

Joe Bloggs Architecture

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House Extension for 10 Downing Street

Disclaimer

All dimensions are in mm. This drawing to be read in conjunction with all relevant documents and reports by other consultants. For the purposes of construction, this drawing must not be scaled and only written or calculated dimensions used. All proprietary products to be used strictly in accordance with the manufacturers specification and details. All dimensions to be checked on site by the contractor and any discrepancies brought to the designers attention. All temporary works are to be designed and installed by the contractor. Although every effort has been taken to check survey/site information, all setting out is to be confirmed on site prior to construction.

Workmanship

The appointed contractor is to fully understand their responsibilities with choosing and sourcing materials, subcontractors and general quality of work. All work is to comply with the relevant standards and regulations. Contractor to ensure that all materials used are of the required quality and are fit for their intended purpose, details to be sent to BCO if in doubt. It is the contractors responsibility to ensure that any subcontractors or workers they employ are competent and skilled in their work. Contractor to maintain professional insurances to clients requirements.

Party Wall Act

The client to consult with party wall surveyor before works start to deem what notices or engagement is necessary under the Party Wall act 1996, it is a legal requirement to serve notices to neighbouring properties if the Party Wall act 1996 deems so. A Party Wall agreement undertaken by competent party wall surveyor is to be carried out before any works start on site.

Preparing Of Site

Before starting the building project, the area of build needs to be readied for the construction work. Remove all material, hard and soft landscaping in a way to mitigate future plant growth. Contractor to investigate position of utilities and services, and make arrangements for unneeded services i.e. unused drainage. Site

to be investigated by contractor prior to works starting to identify any site issues such as asbestos, proximity of trees, sewer positions, etc.

Public Sewers

When undertaking any construction, extension, or underpinning activities over or in close proximity to public sewers, the developer must contact the local sewerage undertaker. The consultation is necessary under the following circumstances: a. If the building or extension is intended to be constructed directly above a manhole, inspection chamber, or any other access point on a sewer. b. If the proposed building or extension would result in a drain or sewer section exceeding a length of 6 meters beneath it. c. If the building or extension is planned to be constructed above or within 3 meters of any drain or sewer that is deeper than 3 meters or has a diameter exceeding 225 millimeters.

Block And Beam

New block and beam floor to achieve U value of 0.18/m²K. Area to be excavated, excavate the top layer of earth and greenery, and use a weed killer to prevent any further growth, supply heavy duty weed fabric to finish. The top level of the cover below the new block and beam floor must be above the finished level of the adjoining ground. Contractor to site check clearance under block and beam to cover, to be minimum 150mm. Block and beam layout, scheme design and details to be provided to building control before commencement of project. Block and beam manufacturer to specify bearings. Use concrete blocks to manufacturers guidelines and all joints to be grouted with a 1:4 cement/sand mix. Partitions to be on top of double beams. Use a 1200g damp proof membrane with 300mm laps, with double welt fold and taped at all joints using appropriate tapes, to cover the block and beam system. The contractor is to be reminded to contact insulation manufacturer to confirm thickness of insulation to meet the U value required of 0.18/m²K. Use a minimum of 100mm Celotex GA4000 or similar approved insulation over the damp proof membrane, fit 25mm insulation to around perimeter of the floor to mitigate thermal bridging issues. To mitigate the screed reacting to the insulation, lay a 500 gauge damp proof membrane to separate the insulation and a 75mm sand/cement screed. Floor void to be ventilated to external air, achieve cross ventilation by ventilating in two opposite external walls. Ventilation openings to be 500mm² per square metre of floor area or having an opening of 1500mm² for each meter run of perimeter wall, whichever gives the larger opening area

Cavity Wall – Full Fill

New external cavity walls to be a minimum 102.5mm suitable facing brick externally (to match existing). Cavities to be filled full with 150mm Dritherm Cavity Slab 32, insulation to be fitted to manufacturers details. The blockwork inner leaf is to be Aircrete standard block, Celcon or thermolites. Wall to be finished with 12.5mm plasterboard on dabs. Mortar to be in line with 1:1:6 standard, mortar to be same appearance as existing property and consistency. Wall construction to meet minimum U Value of 0.18 W/m²K.

Trench Foundation

Excavate 600mm wide trenches at a minimum depth of 1000mm below ground level or below the invert of any adjacent drains, width of trench to suit wall type i.e. min 150mm projection either side. Drain CCTV survey to be undertaken if depths are unknown or manually exposed. Concrete to be 850mm deep, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations must bear onto virgin stable subsoil. Depth to be agreed with building control officer. For single leaf internal walls up to 150mm thick, foundations may be reduced in width to 450mm ensuring that a 150mm projection either side of the internal wall is provided, depth to be minimum 600mm below ground level.

EXAMPLE