

**FLAT ROOF:** 75mm of stone chippings bedded in bitumen compound, 3 layers of bitumen felt to B.S. 747 Part 2: 1970 top layer to be high performance felt not laid and built up in accordance with CP144 Part 1: 1997/25mm x 500mm C24 grade s.w. joists @ 400mm c/c. U-value of roof to be less than 0.22W/m<sup>2</sup>K in accordance with part L.

**COLD ROOF:** 15mm plywood decking fixed to L-44FHS at 38mm counter battens @ 400mm c/c. 200mm Fibreglass insulation 500g polythene vapour barrier 12.5mm plasterboard and skim. 25mm continuous vent gap with fly screen to soffits.

**WARM ROOF:** 105mm Celotex TD 2105 combined insulation and decking fixed to L-40 fall 12.5mm plasterboard and skim. Fills and mineralised felt flashing carried min. 150mm up adjoining walls with code 4 lead flashing over 50mm mineralised felt with all eaves 38 x 25mm drip battens 25mm thick mineralised s.w. fascia 110mm H.R. u.p.v.c. gutter 75mm R.W.P.

**WALLS:** Unreinforced masonry to B.S. 5625: 1975 on 100mm hollow blockwork. Facing brick and bond to match existing 50mm cavity filled with dry-drum 32 insulation batts. 100mm solid outer block inner cavity with 12mm plaster U value to wall to be less than 0.22W/m<sup>2</sup>K in accordance with part L. Thermobreak cavity closer to openings.

**Windows:** Wall ties to S.S. 3043 staggered 900mm horizontally and 450mm vertically double at openings. Tooth in new walls and maintain cavities. Vertical ducts to all reveals. Headed horizontal s.w. 150mm above ground level and 100mm min. lags. Weak concrete fill to ground level. Walls parallel to timber restrained by 30mm x 5mm galv. anchor straps with noggin @ max. 2000mm c/c. engaging 3 to joist/battens.

**FOUNDATIONS AND SLAB:** 450mm wide 1:5:6 mass concrete foundations min. 1000mm below ground level and to 600mm min. below any tree root activity and to invert level of adjacent drains, four-bolted to comply with N.H.B.C. Practice Note 4: 275mm of 3 cement sand spread on 3 coats of synthetic fibre glass 500g polythene vapour barrier 12.5mm plasterboard and skim. Code 4 lead flashing and 100mm concrete on 80mm high density Celotex GA3002 floor insulation on 1200g polythene membrane on sand bedding on 150mm well consolidated hardcore. U-value of slab to be less than 0.22W/m<sup>2</sup>K.

**DRAINAGE:** Remove any existing drains under new building and encase in 150mm concrete New drains to be 110mm dia. U.pvc. Down drain to min. 1:40 falls bedded and surrounded in 100mm pea shingle. Provide r.c. riser over any drain passing through walls or foundations and 75mm capping to drains with less than 600mm cover. New manholes to be 450mm dia. polypropylene Omega inspection chambers or gullies with curbing to have locked and sealed covers. Sola-keys where used when a s.w. not available to be min. 5000mm from any building designed in accordance with BRE Digest 365. All drainage to be carried out to B.S. 8307: 1985.

**DRAINAGE ABOVE GROUND:** 100mm dia. U.pvc soil and vent pipes to terminate min. 900mm above any windows and filled with durable grout. 110mm dia. U.pvc soil pipe to w/c's 75mm deep soil traps 40mm dia. U.pvc waste to sinks, baths, basins and showers. Wastes greater than 3000mm long to have min. 75mm dia. All in accordance with BS EN 12056:2000.

**FIRE PROTECTION:** Beams encased in two layers of 12.5mm gypsum plasterboard to beam joint lead with a timber cradle with 7mm gypsum plaster deck. Beams that have set ceiling 5m clear with 25mm door stops and 100mm non-combustible linework to garage. Smoke alarm to be provided for hall and landings mains powered interlinked conforming to B.S. 5446 Part 1.

**SUB FLOOR VENTILATION:** Any brick covered new work ducted by 110mm dia. Pipe under new floor to new 75 x 215mm air brick.

**DORMER CHIEKS:** Plain slitting pressure impregnated boarding on 38 x 25mm pressure impregnated battens on breather felt on 6mm sheathing plywood on 100 x 50mm subwork of double rafters. 80mm lowest insulation between studs 500g polythene vapour barrier 12.5mm plasterboard and skim. Code 4 lead flashings and asphaltic joints to roof.

