

Carefully take down existing dormer and small roof to front elevation and prepare site for new building works.

Outer walls to be 300 mm overall construction to comprise of 100 mm outer skin of black, white render finish with inner skin of 100 mm Celcon Solar blockwork. Both skins laid on 18 mortar mix with plasterizer and bonded together with Ancon Stronfix RT2 cavity wall ties, suitable for cavities up to 100 mm horizontally and 450 mm vertically. All cavities closed at eaves, door and windows openings with Thermabrite or similar insulated cavity closer. Full fill 100 mm cavity with 100mm Drithern 32 Ultimate Fix to inner leaf 47.5mm insulated plastered on both to provide a maximum "U" value of 0.18W/m²K. Plasterboard returned into all window and door openings and with continuous band of adhesive around all openings at base and heads of wall and over external sills. All openings to be finished with 100 mm Drithern 32 Ultimate Fix to be checked on site to maintain quality grade and ensure all external wall surfaces to comprise of 100 mm skins of dense concrete blockwork (7KN) with 12.5 mm Gyproc Wallboard on dense with skin finish.

The existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy to support new imposed 'dead' and 'live' loading conditions prior to commencement of work and as required by the Local Authority Building Control Officer.

To be continuous with existing closed at eaves with Superlux

Insert Isofoam XCC insulated cavity closer to all new openings all as document I 2013. Width and fixing to suit opening

Provide cavity trays of Yeovil limited 'e' straight cavity tray with no. 4 lead apron flashing over roof, min up-stand 75 mm dressed down 200 mm over roof tiles. Flashing to be taken min 35 mm under cavity trays lead wedged and pointed up. Provide weep holes

The design has required the use of a number of steel beams and brick piers as designed by a Structural Engineer.

The method of carrying out the safe and secure temporary support, needling and propping of the existing building structure whilst this building work is being undertaken is the sole responsibility of the builder who is to ensure that NO settlement or disturbance/cracking of the fabric of the building takes place during the construction process.

Where floor spans more than 2.5m - provided strutting as follows:
Spans <4.5 - strutting at third spans / Spans >4.5 - strutting at mid span

Solid strutting - 10mm thick timber extending to at least three quarters the joint depth.

Where strutting is not using the proprietary galvanized steel systems, timber to be min 38x38mm (max joint spacing three times the joint depth e.g. 150x50 joint, herringbone strutting can only be used up to a 450mm centres)

Joists sizes 175x50mm @ 400 centres and spans are indicated on floor plans - contractor to check indication load-bearing walls are suitable to carry floor load. If found to be non-load bearing seek structural engineer's advice as to additional support necessary to be provided (No nothing of roof timbers is permitted)

Where the joists run parallel - use 1200mm x 30mm galvanized straps and ruggies carried over min 3no joists at max 2m c/s. Where interrupted by a stair opening up to 3m is permitted provided additional straps are fixed each side of the opening. The joists adjacent to the wall should be solidly blocked up against wall

Provide min. 300mm thick mineral wool absorbent material with a density of at least 10kg/m³ to all new floor areas supported on netting slung between joists.

Provide no. 4 lead apron flashing from directly under cavity trays (min 50 mm) dressed down min 200 mm over slates min up-stand from roof 150 mm. Provide weep holes every 9th perpend

To be 2 layers, 150mm thick Rockwool laid between joists and cross-laid with 150mm Rockwool to give total thickness of 300 mm and a U value of 0.15W/m²K. Ceiling to trusses to be under drawn with 12.5 mm foil-backed plasterboard and skim finish.

Conditional approval to be obtained prior to commencement of work. Truss calls to be submitted to L.A. On initial visit to site. Trusses to be wind braced in accordance with BS 5268 part 3 1985. Matching concrete tiles on 19 x 38 mm sw battens on untearable roofing felt on new trusses at 600 centres Wind loading shall comply with BS CP3, Ch V Part 2 (1972), provide continuous ridge vents.

Strap down all roof timbers i.e. Wall plate rafters ceiling joists etc with galvanized mild steel gang nail straps at max 2m centres and at first floor level across first two joists giving lateral restraint to walls

100 mm upvc gutter connected to existing falls to outlet. Fixed to 19 mm exterior grade plywood fascia boards. Provide 12 mm exterior grade plywood soffits fixed directly to underside rafters with continuous upvc soffit ventilators to vent roof space to BS 5250.

To be supplied by balanced flue gas boiler condensing type, radiators and cylinder min Sedbuck efficiency rating of 88%

Extend all heating and hot water services from existing and provide new thermostatic valves to radiators. Heating system is to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authority by laws, gas safety requirements and IEE Regulations.

Provide and fit thermostatic control valves to radiators.

BS:4471 Part 1 (1978) Dimensions for softwood
BS:5268: Part 5 Preservatives Treatment for Structural Timber

To be white upvc double glazed opening light to equal 1/20th of floor area of room affected double glazing Pilkington glass, K glass range with 16 mm Argon filled air gap optitherm 4mm Opyfloat, soft low coating u value to be 1.4W/m²K Built in trickle vents 2500 mm² equivalent area to shower room and kitchen areas and 5000 mm² to bedroom areas. Glazing will conform to BS 6206:1981 in respect of Kite marked safety glass.

