

Removals

Carefully remove the existing conservatory complete including grubbing up the existing foundations, and clear away from site. Remove all internal wall within the existing extension. Allow for all necessary scaffolding , props , Acros and planking .

Foundations

New foundations to be minimum 1000mm below ground level to the bottom or to Building Control Officers recommendations and to suit the local ground conditions, trench filled mass concrete , use sulphate resisting concrete to a C20 mix and a minimum cement content of 220kg/mcu.

New External Walls

New cavity walls to consist of 102mm facing bricks to match existing as near as possible,150mm clear cavity filled with 150mm "Dritherm32 Ultimate insulation and 100mm thick "Celcon Solar"" insulation blocks and finish internally with 12.5mm plasterboard and skim finish. All to achieve a U value of 0.18Wm2k. All finished internally with 12.5mm plasterboard with skim coat finish.

New DPC's

New Hyload DPC's to external wall to be a minimum of 150mm above ground level , provide 2 course Class A blue brick splash course to outer s

New Lintels

Provide standard IG L1/S100 or similar galvanised steel lintels , sized to suit openings complete with 150mm end bearing and flexible damp proof cavity trays and provide weep wholes over each lintel at 450mm centres. Allow for new reinforced concrete pad stones under each end.

New Cavity Closures

Close all cavities in external walls with propriety BBA insulated cavity closures , cavity trays and weep holes as required All windows and door frames to be set back to overlap the cavity closures by at least 30mm.

Existing Walls

Existing external walls where they become internal to receive either 2 coat plaster finish .

New Solid Floor

New 50mm thick sand/cement screed on new 100mm thick concrete slab complete with 1 gauge polythene damp proof membrane taken up walls and tucked into mortar joint ,on 100mm thick "CelotexGA4000" dense flooring grade polyurethane rigid insulation slabs on 1200 gauge DPM on 25mm sand blinding on 150mm well consolidated quarry waste provide 25mm thick perimeter insulated up-stand in between slab and walls, all to give a U value of 0.22W/m2k .

New Single slope pitched roof (Pitch to be minium 15 degrees)

New roof to consist of new/ reclaimed tiles / to match existing on 50 mm x 38mm treated timber laths to BS 5534 part 1 fixed with galvanised steel nails on "Tyvek" or similar vapour permeable membrane on new prefabricated TJI treated timber joists (by specialist contractor) and securely fixed to new 100mm x 75mm treated timber wall plate securely fixed to top of existing wall with 5mm 30mm galvanised steel straps fitted at 2000mm centres. To the pitched roof lay new 125mm thick "Celotex" XR4000 insulation between the new rafters and 50mm thick "Celotex" GA4000 insulation under rafters and finish to ceiling with 12.5mm foil backed plasterboard with plaster skim coat finish. All to give a U value of 0.022 W/m2 k. Eaves ventilation to be top of fascia type vents complete with insect proof mesh .

New Roof Windows

Provide and install 2No. 1200mm x 600mm double glazed sealed units with powder coated frame and set flush into roof complete with all necessary flashings .

New Rainwater Goods

Provide and fix new rainwater goods including gutters and downpipes in colour to clients approval.

New Bi-Fold Doors

Provide new powder coated or UPVC bi-fold doors complete with frame in colour to be agreed with the client. Doors to be glazed in K Glass Range having outer pane of 4mm Optifloat 16mm cavity filled with Argon gas and an inner pane of K Glass A all to achieve a U value of 1.4W/m2K and complete with trickle ventilation.

New Electrics

All new electrical installation to be designed, installed, tested , inspected and certified to satisfy Approved Document P (electrical safety). Inspection and testing to be carried out by a person competent to do so. Electrician to provide on completion the appropriate Electrical Installation Certificate. All sockets, switches etc. to comply with Document M diagram 29. Provide and fix new fixed lighting that will take lamps having a luminous efficacy greater than 40 lumens per circuit watt (e.g. fluorescent tubes Osram lamp holder 2000). All lighting and power point positions to be agreed with the client prior to installation.

New Heating

Specialist contractor to extend the existing hot water radiator heating system to the new area positions and types of radiators to be agreed with the client prior to work commencing .

