

**SPECIFICATION AND BUILDING
REGULATION NOTES
FOR
PROPOSED SINGLE STOREY
EXTENSION AND ALTERATIONS**

**AT
PEN Y GHENT NEWBY LANE
NEWBY
RIMINGTON
BB7 4DZ**

**FOR
MR SIMON HINDLE**

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SPECIFICATION AND BUILDING REGULATION NOTES FOR PROPOSED SINGLE STOREY EXTENSION AND REFURBISHMENT OF EXISTING HOUSE AT PEN Y GHENT NEWBY LANE NEWBY RIMINGTON

GENERAL NOTES

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PREAMBLE

The scheme is to build a single storey extension at the rear and carry out a full refurbishment of the existing dwelling.

This specification should be read together with the drawing and structural calculations. No work should commence until the application has been approved by Planning and Building Control.

The builder should investigate all service runs and plot existing drainage runs before commencing work. Any gas under the new extensions should be repositioned.

The drainage is likely to be on a combined system which is understood to connect to the existing drainage system in the road. Two manholes are visible around the property and the builder should check that the drainage system is combined before commencing work. The proposed alterations to the existing drainage must be inspected by building control.

HEALTH & SAFETY

For the avoidance of doubt under the CDM Regulations 2015 Adrian Hughes Architectural Services is not the Principal Designer – The client should take on this role or employ a suitably qualified person on their behalf. The builder will be the Principal Contractor if he employs more than one tradesman.

Drawings and documents must be checked prior to work commencing to ensure compliance with the above Regulations and any requirements should be reported to Adrian Hughes Architectural Services as the designer for the purposes of the above Regulations. Risk assessments should be carried out by the client and contractor for working at heights, general site safety and welfare facilities. Access to the site by members of the public/contractors should be considered along with site security/fencing. Agreed hours of working should be adhered to and CSCS cards requested for all contractors.

Temporary safety netting to be provided below new floors and when work is being carried out to the roof.

The builder will be responsible for site security and any open excavations during construction.

The builder should arrange for all necessary propping whilst the steel beams are being inserted and for any lifting equipment provided to help lift the beam. The builder is also responsible for providing protection around the site whilst the new openings are being formed.

Whether or not indicated on the drawings all workmanship and materials shall comply with current Building Regulations, British Standards, Codes of Practice and NHBC/LABC requirements. All materials shall be fixed, applied or mixed in accordance with Manufacturers' Instructions or Specifications. All materials should be suitable for their purpose. All workmanship to be in accordance with BS 8000.

Manufacturers' names may have been included in this document and drawings when their products achieve the required standards; the contractor may wish to utilise alternative manufacturers whose products equally conform to the specific regulation and British Standard. Any discrepancy shall be immediately reported and resolved prior to commencing work. The Contractor shall take into account everything necessary for the proper execution of the works to the satisfaction of the 'Inspector' whether or not indicated on the drawing. The contractor should always refer to the latest revision of the drawing.

DEMOLITION

Take down two redundant chimney stacks ready for roofing over.

Remove chimney breast in sitting room and existing ground floor WC and save any useful stonework for re-use.

Strip off both sides of the main roof where the ceiling is to be vaulted and to allow for the three new conservation roof lights.

Take down section of lounge wall backing onto the existing WC to line through with first floor in order to facilitate the installation of the new staircase and remove all debris from site.

Strip out existing staircase and remove all debris from site.

Take out glazed screen and masonry nib in existing lounge and remove all debris from site.

Take out kitchen window and door including stone surrounds ready to infill. (Save stone surrounds for re-use).

Remove window from utility room ready to infill opening.

Take down all internal walls at lower ground floor level (save any useful stone for re-use) then remove all debris from site.

Remove all existing partitions at ground floor level and remove all debris from site.

Strip out bathroom suite, kitchen and utility units and ensuite fittings and remove all debris from site.

Remove all lower ground concrete/timber floors and remove all debris from site.

Expose perimeter walls at lower ground floor level to check whether any tanking has already been undertaken.

Strip out all existing doors and windows and remove all debris from site.

Take out lounge window ready to create new doorway at front – save all stone for re-use.

Take out centre lounge window on the front elevation ready to increase height to same as the other window.

Take out windows in Master bedroom and ensuite and reduce size as indicated on the proposed drawing.

Take out front window in proposed sitting room ready to infill. Save stone surrounds for re-use.

Take out window in original entrance porch ready to form false entrance door.

