ELECTRICIAN SITE SURVEY FOR TENDERING

Existing house wiring (lighting/power) are to be inspected by surveyfor added and or modified over the lifetime of the property. These proposals are to add new and modified outlets as the above plan to the current electrical regulations - inclusive of consumer unit and distribution network.

BUILDERS ONGOING SITE SURVEY

Existing structures under revised loading are to be exposed to check adequacy at commencement of works. This is to include foundations, lintels over existing openings, lintel over window and support to new structures over the openings in the external walls.

Insulation target U values W/sqm K:-
Part L Table 4.2 2022

Wall construction 0.18 U
Pitched roof insulation ceiling level 0.15 U
Ground Floors 0.18 U

New windows (Band C) 1.40 U
New external doors (Band C) 1.40 U

Structural Engineer to qualify all structural beams , lintels and foundations as illustrated. All details relating to structure are to be as final structural engineers design.

Window Specification:-

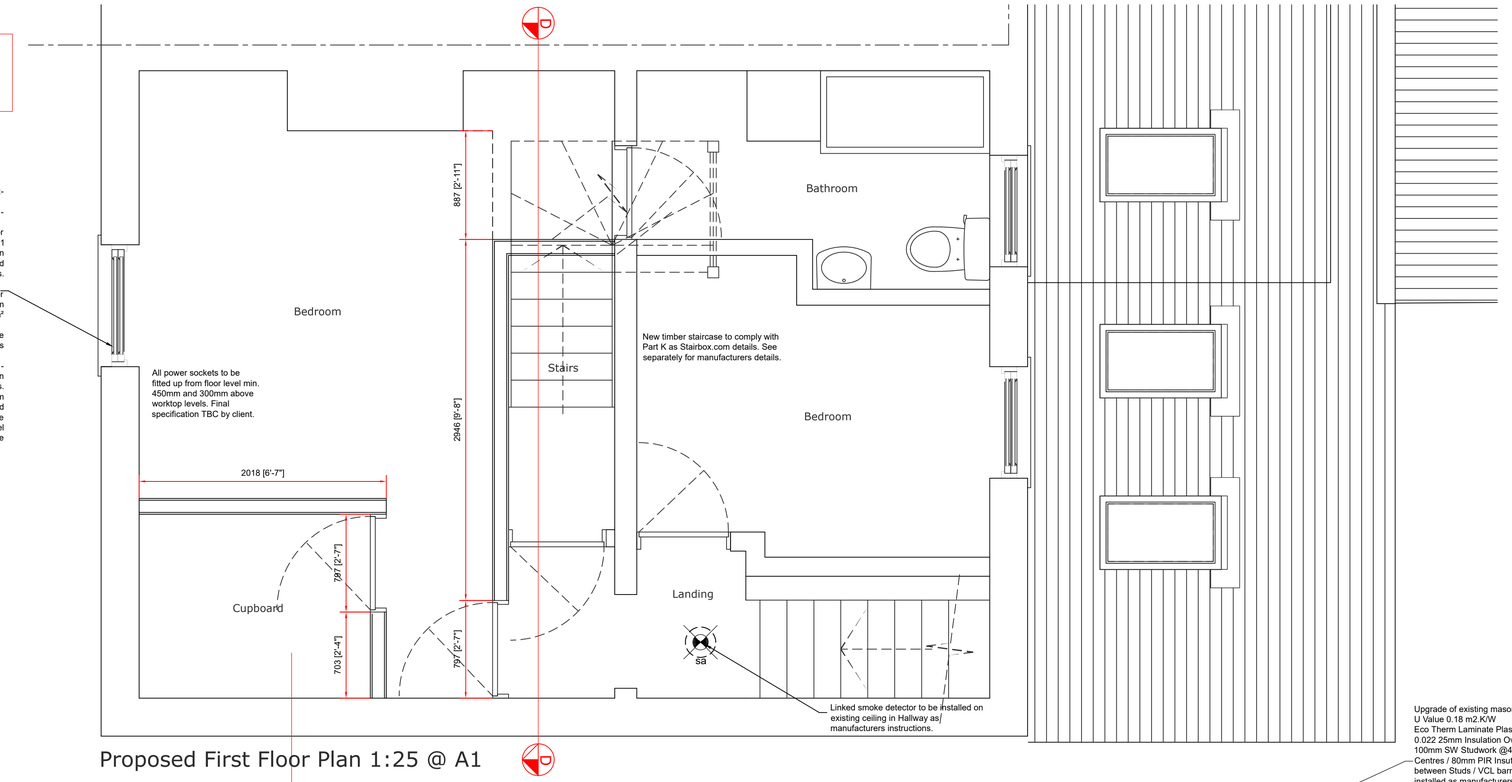
Compliance with -

The BPWG/GGF Trade Standards for Aluminium Windows. BS 5368:Parts 1 to 3 and BS 6375:Part 1 – Classification of Weather tightness Operation and Strength Characteristics.

