

Rear extension, alteration to raise ridge level and alterations to reduce size of existing flat roof front dormers and form pitch roofs over at 14 Highbank Avenue, Widley, Waterlooville.
For Mr Mrs Jeffries rev 01

February 2011

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 HAJ010-040 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).

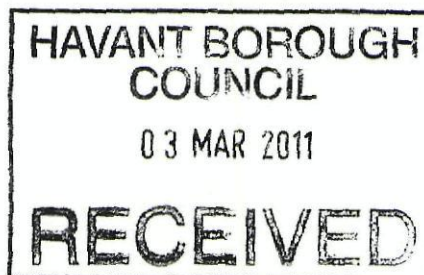
General: Existing slate roof covering to be completely removed and replaced after roof alterations with brown plain concrete tile, existing front flat roof dormers to be reduced in size as shown on dwg HAJ020, infill between rebuilt dormers as pitched roof, existing ridge to be raised by approximately 1.2m to allow for new main rear pitch roof onto extension on line of existing rear utility wall. New rear extension as shown. Existing patio to be carefully removed for reuse where possible and garden ground level reduced to allow new 3.6M wide patio to be constructed for width of extension to join with existing remaining patio-see dwg HAJ40. New open porch to be constructed at front -see notes below and dwgs.

Extension of existing pitched to new ridge: Concrete plain tiles to match on minimum 25mm thick battens and "Tyvek Supro" or equivalent breather membrane laid in accordance with Agrément Certificate and manufacturers requirements on 50 X 125mm C16 rafters at 400mm centres, pitch to match existing. Extended roof to be birdsmouthed over new beams 1,2 & 3 and span up to new ridge. Ensure extended roof is tied by existing 50x150 flat roof joists or if not provide 50x100 ties at 400 centres in bottom third of roof height. Form hip ends to roof as shown. Rear pitch to be supported off beams 4&5 and load bearing studwork.

Pitched roof over dormers: As above but with 50x100 rafters at 400 centres with 50x100 ceiling joists for spans up to 2.0m. Front dormer ceilings as existing flat roof joists but provide 50x100 ties at 400 centres above flat roof joists to prevent spread.

Pitched roof over Bed 1: As above but with 50x 125 C24 rafters and ceiling joists at 400mm centres, with 50x200 central binder with 50x100 hangers at max 2.4m centres. Provide ties to hip end via 50x100 at 800mm centres located over and fixed to the last four ceiling joists and fixed feet of rafters.

Infill rafters/skillings: Where dormers removed at front, infill with roof as above but with 50x150 rafters at 400mm centres. Infill rafters to main roof at back between dormers to be 50x150 C24 at 400mm centres. Provide triple 50x150 C24 rafters under all dormer cheeks. Insulate "skilling" ceilings with 75mm thick "Celotex 3000" insulation board between rafters, ensuring 20mm air void over and line underside of rafters with 55mm thick "Celotex 3000" insulation board. 9.5mm foil backed plasterboard ceiling, plaster finish.



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Pitched roofs (general): 30 X 5mm galvanised steel straps to tie roof to walls at rafter and ceiling level and 1m long vertical straps to tie down wall plate both at maximum 2m centres. 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. 9.5mm foil backed plasterboard ceilings, plaster finish. Code 4 lead flashing and cavity tray where roof meets adjacent walls including stepped flashings and trays as necessary. Code 4 lead flashing where roof meets existing tile hung front wall. Code 5 lead lined valleys. Leadwork carried out in accordance with Lead Development Association guidelines. **All rafters must be birdsmouthed over all supporting plates/beams.** Where rafters and ceiling joists run parallel with external walls, provide 5x30ms straps, 1.2m long let into underside of timbers with noggins in between and hooked down cavity face of inner skin. Provide 5x30 ms 1m long vertical straps @ 2m c/c to all plates.

Studwork external wall to new Bedroom 1: Plain Tile hanging to match main roof on treated battens, untearable roofing felt to BS747 type 1F on 15mm WBP plywood, 50x150 studs and plates. Studs @ 400mm c/c, cross braced. 12mm WBP internal lining then 9.5 foil backed plaster board and plaster finish. Provide 100mm Kingspan thermalwall TW55 between studs and 12.5mm Knauf wallboard taped joints before plaster finish. 2x50x150 timber beam over windows and double studs each side. Provide lead soakers and flashing at roof/dormer junction. Provide double rafters under cheeks.

Dormer/ cheeks: Tile hanging to match main roof on treated battens, untearable roofing felt to BS747 type 1F on 12.5mm WBP plywood, 50x100 studs and plates. Studs @ 400mm c/c, cross braced. 12.5mm plaster board internal lining. Dormer cheek within 1m of boundary to have studs lined externally with 9mm supalux to give 30 minutes fireresistance. Provide 100mm Kingspan thermalwall TW55 between studs and 12.5mm Knauf wallboard taped joints before plaster finish. 2x50x150 timber beam over windows and double studs each side. Provide lead soakers and flashing at roof/dormer junction. Provide double rafters under cheeks.