800 door set comprising 1981x726x44 solid core flush doors painted three coats, set in softwood frame 13 mm rebated and with ex 50x25 sw architraves. Doors fitted with 1.5 pairs 100 mm bolts and set lever handles. Style and type of paneled door to client's choice.



All new habitable rooms to have background ventilation not less than 8000 sq mm kitchen and en-suites to have 4000 sq mm. Insert permanent trickle vents to heads of all windows to rooms affected. Al to regulation F1 2010

All the wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 18th edition wiring guidance and Building Regulations Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the Secretary of State AND

The competent person is to send to the approved inspector a 'self certification certificate' within 30 days of the completion of the electrical works. The Client is to be provided with a copy of the 'self certification certificate' and a BS 7671 electrical installation test certificate.

Provide 75% of new primary light fitting units to new extension to be of type, which will only take high efficiency lamps Provide min one third of primary lights to have a luminous efficiency greater than 40 lumens per circuit watt. The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site.

All sockets to be positioned above 450 mm from floor level, and all switched to be positioned below 1200 mm from finished floor level to comply with Part M of the Building Regulations. Minimum 3 out of every 4 internal light fittings and all external lights to incorporate only fittings with LED lamps-luminous efficiency greater than 45 lamp lumens/circuit-watt and total output greater than 40 lamp lumens, with and external lights to incorporate daylight sensor, all in accordance with Part L1B section 4.24 Building Regulations (2010 Edition with 2013 amendments) and Table 42 of Domestic Building Service Compliance Guide 2013 Edition.

Electrical installation to be designed and installed and tested on completion by an NICEIC registered contractor in accordance with BS 7671:2010 to comply with Part P of Building Regulations.

To be insulated and draught sealed to same standard as roof. Water pipes and tanks in lofts to be fully insulated to prevent freezing. Where roof structures abut external walls - ensure all residual gaps/edges are insulated

All non-loading partitions to comprise of 75x50 mm softwood studs@ 450 mm centres, and 75 mm softwood reggins @900 mm centres, with continuous header and sole plates, and with 15 mm Gyproc Wallboard (minimum mass per unit area 10Kg/m²) and 15 mm Gyproc moisture resistant board to bathroom, ensuite and WC, joints sealed completely with skim finish to both sides. All stud partitions to have 60 mm thick Rockwool Flexi insulation quilt between studs (minimum density 10Kg/m³).

1. The drawings relating to the proposed project are for the purpose of obtaining Planning and Building Regulations approval only.
2. All work thereafter is undertaken solely at the Clients/ Contractors discretion and liability is therefore transferred.
3. In order to prepare these drawings, certain assumptions have been made which are to be verified both before and during the course of the works. Should at any time the existing construction be exposed which does not agree with these drawings or dimensions vary, then the engineer should be informed immediately and suitable actions taken.
4. All work must be carried out in accordance with the relevant building regulations and codes of practice.
5. Do not scale from drawings. Work only from figured dimensions. All dimensions must be checked on site and any discrepancies to be notified to the relevant bodies immediately.
6. The drawings relating to the proposed project must be read in conjunction with and checked against any structural engineer's or specialist drawings and details provided.
7. The Contractor is to notify Building Control at the appropriate stages of construction - necessary for them to determine the works.
8. Before work commences - ensure all Planning and/or Building Regulations Conditions have been resolved to the satisfaction of the Local Authority.

Encase new RSJ with 2 layers of 12.5 mm plasterboard and skim with staggered joints to give 1-hour fire protection.

19 mm exterior grade plywood 300 mm either side. Insert no.4 lead in valley over felt 300 mm either side. Form saddle in lead

To be achieved at eaves with continuous 25 mm gap with fly mesh inserted to give through ventilation passage to BS 5250

Provide new continuous ventilated ridge to be mechanically fixed and bedded in sand/cement mortar, or dry fixed system in accordance with BS 5534 2014

100 mm diameter upvc with airtight rodding access above floor level and sealed into Hepworth 'Hepseal' drain connector at floor level. Stack taken up and terminated 450 mm above springing level with pvc bird cage (900 mm above any opening lights)

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All work must be carried out in accordance with the relevant building regulations and codes of practice. Do not scale from drawing. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.

Services i.e. Electric, heating, plumbing etc. are not included in these drawings.

Fire Safety Approved Doc B

Where new habitable rooms are provided above ground level, a fire detection system shall be installed. Provide a mains linked smoke alarm in the circulation space on all levels in accordance with Paragraph 1.10 to 1.18. Also provide 1 no smoke detector to ground floor.

There will be a compatible interlinked heat detector or heat alarm in the kitchen, in addition to whatever smoke alarms are needed in the circulation space.



REMOVE EXISTING FRONT DORMER
AND EXTEND MAIN WALLS, PROVIDE
NEW ROOF OVER ALTERED FRONT
ELEVATION INCLUDING NEW MONO
PITCHED ROOF OVER STUDY / PORCH.

CLIENT
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SCALE DATE
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DRAWING No
CL 11225791/11.