

- BEFORE WORKS COMMENCE.
All dimensions shown are to be fully checked on site before works commence.
Existing building and adjacent land is to be inspected by contractor to determine existing construction and details, together with best method for undertaking new works with least disturbance to clients' and neighbours' property.
All underground services to be investigated by hand digging and verified before works commence to determine actual route + course of action required as necessary.
Actual boundary lines to be agreed on site between adjoining parties.
No part of new works to project beyond boundary.
Contractor to investigate existing lintels over G.F. openings and prove suitable for re-use and new loadings.
(if not satisfactory, new insulated lintels installed for new work).
Existing paving etc. taken up and stored to one side for re-use.
Min. 150mm vegetable soil removed from site Ground levels adjusted as necessary.
Any existing foundations grubbed out. All clean hardcore to be used on site.

SHOULD ANY CHANGES TO THE SCHEME AND SPECIFICATION BE REQUIRED
GHP Ltd. OR BUILDING CONTROL AUTHORITY SHOULD BE CONSULTED PRIOR TO ANY CHANGES BEING MADE OTHERWISE IT COULD LEAD TO THE PROJECT NOT BEING IN ACCORDANCE WITH THE APPROVED PLANS OR MEETING BUILDING REGULATION PERFORMANCE REQUIREMENTS

GENERAL NOTES

Provide all temporary works. Screens, fencing & Health & Safety measures (including toilet facilities) as necessary for the works

All timber sizes (C16 grade) obtained from TRADA eurocode 5 span tables

Actual internal room layouts of fixtures and fittings, to suit client.
All products specified to be fitted/ installed to manufacturers' instructions.
Any timber floor boards / plank installed in Kitchen area at risk of water spillage, to be moisture resistant
All works to be undertaken in professional and workmanlike manner with appropriate materials and finishes to match existing.

All surfaces made good where disturbed.
Decoration to be agreed with Client.
Any variation found to the details shown on this drawing are to be notified to G H Partnership Ltd. before works proceed.
Site to be cleared and left in tidy condition when works completed.

See Structural Calculations and details Ref. HDSJ26104 A by Holbrook Design Services Ltd.,
42 Holbrook Avenue RUGBY CV21 2QQ
Tel. 01788 577448 Mob. 07769267551

General Description of Works with Details to Comply With Current Building Regulations

PITCHED ROOF (Sloping Ceiling/insulation between & under rafters - unventilated)

Concrete tiles to match existing colour / profile on treated battens on TYVEK (or similar approved) Breather Membrane draped over 47x150mm C16 grade rafters at 400mm ctrs. 25mm air space over 100mm Celotex GA 4000 insulation between rafters. 60mm Celotex GA 4000 insulation to underside of rafters. All joints to be taped to form vapour control layer. 25 x 50mm treated softwood battens under line of rafters. 12.5mm pl.bd. & skim U=0.15W/m²K.
Top wall plates and 1st rafters parallel to walls Rawlbolted into masonry at 1M ctrs. as positive restraint for roof.
75x97mm wall plates & first rafters next to wall Rawlbolted to wall with joist hangers for positive connections to top end of rafters.

Form continuous insulation at cavity wall head & pitched roof junction.

heavy dotted lines show position of 5x30mm galvanised mild steel straps to B.S. 5268 to rafters at max 1.2M ctrs. built into wall to provide lateral restraint.
Code 4 lead flashings & soakers, min.150mm high at wall / roof junction.
75x97mm wall plates strapped to walls at max. 1.5m ctrs.

ROOF LIGHTS

Velux or similar approved 'Low Pitch' rooflights & approved weatherproof flashings fitted in accordance with manufacturers' instructions.
Provide double rafters each side of opening to roof windows.
Roof windows to have maximum u-value of

Minimum 15° roof slope Velux roof lights fitted in accordance with manufacturers' instructions.

