DRAINAGE:

PROVIDE 115MM DIA P.V.C. HALF ROUND GUTTER CONNECTED TO 63MM DIA P.V.C. DOWNPIPES (AS INDICATED ON PLANS). DOWNPIPES TO BE TAKEN BELOW GULLEY GRATING LEVEL, (BLACK WHITE OR BROWN TO BE FITTED IN ALL CASES), THIS ALSO APPLIES TO ALL SANITARY PIPEWORK VISIBLE ON ELEVATIONS).
ALL BELOW GROUND DRAINAGE RUNS TO BE 100MM DIA VITRIFIED CLAY TYPE (I.E. 'SUPERSLEVE' OR SIMILAR LAID TO MANUFACTURERS INSTRUCTIONS). ALL GULLIES INDICATED TO BE RODDABLE B.I.G. TYPES. DRAINS TO BE LAID TO A MIN FALLS OF 1:40 ON A MIN 150MM BED OF PEA GRAVEL WHERE DRAINS PASS UNDER BUILDING THEY ARE TO BE SURROUNDED IN MIN 150MM THICK CONCRETE WITH A 'FLEXCELL' JOINT AT EVERY COLLAR. WHERE DRAINS PASS THROUGH WALLS THEY ARE TO BE BRIDGED OVER WITH 2 COURSE REINFORCED CONCRETE LINTELS (MIN END BEARING 150MM) LEAVING A MIN 50MM GAP AROUND DRAIN WHICH IS TO BE PACKED WITH POLYSTYRENE. ALL DRAINAGE WORK IS SUBJECT TO SITE CONDITIONS ENCOUNTERED AND APPROVED INSPECTOR APPROVAL.
NO SADDLE CONNECTIONS ARE TO BE USED, INSTEAD USE SWEPT JUNCTIONS TO SUIT SITE LAYOUT AND APPROVED INSPECTOR APPROVAL.
ALL BUILDING DRAINAGE TO BE CARRIED OUT TO B.S. 8301 : 1985, AND REGULATION H1 & H3 OF SCHEDULE 1 OF THE BUILDING REGULATIONS.

DRAIN TESTING:

THE WHOLE OF THE DRAINAGE SYSTEM SHALL BE TESTED WHEN LAID AND AGAIN ON COMPLETION TO THE SATISFACTION OF THE APPROVED INSPECTOR. ANY LENGTHS, FITTINGS OR CONSTRUCTION FOUND TO BE FAULTY TO BE TAKEN UP, RELAYED AND RECONSTRUCTED AND RETESTED UNTIL SATISFACTORY. TESTING WILL BE BY WATER GENERALLY AS LAID DOWN IN B.S. 8301 : 1985.

SANITARY PIPEWORK:

MIN BRANCH PIPE DIAMETER SIZES.
WASH BASIN 40 mm
SHOWER 40 mm
TOILET 100 mm
ALL APPLIANCES CONNECTED INTO THE NEW SVP.
ALL APPLIANCES TO BE FITTED WITH 75mm DEEP SEAL ANTI-SIPHONIC TRAPS (EXCEPT W.C.). RODDING EYES TO BE PROVIDED AT ALL CHANGES OF DIRECTION TO WASTE RUNS. MAX LENGTH OF SANITARY WASTE RUNS TO BE 3000mm (INDICATED ON PLANS) UNLESS OTHERWISE SPECIFIED. GROUND FLOOR WASTES TO BE TAKEN ALL SANITARY PIPEWORK TO BE CARRIED OUT IN ACCORDANCE WITH B.S. 5572 : 1978. 100mm DIA S.V.P. TO TERMINATE MIN 900mm ABOVE HEAD OF OPENABLE WINDOWS WITHIN 3000mm AND FINISHED WITH SUITABLE CAGE. NO SANITARY PIPEWORK CONNECTION WITHIN 200mm OF WASTE BRANCH CONNECTION INTO S.V.P.

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 the building work involves works on or to an existing Party Wall including:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party wall agreement is to be in place prior to start of works on site.

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.

