

TIMBER TREATMENT:
All structural timbers to treated: Double vacuum pressure impregnated with approved proprietary preservative.

GENERALLY
All removed materials and debris to be removed from site.
Make good and reinstate any fence, paving or landscape that may be damaged due to access or delivery or removal of materials to Site or neighboring properties.

NEW CONSTRUCTION:
To prevent the effects of cold bridging between external and internal elements to the satisfaction of the Local Building Authority and to Satisfy part L

RAINWATER GOODS:
No proposed changes to existing flat roof drainage system

EXISTING FOUNDATIONS:
SUBSTRUCTURE
Trial hole dug to determine the suitability of existing foundations to take any additional load from proposed extension to the satisfaction of the Local Authority Building Control

NEW FOUNDATIONS:
- Min 600wide x min 325 deep foundations in grade C25 concrete
- Under side of foundation to be min 1000mm below ground level to suit subsoil conditions or depth of existing foundation which ever is greater + to depth invert adjacent drains and to the satisfaction of Local Authority Building Control.

PART P (Electrical Safety)
All electrical works required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by 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 works by a person competent to do so.

NEW LIGHTING :
1. Lighting lamps to have a minimum efficiency of 75 light source Lumens per circuit-Watt all new fittings to meet this standard.
2. Any External Lighting proposed will be fitted with energy efficient lamp which should ensure the luminaire efficacy is greater than 45 lumens/circuit watt (or) incorporate switch controls to limit use to night time only coupled with maximum 150w lamp therefore a fitting with compact fluorescent lamp, PIR sensor incorporating dusk-till-dawn sensor will significantly exceed the requirements of part L1A/B
3. Installation of any downlights within ceiling to be fitted with proprietary fire retardant sleeves installed to the satisfaction of local authority building control.

ROOF CONSTRUCTION:
Existing Flat roof structure retained with
White spar chippings over 3 layers built up felt roofing weathering system
(built up felt to provide min fire rating AA,AB,AC or European rating BROOF914)
with 18mm exterior grade plywood 165mm Celotex XR4000 Insulation over
(VCL) vapour control layer.
(VCL may be nailed to the deck but laps should be sealed with the appropriate adhesive)
over min 18mm exterior grade plywood deck over timber firrings to give fall 1:60
over Flat Roof joists 47x145 C16 @ 400mm centres with 12.5mm Plasterboard Ceiling.
Insulation installed in accordance with manufacturers specification all
to achieve 'U' value 0.15W/m²K

ABUTMENT DETAIL
Lead flashing min code 4: dressed over tray, dressed up wall by min 150mm upstand into brickwork under cavity tray. Lead flashing dressed up wall 150mm over proprietary flat roof abutment ventilator.

LATERAL RESTRAINT OF FLAT ROOFS:
Install 50 x 300mm galvanized MS lateral restraint floor and roofs @ max 2m centres in accordance with Part A. Building Regulation Approved Documents

Roof Straps to be fixed to a min of 2 rafters where parallel to wall and min 1200 long where perp. to wall.

STEEL BEAM PROTECTION
All new and existing supporting beams to be encased with 2 layers 12.5mm plasterboard with staggered joints and finished with skim coat plaster to provide min half hour fire protection.

NEW WINDOWS & DOORS ONLY
i) U-value Windows to achieve 1.4W/m²K
Double glazed units with KiteMark sealed double glazed units + fully draught sealed Pilkington low 'E' glass (EN+0.15) Doors to achieve U-value 1.4W/m²K

As defined in document K of the Building Regulations (below 1500mm in doors + sidelights, below 800mm in walls + partitions) Glazing to be either Class 'C' safety glass to BS 6206 (or) Annealed glass to dimensions shown in diagram 5.2 of document K.

VENTILATION:
Means of ventilation to comply with table 1.7 minimum equivalent background ventilators for natural ventilation to new windows
Kitchen = 8000mm²
Utility and Sanitary Accommodation no limit

New windows fitted with secure + controllable trickle ventilator fitted to window head as above.
Window ventilation opening min. 1/20 floor area (part to be 1.75m above FFL).
Utility Room : Mechanical extractors capable of extracting 30 litres / second with Min 15 minute overrun. .
Kitchen : Mechanical extractors capable of extracting 60 litres/second (or) 30 litres/second within a cooker hood.

