



Any new heating to be linked into the existing system. All new radiators to be fitted with TRV's. All work to be installed and commissioned by a qualified tradesman in accordance with the Domestic Heating Guide 2010

All electrical work required to meet the requirements of Part (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE Certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.



SOLID FLOOR INSULATION UNDER SLAB
To meet min U value required of 0.22 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200 gaug

extend inside slab 100mm to continue drop ceiling. Provide 15mm reinforcement bars to avoid internal bridging. A142 screed laid over 100mm BS 8500 concrete cover to provide BS 8500 concrete to be finished to BS 8500-1:2002 Class 1. Provide 100mm BS 8500 concrete to be finished to BS 8500-1:2002 Class 1. Provide VCL Finish with 65mm sand/cement. Provide screed with light mesh reinforcement. Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. DUCTS to be sleeved through cavity with cavity tray over.

DRAINAGE
Where any drain pass under floor slabs encase in min 150mm pea gravel and lintels installed where they pass through walls with compressible material around hole. Stormdrains: 63mm downpipes to gullies with copper wire balloons at gutter junctions. Gutters 100mm

ALL new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equivalent approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

TRENCH FOUNDATION
Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be minimum of 100mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. A minimum of 100mm of concrete to be provided below the foundations. Foundations to be constructed in accordance with Building Regulations A1/2 and 8/04/06 Code of Practice for Foundations. Ensure Foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Supabase resistant cement to be used if required. Please note that should any adverse soil conditions or other factors be identified during the construction of the foundations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

The contractor is to comply in all aspects with current building legislation - British standards, specifications, building regulations and any other not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation. This drawing is not intended to show details of foundations, ground conditions or ground contaminants. The contractor will investigate the building area and a geotechnical investigation will be provided only if requested. For existing ground conditions, any suspect ground conditions should be further investigated by a suitable expert.

BEAMS
Supply and install all new structural elements such as new beams, roof structure, floor structure, beams and pad stones in accordance with the Structural Engineers calculations and details. New steel beams to be encased in 125mm Gypoc Fireline board with staggered joints, Gyproc Fire Case or painted in Nullfire S or similar intumescent paint to provide 1 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

[illegible]

LINTELS
For uniformly distributed loads and standard 2 storey domestic loadings only, all widths are to be equal to wall thickness. All lintels over 750mm sized internal doors are to be 65mm deep pre-stressed concrete plank lintels. 100mm deep lintels are to be 65mm deep pre-stressed concrete plank lintels. All lintels to be exposed for inspection at each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and installed in accordance with BS 5896 to support loadings assessed to BS 5977 Part 1. Incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1. All lintels to be installed with 10mm diameter openings for any insulating material to be suitable for spans and loadings in compliance with Approved Document A and lintel manufacturers standard tables. Step ends, DPC trays and keep holes to be provided above all externally located lintels.

Window ventilation openings min $\frac{1}{20}$ floor area of habitable rooms. All windows to have trickle vents. Provide mechanical ventilation kitchen 60 L/S, Utility 30 L/S.

