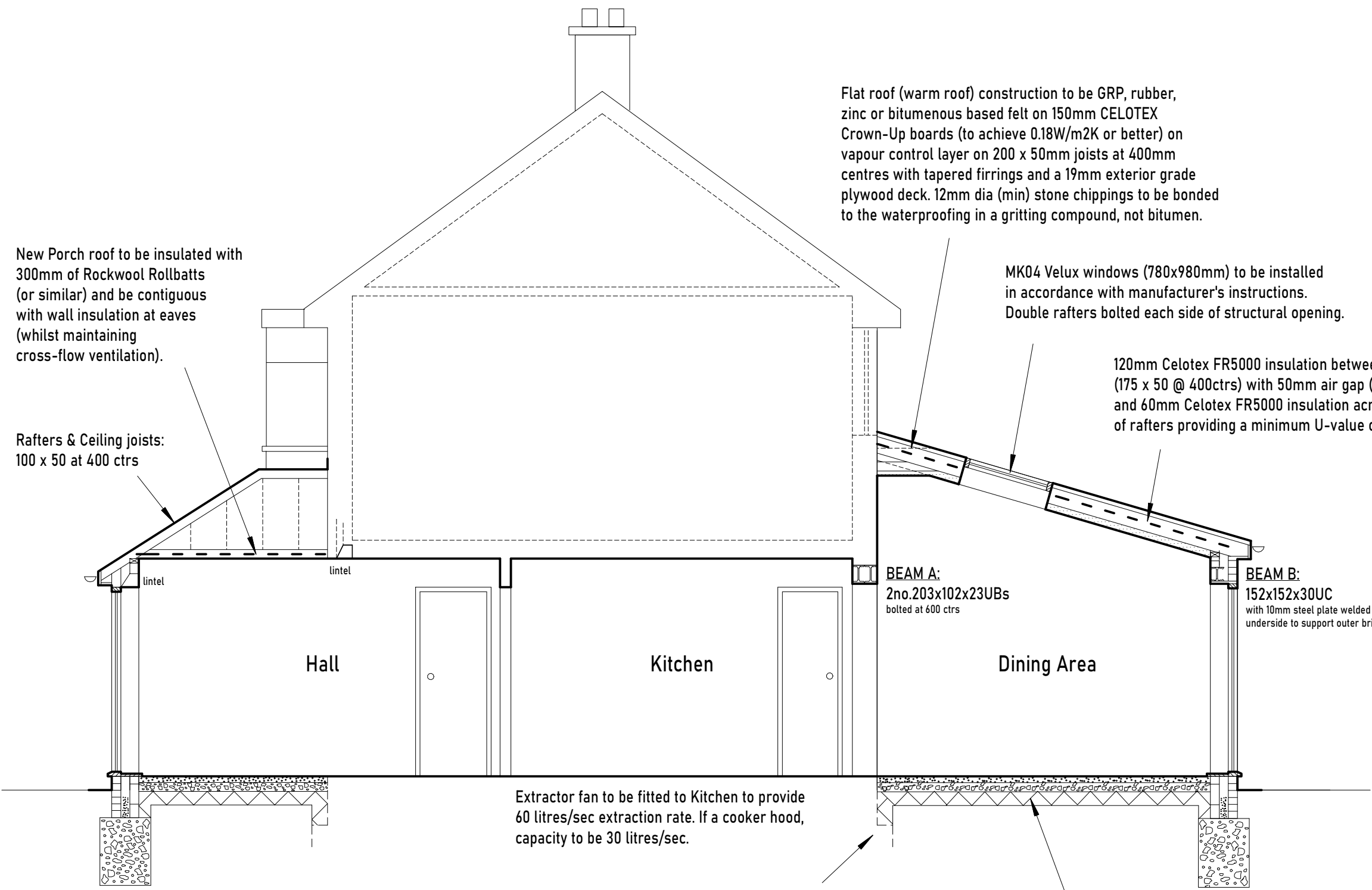




New Porch roof to be insulated with 300mm of Rockwool Rollbatts (or similar) and be contiguous with wall insulation at eaves (whilst maintaining cross-flow ventilation).