FOUNDATIONS TO EXTENSION

New foundations to external walls to be 700mm wide by a minimum of 200mm thick taken down to a minimum of 750mm but in all cases to the level of the existing foundations and below any drainage crossing or adjacent to the excavation trench. Insert level pegs before concreting to ensure adequate depth and level surface for the bricklayer.

Plain concrete to be 20 Newton and reinforced concrete to be 35 Newton. Drains passing through walls to be bridged over using 150mm x 100mm R C lintels or rocker pipes either side of trench fill. All gaps around openings to be sealed against rodents. No concrete to be poured until the ground conditions has been inspected and approved by the Local Authority Building Surveyor.

It is recommended that a trial hole be excavated prior to commencing work to assess the existing ground conditions/foundation design.

(If ground is contaminated – concrete to be sulphate resisting)

The existing foundations carrying additional loads should be exposed and inspected by building control to determine their suitability.

SUBSTRUCTURE BRICKWORK TO EXTENSION IF NO TRENCH FILL

Below ground brickwork to be 300mm overall 100mm concrete block outer skin 100mm cavity and 100mm inner skin in 7 Newton concrete block.

Weak mix cavity fill to be provided to within 225mm of lowest damp proof course or ground level if lower.

Install stainless steel Anchon Staifix RT2 wall ties (250mm long) to be inserted at 750mm horizontal spacing and 450mm vertically minimum 75mm embedment. Stonework to start 2 courses below ground level.

DAMP PROOF COURSES

External damp proof course to be a minimum of 150mm above finished ground level. Inner damp proof course to be at floor level. Cavity trays to be provided above new openings and above any gas barriers or air bricks passing through the cavity wall.

Where new walls abut existing – fit a vertical damp proof course to separate the new inner leaf from the existing solid wall and install a new insulated stud partition lining wall in front of existing solid wall.

Vertical and horizontal damp proof courses around openings to be “Thermabate” proprietary closers giving a u value of 0.45w/m²k.

Install a 75mm min. upstand Code 4 lead flashing where new roofs abut the existing solid rear wall. (Not possible to fit cavity tray so paint external walls above extension with Stormdry Masonry Protection Cream).

GROUND FLOOR EXTENSION WITH UNDERFLOOR HEATING (U Value 0.18w/m²k)

65mm minimum thickness Mersey Grit screed incorporating Pro-Warm TM High Output Water Under Floor Heating Kit with pipes placed at 200mm centres and fixed through 500-gauge vapour barrier into 100mm thick Kingspan Kooltherm K103 floor insulation on 150mm thick 30 newton concrete with one layer of A142 anti-crack mesh 25mm from top on Visqueen Radon R400 membrane turned into dpc in wall and taken through cavity wall with a cavity tray over. Gas barrier and cavity tray to be stuck together using double sided tape to stop capillary attraction. Install a 150mm thick vented stone layer underneath and connect to sump pump. Fit 25mm edge insulation to perimeter of new floor. $P/A = 4.3/3.72 = 1.16$

SUPERSTRUCTURE CONSTRUCTION ON EXTENSION (MIN. U VALUE 0.18w/m²k)

New walls to be 300mm overall with an outer skin of 100mm wide random stone to match existing, 25mm wide SurCav fixed in accordance with manufacturers details, 75mm "Kingspan" Kooltherm K108 held back to blockwork by SurCav sheeting, 100mm 3.6n Thermalite Shield block internally with 12mm plasterboard and skim fixed to blockwork using dry wall adhesive – solid dabs to top and bottom of plasterboards to reduce air leakage.

Movement joint to be provided in external leaf between the extension and the house using slip ties every two courses and flexel – sealed with Expandite.

Where new walls abut existing – fit a vertical damp proof course to separate the new inner leaf from the existing solid wall and install a new insulated stud partition lining wall in front of existing solid wall as floor plan.

Ensure fire resistant Thermabate closers are used around windows and doors and all cavities are continuous where possible.

250mm long Stainless steel RT2 wall ties to new walls 750mm horizontally and 450mm vertically in a staggered pattern. Two ties to reveals every 450mm vertically within 300mm of reveal in accordance with manufacturers details. Note additional Helical wall ties can be fixed through the flat part of the SurCav sheeting into a pre-drilled hole in the concrete blockwork if the ties at 450mm vertical centres don't line up with the coursing of the random stone outer leaf

Walls to be fire stopped at roof level with 9mm Supalux or slate.

