

Existing conservatory to be demolished, ground slab broken out and all spoil to be carted away for disposal

Existing opening to be widened with beam to structural engineer's detail and specification. Existing lintel to be removed and existing floor and wall above to be propped in accordance with SEng recommendations

Existing wall to be removed. Check for loadbearing capacity prior to removal and prop existing floor above to structural engineer's recommendations

If loadbearing, beam over and padstones or support to structural engineer's detail and specification

Kitchen units to be removed and carted away for disposal. Services and pipework to be capped off and removed where necessary to suit new kitchen layout

Existing opening to be enlarged to suit pocket door system with new lintel over

Existing door and frame to be removed and carted away for disposal

CONSERVATORY

LIVING/ DINING

KITCHEN

WC

GARAGE

BRIEF SPECIFICATION:

GENERALLY: All work to be completed in accordance with the Building Regulations.
TIMBER: All timber for structural and construction purposes is to be treated by pressure impregnation and cut ends are to be steeped prior to installation. All external timber components are to be treated prior to installation. All timber for structural purposes is to be graded C16, unless otherwise stated by a Structural Engineer.

WINDOWS AND EXTERNAL DOORS

To be in compliance with Approved Document L1B and F: All windows and external doors to be to Employer's specification, and to achieve a u-value of 1.4W/m²K or better.
Escape window to be provided in bedrooms, sill height to be not more than 1100mm above FFL with a minimum clear openable area of 0.33 sq m that is at least 450mm wide and 450 high.
Glazing to new door, and all window areas below 800mm above FFL to be laminated safety glazing to BS 6206

LIGHTING

To be in compliance with Approved Document L1B:
INTERNAL: A minimum of 3 per 4 fixed lighting fittings to have lamps that have a luminous efficacy greater than 75 lumens per circuit watt (for example, compact fluorescent lamps).
EXTERNAL: Lamp capacity to not exceed 150 watts per light fitting, with the lighting automatically switching off when there is enough daylight and when not required at night.

ACCESSIBLE SWITCH & SOCKET OUTLETS

To be in compliance with Approved Document M:
Switch and socket outlets for lighting and other equipment to be at appropriate heights between 450mm and 1200mm from finished floor level

SMOKE/HEAT DETECTORS

To be in compliance with Approved Document B:
A ceiling mounted smoke detector is to be provided at ground and first floor and a heat detector is to be provided in kitchen; to be sited not within 300mm of walls, bulkheads and light fittings, but within 3m from the doors. All new and existing smoke/heat detectors to be linked together on an electrical circuit with a standby power supply in compliance with ADB.

LEADWORK

All new leadwork to be in accordance with Lead Development/Sheet Association details

AIR TIGHTNESS:

In accordance with Approved Document L and Accredited Construction Details
Seal all gaps between/through plaster coat air barrier and adjoining surfaces with flexible sealant.

SOUND INSULATION

To be in accordance with Approved Document E:
New stud walls: to have full insulation between studs with 12.5mm skimmed plasterboard wall finish either side.

VENTILATION

To be in compliance with Approved Document F:
Background ventilation to be provided through the use of trickle vents, to achieve 8000mm² equivalent area for habitable rooms, and 4000mm² for kitchens and bathrooms. Trickle ventilators to be marked with temporary markings to show the equivalent free area of ventilation for inspection by Building Control upon completion of the works.
KITCHEN: Kitchen extract ventilation to be 30 l/s via a cooker hood and 60 l/s elsewhere. Cooker hood to be between 650-750mm above hob surface. Mechanical extract terminal to be located 400mm below ceiling level. External extract outlet to be located on external wall

GENERALLY: Fans in windowless rooms to be controlled by the operation of the light switch with a 15 minute overrun. Mechanical ventilation/extract systems to be commissioned in accordance with the 'Domestic Ventilation Compliance Guide' at completion, with a copy of the certificate provided to Building Control.

PROVIDING INFORMATION

To be in compliance with Approved Document F & L1B:
Information to be provided to the Occupier explaining how to operate the systems efficiently, including how to make adjustments to the timing and temperature control settings. Information also to be provided explaining what routine maintenance is needed to enable operating efficiency to be maintained at a reasonable level through the service life of the systems.
Information about the ventilation systems and its maintenance requirements to be provided in accordance with the 'Domestic Ventilation Compliance Guide'.

STEELWORK

To be in compliance with Approved Document B:
All beams carrying load bearing walls and floor joists to be encased in 12.5mm Glasroc plasterboard or painted with intumescent paint to provide half an hour fire resistance.