GROUND FLOOR:-

P/A = 0.71

Carpet / Tiles / Vinyl, floor covering to suit client, on Floor finish to suit Client on Min.65mm sand-cement reinforced screed On 1000G. poly separating layer on 100mm Celotex GA4000 insulation on 100mm oversite concrete on 1200G poly D.P.M. on well compacted hardcore laid in 150mm layers with sand blinding U=0.18W/m²K.
Floor insulation to tightly abut blockwork walls to ensure a proper seal between wall and floor air barrier with no gaps between skirting board and the floor.
25mm perimeter insulation around edge of all external ground floor walls to depth of floor insulation.

N.B.

If underfloor heating is installed then actual insulation type is to be checked to ensure suitability Also.

Where under floor heating is to be installed the polythene slip layer is to be included over the insulation boards and under the screed to prevent migration of wet materials between boards, condensation in the insulation when drying out and any chemical reaction with screed constituents and aluminium foil facings.

Where installed, underfloor heating system to be designed and installed by specialist Heating Engineer with manifold, controls, valves etc. positioned to suit Client & actual layout.

Hand placed, well compacted hardcore laid in max. 150mm layers with sand blinding.
A142 steel mesh reinforcement to R.C. floor slab with min. 50mm cover.
Screed reinforcement :- Fibreglass additive to mix or zinc coated hexagonal wire netting to B.S. 1485 (chicken wire).

FOUNDATIONS (All to Satisfaction of Building Control Officer)

600mm x mini.1m. deep GEN 3 grade concrete trench fill foundations.

Foundations taken down below invert of drains + to suit ground conditions.

Existing foundations to be exposed + proved suitable for additional loading.

Underpinning as necessary in alternate 1M. sections.

D.P.C.

Min. 2 cos. Staffordshire blue brick D.P.C. 150mm above finished ground level. Stepped to suit finished ground levels and level entrance doorways.
Ruberoid Hyload or similar approved D.P.C. Continuous wall + floor D.P.C.
Concrete fill to cavity wall upto 225mm below D.P.C.
D.P.C. cavity tray, with minimum 150mm drop to tray, & weepholes at 900mm ctrs. to base of new cavity wall.

WALLS :-

Catnic Stronghold, or similar approved wall connectors between new and existing masonry.

Mastic seal behind pointed Mortar to vertical joint.
Stainless steel wall ties to B.S. Specification at 750mm ctrs. horizontally and 450mm ctrs. vertically and within 225mm of un-bonded jambs of openings, at 300mm ctrs. vertically.

New cavity wall

Outer leaf :- Facing Brickwork / 2 coat sand-cement render on 100mm Interfuse Interlyte blockwork /

Insulation :- 100mm Knauf DriTherm Cavity Slab 32 insulation.

Inner leaf :- 100mm Interfuse Interlyte blockwork. Knauf PIR Laminate 50mm (insulated plasterboard). Lightweight plaster finish inside.

or 100mm cavity with medium block plus insulated plasterboard (365mm overall wall thickness)

Glazing

NEW DOORS, DOORWAY OPENINGS & WINDOWS (U.P.V.C. Aluminium or Timber frames) with 8000mm² trickle vents.

All New Glazed Doors and Windows to achieve min. U value of 1.4 W/m²K

Any replacement double glazed windows to be manufactured / supplied / installed, by FENSA registered manufacturer / installer.

I.G., Keystone or similar approved insulated lintels over openings with D.P.C. and weep-holes, where not protected by the roof.

Fit approved PVC cavity closers around openings in new external cavity walls.

Window frames to be set back in openings. Internal face of window frame to be set 30mm inside internal face of outer leaf brickwork.

Opening lights to provide 1/20th floor area - ventilation. Draught strips to opening door / window frames.

Trickle vents to provide 8000mm² background ventilation to habitable rooms

Safety glazing in critical locations to B.S. 6206 :1981.

VENTILATION

Extract fan to kitchen to provide 30 litres / second ventilation adjacent to hob. 60 l/s. elsewhere.

Provide rigid ducts to extract fans wherever possible. Flexible ducts to be max. 1.5m long & used for final connections only.

