

APPLICATION No :Ref: PP-06417358 Draft v1

DRAWINGNo: 1782017

CLIENT: Miss Roxanne Bahri

SCALE: 1:50

SITE: 4 Hexham Green, Longwood, Huddersfield, HD3 4SD

PROJECT: Rear/Side - Single storey extension

Notes as applicable

FOUNDATIONS TO EXTENSIONS

To be 600mm wide mass concrete trench fill type, min 1.00m below ground level. Top foundation to be 225mm Min below ground foundation level. Building Control to inspect and improve or amend foundation as required. Concrete to be C15P mix all to B.S. 6004 1988. Exact dept of foundation is dependent on site sub **soil** conditions.

GROUND FLOOR TO EXTENSION

65mm sand/cement screed reinforced with galvanised chicken wire over 65mm. Kingspan K3 flooring insulation (to give a 'U' value of 0.22 w/m²K). Ensuring 25mm. Insulation is turned up to all external walls. Insulation is to be laid over 1200 gauge polythene d.p.m (or over 3 coats of 'synthaprufe' d.p.m) over 100mm thick concrete over 50mm. sand blinding on 150mm well compacted hardcore of clean brick or similar approved material d.p.m to lap with d.p.c.

Form new suspended timber floor to extension. New floor t&g sw timber boarding on 200x50mm joists at 400mm cts. 100mm Kingspan insulation between joists. Provide calcs for extg and new floor joists for new loading 4KN M². Provide 100mm concrete over site -150mm min gap between over-site and u/s of joists. Provide air grates at 1m cts with cavity liners and step DPC over to vent floor space. Ensure through ventilation and provide ducts if required to new air grates on front elevations. Create material to be at or above the adjacent external ground level.

EXTERNAL CAVITY WALLS TO EXTENSION

To be 100mm block work for the internal skin and with outer skin of 102mm. Facing external brick work below 102mm brickwork below d.p.c. Provide 100mm cavity walls between skins and insulate with 50mm Kingspan K8 boards to give 'U' value of 0.27 W/m (Block work to have a min. Density of 480kg/m³ ie 'Celcon standard blocks). Stainless steel wall tie, all at 900mm horizontal d.p.c 150mm above ground level to B.S 743. Provide 2 layers plaster finish internally, fixed to external wall, ensure continuous cavity with existing cavity.

LINTELS

All lintels to external cavity walls are to be I.G. lintel type L1/s 100 having a min. end bearing of 150mm. Lintels to timber stud work are to be 2 no 50* 150 s.w. grade C 16 bolted together supported on 100* 10mm s.w. posts at each en

INTERNAL BLOCK PARTITIONING AT GROUND FLOOR

Blockwork partitions are to 100mm 'Celcon' standard blocks, with a two-course plaster finish. Where wall is build off ground bearing slab, provide additional 1.0m wide strip of A252 mesh reinforcement in slab under wall. Where wall is built off foundation, provide horizontal d.p.c to lap with floor slab d.p.c. with wall built is brick work below d.p.c.

ROOF

Form lean to roof over extension pitch-25° approx. Tiles to match existing on battens on high performance breather felt on 47x150mm sw C16 rafters at 400 cts. Provide 47x150mm sw C16 rafters at 400 cts. Provide 13mm air gap to eaves. Form eaves detail to match extg. All roof timbers to be tantalised. Provide and fix up stand lead flashing and cavity tray at junction of the roof and wall. Provide m.s. lateral restraint straps at 1m cts to rafters and wall plates built down into masonry. Provide 270mm quilt insulation to roof space.

SOAKAWAY

To be a min. 5m from any building and constructed min.1.2 dia. Rubble filled, and capped with polythene over rubble with top soil over to match existing ground level. Exact depth of soak away is dependent upon site sub soil permeability.

INSPECTION CHAMBER

All new inspection chambers are to be 450mm dia. UPVC bedded on 150mm concrete: set to invert levels to suit existing drainage. Backfill to be excavated material placed in 225mm layers with 150mm concrete surround with cover and frame.

