

SPECIFICATION.

GENERAL:- Single storey extension to front and side. Where building to boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. All dimensions must be checked on site and not scaled from this drawing. Any dimensions given are in millimetres.

- 1. EXTERNAL WALLS AND FOUNDATIONS:-** The external walls are to be in a facing brick to match existing comprising of 103mm brickwork to the external leaf with 1.1.6 cement/lime/sand. 100mm cavity with 10mm residual airspace and 90mm Celotex Thermaclass cavity wall 2.1 installed as per manufacturer's instructions (near full fill). 100mm blockwork (use high strength grade 7.3 N/mm² lightweight aircrete blocks with thermal conductivity k=0.26 W/mK or better (lessor is better)) on the inner leaf with mortar as before and finished internally with 12.5mm plasterboard and skim finish (plasterboard to be fixed on dabs to inner face of blockwork), all to achieve a 'U' value of 0.18. Cavity wall insulation carried below DPC and overlapped by 150mm with floor insulation and to meet with roof insulation at top of wall. Cavity insulation carried the full extent of gable walls. Cavity must not be closed with blockwork. All cavities at openings (around doors, windows and etc.), eaves, top of walls, gable ends to be provided with fire rated (min. 30 minutes fire resistant) cavity closers with 'R' value of 0.45 or better. All external and internal leafs are to be securely retained by approved stainless steel wall ties to BS EN 845-1 positioned 450mm apart vertically and 750mm horizontally. Wall ties at openings spaced not more than 300mm vertically provided within 225mm from sides of openings at unbonded jamb's. Lean mix cavity fill to all cavity walling terminating min. 225mm below lowest DPC level. Cavity insulation to finish at same level as floor slab insulation. Below ground level both leaves shall be built in trench-blocks or class 'B' engineering brickwork. Any existing suspended ground floor ventilation blocked by new ground floor structure to be extended by ducting 100mm diameter pipes through new solid floor. Foundations in accordance with BS8004. Foundation depth and type depends on existing ground conditions and nearby trees, an engineering design may be required if existing conditions are not favourable. Foundations depth and type to be in accordance with NHBC chapter 4.2 and to Building Control approval. Foundations shall be extended below pipe or ductwork penetrating walling. Oversite concrete will be level with or above the finished ground level. Oversite concrete to be grade ST2 or GEN 1 concrete to BS 8500-1. Unsuitable load bearing strata will necessitate separate structural design.
- (a) Concrete trench fill founds to all load bearing cavity walls to be min. 600 x 1000mm deep. Use concrete grade ST2 or GEN 1 to BS 8500-1.
- 2. DAMP PROOF COURSES:-** Horizontal and vertical DPC's will comply with BS743 (pitch polymer) and be incorporated:
- (a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane.
- (b) Vertically built into jamb's of all external openings.
- (c) Horizontally stepped to all external openings.

3. DRAINAGE:- The existing drainage system is assumed to be a single

line combi system (to be confirmed on site). UPVC fittings to BS 4514, BS EN 1329-1. Baths, sink units, showers - 42mm dia. wastes via 75mm traps. WC pans - 100mm dia. with 100mm traps. Where WHB waste exceeds 1.75m length or Bath/Shower exceeds 2.3m anti-siphon traps to be fitted. Safe operation of all types of hot water systems are required to prevent scalding, so the temperature does not exceed 48 degree celsius through taps or 100 degree celsius where held in storage, (i.e. by use of temperature relief valves). Reasonable provisions must be made by the installations of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water. Below ground drainage to comprise Manley UPVC pipes to BS 4660 & BS EN 1401-1 or similar. Laid on granular bed material to BS EN 12620:2002. The selected fill should be free from stones larger than 40mm clay exceeding 100mm, timber, vegetable matter or frozen material. Where rigid pipes of less than 150mm dia. have less than 300mm cover, or rigid pipes of 150mm or more have less than 600mm of cover the pipes should be encased in 150mm concrete. Where flexible pipes are not under a road or have less than 600mm cover they should be encased in 150mm concrete. Where drainage runs within 1.0m of any foundation and the level of the drain is below the level of the foundation then the drain trench should be backfilled to the found level with concrete. Any pipe penetrating through a structure below ground level should have a lintel above opening (or use of rocker pipes) and a settlement gap of 50mm corkpack or similar flexible material should be inserted to provide protection to the drain. Pipe to be either rocker type or hole around fitted with compressible material. All gravity drainage should have a min. fall requirement of 1:40 to provide self cleansing velocities. All gullies will be back inlet trapped gullies with rodding facility unless otherwise stated. Inspection chambers of up to 900mm depth may be of a UPVC or GRP material or constructed of 150mm concrete base slab with benching formed in 1.2 cement mortar to 1.12 gradient trowelled smooth with all channels, branches and connecting bends. The walls are to be 225mm, class 'B' engineering brick to BS EN 771-1 to the required invert depth. 150mm concrete cover slab with haunching forming the cover level complete with frame and lid. Where foul and surface water are available on site connections must be proved. Priority order for surface water is 1. Soakaway which must be designed to comply with BRE 365 and BS EN 752:2017. Soakaways to be at min. 5.0m away from any building (foundations). 2. A watercourse or 3. A sewer. Rainwater connections to foul sewers may only be made where soakaway and watercourse cannot be used. On completion the system is to be water pressure tested and cleansed.