**FIREPLACES AND FLUES:** 125mm thick superimposed hearth to extend 150mm to sides and 500mm in front of apron. Provide 200mm dia. Clay flue liners to B.S. 1181. All timber trimmed min. 200mm away from flue and 50mm away from ceiling to flue. Code 4 lead back rubber horizontal slip flashings and soakers to junction of chimney with roof. 215 x 215mm air brick for combustion. Gas fired balanced flue terminals to be fitted min. 300mm from any opening and fitted with durable wired guard. A notice plate to be provided adjacent to the consumer unit stating the location of the fireplace, the flue category, appliances that can be accommodated, the size and manufacturer of the flue and the installation date. Appliances tested in accordance with approved document J and the results made available to the L.A. Building Control. All heating and hot water systems, need to be fully commissioned to ensure they are operating at maximum efficiency and that all controls work as intended. The person who carries out the commissioning must provide a certificate confirming that it has been carried out properly to both the client and building control officer. Please instruct the contractor that they should be provided to inform them now to operate the system efficiently, what routine maintenance is required and the benefits of conserving fuel and power.

**WINDOWS AND VENTILATION AND LIGHTING:** All new double glazed windows and patio doors to have min. 16mm argon filled air gap providing a U-value less than 1.4W/m<sup>2</sup>K. All new glazing in critical areas to be toughened glass to B.S. 6206: 1981 in accordance with part N. Windows to provide 5% openings to habitable rooms. Min. 10,000lm unobstructed aperture of 0.33m<sup>2</sup> with a min. aperture of 250mm x 450mm. All habitable rooms to be provided with an opening window giving an unobstructed aperture of 0.33m<sup>2</sup> with a min. aperture of 250mm x 450mm. All new double glazed windows and doors should be provided with draught seals to prevent unwanted air infiltration.

**PITCHED ROOF AND CEILING:** Ties and pins to match existing on 38 x 25mm pressure impregnated battens on tyvek vapour permeable membrane. Slates 35 shown on section 150mm Battens including 15mm r.c. guard. 100mm over 50g polythene vapour barrier 12.5mm plasterboard and skim. Compact pvc ventilators to any sloping roof/ceiling. 25mm continuous vent strip to soffits and cross ventilated in accordance with B.S. 5250: 1989. Provide high level roof vents @ 1000mm c/c.

**UPPER FLOORS:** 20mm plywood decking on 200mm x 47mm C24 grade s.w. joists @ 400mm c/c. 38mm x 38mm high-strength structural steel joist plasterboard and skim to ceiling. Insulate between joists with 200mm Rockwool for sound attenuation. Floor over glass/brick to be level with 2 layers of 12mm plasterboard with staggered joints with 250mm Fibreglass insulation between joists with a minimum ceiling to provide a 1/2 hour fire protection.