PLUMBING

Existing 1st Fl. bathroom wastes adapted to suit new S.V.P. position / arrangement

New Plumbing to B.S. E.N. 12056 : 2000 for internal drainage systems.

75mm deep resealing traps to all fittings taken direct to S.V.P. or reduced fitting on drain.

Approved air admittance valve to S.V.P. stub stack.

Vented Boxing in to have sound insulation and screwed access panels.

Rodding access to bottom of S.V.P. & changes of direction and above spillover level of lowest connected appliance to S.V.P.

Hot & Cold water to wash hand basin.

N.B. In line Ball Control Valves on cold water supplies to toilets and hot and cold water supplies to all fittings and appliances.

Min. 100mm dia. half round gutters with 63mm dia. rainwater pipes.

DRAINAGE

Existing arrangements & route and drainage system (Storm and Foul Water) drains to be determined on site before drainage works commence

Existing drains adapted to suit new works.

All new drainage works to be in accordance with 'Sewers for Adoption' (7th Edition).

Actual Surface Water drainage system to be determined on site before works commence with rodding access points at direction changes, to satisfaction of B.C.O.

Soakaway / direct route to existing drainage system.

Any soakaway pit to be sited min. 5m. away from building, designed in accordance with guidance given in BRE Digest 365.

New 100mm dia. drains to have granular bed + selected fill surround.

Concrete protection to drains under building.

Lintels to walls over drains to give 50mm clearance all round filled with compressible material.

Opening to be masked each side with slate (or similar material) to prevent entry of fill or vermin.

Any New Inspection Chambers to be min. 460mm dia. Approved proprietary prefabricated polypropylene chamber.

STEELWORK

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by Holbrook Design Services Ltd.

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Min. 150mm end bearing to steel beams with min 2 course engineering brick padstone.

1/2 Hr fire resistance to steelwork = 2 layers 12.5mm pl.bd. with staggered joints + skim finish.

ELECTRICAL

All electrical work to meet the requirements of approved document Part P (Electrical Safety) must be designed, installed, inspected and tested by a Registered Competent Person or Company.

Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate B.S.7671 electrical certificate to be issued for the work by a Registered Competent Person or Company.

Contractor to be mindful of interaction with B.Regs. Part P and other parts of Regulations when installing and checking electrical installations.

Electrical installation (lighting, circuits, sockets, spurs, etc.) to current I.E.E. regulations.

Actual electrical layout to be agreed with client to specialist design.

HEATING

Existing Boiler/ heating system to be inspected + overhauled as necessary by specialist.

Any new Boiler to have minimum SEDBUK efficiency of 92% for gas fired heating systems.

New Heating System + layout to be agreed with client & to be designed with Min. 92% Efficiency Boiler.

New gas fired boiler serving central heating system to have the minimum provisions for system circulation, system preparation and commissioning and system controls in accordance with the Domestic Building Services Compliance Guide.

Boiler to be 92% efficiency rated (condensing boilers).

Design, Installation and CERTIFICATION by suitably qualified Heating Engineer.

All works to be carried out by approved GAS SAFE Registered Engineer.

Approved room thermostats or thermostatic radiator valves to new radiators.