4. SOLID FLOOR SLAB:- 75mm concrete screed, on 500 gauge vapour check layer, 100mm GA4000 Celotex insulation with a 25mm upstand of insulation provided to perimeter edges of floors, on 150mm re-inforced concrete slab (grade ST2 or GEN 1 to BS 8500-1.) on 1200 gauge DPM lapped to wall DPC. Sand blinding and 150mm clean compacted hardcore (for hardcore deeper than 600mm, further advice is required from the structural engineer). All to give 'U' value of 0.18.

5. TIMBER PARTITIONS:- 100x50mm SC3 vertical softwood studs at

600mm c/c secured to 100x50mm SC3 head and sole plates. Noggins at 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. Provide 25mm Isowool APR 1200 sound insulation to partition voids at bedrooms and around bedrooms to comply with E2 requirements for sound deadening. Floor joists to be doubled up when running parallel with and under timber partitions.

6. LINTELS:- Unless otherwise stated lintels to be Catnic combined steel to BS5977 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete padstones are to be provided (sizes to suit load and detail). All lintel backs and soffits to have min. half hour fire resistance and be insulated to prevent cold bridging where necessary. Where steel beams are used they are to be braced together 350mm from each bearing point and at mid span and set to concrete padstones each end as per Structural Engineer's drawings and details. Half hour fire protection to steelwork as above.

7. LATERAL RESTRAINT TO FLOOR AND ROOF:- All floors and roofs to be anchored by Bat or Catnic metal anchors (30 x5mm mild steel). Straps to be secured to timber elements and walls min. 1.0m long at max. 1.2m c/c (1.8m c/c in single storey construction).

8. PITCHED ROOF CONSTRUCTION:- Roof tiles to match existing in colour and style laid to gauge with 75mm headlaps on 50x25mm tanilised softwood battens secured with wire nails to BS5534. "TY VEK" breathable membrane laid to manufacturer's instructions (150mm laps), laid horizontally over specified rafters. Timber rafters as specified by Structural Engineer secured to a 100x50mm SC3 softwood wallplate strapped down to the external cavity walls. 100mm quilt insulation laid between the ceiling joists with 2x 100mm insulation cross laid over to give total thickness of 300mm glass fibre quilt insulation. Ceiling joists as specified by Structural Engineer. 12.7mm Gyproc Duplex plasterboard and skim finish ceiling. All to provide 'U' value of 0.15 or better. All valleys to be lined with code 4 lead work on treated softwood valley boards. Where new roofs abut new or existing brickwork provide for code 4 lead flashing stepped where required with patent cavity trays fitted over where required. Horizontal and vertical straps for lateral support as described above positioned at intervals not exceeding 1.8m.

9. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES:- Internal door linings shall be 100 x 38 with planted stops. Skirting boards shall be 100 x 19mm. Chamfered. Architraves shall be 75x19 chamfered. All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. Window frames with safety glazing (in accordance with BS 6206 and or BS EN 12600) to all windows extending below 800mm from floor level and all doors and side panels extending below 1500mm from floor level. New or replacement doors and windows to be UPVC and double or triple glazed, argon filled gaps and finished soft low 'E' coating to achieve U-value of 1.40W/m2K or window energy rate - Band B or better. New rooflights with kerb/upstands can have a value no worse than 2.2W/m2K. New external doors with more than 60% of internal face glazed to have a U value of 1.40W/m2K or doorset energy rate - Band C or better, other external doors to have a U value of 1.40W/m2K or doorset energy rate - Band B or better. Installed either by Fensa registered installer or compliance via certificate from L.A. Building control (fee Payable).