New Fascias and Soffits

New fascias and soffits to be in upvc to match the existing

New Rainwater Goods

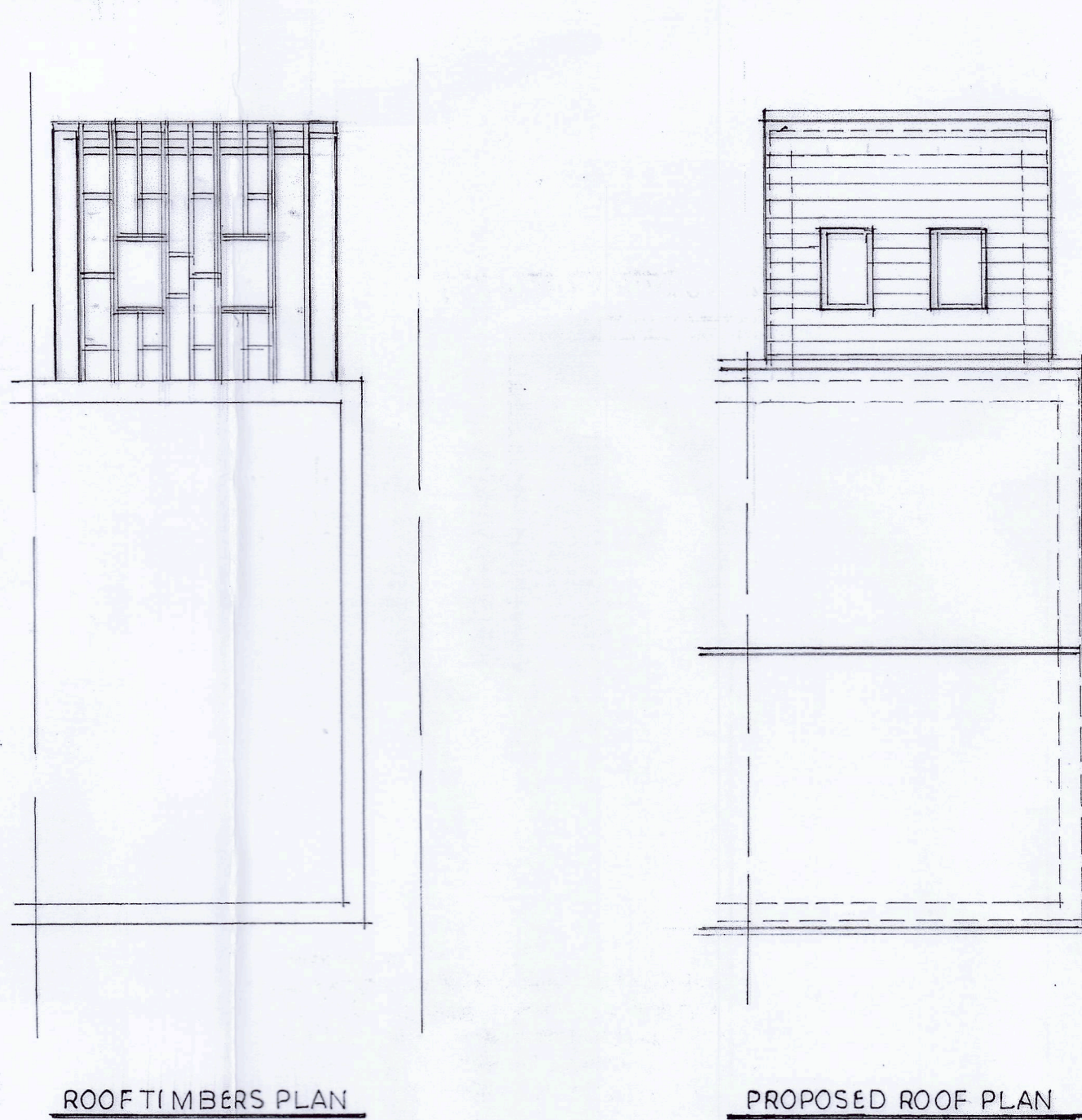
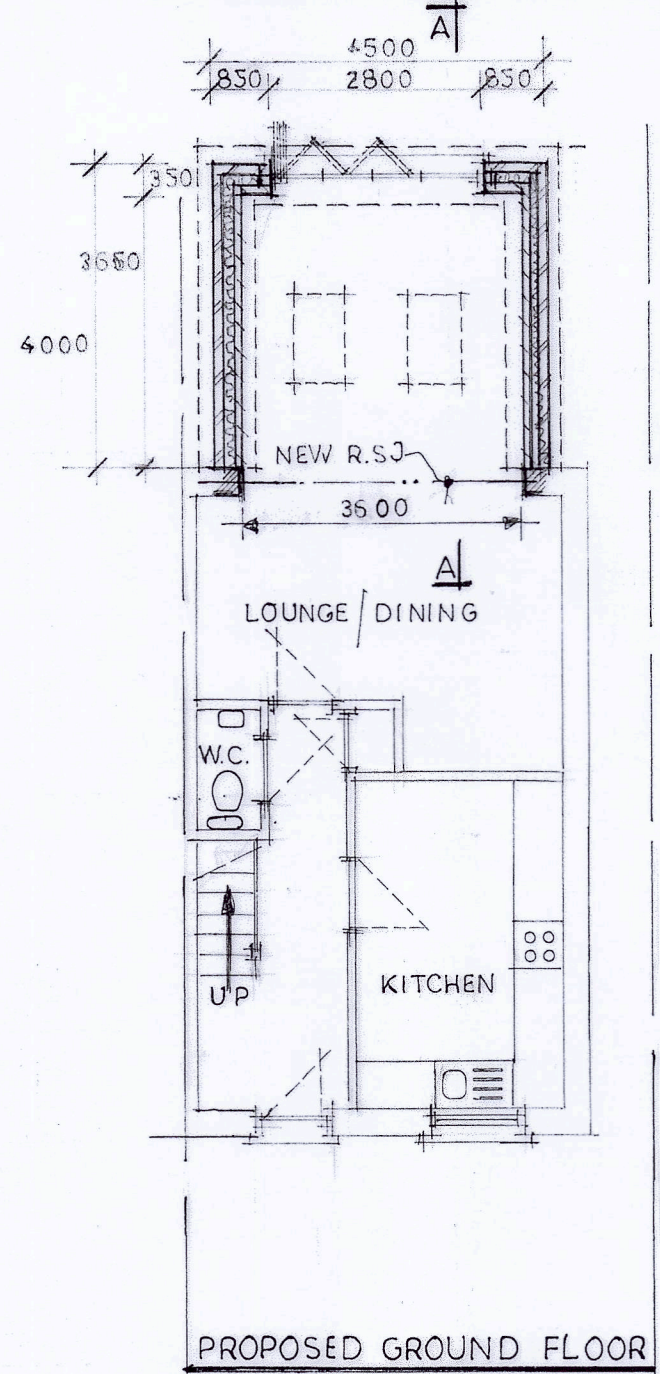
