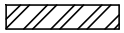
Demolish all walls, cupborads etc shown thus on plan and cart away.



Existing walls to remain. Make good to areas where walls have been altered. Provide new skitings/ architraves, cornice etc to tie in with existing



External cavity wall
100 mm Stone outer walls (to match existing) with 100mm "Drytherm' .32 cavity wall insulation (to acheive a maximum 0.15K u-value) with 100mm fairfaced medium density block inner wall. mortar -1:3 mix, deep bucket handle pointing. 13mm carlite plaster to BS 1191, part 2, including angle beads. ties vertical twist type I to bs 1243, table min.hold 5 per. sq. meter, 750m horizontally, 450mm vertically. d.p.c.'s to be minimum 150mm above ground level. hyload pitch polymer, minimum laps 100mm. bs.743. cavity filled with weak concrete (1:10.) within 230mm. of d.p.c.
top of cavity to be sealed with 9.5mm. thick superlux sheet.

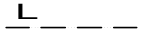
CONCRETE FOUNDATIONS (new Walls)
foundations to comply with building regulation A1 to be taken down to invert of any adjacent drainage within 1meter of building to regulation a11, any drains passing beneath the proposed extension to be encased in 150mm. concrete. where pipes penetrate a wall, an opening to be formed to give 50mm. clearance all round, or short length of pipe to be built in and a connected on side to rocker pipes with a length of at most 600mm, and flexible joints. B.Regs.H1 A1. r.c. lintels over drains passing through walls.



Internal walls
100 mm fairfaced medium density block walls with 13mm plaster on both sides built off floor slab
or
75 x 50mm studding at 450mm. centers, lined with 75mm. Rockwool insulation with 13mm. plasterboard and skim to room side and'Gyproc' moisture resistant plasterboard to bathroom side.

FLOOR CONSTRUCTION.
150mm. concrete slab, (sealed) with A142 reinforcement, minimum cubic strength 25N / mm.sq. at 28 days 300kg. cubic mm. minimum cement content on 100mm. Kingspan or similar insulation on Damproof membrane, "Visqueen" 1200. All joints twice folded to form 100mm welts and D.P.M. linked to all D.P.C. 's on 50mm sand blinding (to protect membrane) on 100mm. well consolidated hardcore.

NOTE :- ground level to be minimum 150mm. below site slab.



Lintel
Remove windos and doors to rear elevation as shown on plan.Provide new 220mm deep Catnic 'CG' steel lintel to suite 300mm external wall condition with 150mm bearing on each end on pad stones to structural engineers specification and calculations.

EXTENSION - PITCHED ROOF
Marley moders or similar roof tiles (colour and profile to match existing flag roof) and fixed in accordance with manufacturers instructions on
50x25mm. softwood battens to bs 4471, part 2, fixed with copper nails. roofing felt to BS 747 type if reinforced bitumen felt weighing 1.13kg./sqm, with 150mm laps and nailed to rafters at 150mm centres. 4lb lead flashing and cavity tray. Roof rafters and purlins to specialist design and bracing to be in accordance with BS 1178. diagonal and longitudinal bracing as required, all to BS 5268 part 3
Pitch approx. 25° adjusted on site to suite existing window. (design calculations to be submitted by specialist / contractor for building control approval). Provide roof ventilatoin to comply with BS.

CEILING CONSTRUCTION
Provide lateral restraint straps to gable wall along verges and at ceiling level as required, and built into blockwoprk at max. 2m centres spanning 3no. joists. provide 12mm. foil backed plasterboard and skim to bs 1230, part 2. Provide 2no. layers of fibreglass insulation between joists to give 270mm. toatal insulation. Provide vapour barrier to warm side of insulation. Celing to follow the slope of the purlins.

New WINDOWS & Doors
to BS. 644, part 1, to profile as indicated on drawing upvc double glazed window and door screens.
note: obscure glazing to bathroom. All to comply with current building regulations Windows / doors to contain double glazed units with 20mm Argon filled cavity and low E glass with insulated plastic cavity closers around reveals.to achieve 1.6w/m2 k u-value. Vertical & horizontal dpc hyload. pointing around frame with monolastic meric mastic. internally beaded and fully welded window to have condensation gasket. provide softwood rebated window board internally and external stone cills to match existing. All openable window areas to 1/20th floor area. All windows and doors to be draught proofed.

Soil pipes and Inspection Chamber
Provide new 100mm dia soil pipes as required to new bathrooms. and inspection chamber on line of existing drain in position as agreed with the District Surveyor. Cover:- clear opening, 450 x 450mm. light duty, type C. BS.497. with bolt down double seal air tight cover.All new soil and waste drains to Falls 1 in 40. All traps to be 75mm deep seal

GUTTERS
100 mm diameter U.PVC. gutter, (colour to match existing) on 19mm exterior plywood fascia on s/w battens with continuous 10mm ventilation gap, including laying gutters to falls,1: 360 and fixing RWP 's at maximum 1500mm.c/s. RWP 's to discharge into back inlet gullies conected to existing drains. Minimum size for RWP. 's 60mm.

DRAINAGE
All new drains laid to Falls 1 in 40. All traps to be 75mm. deep seal

GENERAL NOTES

1 All electrical work to meet the requirements of part 'P' (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Appropriate certificates and forms defined in BS. 7671 (as ammended) have been submitted that confirm the work has been inspected and tested by a competent person.

2. All structural timbers to be SC 3 grade and treated with preservative. Hicksons Vac vac double vacuum process with Vascot WR in prepared openings.

3. 'U' value for walls 0.28 w/m2 K.
'U' value for roof 0.16
Ventilation to be 1/20th of room area for window opening lights.