 DPL Architectural Design Studio Tel No. 07838 135 957 www.discounplanslid.com discounplanslid@gmail.com		SPECIFICATION. GENERAL:- Single storey extension to front and side. Where building to boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. All dimensions must be checked on site and not scaled from this drawing. Any dimensions given are in millimetres. 1. EXTERNAL WALLS AND FOUNDATIONS:- The external walls are to be in a facing brick to match existing comprising of 103mm brickwork to the external leaf with 1.1.6 cement/lime/sand. 100mm cavity with 10mm residual airspace and 90mm Celotex Thermaclass cavity wall 2.1 installed as per manufacturer's instructions (near full fill). 100mm blockwork (use high strength grade 7.3 N/mm² lightweight aircrete blocks with thermal conductivity k=0.26 W/mK or better (lessor is better)) on the inner leaf with mortar as before and finished internally with 12.5mm plasterboard and skim finish (plasterboard to be fixed on dabs to inner face of blockwork), all to achieve a 'U' value of 0.18. Cavity wall insulation carried below DPC and overlapped by 150mm with floor insulation and to meet with roof insulation at top of wall. Cavity insulation carried the full extent of gable walls. Cavity must not be closed with blockwork. All cavities at openings (around doors, windows and etc.), eaves, top of walls, gable ends to be provided with fire rated (min. 30 minutes fire resistant) cavity closers with 'R' value of 0.45 or better. All external and internal leafs are to be securely retained by approved stainless steel wall ties to BS EN 845-1 positioned 450mm apart vertically and 750mm horizontally. Wall ties at openings spaced not more than 300mm vertically provided within 225mm from sides of openings at unbonded jamb's. Lean mix cavity fill to all cavity walling terminating min. 225mm below lowest DPC level. Cavity insulation to finish at same level as floor slab insulation. Below ground level both leaves shall be built in trench-blocks or class 'B' engineering brickwork. Any existing suspended ground floor ventilation blocked by new ground floor structure to be extended by ducting 100mm diameter pipes through new solid floor. Foundations in accordance with BS8004. Foundation depth and type depends on existing ground conditions and nearby trees, an engineering design may be required if existing conditions are not favourable. Foundations depth and type to be in accordance with NHBC chapter 4.2 and to Building Control approval. Foundations shall be extended below pipe or ductwork penetrating walling. Oversite concrete will be level with or above the finished ground level. Oversite concrete to be grade ST2 or GEN 1 concrete to BS 8500-1. Unsuitable load bearing strata will necessitate separate structural design. (a) Concrete trench fill founds to all load bearing cavity walls to be min. 600 x 1000mm deep. Use concrete grade ST2 or GEN 1 to BS 8500-1. 2. DAMP PROOF COURSES:- Horizontal and vertical DPC's will comply with BS743 (pitch polymer) and be incorporated: (a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane. (b) Vertically built into jamb's of all external openings. (c) Horizontally stepped to all external openings.	
DRAWING STATUS	PLANNING	GENERAL NOTES: Any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check, and re-ordinate all dimensions on site during the course of the works and prior to setting out on site. This drawing to be read in conjunction with the Bill of Materials, Specification, and any other drawings or documents issued by the Architect or Engineer's drawings. Structural Engineers calculations and any specialist supplier's approved drawings. Prior to commencement of building works the contractor or homeowner is responsible and should:- 1. Ensure that all working drawings and calculations are completed, approved by Building Control or Planning Departments and submitted to Building Control or Planning Departments for approval. 2. Inform and register with the Building Control Department that the works are about to commence on site after approval. 3. Verify boundary lines & ground conditions including checking positions and new connections of all gas, electrical, mechanical, and other services drainage etc. within the site prior to the commencement of excavations. Owner is responsible for the accuracy of the information provided. If the information is incorrect, the contractor or homeowner is responsible for the accuracy of the information provided. 4. Owner is responsible for purchasing additional materials and covering extra engineering design costs for any additional structural design change on site from the start to end of building works requested by building control or any other authority. 5. Request a copy of the Party Wall Award where works effect party wall or involve excavations within 3 meters of adjoining buildings or building over a public sewer. (Client's responsibility) 1. Where works involve demolition to ensure that all elements of the building and adjoining structures are accounted for and removed. All demolition work to be carried out in accordance with the relevant regulations and standards. All demolition work to be carried out in accordance with the relevant regulations and standards. All demolition work to be carried out in accordance with the relevant regulations and standards. 