

ROOF

Lay concrete interlocking tiles on 20x40 sw battens on Tyvek Supro Pro or similar breathable membrane on C16 100x50 rafters at 400 centres on 2NoC15 200x50 ridge beam built into existing wall at one side and supported on truss at other side.
Fix 30 x 5 galvanised steel holding down straps over 2No/blocks at 1m centres
Fit Celotex GA4080 between rafters and PL4045 50mm under rafters and screw 12.5mm plasterboard underside and skim and skim all in accordance with manufacturer's instructions. Fit Velux or similar centre pivot rooflights double glazed and with low e coating, all in accordance with manufacturer's instructions.
Fit white sw or pvc fascias at sides and front.

WALLS

Build up cavity walls from brick outer leaf to closely match existing. 100mm cavity filled with Rockwool wall bats and Thermalite Turbo or similar blockwork internally with dot and dab plasterboard finish. Build in Catnic stainless steel wall ties at 450mm centres vertically and 750 centres horizontally. Fit Catnic lintel over external end opening allowing 150mm end bearing and fit steel beam at head of single side door and clad internally with 12.5mm plasterboard skimmed (see structural plans and calculations). Fit white pvc windows and doors to match existing, double glazed and with low e coating. Remove existing KITCHEN wall and build in steel beams clad with plasterboard as above.

GROUND FLOOR

Lay 100 mm concrete floor with mesh reinforcement on 75mm Celotex (P/A= 95) wrapped in 1500 gauge polythene damp proof membrane on 150mm hardcore well consolidated and blinded with sand. Lap damp proof membrane up behind internal leaf in cavity as shown.

FOUNDATIONS AND FOOTINGS

Excavate trenches min. 900 deep to firm clay bottom and lay 600x300 concrete strip foundations reinforced with BS Ref C283 oblong mesh 50mm from base.
Build up overall 300 thick concrete block inner leaf and outer leaf and bricks to match existing above ground level. Lay dpc as shown. Fill cavity with mortar to ground level.

ABOVE GROUND DRAINAGE

Fit 100mm black PVC SVPs, 32mm lb wastes, and 36mm sink, bath and shower wastes and/or 50mm combined wastes and deep seal traps.
Fit white deep flow rain water gutters as existing

UNDERGROUND DRAINAGE

Excavate trenches and lay 100mm UPVC drain to fall and connect to existing branches and manhole. Surround with 150mm pea gravel and back fill trenches with selected spoil and ram every 150mm. Fit new back inlet gullies.

ELECTRICAL INSTALLATION

All electrical work to meet 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 will require an appropriate BST671 electrical installation certificate to be issued for the work by a person competent to do so. Fix lighting installation using 75% low output lamps.

Install mechanical extract fans to achieve the following discharge rates:
KITCHEN 60litres/sec (background not less than 4000sq.mm)

VENTILATING, HEATING AND PLUMBING INSTALLATION
Extend central heating and hot and cold water systems.
All work to heat producing appliances to be carried out by a Gas Safe Registered Engineer.
All work to water installation to be carried out by a Registered Engineer.



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