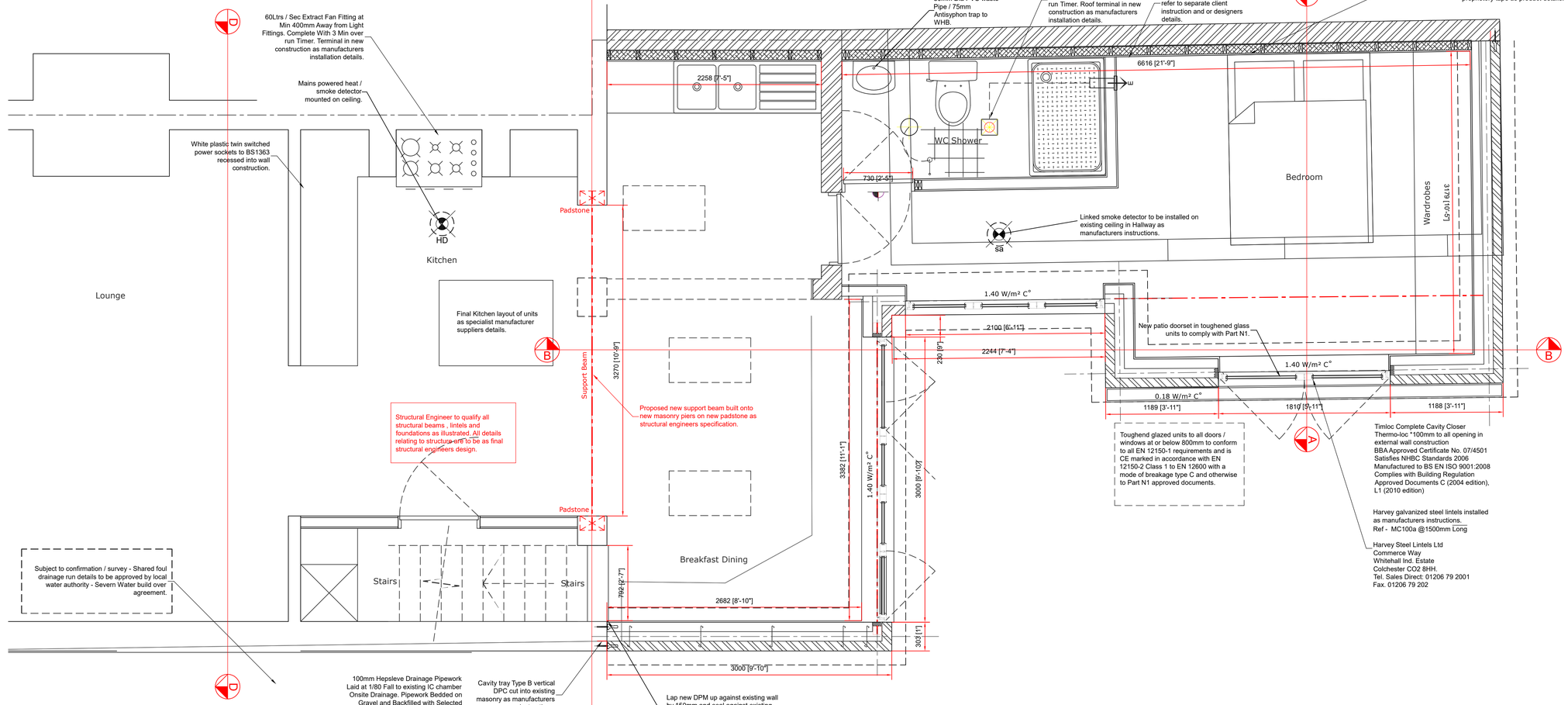
Part F - Are to provide 8000mm² per room and shall be controllable per room down to 4000mm²

Part B (2006) explained - Fire escape windows

- Unobstructed opening area 0.33m2 - Otherwise installed dummy mullions in pairs of window sashes.
- Min height and width of 450mm
- Opening may be angled
- Bottom of window must not be more than 1100mm above ground level
- Non-lockable green button handle



Proposed First Floor Plan 1:25 @ A1



Proposed Ground Floor Plan 1:25 @ A1

General Specification Notes:

Foundations

Concrete foundations to the approval of local building control officer satisfaction. Generally concrete foundations finished to a level surface for cavity construction masonry as plans. Allow for service penetrations over top of foundations as illustrated on plans and featured on details.

7N Dense Concrete Blockwork laid Horizontally on top of Foundations upto DPC Level in cement / sand mortar in generous beds of mortar with full perpends as work proceeds.
3.5N Medium Concrete Blockwork above DPC level in Cement / Sand mortar.

Fill lower section of cavity construction as illustrated on details with lean mix OPC concrete fill to prevent cavity construction collapsing below ground level. Trowel surface of concrete to fall away from the inner face to conduct water away from beneath extension.