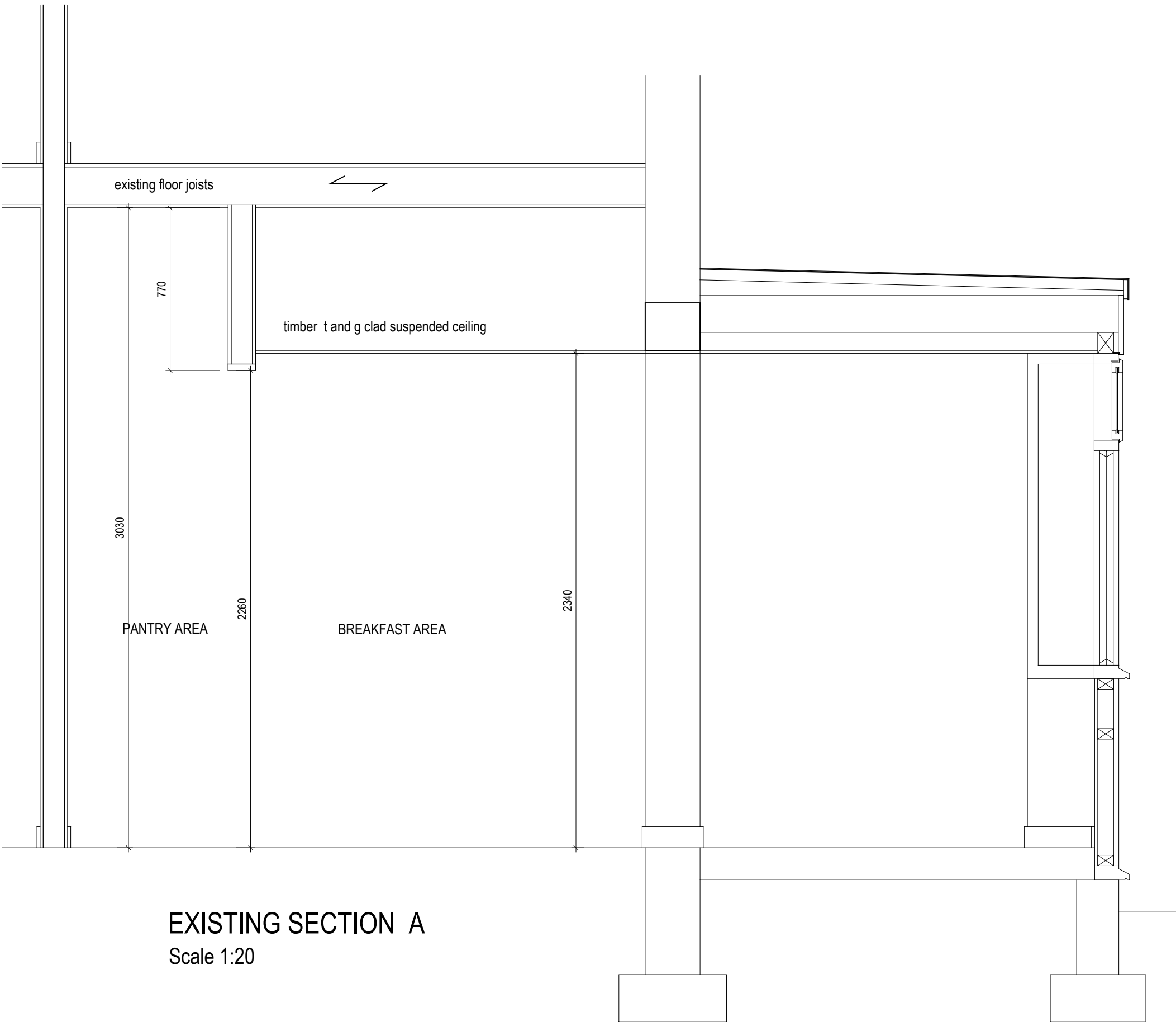
NEW WALL CONSTRUCTION
305mm Cavity Wall (full fill with min 10mm residual cavity)
105mm External brickwork
100mm Cavity space with Stainless steel cavity wall ties @ 750c/s horizontally + vertically
450mm spacings, and ties every block course at jamb and piers.
Celotex Thermoclass 21 Fully Fill Cavity Wall insulation 90mm thick insulation (100mm cavity allow 10mm residual gap)
(insulation to be installed to manufacturers specification and details)
100mm Lightweight thermal Blockwork 0.11W/Mk inner leaf
12.5mm Plasterboard on dabs with Skim plaster finish
100mm Celcon Hi Strength blockwork to be Min 7N/mm²; density min. 1350Kg/m³ below DPC layer to be 150mm min above finished external ground level.
Insulation to achieve 'U' value **0.18W/m²K**.