Fit stone surrounds to WC window and new front door

ROOF OVER NEW EXTENSION U value 0.18w/m²k

Natural Sandstone slate on 50mm x 25mm tandalized slating battens on Klobber Permo extreme RS SK2 bondable vapour permeable underlay with 10-15mm drape between rafters with 100mm overlaps on 97mm x 50mm C24 rafters at 400mm centres. Fit Butylon tape down line of rafters to seal nail penetrations

The new rafters are to be birds mouthed over 100mm x 50mm tandalized wall plate to top of inner leaf strapped down at 1.2m c/c's using 30mm x 6mm Batt straps 1m long.

Top of rafters to be birds mouthed over a 125mm x 50mm tanalized wall plate (with damp proof course fixed to back) Rawl bolted to existing stone wall at 400mm centres. Gables to be strapped to rafters at 0.5 metre centres using 30mm x 6mm lateral restraint straps with solid noggins over three rafters.

Install 97mm x 50mm ceiling joists at 400mm centres sat onto wall plate on inner leaf and supported off at 100mm x 50mm tanalized timber wall plate (with damp proof course fixed to the back) bolted to the existing stone wall at 400mm centres. Ceiling to be 12mm plasterboard and skim with 300mm of Rockwool quilt over. Fit an insulation retainer above rafters to prevent quilt touching the felt.

All structural roof timbers used in the construction are to be pressure impregnated with an approved preservative treatment (to BS 5268) prior to delivery to site. All cut ends to be treated on site with water-based preservative.

Canopy to be constructed as above with timber cladding to side on timber framework and also to soffit. Fit four spot lights into the soffit. Framework to be supported off 200mm x 200mm pitch pine post and lintels. Lintels to be mitred on top of post and post to be built into stone wall below.

INTERNAL PARTITIONS

All new partitions are to be constructed from 12mm Soundblock plasterboard (10kg/m² density) and skim both sides of 75mm x 50mm soft wood studs at 400 centres up to 2.4 metres in height then increase studding to 100mm x 50mm for walls at ground floor level. Fit 10kg/m³ quilt between studs. All timbers around bathrooms to be tanalized. Install two rows of noggins and fit plywood behind plasterboard where fixtures and fittings are likely to be located. Fit dpc under partitions at ground floor level.

Use Aqua boards with SBS sealer around showers instead of plasterboard and fit water-resistant plasterboard in bathroom and kitchen

VAULTED SECTION OF MAIN ROOF (U value 0.15w/m²k)

Re-slate vaulted section of main roof reusing existing natural sandstone slate on 50mm x 25mm tanalized slating battens on draped Nil Vent breathable underlay on existing rafters. Check and replace any defective rafters as necessary. Install triple rafters either side of new conservation roof lights.

Gables to be strapped to rafters at 1.5 metre centres using 30mm x 6mm lateral restraint straps with solid noggins over three rafters.

Cut out 900mm wide section of main roof truss and support off new 203mm x 203mm x 46kg universal column sat between new floor joists using 200mm square pitch pine sections as detail. Posts to be bolted to fin plates welded to new universal column acting as a beam. All timbers to be fixed together using Simpson connectors to engineer's detail.

Increase depth of existing rafter's to 150mm by planting on additional timber then install 120mm Kingspan Kooltherm K107 between rafters ensuring insulation does not affect drape on felt then line under rafters using 37.5mm Kingspan Kooltherm K118 insulated plasterboard and skim.

LEAD VALLEYS

Form two new Code 5 lead valleys at junction of the two roofs and one on the new extension (max length of lead to be 1500mm) on 18mm valley boards supported on timber noggins – fit tilt fillets up valleys.

NEW LOWER GROUND FLOOR (LOUNGE & STAIRCASE) U Value 0.18w/m²k)

65mm minimum thickness Mersey Grit screed incorporating Pro-Warm TM High Output Water Under Floor Heating Kit with pipes placed at 200mm centres and fixed through 500-gauge vapour barrier into 100mm thick Kingspan Kooltherm K103 floor insulation on 150mm thick 30 newton concrete with one layer of A142 anti-crack mesh 25mm from top on Visqueen Radon R400 membrane stuck to existing external wall. Install a 150mm thick vented stone layer underneath and connect to sump pump. Fit 25mm edge insulation to perimeter of new floor. $P/A = 44.5/86.2=0.52$

NEW LOWER GROUND FLOOR (KITCHEN, DINING & UTILITY) (U Value 0.18w/m²k)