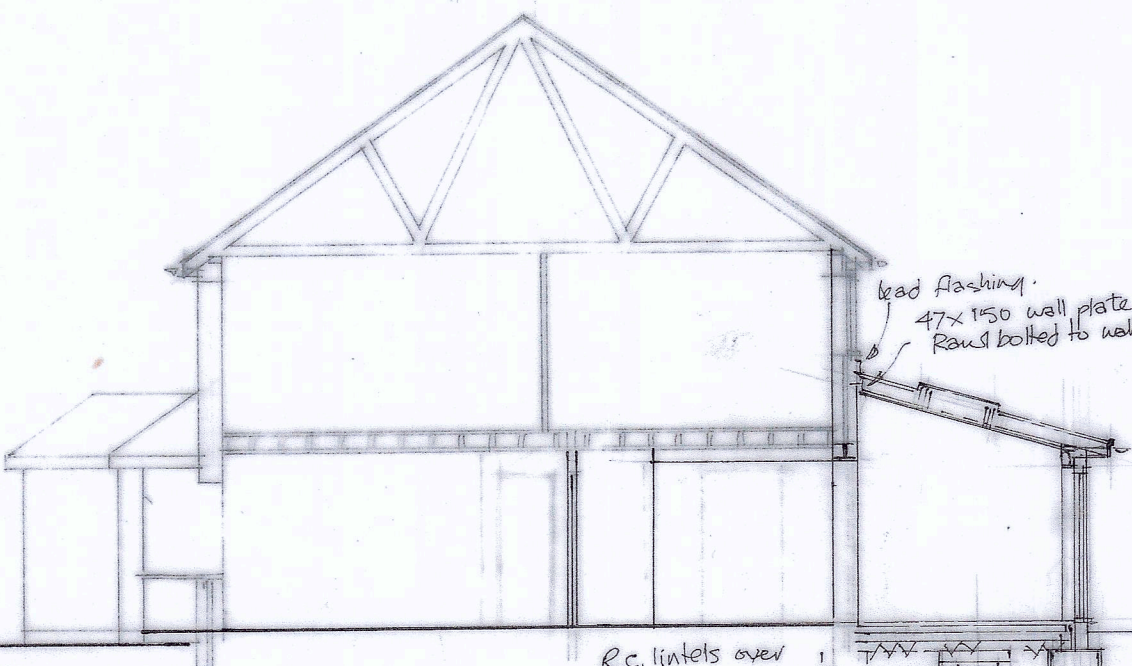
FIRE SAFETY

SD Self-contained smoke alarm to BS EN 14606 (DOMESTIC TYPE Smoke Alarm Devices) ceiling mounted

and sited within 7m. of doors to rooms at risk of fire source and 3M of bedrooms each storey.

Inter-linked + permanently wired to separately fused circuit at the distribution board. Self contained smoke alarms to BS 5839-6:2004

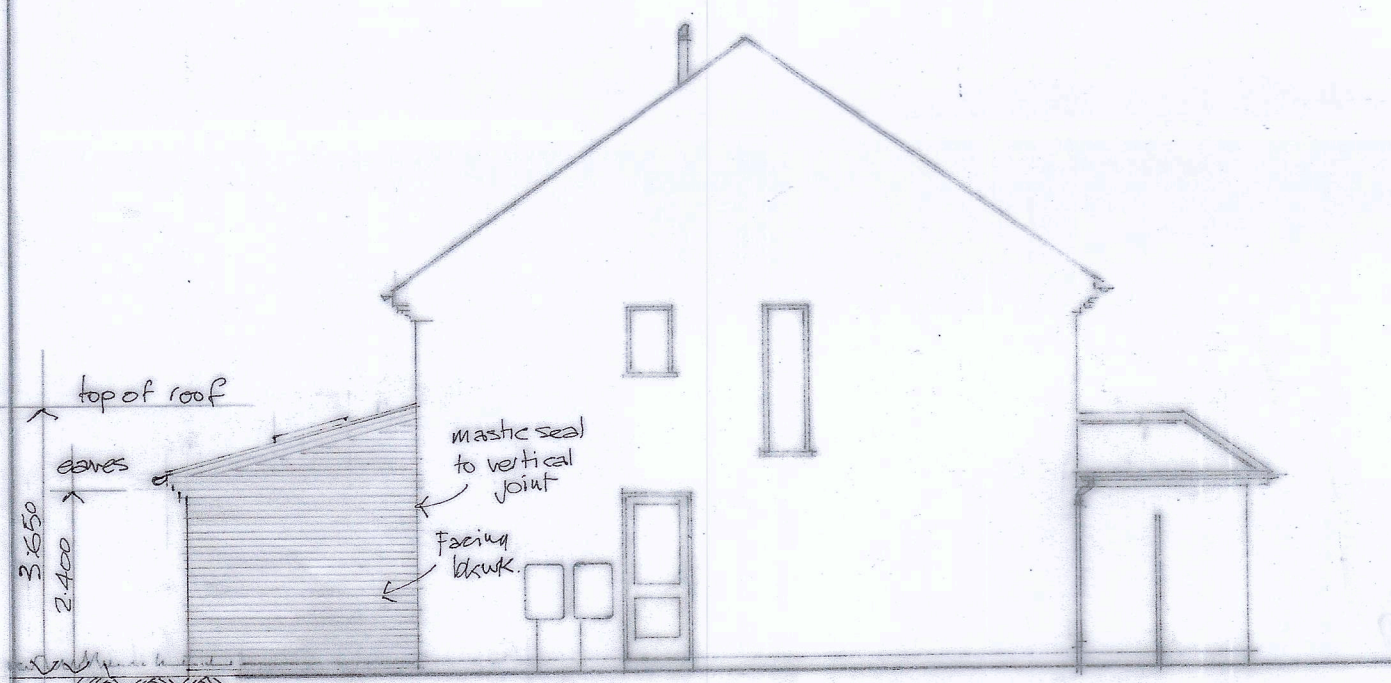
HD Heat Detector in Kitchen to BS 5839-6:2019



