

GENERAL

Build single storey kitchen extension at rear with a flat roof.

FOUNDATIONS

600(w)x200(dp) C30 grade concrete strip foundation. Min depth of 600 from top of concrete footings to external GL. Depth of foundation to be subject to building inspectors site visit and approval. Dpc to foot of wall 150mm above ground level. Lean mix concrete cavity fill 50mm below GL.

EXTERNAL WALL

Outer leaf 100mm concrete breeze block with 'K' render finish , 100mm cavity with 50mm PIR Kingspan insulation and internal leaf of 100mm thermal breeze block to achieve a minimum u-value of 0.28W/m²K. Cavity to be closed at top of walls and around all openings using insulated cavity closers. DPC to all reveals. Use stainless steel crocodile starter bar wall ties, to marry new walls to existing walls with vertical dpc to act as weather barrier. Provide wall ties at 750mm horizontal centres and 450mm vertical centres - staggered and at 225mm vertical centres at reveals.

To all new wall openings provide concrete heads RC conc. lintels 100 X 150mm/catnic steel lintel 100/100/100 over, with stepped dpc membrane cavity tray over with trickle vents to outer face. Buff air bricks and cavity liners with a DPC tray over air bricks and liners. Internal finish with dot and dab 12.5mm Gyproc wallboard with skim plaster finish.

**Rendered walls:** Finish with 2 part 'K' Render to outer leaf of new kitchen and existing bathroom.

Renter to finish above ground level with render stop bead.

INTERNAL WALLS & CEILINGS & DOORS

Loadbearing wall openings to have RC conc. lintels 100 X 150mm over. Non-loadbearing walls to be sw 75 x 50mm stud partition walls with 12.5mm Gyproc wallboard and skim finish. Provide acoustic sound insulation slabs to sw partition wall between kitchen and bathroom. Ceilings to have 12.5mm Gyproc wallboard with skim plaster finish.

WINDOWS

New windows to be double uPVC glazed, K glass with low-emissivity with 16mm air gap in accordance with building regs. part N to achieve a minimum u-value of 1.5 W/m²K. Trickle vents in new windows 5,000mm² to habitable areas and 2,500mm² to wet areas. Safety glazing to all doors, windows within 300mm of a door and windows with cill height below 800mm.

All new bedroom windows to be escape windows. Escape windows to have an unobstructed openable area of 0.33m², a maximum cill height of 1100mm and a minimum clear width or height opening of 450mm.

Minimum opening size in window to be 1/20th of room floor area.

Units to be installed by fensa registered installer with documentation to be supplied to client following completion

1no. non-opening rooflight windowto flat roof to be installed in accordance with manufacturer's instructions and recommendations

KITCHEN

Provide and fit new kitchen fixtures and fittings as per client requirement.

Mechanical extraction

New mechanical extract ventilation to be fitted with 100mm duct to outside air to achieve the following minimum extract rates:

Kitchens - 30 l/s (if adjacent hob) otherwise 60 l/s with 5min time overrun

Bathrooms/wc's - 15 l/s with 5min time overrun

PARTY WALL

A party wall surveyor is to be appointed to advise on the requirements of the party wall act.

INTERNAL ALTERATIONS

Ground floor – Remove window in living room. Make new opening in eternal wall to new kitchen, keep same width as existing window.

FLOOR CONSTRUCTION

Ground floor:

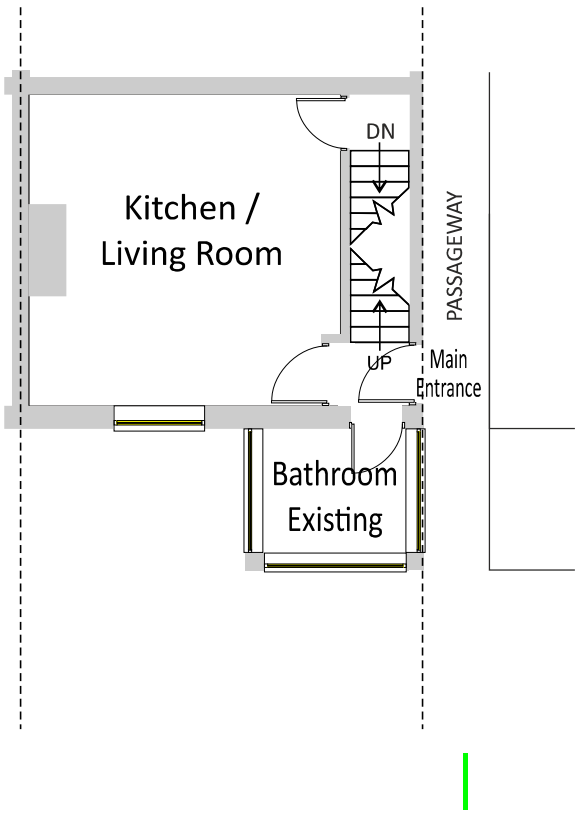
To be timber suspended floor construction 19mm t+g sw boards on 50 x 175mm suspended C16 sw joists at 400mm c/s bedded into walls. Provide noggins to prevent closing. Double up joists under partitions and baths. New ground floors to achieve a minimum u-value of 0.22 W/m²K - Use 170mm mineral rock wool insulation between joists supported by chicken wire mesh.

