25 Odstone Drive, Hinckley

Single story extension to rear.

Ref: 08. 03

Foundations
Excavate to a minimum depth of 1.0m or at a depth to suit the ground conditions. Concrete 600mm wide x 225mm minimum thickness. Semi engineering brickwork below ground level with weak mix concrete cavity fill 225mm below dpc.

Floor
100mm concrete,1200g membrane on 85mm Styrofoam insulation, turned up around edge to prevent cold bridging. 1200g dpm linked to dpc on blinding and hardcore as required, minimum of 100mm mechanically compacted sulphate free material.

Walls
Brickwork to match existing, 85mm cavity filled with drytherm 32 insulation, 100mm thermal insulating Durox Superbloc or Thermalite Turbo blockwork with plaster finish. Wall ties at 450mm c/c horizontal and 750mm c/c vertical. Thermal cavity closers to reveals. Two course blue brick dpc to match existing house with Astos felt dpc 150mm above ground level to both inner and outer leaf.

Roof
Tiles to match existing on roofing felt and battens. Timber sizes as stated on section. 12.5mm plasterboard and skim finish to ceiling. 100mm insulation laid between joists and 170mm laid across joists, making 270mm total thickness. 25mm continuous air gap at eaves. Provide galvanised roof straps to gable and wall plate at 2.0m. 100mm rainwater gutter connected to 75mm down pipes. Hip timbers to be at least 50mm deeper in section to rafters. Lead flashing and cavity tray where pitch roof abuts cavity wall.

Glazing and ventilation
Double-glazed windows with a 12mm air gap, argon filled with a low E coating.
Rapid ventilation with an opening area equal to one twentieth of the floor area. Trickle vents 8000mm2 to habitable rooms and 4000mm2 to other areas.
Safety glazing to be fitted to critical locations, i.e., in new doors and glazing within 300mm of new doors, al to BS6206 Part 1. All new openings should have adequate draught excluders.

Drainage
Stormwater drainage to be taken to a Soakaway as first option 5.0m from any building. A percolation test should be carried out to determine if ground suitable prior to installation. Guidance notes in BRE Digest 365 should be followed regarding the final design.

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Support
Fit catnic or similar lintels over new openings. Encase to give 30 minutes fire protection with 12.5mm plasterboard and skim finish. Beam sizes to structural engineers details.

General
New radiators to be fitted with room stats. Balanced flue outlet to boiler to be at least 600mm from boundary. Building should generally be built in an airtight manner.

Electrics
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

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