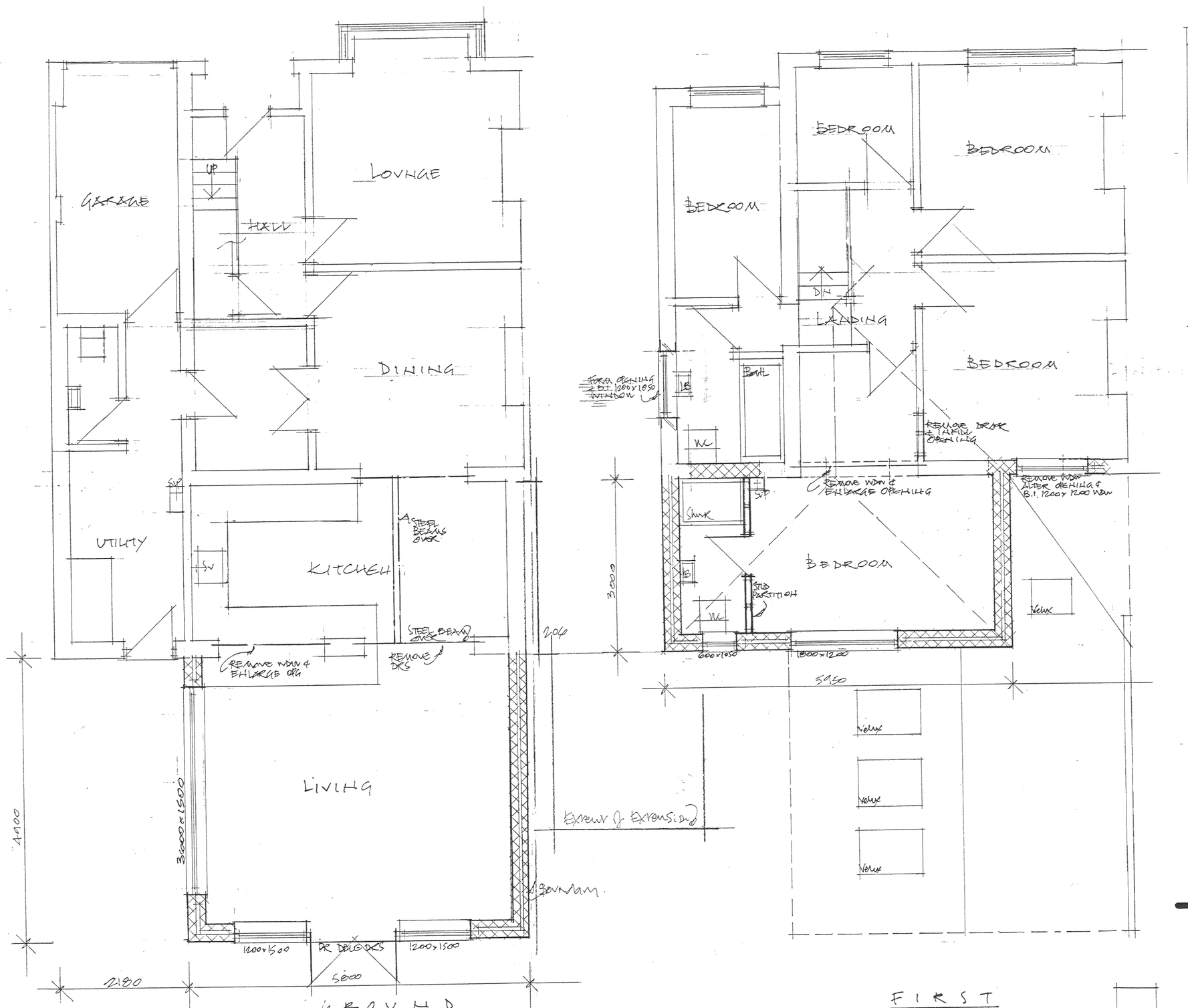
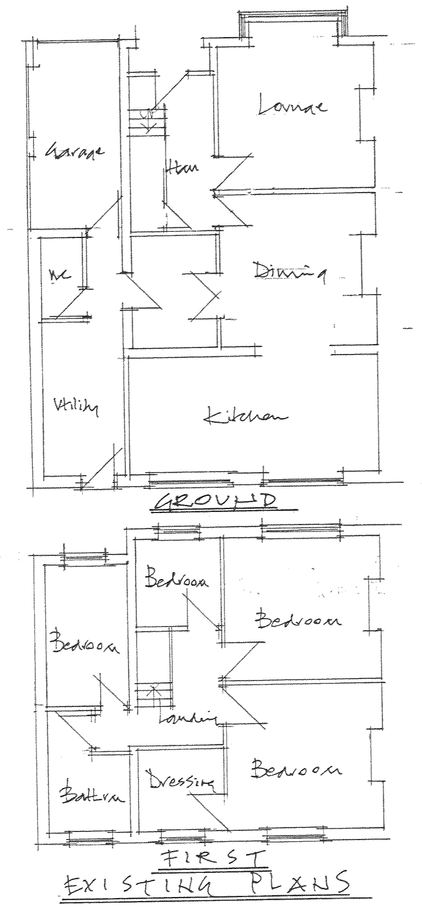
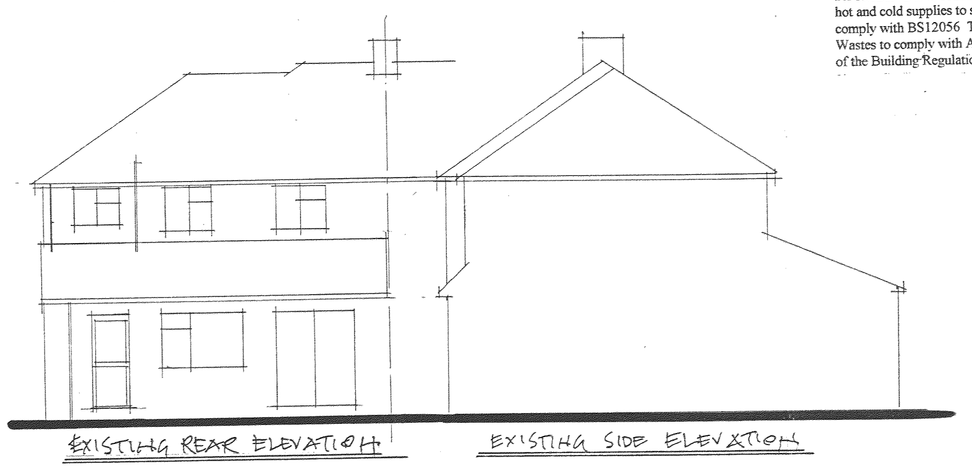