HEATING

Existing boiler to be checked for adequacy. Existing heating system to be extended into new extension. Heating system to be commissioned upon completion of the works.
Boiler flue outlet to be positioned through new/existing roof to suit position - to be positioned in accordance with manufacturer's instructions.
Hot water pipes in unheated spaces to be insulated. Extend heating system to provide new wet radiators to new extension. All new radiators to be fitted with TRVs.

ELECTRICAL WORK

To be in compliance with Approved Document P:
All work to be undertaken by an Authorised Competent person registered with a Part P Competent Person Scheme.

DRAINAGE

To be in compliance with Approved Document H:

New foul drainage to bathroom/WC to connect into existing s/vp's: all penetrations through external wall to be made fully airtight. Materials to be upvc.

Fitting	Waste/trap dim.	Trap Seal	Fall
Wash Basin	40mm	75mm	18-44mm/m
Wc	75mm	50mm	18mm/m
Shower	40mm	50mm	18mm/m

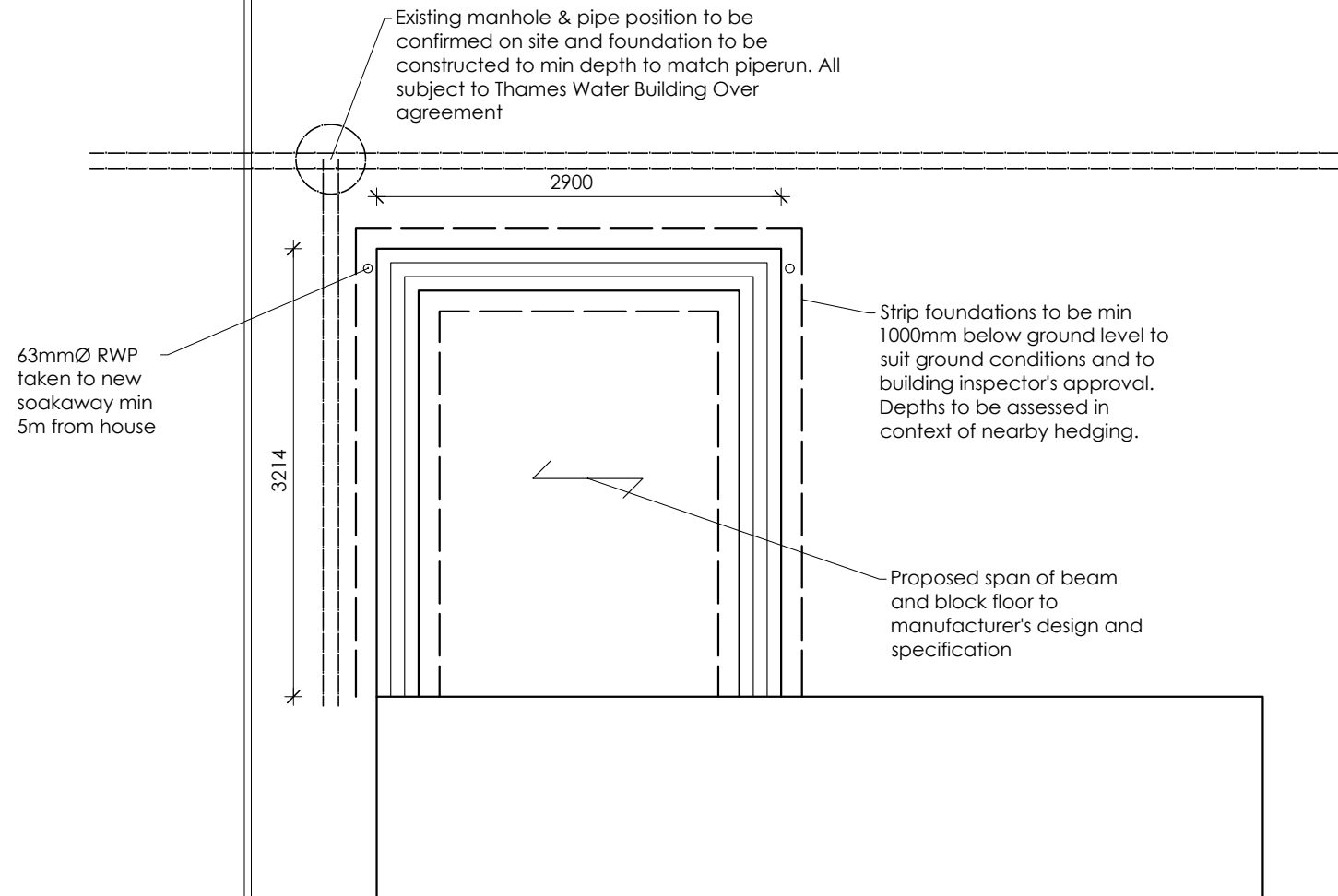
Below ground foul: Installation to be as generally in accordance with Building Regulations H1 Part 2, using 100mm dia sleeve flexible jointed. All waste branch pipes to be fitted with rodding eyes at changes of directions. Traps to be removable or fitted with a cleaning eye. Surface water drainage pipes to be 75mm diameter with 1:60 gradient. Foul water drainage pipes to be 100mm diameter with 1:40 - 1:60 gradient, to suit existing site and drainage levels.