Masonry Wall Construction

To acheive 0.18U Value Part L Table 4.2 2022

Cavity wall construction placed centrally on foundations.

100mm 7N Blockwork upto DPC level inner leaf of cavity construction / 150mm Cavity construction with lean mix concrete fill 225mm below ground level / 100mmn Blockwork upto -3 Courses below DPC level 3x Courses of Semi engineering brickwork to underside of DPC level.

103mm Face Brickwork in natrual colour brick mortar.

100mm Cavity construction Full Filled Cavity with Ecotherm Wall Slab (CWS) 90mm Cavity Batt Insulation = 0.18 U Value.

100mm Celcon Solar Blok Lightweight inner leaf cavity construction blockwork (lambda 0.11) OR Blockwork Solar / Turbo / Gti / Supabloc (lambda = 0.11)

Hyload Poly horizontal DPC laid to both courses of cavity construction as plans / details. Laps in sections of DPC to be overlapped 150mm as manufacturers instructions.

Kingspan Thermabate cavity closers 100mm to all openings through external walls and installed as manufacturers instructions.

Harvey Lintels 100mm Cavity Med / Heavy Duty MC100a MC100b Length 2x +150mm min. end bearing as manufacturers instructions.

Cavity tray over all lintels dressed to drain to outer face of cavity construction and installed as manufacturers instructions.

Weephole perpend drain units to be positioned at both ends of cavity tray over lintels and intervals as manufacturers instructions.

Ecotherm Wall Slab CWS 90mm full fill cavity insulation to be placed in batts throughout cavity construction abutting the next batt as manufacturers instructions. Care to be taken to keep cavity free of mortar droppings to prevent any 'bridging' for water to ingress.

Ancon Staifix Type 2 RT2 275mm Stainless Steel Wall Ties for 125 -150mm Cavity construction to comply with DD140 2.5 ties per SQM (750x450mm Staggered on Alternating Courses of Blockwork) 225mm Vertically around openings as manufacturers instructions
Density & Positioning of Ties. For walls in which both leaves are 90mm or thicker, ties should be used at not less than 2.5 per square meter (750mm horizontal x 450mm vertical centers). Ties should be evenly distributed over the wall area, except around openings, and should preferably be staggered.

Gypsum plaster 12.7mm board on dabs and Skim Coat Plaster finish wit htaped joints ready for decoration.

Ground Floor Construction

75mm sand / cement floor screed laid to uniform level surface.

20mm Perimeter thermal band separation insulation as manufacturers details.

Secondary 1000 Gauge DPM membrane fully sealed and taped as manufacturers instructions lapped up inside of wallconstruction.

100mm PIR Kingspan / Celotex floor insulation laid throughout new floor.

1200 Gauge Radon DPM membrane fully sealed and taped as manufacturers instructions lapped up inside of wall construction.

100mm Oversite concrete floor laid insitu and tamped level over 50mm fine aggregate blinding.

50mm Fine Aggregate blinding layer.
150mm well compacted hardcore subbase.

Electrical Installation

Allow for first fix electrics sockets and switches as work proceeds. Electrical circuit wiring to conform to current Institute of Electrical Engineers (IEE) latest edition installation guides 1 to 7 and to BS7671:2008/11.

Energy saver 'Double-D' or LED light bulbs to be fitted throughout to all light fittings.

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 the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the works by a person competent to do so.

Plumbing Installation

Subject to specialist M+E Survey :-

Existing heating system and pipe runs to be inspected for suitability with new works and specified as required to comply with -

Copper piperuns / Stelrad Elite 216 radiators or equivalent / TRV to radiators / Programmer + Room thermastat to comply with Part J Approved Document and Gas Safe Regulations and registered under the competent person scheme and SBC electronically notified of that registration.

Refer to SAP calculation as required as part of building control information package for project.

New Windows / Doors

Install double glazed PVCu windows and ironmongery to match existing to elevations to structural openings as illustrated on plans.

All windows to Second floor to be fitted with fire escape hinges and have a minimum opening clear width to side hung casement / sashes of 450mm.

All windows to have 'trickle' vents fitted tyo provide back ground ventilation as Part F1.
Install windows to lap with perimeter DPC all round as manufacturers installation instructions.
Certificate of conformity to be forwarded to Building Control for approval / FENSA registration as appropriate.

SLR ARCHITECTURAL

SLR Architectural 7 Pingle Farm Road Swadlincote Derbyshire DE11 0QZ
Tel:- 0845 6430 021 Email: slr_architectural@btinternet.com

CIAT CHARTERED PRACTICE

Ref	BUILDING CONTROL SUBMISSION	
Drawn SLR	Date	Scales 1:50 1:25 1:10 @ A1
Mr & Mrs Evans, No3 Church Way, Little Stukeley. Huntingdon, Cambs. PE28 4BQ.	Proposed New Single Storey Rear Extension & Loft Conversion Proposed plans and details	
	583-20-200	Rev A