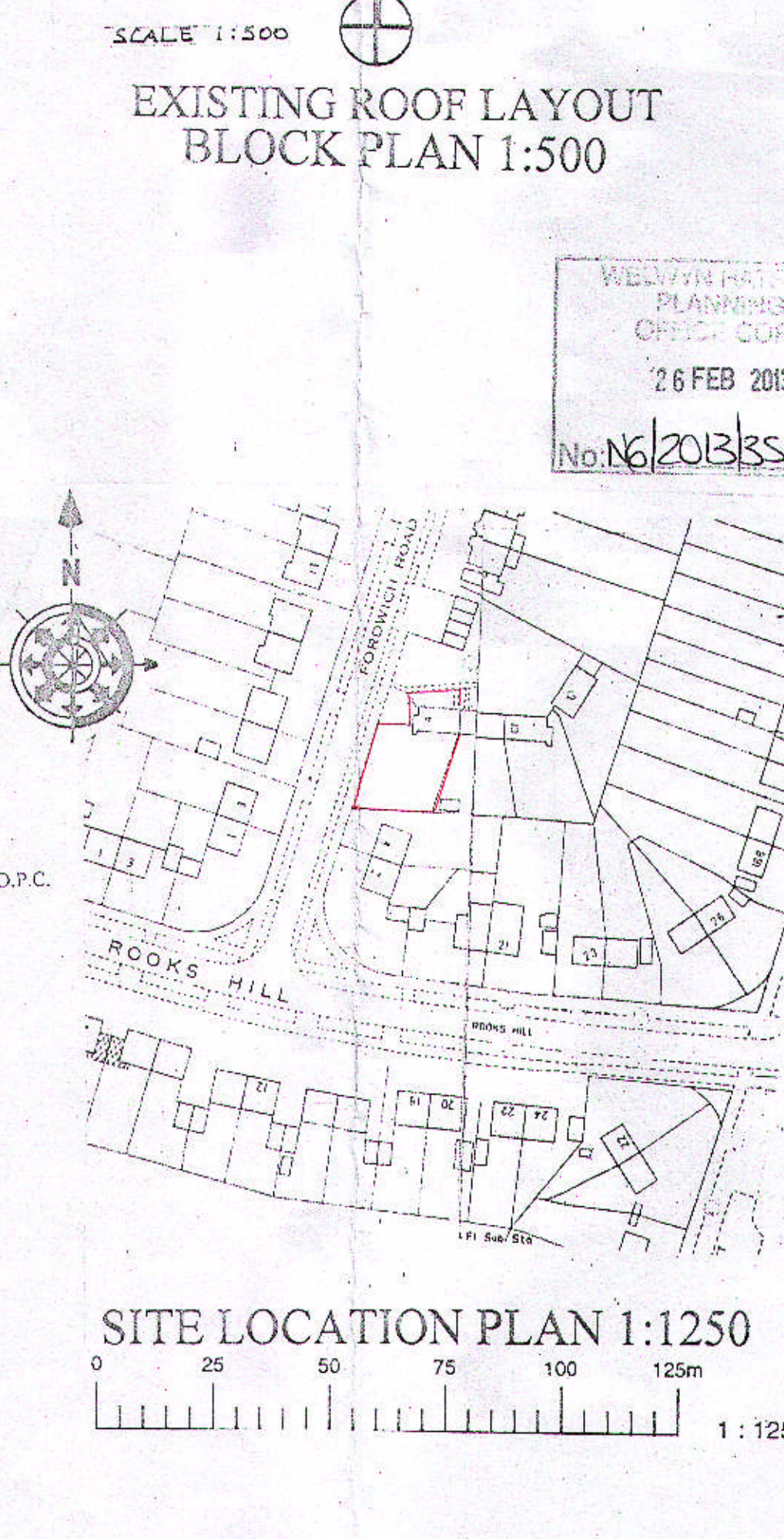
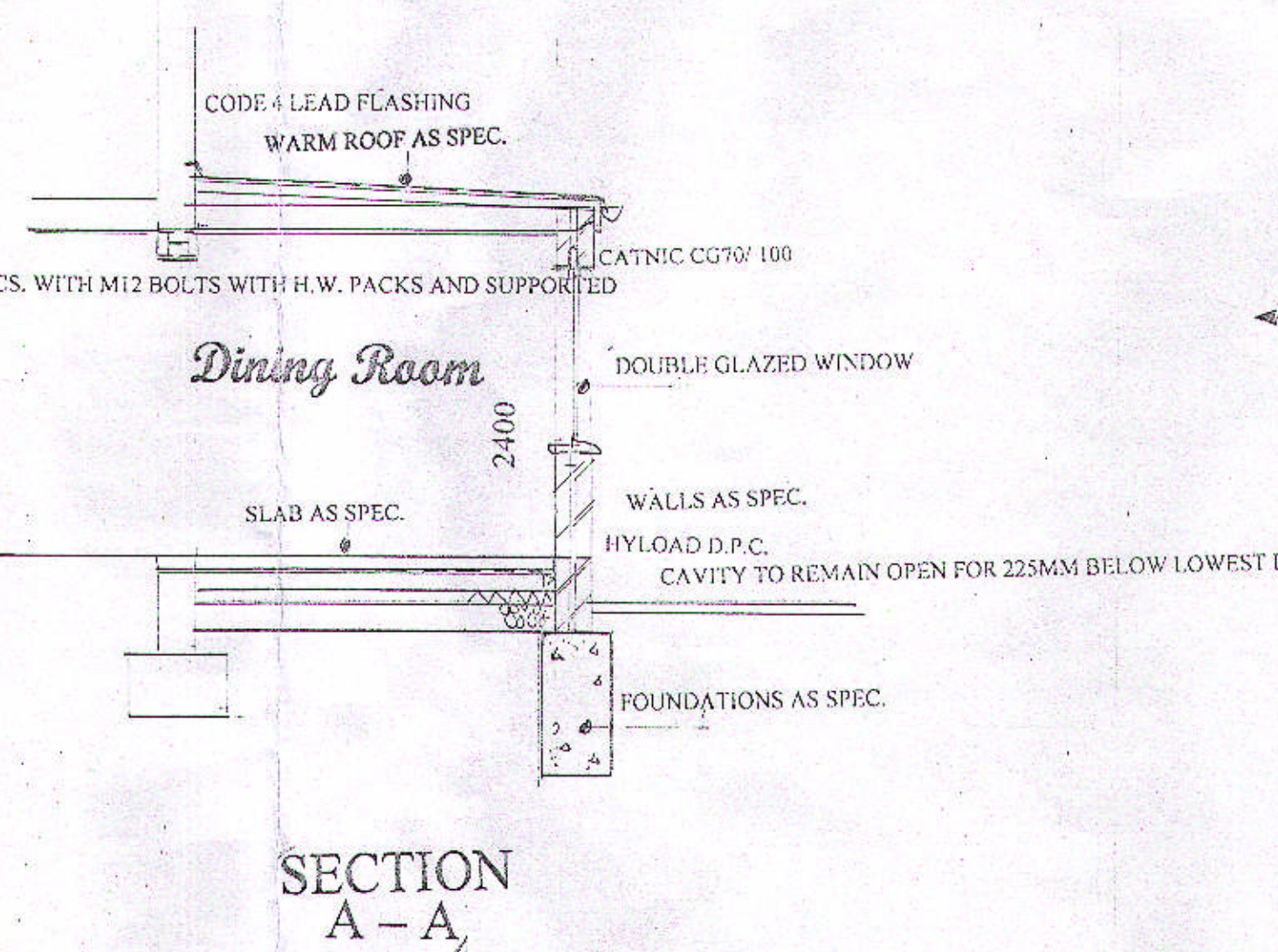