MANHOLES

To be 215mm semi engineering brickwork 450mm wide by 600mm long on 150mm concrete bed, with clay channels and benching. Back fill to be excavated material placed in 225mm layers with suitable cover and frame. Internal manholes are to be provided with a double sealed bolt down cover.

INTERNAL STUD PARTITION AT FIRST FLOOR LEVEL

Stud partition to be 50* 100mm s.w. studs grade 16 @ 400mm c/c with noggins at 600mm vert. c/c. Provide 100mm mineral fibre insulation butts between faces of 12.5mm plasterboard with plaster skim finish. Where partitions are parallel to floor joists, partition is to be built of double joists bolted together.

NEW WINDOWS

All new double glazing units in timber or plastic frames, are to have a 16mm air gap and a 'soft' low-E coating. Double glazed units in metal frames to have a 16mm air gap argon filled and a 'soft' low-E coating (emissivity of 0.15). All windows are to achieve a W-value of 1.6w/²K.

ESCAPE WINDOWS

Windows to habitable rooms at first floor and over are to have one open able casement that has an area of 0.33m dimension of 450mm to form secondary means of escape.

ELECTRICAL

All lighting power and switch points are to be to client's requirements and installed to I.E.E. code of practice and BS. 7671 by an N.I.C.I.E.C. approved contractor. All electrical work is required to meet further requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the local authority needs to be satisfied that Part P has been complied with. This will require an appropriate electrical installation certificate BS. 7671, to be issued for work by a person competent to do so. Run all electrical cables in the first floor void above mineral wool and all cables in stud walls filled with mineral to be run in conduits. Where recess light fittings are installed perforating the plasterboard, a fire resisting enclosure should be built around the light fitting to maintain an imperforate floor. The light should be of a type that is ventilated through the ceiling.

ENERGY EFFICIENT LIGHTING

Three in four light fitting to bedrooms are to be fitted with a fitting that would only receive a lamp having a luminous efficiency greater than 45 lumens per circuit watt.

GABLE WALL RESTRAINT

For gable wall restraint provide 30x5 m.s straps at rafter and ceiling joist level at 1.2c/c taken across min 3 no. rafters/joist with noggins between and taken min. 150mm down face of gable.

SLOPING CEILING

Roof insulation to be 50mm 'Kingspan' kooltherm K7 batts laid between existing rafters with 70mm 'Kingspan' Kooltherm K7 fixed to underside of rafters all joists) are to be taped with aluminium tape) to give a 'U' value of 0.18 w/m²K. Ensure 50mm ventilation gap between top of insulation and underside of roof felt. Ceiling to be 12.5mm plasterboard with plaster skim finish.

FLAT ROOF

12.5mm mineral clippings bedded in bitumen over 3 layers of roofing felt to be BS.747 type if over 21mm Stirling board over fittings, to give min. 1.80 fall over 50xs.w. roof joists at 400mm c/c.

FIRST FLOOR

First floor to be 20mm T&G boarding over 50mmx200mms.w. floor joists at 400mm c/c with tall depth block strutting at mid spar. Ceiling to be 12.5mm plasterboard with plaster skim finish. Where joists runs parallel to external walls, provide 30*5mm ms. straps at 1.2m c/c max. Taken across min .3 no floor joist with noggins between and taken 150mm down face of block work.

VENTILATION

All new window are double glazed with style to match existing and to be fitted with an openable area, equivalent to 1/20th of the floor area. All new windows are to incorporate an openable/closable vent built into the head to provide trickle ventilation at the rate of 5000mm² and 2500mm² habitable and wet room.

Kitchen is to have a mechanical vent giving 60/1s operated by a pull switch or have a cooker hood giving 30 1/s. Bathroom, utility, en-suite and WC are to have mechanical vents, giving 15 1/s operated by a pull switch-with a 15 minutes overrun.