65mm minimum thickness Mersey Grit screed incorporating Pro-Warm TM High Output Water Under Floor Heating Kit with pipes placed at 200mm centres and fixed through 500-gauge vapour barrier into 50mm thick Kingspan Kooltherm K103 floor insulation on Newton CDM 508R Radon/Waterproof kit on Newton Fibrax XPS 500-c laid onto 150mm thick 30 newton concrete with one layer of A142 anti-crack mesh 25mm from top on Visqueen Radon R400 membrane stuck to existing wall. Install a 150mm thick vented stone layer underneath and connect to sump pump. Install Newton base drain to perimeter walls or as required by Newton design Team and this drain should be taken through external wall to allow any water to escape. Fit 25mm edge insulation to perimeter of new floor. $P/A = 44.5/86.2=0.52$
Do not lay heating pipes under kitchen units.

NEW CEILING OVER BEDROOM, OFFICE & BATHROOM (U Value 0.15w/m²k)

Install new 195mm x 72mm C24 ceiling/floor joists at 400mm centres (Max span 4.94m) fixed to 195mm x 47mm tanalized wall plates (with damp proof course fixed to wall side) Rawl bolted to existing walls at 400mm centres. New joists to be supported off joist hangers fixed to wall plate. Fit noggins to perimeter and board joints. Ceiling below joists to be finished with 15mm plasterboard and skim. Install 400mm of Rockwool insulation (200mm cross-laid) to flat ceiling.

NEW GALLERY FLOOR

22mm t&g chipboard water resistant in wet areas (15kg/m²) glued and screwed onto 220mm x 72mm C24 joists at 400mm centres (Max. span 5.55m) with 100mm quilt between (10kg/m³) Joists to be supported off joist hangers fixed to 220mm x 50mm C24 tanalized wall plates with damp proof course fixed to wall side. Wall plates to be Rawl bolted to the existing wall at 400mm centres– 15mm plasterboard and skim to soffit (10kg/m²). Install herringbone strutting at third spans and double joists as long trimmer to staircase.

Provide 30mm x 6mm lateral restraint straps at 2 metre centres to rear wall. Any spotlights to be flame guard with half-hour fire resistance.

NEW FLOOR INFILLING EXISTING STAIRCASE

22mm t&g chipboard water resistant in wet areas (15kg/m^2) glued and screwed onto 195mm x 47mm C24 joists at 400mm centres (Max. span 4.31m) with 100mm quilt between (10kg/m^3) Joists to be supported off joist hangers fixed to timber wall plates bolted into web of new 203mm x 203mm x 46kg universal columns acting as a beam sat within the depth of the ground floor. Finish below with 15mm plasterboard and skim to soffit (10kg/m^2). Install herringbone strutting at mid spans and double joists to support partitions. Provide 30mm x 6mm lateral restraint straps at 2 metre centres to side wall. Any spotlights to be flame guard with half-hour fire resistance.

NEW LINING WALL IP 1 (U Value $0.3\text{w/m}^2\text{k}$)

Construct new stud partition 10mm away from the existing walls using Gyproc 50mm metal C studs at 600mm centres. Infill with 50mm Kingspan Kooltherm insulation then line internally with 22mm Gyproc Thermaline basic insulated plasterboard and skim internally.

NEW LINING WALL IP 2 (U Value $0.3\text{w/m}^2\text{k}$)

Construct new stud partition 10mm away from the existing walls using 75mm x 50mm tanalised soft wood studs at 400mm centres. Infill with 50mm Kingspan Kooltherm insulation then line internally with 22mm Gyproc Thermaline basic insulated plasterboard and skim internally. Install 1981mm x 686mm pocket doors between dining room and hall using a proprietary system.

NEW TANKING LINING WALL TW 1 (U Value $0.3\text{w/m}^2\text{k}$)

Construct new stud partition 10mm away from the existing walls using Gyproc 50mm metal C studs at 600mm centres. Infill with 50mm Kingspan Kooltherm insulation then line internally with 22mm Gyproc Thermaline basic insulated plasterboard and skim internally.

Existing walls to be covered by Newton CDM 508R Radon/Waterproof plastic lining membrane secured using proprietary plugs. Cladding to extend down to Newton base drain.

Construction of tanking and radon barriers to be in accordance with Newton specification.

NEW STAIRCASES

Install new timber staircases by specialist with 13 number 200mm risers and 222mm going (to be checked on site before ordering) - max.42 degrees. Handrail to be fixed 900mm above the pitch line. All guarding to be 900mm high and have no gaps that would allow a 100mm sphere to pass. Ensure 2 metres headroom above the pitch line.