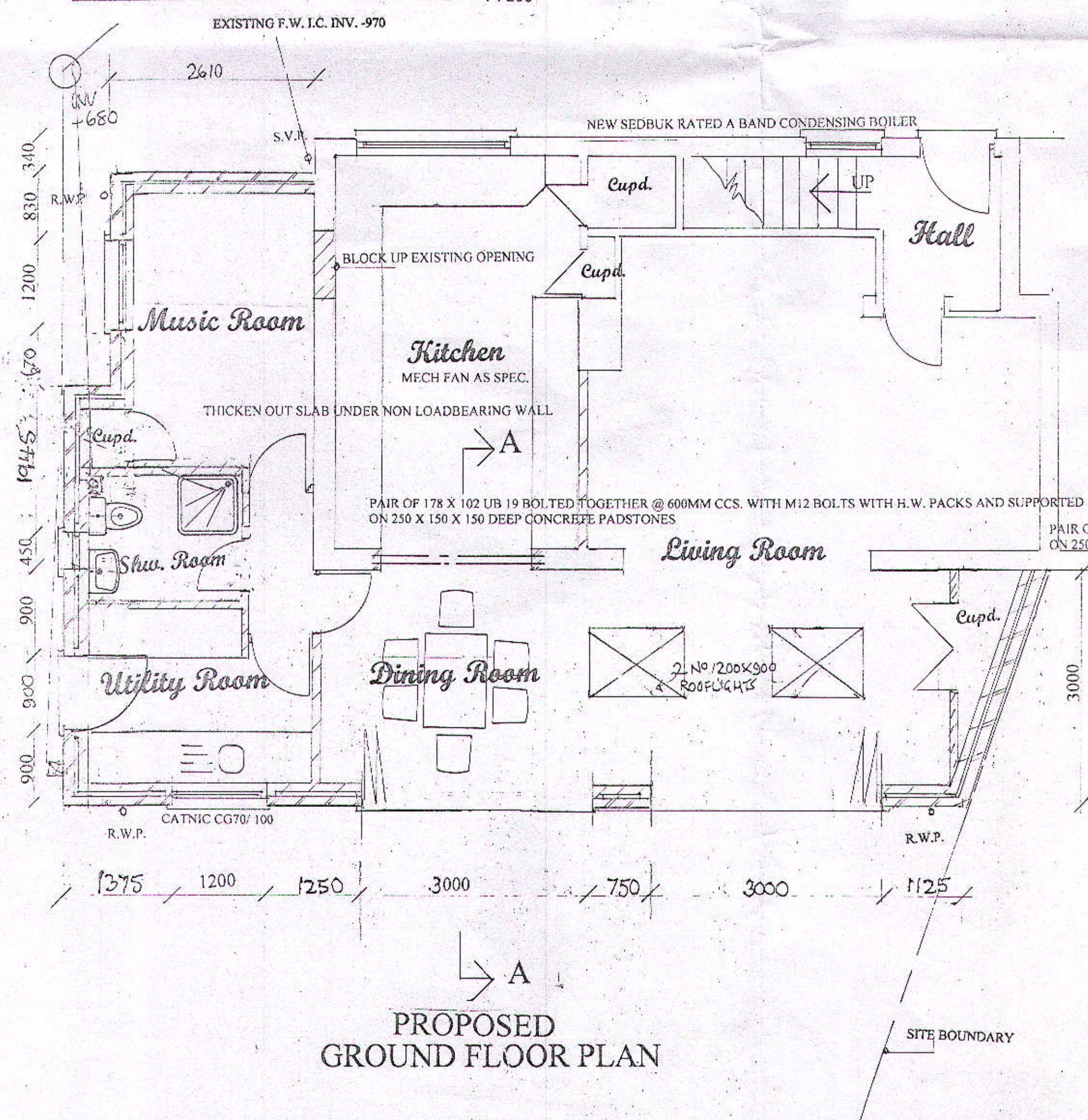
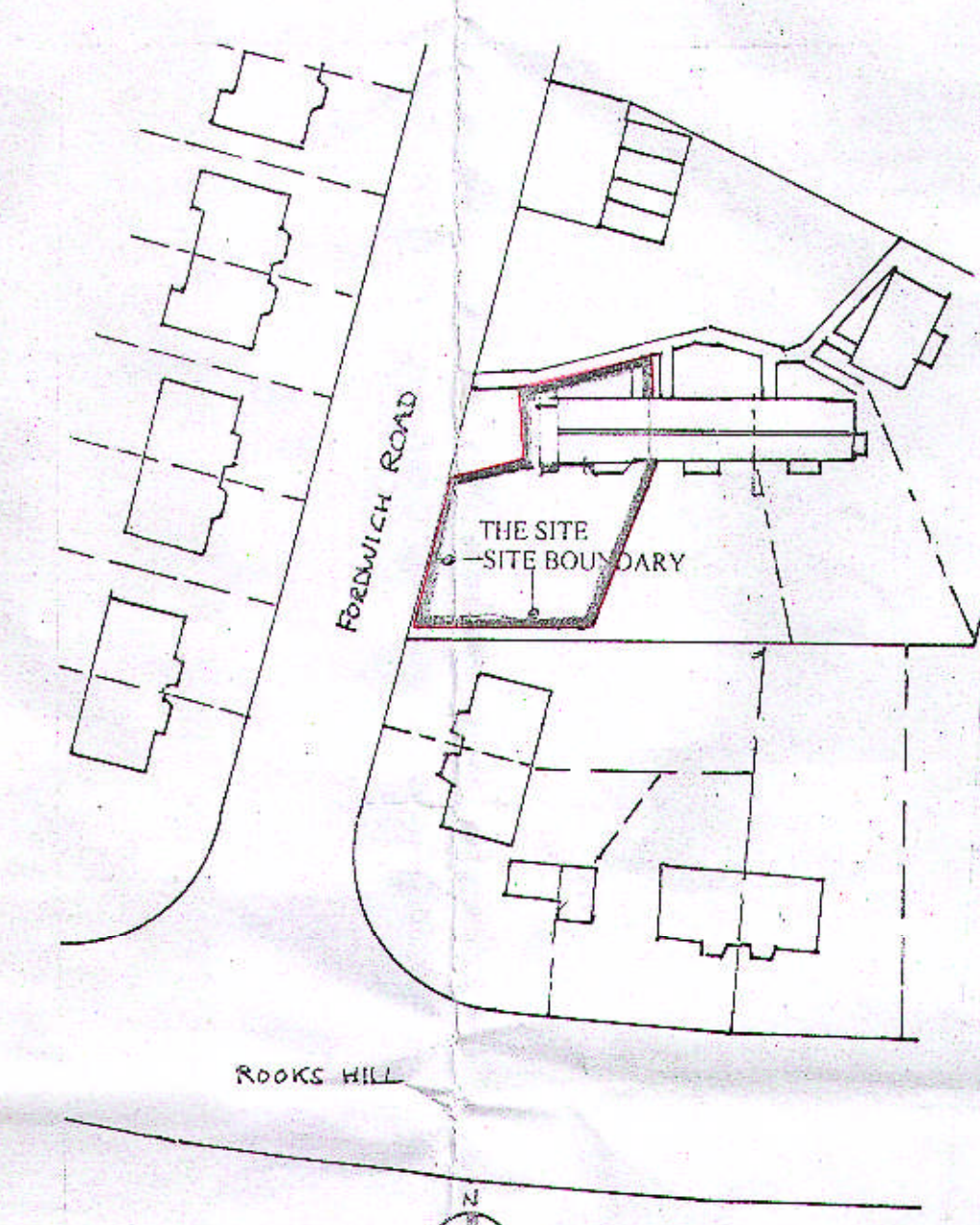
