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35 Auriol Drive, Havant, Hants PO9 3LS – New Entrance Porch, Steps Extension to Garage and Roof Terrace to Front Elevation

These notes to be read in conjunction with Hampshire Surveyors.co.uk drawings D1 – D5.

NB: These notes do not constitute a detailed or complete specification for construction, pricing, or any other purpose. They are solely in support of the drawings above in order to gain Planning Permission and Building Regulation approval for the works shown thereon.

Any contractors/builders/tradesmen must visit the site and inspect the premises prior to submitting their quotation/tender. Claims for additional works arising from non-inspection by the builder will not be entertained.

1.0 Demolition

1.1 Demolish and remove from site the existing front entrance steps and front wall of garage incl affected driveway and substructures ready for construction of new extension

2.0 Foundations

2.1 To all new walls construct new 600W x 400 thick 1:2:4 concrete trenchfill foundations approx min 1.2m deep or to depth required by ground conditions.



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3.0 Foul and Surface Water Drainage (Above and Below Ground) and Wastes

3.1 To new front fascia of garage extension and porch fit 100 diam half round gutter to falls with 63 diam outlet to east end with 63 diam UPVC RWP with swan neck into existing adjacent RWP

4.0 Walls & Entrance Steps

4.1 New external walls to Porch and Garage Extension to be of cavity construction overall 300mm thick comprising 100mm brickwork outer leaf to match existing, 100mm cavity and 100mm Celcon 'Solar' block inner leaf with 13mm plaster internally. In cavity install Celotex CG5000 50mm insulation against inner leaf all to give U value of 0.28 w/m²°C

4.2 Above new garage door install Messrs Catnic combined galvanised steel lintel/cavity tray with integral insulation with min 150mm end bearing, all in accordance with manufacturers recommendations. Above Porch windows install Catnic galv box beams on 330L x 100W x 225D concrete padstones and 75 x 75 galv MS RHS corner post incorporated within new glazing sections.

4.3 New entrance steps to be of facing brickwork to match existing with 300 brick going & 150 brick risers configured as shown on the drawing. Landing to be of brick construction with slight falls to ensure discharge of rainwater. Steps to be 975w between brick strings. Steps, landings, handrails and glazed balustrade to comply with Approved Document K, 2013

4.4 Maintain continuous cavities at abutment of new cavity walls with existing including fit stainless steel 'Furfix' or similar tie system.

4.5 Top of all new cavity walls to be sealed with 9mm Supalux

4.6 Stainless steel cavity wall ties to be incorporated in all new cavity walls in accordance with Table 6 to Part A1 of the Regulations incl proprietary clips to all ties to fully retain insulation in the correct position within the cavities.

4.7 Install 100mm wide polythene DPC's to all leaves of walls incl lap same into existing DPC's and DPM and ensure outer leaf DPC is min 150 above ground level



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5.0 Floors

5.1 New Lobby floor to be 75mm sand cement screed with anti-crack mesh reinforcement on 500g polythene separating membrane on 75mm thick Celotex FF4000 insulation on 500g polythene separating membrane on 3 cts Synthaprufl DPM painted on new o'site concrete slab on well compacted selected fill. All to give U value of 0.22w/m²oC. New Garage slab to be smooth trowelled 150mm thick 1:2:4 concrete slab on 1200g Visqueen DPM on well compacted selected hardcore fill. NB New Garage floor to be laid to same levels and fall as existing driveway

5.2 Install min 25 thick edge insulation around perimeter of new Porch floor screed (full height of screed)

6.0 Roof

6.1 New roof to comprise 20mm asphalt finish on separating felt on 9mm WBP ply on 100mm Celotex GA3000 insulation on 18mm Stirlingboard deck on 60mm x 50mm ssw firings at 400 ctrs (reducing to 10mm x 50mm) on 145 x 47mm C16 sw joists at 400 ctrs installed as shown on the drawings. Install foiled backed 9.5mm plasterboard to u/s of rafters in Porch.

6.2 All fascias, soffits and barge boards to be UPVC to match existing.

6.3 Roof to be braced equivalent to BS 5268 Pt. 1

6.4 All roof components and structure members to be installed and connected in accordance with relevant codes of practice, manufacturers recommendations, the Building Regulations, structural engineers requirements and best practice.

6.5 At junction of new walls and roof build in 30 x 5 galv ms straps at 1.0m ctrs as work proceeds to provide lateral restraint in accordance with Part A of The Regulations

7.0 Ventilation to New Rooms

7.1 To new Porch incorporate windows with opening area equal to 1/20th floor area.

8.0 Windows, External Doors & Glazed Balustrade

8.1 All new windows and doors to be white UPVC double glazed incorporating Pilkington 'K' low 'E' glass and 25mm air gap to give WER Band 'A' rating and to match existing. Opening casements to be as shown on the drawings with glazing bars configured to client's requirements.



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8.2 New glazed balustrade at first floor level to be 1100mm high above finished roof level and properly secured to white powder coat finished steel posts as shown on the drawings. Posts to resist lateral force as set out BS EN 1991-1-1 with its UK national annex and PD 68-1-1. Glazing in balustrade to comply with Approved Doc K 2013 and incorporate appropriate fenestration to reduce/prevent impact with glazing

8.3 To all new windows/doors incorporate properly positioned polythene vertical DPC's and ensure cavities closed with brickwork.

8.4 All glazing in new windows, doors and balustrade to be to Part K, 2013 of the Regulations.

8.5 Fit internal cill boards to windows to client's choice.

9.0 Internal Joinery

9.1 Fit sw skirting architrave etc in all new areas to match existing pattern.

10.0 Heating System

10.1 None

11.0 Electrical Installation

11.1 Alter existing circuits and provide new as necessary to provide light and power outlets etc in positions required by the client. All work to comply with the latest edition of the IEE regulations.

11.2 All electrical work is to meet the requirements of Part P of The Regulations (electrical safety) and must be designed, installed, inspected, tested and certificated by a person competent to do so.

11.3 Provide electrical completion certificates on completion for all new work and alterations undertaken incl. smoke detection system and hand to building owner c/w operating manuals

12.0 Decorations

12.1 Allow to properly prepare and decorate internally to client's requirements. Generally, all internal joinery to be finished in brilliant white gloss, walls and ceilings in emulsion to client approved shades.



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13.0 General

13.1 All work, workmanship, methodology, fixings etc., to be carried out in full accordance with manufacturers instructions, best practice, The Regulations, all Health and Safety legislation and to the relevant British Standard Code of Practice. All materials shall be new and 'fit for purpose'.

13.2 Make good all disturbed surfaces and finishes on completion to align and match existing

13.3 Reference in these notes to The Regulations means The Building Regulations including all revisions and updating current at the date of these notes.

13.4 No asbestos containing materials may be incorporated into this project and the contractor will provide a signed certificate to the householder to this effect on completion.

13.5 Unless otherwise stated in these notes, all timber in new roof and floor structures shall be strength class C16 as incorporated in the TRADA Span Tables for Solid Timber Members in Floors, Ceilings and Roofs (Excluding Trussed Rafters) for Dwellings and sizes in accordance with the tables therein.



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