Wall Plates to be strapped down with 30 x 5 x 1000mm long proprietary galvanized mild steel straps @ max 2 centres.

ALL OPENINGS:
To have proprietary cavity insulating closer + DPC between brickwork + blockwork, vertically at jambs. Vertical and horizontal insulated dpc's to all new openings.

LINTELS:
All lintels to be IG type or similar approved with Hyload Tray over min end bearing support to be 150mm

INTERNAL PARTITIONS CONSTRUCTION:
100mm timber studwork partitions
Walls finished with layer of 12.5mm plasterboard + skim to both sides.
50mm Acoustic insulation between all stud (mass 10kg/M3)



EXISTING SECTION A
Scale 1:20

ONSITE CHECKING to include:
Contractor to check all dimensions on site before commencement of works. Any errors, ambiguities, contradictions or omissions on the drawings to be reported to the design team.
Any assumptions stated on the drawings (including direction of existing floor joists or other elements of the structure) to be checked by contractor prior to commencing structural alterations.
Any changes to be reported design team.
Existing foundations, beams and lintels, subject to additional loading, are to be exposed on site, prior to commencement of works, to ensure they are suitable to receive the additional loading. These should be inspected to the satisfaction of the building inspector and replaced, upgraded or underpinned as necessary.

SCOPE OF WORKS
The proposals are to provide a usable kitchen area for modern family living and the occupants of a six bedroom dwelling, with views over existing garden amenity space

The proposals are for the removal of internal walls to form a usable kitchen area and create a separate utility area.