NOTES

1. Refer to all relevant specifications.
2. Do not scale. Work only from figured dimensions. The Contractor will be responsible for taking all necessary measurements on site relating to the existing construction.
3. This drawing is 'as proposed' the Contractor must visit the site to establish the nature of the existing construction, and the extent any propping required, before tendering and carrying out works on site.
4. In order to prepare this drawing, certain assumptions have been made which have to be verified both before and during the course of the works. Should at any time existing construction be exposed which does not agree with this drawing or dimensions vary then Blueprint CAD Ltd should be informed immediately. The Contractor should ensure that there is good liaison at all times between himself and the engineer.
5. All drains and their connections are to be checked for soundness and if necessary replaced using extra strength 'Hepsleve' or 'Hepseal' , or similar in a minimum of 150mm stone bed and surround. If necessary replace gullies and set in a minimum of 150mm concrete bed and surround.
   N. B. Any drain found to be defective, outside the scope of the work and not affecting the stability of the property, but which requires replacement, will be the responsibility of the Insured unless agreed by the owner.
6. **STABILITY OF EXISTING STRUCTURE**.
   The Contractor is to be responsible for the stability of the existing building and earthworks on the site, and must take all necessary precautions to safeguard their stability at all times.
7. **UNDERPINNING NOTES**
   Excavation below the level of the existing foundations must be carried out in stages in accordance with the Structural Engineers detailed drawings. No such excavation at any stage is to be commenced without the Structural engineers prior approval and until the previous stages has been completed.

1.00 GENERAL ITEMS:

1.01 Every endeavour has been taken to provide the Contractor with sufficient information to adequately price the proposed Works.
It is recommended, however, that the Contractor visits the premises prior to submitting his Tender.
It will be deemed that any Tender submitted will include for all work required, both explicit and implicit, for the successful completion of the Works.
Claims by the Contractor on the grounds of confusion or lack of knowledge will, therefore, not be entertained.
1.02 The Works are indicated upon the following drawings
330/001,2,3,
1.03 The Contractor shall adequately cover and protect the existing structure, fittings and fixtures to prevent damage to the Client's home and possessions.
1.04 Any damage caused by the Contractor or his Sub-Contractors shall be made good at his own cost, and to the full satisfaction of the Client.
1.05 The Contractor shall give prior notice to the Client of any interruption in the supply of normal services caused during the Contract.
1.06 No work shall be left partially completed overnight, at weekends or during holidays unless measures have been taken to complete the Works without further disturbance to the Client. Any work left partially completed shall be left in a safe condition.
1.07 All proprietary items and materials are to be installed strictly in accordance with the Manufacturer's written instructions and recommendations.
1.08 All work is to comply with relevant Codes of Practice, British Standards and the like, and be in accordance with good building practice.
1.09 The Contractor is to cart away all debris and surplus material on Completion, and shall make good to all surfaces disturbed by the Works.
1.10 The Contractor is to carry out all work in a diligent and workmanlike manner, and shall leave the site in a clean and tidy condition.
1.11 Any discrepancies within the project are to be reported to Blueprint CAD LTd for resolution.
1.12 On Completion of the Works, the Contractor shall demonstrate the correct operation of all installations to the satisfaction of the Client, and shall hand over a copy of all relevant installation and operating instructions.
1.13 The Works will proceed with the Clients in occupation. The Contractor must programme and execute the Works in such a manner as to minimise any disruption to the use of the premises by the residents. In particular, temporary arrangements must be made by the Contractor to ensure that adequate and suitable washing, toilet and cooking facilities are maintained throughout the duration of the Works for use by the Client, and the Contractor must include within his Tender for any temporary works and reinstatement necessary to ensure compliance with this requirement.
1.14 Any costs incurred in satisfying these General Items, unless specifically included elsewhere, are deemed to be included within the relevant work items.
1.15 Where products are specified (eg flooring and sanitaryware), these are for pricing purposes. Prior to ordering, check with Client if the product as specified is acceptable.