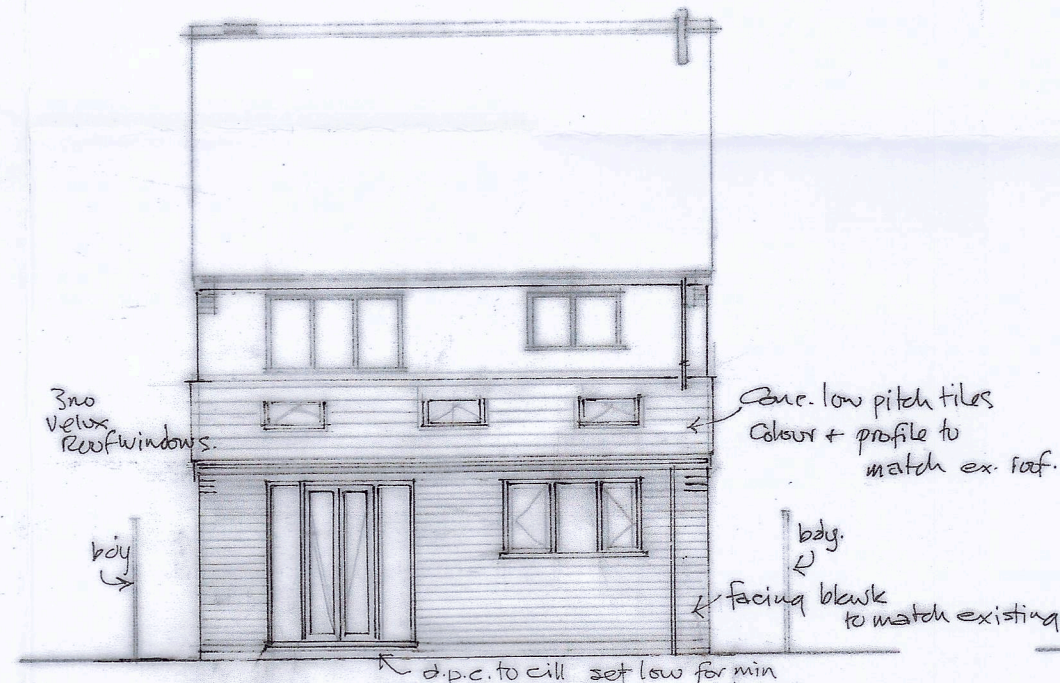
section a a

Existing ground levels surrounding extension to be adjusted/lowered to suit preferred final terrace / patio arrangements to client's choice.

