General - Rear Extension works

These notes to be read in conjunction with structural engineers details and any other specialist working drawings.
Drawings are to be read and approved by the main contractor and any discrepancies are to be reported prior to commencement of works on site.
All works undertaken are to be in strict accordance with the relevant Building Regulations, British Standards, Warranty Providers Standards, Gas Safe Regulations and the current edition of IEE (Institution of Engineering and Technology) regulations along with any manufacturers instructions.
This specification is to be read in conjunction with the project SAP calculations to ensure the fabric and M & E specification achieves the maximum permissible u-values specified to achieve Building regulation compliance.

Foundations
Please refer to any structural engineers design and specification for details of the foundation but initial site investigation report indicates traditional strip or trench fill foundations will suffice.
Reconstituted stone is to extend a minimum of 300mm below DPC and a minimum of 150mm below external ground level in all locations.
Refer to external works drawing for details of site topography and areas where extra facings are required below DPC.

Ground works
The standard specification relates to sites without the following conditions:
should any of these conditions occur, reference must be made to obtain the structural engineers' advice.
1. Presence of trees either on or around site.
2. Presence of ponds &/or streams.
3. Knowledge of, or discovery of, tipped or waste materials.
4. Knowledge of, or discovery of old mine or quarry workings.
5. Ground slopes greater than 1:10
6. Steps in foundations exceeding 175.
7. Ground with inadequate bearing capacity

Drainage
Please refer to design and specification for details of the drainage design.

Ground Floor - Rear Extension area
Ground floor construction to comprise 75mm sand cement screed (incorporation UFH), in accordance with any structural engineers specification, on 500 gauge visqueen polythene separation layer on 100mm Thin-R Cavity Plus rigid insulation or equal approved, on 1200 gauge visqueen damp proof membrane linked to wall dpc and garage dpm on 100mm concrete on 50mm sand bed U-value of 0.19W/m²K.
Area below new floor construction to be treated with proprietary weed killer and clean fill laid to falls with associated drainage to prevent build up of water within floor void if required.
Should the presence of gas or other contaminants found on site necessitate the inclusion of an impermeable membrane then this will be placed between the screed and beam and block system and tied into the external wall DPC in accordance with any engineers construction details.

External wall construction

External wall construction to comprise of 100mm concrete 7n block to outer leaf to height shown on elevations with 100mm concrete block, finished with K rend finish above & Anthracite Durasid timber eeffect panels, 100mm cavity insulated with 100mm ROCKWOOL full fill cavity batts , 100mm concrete blocks concrete block to inner leaf, plasterboard on dabs with skim finish with maximum permissible U-value of 0.20W/m²K
DPC to external walls 150mm min above ground level. Provide cavity trays with stop ends and weep holes at min 900mm cts above all openings or 2no per opening if smaller.
Stainless steel wall ties to suit cavity width are to be installed at 750mm horizontal centres and 450mm vertical centres. Ties around openings are to be spaced at 225m centres horizontally and vertically within 225mm of the opening.
Independent IG steel lintels are to be installed over openings in accordance with the accredited part L construction details and structural engineers design and specification.
Include for concrete padstones underneath steel beams as per structural engineers requirements
Proprietary insulated cavity closers are to be installed to the full perimeter of all window and door apertures to prevent thermal bridging.
Any movement joints required are to be installed in accordance with structural engineers design, specification and details.

Internal wall construction
Internal wall construction to comprise 100mm concrete blockwork as shown on plans taken up to underside of roof as required to support roof structure, 12.5mm plasterboard and skim both sides or 100 x 50mm timber stud partitions with 12.5mm plasterboard with all joints taped and sealed with plaster skim finish (moisture resistant plasterboard to bathrooms and en suites).

Internal stud walls to achieve a 40db sound attenuation are to be filled with 65mm Isover apr 1200 or equivalent approved material. Ensure all 65mm Isover apr 1200 insulation rolls are tightly butted together and half cuts are made with a clean sharp knife and are installed in accordance with the manufacturer's instructions.

Internal doors / joinery
Internal door type and construction is to be confirmed along with skirting boards, architraves etc
All internal doors are to have a 20mm gap between unfinished floor and underside of door or a 10mm gap where finishes are installed to facilitate air transfer within the dwelling.

Roof construction
Grey Marley smooth roof tiles or equivalant fixed in accordance with manufacturers instructions, 12.5mm plasterboard and skim ceiling insulated with 1 layer of 100mm rockwool insulation and 1 layer of 170mm rockwool insulation laid in opposite directions. Sloping part of ceiling insulated with 100mm thick Celotex PL4000 in between rafters leaving 30mm low emissivity cavity and 50mm Celotex PL4000 insulated plasterboard below rafters with 12.5mm plasterboard and skim finish to give a U value of 0.12W/m²K on 100 x 50mm timber wallplates strapped down to walls at 2m ctrs with 30 x 5mm m/s straps along gables and eaves.
Cavities to be closed at roof level with fire retardant material
2nr 1200x600 double glazed glass rooflights,. Include for double rafters around velux rooflights bolted together.
Code 4 lead flashings and cavity trays at abutments of roofs and walls and code 4 lead lined valleys on valley boards

