

Removals

Carefully remove the existing felted flat roof complete including all joists etc. and clear away from site. Remove all internal walls within the existing extension.

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 all elevations 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 0.18W/m2k. All finished internally with 12.5mm plasterboard with skim coat finish. Allow for making all necessary alterations to the existing brickwork to accommodate the new windows and doors.

Existing External Walls

Where the existing external walls to the garage and existing extension are to be re-used, these are to be extended to new levels with brickwork to match existing. Internally build new 100mm 75mm treated timber stud walls leaving a 120mm wide cavity to be filled with "Dritherm32 Ultimate" insulation and finished internally with 12.5 mm thick foil backed plasterboard with a plaster 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 layer of A12 anti crack reinforcement on 1200 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 Flat Roof (Warm Deck)

New flat roof to consist of 1 layer of LT25 (torch on) bituminous waterproof membrane or similar approved material on 15mm waterproof marine plywood decking 150mm "Celotex XR 4000 rigid insulation slabs or similar approved material on vapour control barrier on 15mm marine plywood decking on treated timber tilting fillets cut to suit pitch of roof on new 195mm deep prefabricated TJI joists by specialist contractor and set at their recommended centres (400 to 450centres) and supported on galvanised steel joist hangers. Allow for doubling up joists to all sides of new roof lights. Provide mid span cross bracing. Finish to underside ceiling with 15mm "Gypsum" fireline boards with plaster skim coat finish. All to give a U value of 0.15W/m2K

New Rainwater Goods

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

New Bi-Fold Doors and Windows

Provide a pair of 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. All new windows to achieve a U value of 1.4W/m2k glazed in sealed double glazed units as doors. New bedroom window to have opening lights of not less than 450mm wide and 750mm high.

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 Plumbing

All new plumbing installation to be in accordance with BS 5572 and BS 7600. The plumbing installation shall be carried out by a skilled and qualified operative.

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 Above Ground Drainage

All new 38mm dia. Upvc waste pipes to be fitted to all sinks and basins, complete with 75mm deep seal traps and connected to the existing soil and vent pipe. Make good to boxing-in after connection.

New Below Ground Drainage

Investigations to be carried out to determine if the existing sewer that may pass under the new extension is to be exposed to full length new connections made and then surrounded all round in 100mm pea gravel. Allow for all necessary bridging over where new foundation pass over sewer. New underground drainage system to consist of new 100mm dia. upvc pipework including all necessary bends, inspection chambers and back inlet gullies etc. and all pipes to be surrounded in 100mm of pea gravel and to be connected into existing main on site . New rainwater downpipes to be connected into existing system or to a soak-away to Building Inspectors approval.

New Suspended Timber Floor

Remove all vegetation from new extension floor area compact soil and lay new 75mm thick concrete slab to entire area, ensuring that the slab is 150mm below the underside of the new timber joists to provide adequate ventilation to the underfloor area., On 1200 gauge polythene dpm on sand blinding on 150mm well consolidated quarry waste. New floor to consist of 25mm thick flooring grade chipboard on new 145mm x 47mm treated timber joists set at 400mm centres complete with 38mm thick solid timber strutting between all joists to prevent twisting and supported at both ends on galvanised steel joist hangers securely fixed to the masonry walls. Inbetween all joists lay 140mm thick "Kingspan Thermafloor TF 70" rigid insulation slabs

New Internal Works (New Internal Partitions)

Remove the existing door into the Kitchen, form new openings and and build new stud partition up to the external wall to form new W.C.with new 100mm x 50mm treated timber studding at 400mm centres both vertically and horizontally and face both sides with 15mm thick "Gyproc" soundboards and finish with a plaster skim coat . All cavities within the studding to be packed with minimum 100mm thick dense mineral wool insulation batts having a minimum density of 48 kg / m2 and finish to floor with new painted timber skirting board to match the existing. Provide all new internal doors and frames to match the existing or to clients approval.

