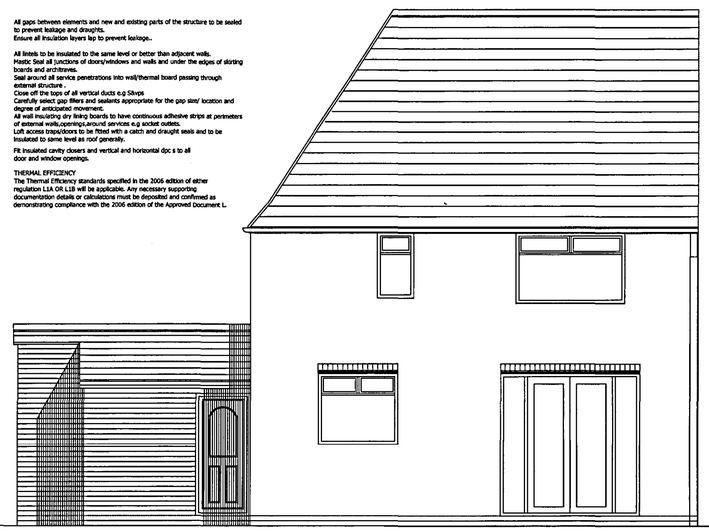
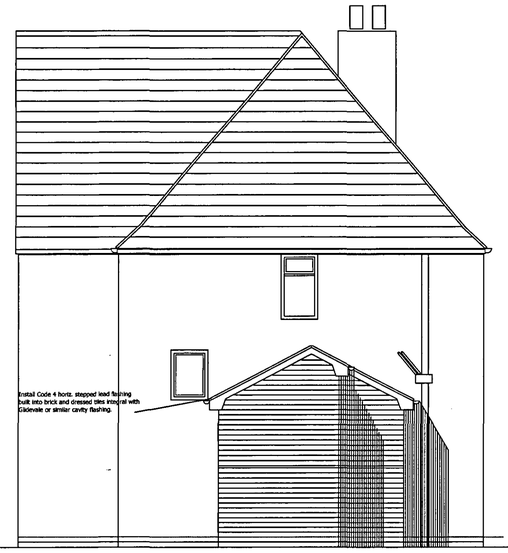
All gaps between elements and new and existing parts of the structure to be sealed to prevent leakage and draughts.
Ensure all insulation layers lap to prevent leakage..

All lintels to be insulated to the same level or better than adjacent walls.
Mastic Seal all junctions of doors/windows and walls and under the edges of skirting boards and architraves.
Seal around all service penetrations into wall/thermal board passing through external structure .
Close off the tops of all vertical ducts e.g Stvps
Carefully select gap fillers and sealants appropriate for the gap size/ location and degree of anticipated movement.
All wall insulating dry lining boards to have continuous adhesive strips at perimeters of external walls,openings,around services e.g socket outlets.
Loft access traps/doors to be fitted with a catch and draught seals and to be insulated to same level as roof generally.

Fit insulated cavity closers and vertical and horizontal dpc s to all door and window openings.

