

Site Clearance & Excavations

Strip off all top/sub soil within area of extension and dispose. Prepare formation in accordance with plans. Excavate foundation trenches to the dimensions as shown upon plans and section (see 'Foundations' below)

Foundations

Foundations to be 1:3:6 mix concrete trench fill foundations 500mm wide under external walls and a min concrete depth of 750mm. Foundation depth to be a minimum 1000mm below adjacent ground level, all subject to LA BCO's approval on site. Allow for providing compressible boards as instructed by the LA BCO. Protect existing drain run using compressible board to allow min movement of 50mm around pipe in any direction.

Wall Construction

External walls to be 275mm overall, comprising 102.5mm brick outer leaf (below DPC level only), 100mm Celcon standard blockwork above ground. Inner leaf to comprise 100mm Celcon Super Insulating blockwork. Allow for a nominal 75mm cavity filled with 1:3 cement sand mortar 225mm below DPC splayed to outer skin. Provide 5 No Catnic wall ties per 1000mm sq. Finish internally with 13mm lightweight plaster skim. All mortar to be 1:1:6 mix cement/lime/sand. Bond new cavity to existing walls Catnic Stronghold wall connectors. All lintels to be Catnic CN7 with 150mm end bearing. Fill cavity with 50mm Rockwool insulation batts.

Damp Proof Course

DPC to be Hyload pitchpolymer continuous DP course beneath all load bearing walls, lapped and bonded by min 100mm. Provide vertical DPC to all reveals and adjacent to all wall surfaces.

Floor Construction

Lay a min 150mm well compacted clean hardcore sand blinded ready to receive DPM. Overlay with 1200g membrane carried up wall upstands and bonded continuously with DPC. Provide a min concrete slab of 125mm thick 1:2:4 designated mix. Overlay with 75mm flooring grade insulation board with 65mm 1:3 cement/sand screed over. Allow for ducting all existing sub floor vents with equally sized air vents.

Windows

Supply and fit new UPVC double glazed windows to positions as indicated. All glazing shall be supplied as safety glazing and provided as units certificated under a FENSA scheme.

Roof Construction

Construct new roof using 200 x 50mm C18 (SC4) softwood flat roof joists located @ 400mm c/c's. Support joist ends on existing wall side using 100 x 75mm softwood pole plate bolted to the existing wall using M8 bolts @ 600mm c/c's complete with Expamet joist hangers or similar approved. Support joist ends to new wall plate cross spiked. Provide 30 x 5mm lateral restraint straps to new wall plate. Allow for trimming roof to 1400 x 1000mm aperture to later receive a roof lantern, provided by others. Contractor to allow for complete weathering and finishing roof unless instructed by client.

Roof Coverings

Apply 18mm WRB sheet boarding to upper face of roof joists. Apply 3 No layers of built up roofing to BS 474 and in accordance with the manufacturer's specification. Finish with 12.5mm mineral stone chippings. Allow for providing a Code 4 lead flashing to the wall abutment as before described. Allow for filling the roof void with 150mm of mineral fibre.

Structural Opening

Prior to removing existing window/s check existing lintel over for adequacy. Make good to exposed sections of masonry.

Linings

Line underside of rafters with 9.5mm foil backed moisture resistant Gyproc plasterboard with 5mm Gypsum board finish.

Rainwater Goods

As before described. Allow for discharging surface water drainage to new 1200mm cubed rubble filled soakaway located a min 5000mm from any existing building.

Electrical Services

The installation shall comply with the latest edition of the IEE Wiring Regulations and Supply Authority Bylaws. All wiring shall be run in conduit. Electrical accessories are to be selected from the MK Carradon Logic Plus range. Provide a mechanical extractor with a 60L/second extraction capability to the new extension (kitchen side). All electrical works to be carried out by NIC/EIC approved contractor.

Mechanical Services

Inspect, extend and adapt existing central heating and hot and cold water services to provide permanent heating to the new areas of the extension. All radiators are to be fitted with thermostatic radiator valves. Provide insulation to all pipework. All works to be carried out by a CORGI approved contractor.

External Doors

Supply and fit new external doors to sizes as shown upon plans. Fenestration and profiles to be agreed with client.

Internal Partitions

Internal partitions to be constructed of 75 x 50mm softwood studs positioned @ 400mm c/c's. Noggins, head and sole plates are to be of equal section. Line both sides with 12.5mm Gyproc plasterboard with 5mm skim finish or constructed in 100mm solid blockwork.

Internal Doors

New doorways shall be constructed from softwood linings securely fixed to studs. Supply and fit hardboard faced door leaves to match existing complete with as well as other compatible ironmongery to be agreed with client.

Internal Joinery

All joinery including architraves, skirtings, door linings and other items as nominated by the client shall be of a moulding to match existing. Allow for surface finishes to match existing.

New Windows

All new windows are to be UPVC white casement units with a min openable area of 400mm sq. All windows are to incorporate a trickle vent of 8000mm. Escape windows are to have a maximum cill height of 1100mm. All glazing shall be classified as safety glazing and comply with BS 6206:1981 and provided to all windows in critical locations. Fenestration and profile to match existing.

Flashings

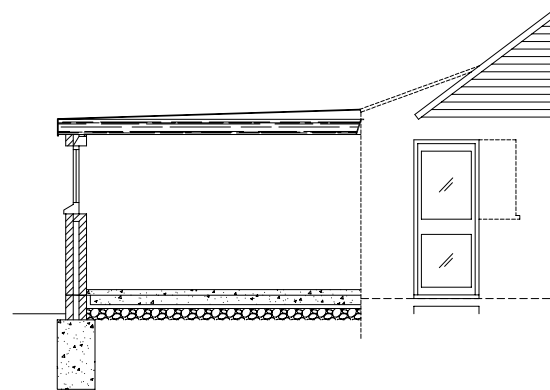
Provide Code 4 lead flashings with min 150mm upstands to roof abutments. Allow for stepped flashing band to new parapet due to increased roof thickness. Allow for dressing flashings and aprons over adjoining roof. Provide same to aprons and stepped flashings around existing chimney stack. All laps are to be min 100mm and flashing bands are to exceed 1500mm in individual length. All work must be carried out in strict accordance with the Lead Association Detail Handbook.

Fascias & Soffits

New fascias and soffits are to be constructed from UPVC, profiles to be approved by client.

Rainwater Connections

Connect new 110mm Ø half round UPVC gutter with matching fittings to new 68mm Ø rwp discharging into existing system.



Typical Section

All work shall be carried out in strict accordance with the British Standard Codes of Practice and respective Manufacturers' Instructions. The location of the boundary shall be confirmed and agreed with the adjacent owner. No part of the works shall be constructed so that it effects a trespass upon the adjacent property. All work shall be undertaken in accordance with the Party Wall agreement 'The Party Wall Act of 1996'. An agreement should also be obtained from the adjoining owner in respect to access to neighbouring property for the purposes of construction.

Original Drawing Size A3

Revision Checked/Dated

Building Regulations

 **Essan-K Planning Ltd**
Planning & Design Consultants

8 St Heliers Close, Maidstone, Kent, ME16 8QZ
Tel: 01622 727237 Email: info@ekplanning.co.uk
Web: www.ekplanning.co.uk

Project Title:
**Mr & Mrs Woodford
Shoreham
Kent**

Drawing:
**Proposed Extension
Building Regulations &
Typical Section**

Date: 23/05/08	Drawing Number:
Scale: 1:100	147-03
Drawn: SDW	
Checked: SDW	

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