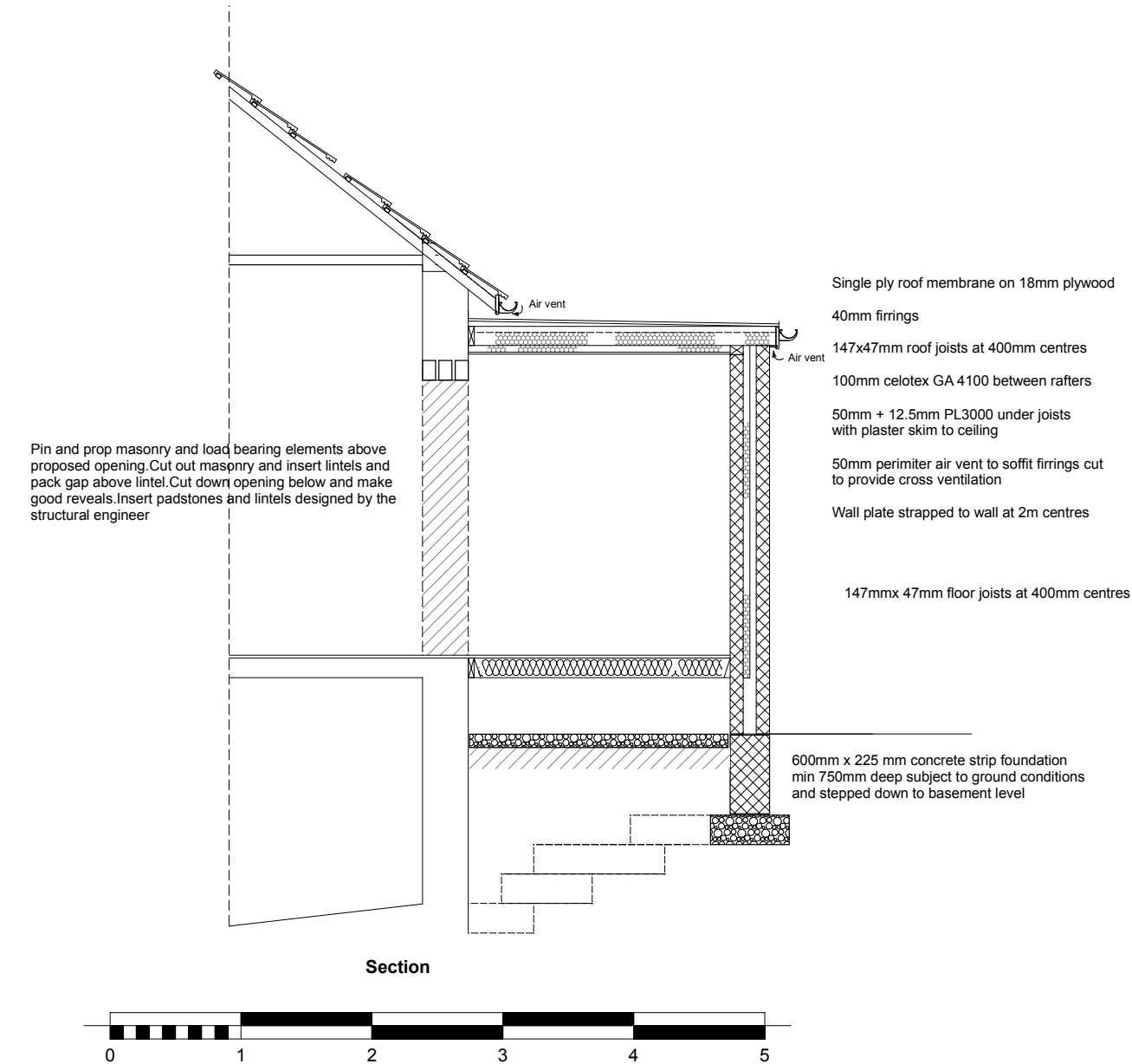