New Ventilation

New kitchen and W.C. area to be fitted with mechanical extraction / ventilation fan to achieve 30 litres/second with a 15 mins. overrun to be operated via passive movement detector. Mechanical ventilation to bathroom and En-suites to achieve 15 litres/sec. with 15mins. overrun. Trickle vents to all windows to be approx. 1.7m above floor level in all habitable rooms, natural ventilation to all habitable rooms to be equal to 1/20" of total floor area of each room , provided by opening windows . All doors to have 10mm gap under to allow for fresh air inlet. Background ventilation equal to 5000mm2 should be provided to all rooms, and all habitable rooms should have purge ventilation in the form of openable windows at least 1/20" the size of the room being ventilated.

New Fascias and Soffits

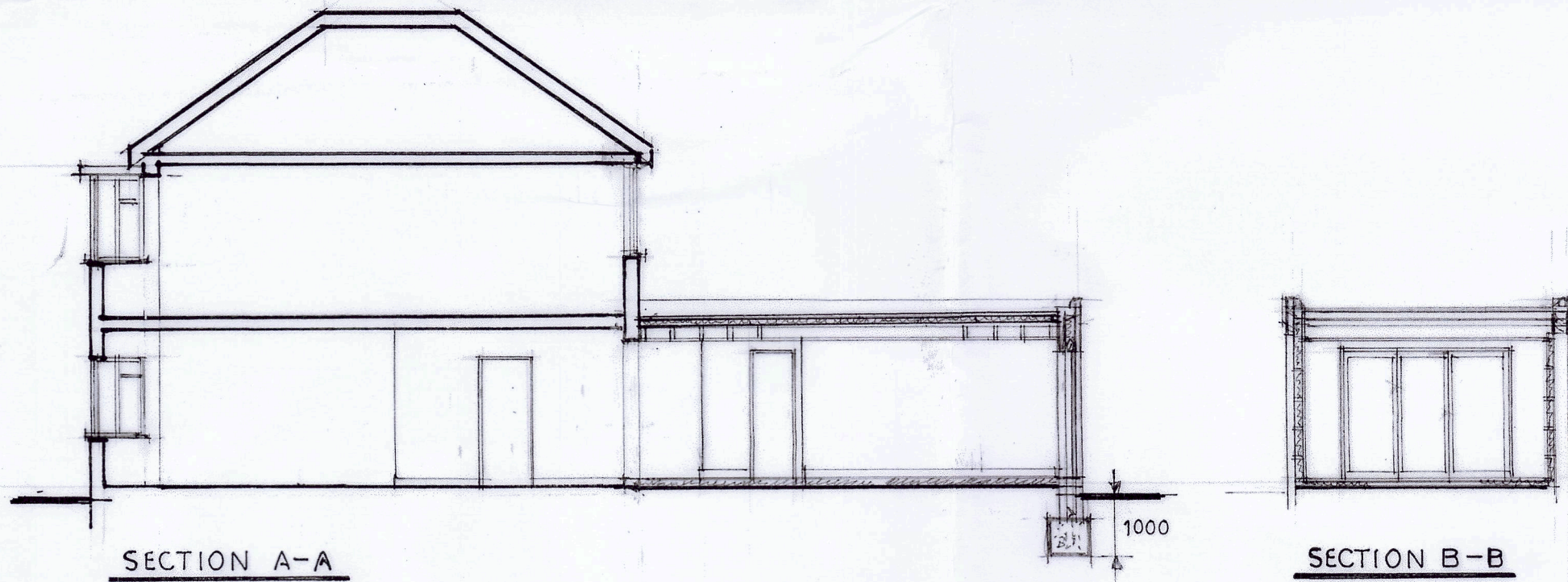
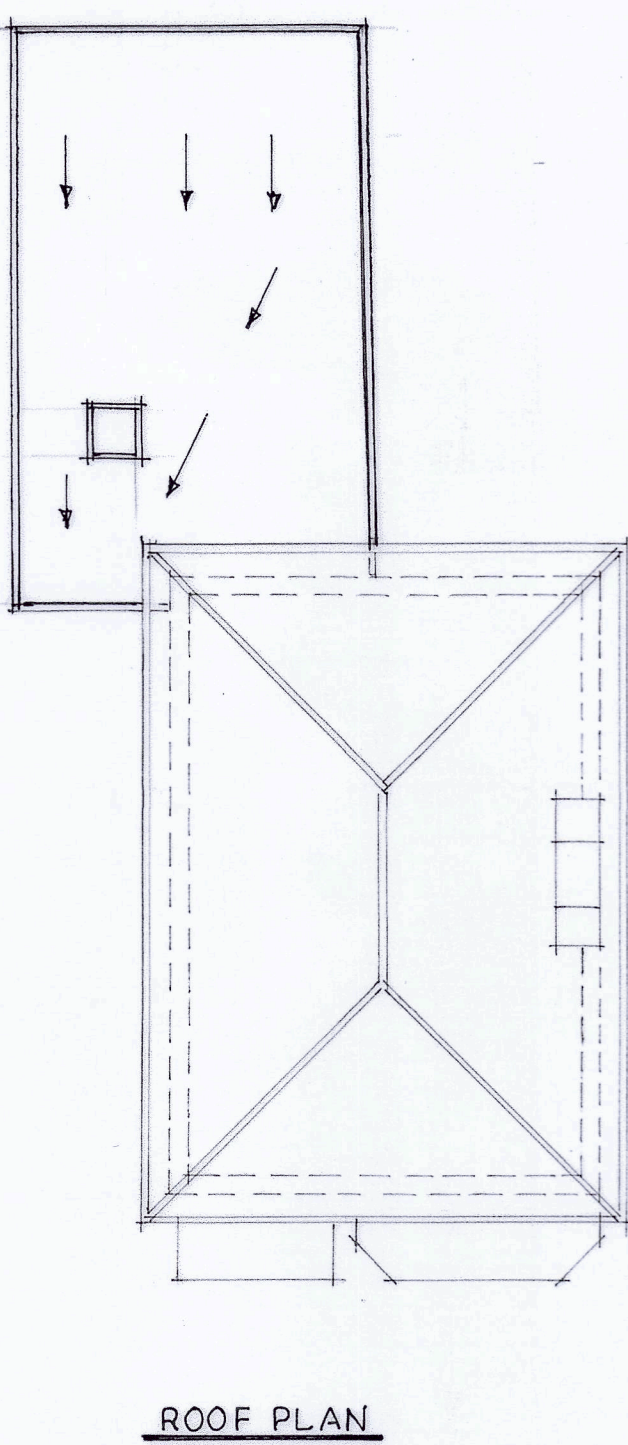