FIRE PROTECTION; Install mains operated smoke alarms all in accordance with BS5446 Pt.1 . Entrance hall , landing and lounge to be fitted with optical detectors, bedrooms to have ionization type. Kitchen to have heat detector.
VENTILATION; *WC/Ensuites/bathroom:* Mechanical ventilation to provide extract rate of 15 litres/sec. with 15 min. overrun connected to light switch . *Kitchen:*Mechanical ventilation to give extract rate of 30 litres/sec adjacent to hob and vented to external air.
ALTERATIONS TO EXISTING; 1.Remove existing leanto roof to single storey extension where necessary for first floor extension. Prepare walls for raising and make good/adapt remaining section. 2.Form new openings in existing at junction with extension, allow for temporary support, build in steel lintols over and make good finishes. 3.Remove windows at first floor level, alter, block up or reposition openings as necessary to suit new layout. Allow for temporary support, build in steel lintols and make good finishes. 4. Remove door/frame in rear bedroom and infill opening. Make good finishes. 5. Cut back roof/eaves as necessary to allow for extension. 6. Alter/adapt and extend services to suit new layout.

FOUNDATIONS; Expose and inspect existing foundations to single storey extension to confirm suitability to support additional loads. If necessary strengthen/underpin foundations as required by Building Inspector. New foundations to be 550mm x 850mm trenchfill concrete 1 metre (Min.) Deep or to suit Building Inspectors requirements and ground conditions.
EXTERNAL WALLS; Cavity wall construction with external skin in common bricks/concrete blocks and having rendered fish. 90mm cavity with stainless steel ties at 750mm horiz. and 450mm vert. c/cs, Cavity ties within a distance of 225mm of openings to be spaced not more than 300mm apart vertically. 90mm Dritherm Full Fill insulation (Or similar) insulation to give 'u' value of 0.30., 100mm insulating block internal skin *(Celcon Solar or Thermalite Shield 3N)* and 2 coat lightweight plaster finish.. All cavities to be closed with thermabate cavity closers incorporating DPM. Provide Catnic (Or similar) insulated steel lintels over all openings. Ensure cavity insulation is continuous with roof insulation at eaves level. New walls tied to existing with stainless steel wall starters. Incorporate cavity tray gutters at where single storey extension roof and leanto roof abut new cavity wall.
EXTERNAL DOORS/WINDOWS; To match existing, UPVc construction double glazed with 16mm air gap and a 'soft' low-E coating to give average 'u' value of 1.80W/m². All windows to be fitted with trickle vents 8000m².
Bedrooms to have escape windows having clear unobstructed openable area of not less than 0.33 sq.m. No side to be less than 450 mm in length. Bottom of openable area to be not more than 1100 mm and not less than 800 mm above the floor. All openings in structure to be fitted with draught excluders. All joints between windows/doors and blockwork to be sealed in accordance with Approved Document L of the Building Regulations Paragraphs 1.30, 31 and 32. Window frames are to be set back so as to project 30mm across cavity.
ELECTRICAL INSTALLATION; Electrical installation to comply with the requirements of Approved Doc. P (Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so, and that prior to completion of the work, an appropriate BS7671 Electrical Installation Certificate will be issued to the Council for the work by such a person. Provide minimum of 25% of new light fittings to comply with section L1 of the Building Regulations. Lamps to have luminous efficacy greater than 40 lumens per circuit-watt.
RAINWATER DISPOSAL; UPVC gutters and RWPs all to match existing and connected to existing/ new storm drains. Reposition/adapt existing RWPs to suit.
INTERNAL PARTITIONS/WALLS; Partitions 100mm x 50mm softwood studding at 400mm vert. and 750mm horiz. c/cs faced both sides with 15mm plasterboard and skim both sides and infilled with 25mm unfaced mineral batts min. density 10 kg/m³. At first floor level, partitions built off double floor joists./sole plates all in accordance with approved document E Diagram 5-2 Internal wall type B.
PLUMBING INSTALLATION; Extend/adapt wastes and hot and cold supplies to suit new layout. New plumbing to comply with BS12056 Traps to be 75mm deep seal, antivac. Wastes to comply with Approved document H (2002 edition) of the Building Regulations.