Door and Windows
External composite front door and Upvc french doors to achieve a maximum permissible U-value of 1.3W/m²K.
uPVC windows argon filled 28mm double glazed units to achieve a maximum permissible U-value of 1.3W/m²K. See elevations for openers. Openers to be clear 450mm wide to habitable rooms
Trickle ventilation fixed to heads of windows in accordance with document F.
19mm timber or MDF window boards internally to all rooms except tiled to kitchens, bathrooms and ensuite.
Window boards to be secretly fixed with expanding foam filler.
All glazing below 800mm above internal floor level to be toughened safety glazing and within critical areas to doors.
All glazing to comply with approved document 'N' of the building regulations.
External doors, ground floor windows and door between the garage and utility room to be in accordance with BS PAS 24 2012 to comply with approved document part Q (security)
Front bedroom window to have escape facility

Ventilation
The Building regulation approved document system 3 continuous mechanical extract to wet room areas (kitchen, utility, bathroom and ensuite) with background ventilators, openable windows and intermittent extract solution is to be utilised to achieve Building regulation part F compliance. Please refer to the working drawings for location of extracts,
Kitchen mechanical extract ventilation to achieve 30 litres/second adjacent to a hob or 60 litres/second elsewhere.
Utility room to have extract fan achieving 30 litres/second, bathroom and ensuite to have extract fans achieving 15 litres/second and ground floor wc 6 litres/second.
Fans serving room without windows to have 15 minutes overrun and to operate via the light switch for that room.

Electrical
Electrical installations are to be undertaken by a Part P registered competent person and in accordance with the current edition of IEE (Institution of Engineering and Technology) regulations.
The heights of all switches and sockets are to be in compliance with Part M of the building regulations with switches and socket outlets for lighting and other equipment in habitable rooms to be located between 450 and 1200mm above finished floor level.
Consumer unit to be located at a height of 1350 - 1450mm above finished floor level
All light fittings are to be low energy light fittings in accordance with the SAP calculations and per approved document part L1(b)2006
Smoke detection is to be installed in accordance with part P of the Building regulations with smoke detectors to landing and hallway, heat detector to kitchen all mains wired with battery back ups and interlinked. to BS5446-2:2003 Part 1 for smoke alarms and Part 2 for heat alarms.

Heating
Gas fired combi boiler Worcester Greenstar 30i Erp or equal approved located at 1st floor with UFH to Ground Floor, radiators to 1st floor controlled via time and temperature programmer, room thermostat and TRV's. Fan assisted flue to boiler fixed in accordance with manufacturers instructions.
All work to be in accordance with gas safe regulations and manufacturers instructions.Ground floor to be under floor heating (extent / number of rooms to be confirmed by client), first floor to be radiators

Plumbing
Baths & showers to be fitted with temperature regulator so that the maximum temperature is limited to 48°C

Water Efficiency
The following appliances to be fitted to comply with approved document part G2 to achieve less than 125 litres per person per day:-
WC 6 / 4 litres per dual flush or 4.5 litres single flush
Shower 10 l/min, Bath 185 litres, Basin taps 6 l/m, sink taps 8 l/m
Dishwasher 1.25 l/place setting, washing machine 8.17 l/kilogram

In Building Physical Infrastructure - N/A Existing services

All external works - landscaped garden and paving, incorporating gabion wall, raised patio, steps to lower areas.

Gas fired combi boiler (Worcester Greenstar 30i Erp or equal approved located in the Utility room with radiators controlled via time and temperature programmer, room thermostat and TRV's. Fan assisted flue to boiler fixed in accordance with manufacturers instructions.

900mm wide timber stairs to manufacturers details and in accordance with Part K (13 risers @ 208mm and 12 goings @ 230mm). Total rise to be checked on site prior to manufacture of staircase. Pitch of stairs not to exceed 42°
900mm high timber handrail / balustrade with 100mmmax between balusters

The heights of all switches and sockets are to be in compliance with Part M of the building regulations with switches and socket outlets for lighting and other equipment in habitable rooms to be located between 450 and 1200mm above finished floor level
Electrical installations are to be undertaken by a Part P registered competent person

REV.	DATE	DESCRIPTION	DRN.	APP.
F				
E				
D				
C				
B				
A	25.07.2025	FINAL DRAWINGS FOR PLANNING APPROVAL	PH.	GH.

REFERENCE DRAWINGS

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PROJECT	A.I.	007	DRAWN	PMH
REFERENCE	CLIENT		DATE	25.07.2025
PROJECT TITLE			CHECKED	×
4 Tintern Close, BB12 7SS			APPROVED	×
CLIENT			SCALE	1 :100
GRAHAM HODGSON			PLOT SIZE	A3
			DIMENSIONS	MILLIMETERS

DRAWING TITLE	BUILDING REG NOTES		PLANT REF.	EXTENSION		
DRG. No:	007-001-05	SHT.	2	OF	2	Rev. A

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