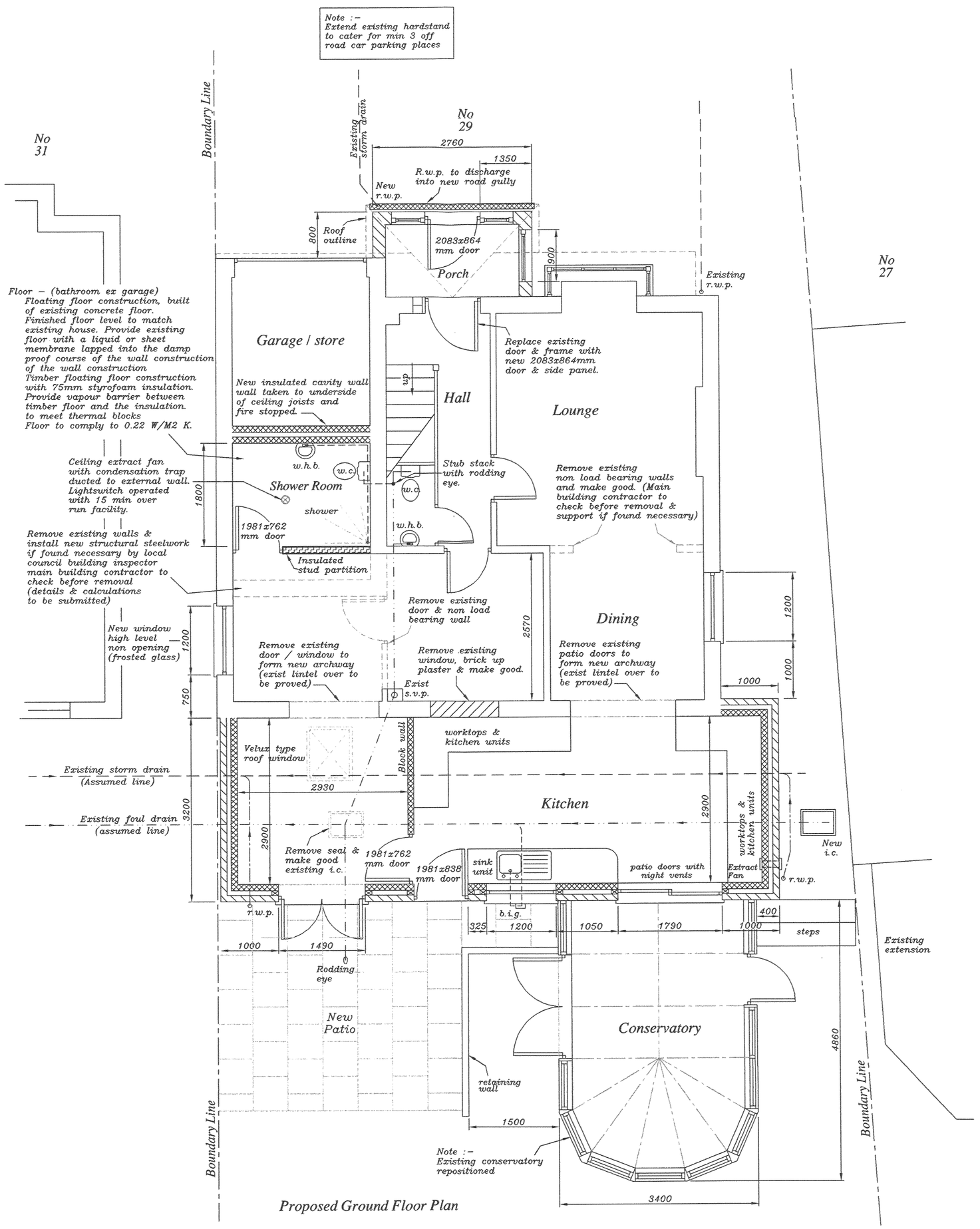


Proposed Ground Floor Plan

General Specification

Foundations
250 x 600mm strip foundations, min 1000mm below g.level.
50mm screed on 100mm 1:2:4, concrete slab,
Concrete slab, on 1200g poly D.P.M. double thickness under new internal block wall
38mm dry sand blinding on min 200mm well consolidated hardcore.
125mm Styrofoam insulation beneath floor turned up sides to meet thermal blocks (above insulation)
Floor levels in new extension to match existing house.
Floors to comply to 0.22 W/M2 K.

