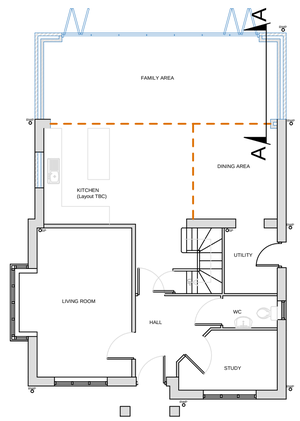
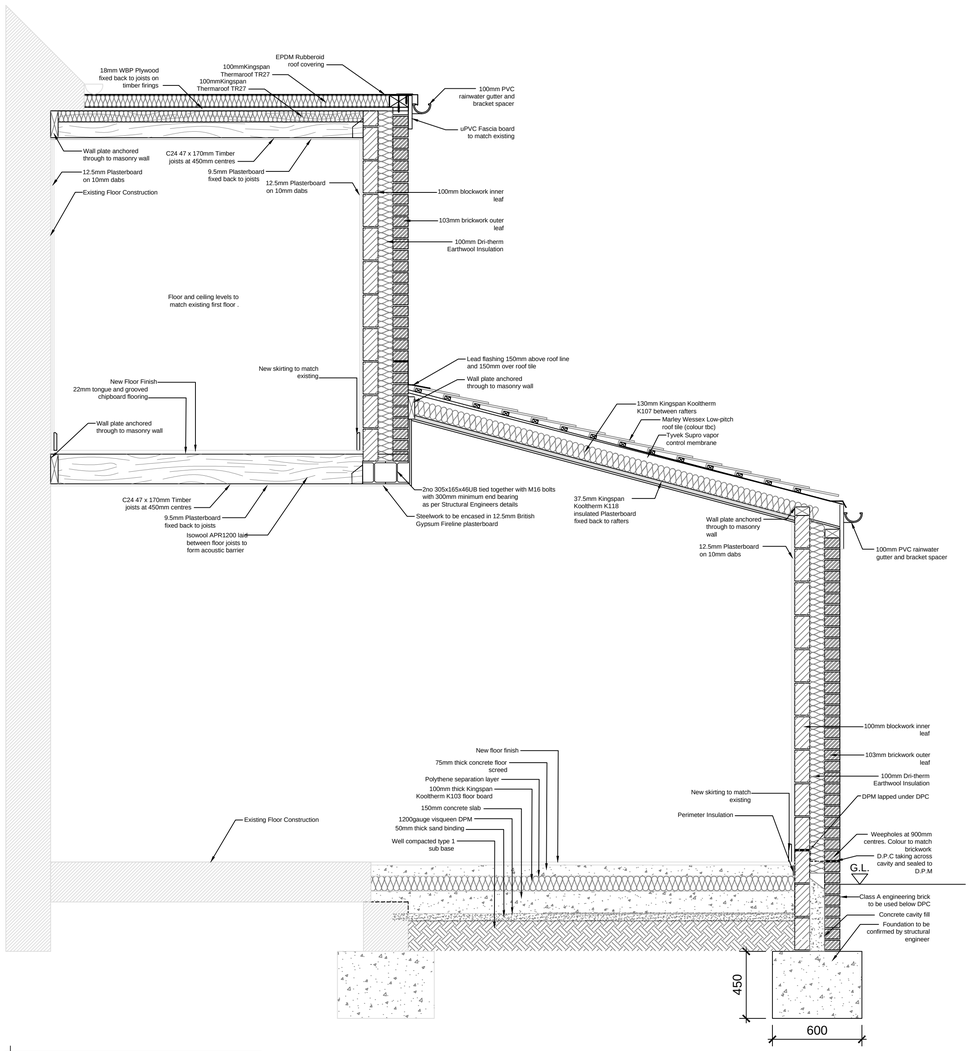
NOTES
1 Do not scale this drawing.
2 Site dimensions to be taken.
3 Contract administrator to be notified of any discrepancies prior to ordering of equipment and/or materials.



Existing Ground Floor Plan
Scale - 1:100



Proposed Section A-A
Scale - 1:20

Scope of Works

EXTENSION

EXTENSION

DEMOLITIONS AND OPENINGS
All demolition and opening works to be sequenced with the proposed works to ensure structural stability and water tightness.

