
TECHINICAL INFORMATION

PROPOSED EXTENSIONS / ALTERATIONS

AT

6 PRINCES STREET

HOLBEACH

LINCS

PE12 7BB

FOR

MR C VERE

DOCUMENT REF: SD22-020/TI

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Remove existing conservatory roof and provide new flat roof.

Existing side and front conservatory windows to be removed and to be bricked up with new cavity wall.

Existing rear patio doors/screen and front door to remain.

Existing conservatory walls to remain.

Existing bathroom to have new appliances as shown.

Existing wall between existing kitchen and conservatory to be removed as shown to create kitchen dinner. Support with IG box 200 lintel or similar approved.

Build up existing external walls to suit new flat roof.

Flat roof joists to be 175x50 SC3 grade at 400 centres.

Trim opening in flat roof to suit 2m x 1m roof lantern using 175x75mm trimmers.

Roof lantern to be installed all to manufactures instructions and made to be completely watertight.

Brick up lobby doorway as shown.

Remove existing foul drains no longer in use.

At junction with new and existing flat roof ensure appropriate levels and to be made to be completely watertight.

Make good to all disturbed and affected areas.

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Roof/Wall Abutments

Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

Flat Roof Construction (Warm Deck)

12.7mm white spar chippings bedded on bitumen on 3 no. layers built up felt (first layer asbestos based) on insulated roof deck comprising felt on Celotex TD4000 126mm insulation on 12mm external grade plywood decking on 50mm to 0mm timber firrings securely spiked to treated timber joists (size stated on drawing). Provide 30 x 5mm mild steel anchor and lateral restraint straps to joists fixed to walls at maximum 1200mm c/c. Provide suitably sized fascia board. Form all necessary felt drips including tilting fillets and keep felt drips clear of fascia boarding. If flat roof intersects with pitched roof ensure flat roof felt laps under felt of pitched roof by a minimum of 600mm.

New/Old Walling

Where new walling meets old provide proprietary flexible wall starters.

Kitchen Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 60lt/sec. Alternatively provide proprietary cooker hood capable of extracting 30lt/sec.

Bathroom/En-Suite Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 15lt/sec. System to offer intermittent operation.

Heating System

Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Smoke Detection

Provide mains operated self-contained smoke alarms to BS5839 Part 6, 2006 in accordance with Approved Document B1.

Rainwater Goods

PVC rainwater goods 110mm half-round gutters and 68mm diameter downpipes.

Kitchen/Utility/Bathroom/WC Trickle Ventilation

Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

Surface Water Drainage

To be proprietary 110mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

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Ceilings

To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard of 10kg/m³ or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Electrical Work

All electrical work 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 of the works the council must be satisfied that either:-

- a) an electrical installation certificate issued under a competent person's scheme has been issued or
- b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

Mechanical Ventilation

Mechanical ventilation systems are to be commissioned in accordance with Regulation 44 (where they can be tested and adjusted to provide adequate ventilation) and a copy of the commissioning notice is to be given to the local authority not more than 30 days after completion of the works.

External Wall Construction (300mm cavity)

100mm facing brickwork (see site plan for details)
100mm Cavity with ISOVER, HI-CAV 32 insulation
100mm inner skin of tarmac Hemalite blocks
Cavity wall ties to be stainless steel type spaced 900mm horizontally and 450mm vertically to BS1243:1978. Internal block walls to receive 10mm sand/cement render and skim. Robust details in accordance with T50,2001

All soakaways to be minimum 1m deep.

Smoke detectors to be to BS5839/6:2004, Grade D, Category LD3.