Foundation
Min 600 x 150 min concrete strip foundation (400 X 150 min to internal load bearing walls) – depth as Regulation A1/2 min 1000 below ground level, 288 mm foundation cavity brickwork in commons or similar approved blockwork with weak mix concrete cavity fill to ground level or mass concrete 600 wide. Either to be agreed on site with building inspector.
Foundations adjacent to any existing drainage runs to be below invert level of drain.

Conservatory Base
Extend existing concrete slab 150mm min concrete(25N) on Visqueen on Monarflex or similar gas barrier turned up at perimeter to lap horizontal dpc & extend across cavity on min 50mm sand blinding on min 150mm well consolidated hardcore.

Floor insulation
Install min 22mm T & G chipboard grade type C4 to BS 5669.
Lay the chipboard with staggered joints, glued with a woodworking adhesive on a vapour control layer turned up 100mm behind the skirting board. All joints lapped 150mm & sealed over 40mm Celotex tuff R GA3045 insulation slabs. Allow 10 - 12mm gap at all perimeters & abutments to allow for expansion.

DPC's
Horizontal dpc's min 150mm above finished external ground level. All joints to have min 150mm overlap.
Vertical dpc's & cavity trays to all new openings.
New walls bonded to existing & cavity continuous.
Insulation to steel lintels in external walls & Thermabate cavity closers.

External walls
103mm facing brickwork outerleaf to match existing, 75 mm o.a clear cavity 50mm Celotex CW3050 cavity insulation bats or similar. 100mm inner leaf Durox Supablock block or similar approved blockwork to give 0.3 w/sq.m k with 6 No catnic B83 stainless steel ties (or similar) per square metre spaced 750mm horizontal & 450mm vertical & every course to reveals. 10kg/sq.m plasterboard fixed with adhesive dabs & skim.
All block work below dpc to be 7N solid.
Brick/ Block below dpc to be laid using 1:3 mortar with plasticiser unless stated.
All cavities closed at roof level with block work returns with Damcor insulating d.p.c at the junction.
Cavity wall & roof insulation to meet at top of wall. Cavity wall insulation to be carried to roof level on any gable wall.
External walls to above d.p.c level to have cement/lime/sand mortar to 1:1:6 ratio.
All cavities at junctions between old & new external walls to be made continuous.
All junctions either bonded or formed using catnic stronghold wall connectors installed as manufacturers details & instructions.
Any existing underfloor ventilation to be maintained via ducting through extension backfill, using Cavity Tray Crank Sleeved Ventilators with built in cavity tray over or similar approved ventilators to be positioned at all elevations at 2m centres.

Lead Flashings
Flash roofs to walls. Code 4 lead min. min 150 above roof.
Form stepped cavity tray above flashings where roofs abuts house walls.

Facias & Soffits.
All new facias & soffits to be upvc. replace existing as required.

External window & door openings
Catnic combination lintols above with min 150mm end bearing, cavity tray above.
Weep holes formed by the omission of mortar to perpends at 450mm max crs.
Horizontal & vertical insulating dpc's all round.

Rainwater goods
110mm Upvc RW gutters on 18 sw or PVCu facias & soffits discharging into trapped gulleys.

Heating & Hot Water Supply
Not installed

Plumbing & Drainage.
The contractor to obtain all necessary information & carry out all necessary investigations regarding positions of underground services in the vicinity of works prior to excavations.
Due care to be taken to avoid damage to existing manholes during formation of new connections & construction of footings for new external walls
For general layout refer to ground floor plan.
Note. Drainage shown is provisional & subject to agreement on site with the building inspector once existing drainage has been exposed.
Foundations to be taken down below invert of any drains passing under the extension & 150 x 100mm precast lintel to support foundation brickwork over drains.
Rodding access to be provided, position to be agreed with building inspector.
All drainage runs to be formed Hepworth PVCu 150 or 100 pipes laid to minimum 1 in 40 fall.
New Hepsleve manholes with screw down covers position to suit as required.
Any drains passing under or within 1m of the structure to be encased in 150mm concrete.
Any redundant services to be capped off.

Glazing
Window frames to be double glazed units & have U value thermal performance of 1.8/sq.Mk or an energy rating of band D or a centre pane U value of 1.2W/m2K. in accordance with Part L1 section of the building regulations.
Soft low E coating. Min 16mm air gap). Argon filled.
All windows to be fitted with trickle vents to provide minimum background ventilation of 8000mm2 (non habitable rooms 4000mm2) & opening lights equivalent to a minimum of 1/20th of room floor area of room served.
Safety glass fitted to external doors, attached windows & any window with cill heights less than 800mm above floor level to BS6206
All window to habitable rooms to have a minimum 550mm x 800mm clear opening light & cill height between 800mm & 1000mm above floor level to allow egress during the event of fire.
All glazing to doors & windows to 800 mm above f.f.l to be fitted with safety glass to BS 6206/6262 in accordance with Part N section 1 of the building regulations.

Power
Additional sockets to be installed as agreed with the client. Sockets to be between 450mm & 1000mm above ground.

Lighting
Minimum 1 No light fitting per room to only accept lamps with luminous effect greater than 40 lumens/circuit watt.
The actual number & type of lights for each room to be installed as agreed with the client

Electrical
All wiring & electrical work to be designed, installed, inspected & tested in accordance with the requirements of BS7617: 1992 A2 97& with the IEE 16th edition wiring guidance & building regulations part P (Electrical safety) by a competent self certification body authorised by the secretary of state.
A self certification certificate must be to send to the local authority within 30 days of the completion of the works by the competent person.
The client to be provided with a copy of the self certification certificate & a BS7617 Electrical Installation Test Certificate.
All electrical switches & socket outlets for lighting & other electrical equipment to habitable rooms to be sited at appropriate heights between 450mm &1200mm above floor level.

Work in connection with the electrical installation shall only be undertaken by NICEIC approved specialist.

Door to living room
Existing door between living room & conservatory ***must not*** *be removed.*

Note
Dimension's for ordering materials or for manufacture by measurement or exact opening positions to be carried out on site by the contractor.

Contractor to check all dimensions on site prior to commencement of work.

All work to be carried out in accordance with current statutory Health & Safety Regulations.

Drawings to be read in conjunction with all relevant consultants and/or specialist's drawings/documents & any discrepancies or variations are to be notified to the designer before affected work commences

All work to be to the satisfaction of the local authority & in accordance with the building regulations.

Structural timber (C16 grade unless otherwise stated) & external timber treated with preservative.

Existing structural foundations to be exposed as required by building inspector to ensure suitable for new loadings prior to commencement of work on site.

These drawings are prepared specifically for Planning & Building Regulations approval.

Party Wall etc. Act 1996.
This act gives homeowners rights to do work to the party wall (shared wall) and when excavating or building close to the boundary line. The main obligations are to tell your neighbour that the work is to be done and to repair any damage that might be caused by the work.
Under the act the person carrying out the work is known as the Building Owner & the neighbour is known as the Adjoining Owner.
Details of example letters/notices can be found in The Party Wall etc. Act 1996. Explanatory booklet obtainable free from the local authority planning department or downloaded from:-
www.planningportal.gov.uk/england/genpub/en/1115314019877.html

PLANNING
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RECD 16 APR 2008
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FOR ACTION

Thompson Designs
Tel 0161 705 1458 Mob 07884 318634

Sheet 4 of 4
General Notes
27 Station Road
Crumpsall
Manchester M8 5EB
Date April 2008