DRAINAGE; Lay new 100mm diam. Plastic storm drain laid to 1:40 fall. Storm drain to discharge into soakaway. Soakaway to be sited a min. of 5 metres away from any building. Soakaway to be constructed all in accordance with Approved Document H of the Building Regulations and to be designed and tested in accordance with BRE Digest 365.
FIRST FLOOR CONSTRUCTION; 22 mm T&G floor boarding on 38mm x 170mm C16 softwood floor joists at 400 mm c/cs . Joists supported on restraint type steel hangers. *(In accordance with diagram 18 of approved document A of the Building Regulations)* Incorporate mineral wool layer between joists, min. density 10 kg/m². All in accordance with approved document E Diagram 5-7 Floor type C. Face underside with 12mm plasterboard and skim. Provide 30 mm x 5 mm galvanised steel lateral restraint straps max. 2m c/cs along where floor joists are parallel to wall. Joists to have solid/herringbone strutting at max. 2500mm c/cs
HEATING INSTALLATION;To be extended and adapted to suit new layout and to clients requirements. New radiators to be fitted with thermostatic radiator valves to limit the output of the heating system.
ROOF CONSTRUCTION; *Main Roof:* Roof tiles to match existing on treated softwood battens and breathable felt. 175mm x 38mm softwood ridge, 47mm x 220mm softwood hip rafters, 44mm x 150mm C24 strength softwood rafters at 400mm c/cs , 38mm x145mm C16 softwood ceiling joists at 400mm c/cs. 12.5mm plasterboard and skim to soffite of ceiling. At base of hips build in 175mm x 50mm softwood dragon ties fixed to wall plate. Fascia and eaves boarding all to match existing and incorporating continuous eaves vent. with ventilated gap equal to 25mm wide continuous gap along perimeter. Provide 30 mm x 5 mm galvanised steel lateral restraint straps at max. 2m c/cs along ceiling level where ceiling joists are parallel to wall. Insulate ceiling with 270mm insulation in two layers. Bottom layer 100mm thick laid between ceiling joists and top layer 170mm thick laid over ceiling joists. Incorporate eaves vent trays to ensure air space is maintained through roof space. Form sloping valleys with Code 4 lead dressed beneath roof tiles and laid on softwood bearers and 150mm x 25mm valley boards. *Single storey extension roof:* Roof tiles to match existing and suitable for 22½° pitch on treated softwood battens and untearable felt. Steel ridge beam to structural engineers details, 44mm x 150mm C16 softwood rafters at 400mm c/cs. At junctions of roofs with walls build in code 4 lead horizontal and stepped flashings. Form horizontal gutter with 19mm softwood gutter boarding laid on softwood bearers and to falls. Line with code 4 lead dressed beneath roof tiles and with lead rolls at 1200mm c/cs. At eaves fix 100mm x 50mm softwood wall plate strapped to wall at 2M c/cs. Fascia and eaves boarding all to match existing and incorporating continuous eaves vent. with ventilated gap equal to 25mm wide continuous gap along perimeter. Incorporate ventilating ridge tiles at top of roof slope to provide ventilated area equal to 5mm continuous gap along perimeter. Incorporate 3 No. Velux roof windows Type M06 780 mm x 1178 mm and 1 No. Velux roof window C02 600mm x 780mm Roof windows to have double rafters each side and double trimmers top/bottom.

INTERNAL ALTERATIONS & EXTENSIONS TO REAR OF DWELLING TO FORM EXTENDED KITCHEN/DINING AT GROUND FLOOR LEVEL AND ADDITIONAL BEDROOM AT FIRST FLOOR LEVEL.
at
204, LEICESTER ROAD,
MARKFIELD
for
MR. & MRS. J. EVANS

SCALE	1:50
DRAWN	March 2009

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