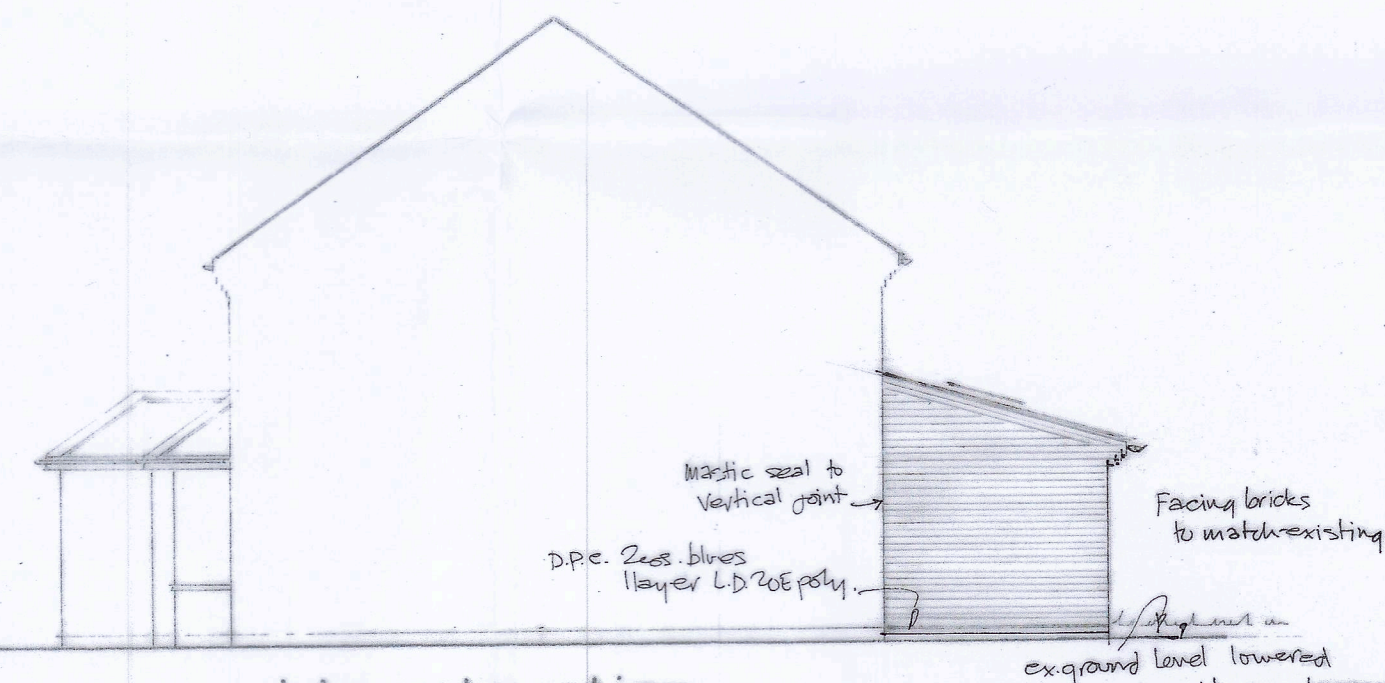
Where possible, existing window / door frames with insulated lintels to be reused



