

DRAINAGE BELOW GROUND

All new drainage to be in accordance with BS EN 752:2008. Where building within 3m of a public sewer that is up to 160mm in diameter all works are to comply with the requirements of 'Sewers for Adoption', 6th edition in conjunction with 'Protocol on Design and Construction of Sewers in England and Wales'. Provide a min. 600mm clearance to any sewer passing through walls or foundations. Drains to be 110mm dia. Upvc soil and vent pipes to terminate min. 900mm above any windows and fitted with durable guard. 110mm dia. Upvc soil pipe to wc's 75mm deep seal traps 40mm dia. Upvc waste to sinks, baths, basins and showers. Wastes greater than 3000mm long to have min. 75mm dia. All in accordance with BS EN 752:2008. New inspection chambers to be 450mm dia. osma inspection chambers to a depth of 900mm and 750mm dia. for depths up to 1500mm deep. Soakaways where used to be a min. 5000mm from any building and be in accordance with BRE Digest 365.

DRAINAGE ABOVE GROUND

110mm dia. Upvc soil and vent pipes to terminate min. 900mm above any windows and fitted with durable guard. 110mm dia. Upvc soil pipe to wc's 75mm deep seal traps 40mm dia. Upvc waste to sinks, baths, basins and showers. Wastes greater than 3000mm long to have min. 75mm dia. All in accordance with BS EN 752:2008.

HEATING, FIREPLACES AND FLUES

Any new/ extended heating system to comply fully with the Domestic Building Services Compliance Guide 2010.

Sedouk rating A Gas fired condensing balanced boiler flue terminals to be sited min. 300mm from any opening and fitted with durable wired guard. A notice plate is 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.

SANITATION, HOT WATER SAFETY AND WATER EFFICIENCY

All water supplies to bath, basin and showers to be whole some water as described in part G. All baths to be fitted with thermostatic valves so that the hot water does not exceed 48 deg.C.

FLAT ROOF

Firestone EPDM (Ethylene- Propylene-Diene Terpolymer) Permaroof covering laid in accordance with manufacturers details and appropriate BBA certificates BS EN 13956, 175 mm x 50mm C24 grade s.w. joists @ 400mm ccs. U-value of roof to be less than 0.18w/m2 k in accordance with part L. Double up joists with 12mm bolted and dog tooth connectors to trim any roof light openings.

WARM ROOF

130mm Celotex EL3000/TC3000 combined insulation and decking firmed to 1:40 fall 12.5mm plasterboard and skim. Felts and mineralised felt flashing carried min. 150mm up adjoining walls with code 4 lead flashing over 50mm mineralised felt welt at eaves. 38 x 25mm drip batten 25mm thick tanalised s.w. fascia 110mm H.R. u.p.v.c. gutter 75mm R.W.P.

WALLS

Facing bricks to match existing with 85mm cavity filled with dry pack insulation batts. 100mm Ceolon or thermalite block U value better than 0.11w/mk inner skin with 12mm plaster. U value to wall to be less than 0.28w/m2k. in accordance with part L1B 2005. Thermobate cavity closers to openings. Cavity to remain open for 225mm below lowest dpc.

Stainless steel wall ties to BS EN 845-1 and BS 5268-1 staggered 900mm horizontally and 450mm vertically double at openings. 700mm in new walls and maintain cavities. Vertical dpc's to all reveals. Walls parallel to timber restrained by 30mm x 5mm galv. m.s. anchor strips with noggins @ max. 2000mm ccs. engaging 3 no. joists/rafters.

FOUNDATIONS AND SLAB

450mm wide 1:2:4 mass concrete foundations min. 1000mm below ground level and to 600mm min. below any tree root activity and to invert level of adjacent drains, foundations to comply with N.H.B.C. Practice Note 4.2. and to BS/EN206-1:2000. Foundation concrete mix materials to BS 8500-1 and 2:2006. There are no trees within 30m of extension likely to affect the foundations.

BLOCK AND BEAM FLOOR

75mm 1:3 screed reinforced with galvanized steel mesh with 25mm bottom cover, on 500 gauge polythene separating membrane on 75mm Kingspan Kooltherm K3 board insulation on pre cast concrete beam and block floor bearing onto hyload d.p.c. on min. 100mm 7N Block inner leaf. Min. 225mm clear void under slab with lean mix concrete oversite slab. Void to be vented with periscope vented air bricks @ max. 1200mm ccs.

WINDOWS AND VENTILATION & LIGHTING

All new double glazed windows and doors to have min. 16mm argon filled air gap with low E glass providing a u-value less than 1.6 w/m2 k. All new glazing in critical areas to be in toughened glass to B.S. EN 12150 compliant in accordance with part N. Windows to provide 5% openings to habitable rooms. 8000mm2 trickle vents to windows.

All habitable rooms to be provided with an opening window giving an unobstructed aperture of 0.33m2 with a min. aperture of 750mm x 450mm - sill height 900mm above F.F.L. New internal lighting to comply with table 40 of the Domestic Building Services Compliance Guide 2010 (75% of new light fittings) Kitchen to have a cooker hood extract fan to clear min. 30 litres per second. Internal cloakroom/wc to have an extract fan ducted to external air to clear min. 6litres/second and fitted with a 15 minute overrun and linked to the light switch. Bathroom/Shower rooms to have mechanical extract fan to clear 15 litres / second. All in accordance with Reg. 14, F1

All new double glazed windows and doors should be provided with draught seals to prevent unwanted air infiltration

LINTELS

Galvanised steel lintels to BS 5977-2:1983 and BS/EN 845-2:2003 Catnic Cg70/100 to openings up to 1800mm Cx70/100 to wider openings. Min. 150mm end bearings.