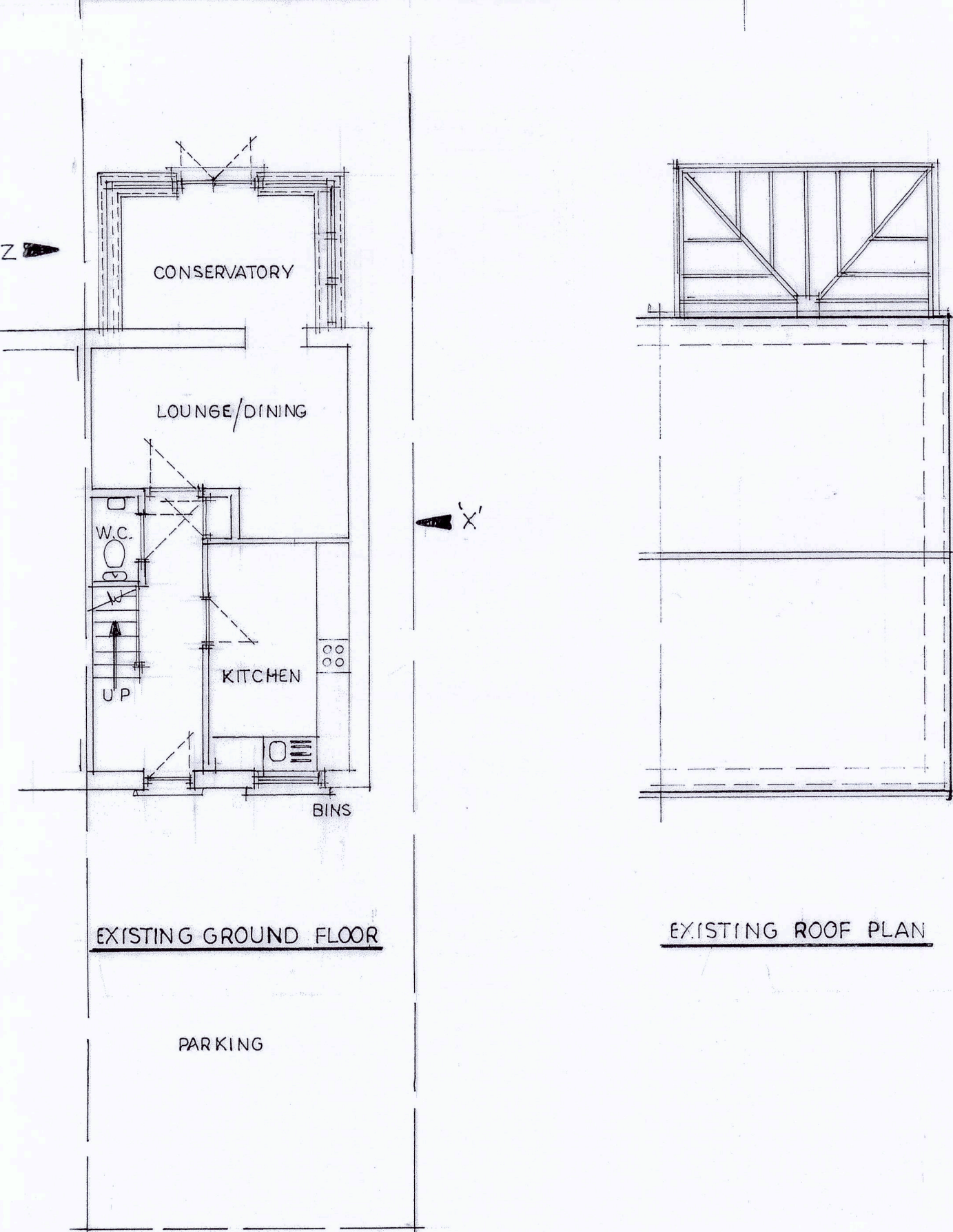
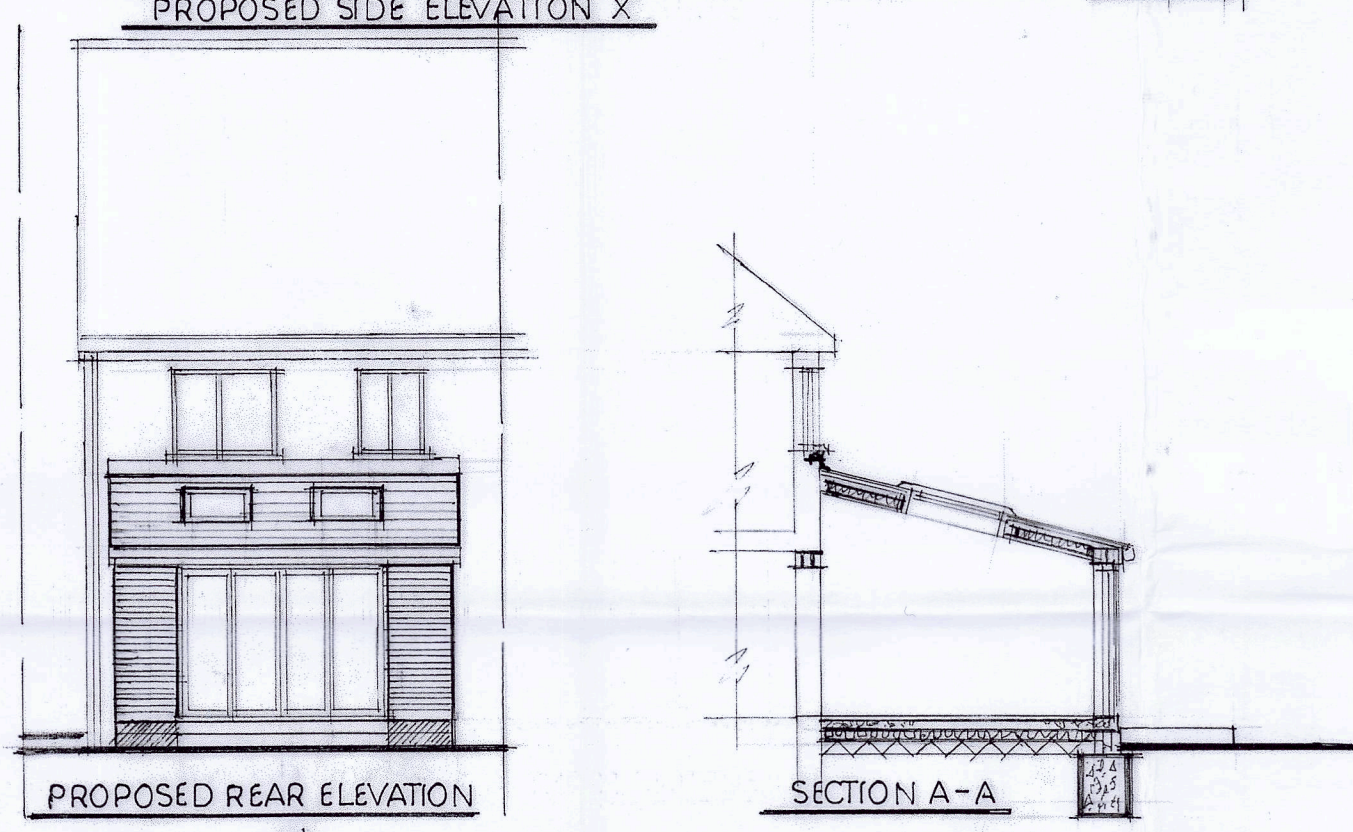
