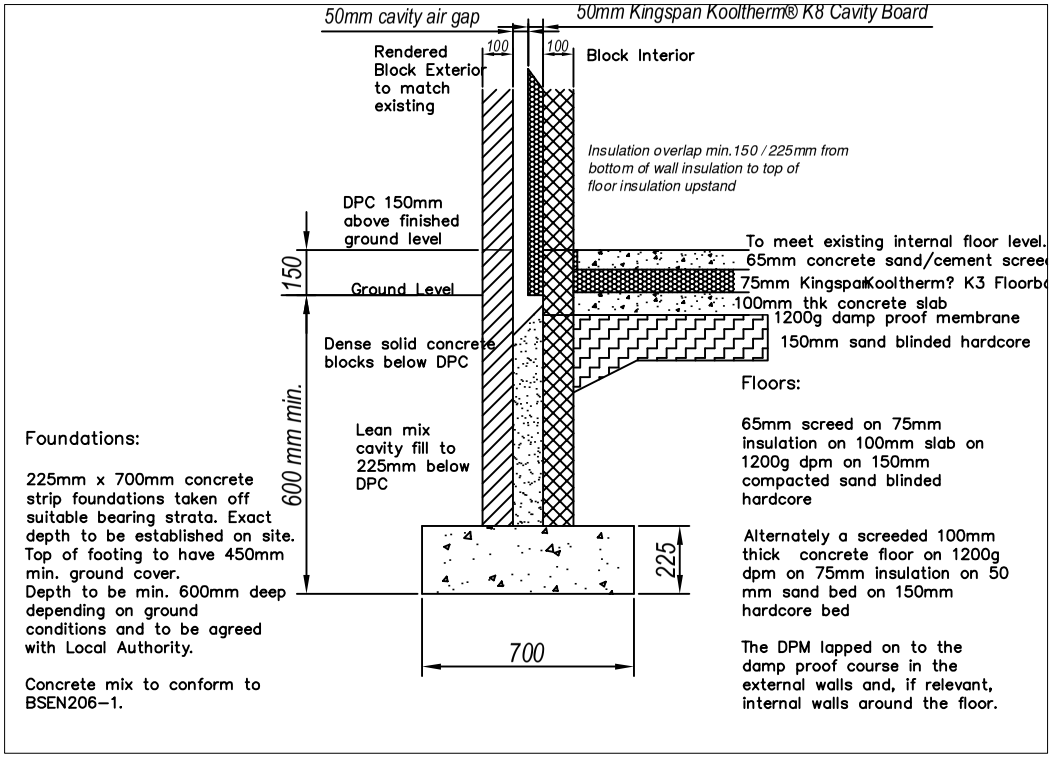

Drainage:
New drainage to be laid with 100mm dia Hepworth or similar PVCu drainage system laid to manufacturers recommendations and full satisfaction of local authority to suit site investigations.
Ensure full inspection of all pipework prior to back filling.All drains to be bedded and surrounded in pea gravel and laid to self cleansing gradient not less than 1 in 40.
Exact position of existing drainage to be established prior to works to satisfy proposed layout and set levels accordingly.
Inspection chambers to be 450mm dia. embedded onto wet concrete and backfilled with selected as dug material.
Chambers to be fitted with cast iron covers and frames secured with screw fixings to framework.
connect any new drainage to existing sewers to satisfaction of local authority.
All waste pipes to have 75mm deep seal traps.
Drains passing under building are to be encased in 150mm concrete.

Ventilation:
Toilet to have trickle vent.
Toilet and utility area to have extractor fan with min. 60l/sec capacity.
Toilet to have fan wired to light pull cord/switch and give 15min over-run when light switched off.

Walls, Door and Windows:
Walls to be 300mm cavity construction as shown above.
Stainless Stell Wall ties built in at 450mm vertical and 750mm horizontal centres.
Allow for wall ties to every course around openings. Insulation to be secured with wall tie clips.
Ensure cavity face of inner leaf to be clean and free from all mortar prior to fixing of insulation. Ensure cavity is kept clean at all times. Cavity to be closed at eaves.
Form new window and door openings as indicated. Exact sizes to be established prior to works and adjusted accordingly.
Allow for pre-cast concrete thresholds and sills to door and window openings.
Allow for insulated steel lintels to openings, catnic or similar, chosen to accomodate wall thickness and loading conditions with dpc to go over all steel lintels min. 150mm bearing each side.
Close cavities around all openings with insulated cavity closer with combined dpc.
Internal partitions to be 75 x 50mm timber studs at 400mm centres faced both sides with 12.5mm thk plasterboard with skim finish and insulation quilt between studs.
'Sabrefix' or similar stainless steel wall tie starters used for keying into existing walls with vertical dpc to suit.

Window area to be min. 1/10;th of the floor area of that room.
Opening lights to be min. 1/20;tof the floor area of that room.

Roof:
Slate tile as existing roof or similar
Timber ceiling joists BS 8417: 220 x 44 sc2 at 400mm centres.
On 100 x 50mm SW wall plate with holding down straps at min. 1200mm.
Ceiling to have 100mm quilt insulation with plasterboard and skim ceiling finish..
Gap of 12mm to be left at eaves to vent roof space.
Cavity tray and No4 Lead flashing to be incorparated at junction of new roof and existing house wall.
New resin bolted wall plate to existing wall.
Floor to ceiling height to match existing (determine on site).

Foundation Details and Other Construction Specs.