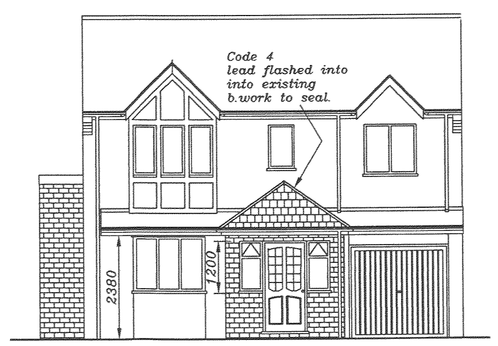
Walls (facing bricks to match existing house).
Cavity wall construction to comply with current british standards & codes of practice. External leaf of 102mm matching facing bricks; 100mm cavity lined with Rockwell or Dritherm cavity insulation bats to below damp course level, finishing at the same level as the underside of the floor slab insulation.
The cavity wall insulation & roof insulation to meet at the top of the wall, maintaining appropriate ventilation.
Cavity wall insulation to be carried up to full height of walls.
Inner leaf of 100mm 'Thermalite Shield' insulation blocks with 12mm Gypsum plaster finish to inside.
Horizontal & vertical DPC's to comply with BS 743.
Horizontal DPC to be 150mm min above adjoining ground level.
Bricks below DPC on external leaf to be 'special quality' or class B semi engineering bricks.
catnic steel lintels over all doors & windows.
Cavity to be closed at roof level with block laid flat.
Wall ties to BS 1243 at 900mm horizontal centres, 450mm vertical & 300mm vertical at windows & doors.
DPC under all internal walls, Felt DPC to external closures.
Use catnic typy stainless steel wall connectors to connect new brickwork to existing brickwork.
To limit cold air infiltration :– fit draught–stripping in the frames of openable elements of windows & doors.
seal all boxed in services at floor & ceiling levels.
seal all piped services where they penetrate or project into hollow constructions or voids.
limiting thermal bridging :– provision to limit thermal bridging by full cavity fill to all lintels, jambs & sills with proprietary closures.
Walls to comply to 0.3 W/M2 K.

Windows & doors
all new windows & doors, double glazed p.v.c.u. with either 16mm air gap & a 'soft' low–E coating or with a 12mm air gap, argon filled & a 'soft' low–E coating. Any glazing including doors/side panels up to 1500mm from floor level to be Laminated or Toughened glass in accordance with BS 6206:1981.
All windows to fitted with trickle vents.
All to satisfy Part 'N' of the building regulations.
Windows & doors to comply to 1.8 W/M2 K.

Roof (18° pitch rear extension)
Marley modern type tiles (or similar) 100mm lap 38 x 25mm battens on Tyvek vapor permeable roofing felt.
50 x 150mm rafters at 450mm centres,
50 x 147mm ceiling joists at 450mm centres,
38 x 200mm ridge board.
38 x 175 valley boards.
75 x 100mm wallplates.
Joist hangers to be used to limit air leakage.
120mm fiberglass insulation between joists with a further 150mm fiberglass insulation laid across.
ceiling 13mm plasterboard & skim to finish.
strapped (galv m.s.) at appropiate centres.
catnic type HT.900/200 lateral restraint
straps to be used.
roofs to comply to 0.16 W/M2 K.