Carefully remove existing external landscaping in area of proposed works and dispose off site.

Carefully remove external and internal walls as per the proposed plan including windows and doors, all works to be carried in accordance with Structural engineer's information.

All break out works to be fully secured and weather tight at all times.

STRUCTURAL
For structural information please refer to D.J.Lingard & Associates Ltd Structural Engineers information and associated calculations

EXCAVATIONS
Remove landscaping from area of new extension and dispose off site, retain number of paving blocks for making good around perimeter once extension is constructed and infilling

Excavate down to bottom of foundations in preparation for new foundations and ensure spoil heap is located away from excavations

FOUNDATIONS
To be confirmed by D.J.Lingard & Associates Ltd Structural Engineer. Foundations to be stripped to match existing including pad foundations were stated.

FLOOR - U-Value 0.18w/m²K
Include for all works forming a new ground floor construction to new extension as shown on drawing.

Ground to be prepared with 200mm thick type 1 sub-base well compacted in 100mm layers. followed by 50mm sand blinding layer.

New floor construction to comprise of a 150mm concrete slab, followed by a 1200 gauge visqueen damp proof membrane. All DPM are to be taken fully up edges of floor slab and adequately turned over the wall DPC and to fully protect the exposed areas of DPM during the works. All intermediate joints to DPM below the floor to be welted and taped into position. 100mm Kingspan Kooltherm K103 floor board is to be laid with all joints taped. A polythene seperation layer is toobe installed over the insulation before a 25mm perimeter insulation installed against the external walls prior to the 75mm sand cement floor screed. Floor screed to be left level and tready to receive floor finishes.

Ensure that new finished floor level runs through true and level into the existing floor of the existing building. (Allowance to be made for flooring covering build up).

Floor finish to be confirmed

Structural Timbers
All timbers where concealed are to be pressure impregnated with 'Tanalith' or equal and approved. All cut ends are to be given 2 coats of same on site before fixing. All structural timbers to be Grade C16 or C24 (as noted on drawings) to BS 5268: Part 2 2002. Timbers on site to be stamped with strength class. All structural timbers to be service Class 1 or 2 and clearly marked "Dry" or "KD"(Kiln Dried). All external joinery to be treated with 'Cuprinol' or equal.

WALLS - U-Value 0.18w/m²K
Construct new cavity wall construction comprising of 100mm internal dense concrete blocks Blockwork to be a Hanson celcon or similar approved 7N dense concrete blocks.

Supply and install 100mm Dri-therm Earth wool insulation (or similar approved), fitted in accordance with the manufacturer's instructions to the internal leaf. Cavity to be left free from mortar at all times. All insulation materials to have a minimum thermal conductivity of 0.035 and the external walls are to have a 'U' value of 0.18. Insulation to be taken up roof line and clipped back to internal leaf via propriety clips on wall ties.

External leaf of brickwork to be matched to existing building in all aspects. All brickwork below DPC level to be class A engineering brick. DPC course to be located 150mm above external ground level. Cavity weep vents to be installed to perp joints at 450mmcentres. Colour matched to brickwork

Masonry to be bonded with stainless steel ties to BS 1449 at regular offset centres of 450mm vertically, 750mm horizontally and 300mm to all reveals. New walls to be tied back to existing building using Ancon wall starter bars.

Window and door reveals to be insulated with thermabate or similar proprietary cavity closers. Vertical DPC's to be installed around opening and abutments. All cavity trays to have minimum 150mm upstand and suitable cavity weep vents at minimum 900mm centres. Colour matched to brickwork.

All steel work information to be provided by D.J.Lingard & Associates Ltd Structural Engineer.

Supply and fit new catnic CG70/100 steel lintels over the new door openings in cavity walls and should have a minimum end bearing of 150mm bedded onto adequate masonry.

EXTERNAL DOOR
Supply and install new PPC aluminium bi-fold door in extended openings (colour tbc). Windows to conform to BS6375 (class C) severe weather rating. Windows/doors to be double glazed, argon filled low-E soft coat 28mm hermetically sealed units to BS5713 and in accordance BS6262 (to give a u-value of 1.1w/m2k). Locking handles to external windows to meet BS7950 for enhanced security performance. Thresh to be level with internal levels.

WINDOWS
Where possible existing UPVC windows to be re-used in new openings. Window to new Bedroom 4 to have two number full externally opening sashes to allow for means of escape.