External masonry walls: Outer skin of face brickwork/2 coat rendered blockwork 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. **NOTE: blockwork return supporting beam 8 over kitchen to have 215 thick 7N/mm block inner skin as shown on dwgHAJ020.** 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. Catnic "Cougar Open Back" steel lintels (or similar approved steel lintels) over openings insulated with polystyrene with minimum 150mm bearing to each end.

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Gable build up: As above but insert cavity tray start of new masonry if existing cavity wall insulation is different thickness to new work

Chimney build up: Extend existing chimney in construction to match existing to a height of 1m above highest point of contact with roof. No timber to be within 40mm of face of chimney. Chimneys to be rebuilt to ensure lead tray/dpc, flashing and soakers are positioned in accordance with Lead Development handbook.

Stud Internal Walls / Partitions: 50 X 100mm C16 timber studwork at 400mm centres, cross braced, lined both sides with 12.5mm plasterboard and 3mm plaster set coat. Provide double studs at openings and at beam support positions. Provide 25mm "Rockwool" mineral fibre slabs, minimum density 10kg/m³ suspended between studs.

Masonry internal wall/pier: Reclaimed 20 N/mm face brickwork exposed face feature to new brickwork wall and pier between new stairs and kitchen. Build off dpc linked to floor dpm. Provide new foundation 450mm wide to wall and pad base widened to 900mmx900mm. Trench fill from depth to suit site conditions but must be firm 100KN/M² base.

Ground floor Wc: Provide new ground floor wc as shown within existing structural walls where existing staircase removed. Dimensions will not meet ADM requirements for new domestic wcs but will provide a facility on the ground floor where one did not exist prior to these alterations.

Glazed partition around stairs: NOTE-this is a load bearing partition that must be built off new foundation. Provide new foundation 450mm wide to wall and pad base widened to 900mmx900mm. Trench fill from depth to suit site conditions but must be firm 100KN/M² base. Provide 50x100 planed hardwood studwork at 400mm centres (colour to clients choice) with central noggins/bracing and clear toughened/safety glazing set in hardwood glazing bars. Provide 2/50x100 posts at corners and double 50x225 floor joists over head member.

Ground Floor: P/A 0.94- 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. Hardcore compacted in layers - maximum depth of hardcore not to exceed 600mm - if 600mm is exceeded reduce by infilling with lean-mix concrete. Maintain ventilation to existing timber floor with 100mm diameter UPVC pipes laid in hardcore taken to air bricks in new walls. Any covered existing airbricks to be trunked to new airbricks in external wall via 100mm diameter ducts.

Foundations: External-600mm wide x 300mm deep concrete strip foundation at min depth 1.2m deep but deepened to 150mm below invert level of any drain within 1m of foundation.

Internal-450mm wide at depth to suit site conditions. Provide min 150mm clear gap around any drain passing through line of foundation and bridge with p.c concrete lintels. All to the satisfaction of the Local Authority.

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Existing foundations: Existing foundations to utility room to be exposed for local authority inspection to check suitability to receive new loading from

Structural: See plan and notes/calculation sheets for structural details of new beams. Steel Beams to be encased in 2x12.5mm plasterboard for 30 minutes fire resistance. Provide padstones/steel bearing plates under all steel beams as detailed in calculations. All beams to be packed off existing ceiling by 10mm. Posts to be fixed at bearing and to beams with Simpson Strong tie HDAR 1515 angle brackets (150mm x 150mm x 65mm wide).

First Floor: New floor to finish level with existing. 22mm t & g moisture resisting grade chipboard to BS5669 type C4 on joists to match existing minimum 50 X 225mm C24 joists at maximum 400mm centres with 12.5mm plasterboard ceiling with joints taped and filled, plaster finish. Minimum 38 X 38mm herringbone or solid strutting to centre of span. 30 X 5mm steel straps to tie joists to walls at maximum 2m centres with noggin/packing as necessary. Insulate between joists with minimum 100mm "Rockwool" mineral fibre insulation, minimum density 10kg/m3. Provide timber battens to ceiling area in existing kitchen and lounge to bring ceiling level flush with new ceiling in extension. Plasterboard and plaster finish.

Stairs: : Total rise approximately 2620mm to be accurately checked on site prior to manufacturing stairs. 13 no riser of 200.6mm. Going 221mm. Max pitch 42 degrees. Minimum going around newel posts to be 50mm. Minimum headroom generally 2M above pitch line and landing of new and existing stairs. Balustrade (+ vertical balusters) at 900mm above pitch line and floor level. Width 900mm.

Existing Lintels: Expose for inspection existing lintel over gablewindow and replace with appropriate steel or concrete lintel if found necessary.

New Doorways/Openings: Form new doorways/openings as shown. Existing hallway to be enlarged as shown.