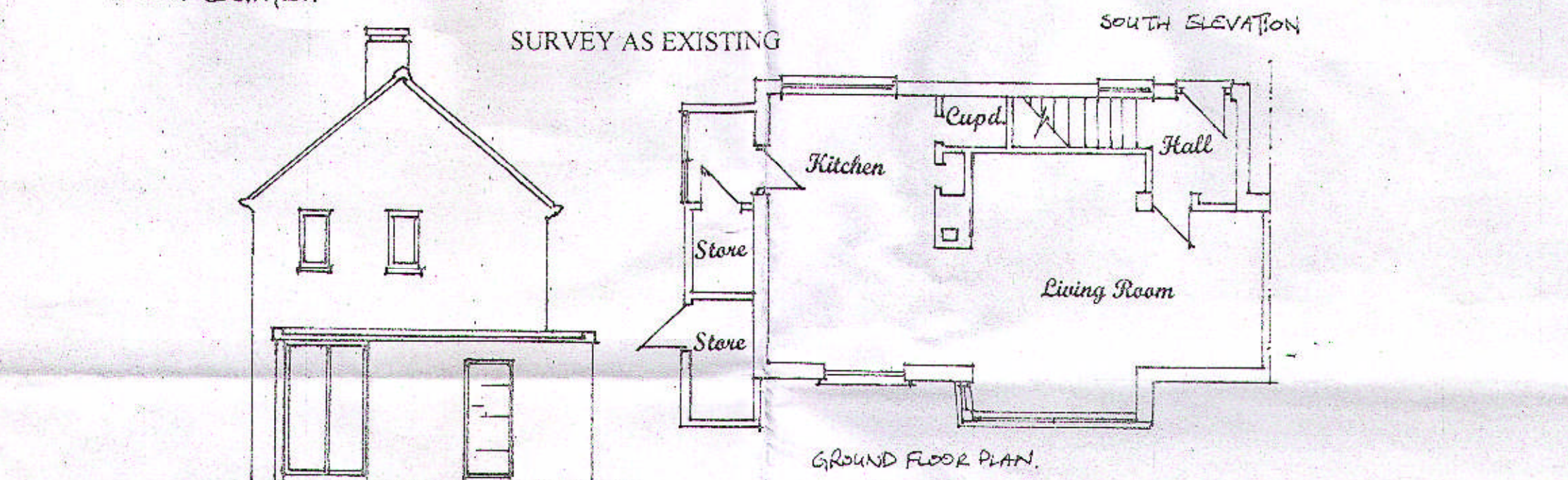
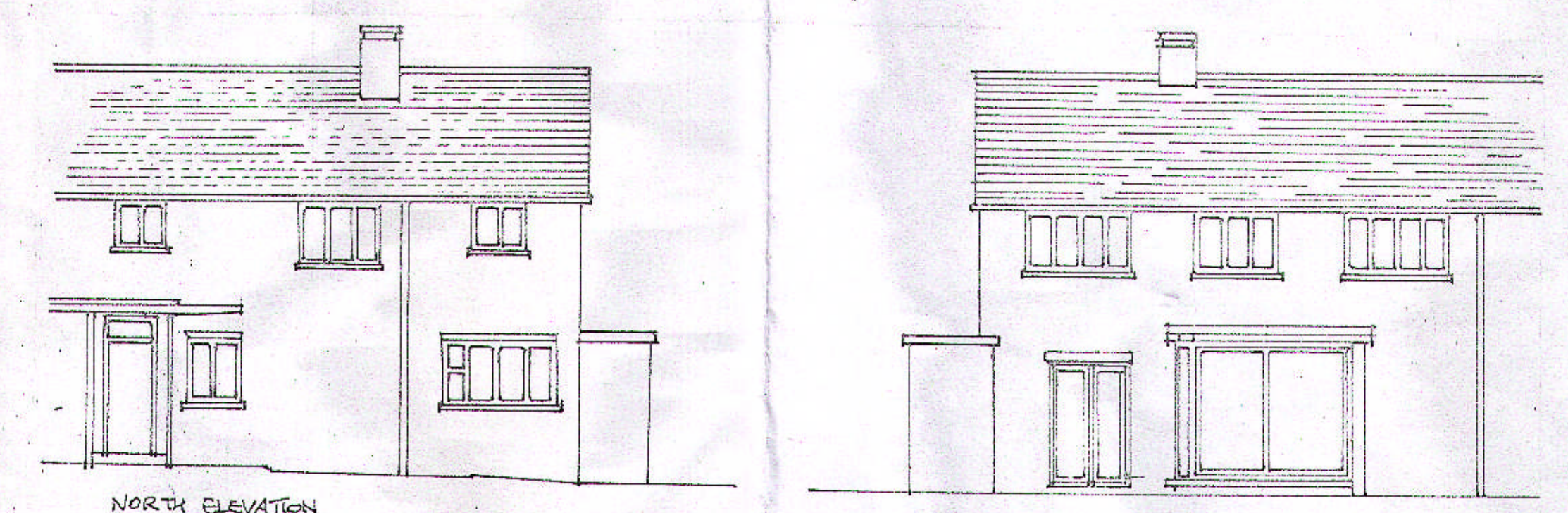