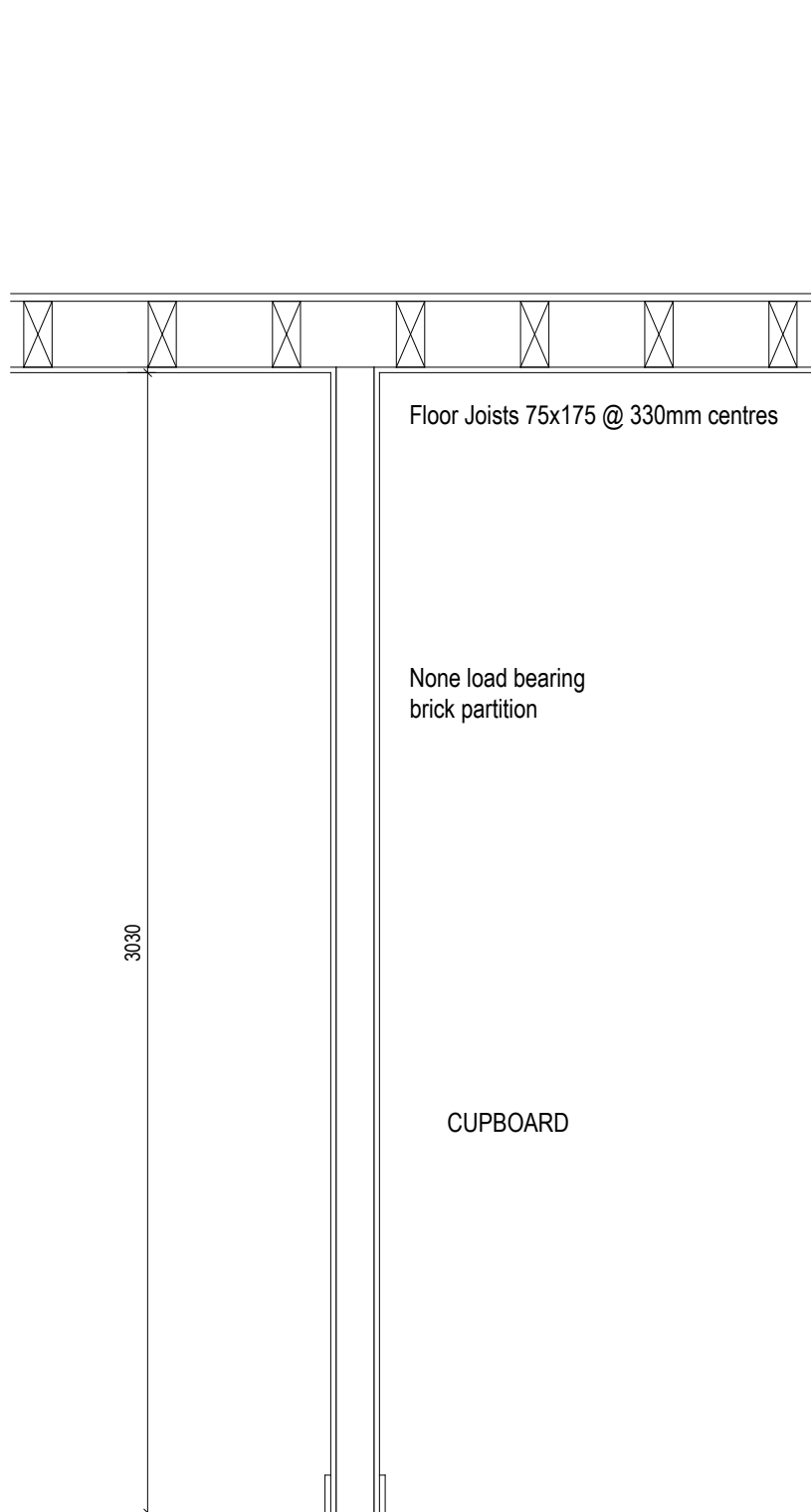
Replace existing 1964 extension of external single door and low-grade fixed single glazed window assembly with new full height double glazed sliding patio doors to allow open access into the garden.

The replacement section of insulated cavity wall will have new facing brickwork to match existing brickwork

