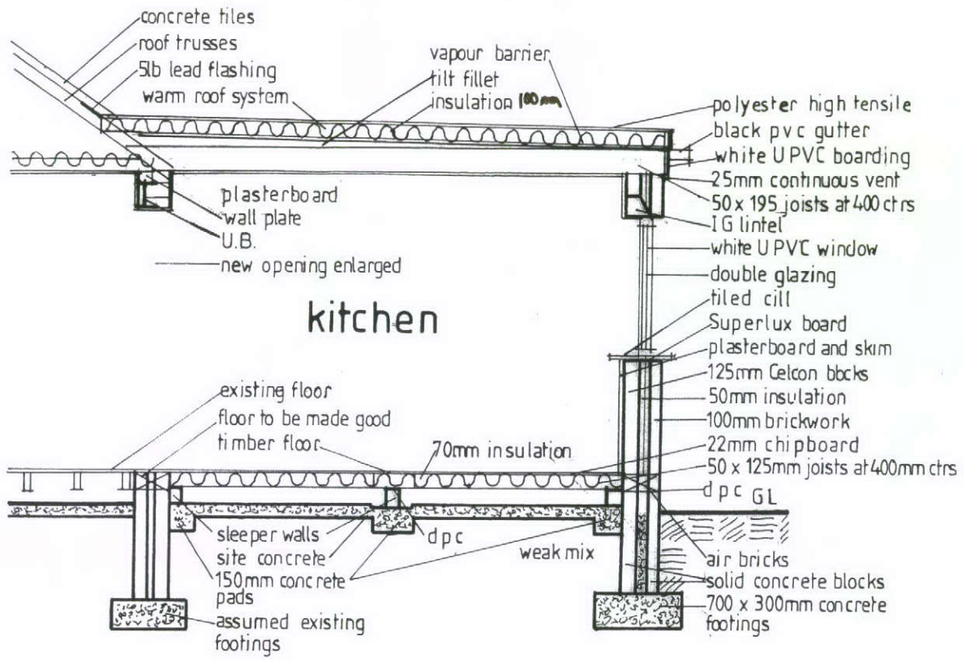
# SECTION THROUGH PROPOSED A A.




## NOTES: - 7. Ollersett Lane, New Mills, High Peak. SK22 4JE.

1. New footings, some 700mm wide and approximately 900mm deep, are to be excavated by hand and by a mini digger and are to have 1: 2: 4 concrete, strip footings some 300mm deep.
2. The ground under the proposed suspended timber floor is to be excavated ready to receive the 100mm site concrete.
3. All the surplus spoil is to be removed from the site for disposal in an environmentally friendly manner.
4. The footings are to be built up to just below ground level with 450 x 225 x 100mm solid concrete blocks having a 100mm cavity that is filled with a weak mix of concrete.
5. The minimum distance between the undersides of the p.v.c. d.p.c. and the top of the cavity fill is to be 225mm.
6. All new walls are to be bonded to the existing with multistarters and a vertical p.v.c. d.p.c. incorporated in the existing walls to prevent the tracking of moisture along the existing outer leaf of brickwork.
7. The new suspended timber floor having 50 x 125mm timber joists at 400mm centres, with 100mm Kingspan insulation between the joists, covered with 22mm chipboard or plywood is to be formed over 100mm 1:2:4 site concrete, that has an air gap of at least 125mm between the top of the site concrete and the underside of the joists. Note that the timber joists are to be supported off brick sleeper walls built off a 150mm deep, 1: 2: 4 concrete strip footings sitting on load bearing ground.
8. A Radon sump, with an outlet to the external air, is to be provided to the property under the concrete floor of the proposed addition.
9. All rainwater goods are to be white, square section p.v.c.
10. The existing rainwater downspout is to be replaced with three new downspouts two being connected to the existing foul water drain via new gullies and the other connected to a metre square soak away, filled with clean hardcore situated at least 3 metres away from the nearest wall of the addition. .
11. All the external walls to the addition, are to be constructed with a 100mm cavity insulated with 50mm Kingspan cavity wall insulation, fixed in accordance with the manufacturers specification to the inner skin, having an outer skin of faced brickwork that is to match the existing as closely as possible, and an inner skin built of solid, 450 x 225 x 125mm Celcon or Thermalite blocks or their equivalent. A p.v.c. damp proof course is to be provided in both skins at least 150mm above ground level in the outer skin and adequate 225 x 150mm air bricks and sleeves provided, as shown on the drawings, to ventilate the new and the existing suspended timber floors.
12. The cavity ties are to be DD140-2 Type 4 and made from austenitic stainless steel.
13. All the internal block walls are to be covered with 9.5mm wall lining board, spot fixed to the walls by an approved adhesive, having a smooth 5mm lightweight, plaster skim finish.
14. The existing, combined foul and surface water drain that would be under the new floor is to be removed and all inlets to it made good as to be agreed on site with the Local Authority Building Control Officer.