Rafters & Ceiling joists: 100 x 50 at 400 ctrs

Flat roof (warm roof) construction to be GRP, rubber, zinc or bitumenous based felt on 150mm CELOTEX Crown-Up boards (to achieve 0.18W/m2K or better) on vapour control layer on 200 x 50mm joists at 400mm centres with tapered firrings and a 19mm exterior grade plywood deck. 12mm dia (min) stone chippings to be bonded to the waterproofing in a gritting compound, not bitumen.

MK04 Velux windows (780x980mm) to be installed in accordance with manufacturer's instructions. Double rafters bolted each side of structural opening.

120mm Celotex FR5000 insulation between rafters (175 x 50 @ 400ctrs) with 50mm air gap (min) above and 60mm Celotex FR5000 insulation across underside of rafters providing a minimum U-value of 0.16W/m2K.

BEAM A:
2no.203x102x23UBs
bolted at 600 ctrs

BEAM B:
152x152x30UC
with 10mm steel plate welded to underside to support outer bricks

Extractor fan to be fitted to Kitchen to provide 60 litres/sec extraction rate. If a cooker hood, capacity to be 30 litres/sec.

Existing foundations to be exposed to check their adequacy to take the additional load imposed by the new structure

Solid floors to be 75mm screed layer on 100mm concrete on 500g polythene on 150mm JABLITE 70 (turned-up at slab edges to prevent cold bridging) on 1200g damp proof membrane (contiguous with dpc's) on sand on 150mm hardcore to achieve 0.22W/m2K or better.

All foundations to be 600mm wide to suitable subsoil, 1000mm deep if in clay, but at least to level of existing adjacent buildings and invert level of all drains passing within 1m of new works. Contractor to ensure all necessary temporary support, edge guarding and Personal Protective Equipment is provided to ensure the safety of all people at risk from this activity. Depending upon subsoil conditions, the foundations may need to be in excess of 1m deep in accordance with NHBC practice note 4.2. Foundations may require additional structural design in accordance with recognised guidelines for building close to trees should shrinkable sub-soils be encountered. 150 x 100mm r.c. lintel to be provided to each wall skin at point of any pipe crossing. Notwithstanding the representation on the drawings, the foundations are to meet the requirements of the Local Authority in all respects.

All electrical works required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so. Three in four new light fittings provided will only accept bulbs providing a minimum output of 45 lumens per circuit watt.

GAS SAFE registered person to carry out any work relating to repositioning of existing boiler if required. New radiators to be fitted with thermostatic valves. If installation of a new boiler is necessary, a commissioning certificate is required, issued by a person competent to do so.

Walls to be single brick to match existing (Porch), and smooth-rendered blocks (Rear Extension), 100mm cavity with 100mm Rockwool cavity wall batts and 115mm Thermalite (Turbo) providing a U-value of 0.28W/m2K or better. Contractor to ensure all scaffolding is securely attached when working at height. Personal Protective Equipment to be provided to all people at risk from this activity to protect against falling objects.

Ties: 750 horizontal, 450 vertical, and double at all reveals. Reveals to have Thermabate Insulated Cavity Closers to prevent cold bridging and provide vertical dpc. All cavities to be clear 225mm below dpc level and closed at roof level. All brickwork to match existing.

30x5mm mild steel anchors to be provided at not greater than 2000mm centres at first floor level (if required) and to hold down roof wall plates.

Contractor to ensure all scaffolding is securely attached when working at height. All Personal Protective Equipment to be provided to all people at risk from this activity to protect against falling objects.

All beams to have 150mm (min) end bearings on C30 concrete padstones, painted with fire-proof paint and covered with 2no. sheets of 12mm plasterboard wired at 100mm centres. Contractor to provide all lifting equipment, temporary support and Personal Protective Equipment for all people impacted by the installation of heavy steel beams, particularly when working at height.

All ceilings to be 12mm foil backed plasterboard.

All lintels over external openings to be insulated to prevent cold bridging.

Lintels to be heaviest manufactured gauge (i.e. extra heavy duty) unless shown otherwise.

Triple joists under all studding.

Code 4 lead flashings to be used throughout.

Floor joists with spans in excess of 2.5m to have solid or herringbone strutting.

Cavity trays at all abutments.

Cavity infill to finish at least 225mm below the level of the lowest dpc.

No development to overhang the boundary (incl. foundations).



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