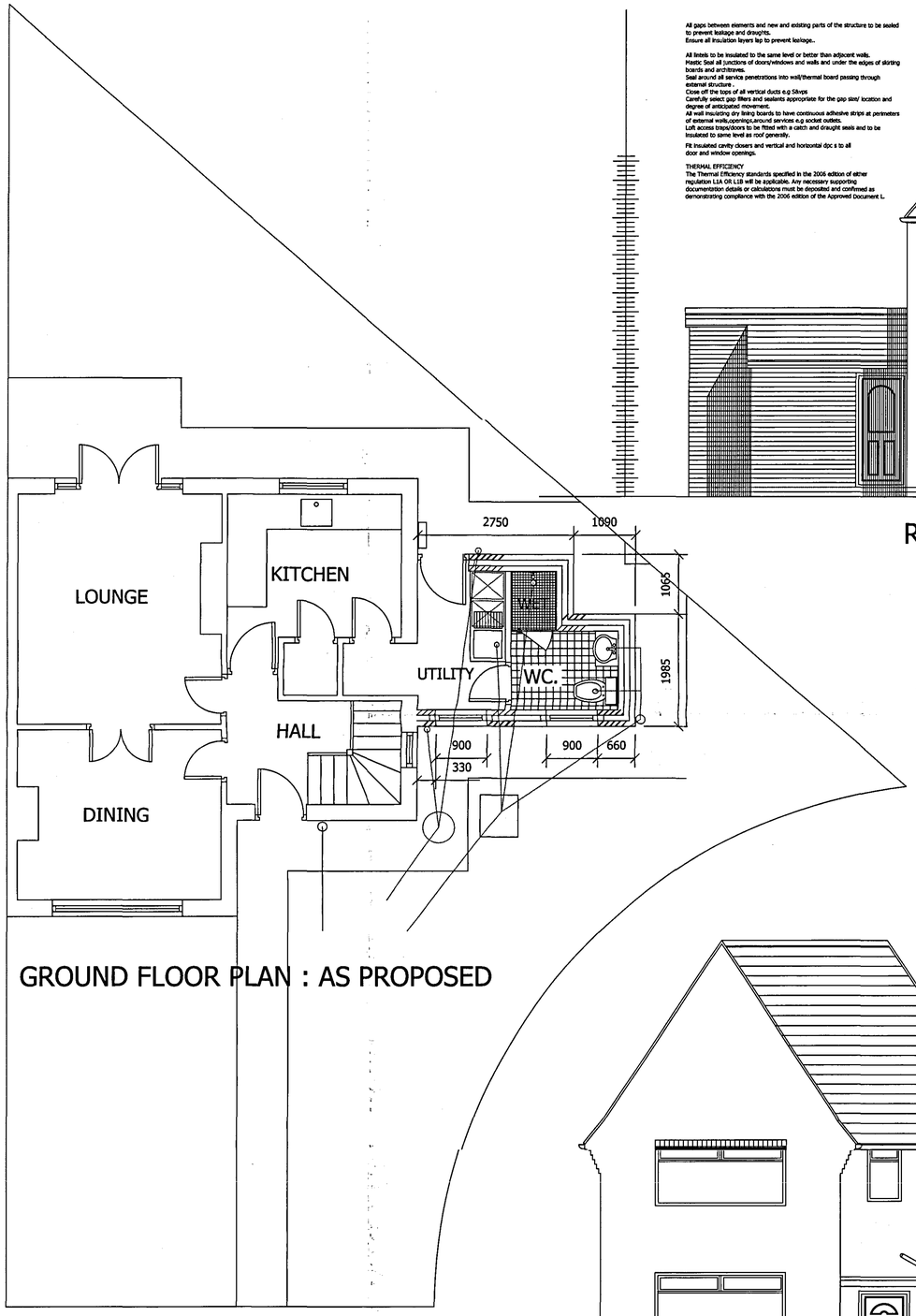
THERMAL EFFICIENCY
The Thermal Efficiency standards specified in the 2006 edition of either regulation L1A OR L1B will be applicable. Any necessary supporting documentation details or calculations must be deposited and confirmed as demonstrating compliance with the 2006 edition of the Approved Document L.





REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN : AS PROPOSED

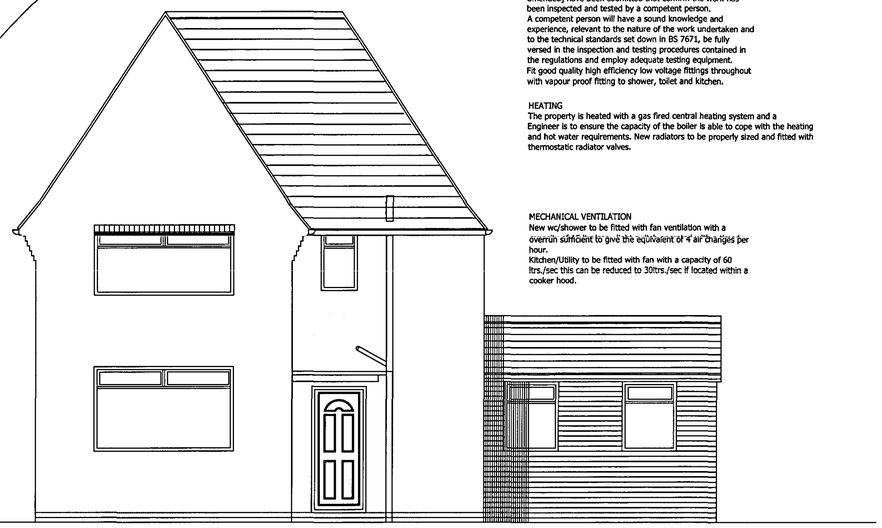
Drainage: ALL DRAINAGE TO ENTIRE SATISFACTION OF LOCAL BUILDING INSPECTOR ON SITE.
RWPS to discharge into back inlet gullies. 100mm. Hepworth Supasleve drain connection from new S&VP via slow bend into new manhole. Keep drains separate within site and connect foul via 100mm. Supasleve drain into existing manhole.
Drains laid in straight lines between access points with min. gradients of 1:60 surface water and 1:40 foul. Surface water to be connrcted into existing drainage system.
Foul drains to be laid generally more than 1.00metre away from building structure. drains within 1 metre kept above foundation level and protected with 150mm. concrete surround.
Drains passing into building to be protected with concrete lintel over.
Man holes/ Inspection chambers to be constructed with 2nds engineering bricks or concrete rings backed up with concrete in accordance with manufactures recommendations with SGE channels to manholes well haunched up in smooth sand cement mortar.

PLUMBING
New wash basin to discharge via 40mm. polyprop. waste and bottle trap into new S&VP. New wc with 100mm. connection into 100mm. S&VP. New sink to Utility and shower to discharge 40mm Polyprop waste into sealed trapped floor traps and connected with 100mm Supasleve into new foul manhole.

ELECTRICAL INSTALLATION
All electrical work required to meet the requirements of Part P [electrical safety] will be designed, installed, inspected and tested by a person competent to do so.
On completion the Local Authority must be satisfied that either :- An electrical installation certificate issued under a Competent Person Scheme has been issued to the client; or Appropriate forms and certificates defined in BS 7671 [as amended] have been submitted that confirm the work has been inspected and tested by a competent person.
A competent person will have a sound knowledge and experience, relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.
Fit good quality high efficiency low voltage fittings throughout with vapour proof fitting to shower, toilet and kitchen.

HEATING
The property is heated with a gas fired central heating system and a Engineer is to ensure the capacity of the boiler is able to cope with the heating and hot water requirements. New radiators to be properly sized and fitted with thermostatic radiator valves.

MECHANICAL VENTILATION
New wc/shower to be fitted with fan ventilation with a overrun sufficient to give the equivalent of 4 air changes per hour.
Kitchen/Utility to be fitted with fan with a capacity of 60 ltrs./sec this can be reduced to 30ltrs./sec if located within a cooker hood.



FRONT ELEVATION

WINDOWS and GLAZING
Fix new windows with opening vents with area in excess of 5% of floor area of room and 4000sq.mm. trickle vents.
Windows to be fully draught proofed and double glazed in Low emissivity K glass with 16mm. Argon filled to give a U value =1.6 w/M2.K

GLASS: CRITICAL LOCATIONS
Any windows with sills lower than 800mm. all glazed doors and all door side panels to be glazed with toughened safety glass to BS 6206.

DPC S
Fit vertical and horizontal dpcs to all new openings . Fit insulating cavity closers to avoid cold bridging. Insulate between edge of concrete slab and external wall with 50mm. EPS.