Roof :– porch extension.
Tiles to match existing on 40 x 20mm battens, breathable felt on :–
38 x 100mm rafters at 450mm centres,
38 x 97mm ceiling joists at 450mm centres,
38 x 250mm hip rafters,
38 x 175 valley boards.
75 x 100mm wallplates.
ceiling 13mm plasterboard & skim to finish.
200 x 38mm ridge board, 75 x 100mm wallplates.
strapped (galv m.s.) at appropiate centres.
catnic type HT.900/200 lateral restraint
straps to be used.

Lateral restraint
Provide lateral restraint to walls by securing 30mm x 5mm galvanised mild steel straps to inner leaf of wall & fixing to ceiling joists & rafters at max 1200mm centres. Where joists are parallell with walls the straps are to span across 3 No min joists, rafters etc. Straps to be 1650mm long bent at 150mm.



Proposed Front Elevation

Ventilation
The roof space above the insulated ceilings to be cross ventilated by means of permanent vents in the soffit boards, equivalent of a continuous 25mm air space, having an area of not less than 0.3% of the roof plan area.
Ventilation to the proposed & existing rooms must be at least 1/20th of the floor area.
Background ventilation – 4000mm2 (trickle vents)

Extract fans
Mechanical extract fans to be fitted, capable of 30 litres per second min extract rate to new kitchen,
15 litres per second min extract rate to new w.c. extension.

Drains
Storm:–
100mm rain water guttering with 65mm rain water downright to 100mm s.g.pipes layed in granular bed (flex jointed) to connect into existing storm drain.

Foul :– 100mm s.g.pipes layed in granular bed (flex jointed) to connect into existing drain.
sink unit & w.h.b. with deep seal trap to drain.
w.c. with P. trap & low level duel flush cistern.
New B.I.Gulley with rodding eye.
New I.C. – 225mm class 'B' engineering brick walls with C.I. frame & cover.

Drainage notes :–
(1) Existing & new drains to be surrounded in 150mm concrete where they pass under new extension, use precast concrete lintels where they pass through new footings. (min 38mm clearance)

(2) All lines of existing drains are assumed only. Main building contractor to check – type of drain position, direction of flow & depth before any ground work starts.

General specification (conservatory)
Conservatory – standard p.v.c.u. frame reinforced
Roof – tripple polycarbinate clear sheets, or clear glass Laminated or Toughened glass to BS 6206.
Brickwork – facing bricks to match existing house,
Foundations
250 x 500mm stepped strip foundations, min 1000mm below g.level. 50mm screed with smooth finish on 100mm min 1:2:4. concrete slab, 1200g poly d.p.m. carried to d.p.c.
D.p.c. min 150mm above g.level.
38mm dry sand binding on min 200mm well consolidated hardcore.

Windows & doors
all new windows & doors, double glazed p.v.c.u.
Any glazing between floor level & up to height of 800mm to be Laminated or Toughened glass to BS 6206.

General Notes
All building work to be carried out with proper materials & in a competent & workmanlike manner. Building contractor to check and verify all dimensions prior to commencement of construction. Further consideration to foundation detail & drainage layout may be required following site excavation.

All dimensions in millimetres
All dimensions to be site checked by building contractor prior to commencement or ordering materials.
(Do Not Scale)
detail & drainage layout may be required following site excavation.

All works to be executed to the satisfaction of the local authority & to comply with all current Building Regulations, Planning Requirements, British Standards & Codes Of Practice.

Electrical, Gas & Water services to be located prior or during site excavation & care to be taken to prevent damage. If rerouting is required the relevent authority should be contacted to agree the scope & detail of work to be undertaken.

Client to check that the proposals do not conflict with any restrictive covenants which may be in the title deeds.