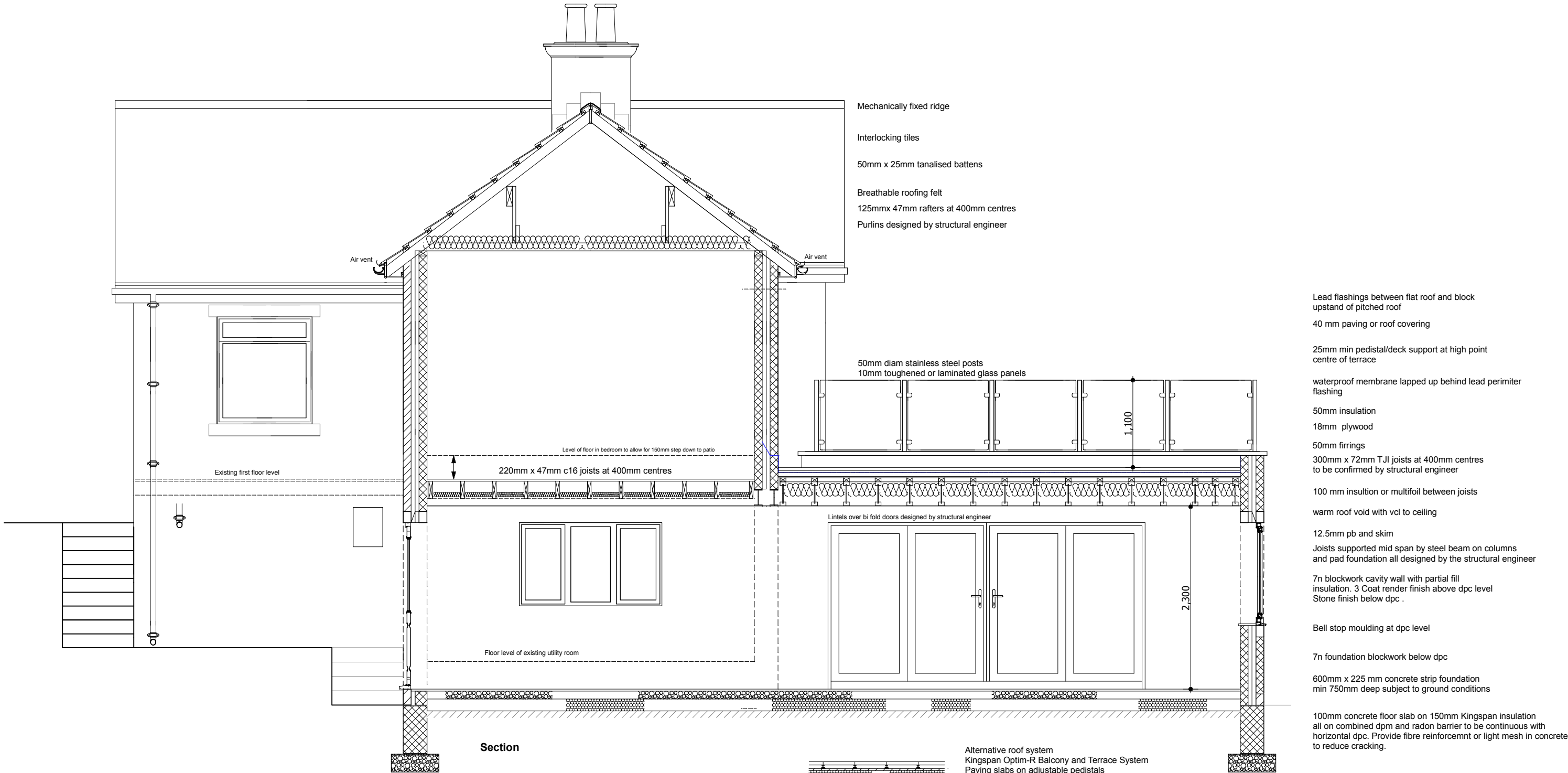