INTERNAL STUD PARTITIONS

100 x 50mm s.w. stud framing built off 100 x 75mm sole plate. Studwork spaced @ 450mm ccs horizontally and 900mm vertically and 100mm Rockwool insulation infill 15mm plasterboard and skim with a density of 10 kg / m3 both sides. First floor joists doubled up and bolted together under stud partitions.

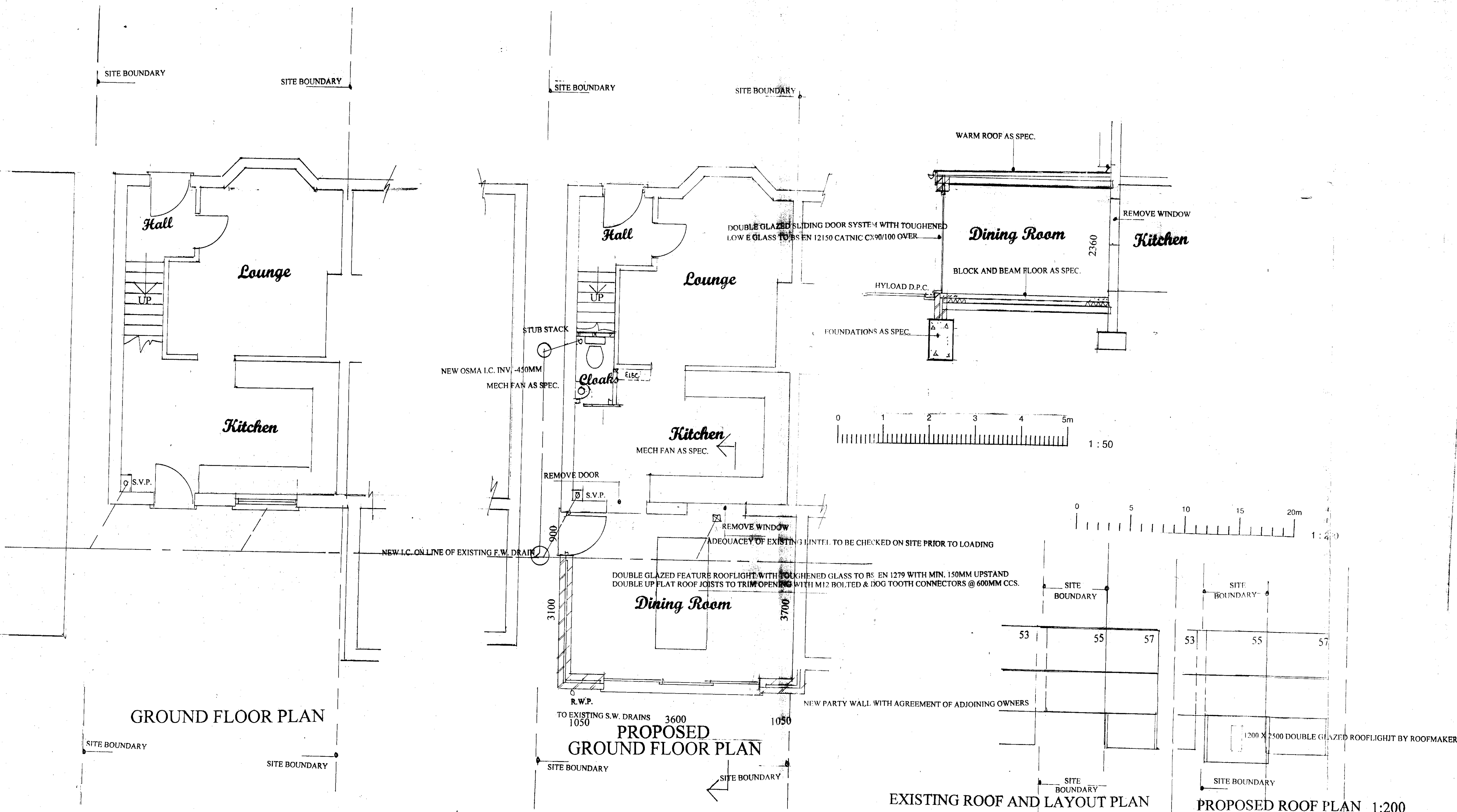
ELECTRICAL

All Electrical work required to meet the requirements of Part P (Electrical Safety) and BS7671 :2008 and IEE Regulations (17th Edition) and 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. (NICEIC,ELECSA,NAPIT ETC) New fixed lighting to be low energy type.

GENERAL

All work to be carried out in accordance with the Building Regulations 2010 and as amended and current B.S Codes of Practice. Adequacy of existing walls, lintels and foundations to be checked on site prior to loading. All dimensions must be checked on site. 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 to 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 etc. act 1996. All new electrical fittings, radiator positions etc are to be agreed on site with client. The builder is to remove all debris as it accumulates and on completion leave the site tidy to the clients satisfaction.



55 LEMS FORD LANE WELWYN GARDEN CITY HERTFORDSHIRE
PROPOSED SINGLE STOREY REAR EXTENSION
SCALE 1:50 1:100 1:200
DATE : SEPTEMBER 2014
DRAWING NO. 01
DRAWING SIZE A1
MR & MRS B. KIRBY
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