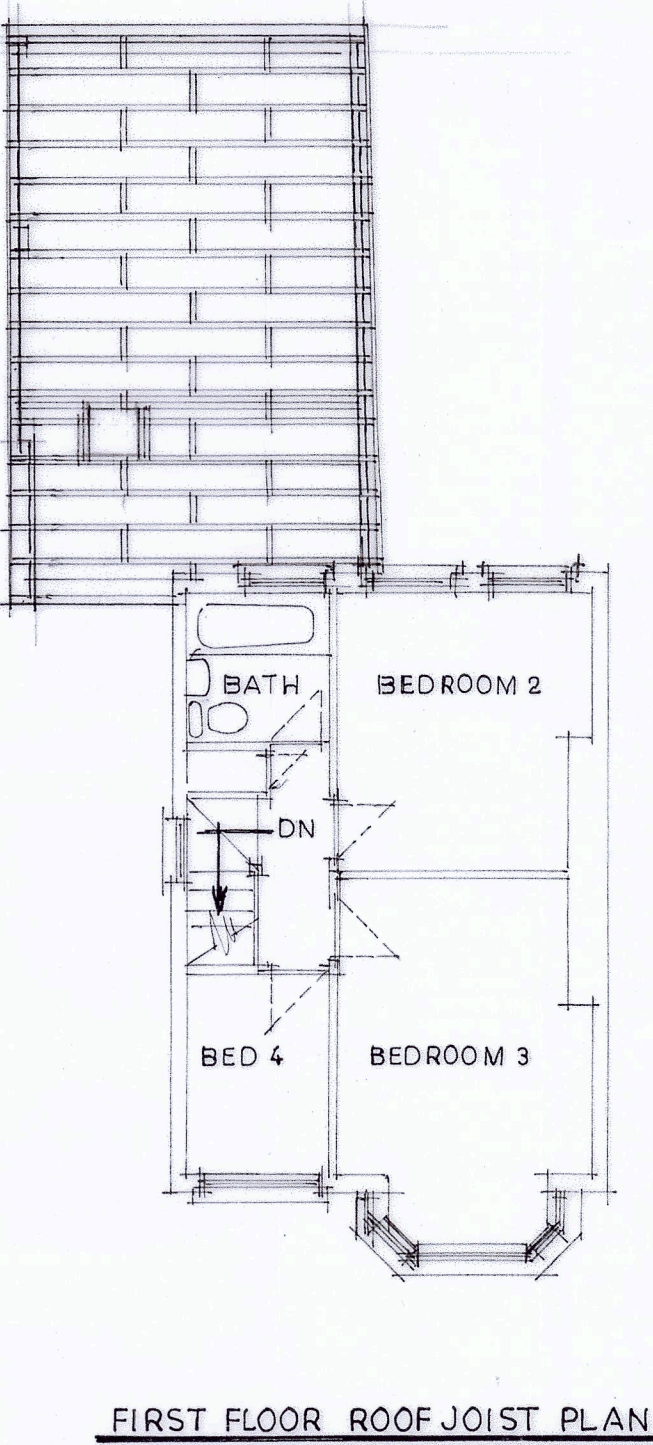
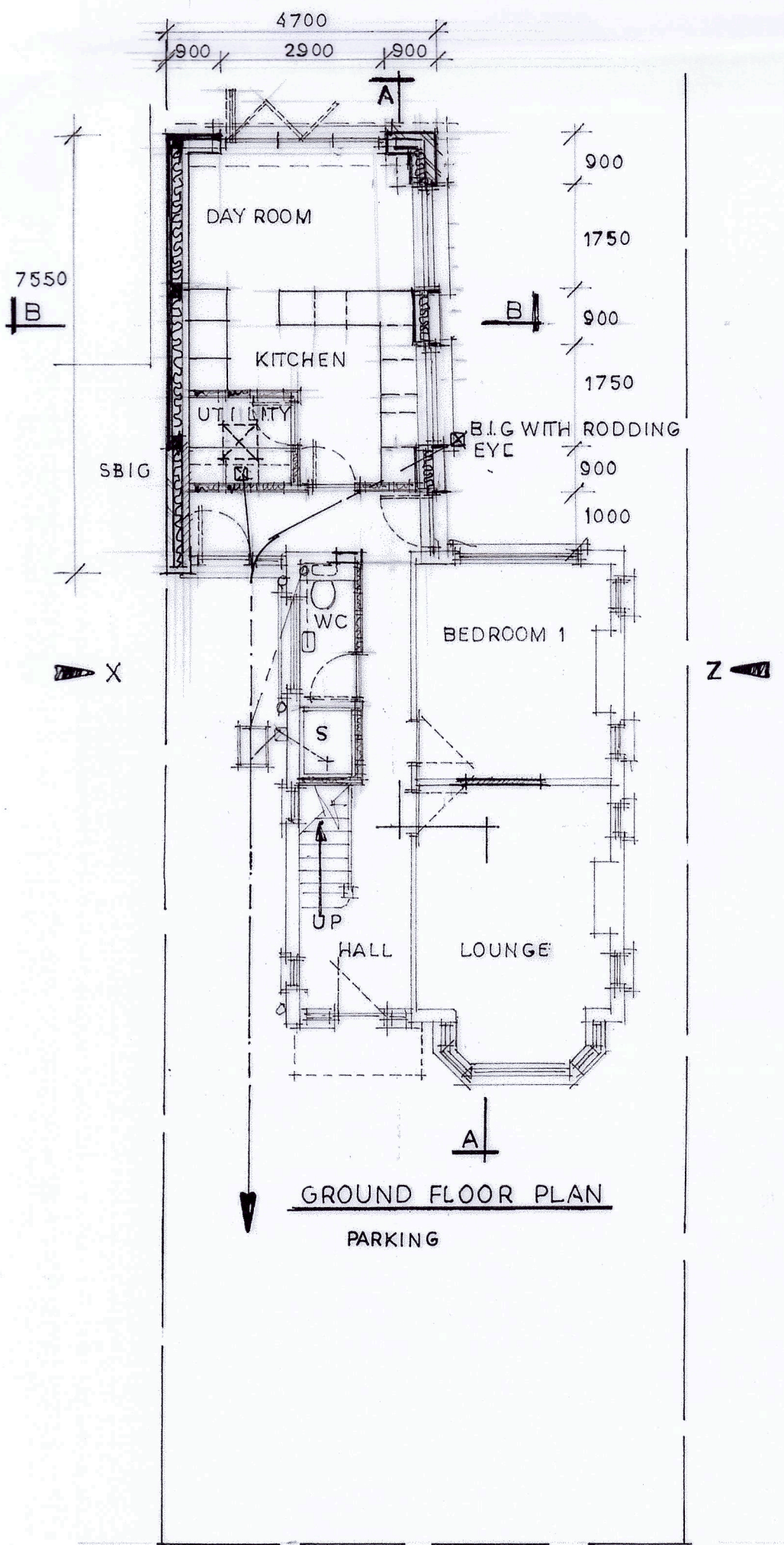
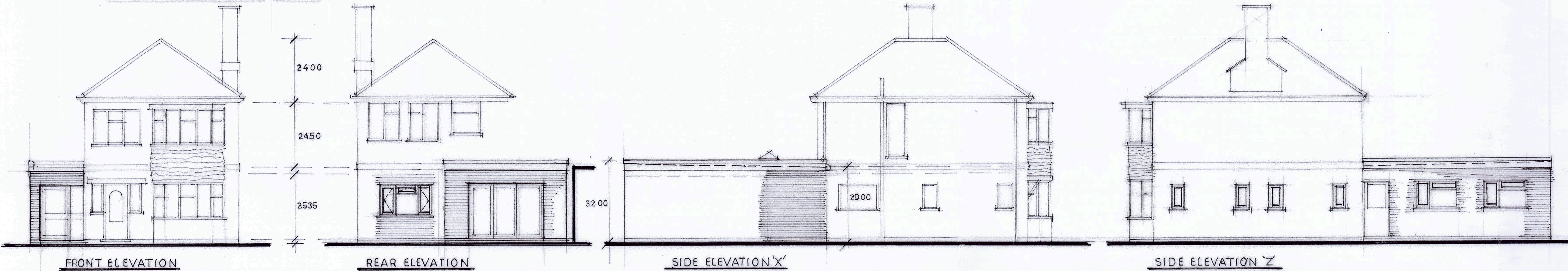
New fascias and soffits to be in upvc to match the existing

New Rainwater Goods

All new UPVC rainwater goods to match the existing.

New Roof Light

New roof lights to be 600mm x 600mmand glazed in triple glazed toughened safety glass sealed units all to latest building regulations and British Standards.



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
Mr & Mrs T Woodward
Job Title/Address
Proposed alterations and amendments to existing garage and old extension to form new Kitchen and Day-room
At: 241 Leicester Road
Markfield
Leicestershire LE67 9RH
Proposed Plans & Elevations

Scale	Date	Drawn
1 : 100	July 2024	D Harding
Job No.	Drawing No.	Revision
	TW / 2024/ 2	

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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.