

GENERAL: Power & Lighting points to client's requirements. Note: 1 in 3 light fittings to be energy efficient type to take fluorescent lamps –luminous efficiency greater than 40 lumens per circuit-watt. Outside lights to automatically extinguish when there is enough day light.

Smoke Alarms:- Where new habitable rooms are created new mains operated, battery back up smoke detectors to BS 5446 are to be installed to the entrance hall at recommended locations. Where no new rooms are created, alarms are not a requirement, but are still recommended.

ELECTRICAL WORKS: All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671 (I.E.E. Wiring Regulations to the latest Edition). The works are to undertaken by an NICEIC or ECA registered installer under a suitable electrical self-certification scheme or a certificate of compliance produced to Building Control.

STEEL BEAMS: Shore up walls, floor, roof etc; carefully remove brickwork below as shown; insert 203 x 133 x 30kgm UB; bearing on 300 x 100 x 100 mm, C35 grade concrete padstones; encase in 2 layers of 12.5 mm plasterboard & 3 mm set coat; exposed steel to be painted with intumescent paint.

ANCILLARY WORKS: Remove chimneystack and chimneybreast and make good roof, ceiling, walls and floor as required. Provide brick block path around extension to match existing.