

DEMOLITIONS

Remove external cavity wall and window to receive PFCs

EXCAVATIONS

Excavate trench 600 wide and 900 deep below ground level to firm bottom.

FOUNDATIONS AND FOOTINGS

Lay 600 x 300 concrete strip foundations reinforced with C283 oblong mesh 50mm from sides and bottom. Build up overall 300 thick concrete block inner leaf and outer leaf and bricks to match existing above ground level. Lay dpcs as shown. Fill cavity with mortar to ground level.

GROUND FLOOR

Lay 100mm sand cement screed flush with existing on Celotex XR4100 ((U value of .17 W/m²degC)) wrapped in 1500 gauge polythene damp proof membrane on 150mm hardcore well consolidated and blinded with sand on rubble fill well consolidated. Connect new damp proof membrane to existing. Lap damp proof membrane up and behind one course internal blockwork as shown.

WALLS

Build up cavity walls from brick outer leaf to closely match existing and dense concrete blocks where rendered, 100mm cavity filled with Rockwool wall batts 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. Make good end bearings and build in 285 x 100 x 150 deeps concrete padstones and 2 No/ 200x90 UKPFCs. Fit Extra Heavy Duty Catnic lintel CX90/100 over external doors opening allowing 150mm end bearing and clad all internally with 12.5mm plasterboard skimmed. Fit white pvc or aluminium doors glazed and with U value of 1.6 W/m²degC. Cover external walls with polymer white coloured render all in accordance with manufacturer's instructions. Tooth and key new brickwork to existing and form continuous cavities.

ROOF

Lay MarleyEternit Melodie clay interlocking pan tiles on 20x40 sw battens on Tyvek Supro Pro or similar breathable membrane on C16 150x50 rafters and 100x50 ties at 400 centres and supported at existing wall on galvanised steel shoes. Fix 30 x 5 galvanised steel holding down straps screwed to sw noggings between 2/No rafters and over 2No/blocks at 1m centres to east and west sides. Fit Celotex XR4120 between rafters and PL4050 under rafters (U value of .14 W/m²degC) and screw 12.5mm plasterboard underside and skim and skim all in accordance with manufacturer's instructions. Fit 2No/Velux CK04 GGL 550 x 978 centre pivot rooflights glazed and with U value of 1.6 W/m²degC, all in accordance with manufacturer's instructions. Fit white sw or pvc fascias and Code 5 lead flashings, soakers and cavity trays.

UNDERGROUND DRAINAGE

Expose existing drains in areas of gully. Remove existing gully and excavate trenches and lay 100mm UPVC drain to fall and connect to existing branch. Surround with 150 concrete under building and 150mm pea gravel elsewhere and back fill trenches with selected spoil and ram every 150mm. Fit new back inlet gully at side and reposition at rear.

ABOVE GROUND DRAINAGE

Fit 36mm sink wastes and discharge to new back inlet gully at side. Fit black deep flow rain water gutters and rwp and connect to back inlet gully. Extend and re-direct existing gutters and rwps as necessary.

PROPOSED EXTENSION TO PROPERTY AT
11 FIELD SIDE WHITBURN SR6 7LA

NOTES

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 BS7671 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 and fit new boiler with balanced flue.

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.

WALL CAPPING EAST SIDE

Lay tiles as existing on 20x40 battens on sarking felt or similar on 40x20 A frames between and anchored to Saddleback Brick Cappings on code 5 lead cloak over top of cavity wall. Lay code 5 lead to valley gutter all in accordance with The Lead Association Pitched Valleys Detail.



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