Proposed Sections-0 1 : 50

15. STAIRS/STEPS
Purpose made timber steps between existing utility and lower ground floor extension with ex 38 mm strings, ex 25 mm treads, and ex 19mm risers. minimum nosing of 15mm .Provide equal risers and equal goings
Pitch of stair ne 41 deg. Maintain minimum 2.0m headroom above pitch line of stair.
16. SMOKE DETECTION
Self-contained, interlinked smoke alarms to be fitted at lower ground and ground floor circulation areas. Fit heat detector to kitchen all permanently wired to a separately fused circuit on the distribution board, or lighting circuit , with a battery back-up, all in accordance with BS 5839:pt1 .
Client to receive manufacturer instructions concerning operation as BS5839 Part 1.
17. VENTILATION
Compliance with Approved Doc F1 2010 supporting a combination of background ventilators and intermittent extract fans. Location of ventilation devices should follow the guidance of Approved Document Part F and specific manufacturer's instructions.
Extract ventilation to the outside is required in the kitchen, utility room, W.C, bathroom and en-suites. The extract fans will be intermittent (manually operated) and fitted with 15 minute overrun facility.
Minimum extract airflow rates in litres/second are as follows:
W.C - 6 l/s
Bathroom - 15 l/s
En-suite (shower) - 15 l/s
Kitchen - 60 l/s or 30 l/s if incorporated with cooker hood
Utility Room - 30 l/s
All fans/cooker hoods to be tested (testing airflow) and commissioned by the installation sub-contractor in accordance with the domestic ventilation compliance guide. Data to be forwarded to the Building Control Body.
Ceiling mounted fans to be ducted either through joist zone to external wall or through roof void to tile vent or eaves soffit. Ducts passing through roof void to be insulated or condensate drain required.
Mechanical extractor fans are to be built in as work progresses and have the complete housing perimeter sealed to the wall finish. The opening through the external wall to be made good and sealed using silicone mastic beads.
Adequate replacement air to be available to all rooms via 25mm gaps under doors

18. PITCHED ROOFS
Provide vented dry ridge mechanically fixed to kitchen.Provide interlocking tile coverings on battens. Tyvec or similar waterproof and breathable membrane between battens and rafters
125mm x 47mm rafters at 400 mm centres over kitchen and 145mmx47mm rafters over lean to side extension

Provide composite fascias to support gutter and over fascia vent.
Restraint to walls provided by 30mm x 5mm section galvanised ms. lateral restraint straps screwed to at least 3 No. rafters/ ceiling ties and fixed to inner leaf
Structural calculations for purlins to be submitted and approved prior to works commencing on site.

19. LINTELS
Provide Naylor Reinforced concrete lintels to standard width openings
Lintels above bi fold doors to be designed by engineer
All to be installed as recommended by manufacturer. Structural engineer to confirm use of standard or heavy duty sections
All lintels to have 150mm end bearings and fully bedded in mortar. 2000G textured polyethylene stepped cavity trays (to BS.743) to be built behind stone heads .Plastic weep vents incorporated each end of any opening .
Lintels also built in over any gas and electricity meter cabinets. 2000 gauge sheet d.p.m. built into walling and draped in cavity for full width and depth of cabinet.

20. GLAZING
Glazing to be minimum double-glazed providing a 'U' value of 1.6W/m2k a energy rated backed up by manufacturers test certification. Typically this will be achieved using 24mm thickness clear glazing units with soft-coat Low-E inner pane and a silver spacer bar, giving a centre pane U-value of 1.6 W/m²K.
21. WINDOWS
Windows to match existing house .
Windows to be fitted with trickle vent(s) located in the head of the frame.
Background ventilation to be provided at rates of 2500mm2 to wet rooms and 5000mm2 to all other rooms.
Vent must not be obscured by plasterboard soffit applied to window head.
All windows to give min 1/20th floor area of the room served in opening lights for ventilation.
Windows to be provided with friction hinges & key operated locking handle and be fully weather stripped.
Provide 2 keys per locking handle
Provide 1 escape window to all ground floor bedrooms.
Emergency Egress Windows (one per habitable room) should comply with the requirements of Approved Document Part B (Paragraphs 2.7, 2.8 and 2.11). Egress windows should have an unobstructed opening that is at least 0.33m² in area, at least 735 mm high and at least 450mm wide and the bottom of the window opening should be not more than 1100mm above the floor.

1.SITE PREPARATION
Turf & vegetable matter to be removed from the site to a depth sufficient to prevent regrowth any tree roots to be removed.
2.FOUNDATIONS
Excavate strip foundation minimum 750mm below finished ground level into suitable load bearing strata.
Foundation width to be minimum 600mm Excavations to be taken down below the invert level of any adjacent drainage and to the same depth as any adjacent foundations. Trench bottom to be trimmed immediately prior to pouring of foundation concrete. Lay concrete strip foundation to structural engineer's details.
Standard foundation detail may change subject to ground conditions
Where statutory services are located within foundation or beneath the building footprint, the relevant statutory undertaker must be notified and any diversion works to be carried out as instructed.
3.OVERSITE
The ground beneath the floors should be graded and free from topsoil and vegetation. A 250mm deep void must be provided between the underside of the suspended timber floor and the ground surface. Site to be covered in clean hard-core free from deleterious materials, well-compacted to aid any site drainage. Gas/radon membrane to be laid across the footprint of the building in accordance with the BBA Certification