If new windows are required specification to be; internally beaded PVCu double glazed window complete with PVCu external cills projecting beyond the new brick face of a style/design as shown on proposed elevations.
Windows to incorporate through the frame perma vents of appropriate size in accordance with Part L of the Building Regulations and approved low "E" coated safety glass. All to be installed by a FENSA registered company and in accordance with GGF Standards.

All window hardware to be manufactured from corrosion resistant materials. Window trickle vents to be at appropriate size in accordance with Part L. Windows to have internal glazing bars to match existing windows in all aspects.

Supply and fix solid bull nosed window sill boards of minimum 22mm thickness and of appropriate depth to suit sill profile/depth. New sill boards to be supplied and fitted to newly installed windows. Sill boards to be applied using proprietary manufacturers recommended adhesive

Include all perimeter sealants to junctions with walls.

ROOF - U-Value 0.15w/m²K
Lower Extension - Pitched Roof

Ensure temporary protection is in place when works cease at the end of the day, to keep the building water tight.

Supply and install 50x150mm C24 timber wall plate mechanically fixed back to south external wall with suitable masonry anchors in preparation for new rafters. Rafters to sit bird mouthed onto new wall plate and timber plate on cavity wall to form 15˚ pitch, rafters to be mechanically fixed to wall plate and strapped with galvanised straps to timber wall plate. Rafters to be C24 47x150mm timbers at 400mm centrelines

Supply and install 130mm thick Kingspan K107 insulation board to be installed between the rafters. With Kingspan Kooltherm K108 37.5mm insulated plasterboard fixed to the underside of rafters. Plasterboard to receive 3mm plaster skim finish.

Roof trusses to be overlaid with new Du pont Tyvek Supro breathable water resistant roof membrane and secured with new tile battens at centres to suit tiles.

Supply and install new Marley Wessex low pitch roof tiles with colour matched to existing. Tile to be fixed back to pre graded timber battens as per manufacturers recommendations. Sample to be provided for approval by client prior to order of materials. Tile to be suitable for low pitch roof at approx 15˚.

Supply and install new leadwork to perimeter of roof tiles. Allowing for Code 4 lead to ridge and angle of the roof chased into brickwork joint a minimum 150mm above roofline.

Supply and install new uPVC fascia board to the eaves of the roof including all jointing and end accessories. All fixings to have caps to match colour of fascia.

Roof lights
Supply and install 4no Velux windows sized ***550x780mm*** with all associated accessories to provide electronic opening and electrically controlled blinds. Windows to be installed in accordance with manufactures details. (Colour tbc)

Upper Extension

Supply and install new roof joists consisting of C24 47x170mm timbers at 450mm centres supported using proprietary galvanised joist hangers securely fixed back to existing and new structures

Existing Roof to be removed and reformed using C16 47x170mm timbers at 450mm centres.

New roof build up to consist of; 18mm WBP plywood boards on timber firings, secured back to joists, vapour control layer, two layers of 90mm Kingspan Thermaroof TR24 insulation (one above joists and one between), EPDM Ruberoid roof covering (Manufacturer tbc).

Supply and install new uPVC fascia board to the eaves of the roof including all jointing and end accessories. All fixings to have caps to match colour of fascia.

Rain Water Goods
Supply and install new upvc gutters and 80mm dia downpipe to new rooflines. All downpipes to be connected into rainwater gullies

Contractor to allow for all necessary brackets, joints, end caps and angle returns all as manufacturer's instructions.

INTERNALS

Walls & Ceilings
Internal Masonry walls to have 12.5mm plasterboard on 10mm dabs. All joints to be taped and filled prior to receiving 3mm skim coat finish. Plasterboard to finish 25mm above floor level.

Ceilings to be boarded with 9.5mm thick plasterboard mechanically fixed back to joists before joints tapered and skimmed with the exception of where insulated plasterboard is specified.

All steelwork to be encased in British Gypsum Fireline plasterboard with all joints and penetrations filled and sealed with intumescent sealant to achieve a minimum 60 minutes fire resistance.

Doors
Supply and install new internal moulded panel doors to all new door openings. Style to match existing in all aspects including 1no sets of butt hinges, and handles to match existing doors.