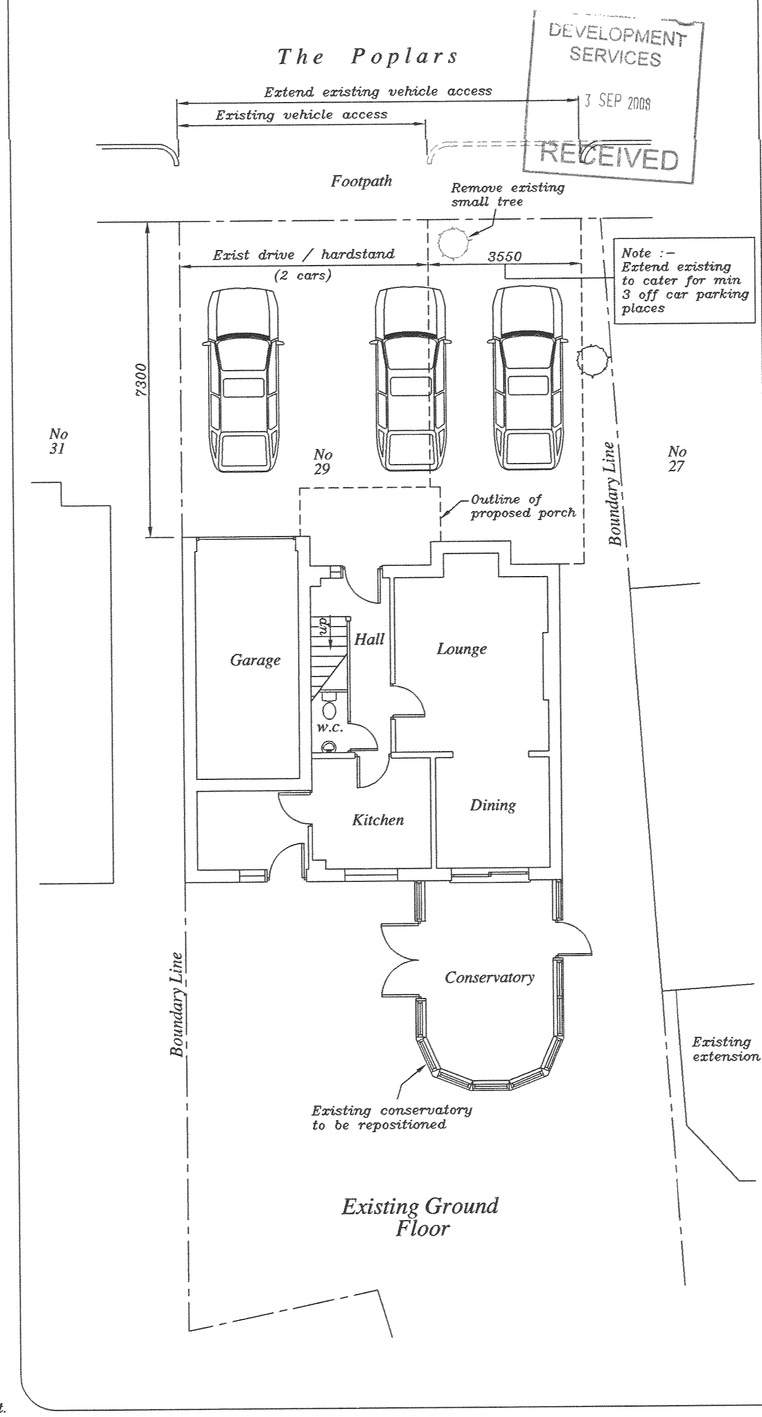
All electrical work to conform to part 'P' (Electrical Safety) of the building regulations, and must be designed, installed, inspected & tested by a competent person.

Heating Installation
Extend & adapt existing system to suit existing, modified layout.
New heating system to proposed main extensions.
New radiators to be fitted with thermostatic valves to limit output of heating system.

Plumbing Installation
Extend / adapt hot & cold water supplies to suit new layout.
New plumbing to comlpy with BS12056.Traps to be 75mm deep seal.

Client to check that the proposals do not conflict with any restrictive covenants which may be in the title deeds.
No part of new works to project beyond boundary.
Actual boundary line to be agreed on site between adjoining parties BEFORE WORKS COMMENCE.

Party Wall etc Act 1996
If the works involve construction work within the scope of the party wall etc act 1996 the client is responsible for obtaining all necessary agreements & consents in accordance with the Act before works commence.



