DEMOLITION & REMOVALS

Allow for disconnecting the electricity supply, fuse boxes etc while work is in progress. Allow for a temporary arrangement to keep the electric supply to the studio in the garden connected while the work is in progress. (individual supply from the main consumer unit.)

Carefully remove existing slates and put to one side for re-use.

Existing ridge tiles to roof main house to be retained for re-use.

Allow for all scaffolding as necessary.

Remove existing battens from main roof and cart away from site. Clean down existing rafters checking for rot or insect infestation prior to treating and laying new felt.

The Contractor is to assess the amount of timber required to replace rotten and heavily infected timbers and allow for providing and fixing new or existing salvaged sections to match, in this item.

Allow for temporary covering of roof structure prior to re-roofing to prevent ingress of water.

Remove existing fittings from Kitchen and put to one side for re-use.

Remove existing roof timbers over the Kitchen and put to one side for possible re-use.

Remove existing rainwater goods and put to one side for possible re-use.

Take down single skin brickwork to south and east walls of Kitchen putting to one side all salvaged sound bricks for re-use in alterations taken elsewhere including chimney.
Carefully remove clay floor tiles from existing ground floors and put to one side for re-use.

Grub up existing floors in dwelling as necessary to form new reduced levels for new floors throughout.

EXCAVATIONS & EARTHWORKS

Allow for excavating the strip foundations for the new Kitchen walls as shown on drawings.

Reduce Levels: Excavate oversite as necessary to form floor levels to match existing and allow for supplying and laying hardcore under concrete slabs. Hardcore to be spread and levelled in layers not exceeding 150mm and well consolidated with a vibrating roller.

Lay and level minimum 25mm sand blinding over hardcore to receive damp proof membrane.

Include for all backfilling, planking and strutting as necessary.

CONCRETE

Lay concrete strip foundations for new Kitchen walls as shown on drawing AB/1.

Concrete to be ST3 to BS 5328:1981, 700 x 225mm.

Foundations to be minimum 600mm below ground level but local ground conditions to be taken into consideration and final depth to be taken down to firm load-bearing strata and to Local Authority satisfaction.

Provide and lay 1200 gauge DPM over sand blinding to dwelling with sealed joints and 300mm laps in accordance with manufacturers instructions lapped into new damp proof courses.

In areas where internal floor level is lower than new injected dpc level in existing 215mm solid external brickwork walls provide and install the following tanking details -

- Allow for drying out all surfaces to be treated to a depth of 1 - 2mm and remove mould oil, lichen, grease and other deleterious matter.

- Inspect surface and fill large holes, voids or depressions with sand cement mortar.

- 'Bag' or flush point masonry to achieve necessary smooth surfaces.

- Mix two components of RIW Toughseal together and apply 2 coats at rate of 2.5m²/litre leaving 24 hours between coats and applied all in accordance with manufacturers instructions.

- Provide and seal 150mm strip of RIW 'Sheetseal' 226 to link Monaflex damp proof membrane to Toughseal tanking.

Provide and lay 100mm thick C15P grade oversite concrete slab on DPM.

Provide and lay 40mm Vencil Resil 'Jabite' SD grade insulation under oversite concrete extended vertically at external walls. Laid all in accordance with manufacturers instructions.

Provide and lay 50mm sand/cement screed, trowelled smooth to receive clay tiles.

Thoroughly clean down and re-lay existing clay floor tiles saved earlier on mortar bed. Replace pitted and cracked tiles with spare tiles stored in the garden.

DRAINAGE

FOUL DRAINAGE

Excavate as necessary for foul water drainage system as indicated on drawing to connect into existing system.

Drains to be Osmadrain with flexible joints to a fall of 1:60 on main runs laid on a regulating bed of pea gravel and backfilled with selected backfill in accordance with manufacturers recommendations. Where drains pass through walls to be protected by reinforced concrete lintol cast over with 50mm space around the pipe. Mask opening on both sides with rigid material to prevent the entry of vermin. Where pipes have less than 600mm cover concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs.