TIMBER GENERAL

All new timber to be grade C16 (SC3) unless noted otherwise and is to be pressure treated via pressure impregnation with suitable preservative. All double joists and rafters are to be bolted together at 600mm c/c using M12 bolts with 50mm tooth connectors between and 50mm dia washers min. 3mm thick.

FIRE PROTECTION TO STEELWORK

All steel beams are to be encased in 12mm fire line boards to give half hour fire protection.

STRUCTURAL STEELWORK

All dimensions to be taken on site by the contractor prior to fabrication of the steelwork. All steel sections and plates are to be graded S275, unless noted otherwise. All welds are to be 6mm fillet welds in accordance with BS51135. All steelwork to be blast cleaned to SAZ and painted with high built zinc phosphate primer to a thickness of 70 microns within 4 hours of blast cleaning. After erection all connections and bolts to be painted. Damaged areas are to be thoroughly cleaned and given one coating of primer. All bolts are to be graded 8.8 to BS.3692.

SMOKE ALARMS

Provide smoke alarms as noted on the plans, which are to be interlinked and to be connected to the mains power with battery back-up power.

FOUL AND SURFACE WATER DRAINAGE

All new drains to be 110mm dia pvc laid in max length to min. 1:40 fall and surrounded by 150mm pea shingle. Where drains invert in less than 450mm below ground level, drain is to be encased in 150mm concrete, provide joints in concrete coincidental with joints using 12mm 'Flexicell' compressible board. Where new drains pass through walls, form 100mm clearance all around drain and wrap pipe in 100mm polystyrene and bridge drain with pre-stressed concrete lintel having a minimum and bearing of 150mm.

End of lintel to be painted with R.I.W. or similar where new drains pass under building, drains are to be tested prior to being encased in 150mm concrete. Connections at p.v.c-U. Drain to brick manholes is to be made outside manhole using suitable connector to clay drain.

WASTE PLUMBING

Generally kitchen sinks, wash hand basins, shower and bath are to have 37mm dia wastes with 75mm deep seal traps discharging to either soil or vent pipe. All waste to be fitted with cleaning access points at changes in direction. Where waste runs exceed 3m in length, then waste pipes are to be 50mm dia.

SAFETY GLAZING

All new window cills are to be site min 800mm and max. 1100mm above finish floor level and therefore windows do not require safety glazing. Any door or side panel within 300mm of door, having glazing between floor and a distance of 1500mm above floor level is deemed to be critical glazing and shall be either toughened or laminated glass. Any internal doors with multi-glass panels need not be toughened or laminated glass if the individual pane is less than 250mm wide and glazed with 6mm thick annealed glass.

ROOF VENTILATION

Soffit vents to the equiv. of a continuous 25mm strip, plus ridge/vent tiles to be equiv. of a continuous 6mm gap to be fitted to all flat or pitched roofs. All openings in the envelope are to be fitted with draught excluders. All flashings and valleys are to be formed in code 4 lead. The s.v. pipe is to be raised 900mm above any openable window, if within 3m. Existing structural elements taking additional loads, are to be exposed and strengthened as necessary. All new radiators to be fitted with thermostatic valves.

BUILDING REGULATION REGULATIONS PART L

Elemental U values

Wall	0.28
Pitched roof - ceiling insulation	0.16
Pitched roof rafter insulation	0.18
Floor	0.22
Windows	1.4
Doors	1.8

GENERAL NOTES:

Do note scale from these drawings. The contractor is responsible for checking all dimensions on site prior to commencement of works with any errors being reported as soon as possible.

The contractor shall be entirely responsible for the security, strength and stability of the building during the course of works.

All building work to be carried out to the satisfaction of the local authority building control officer and in accordance with the current building regulations and as such, additional unforeseen building works may be required on site.

The contractor shall inspect all adjoining properties which may be affected by the works prior to commencement of works and record and report to the owner any defects.

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Items in the notes and parts of the drawings may not form part of the contract to be carried out by

Adrenalin Design Consultants September 2016.