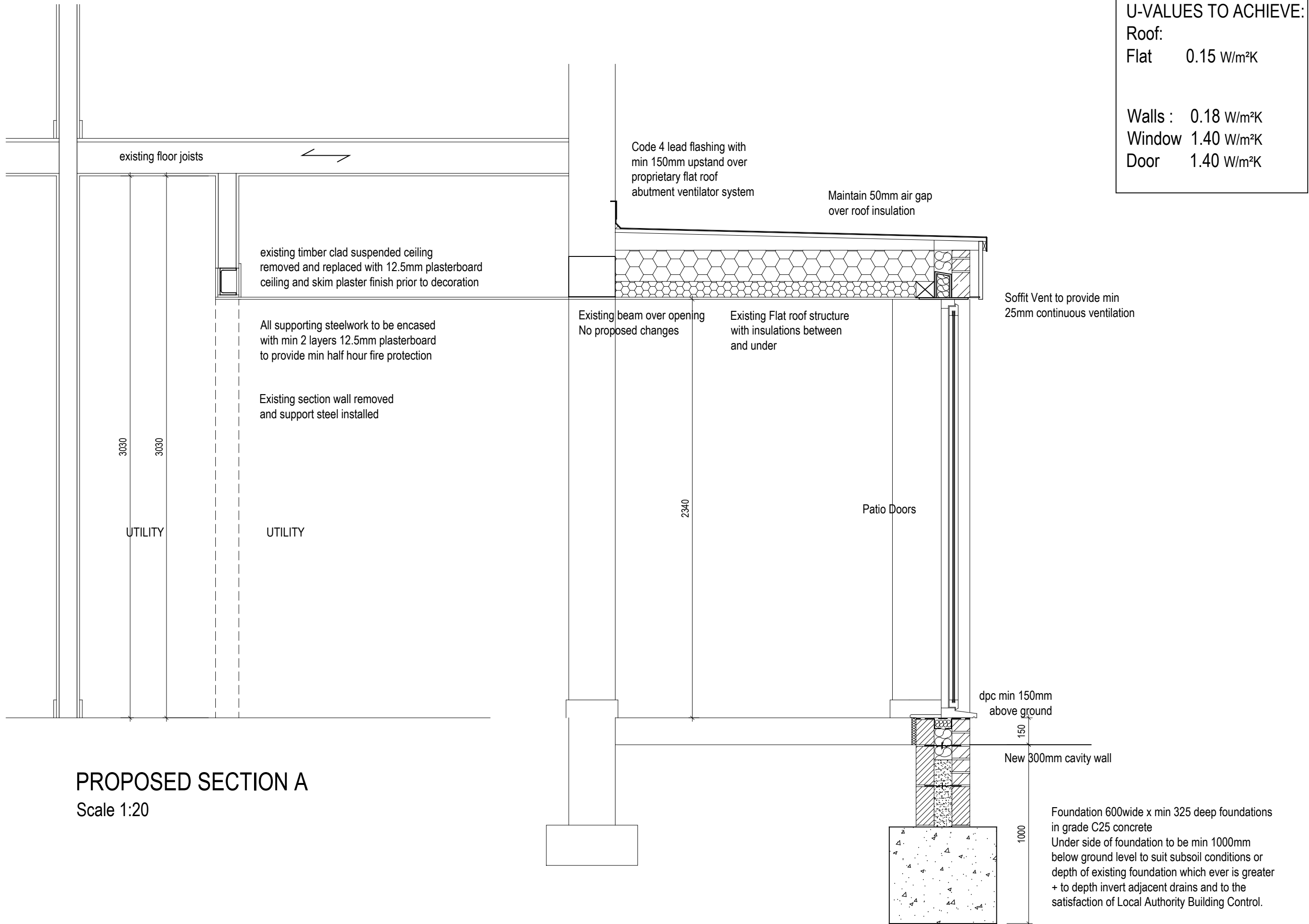
STRIP OUT
Remove existing vinyl floor covering to affected areas
Remove existing doors put aside for possible re-use

- ALTERATIONS**
1. Install new steel beam over formed opening to support retained masonry wall
 2. Remove existing infill wall forming cupboard and pantry
 3. Remove existing timber cladding stable door and fixed glazing assembly
 4. Suitably prop existing flat roof extension and remove existing felt roof covering prior to installation of insulation between and under existing flat roof joists new felt roof over refer section C
 5. Construction new foundation below 300mm insulated cavity wall
 6. Install new aluminum patio doors (see material schedule)
 7. Remove existing external canopy
 8. boiler room adapt opening with concrete lintel over for new 4 panel timber fire rated door and frame (see material schedule)
 9. Remove existing non load bearing walls (confirmed by inspection) and install new timber stud partition to form Utility area.
 10. Remove existing external fully glazed single access door and replace with new timber paint grade external quality 4 panel door within existing opening.