4.WALLS BELOW D.P.C.
Class A dense concrete block 7N/mm2, all mortar to be 1:4 frost resistant

5.GROUND FLOOR CONSTRUCTION - Suspended floor to side extension
21mm T & G flooring grade chipboard type V313 to be fixed strictly in accordance with manufacturers recommendations. All cut edges to be fully supported on solid noggins.
Floor joists to be 145x 47 mm C16 at 400mm centres .Provide 200mm rockwool (or similar) insulation between joists

6. GROUND FLOOR CONSTRUCTION - Solid floor rear extension
Allow for 25mm floor finish. Provide min 100mm concrete base on 150mm Kingspan insulation or similar on 1200-gauge DPM/Radon membrane Provide 25mm edge insulation to perimeter. DPM to be continuous with DPC in wall . Dpm to be overlapped by at least 150mm and sealed with Visqueen pro double side tape .Floor construction to achieve a U-Value not exceeding 0.22 W/m2K.
7. VENTILATION (Suspended floor)
Install telescopic underfloor ventilators to provide a clear airflow to the floor void. Two opposing external walls should have ventilation openings placed to ensure the ventilating air will have a free path between opposite sides and to all parts of the floor void. The openings should be not less than either 1500 mm²/m run of external wall or 500 mm²/m² of floor areas, whichever gives the greater opening area.

8. DPC
Horizontal dpc's to be a minimum 150mm above adjacent ground level & to be 500microns black polythene (2000g). Dpc to be stepped up as necessary to maintain 150mm clearance above entrance ramp or level entrance platform adjacent to principle entrance door.

9. EXTERNAL WALLS ABOVE D.P.C.

300 mm structural cavity walls to be formed with outer leaf of 100mm coursed stone to front elevations, Rear and side to be 3 coats render on 7N Blockwork Maintain a 100-mm structural cavity.
Inner leaf to be 7N Thermal blockwork, 100mm thick with 50mm Kingspan K8 insulation or full fill drytherm insulation. Wall construction to achieve a U-Value of 0.28 W/m2K. Wall ties to be vertical twist stainless steel type complying with EN 845-1 2013 and PD 6697-2010.Built into walls at 750mm centres horizontally and 450mm centres vertically staggered with adjoining courses and extra ties placed at maximum 225mm vertical spacings to reveals and openings. Insulated cavity closures to window and door reveals Internal finish generally 12.5mm thick Gyproc wallboard on gypsum adhesive dabs to bond boards directly to walls. 5mm skim finish.
Connect to original walls with vertical furfix connectors.To reduce risk of damp penetration insert vertical dpc

10. MOVEMENT/EXPANSION JOINTS
Provide a vertical movement joint to side elevations as recommended by the engineer.

11.Structural steel support to the roof terrace including foundations to be designed by the structural engineer

12.All structural elements to be checked by the engineer prior to construction

13. INTERNAL WALLS
SW studs should be spaced at 600mm centres and finished each side generally with 12.5mm British Gypsum wallboard. Or 15mm acoustic board
Provide 40db sound insulation. Use 50mm Rockwool sound slab mineral fibre quilt between the studs. Partitions forming shower enclosures & also at the head of and alongside baths to be finished with British Gypsum moisture resistant plasterboard. Wet areas i.e bathrooms & kitchens to have moisture resistant plasterboard. All walls around perimeter to be sealed with acoustic or flexible sealant

14. FLAT ROOF/TERRACE CONSTRUCTION
Paving flags on adjustable pedestals on water proof continuous membrane.50mm kingspan insulation fully supported on 18mm plywood. Firings with minimum 1:80 fall on TJI Engineered Joists all sizes confirmed by structural engineer.Roof to be supported mid span on steel beam on columns. Provide 100mm kingspan insulation fixed between joists to form un vented warm roof construction.

Ceiling to be 12.5mm plasterboard and skim with vapour control layer to reduce the risk of interstitial condensation

Revisions		

Barry Summers MRICS
Chartered Building Surveyor
Reservoir House
Blackmoorfoot
Huddersfield
HD7 5JW
☎ 07856 775165
bgsummers@btinternet.com
www.westyorkshiresurveyor.co.uk

Client

Mr and Mrs Redfern

Job Title
Extensions and alterations

145 Toftshaw Lane
East Bierley
Bradford
BD4 6QS

Drawing Status
Planning & Building Regulations

Scales

Drawing Number Status Revision

Layout 006 Proposed Sections