2. All DPL drawings must be approved before works commence. Builders/homeowner's building without plans being approved by planning control. 3. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or other drawings, shall be referred to the Architect or Engineer for clarification. The Architect or Engineer's drawings shall prevail over all other drawings. This includes types of materials if materials shown on drawings do not match which is on site then this will need to be brought to DPL attention straight away before works commence and purchases of materials be made so an alternative design can be rectified and approved by building control or the engineer before works can commence. Foundation design depth must be approved in writing by Building Control prior to pouring. All foundations to be constructed in accordance with the relevant regulations and standards. All foundations to be constructed in accordance with the relevant regulations and standards. All foundations to be constructed in accordance with the relevant regulations and standards. 4. A different method of construction, if requested by building control either a raft or piled foundation, this will need to be designed by an engineer with an additional cost being implemented. 5. All wall/s which have been designed to be removed on plans are to be checked on site by building control inspector/builder for load bearing or non-load bearing status before purchase of steel/s. If non-load bearing then these steel/s not be ordered. No refund or claim can be given against DPL on the design/materials changed for these steel/s.	
SITE ADDRESS 2 WESTWOOD AVENUE, HITCHIN, HERTS, SG4 9LH		5. TIMBER PARTITIONS:- 100x50mm SC3 vertical softwood studs at 600mm c/c secured to 100x50mm SC3 head and sole plates. Noggins at 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. Provide 25mm Isowool APR 1200 sound insulation to partition voids at bedrooms and around bedrooms to comply with E2 requirements for sound deadening. Floor joists to be doubled up when running parallel with and under timber partitions. 6. LINTELS:- Unless otherwise stated lintels to be Catnic combined steel to BS5977 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete padstones are to be provided (sizes to suit load and detail). All lintel backs and soffits to have min. half hour fire resistance and be insulated to prevent cold bridging where necessary. Where steel beams are used they are to be braced together 350mm from each bearing point and at mid span and set to concrete padstones each end as per Structural Engineer's drawings and details. Half hour fire protection to steelwork as above. 7. LATERAL RESTRAINT TO FLOOR AND ROOF:- All floors and roofs to be anchored by Bat or Catnic metal anchors (30 x5mm mild steel). Straps to be secured to timber elements and walls min. 1.0m long at max. 1.2m c/c (1.8m c/c in single storey construction). 8. PITCHED ROOF CONSTRUCTION:- Roof tiles to match existing in colour and style laid to gauge with 75mm headlaps on 50x25mm tanilised softwood battens secured with wire nails to BS5534. "TY VEK" breathable membrane laid to manufacturer's instructions (150mm laps), laid horizontally over specified rafters. Timber rafters as specified by Structural Engineer secured to a 100x50mm SC3 softwood wallplate strapped down to the external cavity walls. 100mm quilt insulation laid between the ceiling joists with 2x 100mm insulation cross laid over to give total thickness of 300mm glass fibre quilt insulation. Ceiling joists as specified by Structural Engineer. 12.7mm Gyproc Duplex plasterboard and skim finish ceiling. All to provide 'U' value of 0.15 or better. All valleys to be lined with code 4 lead work on treated softwood valley boards. Where new roofs abut new or existing brickwork provide for code 4 lead flashing stepped where required with patent cavity trays fitted over where required. Horizontal and vertical straps for lateral support as described above positioned at intervals not exceeding 1.8m. 9. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES:- Internal door linings shall be 100 x 38 with planted stops. Skirting boards shall be 100 x 19mm. Chamfered. Architraves shall be 75x19 chamfered. All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. Window frames with safety glazing (in accordance with BS 6206 and or BS EN 12600) to all windows extending below 800mm from floor level and all doors and side panels extending below 1500mm from floor level. New or replacement doors and windows to be UPVC and double or triple glazed, argon filled gaps and finished soft low 'E' coating to achieve U-value of 1.40W/m2K or window energy rate - Band B or better. New rooflights with kerb/upstands can have a value no worse than 2.2W/m2K. New external doors with more than 60% of internal face glazed to have a U value of 1.40W/m2K or doorset energy rate - Band C or better, other external doors to have a U value of 1.40W/m2K or doorset energy rate - Band B or better. Installed either by Fensa registered installer or compliance via certificate from L.A. Building control (fee Payable).	
DRAWING TITLE SPECS.		SCALE AS SHOWN @ A3 DRAWING Number: DRAWN HEAD OFFICE	
DRAWING Number: DPL. 04.		REVISION A DATE 29. APRIL. 2026	