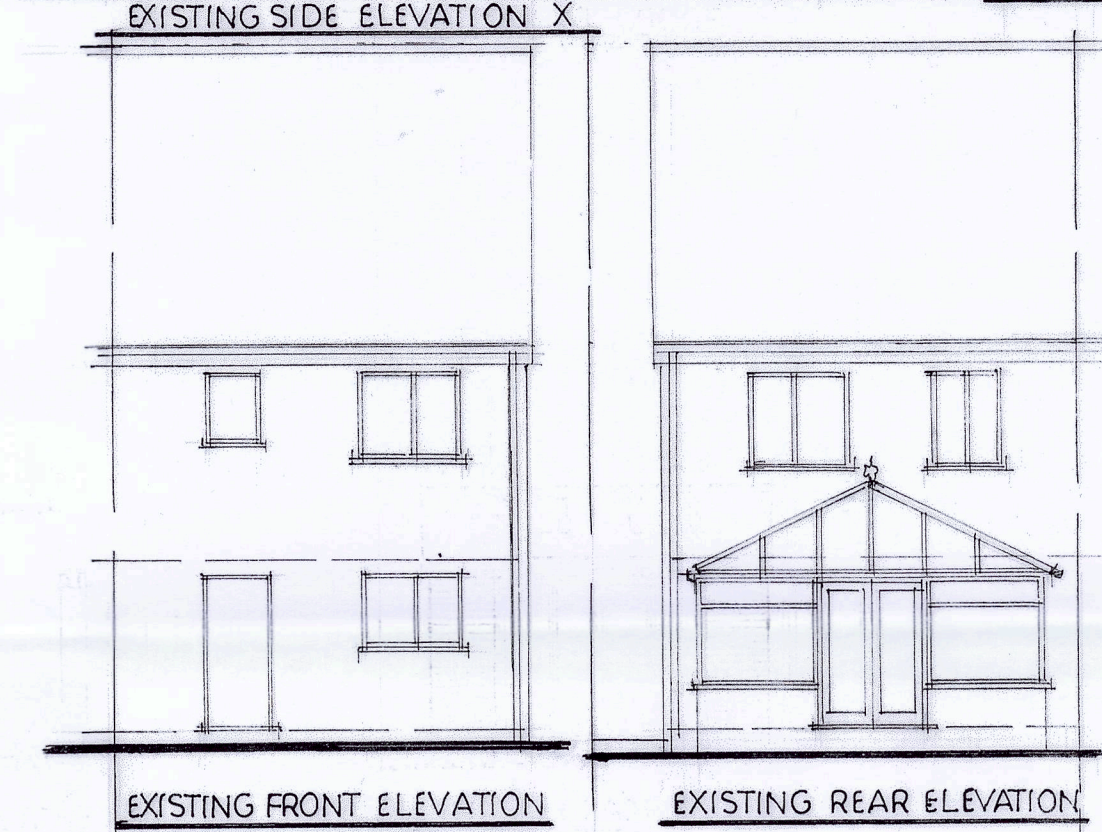
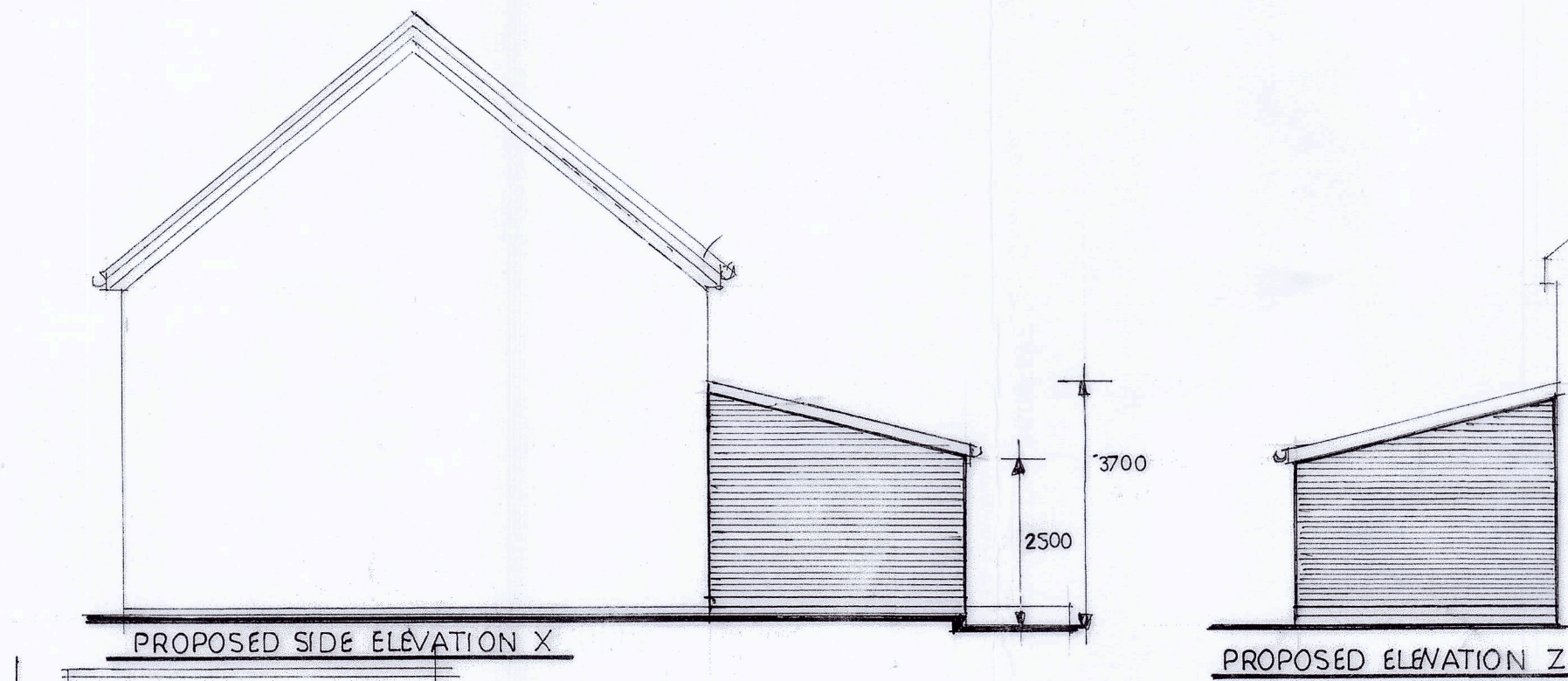