Windows & External Doors/Ventilation: All external doors and windows to be renewed except existing gable window. Provide new main front door to clients choice. White PVC-U 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 to kitchen / dining and new bedroom and minimum 4000mm2 to en-suite shower room. Glazing to be in accordance with Part N, Building Regulations 2000 with safety glazing to all critical areas to BS6206: 1981. Obscure glazing to bathrooms and en-suites. Provide mastic seal around all door and window frames. Openable elements of doors and windows to be fitted with draught stripping. Window in new bedrooms to have minimum one no. opening casement with an unobstructed openable area of minimum 0.33m2 for means of escape purposes, i.e. minimum size of opening part to be 735mm X 450mm, with bottom of opening part maximum 1100mm above floor level.



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Mechanical Ventilation: Provide mechanical ventilation ducted to external air to
(i) kitchen (fan to extract at minimum 60 litres per second or cooker hood to extract at minimum 30 litres per second also ducted to external air) and
(ii) Bathroom and en-suite shower room (fan to extract at minimum 15 litres per second).

Folding external doors: By specialist supplier to achieve a maximum U-value of 1.6W/m²K.

Sunpipes: Provide 2 insulated 300 diameter sunpipes, fixed in accordance with manufacturers instructions, located over stairwell and first floor hall.

Drainage: Locate positions of all existing below ground drains at commencement of work. Layout of proposed drainage as illustrated to be altered as necessary due to conditions on site. Break out existing manhole at rear corner and seal existing drains. Renew / realign drains as shown with new inspection chambers as shown clear of new foundations. 100mm diameter UPVC pipes laid in bed/surround of pea shingle; minimum fall 1 in 80. All to BS8301.

Above Ground Drainage: All to BS 5572. Provide new 100mm diameter s&vp to ensuite to bed 2 and main bathroom, terminating 900mm above highest opening roof window with tile vent or open cage. Terminate s&vp to ensuite to bed 1 in insulated "Durgo" air admittance valve located above flood level of highest appliance in en-suite. Provide insulated "Durgo" air admittance valve located above flood level of highest appliance in new ground floor wc. Provide rodding access at change of direction. Wrap the full height of SVP's inside the building with 25mm mineral fibre and clad with 2no layers of 12.5mm plasterboard on SW carcassing. Hand basin- 40mm branch, bath and shower 40mm branch. All traps to be 75mm deep anti-vac traps. Lead slate where passing through roof. Branch pipes Min 1:80 fall where horizontal.

Porch: Open porch with side feature balustrading/railing. Concrete plain tiles to match on minimum 25mm thick battens and "Tyvek Supro" or equivalent breather membrane laid in accordance with Agrément Certificate and manufacturers requirements on 50x100 rafters at 400 centres with 50x100 ceiling joists for spans up to 2.0m. 50x100 ties at 400 centres above height of new front door to prevent spread. 100x100 corner posts fixed at bottom with simpson strong tie post offset bracket and built off 215 face brickwork stub piers with canted brick finish. Provide 2x50x150 head beam built off existing wall and new corner posts.

Rainwater Disposal: 112mm gutter to all roof slopes connected to existing gutters and downpipes and to new 68mm diameter downpipes as shown to discharge into 100mm diameter UPVC drains laid in bed/surround of pea shingle, minimum fall 1 in 80, taken to existing system if available or to 2 new soakaways minimum 1.5m³ capacity, minimum 5m from all buildings.

Note: provide lead lined box gutter behind fascia of small hip roof area to main roof facing no16 Highbank Ave if permission to oversail gutter is not given.



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Services: Extend/adapt existing heating and electrical and hot and cold water systems to serve new rooms and appliances in accordance with owners' requirements and relevant bylaws/regulations. Insulate pipework in accordance with Part L, Building Regulations. New gas fired, wall hung balanced flue or fan flue condensing boiler in utility room in position to be determined with durable wire cage externally if within 2m of ground level. Flue outlet to be in accordance with Diagram 3.4 of Approved Document J. Boiler to have a minimum SEDBUK rating of 86%. Provide new heating and hot water controls in accordance with Approved Document L1B to include timing controls, zoning controls and boiler control interlocks. Fit thermostatic radiator valves to new radiators.

Provide in new rooms/areas affected by the proposed building work energy efficient lighting having a luminous efficacy greater than 40 lumens per circuit-watt – the number of such fittings required to be the greater of one fitting per 25m² of new floor area, or three fitting per four new fittings provided. 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.

Smoke Detectors: Provide mains powered self-contained smoke detectors in ground floor hall and first floor landing area. Detectors to have battery back up and to be interconnected and installed in accordance with BS5839-1: 2002 / BS5839-6: 2004 as appropriate and paragraphs 1.10 to 1.24 of Approved Document B (2006 Edition), Building Regulations 2000.

Fittings, etc: Kitchen units, sanitary fittings, internal doors, internal fittings and electrical layouts, and decorations all to clients' requirements. Layout of kitchen units as shown on plan is for illustrative purposes only.

General: Existing layout of property is shown on drawing number JHA 010. Proposed new layout is shown on drawing HAJ 020.