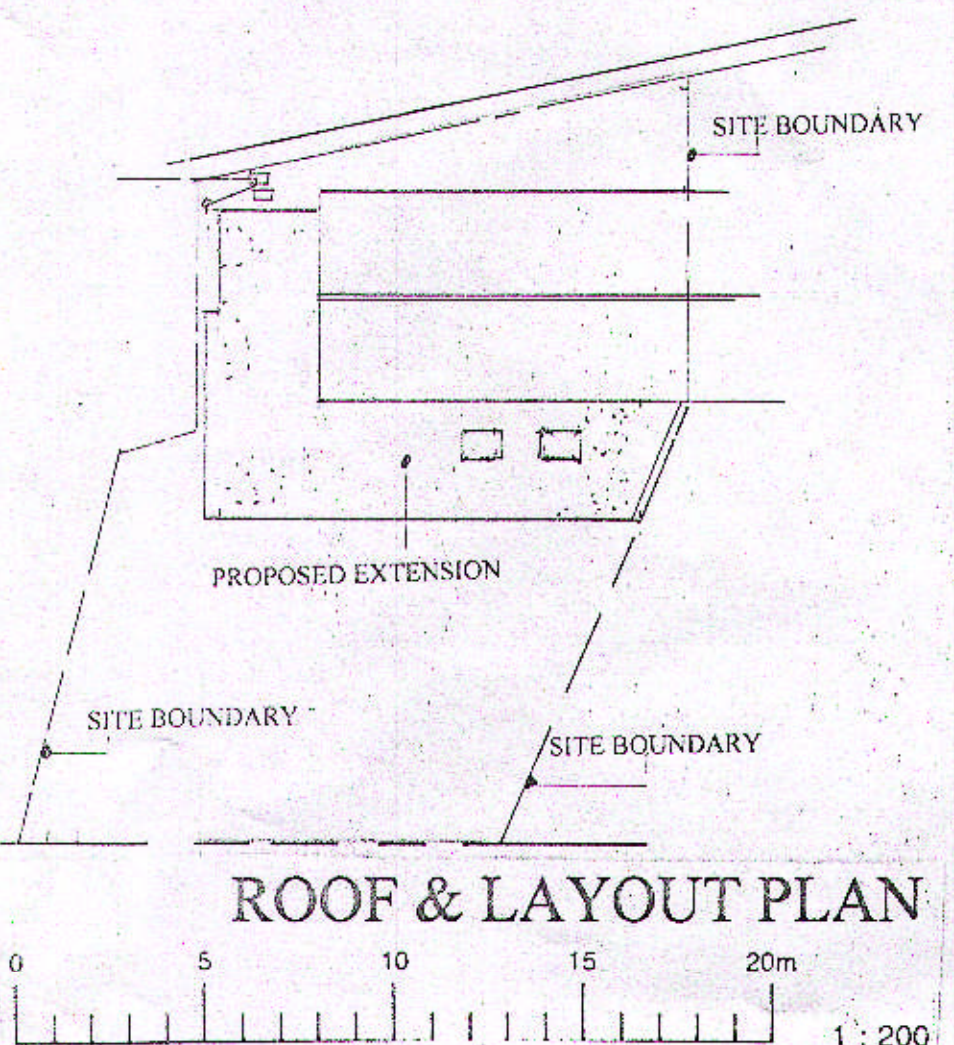
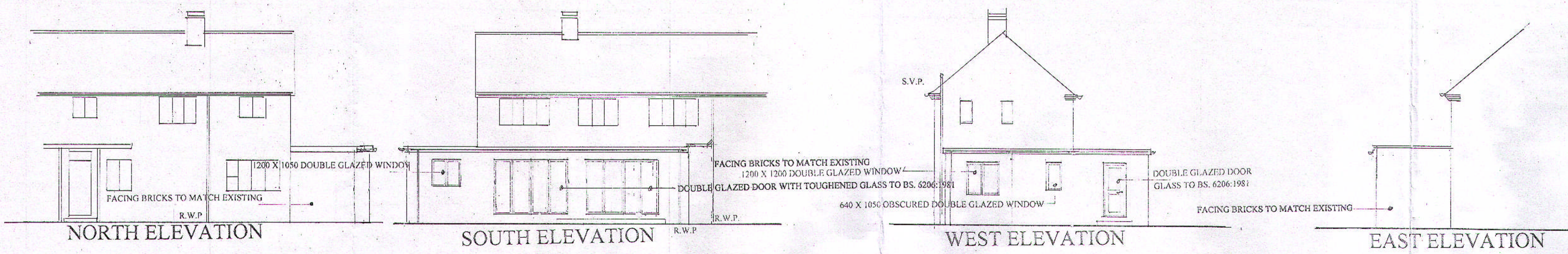
**INTELS:** CATN/C 100  
Cable trays to openings up to 1800mm 6044 to wider openings. Min. 150mm and bearings.