GENERAL NOTES:
Steelwork to comply with BS449 BS5950.
Windows to C. P. 153, doorframes to C.P.151.
Plastering to BS5492:1977.
R.W. & surface water drainage to BS6367:1983.
Int. drainage above GL to BS5572.
Thermal insulation to roof to BS5803.
Roof slates to BS473 550 1971.
Sanitary fittings to BS6465 pt. 1.
Structural timber to BS5268.
Timber & workmanship to BS1186 pt. 1 & 2.
Glass to BS952 & BS6282:1082.
Brickwork to be in accordance with BS1257
Softwoods to BSCP1860. All timber (non-structural) to be vac-vactreated.
Decoration, apply 2 coats emulsion paint to walls & ceiling to BSCP231.
Internal S.W. primed & painted 2 coats gloss.
All services shall be connected in compliance with the Statutory Authority Requirements.

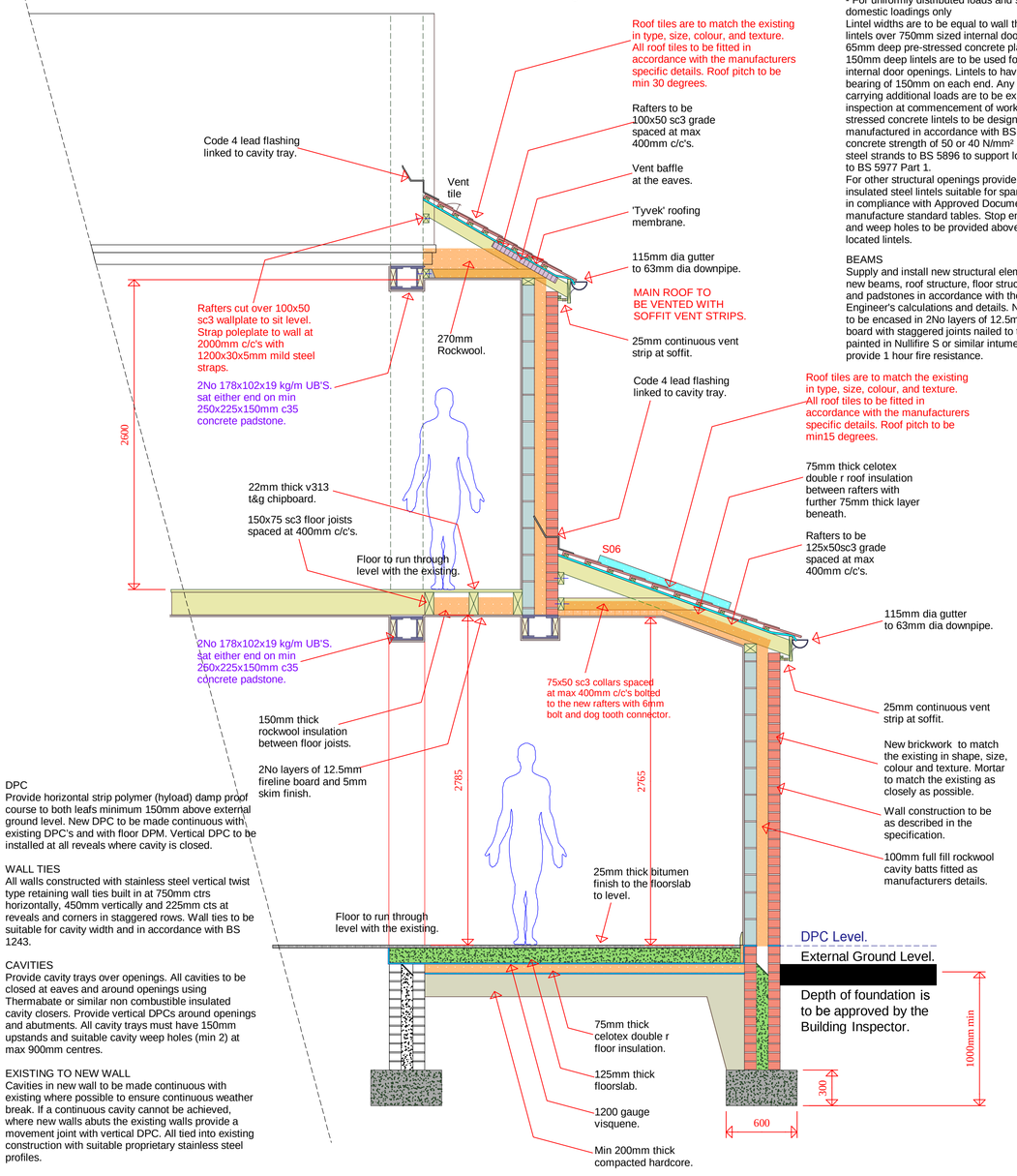
MANHOLE:

INTERNAL DIMENSION AND COVER SIZE ARE TO SUIT INVERT OF DRAIN WHICH IS TO BE FOUND ON SITE BY THE CONTRACTOR.
CONSTRUCTION: MIN 150mm THICK CONCRETE BASE (30N/mm²), 225mm THICK CLASS B ENGINEERING BRICK WALLS CONSTRUCTED IN WATER BOND METHOD AND FLUSH POINT INTERNALLY. FIT MEDIUM DUTY COVER AND FRAME. MANHOLE TO BE HAUNCHED SMOOTH INTERNALLY. MANHOLES DEEPER THAN 1000mm TO HAVE STEP IRONS OR FIXED LADDERS.
NOTE: ALL DRAINAGE WORK IS PROVISIONAL EXACT POSITION AND DEPTH OF MAIN DRAIN TO BE LOCATED ON SITE BY THE CONTRACTOR.
Or
USE 'HEPWORTH' INSPECTION CHAMBERS AS AGREED WITH THE APPROVED INSPECTOR FITTED IN STRICT ACORDANCE WITH THE MANUFACTURERS DETAILS.

Full Fill Cavity Wall
To achieve minimum U Value of 0.28W/m²K
New cavity wall to comprise of 105mm facing brick to match existing. Full fill cavity with 100mm Dritherm32 cavity insulation as manufacturer's details. Inner leaf to be 100mm block K value 1.13, e.g. Lafarge Stancrete. Internal finish to be 12.5mm plasterboard on dabs.

WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal 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.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.



DPC
Provide horizontal strip polymer (hyload) damp proof course to both leafs minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES
All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm cts at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 1243.

CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

Proposed Section 1:25

CONTRACTOR TO ENSURE THE FOLLOWING:

Contractor to visit site prior to submitting tender/final quotation. Include in price all works necessary to clear site prior to commencing works described on detailed drawings.
Contractor to clearly identify items of work not included in tender figure necessary to achieve completion of the works. Contractor to identify any discrepancy between the drawings & works & obtain client approval prior to proceeding. Site to be kept tidy all times, no refuse burned on site & normal hours of working observed.

All work to comply entirely with Building Regulations new edition.

All electrical works to be installed & checked by I.E.E.. registered fully qualified engineer.

All gas supplies & installation by Corgi registered engineer.

LINTELS
- For uniformly distributed loads and standard 2 storey domestic loadings only
Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels.
150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on 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 manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacture standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 2No layers of 12.5mm Gyproc fireline board with staggered joints nailed to timber cradles or painted in Nullifire S or similar intumescent paint to provide 1 hour fire resistance.

MONO-PITCH ROOF:
PITCH OF ROOF TO BE MINIMUM 18°. ROOF COVERING TO BE MARLEY MODERN CONCRETE INTERLOCKING ROOF TILES LAID WITH A MINIMUM 100mm HEADLAP AND IN ACCORDANCE WITH B.S. 5534 pt1 1978 AND MANUFACTURERS INSTRUCTIONS, ON 36x25 SOFTWOOD BATTENS ON REINFORCED BITUMINOUS ROOFING FELT TO B.S.747 LAPPED A MINIMUM OF 225mm.