Main staircase to be 815mm wide and gallery staircase to be 750mm wide. Min going of tapered treads to be 50mm.

Install triple joists as trimmer to main staircase side carrying first floor partition and single joist Rawl bolted to wall on other side to carry lining wall.

WINDOWS AND DOORS (U VALUE 1.4W/m²k)

Install new Heritage Rose Sash windows and doors throughout accessible windows and doors to have the secured by design option included. External silicone pointing should match frames.

Provide escape windows in all the bedrooms and office. Windows to have a clear openable area of 0.33m² - with a min. dimension of 450mm in either direction. (Typically, 750mm x 450mm clear opening. First floor cill levels should be adjusted to ensure the openable area is between 800mm and 1100mm from floor level.

ENLARGED KITCHEN WINDOW

Install three number 152mm x 152mm x 30kg universal columns as beams over the enlarged kitchen window and bolt together at 750mm centres using 16mm diameter bolts and proprietary tube spacers. All steelwork to be galvanized.

Install stone surrounds externally and fix together on the back with flat galvanized steel plates and secured to existing stone walls using screw on fish tailed ties.

WINDOW AND DOOR OPENINGS

Adjust locations of existing windows as detailed on the drawing infill with matching masonry. Install stone heads as before with 3 no 150mm x 100mm reinforced concrete lintels internally. Fit a cavity tray over the adjusted windows and doors. Line reveals with one layer of 22mm Gyproc Thermaline basic insulated plasterboard and skim internally. Boards to be fixed using dry wall adhesive

All stone surrounds to be fixed together on the back with flat galvanized steel plates and secured to existing stone walls using screw on fish tailed ties.

RAINWATER GOODS

Renew existing gutters using aluminium 150mm x 100mm Heritage Deep Flow gutters laid flat and rainwater pipes to manufacturers' recommendations. (carrying capacity 124m²) into in-line 100mm diameter rain water pipes fixed back to the fabric. Fit clips to gutter at maximum 900mm centres. Pipes to connect to existing surface water drains

If the ground is not clayey in nature the surface water should be taken to a soakaway 5 metres from any building as the first option subject to a satisfactory percolation test, then the existing surface water or foul sewer.

LIGHTING

All new light fittings to have a minimum luminous efficiency of 75 light source lumens per circuit watt.

External lighting to be sensor operated and have a minimum luminous efficiency of 75 light source lumens per circuit watt. (Up and down lighters)
Air tightness and insulation continuity to be in accordance with Part L and everything should be adequately draught-proofed.

BOILER

Mechanical engineer to determine suitability of existing oil boiler to provide heat in the new extension and the underfloor heating on the lower ground floor.
Underfloor heating to be capable of adjustment with each room being a separate zone.
Operating instructions to be given to house owner.
All new pipework to be insulated with 40mm foam insulation.
All new radiators should be fitted with TVR'S.
Sizing of radiators at ground floor level to be by Gas Safe Plumber. Supply a chrome radiator in the new WC, bathroom and ensuite. (Positions to be agreed with owner)
Install a carbon monoxide detector in the lounge were indicated on the ceiling.

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Local Authority must be satisfied that either: -
An electrical installation certificate issued under a Competent Persons Scheme has been issued; or
Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

Ideally switches and sockets should be sited in a band between 450mm and 1200mm from the floor.

Install mains operated interlinked smoke detectors (with a battery backup) in the hall, two on the landing, one in the master bedroom and two on the gallery these should be linked to a heat detector in the kitchen. Detectors to be sited 300mm from a wall or light fitting.

Light and socket positions to be decided with the client at an early stage.

Builder to allow for 35 double sockets, 14 single sockets and 21 pendant drops with one/two-way switching. 4 sensor operated spot lights in the soffit of the covered porch and four sensor operated up & down lights next to external doors on the front elevation

VENTILATION

All the openers on the new windows to be sliding sash.
Trickle vents sited 1.7m above floor level to be provided in habitable rooms including kitchens (8000mm²) and 4000mm² in bathrooms (the dimensions are equivalent area

and size should be marked on each vent). **In this particular case as there is a large open plan living area a minimum of three trickle vents will be required in the kitchen windows.** Doors to be undercut 10mm above floor finish or 20mm above the floor boards to allow for cross ventilation.

30l/s-extract fan to be fitted in the new kitchen above the new range cooker and ducted through external wall

Install a 15l/s extract fan in the bathroom and duct through the external wall.