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15. Where any foul water drains pass through the footings they are to have 140 x 100mm r.c. lintels over them to afford adequate protection to the pipes.
16. All new drains provided as shown on the plans are to be 110mm p.v.c underground pipes, bedded on pea gravel and laid to a fall of 1:40 approximately.
17. All the new gullies that are provided are to be back inlet ones.
18. The proposed addition will be heated by the proposed new condensating boiler positioned in the proposed Utility Room.
19. All additional radiators that are to be provided in the addition will be fitted with thermostatic radiator valves.
20. All the plumbing is to be to BS5572 1978. and to be carried out by a Corgi registered engineer.
21. The new lintels above the proposed 6No new window openings and 1No new external door opening are to be I. G. patent ones.
22. All lintels are to have a minimum end bearing of at least 150mm.
23. Every masonry return to be a minimum of 650mm unless Bricktor is incorporated in its construction.
24. All window and door reveals are to be insulated to 1.2w/m$^{2}$C and to have vertical p.v.c. d.p.c.'s.
25. All cavities below wall plates and window cills to be closed with 12.5mm Superlux or similar.
26. The flat roof over the addition is to be formed with 50 x 195mm timber joists at 400mm centres having 75mm tilt fillets, to give a fall of around 1: 60 covered with 19mm marine plywood and sat on 75 x 100mm wall plates fastened down with bat straps at around 900mm centres to the wall below and under drawn with 12.5mm plasterboard having a 5mm skim brought to a smooth finish.
27. The roof structure formed above is to be covered with a three layer polyester warm roof system, the first layer being a perforated underlay covered with a second layer of high tensile polyester 180 sand finish and the third layer of high tensile polyester 350 sand finish with both layers being fully bonded with hot bitumen laid on Kingspan TR21 insulation boards laid on a high tensile 125 sand finish vapour barrier and to achieve a U value of 0.20.
28. A Code 5 lead flashing, going back 200mm under the concrete tiles is to be formed where the new flat roof abuts the existing house roof.
29. The ceiling height is to be 2400mm approximately.
27. The 127 x 76 x 13 U.B. is to sit on 4No 100mm thick concrete pad stones as designed by the structural engineer.
30. The U.B. is to be given two coats of red oxide prior to installation
31. The U.B. is to be encased in a layer of 12.5mm Fireline board having a 3mm plaster skim.
32. The new stud partitions are to be formed out of 50 x 100mm studs at 600mm centres having similar sized noggins and be covered with 12.5mm plasterboard having a 5mm plaster skim brought to a smooth finish. All stud partitions are to be insulated between the plasterboard layers with 50mm Rockwool sound deadening quilt and to sit on double floor joists where this is appropriate.
33. Both the cloakroom and the shower-room are to be fitted with fans that are capable of extracting at least 15 litres/second with a 15 minute timed run-on.
34. The cooker in the kitchen is to be fitted with hood and fan extraction system capable of extracting at least 30 litres/second.
35. All new fascia boards are to be formed using 200 x 17mm white P.V.C.u. boarding.
36. The six new windows and doors in the sun lounge are to be white U.P.V.C. ones and are to satisfy trickle ventilation regulations by having a night ventilation catch, being double glazed with units having a U value of 1.8 W/m$^{2/0}$K using Pilkington Optitherm low-E-coated safety glazing, or the equivalent, and having a 16mm gap between the glazing panes.
37. The sitting room is to have an internal timber windowsill formed out of 25mm M.D.F. board.
38. The proposed lintels are to be I. G. ones having a minimum of 150mm end bearing.
39. All glazing less than 900mm above floor level and all that to the doors to be toughened or laminated glazing complying with BS6206.
40. All habitable rooms are to have windows with an area equivalent to 1/10$^{th}$ of the floor area and an openable area equivalent to 1/20$^{th}$.
41. A high efficacy lighting point will be provided in the cloak-room, having a luminous efficency greater than 40 lumens per circuit watt.
42. The French windows into the lounge are to remain in the same position, as shown on the plans.
43. All new power points will be positioned no lower than 450mm from the floor and all new light switches no higher than 200mm from the floor.
44. An electrical installation certificate to confirm that the work has been designed, installed and tested to BS 76712001 will be submitted to the Local Authority Building Control Section prior to the occupation of the proposed addition.
45. All the external and internal finishes and materials are to match the existing as closely as is reasonably possible..
46. Site to be left in a clean and tidy condition on completion with all surplus materials and rubbish being removed from the site
47. All work to be done to the satisfaction of the Local Authority Building Control Officer, to comply with current Building Regulations and all other relevant Codes of Practice etc; - and to be carried out by competent trades people and their associates in a work manlike and professional manner.