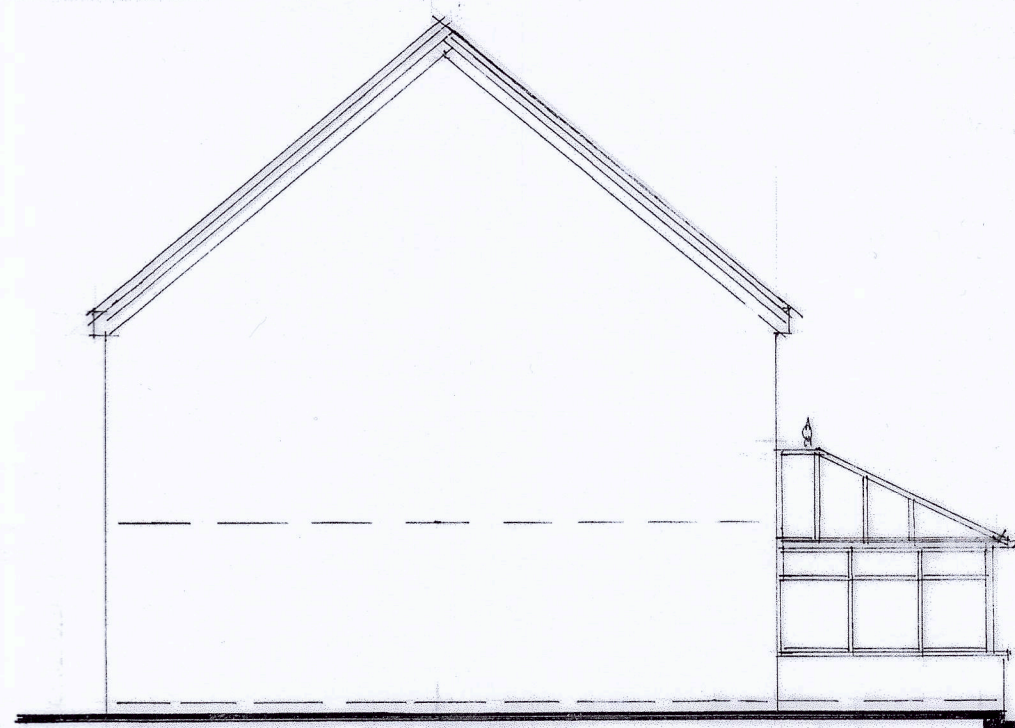
All new UPVC rainwater goods to match the existing.