New walls to have precast concrete lintels over pipes. Where pipes penetrate walls: short length of pipe bedded in wall joints formed within 150mm of either wall face. Adjacent rocker pipes of max. length 600mm with flexible joints. Where a drain runs under the building, provide at least 100mm of granular filling around the pipe.

Prior to commencement of drainage works, undertake a survey to assess the condition of existing pipes and drains. Where connections are made to existing drains involving removal of pipes and insertion of a junction, repair couplings should be used to ensure a watertight joint and the junction should be carefully packed to avoid differential settlement.

Pipe runs near buildings: drain trenches excavated lower than the foundations of any nearby building must either:
- Where less than 1m away from adjacent foundation, concrete fill the trench up to the lowest level of the foundation, or
- Where more than 1m away, the trench is to be filled with concrete to a level below the lowest level for the building equal to the distance away from the building, less 150mm.

Surface Water: 100mm half round section upvc gutters and 63mm dia upvc rwp's to discharge into new soakaway min. 5m from the house. Installation to be in accordance with Building Regulations H3 Part 1 and 2.



Tiles to match existing on sw batters spaced to suit on breathable membrane by Tyvek or similar on 50 x 150mm sw rafters or to structural engineer's detail and specification with 120mm Celotex XR4000 between and 30mm Celotex GA4000 under with 12.5mm plasterboard taped and skimmed to form VCL. All to provide max 0.15W/m²K U-value

100mmØ half round gutter connected to 63mmØ downpipe and taken to new soakaway min 5m from house

Proposed Velux 780 x 980mm rooflights installed in accordance with manufacturer's details, specification and flashing. All to provide max 1.4W/m²K U-value. Rafters to be doubled up to each side of rooflight

100mm facing brickwork to match existing outer leaf on 100mm Celcon Standard or similar insulating blockwork inner leaf with 100mm cavity filled with Celotex Thermacross Cavity Wall 21 insulation with residual 10mm cavity installed to manufacturer's recommendations. 12.5mm plasterboard on dabs taped and skimmed to internal finish. All to provide max 0.18W/m²K U-value

Structural ridge beam at high level to structural engineer's detail and specification

Half height timber stud wall to define end of kitchen faced with board to suit

Steel beams or lintels with posts/padstones to structural engineer's detail and specification

New pocket door system by Eclisse or similar

Mechanical ventilator to provide 60 l/s ventilation (or 30 l/s over hob) to external wall vent

New aluminium windows to have double glazed units fixed shut with safety glass to BS6206 and trickle ventilation to provide max 1.4W/m²K U-value

63mmØ downpipe and taken to new soakaway min 5m from house

Steel beams or lintels with posts/padstones to structural engineer's detail and specification

New aluminium sliding folding windows to have double glazed units including safety glass to BS6206 with trickle ventilation, all to provide max 1.4W/m²K U-value

Mains operated interlinked heat detector

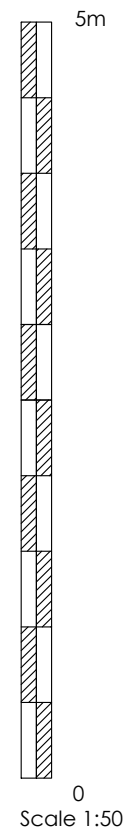
Existing doors to be rehung to open outwards with hinges to allow greater than 90° opening

Mains operated interlinked smoke detector

KITCHEN

WC

GARAGE



AI Drawing
REVISION
DATE
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DO NOT SCALE
DRAWING STATUS
PRELIMINARY
FOR APPROVAL
CONSTRUCTION

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JOB TITLE
DATE
Nov 24

CLIENT
Niki George

PROPOSED EXTENSION
2 CHARVIL MEADOW ROAD
CHARVIL

SCALE
1:50

REV.
100

DWG NO.
2431

JOB NO.
2431

PROPOSED PLANS