**INTERNAL STUD PARTITIONS:** 100 x 50mm s.w. stud framing built off 100 x 75mm sole plates. Studwork spaced @ 450mm c/c. 12.5mm plasterboard vertically staggered and skim to ceiling. Insulate between joists with 200mm Rockwool for sound attenuation. First floor over glass/brick to be level with 2 layers of 12mm plasterboard with staggered joints with 250mm Fibreglass insulation between joists with a minimum ceiling to provide a 1/2 hour fire protection.

**STAIRS:** 200mm rise and 223mm going. 25mm nosings. Total rise of min. Min width 800mm. Min. 200mm headroom vertically staggered and skim to ceiling. Handrail to be 900mm high above pitch line and 1000mm vertically. Max gap to spindles 95mm. Prior to ordering staircase contractor shall check the finished floor dimensions and double up floor joists where indicated to level stairwell opening.

**ELECTRICAL:** 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 must be satisfied that the appropriate electrical installation certificate has been issued for the work, and has been signed by a person competent to do so.

**GENERAL:** All work to be carried out in accordance with the Building Regulations 2000 and current B.S. Codes of Practice. Adequacy of existing walls, lintels and foundations to be checked on site prior to building. All dimensions must be checked on site and agreed with the client. Any discrepancy in dimensions must be notified before proceeding. No responsibility will be accepted for alterations carried out without notification. Materials and workmanship are to be the satisfaction of the client matching existing where possible. Where applicable consent from the adjoining owner should be sought under the provisions of the party wall act 1996. All new electrical fittings, radiator positions etc are to be agreed on site with client. The master is to remove all cables as it accumulates and on completion leave the site tidy to the clients satisfaction.



<b>JOB TITLE</b> 6 FORDWICH ROAD WELWYN GARDEN CITY HERTFORDSHIRE	
<b>DRAWING TITLE</b> PROPOSED SINGLE STOREY SIDE AND REAR EXTENSIONS	
<b>CLIENT</b> MR & MRS WHITE	
<b>SCALE</b> 1:50 1:100 1:200 1:500 1:1250	
<b>DATE</b> MARCH 2012	<b>DRG. No.</b> 01g
<b>AMENDMENTS</b>	
A	CLIENT
B	CLIENT
C	CLIENT
<b>Neil Anderson</b> Planning and Building Design Services 1a WOODLAND WAY OAKLANDS WELWYN HERTS. AL6 0RZ TEL/FAX: (01438) 717854	