New Flashings

All new flashings between roof and walls to be carried out in Code 4 lead or equal alternative material and to be dressed up brickwork 150mm and tucked into mortar joint and repointed.

New Steelwork

Provide and install new steel r.s.j in position shown designed by the structural engineer to support the new first floor wall. All to be to the structural engineers calculations and design and all to be encased in 2 layers of 12.5mm plasterboard with skim coat finish to give 60mins. fire resistance, including all necessary Acros and planking for support , provide also minimum 3 course solid blue brick pad stones to both ends.



General

All works to be carried out to the latest amendments to the Building Regulations and to the Building Control Officers requirements. Use only best quality materials and all materials and fittings to be carried out to manufacturers recommendations, relevant British Standards, Codes of Practise, Electricity, Gas and Water Board requirements. All dimensions to be checked on site prior to work commencing and any discrepancy reported to the designer/architect.

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Client
Mrs M Humberston
Job Title/Address
Demolition of existing conservatory and erection of new single storey rear extension
At : 4B Whittington Drive
Ratby
Leicestershire LE6 0ND
Existing & Proposed Plans and Elevations
Scale Date Drawn
1 : 100 Oct. 2024 D Harding
Job No. Drawing No. Revision
MH / 2024 / 1

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Contractors must check all dimensions on site. Only figured Dimensions are to be worked from. Discrepancies to be reported immediately to the designer before proceeding.