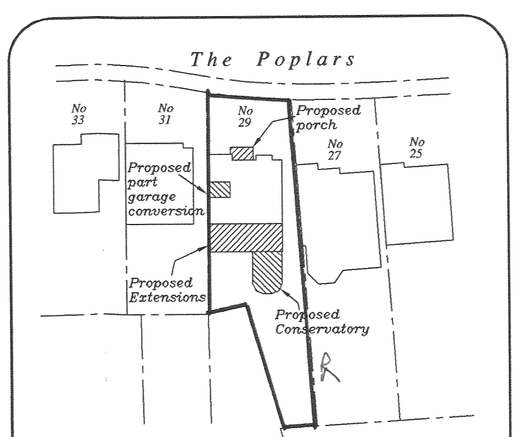
Existing Ground Floor

Modifications for planning permission (01/09/ 08)
(1) conservatory – lowered by 220mm
(2) Porch – reduced in size

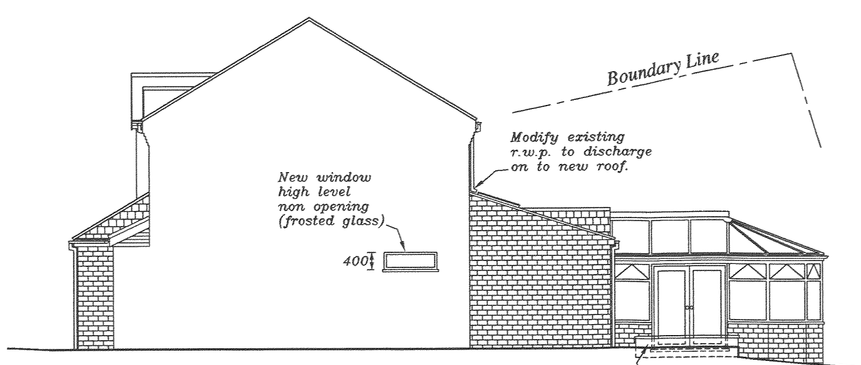
M.C.L. Design Services Ltd
7 Guilford drive,
Wigston fields,
Leicester.
LE18 1HG.
Tel (0116) 281 0416.
Mobile 07796 454075.

Project
Proposed single story front and rear extensions + rear conservatory + part garage conversion and internal alterations for :–
Miss.L.Forsyth,
29 The Poplars,
Earl Shilton,
Leicestershire. LE9 7ET.
Tel (01455) 440916.

Drawing No.	Scale.
MCL–0478/1/B	1:50 & 1:100
Drawn By. Mike Lynch.	Date. 01/Sept/08



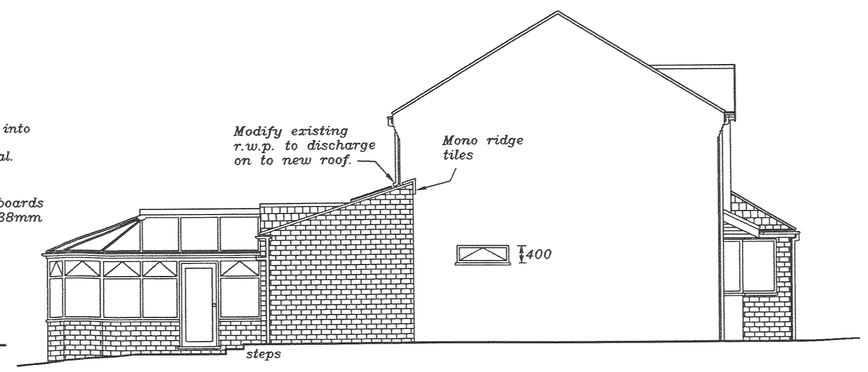
Block Plan Scale 1:500



Proposed Side Elevation
(viewed from No.31)



Proposed Rear Elevation



Proposed Side Elevation
(viewed from No.27)