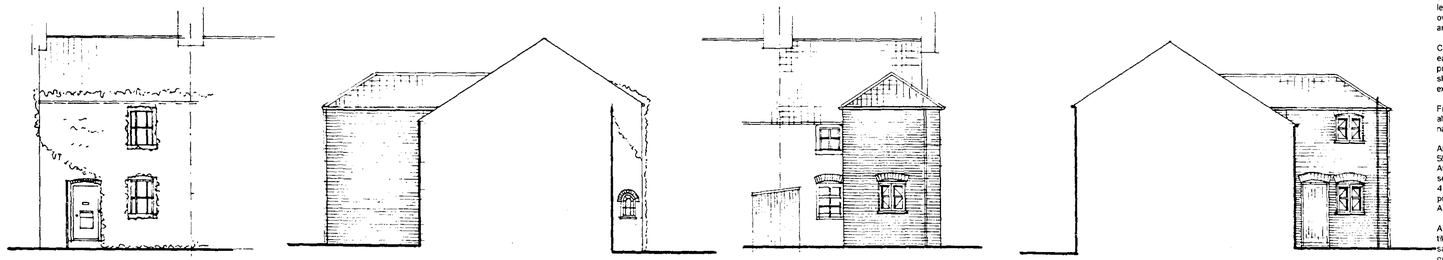
Provide and fix in positions shown on drawings new Osma sealed back inlet gullies surrounded in 150mm concrete with a pre-cast concrete kerb fitted around the gully top.

SURFACE WATER DRAINAGE

Connect new down pipes into existing system comprising 'Osmadrain' system as described in Foul Drainage.

Testing: Allow for all testing of the system upon completion to the satisfaction of the Local Authority.

For rainwater goods see section 13.



SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

BRICKWORK & BLOCKWORK

New walls below DPC to be built in 100mm Thermalite 'Shield' blocks for internal and external cavity skins and internal single skins from foundations to within 2 courses of the ground level externally. Complete externally with FL quality facing bricks to damp proof course level. Mortar to be 1:3 cement/sand.

Build in all necessary wall ties and fill cavity with lean mix concrete to within 150mm of dpc and strike off towards the external skin.

Walls above DPC: new cavity walls and single skin walls to comprise 103mm outer skin of facing brickwork to match existing dwelling.

Mortar to be 1:1:6 cement/lime/sand mix pointed to match existing.

Note: The Contractor is to allow for constructing a 1 metre square sample panel of brickwork before commencement of the works to be approved by the Architect.

New cavity walls to have a cavity of 50mm and an inner skin of 100mm Thermalite 'Shield' blockwork.

Provide and fill cavity as work proceeds with 50mm Crown Dritherm cavity wall insulation giving a 'U' value of 0.45 w/m² °C.

Cavities closed at heads of walls and all openings by closing blockwork onto brickwork building in 'Hyload' vertical damp proof course.

Cavity ties to be stainless steel at maximum 900mm centres horizontally and 450mm centres vertically with extra ties at openings and at every block course where the cavity is closed.

Wall ties and cavity insulation to be built in all in accordance with manufacturers recommendations.

Where new walls join existing walls use Furfix stainless steel profiles and 10mm wide movement joints, sealed with mastic to match colour of bricks.
New internal blockwork walls are to be left keyed to receive 2 coats Thistle plaster finish.

Damp proof courses in new walls are to be 'Hyload' to CP102 to all new walls. Horizontal dpc's are to be laid to full widths of the walls, well lapped and sealed at joints and lapped to, and continuous with, all existing dpc's and to lap with the dpm in floors. Provide vertical dpc around all openings and to cills to provide cavity closers and lapped a minimum 150mm welted behind frames. Where horizontal dpc's join/lap with vertical dpc, joints are to be sealed.

Allow for building in windows as work proceeds.

Allow for providing and building in IG lintels as indicated on drawing no. AB/1 to have a minimum end bearing of 150mm all in accordance with manufacturers instructions. *Provide cavity trays over all external lintols and* 2no weep holes.

Provide and install silicone injected damp proof course to all existing house walls minimum 150mm above ground level all in accordance with proprietary manufacturers instructions.

CARPENTER & JOINERY

Provide and fix new floor joists to be 47 x 150mm SC3 at 400 cts built into walls or *supported on m.s. joist hangers to BS 6178.* Provide 38 x 38mm s.w. herringbone strutting at max. 2m cts or midspan. Provide 30 x 5mm once bent (900 x 100) galvanised m.s. lateral restraint straps perpendicular to span at max. 2m cts built into cavity wall and screwed back to 3no joists with solid timber noggins below. Noggins to extend at least half the depth of the joists. Edge pack between last joist and wall. All structural timber to be kept clear of chimney/flue blocks etc. Floor boards to be 20mm T & G boarding.

Provide and fix new roof members over extension and existing all as indicated on drawing AB/1.

Construct new roof access between pair of ceiling joists as shown on drawing. Fix 125 x 75mm trimmers and line out opening with 32mm rebated s.w. lining to form min. 750mm wide opening between trusses. Roof access panel to be 22mm blockboard insulated on upper surface with 50mm polystyrene sheet.

Allow for providing and fixing all roof bracing as shown on drawings.

Rafters and ceiling joists to sit on 100 x 50mm wall plates fixed with 'Bat' straps 30 x 5mm x 1000mm long at 1000mm centres to brickwork/blockwork. Provide and fix rafters and ceiling joists as indicated on drawing.

For remaining areas of existing roof cut away and replace any damaged, infested, decayed or rotten roof timbers and replace with timbers of same section all to the approval of the Architect. *Provide and fix roof strengthening as indicated* on drawing.

Roof Timbers: All roof timbers, new and existing, are to be preservative treated with 'Celcure' or similar approved against beetle infestation and rot before continuing with roof covering.

Provide and lay 200mm Crown fibreglass insulation between ceiling joists in new and existing roofs to give a minimum 'U' value of 0.25 w/m² °C. Ensure quilt does not restrict eaves ventilation.

In sloping positions (i.e. raised ties) lay Celotex TSW70 (70mm) insulation between joists. If necessary make up rafters to 125mm to allow minimum 50mm ventilation space above the insulation. 'U' value to be 0.24 w/m² °C.

Provide and fix Glidevale RV601F and FV100 roof ventilation to new trussed rafters and existing roof to provide a minimum 10mm continuous air gap, in standard detail positions, fixed all in accordance with manufacturers recommendations.

In sloping ceiling positions (i.e. raised ties) provide and fix Glidevale FV250 roof ventilators to provide a minimum 25mm continuous air gap, fixed in accordance with manufacturers recommendations.

Provide and re-fix skirting to all rooms and fix new skirtings in extension to match existing.

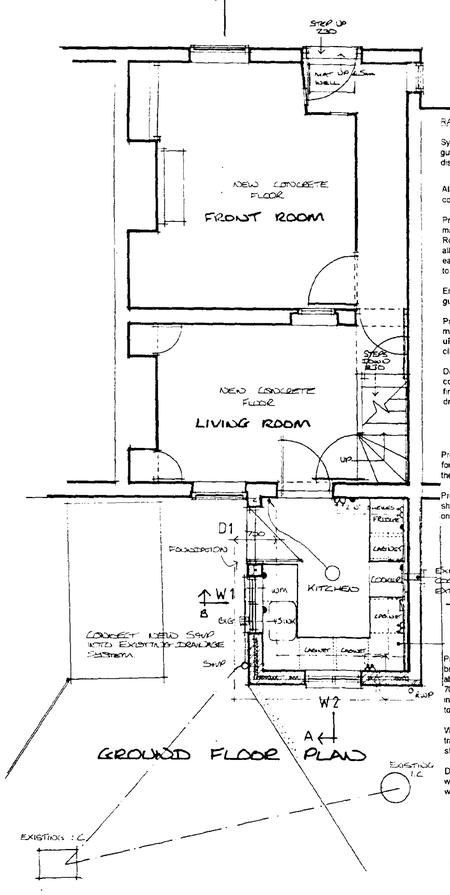
Provide and fix Crosby doors as indicated on drawings and door schedule.

Provide and fix Boulton and Paul Sovereign windows as indicated on drawing and window schedule. New windows to provide head ventilation giving 4000sq.mm. of free air ventilation and have min. 1/20th floor area opening lights.

Allow, provisionally for complete overhaul of the existing windows. Replace all areas of softwood affected by rot in the window frames and sub-cills with preservative treated compatible wood.

DOOR/WINDOW/LINTEL SCHEDULE

NO	WIDTH	HEIGHT	LINTEL	TYPE
W1	915	1050	L1/S	H2N10CC with Arch Former
W2	900	1050	L1/S	H2N10CC with Arch Former
W3	900	900	L1/S	H2ND9CC with Arch Former
D1	900	2100	L1/S	Crosby FL8
D2	800	2000	Internal 100	Crosby 44 762 x 1981
D3	1100	2000	-	2no. Crosby 44 601 x 1981



RAINWATER GOODS

System to comprise 100mm diameter half round gutter and 68mm diameter downpipes discharging into existing system.

Allow for making good any surface damage by connecting downpipes into existing system.

Provide and fix all in accordance with the manufacturers recommendations, black Osma Roundline uPVC rainwater gutters together with all necessary brackets, stop ends, outlets etc to eaves of new roofs and existing roofs. Gutters to be laid to a fall of 1:60 to outlets.

Ensure that felt from roof is well lapped into gutters.

Provide and fix in accordance with the manufacturers instructions Osma Roundline uPVC downpipes together with all necessary clips, swan necks etc.

Downpipes to terminate into upturned bend and connect with neoprene cap 75mm above finished ground level to existing underground drainage.

Provide and fix 600mm deep x 44mm thick post formed worktops in Kitchen to allow for fitting of the owners cabinets below.

Provide and fix 2 rows 300mm deep melamine shelves above worktops in the position shown on plans.

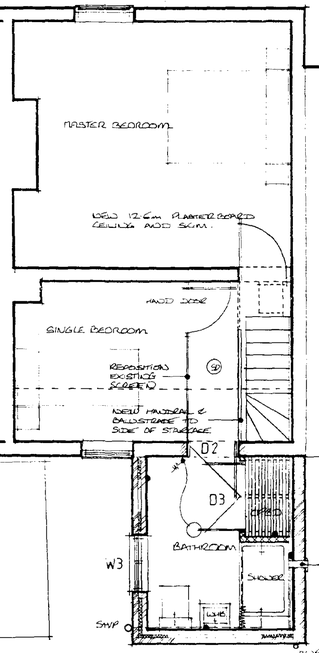
EXTRACTOR FAN OR SIMILAR COOKER EXTRACTOR TO EXTERNAL GRILL

2no SPOTS

Provide and fix to all existing 215mm Kitchen brickwork external walls and Bathroom wall above Crown Dry Lining 60/10 system to be 70mm overall thickness comprising 60mm insulation and 10mm plasterboard. Fix boards to wall by plaster dabs.

Walls should be free of irregularities and any traces of mould/fungal growth or dampness should treated prior to fixing.

Dry lining to give a total wall 'U' value of 0.40 w/m² °C and to be installed all in accordance with manufacturers instructions.



ELECTRICAL KEY

- Ceiling Lighting Point
- 1 Way Switch
- Ceiling Switch
- 13amp Double Socket
- Fused Spur Switch Outlet
- Cooker Control Unit

ELECTRICAL

The whole of the electrical work is to be carried out in accordance with the current edition of the I.E.E. Regulations and installation is to be carried out by an NICEIC approved contractor.

Allow for cutting holes and chases, digging trenches and making good in all trade.

WIRING

Direction: Fix cable only horizontally and vertically.
Procedure: Do not start wiring before building is weatherproof.

All internal wiring is to be carried out using insulated PVC sheathed cable of reference BS 6004 metric. The cable installation is to be entirely concealed.

Fittings, switches are to be MK Logic range installed at 1200mm above floor level. Sockets are to be MK Logic finish range 200mm above skirtings (or 150mm above worktops in kitchen).

Installation: install complete all electrical sockets and fittings as shown on drawing.

on the 'loop in' system, joints to be made at main switches, socket outlets, lighting points and switches only. Do not make joints in junction boxes. Do not make through joints.

EARTHING/BONDING/TESTING

Test installation on completion of work, test installation in the manner prescribed by the IEE Regulation and record results. Pass completion certificate to Architect.

Contractors are to be members of the National Inspection Council for Electrical Installing Contractors.

Provide and fix internal stud partition to Bathroom cupboard, to comprise 75 x 50mm studs with head and sole plates and 9.5mm Gyproc Wallboard to both sides. Studs to be spaced at 450mm cts, provide noggins to all board joints. All joints to be taped and filled. Boards to be finished with skim. Studwork to be built of timber blocking pieces where perpendicular to joists.

Allow for repositioning existing screen to Bedroom 2 to form new corridor to Bathroom. Provide and fix new handrail to side of staircase/landing and including square balusters to pass the 100mm sphere rule.

In bathroom cupboard, provide and fix 4 no 25 x 50mm untreated softwood slatted shelves supported on battens plugged to wall.

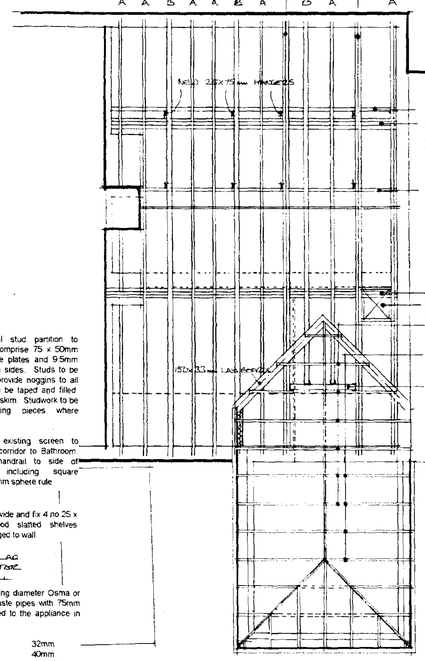
EXTRACTOR FAN OR SIMILAR BATHROOM EXTRACTOR TO EXTERNAL GRILL

Provide and fix the following diameter Osma or equal approved uPVC waste pipes with 75mm deep seal traps connected to the appliance in the approved manner:-

Wash hand basin	32mm
Sinks/Shower	40mm
WC	110mm

Discharge same into sealed back inlet gullies.

FIRST FLOOR PLAN



ROOF PLAN

Provide and install all Xpelair ventilation fans to kitchen and bathroom. Kitchen to have duct cooker hood giving 30 litres/second extraction. Bathroom to have 15 litres/second extractor, manual switched to give 3 air changes per hour. Both extractors to be fitted with duct through wall and an external louvre.

Provide and stall mains operated, self contained smoke detector in position shown on the drawing. Detector to conform to BS 5446 Pt.1 (with battery power back up). Alarm should be permanently wired to a separate fused circuit at the distribution board. Wiring to conform to IEE wiring regulations. Detectors positioned min. 300mm away from any light fitting, reachable for maintenance purposes.

Provide and install Heatrae Sadia Sapphire power shower in Bathroom connected to mains supply.

Provide and install Heatrae Sadia Handy 3 instantaneous water heater for wash hand basin.

Provide and install Heatrae Sadia Streamline 7 litre under sink water heater in Kitchen fitted with Pack R pillar taps.

ROOFER

Over new and existing rafters lay 25 x 38mm treated softwood battens having sawn ends, nailed through untearable felt to BS 747 type 1F. All joints in felt, both horizontally and vertically to overlap minimum 150mm.

Battens: provide and fix 38 x 25mm sawn softwood battens impregnated in accordance with BS C.P.96.1964 and nailed to rafters with non-ferrous 65 x 3.5mm nails. No batten to be less than 1.2m long, butt joints to be centred over rafters and not to occur more than once in any group of four battens. Fix any additional battens where necessary to prevent underlay being opened at laps by wind suction.

Battens to be 'Celcure' treated or similar approved at required gauge for slate. Nails to be non-ferrous 65 x 3.5mm. No batten to be less than 1200mm long, butt joints to be centred over rafters and not to occur more than once in any group of four battens.

Cover roof with existing slates put to one side earlier and make up quantity required by providing and laying good quality second hand slates to match exactly in colour and size and existing slates.

Fix to battens with clout or slate nails of aluminium or copper to BS 1202 Part 2 centre nailed two nails per slate.

All slating to be in strict accordance with BS 5534, Part 1, 1990.
At abutments and chimney stack provide lead soakers to each slate course with stepped Code 4 lead cover flashings over the soakers and provide a watertight seal.
All leadwork to be to BS 1178:1999.

At eaves: felt to be supported on a continuous tilting fillet of plywood or similar to prevent felt sagging and ponding. felt to be taken well into gutter.

Ridges: covered with existing Clay ridge tiles edge-bedded onto tiles with solid bedding at butt joints. Allow for supplying and fixing good quality second hand ridge and hip tiles for new section of roof to match existing.

Valleys: are to be formed with a lead lining and *supported in 300 x 6mm marine ply valley* boards with the adjacent slating neatly cut and bedded leaving a clear channel approx. 125mm wide, lead max. 1.5m long with min 150mm lap.

At abutments: provide min 150mm no. 4 lead cover flashing and an apron flashing dressed into the pans of the adjacent tiles.

On completion the roofer is to replace all broken or damaged work and leave all slating fittings etc clean and perfect.

Fire Stopping: provide and install Galroc firestop unit to top of new and existing walls between properties. Carry out installation of firestop unit in strict accordance with manufacturers instructions.

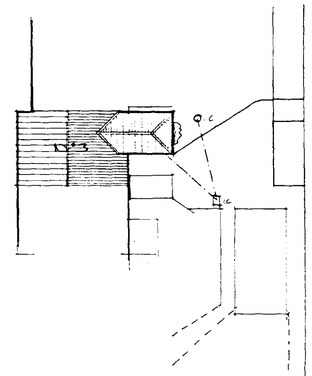
Lead: provide and form Code 4 lead stepped flashing to chimney and roof/wall abutments. Lead to be taken up wall and over slates min. 150mm in both cases. Code 4 lead soakers to be provided 100mm wide taken up vertically 75mm and the length to be equal to the gauge and lap.

Rake out existing brickwork joints before dressing flashings. Fix into brickwork with lead wedges and point in and cement lime mortar 1:1:6 mix.

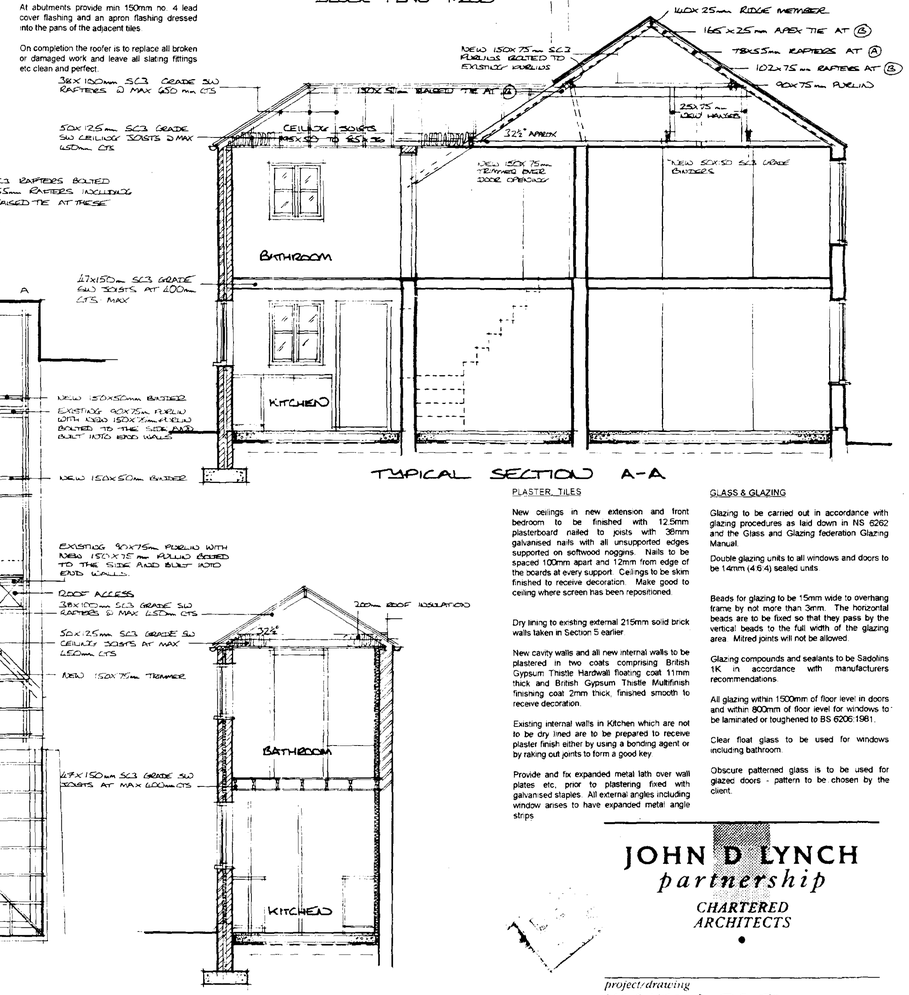
Provide and form open valley 125mm wide Support Code 4 lead lining on 300 x 6mm marine ply gutter boards. Cut tiles to rake and bed edges in mortar with a slip layer.

All leadwork to be to BS 1178, 1999. The contractor is to allow for all soldering, dressing, welting or bossing of lead to provide perfect and completely watertight seals at all junctions.

Completion: the roofing specialist is to replace any broken or damaged work and leave all slating, fittings etc clean and perfect at completion.



BLOCK PLAN 1:200



TYPICAL SECTION A-A

TYPICAL SECTION B-B

PLASTER TILES

New ceilings in new extension and front bedroom to be finished with 12.5mm plasterboard nailed to joists with 38mm galvanised nails with all unsupported edges supported on softwood noggins. Nails to be spaced 100mm apart and 12mm from edge of the boards at every support. Ceilings to be skim finished to receive decoration. Make good to ceiling where screen has been repositioned.

Dry lining to existing external 215mm solid brick walls taken in Section 5 earlier.

New cavity walls and all new internal walls to be plastered in two coats comprising British Gypsum Thistle Hardwall floating coat 11mm thick and British Gypsum Thistle Multifinish finishing coat 2mm thick, finished smooth to receive decoration.

Existing internal walls in Kitchen which are not to be dry lined are to be prepared to receive plaster finish either by using a bonding agent or by raking out joints to form a good key.

Provide and fix expanded metal lath over wall plates etc, prior to plastering fixed with galvanised staples. All external angles including window arises to have expanded metal angle strips.

GLASS & GLAZING

Glazing to be carried out in accordance with glazing procedures as laid down in NS 6262 and the Glass and Glazing federation Glazing Manual.

Double glazing units to all windows and doors to be 14mm (4:6:4) sealed units.

Beads for glazing to be 15mm wide to overhang frame by not more than 3mm. The horizontal beads are to be fixed so that they pass by the vertical beads to the full width of the glazing area. Mitred joints will not be allowed.

Glazing compounds and sealants to be Sadolins 1K in accordance with manufacturers recommendations.

All glazing within 1500mm of floor level in doors and within 800mm of floor level for windows to be laminated or toughened to BS 6206:1981.

Clear float glass to be used for windows including bathroom.

Obscure patterned glass is to be used for glazed doors - pattern to be chosen by the client.

notes

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revision	*date*
1. NOTES REVISED	APRIL 96

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project/drawing
MR & MRS A. DRIVER
N° 3 PLOUGH ROW
DEEPING ST NICHOLAS

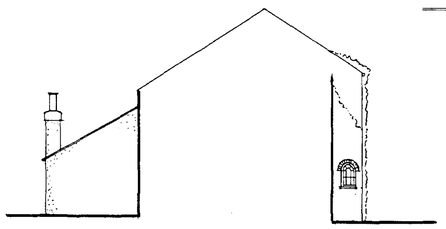
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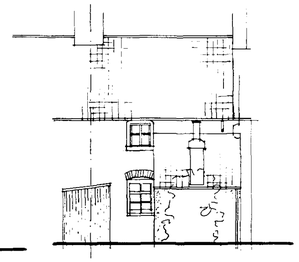
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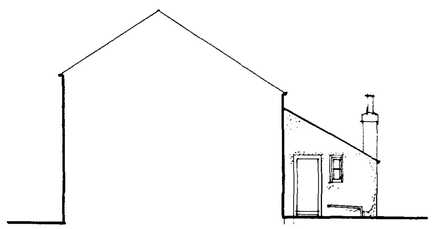
SOUTH ELEVATION



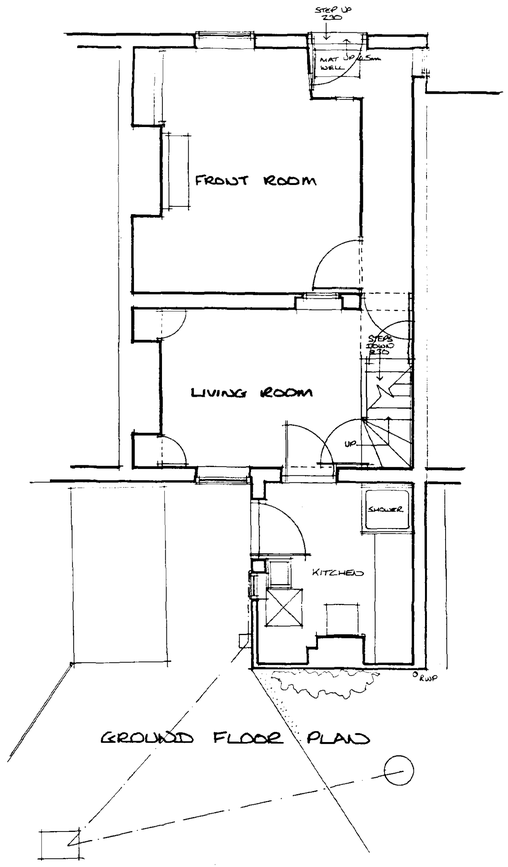
WEST ELEVATION



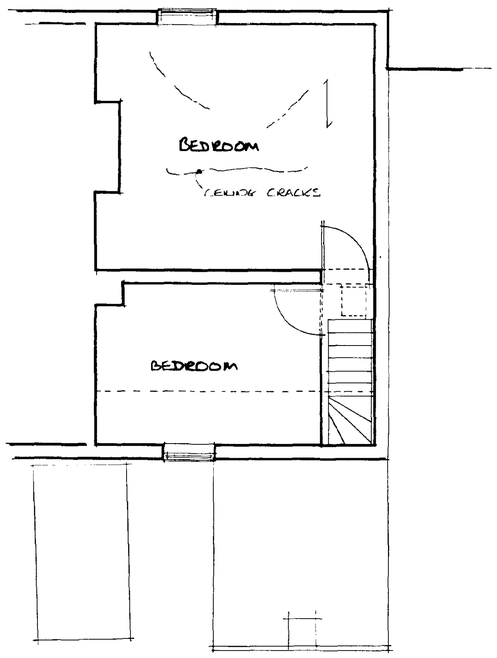
NORTH ELEVATION



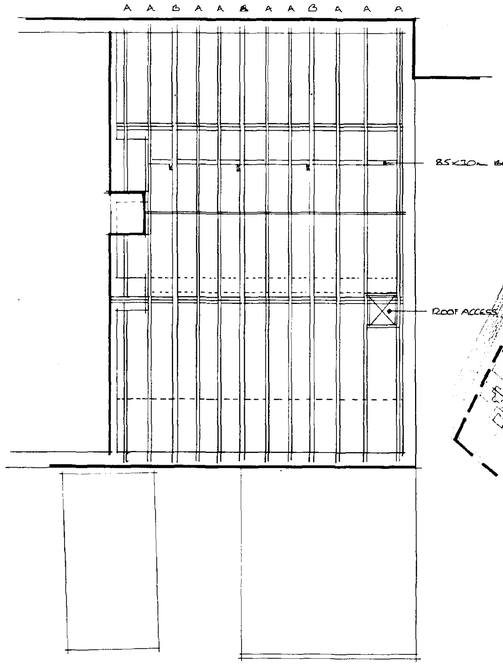
EAST ELEVATION



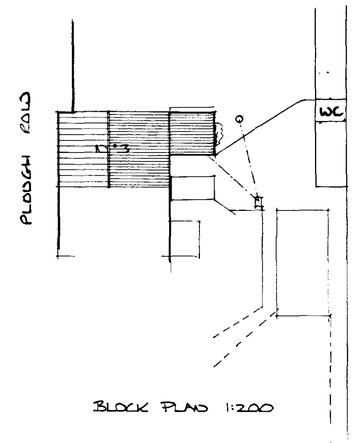
GROUND FLOOR PLAN



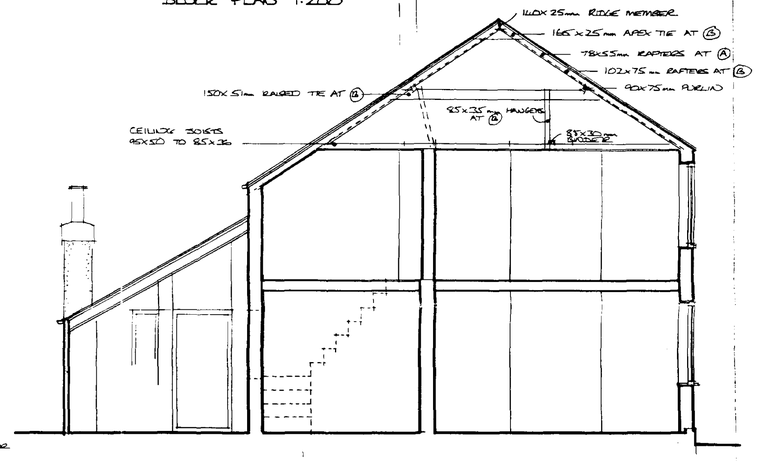
FIRST FLOOR PLAN



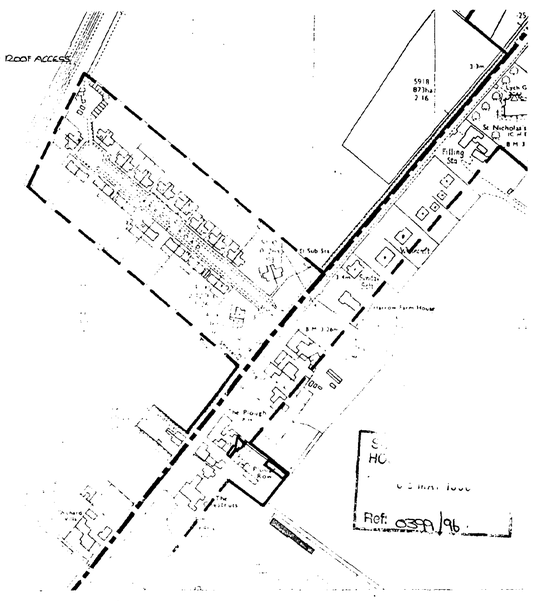
ROOF PLAN



BLOCK PLAN 1:200



TYPICAL SECTION A-A



LOCATION PLAN 1:2500

DETAILED PLAN

SURVEY AS EXISTING

notes

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revision	date

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partnership
CHARTERED ARCHITECTS

project/drawing
MR & MRS. . DRIVER

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project no.	drawing no.
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revisions