

Foundations

Traditional strip foundations. Foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with the Building Control Officer to suit site conditions. Ensure foundations are taken below invert level of any adjacent drains. All to be constructed in accordance with BS 8004: 1986 Code of Practice for foundations. Sulphate resistant cement to be used if required. Should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought. Building Control must inspect the foundation trenches before concrete is poured. All proposed foundations are to be taken up to and under existing foundations.

Site Preparation

Ground to be prepared for new works by removing all existing paving and decking, all unsuitable material, vegetable matter, tree or shrub roots and removing these to a depth which will prevent re-growth. Seal and cap off any existing redundant services as necessary. Take reasonable precautions to avoid any danger to health which might be caused by contaminants and ground gases eg landfill gases, radon, vapours which might be in or on the ground.

Ground floor construction

Minimum 65mm sand cement screed on 1000 gauge polythene slip membrane on 100mm Kooltherm K103 floor insulation slabs, with 500g vapour control barrier below on 150mm 1:2:4 mix concrete slab, incorporating A142 mesh over any internal drain runs which may appear to be within 150mm from crown of pipe to underside of concrete. Mesh to be 1000mm in width with minimum 50mm cover. DPM linked to DPC's in external walls, on 50mm sand blinding, on 150mm hardcore base of well compacted approved rubble of type 2 DOT material. Hardcore base to be inspected to remove any wood or steel debris prior to blinding. Provide 45mm insulated upstand to all internal penimeters. Note Polythene DPM to be laid above and below PIR insulation, with no area left uncovered. U value to meet 0.18 W/m2K

Below ground Foul Drainage

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall minimum. Surround pipes in 400mm pea shingle. Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below drainage to comply with BS7158 and BS8011. New vent pipe to open to air with vent pipe cap.

Pipework through walls

Where new pipework passes through external walls form rocker joints either side of wall face with maximum pipe length of 600mm with flexible joints with short length of pipe bedded in wall.

Alternatively provide 75mm deep pre-cast plank lintels over drain to form opening in wall to give 50mm space all round pipe. Mask opening both sides with rigid sheet material and compressible sealant to prevent entry of vermin.

Above Ground Drainage

All basins sinks, washing machine and dishwasher appliances to be connected to 40mm diameter plastic waste drainage with solvent welded joints. All appliances and sanitaryware/sink apparatus to be fitted with 75mm deep seal traps. All connections to WC's and soil pipes to be in 110mm diameter AG drainage. Where AAV's are indicated these are to be installed above the flood plain of the adjacent appliance. Ensure that all accessible rodding point access is available at all changes in direction. Any boxing in of pipework is to have removable covers at the required rodding access points. All above and below ground drainage is to be pressure tested on completion in the presence of the LA BCO.

Walls

New cavity walls in two leaves. 100mm outer leaf of white painted brick work, with 100mm cavity, with an aerated block 0.15W/mk (3.5Kn). Insulation to be Kooltherm K106 90mm thickness, the remaining 10mm cavity, low emissive. Cavity closed at plate level. Cavity trays to be incorporated and installed to manufacture guidance. Insulated jamb filler/vertical DPC at all window and door openings. Provide a movement joint every 6m, 3m from corners, with vertical DPC. External walls to meet the minimum U value of 0.18Wm2k. Proposed walling to be keyed to existing walls with stainless steel Furfix profiles incorporating a vertical DPC where abutting or a wall starter bracket to be connected to existing wall. Internal finish to be plastered with 3mm skim finish, alternatively a plaster board dot and dab with skim finish can be used.

Wall Ties

Proposed walls constructed with stainless steel vertical twist type retaining wall ties built in at 450mm centres vertically maximum, 900mm horizontally and 225 centres at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 1243. Where new brick cavity abuts existing walls ensure wall tie started plate is attached to existing wall.

DPC

Provide horizontal strip polymer (hyload) damp proof course to both leaves minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

Windows and doors

Any glazing in critical areas are to be of toughened or laminated glass in accordance with BS EN 12600. Window and door design is to be compliant with PAS 24 or equivalent security standard and installed in accordance with the manufactures detail and to be FENSA registered.

Insulated pipe work

All heated/hot water pipe work that runs out side of a habitable or heated room is to be sleeve insulated, as well all pipes running through voids are also to be insulated with sleeve insulation.

Flat roof

Samafil roof finish adhered to Thermaroof TR27 double layer 100 # 110mm, over vapour check bituminous on 18mm WBP plywood to fall on 50 x 25mm SW treated firings to fall 1:40 minimum, on flat roof joists (140 x 47mm C24 timber at 600mm centres) bearing onto external wall via Simpson joist hangers. Ceiling below to be 12.5mm plasterboard and 3mm skim coat. U value to roof to be 0.15W/m2k. Allow for all lead cover flashing's and upstands to provide a completely waterproof finish against existing building. See Kingspan thermal build up data sheet.

Rainwater drainage

New rainwater goods to be 110 half round gutters taken to 68mm downpipes. Rainwater to be taken to a soakaway situated a minimum of 5m away from any building via 110mm diameter pipes surrounded in 150mm granular fill. Soakaway construction to be with concrete perforated rings. Soakaway to be a minimum of 1 cubic metre capacity (or to a depth the Local Building Control Officer requires) with geotextile surround to prevent migration of fines. In low porosity soils a porosity test may be required to establish size and depth of soakaway. Alternatively permission may be sought from Southern water if rainwater is proposed to be run via foul sewer, permission must be obtained from Southern Water.

Fire protection to steel beams

Fire protection to steel beams to be 1 hour via the use of a intumescent paint, Contego Passive Fire Barrier, or similar. To be applied in accordance with the manufactures details. Certification of the fire paint covering the structural steel sections is required to be handed to building control prior to completion.

Background and purge ventilation to new bedroom
Background ventilation-controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new bedrooms rooms at a rate of min 8000mm² WC's and utility rooms at a rate of 2500mm². Purge ventilation, new windows/rooflights to have openable area of in excess of 1/20th of their floor area if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the domestic ventilation compliance guide.

Internal Lighting

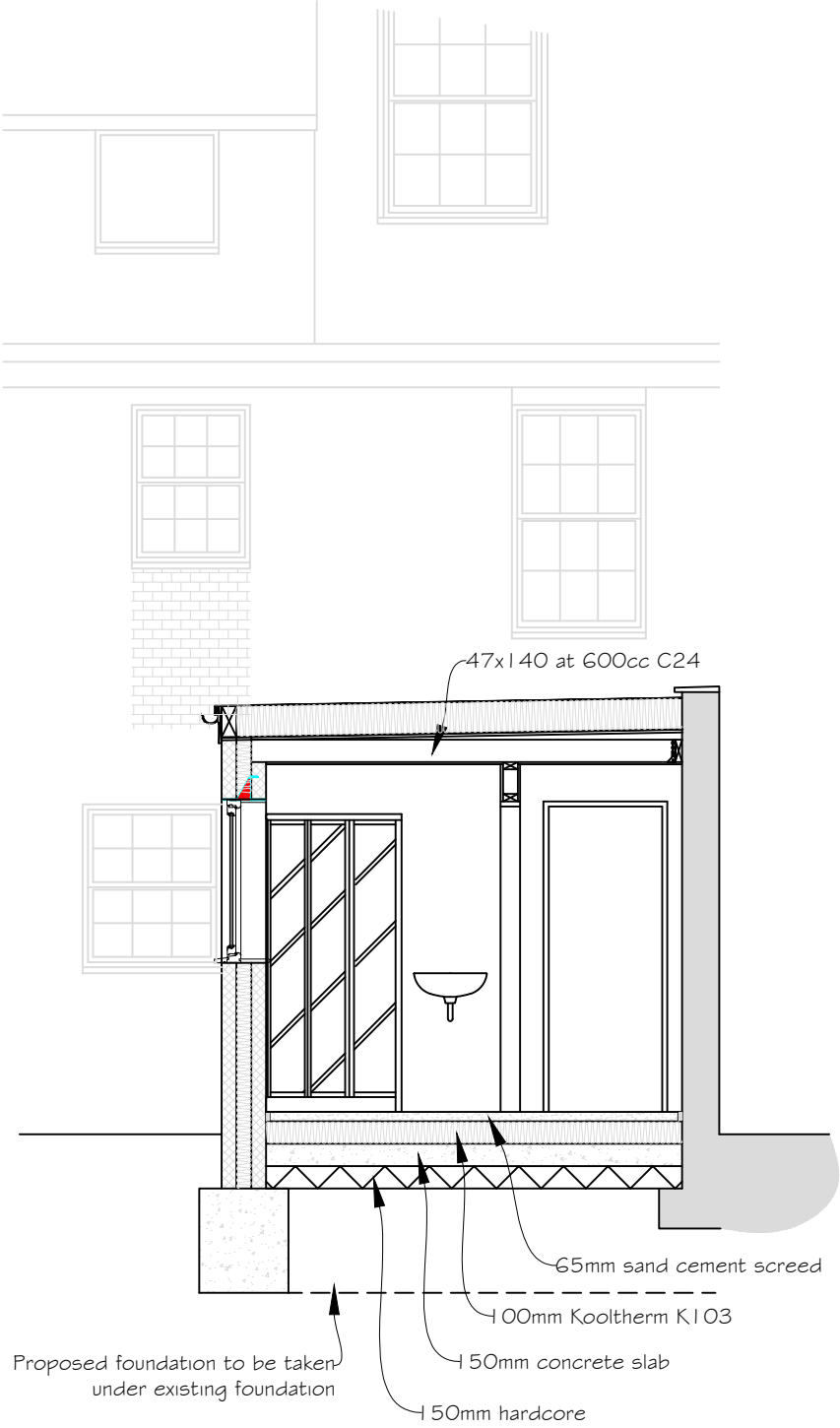
Install low energy light fittings that only take lamps having luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations.

