

# SCP Designs

## Drawings Services



11 Yew Tree Gardens  
Denmead  
Waterlooville  
Hampshire PO7 6LH

Mr & Mrs Roseblade  
44 Kings Road  
Cowplain  
Hants

28<sup>th</sup> July, 2012

Specification List for Drawing No 3652-1

### NOTES TO OWNER:

**a) Due to building works within a close proximity of neighbour's building, it is the responsibility of the owner to observe the Party Wall Act 1996, and serve notice as required by the Act.  
(Information available from local council)**

### NOTES TO BUILDER:

- a) Any calculation sheets must be read before work commences**
- b) All dimensions to be checked on site by builder**

### Foundations

Excavate and concrete foundations min. 1200mm deep x 600mm wide in shrinkable clay, to local authority approval on site to suite site conditions.

Foundations depth to be determined by invert level of adjacent drain trench within 1000mm.

Foundations to suite site conditions and comply with Practice Note 3 N.H.B.C Notes on Special Precautions ~ Root damage by trees.

### Drains

There are no shared drains within 3000mm of building or extension of the building (including any part of any foundation)

Lay new foul & storm drains with 110mm Marley or similar drain @ 1: 40 fall surrounded in max 10mm single size clean stone to B.S 8301.

Build new inspection chamber using Marley or similar inspection chambers 450mm dia.

Inspection covers to be screwed down to frame ring.

Existing drains passing through extension area to be protected with clean stone or concrete depending on pipe material.

Recommend drains passing through extension area to be tested and replaced if necessary.

Where drains pass through cavity walls, protect floor void from the ingress of vermin, and fill with WBP grade ply or similar approved panel cover.

All drainage to be constructed in accordance with Approved Document H 2002 edition.

## **Footings**

Build cavity walls 285mm (and internal walls) wide with 100mm dense concrete blocks to ground level. Provide wall ties 750mm centres horizontally and 450mm centres vertically. Span drains with concrete lintels. Cavities filled with concrete to within 225mm of damp proof course.

## **Oversite**

Existing floors are suspended timber in construction. Lay min. 75mm grit/cement screed on 500G polythene vapour control on 75mm Celotex insulation board or similar on 100mm concrete slab, on 1200G polythene membrane, on well blinded hardcore 150mm. All joins lapped 300mm and sealed with membrane tape.

## **Brickwork**

Tooth out and form bond with existing brickwork, make all cavities continuous. Build outer cavity walls with 100mm concrete blocks, build inner cavity walls with 100mm Toplite GTI blocks. Maintain 85mm cavity. Provide wall ties 750mm centres horizontally and 450mm centres vertically, with ties at 225mm vertical centres adjacent to reveals. D.P.C min. 150mm above ground level and lapped with existing d.p.c. Install approved insulated cavity closers to all window and door reveals.. D.P.C in internal walls to be continuous with dpm in floor. Close off tops of cavities with fire resistant material. Conservatory roof supported on continuous ring beam and load transferred through support columns in upvc sections. Fit CGE90/100 Catnic closed eave steel lintel over new shower room window openings, form dpc tray over lintel to Catnic spec. Check existing lintels for suitability.

## **Carpentry**

Doors and side panels within 300mm of door edges must be toughened safety glass to a height of at least 1500mm. Any glazing, which is within 800mm of the finished floor level, must be toughened safety glass or be permanently protected from risk of impact. All individual panes of safety glazing should be suitably marked in accordance with BS6206 so that they are clearly identifiable. Box gutters supplied by conservatory manufacturer using 200mm / 300mm continuous alloy section supporting glazing bars. Fixings in stainless steel to fascia or rafter ends. Fill cavities with full fill 85mm Earthwool Dritherm cavity slabs. To be installed to manufacturer's instructions and agreement certificate. Install approved insulated cavity closers to window and door reveals. External wall to achieve a U value not exceeding 0.28 watts per M<sup>2</sup>K. Limiting of heat loss through fabric to Document 'L' 1995, ~ Insulated lintels over all external openings. Thermal blockwork of internal cavity walls returned to insulated dpc at external opening reveals including window sills to reduce thermal bridging. New exterior windows and doors fitted with double-glazing, all double-glazed units to be Low E coated. Perimeter of new door and window frames to be sealed with a suitable sealant to prevent air leakage.

## **Conservatory**

Effective thermal separation from the heated area of existing dwelling. The walls, doors and windows between conservatory and dwelling should be insulated as existing dwelling. Independent temperature with on/off controls to any heating system.

Kitchen ~ provide mechanical ventilator extracting 60 litres per second or incorporated within cooker hood not less than 30 litres/second to discharge to external air. In addition, either the mechanical ventilation should also be capable of operating continuously at nominally one air change per hour or a 4000mm<sup>2</sup> trickle vent.

Shower room fitted with mechanical ventilation 15 litres/second to discharge to external air or PSV and 4000mm<sup>2</sup> trickle vent.

Where a room incorporates trickle ventilation and mechanical extraction, a minimum of 500mm to separate ventilation systems.

A 10mm gap under the door to the utility room bathroom, cloaks required to achieve 7600mm<sup>2</sup> air inlet.

## **Electrical**

All electrical installations to be carried out by qualified person submitting certificate in respect of works to meet the requirements of Part P (Electrical Safety)

Fit suitably located mains operated heat detector to kitchen and inter linked.

Fit minimum 75% energy efficient lights and fittings to extended area.

## **Plastering**

Render and set internal block walls.

Render outer blockwork to match existing render.

Lay min. 75mm grit/cement screed on 500G polythene vapour control on 75mm Celotex insulation board or similar.

## **Plumbing**

All plumbing to B.S 5572.

Extend existing space and water heating systems, fit thermostatic radiator valves, new radiators to comply with Approved Document L.

Waste pipes: 40mm shower, washing machine, kitchen sink, 32mm basin, fit 75mm deep seal traps.

Soil & vent pipe min. 900mm above any window opening and terminated with a balloon grating.

Fit code 4 lead slates where vent pipes pass through tiled roof.

## **Rainwater**

Fit 112mm pvc guttering with 63mm downpipes to discharge into new soakaway min. 5000mm from any building and 1000mm below invert level.

Soakaway to be min. 1 m<sup>3</sup>, increase volume/surface area in poor ground to L.A on site. Fill with clean rubble, lay polythene membrane over surface of rubble and cap with matching ground cover.

Storm drains must be accessible for clearing blockages using rodding eyes.

of the certificate should be provided upon completion.