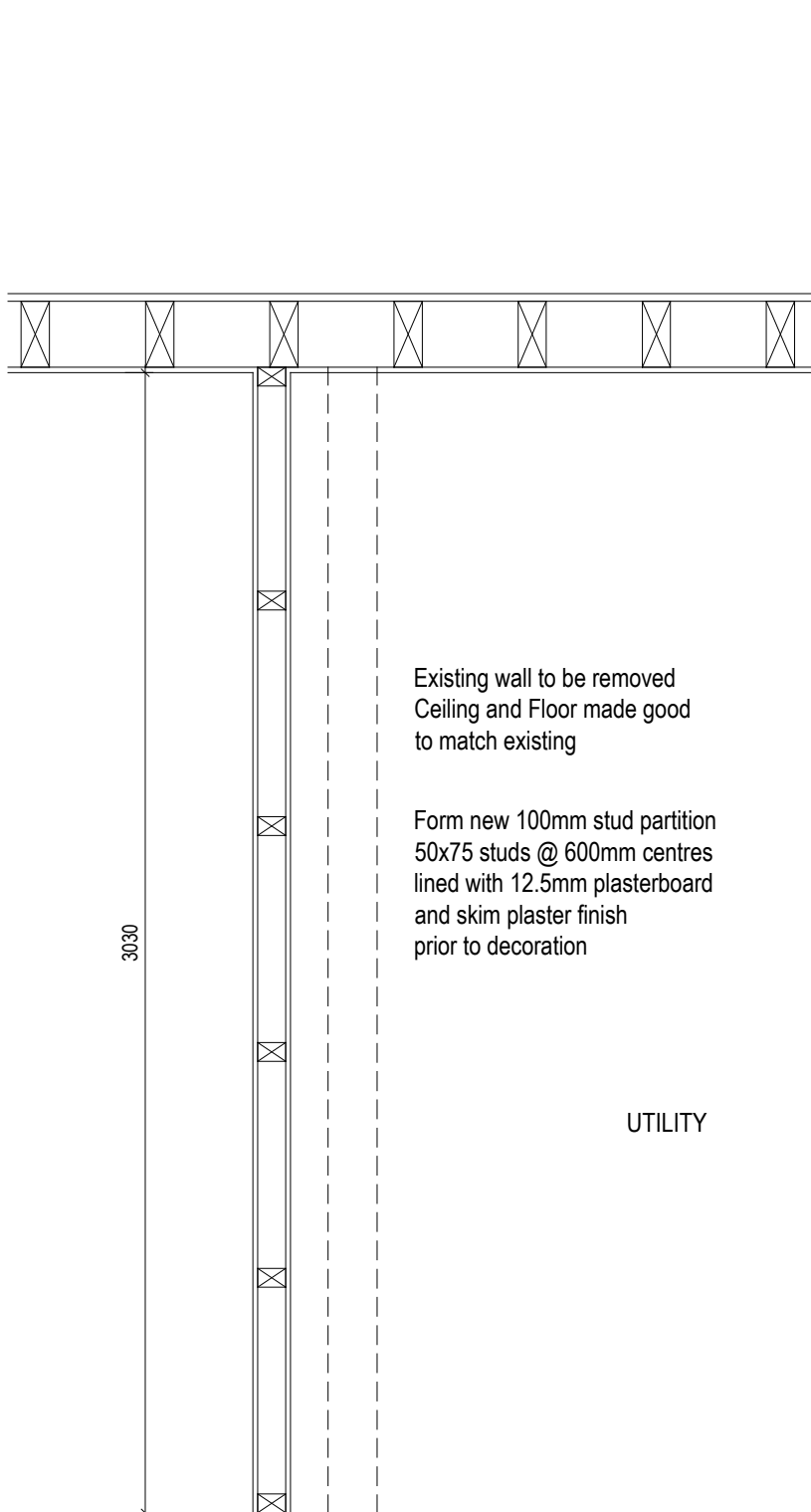
INTERNAL DECORATION
Prepare existing and new walls and apply mist coat plus two coats emulsion paint
Prepare existing and new ceilings and apply mist coat plus two coats emulsion paint
New and existing previously painted woodwork thoroughly rubbing down prepare prior primer and decorate with one undercoat and two coats gloss paint.



EXISTING SECTION B
Scale 1:20



PROPOSED SECTION A
Scale 1:20



PROPOSED SECTION B
Scale 1:20

U-VALUES TO ACHIEVE:
Roof:
Flat 0.15 W/m²K

Walls : 0.18 W/m²K
Window 1.40 W/m²K
Door 1.40 W/m²K

REV	DATE	NOTES	BY
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FOR ISSUE AS PLANNING APPLICATION

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PROPOSED
INTERNAL ALTERATIONS AND
INSTALLATION NEW SLIDING DOORS
TYPICAL SECTION AND NOTES

Scale: 1:20 A1 Date: Nov 2024

Dwg No: **57CR.MP03** Rev: