Project Site:
63 Edinburg Drive
PE11 2SA
Spalding

Client:
Bartlomiej Nowak

Architect:
Maria Golasowska
MEng, Dip Arch
077808G (ARB)
MGDC LTD
38 Jasmine House
Juniper Drive
Battersea Reach

NOTES:
All the work to be carried out to the current Building Regulations 2010 and to the satisfaction of the building inspector.

DRAINAGE:
Existing drain layout to be located on site at commencement of the work.
New drains to be 110mm ø pvc to a min. fall of 1:40.
New preformed ICs to BS7158:2001. Rain water gullies to have traps and to be roddable.
Foundations to be below invert level of the drain. Build over drain with Naylor concrete lintels.

FOUNDATIONS:
New foundations to be min. 600mm wide and 200mm thick concrete strip to a min. depth of 900mm. below ground level if on suitable clay. Depth is also subject to on site approval by the building inspector.
All blockwork below ground to be 7N/mm.

WALLS:
U value = 0.28
-100mm Red brick outer leaf
-110mm Cavity with insulation to achieve a U value of 0.28
ie. 60mm kingspan and a 50mm air gap
-100mm concrete block inner leaf, thermal type
-12.5mm plasterboard + skim internal finish

D.P.C to be min 150mm above outside ground level.
New walls to be bonded into the existing structure. Wall ties to be stainless steel double triangle min 225mm long. Spare wall ties at 750mm horizontally and 450mm vertically staggered and at every block course as near as practical to all openings. Reveals to be closed with insulation/dpc.

GROUND FLOOR:
U value = 0.2
18mm t&g flooring grade chipboard, moisture resistant heating floor, or 60mm cement screed on a dpn on 100mm kingspan on a 125mm concrete slab on a visqueer dpm on sand blinded compacted 150mm hardcore. D.P.M to link with dpc.

LINTELS:
Catnic CG90/100 or Naylor concrete with insulation and dpc. Lintels to have a min end bearing of 150mm each side.

ROOF:
U value 0.16 Pitch=15 degree
Tiles to match existing house on roofing battens on breathable roofing membrane on 150x50 C16 rafters at 40mm centres. Fix rafters to a 150x50 C16 bearer resin anchored to the house wall at 800 centres. (at the side part of the extension)
Secure rafters via BAT fixings to a 100x50 C16 wall plate strapped to the walls at min 1200mm centres.
Insulate to achieve a U value of 0.18. Use 50mm kingspan between the rafters and fix Superquilt multifoil insulation under a 12.5mm plasterboard + skim. Note roof ventilation required or can use 150mm kingspan between the rafters and fix 25mm kingspan under and 12.5mm plasterboard + skim.

WINDOWS / SLIDING DOOR
Wood colour pvc sliding windows double glazed to achieve a U value of 1.6 W/m2K.
Use Planitherm glazing with a 16mm air gap argon gas filled. A rated frames. Frames to have ventilators 10,000mm2. Sliding door opens min 1/20th of the room floor area. Door to have toughened safety glass. Part K.

SMOKE DETECTION:
Provide mains operated and interlinked smoke alarm detectors to all floors. System designed, installed and certified to BS5839 part I. Provide certificate to building control.

ELECTRICS:
All new electrics to Part P ie someone certified to BS7671.
Provide certificate to building control.

LIGHTENING:
All new lightening to be energy efficient, ie. Low energy light bulbs.

HEATING:
New central heating radiators to have thermostatic rad valves.

MECHANICAL EXTRACTION:
Bathroom to have min 15l/sec extractors operated via a pull light switch with a 15min over run.

PLUMBING:
WC pan to be 100mm ø connected to 100mm ø svp's or stub stock with Dergo. Provide roddable access points. Box in svp with fire line board. Shower waste to be 40mm with deep seal traps.

BATHROOMS: Layout to be confirm by the client.