RAFTERS	SIZE	125/100x50 SC3 @ 400C/C's
C. JOISTS	SIZE	100x50SC3 @ 400 C/C's
HIP	SIZE	200x50 SC3 Grade

ALL ROOF TIMBERS TO BE SPACED AT MAXIMUM 400 C/C's UNLESS OTHERWISE INDICATED ON PLANS. RAFTERS SUPPORTED AT EXISTING WALL ON 100x50 POLEPLATE FASTENED VIA M12 RAWLBOLTS AT 600 C/C's. RAFTERS BIRDSMOUTHED OVER 100x50 WALLPLATE STRAPPED DOWN TO WALL AT 1200 C/C's WITH 30x6x1200 M.S. GALVANISED RESTRAINT STRAPS. CEILING JOISTS SUPPORTED ON JOIST HANGERS OF 100x50 SC3 BEARER SUPPORTED AT EXISTING WALL VIA M12 RAWLBOLTS AT 800 C/C's. BEARER LAY 270mm THICK 'ROCKWOOL' INSULATION (100mm BETWEEN CEILING JOISTS AND 170mm ACROSS.) IN ROOF SPACE. FIT 'MARLEY' VENT BAFFLES BETWEEN RAFTERS AT EAVES LEVEL. 12.5mm PLASTERBOARD AND 5 mm SKIM FINISH TO UNDERSIDE OF CEILING JOISTS. 30x6x1200 LATERAL STABILITY STRAPS TO BE FITTED TO RAFTERS AND CEILING JOISTS AT MAXIMUM 2000 C/C's ACROSS THREE No MEMBERS, AND FIT FULL DEPTH NOGGINS BETWEEN. PROVIDE HIGH LEVEL ROOF TILE VENTS THAT WILL PROVIDE MIN CLEAR VENTILATION AREA EQUIVALENT TO 5000mm² PER LINEAR METRE (SEE ELEVATIONS.)

LIGHTING EFFICACY:
AT LEAST 3/4ter OF ALL NEW LIGHT FITTINGS WHICH TO BE INSTALLED WILL BE CAPABLE OF TAKING LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT. EG FLUORESCANT AND COMPACT FLOURESCANT LIGHTING FITTINGS MEET THIS REQUIREMENT.
ALL EXTERNAL LIGHTING TO HAVE LAMPS WHICH DO NOT EXCEED A CAPACITY OF 150 WATTS AND SWITCH OFF WHEN THERE IS ENOUGH DAYLIGHT AND WHEN NOT REQUIRED AT NIGHT.

STEELWORK:

SIZE/DETAILS INDICATED ON PLANS.
STEELWORK TO HAVE MIN END BEARING OF 200mm. PADSTONE SIZES ARE TO BE AS THOSE INDICATED ON PLANS. STEELWORK TO BE SURROUNDED IN 2No LAYERS OF 12.5mm FIRELINEBOARD, TAPE AND FILL ALL JOINTS AND APPLY 5mm SKIM FINISH FOR 1hr's FIRE PROTECTION. ALL STEELWORK TO BE PAINTED WITH 'ANTI-RUST' PAINT.
TWIN R.S.J'S TO BE BOLTED TOGETHER AT 600C/C'S WITH 20MM 8.8 BOLTS AND SPACER TUBES AT 600MM C/C'S WITH 275X100X10MM PLATES 6MM FILLET WELDED TO THE TOP AND BOTTOM FLANGES SPACED AT 600MM C/C' S.

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.

Roof covering to be laid in accordance with relevant Code of Practice and manufacturers details, on 38x25mm sc3 treated s.w. tile battens, on 'TYVEK breathable roofing membrane on rafters nailed to 100x50mm wallplate with 2No 90x4mm nails. wallplate to be securely strapped to blockwork inner leaf by 1200x30x5mm galvanised mild steel straps at 1800 mm c/c's. Straps taken min.1200mm down wall. For all roof timber sizes see the rafter layout and the ceiling joist layout.

