



ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE REQUIREMENTS OF CURRENT BUILDING REGULATION APPROVED DOCUMENTS, RELEVANT BS CODES OF PRACTICE, & GOOD BUILDING PRACTICE.

ALL INTERNAL DIMENSIONS ARE TAKEN FROM PLASTERED FACE OF MASONRY & PLASTERED FACE OF STUDING.

ALL DIMENSIONS DERIVED BY WORKS TO BE UNDERTAKEN ARE TO BE AGREED WITH RELEVANT STATUTORY AUTHORITY.

THIS DRAWING IS FOR THE PURPOSES OF OBTAINING PLANNING AND/OR BUILDING REGULATION APPROVALS ONLY & THE CONTRACTOR SHALL ALLOW FOR ALL TRADES NECESSARY FOR THE COMPLETION OF THE WORKS & SHALL LIASE WITH THE CLIENT TO ASCERTAIN EXACT NUMBERS & POSITIONS OF ALL ELECTRICAL POINTS, GAS OUTLETS, RADIATORS ETC & FOR ALL DECORATIVE FINISHES.

FOUNDATIONS:
C30 concrete of size & depth to suit site conditions.
Foundations to be taken to beyond invert level of any drains passing under or within 1 metre of foundation. Provide rc lintels over drains passing through walls and fill void with compressible sealant.

Build up to ground level with concrete Trenchblock or similar or 2 no. skins of concrete common brickwork with weak mix concrete filled cavity 225mm below dpc level.
Build up to dpc, min 150mm above ground levels, with FL grade facing brick outer skin, 100mm cavity, common brick inner skin. Build in Hyload or similar dpc min 150mm above ground levels.

Build over dpc with render finish to match existing on dense concrete block outer skin, 100mm cavity fully filled with Dritherm 32 insulation, 100mm concrete blockwork inner skin with 12.5mm plasterboard & skim finish. Build in steel cavity ties at 750mm horizontal & 450mm vertical centres, staggered each line, with additional ties required at 300mm vertical centres within 225mm of openings & roof verges.

FLOOR:
Finish to clients approval on min 100mm concrete on 500g Visqueen separation layer on 100mm Kingspan flooring insulation on Visqueen 1200 dpm linked to dpcs on 25mm sand blinding on min 100mm well compacted hardcore. Provide 25mm PIR insulation to perimeter of slab to prevent thermal bridging.

ROOF:
Plain clay tiles to match existing on min 50x25mm pre treated sw battens on Tyvek Supro breather membrane fixed strictly in accordance with manufacturers specification & details on 100x200mm C16 sw rafters at 450mm centres & 45 degree pitch supported on 125x32mm sw ridge & fixed with patent truss clips to 100x300mm sw wall plate strapped to walls at max 1800mm centres with 30x30mm ss straps. Lay 50mm Kingspan insulation between rafters maintaining min 50mm airspace to roofing membrane & 25mm Kingspan insulation under rafters with taped joints & underboard with 12.5mm vapour check plasterboard & skim.
Plasterboard

Ridge tiles to be mechanically fixed to BS 5534: 2014.

Purpose made double glazed aluminium entrance frame with composite door to client approval.

Glass less than 800mm above floor level to windows & less than 1500mm to doors & side panels to be toughened or laminated to BS 6206 (BS EN 12600).

SPACE & WATER HEATING:
NB: Existing front door & window to be retained & no heating devices to provided to porch area otherwise Building Regulation will be required.

ELECTRICAL:

All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected & tested by a person competent to do so. Prior to completion the Local Authority must be satisfied that either: – An electrical installation certificate issued under a Competent Person Scheme has been issued, or Appropriate certificates & forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected & tested by a competent person. A competent person will have a sound knowledge & experience relevant to the nature of the work undertaken & to the technical standards set down in BS 7671, to be fully versed in the inspection & testing procedures contained in the regulations & employ adequate testing equipment.