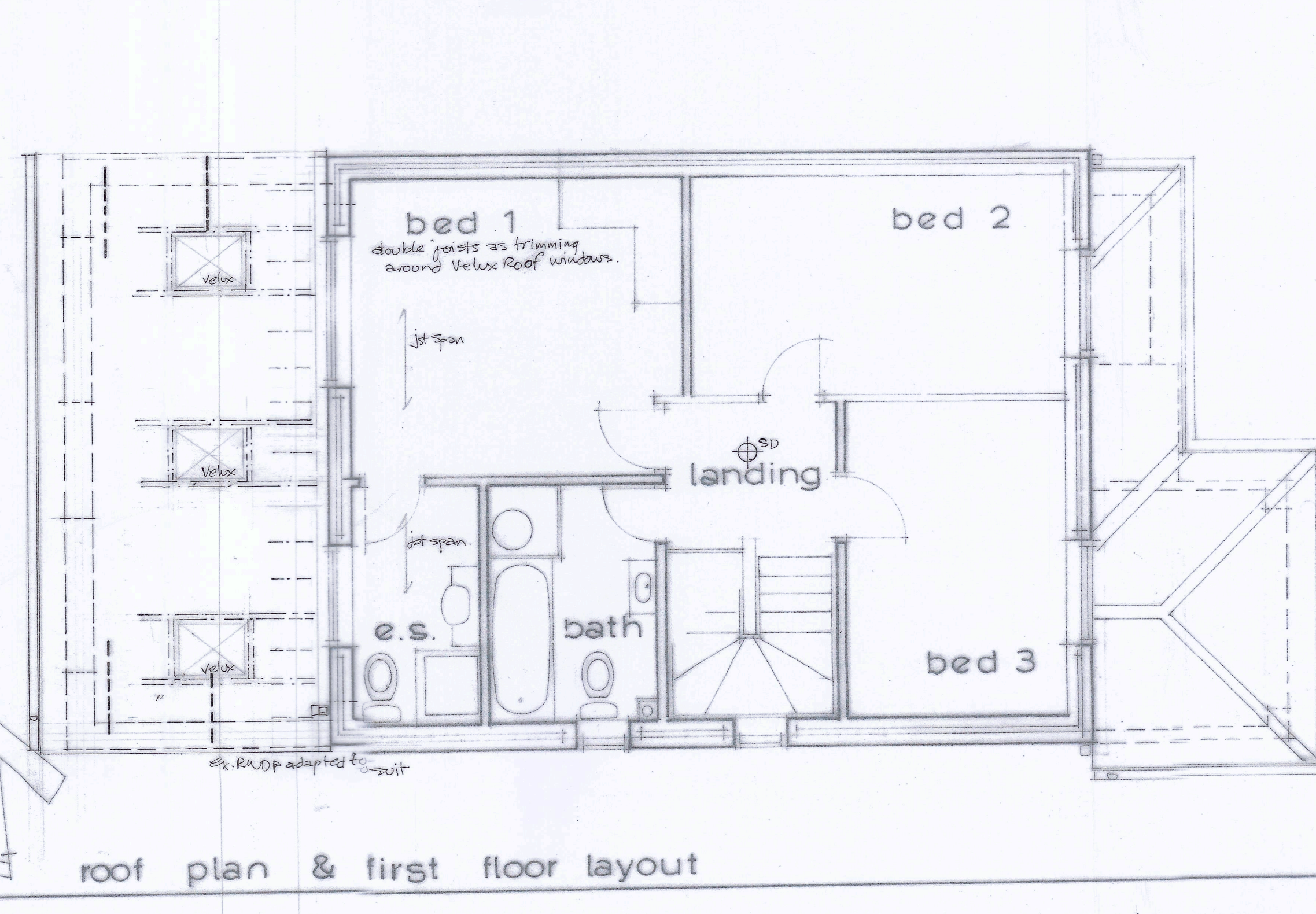
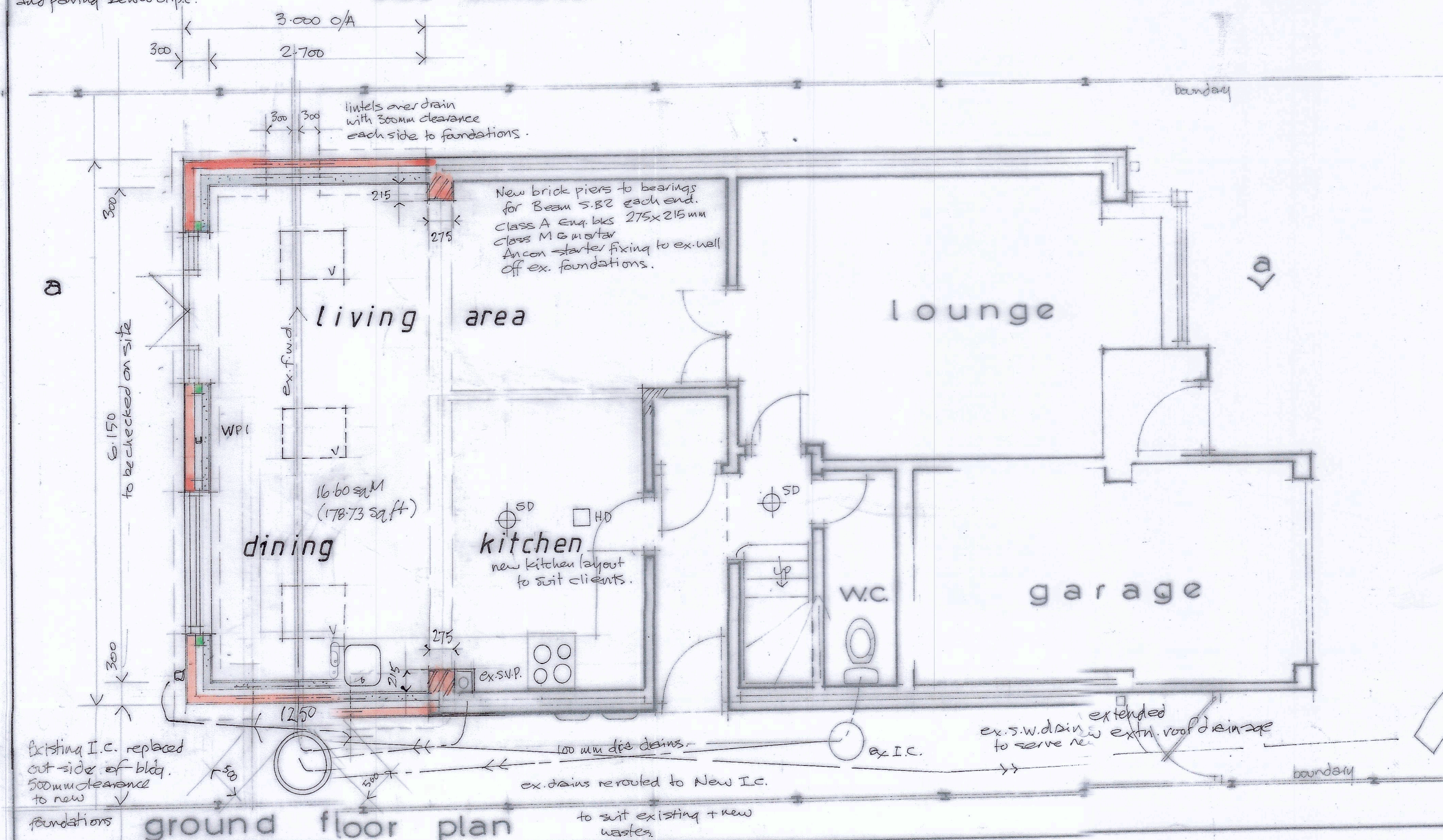
side elevation



rear elevation

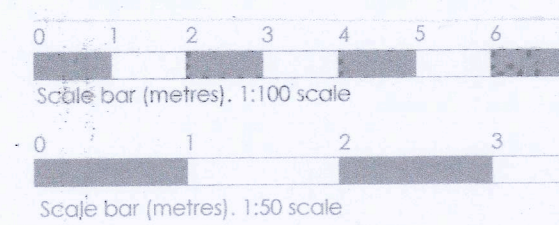


side elevation



roof plan & first floor layout

4A Velux Bs. modified
Pillars shown for steel work bearings.



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Proposed Single Storey
Rear Extension

1 Newquay Close
HINCKLEY
Leicestershire

16.60 Sq.M.
(178.73 Sq.Ft.)

Mr M. & Mrs V. Brocklehurst

Drawing No: 6562 / MVB / 4 A
Scale: 1:50 1:100
Drawn By: G. W. H.
Date: 18 / 6 / 2026