ELECTRICAL WIRING: When using competent person

ALL WIRING AND ELECTRICAL WORK WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIRE.MENTS OF BS7671, THE IEE 18th EDITION WIRING GUIDANCE AND BUILDING REGULATION PART P (ELECTRICAL SAFETY) BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION BODY AUTHORISED BY THE SECRETARY OF STATE,
AND,
THE COMPETENT PERSON IS TO SEND TO THE APPROVED INSPECTOR A 'SELF-CERTIFICATION CETIFICATE' WITHIN 30 DAYS OF THE COMPLETION OF THE ELCTRICAL WORKS. THE CLIENT IS TO BE PROVIDED WITH A COPY OF THE 'SELF-CERTIFICATION CERTIFICATE' AND A BS 7671 ELECTRICAL INSTALLATION TEST CERTIFICATE.

EAVES:
ALL TMBER TO BE PRE-TREATED WITH PRESERVATIVE PRIOR TO FIXING.
EAVES DETAIL TO MATCH THE EXISTING.
CONSTRUCT FASCIA BOARD FROM 32m QUALITY REDWOOD, AND SOFFIT TO BE CONSTRUCTED FROM 18mm REDWOOD BOARDING SUPPORTED OFF 50x50 SC3 TREATED BATTENS. PROVIDE CONTIUOUS 25mm WIDE SOFFIT STRIP VENT ALONG THE LENGTH OF THE SOFFIT,
OR, ATERNATIVELY USE Upvc SOFFITS, FASCIAS AND BARGE BOARDS AS AGREED WITH THE CONTRACTOR/BUILDER.

THE CONSTRUCTION OF A TWO STOREY EXTENSION AT THE REAR OF THE DWELLING + REMOVAL OF 1ST FLOOR BAY EXTENSION.

BUILDING PLANS
PROPOSED LAYOUTS

CLIENT :
ELLIOT ROSS
70 BRAILSFORD ROAD
MANCHESTER
M14 6PU
TEL No 07971 494994

DRAWN:	DATE: 22/01/13	Job Reference:	REV:
CHKD:	SCALE: 1:25	DRAWING No: 330/003	

HEATING:
SUITABLE HEATING AND PROVISION OF HOT WATER TO BE PROVIDED TO THE PROPOSED NEW EXTENSION. 'GAS SAFE' REGISTERED PLUMBER TO DESIGN, INSTALL, INSPECT AND TEST TO ALL APPROPRIATE 'GAS SAFE' REGULATIONS THE NEW/EXTENDED SYSTEM AND ENSURE FULL SATISFACTORY WORKING PERFORMANCE TO THE OWNERS REQUIEMENTS. PLUMBER TO LIASE COMPLETELY WITH OWNER AT ALL TIMES AND SUBMIT ALL REQUIRED DOCUMENTATION TO APPROVED INSPECTOR UPON COMPLETION OF WORK.
ALL RADIATORS TO BE FITTED WITH THERMOSTSATIC RADIATOR VALVES.
ALL WORK TO BE CARRIED OUT BY A 'GAS-SAFE' APPROVED INSTALLER, TO GAS BOARD REGULATIONS AND PROVISIONS AND APPROVED DOUMENT J.
INSTALLING PLUMBER TO NOTIFY THE APPROVED INSPECTOR, NOT LATER THAN 30 DAYS AFTER COMPLETION, THAT THE BUILDING SERVICES HAVE BEEN COMMISSIONED IN ACCORDANCE WITH A PROCEDURE APROVED BY THE SECRETARY OF STATE.
ALL QUALIFIED BOILERS TO HAVE AN 'SEDBUK' VALUE/BAND OF OF '90%, BAND A'.
ALL PIPEWORK, INCORPORATED IN THE WATER/HEATING SYSTEM, THAT IS SITUATED IN AN UNHEATED SPACE IS TO BE SURROUNDED IN 40 mm OF INSULATING MATERIAL (MIN CONDUCTIVITY 0.045 W/mk.)
ALL WORK TO BE CARRIED OUT BY A 'GAS SAFE' CERTIFIED ENGINEER/PLUMBER.

STRIP FOUNDATION
Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 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. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

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 1200mm gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 75mm thick Celotex. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL. Finish over the slab with a floating layer of min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS5669 as required. Lay with staggered joints.
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.

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.