

Beams

Beams to be designed by Engineer to support the main structure. Beams to be nogged out and encased in 2 layers of fireline board taped and set or in certain locations as required by Building Control to paint with intumescent paint giving 30 minute fire protection.

Foundations

600mm wide to the external walls, foundation depths subject to site conditions, Local Authority Approval and to be a minimum depth of 1.2m from ground level, invert of existing and new drainage and if clay sub soils and trees within 3.5 metres foundation and slab will be designed to NHBC tables 'Building Near trees'. The existing boundary wall foundation is assumed to be adequate but to be exposed on site prior to commencement to the satisfaction of Building Control.

Smoke Detection

Existing mains operated interlinked smoke detection system to be checked for suitability. Fire alarms to comply with BS 5839-6-2004.

Slab

75mm sand/cement screed, reinforced with anti crack mesh, on 120mm Celotex insulation on 1200g polythene DPM lapped with new and existing DPC's on 150mm concrete slab on 150mm well compacted hardcore. Existing floors to be vented through to external air and air bricks at 1500mm centres, if required.

Internal Drainage

Kitchen Washing machine waste to be 40mm diameter UPVC pipe with a deep seal trap to be 75mm to connect to existing gully.

External drainage

Surface water - New rear extension to be served by 2no hoppers to connect to 68mm diameter UPVC down pipes and to connect to existing system or soakaway positioned minimum 5m from any building.

Restraint

5mm x 1000mm galvanised restraint and holding down straps at 2.0m centres all round roof level.

Window/Doors

Provide double glazing to all windows and doors within powder coated aluminium/steel frames, glazing in windows below 800mm from floor level and glazing in doors below 1500mm from floor level to be in toughened glass to comply with part N of the Building Regulations. Habitable Rooms to have openable areas equivalent to not less than 1/20th of the floor area. Glazing in 'Critical Areas to be kitemarked as BS6206. Including glazing to the side of doorways. New windows and door require a whole unit U-value of 1.4W/m2K.

Ventilation

All new rooms to have background ventilation equal to 8000mm2 in windows/doors.

Walls

102mm brickwork up to DPC level 150mm above ground level and up to top of flat roof, 100mm cavity fully filled with 100mm Knauf Earthwool Dritherm 32 Ultimate insulation, 100mm Celcon solar blockwork to the inner leaf and plastered. DPC on the external leaf under doors to be set 75mm lower to allow for lower door sill level.

The inner skin Blockwork to include for an expansion joint @ maximum 6m in accordance with the manufacturers recommendations. Wall ties to be at 750mm centres horizontally and 450mm centres vertically ties to be doubled up at the reveals.

Cavities closed around the windows and doors where necessary & provide proprietary cavity closers to avoid cold bridging set back a minimum of 30mm into cavity.

Powder coated aluminium cover stripes to garden room corner posts and projecting door head on 13mm OSB on 25x38mm battens on breathable felt, tyvec or similar on frame insulated with Celotex around steel RHS post.

Roof

Flat roof to be constructed GRP system on 18mm external ply on firings on 150mm celotex backed board on 50x175mm flat roof joists (design and calculations by Engineer to be forwarded to the Local Authority prior to commencement of works) at 400mm centres with 12.5mm plasterboard with taped joints and skimmed.

Proprietary lantern light to be designed and installed by specialist firm, details to be provided prior to installation.

General Note

Client to provide details of heat producing appliances, controls etc for approval of the Local Authority, Building Control Section. Existing gas boiler to be checked for suitability by a suitably qualified Gas Safe installer. Temperature of water stored in heater must not exceed 100 degrees centigrade. The temperature of the hot water to baths must not exceed 48 degrees centigrade. Trv's/thermostats to be provided to all new heating points.

All electrical work to be designed and installed by suitably qualified person and an electrical certificate to be issued upon completion and shown to Building Control.

100% of all light fittings to be energy efficient including external lights unless on PIR's.

Commissioning certificates by competent or qualifies persons to all fixed building services, where applicable, to be provided upon completion for heating and hot water systems (including insulation of pipes, ducts and vessels), mechanical ventilation (regulation 20A), mechanical cooling/air conditioning, fixed internal and external lighting and renewable systems.

Carbon monoxide alarm to be fitted 1-3m from the solid fuel burning appliance (wood burner) either on the ceiling or as high as possible (but not within 150mm of the ceiling) on a wall. (J2A). Existing structure to be checked for adequacy, where taking additional loads.

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Client
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Project

Date April 2024
Scale N.T.S @ A3
Drawn JTM
Drawing No

B.009.24.09

copyright and all
dimensions to be
checked prior to
commencement

Proposed replacement
single storey extension
to the rear

Construction Notes