Heating

Heating system to main house to be extended, tested & fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, Gas safety requirements and IEEE regulations.

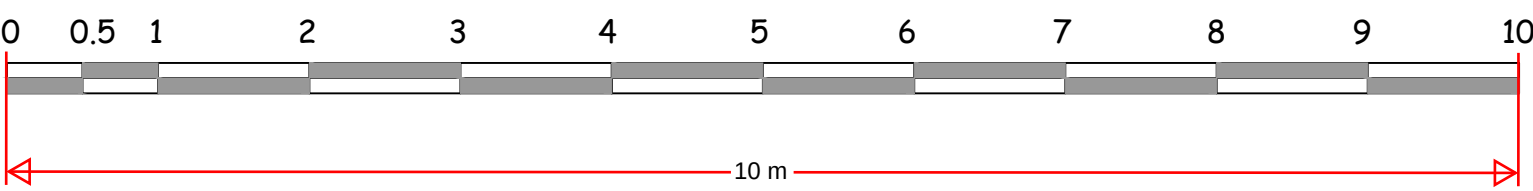
Proposed lintels

Lintels to rear extension to be Catnic CG 90/100, installed to manufactures guidance, with minimum 150mm end bearing.



Section A-A

Scale 1:50



Means of escape

Emergency exit windows are to be 450x450mm minimum, with an unobstructed openable area of at least 0.33m², 1100mm above floor level maximum. Any first floor windows, proposed or altered at first floor level needs to comply with means of escape B1. Locks to external door are to be fitted with non key operated locks such as Thumb squib latch.

Electrical

All electrical work is required to meet the requirements of Part P and must be designed, installed, inspected and tested by a competent person registered under the competent person self-certification scheme such as BRE Certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BC7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the Building Control Officer. Electrical consumer units are to be positioned between 1350-1500mm above floor level.

Timber Stud Wall Partitions

100 x 50mm C16 grade softwood treated studwork at 450mm centres, built off doubled up floor joists at first floor where running parallel with floor joists, with 50x100mm sole and head plates top and bottom. Provide all necessary horizontal noggins for the fixing of services/appliances etc. Insulate with 100mm quilt insulation. To bathroom and wet areas plasterboard linings to be applied on to 1000 gauge polythene membrane. Plasterboard linings to be 12.5mm with minimum 3mm skim coat plaster.

Smoke detection

Mains operated linked automatic smoke detection system to BS 5446-1:2000 and BS 5839-6:2009 category. LD2. Standard and to be mains powered with battery back up. If ceiling mounted, they should be 300mm from the walls and light fittings. An electrical certificate is to be supplied to the LABC BS7671 upon completion of the works.

SD DETECTOR SMOKE

HD DETECTOR HEAT

Potable water and water efficiency calculation

Potable water is to be provided at all appliances, a 48degree limiter is to be provided at all showers and baths. Hot water storage system is to be designed and installed in accordance with BS6700:2006, fitted and maintained in accordance with BS EN 12897:2006.

NOTE! STRUCTURAL WORKS

ALL STRUCTURAL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE INFORMATION PROVIDED BY THE STRUCTURAL ENGINEER AND ANY CHANGES OR QUERIES APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO THE WORK BEING CARRIED OUT.

NOTE!

A RECORD IS TO BE KEPT INCLUDING PHOTOGRAPHIC AT ALL STAGES THAT CAN BE SUBMITTED TO THE COUNCIL RECORDING STAGES SUCH AS INSULATION INSTALLED, FIRE PROTECTION, DUCTING, DRAINAGE ETC

 Synergy Planning & Property Consultants Ltd The Office The Larches Rochester Kent ME3 7NQW		
Client	Mudita Group	
Address	44 The Terrace Gravesend	
Drawing title	Proposed section	
Scale	1:50	
Date	27 November 2024	Drawn by
Drawing No	23/399/05	