All doors leading onto hall and stair well to have concealed door frame closers installed and brush strips. All new doors to be a minimum FD30 fire rating.

Frames, Casing, Skirting and Architraves
Unless otherwise stated or agreed with client all timber works, internal joinery etc., is to match that of the existing dwelling internal door linings shall be 100x38mm with planted stops. Skirting Boards shall be 100x19mm chamfer. All timberwork to be securely fixed and any fixing holes filled, sanded and knot treated prior to decoration.

En-suite
Allow for installation of new En-suite bathroom as designed and supplied by Third Party including for all plumbing and electrical works as required.

Kitchen
Allow for installation of new Kitchen as designed and supplied by Third Party including for all plumbing and electrical works as required.

FINISHES

Decor
All new plasterwork to receive; 1no mist coat and 2no coats of Acrylic Eggshell paint (Colour tbc). All existing timber architraves/skirting in all areas to receive 2no coats of gloss paint. (Colour tbc). All new timberwork to receive 1 coat primer, 1 undercoat and 2no coats of gloss paint (Colour tbc)

All paints to be either Crown/Dulux or Johnstones and be from the manufacturer trade range.

Decoration to Kitchen to be scrubbable finish with mould and moisture resistant.

Flooring
All floor finishes to be as per client Finishes schedule.

All flooring to be laid in accordance with manufacturer's instructions

MECHANICAL & ELECTRICAL
Contractor to fully acquaint themselves with all existing fittings, fixtures services etc. and allow for all re - routing that may be required due to the construction works.

General
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the Council.

Height of switches, socket outlets, etc.
Wall mounted socket outlets and switches (other than isolators) shall be located not more than 1200mm and not less than 450mm above floor level.

Internal Lighting
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations

External Lighting
IP rated Security lighting and mains power to rear garden

Fire Detection
Allow for 1no Heat detector in the Kitchen, exact location to be confirmed. All smoke and heat alarms to be mains - operated and conform to BS 5446 Components of automatic fire alarm systems for residential premises, Part 1 specification for self - contained smoke alarms and point - type smoke detectors. In accordance with BS 5839 Part 6 optical smoke alarms to be installed in circulation spaces hallways and landings and ionization chamber based smoke alarms to be installed in living room and dining room. All smoke and heat detectors to be interlinked. A smoke or heat detector shall be located so that it is;
- Either on a ceiling and not less than 300mm from a wall or light fitting, or where designed for wall mounting, on a wall and not less than 150mm and not more than 300mm from the ceiling.
- Not less than 300mm from, and not directly above a heater or air conditioning ventilator.
- On a surface which is normally at the ambient temperature for the space it bounds, and
- Easily and safely accessible.

Heating System
Contractor to allow for alterations to existing heating system to suit proposed works. Additional radiator to new areas to be provided connecting onto the existing system, size to be specified by chosen manufacturer.

Insulation of Pipes & Ducts
All pipe work in unheated spaces shall be thermally insulated - a) With insulating material which has a thermal conductivity of not more than 0.045W/mK and a thickness equal to the outside diameter of the pipe or 40dia, whichever is the lesser or, b) in accordance with the relevant recommendations of BS 542:1980

Pipework through Walls
Where new pipe work passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin. As the pipe emerges from the building a flexible occupier is to be used on either side of the wall wrapped in compressible material and back filled with pea gravel to a min 150mm.

Ventilation
Supply and install new extract system to Kitchen this is to be installed in conjunction with new Kitchen installation.

Supply and install new extract system to new en-suite bathroom. System to be connected to new shower isolation switch.

Rev	By	Chk'd	Date	Description
D	KAT	KAT	18.05.2025	Building Control Amendments
C	KAT	KAT	09.05.2025	Floor slab updated
B	KAT	KAT	05.05.2025	Foundation updated
A	KAT	KAT	05.04.2025	Bi-fold doors altered

Project
1 Northacre Drive, Clitheroe, BB7 9XT

Drawing Title
Extensions to Rear
Proposed Section A-A & Scope of Works

Drawn By **KAT**	Date 31.03.25
Checked By **KAT**	Date 31.03.25
Approved By **KAT**	Date 31.03.25

Drawing Number **2501 / A / 002** | Rev **D**

Drawing Scale **Various @ A1**

Drawing Status
DESIGN

1 Northacre Drive.dwg