Rear Extension. 18 Church Lane, South Bersted, Bognor Regis

Foundations: to be taken down to a minimum of 1 metre or to suit site conditions. Concrete mix to be as dimensions shown on section. Drain run to be tested prior to commencement of works.

Oversite: to consist of 50mm sand/cement screed to be laid on three coats of Liquid D.P.M. on a minimum of 100 mm concrete over 150mm hardcore rammed and compacted.

External walls: to be 100 mm standard brick and blockwork rendered to BS5262. 50mm cavity filled with 50mm Dritherm insulation batts. Inner skin to be 125mm lightweight insulation blockwork . The brickwork detail will be as existing cavity to be closed at eaves and openings. Wall ties to be spaced at 900 mm horizontal centres and 450mm vertical centres. 225mm at reveals. Provide Catnic lintels over window and door opening. Provide vertical DPCs at verticals. New walls to be linked to existing by furfix profiles or similar. Provide vertical DPC as shown. Cavity to be filled with leanmix to 225mm from ground level.

Below ground blockwork: to be in class "A" dense concrete blockwork provide concrete lintels over drain run where passing through walls.

Internal finishes: provide lightweight plaster finish to blockwork and existing facework. Ceiling to have plastered finish on 9.5mm plasterboard.

Pitched roof: to consist of 125 x 50 mm softwood rafters and ceiling. Joists at 400mm centres provide 100 x 50 mm timber wall plates fix securely to top of wall inner using 30 x 5mm restraint straps. Provide eaves ventilation by means of 25mm contours strip vent. Provide cross venting with 225 x 75 mm airbrick in each end elevation. 150mm glass fibre quilt insulation to be installed and to be brought across ceiling fully to meet with inner skin. Provide plastic baffle as shown on section.

Tiles: to be smooth grey Marley Modern interlocking fixed in accordance with manufacturer's instructions. Tiles to be nailed and clipped every course and to have a minimum 100 mm lap. Provide un-tearable felt and 38 x 25 mm battens at appropriate gauge.

Drainage: below ground to be unaltered, provide protection as described above. Provide a 142mm mesh reinforcement to oversite and surround drain in concrete.

Rain water: to be taken from roof via 100mm half round osma upvc guttering to minimum 75mm downpipe to 100mm below ground. Quality upvc pipework to soakaway minimum 4 metres from any building. Pipes to be bedded and surrounded by 100 mm pea beach lay to 1 in 80 soak away to be minimum capacity 2m3 below of incoming pipe.

Windows: to be double glazed units fitted with trickle vents. Provide cavity tray at roof abutment with 150mm upstand of code 4 lead flashing below allowing for weep holes. Existing IC to be refitted with double sealed screw down cover.

Two Velux windows (1000x800) to fitting as per plan

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