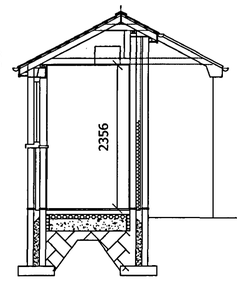
GROUND FLOOR
Ground floor to be agreed finish on 70mm. sand/cement screed laid over 150mm. concrete slab on 1200 guage Visqueen over 80mm. Kingspan Kooltherm K3 Insulation laid laid on Visqueen dpm, on 50mm. sand blinding over min. 150mm./ hardcore laid in 75mm. layers and well consolidated. Dpm turned up flank walls and and under Hi-Load polymer as manufacturers recommendation. DPC fitted at least 150mm. above ground level.Fit air bricks to outer leaf @ 1200mm crs below dpc level.

NEW WALLS
Build up new walls above DPC in 305mm. cavity work 100mm cavity filled with 80mm Kooltherm or Thermawall TW70 insulating bats secured to inner skin of 100m medium density blockwork with 25mm. residual cavity. Walls finished Internally with 12.5mm. plaster finish. Leaves tied with wall ties @ 450 vert. and horiz. staggered centres. Additional ties fitted within 225mm. of openings @ 300mm vert. crs.
Wall ties to new brick walls to be stainless steel.
Close all cavities at roof level or below wall plate.

New brickwork and blockwork to be well bonded into existing.
All new door and window openings to have vertical and horizontal dpcs and insulated cavity closers. Heads to be supported with Catnic lintels selected and installed strictly in accordance with Manufacturers recommendations.

Fix hi load polymer dpc at 150min. above ground level and construct wall in brickwork to match existing with galv. steel butterfly wall

LINTELS
New external openings to be formed with Catnic CG 100 / 90 Lintels to be fully insulated. Fit in strict compliance with manufacturers recommendations.
Internal openings supported with Catnic CN5XA or 150 X 100 Spanlite or similar RC Lintels.
Bed all lintels in accordance with makers instructions.



FOUNDATIONS and FOOTINGS
New cavity is to be made continuous with the existing cavities.
Build up extension off 600 x 150 concrete strip foundation laid at least 1000mm. below ground level on good bearing strata. The footings are to be constructed in common brickwork in 300 cavity construction with cavity up to 225 mm. below ground level filled with weakmix concrete.
Foundations are to be laid at or below invert level where laid within 1000mm. of drains
Fit Hi-Load polymer DPC at least 150mm. above ground level.

ROOF CONSTRUCTION : Roof to be covered with natural slate to match existing secured to tanalised 38 x 20 battens. All fixed over a layer of loose laid well lapped roofers felt to BS.747 secured to 100 x 50 rafters @ 400 crs. supported by existing structural wall or 100 x 75 tanalised wall plate mortar bedded and secured to structural walls with galv'd. m.s. straps @ 1000mm. crs screwed to internal block skin.

Ceiling formed with 100 x 50 ceiling joists secured to rafters and structural wall with75 x 50 struts @ 400 matching crs.

INSULATION
Ceiling areas insulated 300mm. Rockwool Finished with 12.5mm plasterboard and skim plaster.
Roof to have 50mm. air gap above insulation.

EAVES
Fascia to be 175 x 25 treated s/w board fitted to rafter ends. Soffit to be 9mm ex.qual.ply secured to underside of rafters..
RIDGE
Fit matching ridge tile bedded in sand / cement mortar in accord. manufrs. instructions.
VERGE
Fit grey pvc dri verge to match slates in accordance with manufacturers instructions.
GUTTERS
Fix matching gutters.
EAVES VENTS
Fit Glidevale or similar eaves ventilators into new roof soffits and mono pitch roof vents to wall junction also fit eaves vent baffles between rafters to maintain min. 50mm. vent gap in conjunction with ridge vents.

PLANNING AND BUILDING CONTROL
28 MAR 2014

Client : Mrs. J. NOBLETT		
Project : 79 White Moss Road M9 6HY	Scale 1:50@A1	Contract No. 1993– 02
	Date 02/14	
Drawing: PLANS : As Proposed	Drawn pe	Drawing 02

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