Install a 15l/s extract fan in the ensuite and run between new floor joists to existing gable and ducted through external wall. Duct to be 100mm soil pipe laid to a slight fall outwards.

Install a 30l/s extract fan in the utility and duct through the external wall.

Install a 6l/s extract fan in the WC and duct through the external wall.

Purge ventilation to all rooms to equal 5% of the floor area.

All fans are to be tested on completion and test results given to building control.

STEELWORK

All new steel beams are to be galvanized and should be surrounded in one layer of 12mm Fireline plasterboard and skim fastened onto proprietary fixing angles from British Gypsum for half-hours fire resistance.

Steelwork to sit on two/three course concrete padstones

UTILITY ROOM

Install range of matching kitchen units to utility room including tall and base cupboard. Install new stainless-steel sink were indicated.

Sink and washing machine to have 38mm diameter waste pipes with proprietary traps run behind units and connect to new stub stack.

Fit wall tiles 450mm above new work top level around new sink.

Construct new cupboard 605mm wide internally by 725mm deep externally in corner of the utility to house the stacked washing machine and tumble dryer. Side wall to be constructed from 12mm water resistant plasterboards both sides of 75mm x 50mm soft wood studs sat on damp proof course at floor level. Use 40mm worktop to form bottom and middle shelf

EXISTING BATHROOM

Increase size of existing bathroom to 1900mm x 2050mm.

Builder to include a PC sum for the new bathroom suite. Install a new 1700mm x 850/700mm "L" shaped bath with 38mm diameter wastes a new wash hand basin with a 32mm diameter waste, and connect to 50mm combined waste and run between floor joists to existing soil vent pipe. Install a WC with 100mm waste to new soil vent pipe. Allow for a shower and screen over the bath.

Fit rodding eyes at all changes in direction. All traps to be 75mm deep anti vac traps. Fit rodding eye at the base of the soil vent pipe. New soil vent pipe to terminate 900mm above the nearest window.



NEW WC COMPARTMENT

Install a combination sink and toilet unit with 100mm diameter waste connected directly to the new drain via a rest bend.

Wash hand basin to have a 32mm diameter waste pipe to be hidden in the new partition and discharging to a new gully located on the rear elevation. Waste pipe to discharge below grating but above water level.

The builder is to agree with the owner what floor finishes are required in the new WC.

NEW KITCHEN FITTINGS

The new dishwasher and sink are to connect to a 50mm combined waste behind units and drop into existing gully at the rear. Waste pipe should be taken below the grating but above water level. The kitchen layout is provisional – builder will need full working drawings from the kitchen designer to locate plumbing and socket positions.

JOINERY

All skirtings, architraves and door styles to be agreed with client.

DRAINAGE

New drainage to be 100mm Osma laid to a min. fall of 1 in 40. Drains to be surrounded in stone chippings or concrete if under the existing driveway.

Provide three new rodable gully's and a 600mm diameter inspection chamber were indicated.

Any existing drains under the extension to be renewed and redundant drains grubbed up.

DECORATION

All walls and ceiling surfaces to be painted with 1no. thinned coat (mist coat) and 1 full coat of Dulux Trade matt emulsion (colour to be agreed with client) Primed MDF skirting boards and moisture resistant window boards to new and altered walls and finish with satin wood paint finish all to clients' requirements.

NEW REAR ENTRANCE STEPS

Construct new steps outside front door. Step down 150mm onto new landing then turn 90 degrees and down second step onto existing flagged pathway

New steps to be constructed using matching natural stone on matching stonework on a 150mm thick concrete slab.

Builder to make good to flags around the extension which should be solid bedded onto a minimum of 150mm compacted stone on a Terram membrane. All flags to lay to a fall of 1 in 80 away from the building to avoid ponding. New stone flags to be painted with PVA before laying.

**NOTE: - WHEN SCALING FROM THE DRAWING ANY DISCREPENCIES TO BE REPORTED TO THE OWNER/AGENT BEFORE WORK COMMENCES.
DRAWINGS ARE FOR BUILDING REGULATION & PLANNING CONSENT ONLY.
ALL WORK SHOULD BE CARRIED OUT IN A WORKMAN LIKE MANNER, FOLLOWING ALL NECESSARY HEALTH AND SAFETY LEGISLATION AND GUIDELINES.
PARTY WALL AGREEMENTS TO BE SERVED ON ADJOINING PROPERTIES AS NECESSARY.**