FLAT ROOF

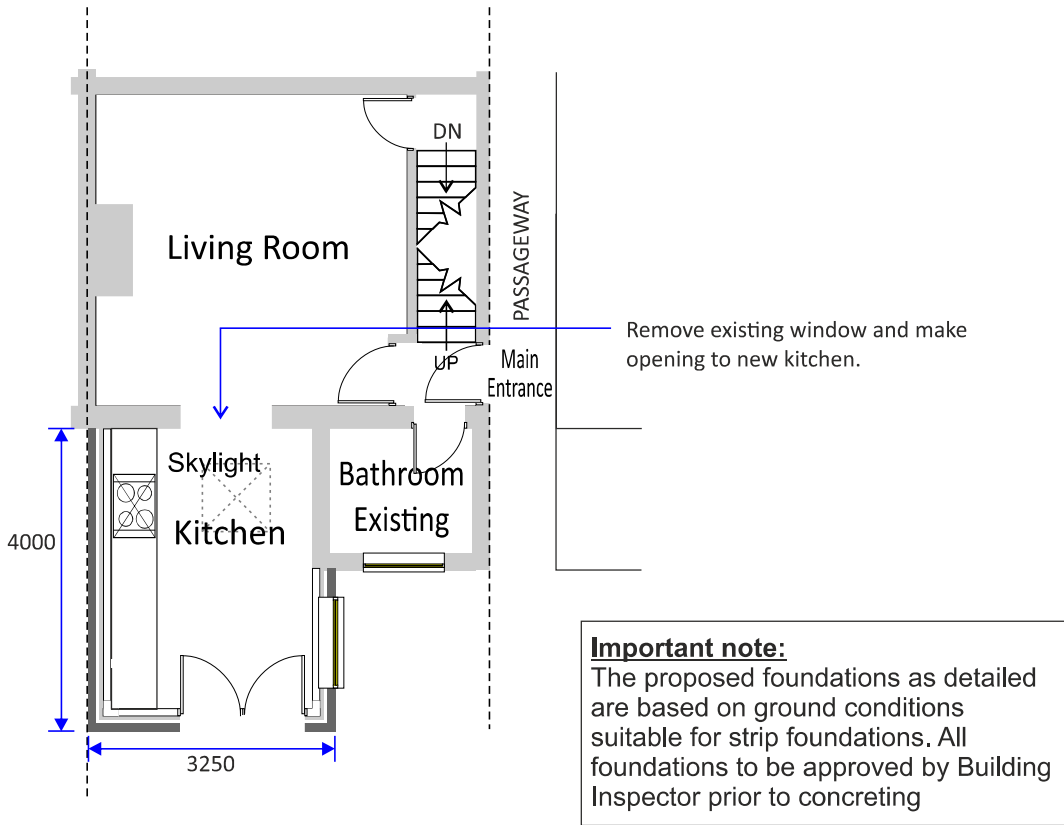
New flat roof over new extension and over existing bathroom to be of warm roof construction. Use Firestone EPDM black rubberoid (waterproof) membrane finish, to be fully bonded, laid using same manufacturers adhesives from Firestone qualified installer with 20 years insurance backed guarantee.

105mm Kingspan TR26 or TR27 insulation on Sarnavap vapour control layer with taped joints, over 22mm t&g roofing exterior grade plywood fixed to 50mm wide firings to create min. 1 in 80 fall on 150 x 50mm C24 sw roof joists @ 400mm c/s, 12.5mm plasterboard to underside, joints to be taped and filled with skim plaster finish to achieve average u-value 0.15 W/m2K.

Provide min. 13mm air gap to eaves to allow for air ventilation to roof timbers.



Existing Ground Floor Plan Scale 1:100



Proposed Ground Floor Plan Scale 1:100