

Building Notes/Specification

This is not a specification of works but has only been produced for gaining Planning & Building Regulation approval. The builder/client is responsible for checking prior to commencement all scaled and stated dimensions, with any discrepancies being reported to the designer. The builder/client is also responsible for checking all structural elements (walls, foundations, lintels etc) prior to commencement. Structural design is to be in accordance with the structural engineers details. Client is to ensure that any Party Wall Act notices are signed and resolved prior to commencement.

Client to submit any applications to the utility company for any relocation of the existing meter(s)/services.

Existing below ground drainage to be exposed on commencement (to ascertain its exact line, depth and condition) and to ensure that the drainage layout shown on the plans, is correct.

Existing Wall construction and beams/lintels to Bedroom 3 structure to be established by client on site prior to the commencement of the building works

Prior to commencement of the project the client is to arrange for areas of the existing ground floor ceiling to be removed in order to establish the position of any services (notable ventilation ducts) within the floor construction. These services could influence the position/type/height of the beams supporting the existing first floor

PMG Ltd are the Principal Designer on the project and will manage/co-ordinate the design phase of the project. We will ensure that our design work, if built, will comply with the relevant requirements of the Building Regulations. Please note that PMG Ltd are not the Principal Designer under the CDM Regulations.

Under the Building Regulations the client has a duty to ensure that those designers and contractors appointed on the project are competent. The client must also appoint a competent Principal Contractor to manage the building phase of the project to ensure that the building works comply with the Building Regulations. The Principal Contractor must plan, manage and monitor the building works and ensure cooperation, communication and coordination between the dutyholders.

On completion of the project the client, Principal Design and Principal Contractor must provide a signed Compliance Declaration Notice to Building Control confirming that 'to the best of their knowledge' they have complied with their duties under the Regulations

Preliminary

Any existing foundations, lintels, walls, structural elements, etc taking additional load are to be exposed prior to commencement for Building Control inspection.

Foundations

Prior to commencement the builder is to excavate a trial hole to assess the existing foundations and to ascertain the ground conditions. This trial hole should be inspected by Building Control who will determine the new foundation type and depth. If a piled or raft foundation is required a structural engineer will need to be appointed to design the foundations. The plans assume that a strip foundation will be suitable.

Provide 600mm wide (450mm wide to the internal foundation) concrete trench fill foundations to a minimum depth of 1m. Actual depth of foundations to suit the subsoil conditions, to NHBC Table 4.2, a minimum 150mm below any drainage within 3m and to Building Control approval. Provide pec lintels where pipes or services pass through the foundations and seal the void around with building board.

The existing foundations accepting additional loads are to be exposed to ascertain whether they are suitable to accept the additional loads. Where necessary provide new pad foundations below the beam bearings/new posts

Ground Floor

Provide clients selected floor finish on 75mm screed on 500g vapour control layer on 100mm celotex insulation, on 1200g dpm on beam and block floor. Beam and block floor to be designed by the floor manufacturer with structural details/calculations issued to Building Control for the floor structure. Provide dpc above and below the floor beams. Maintain a minimum 200mm void below the floor with 65x215 air bricks at max 1.8m ccs. Provide telescopic ventilators with cavity trays over to the air bricks. Make good the existing floor as necessary. Dpm to be lapped with the dpc and existing membranes. Store and utility room to be set approx 144mm lower than main floor level.

Above Ground Walls

New external ground floor walls to be face brickwork/through coloured render on 100mm dense concrete blocks. Provide 100mm cavity filled with 90mm Celotex thermaclass 21 insulation. Insulation to be designed in strict accordance with the manufacturers details, including self adhesive dpm to the corners. Provide 100mm Thermatite Shield insulating blocks, with plasterboard on dabs and skim finish. Make good all existing walls as necessary. Seal the head of the cavity wall with non combustible material/building board. Provide stone detailing to the side windows to match existing. To areas of external cladding provide Tyvek breather membrane, then 38x50mm treated battens, then cedar cladding. Cladding to be installed in accordance with the manufacturers details. Provide 10mm vent gap to the head and base of the cladding (with insect mesh).

Provide wall ties at 750mm centres horizontally, 450mm centres vertically, and at every block course within 300mm of openings. Provide wall ties (with de-bonding sleeves) at 300mm vertical centres from the steel posts to both the masonry skins. Insulated thermatite vertical dpcs to be used at reveals to prevent cold bridging. All cavities to be continuous with existing, and new work to be bonded to existing with Purfix slip connectors to create a movement joint and a vertical dpc. Provide insulated vertical dpc between the new columns and the external masonry. Provide a continuous horizontal dpc 150mm above ground level, and continuous with any existing membranes. Provide low level cavity tray with weep holes to the rear extension. Provide vertical restraint straps at 1.8m centres to the wall plates. Provide lateral restraint straps (with solid noggin below) over the rafters, at 1800mm centres. Restraint straps to be 30x5x1200mm long galvanised straps. Lintels to be preformed, insulated, combined lintels with minimum 150mm end bearing. All lintels to be designed by the lintel manufacturers. Provide cavity trays (with stop ends and weep holes) over all external lintels and beams. Provide movement joints where the new walls abut the existing property and at 6m centres in the new external walls.

Existing external walls to bedroom 3 to be exposed by the client prior to commencement to establish their construction. Existing gable end wall to be extended to suit the new roof level. If the external walls are not cavity walls then refer to the designer. If cavity walls extend the cavity wall in matching construction.

Existing external walls to be provided with through coloured render to ground floor portion and cladding to upper portion. To cladding areas, provide Tyvek breather membrane, then 38x50mm treated battens, then cedar cladding. Cladding to be installed in accordance with the manufacturers details. Provide 10mm vent gap to the head and base of the cladding (with insect mesh). Provide external render to walls in accordance with render manufacturers details. Existing cavities to external walls to be exposed to establish if the cavities have been previously injected with blown cavity wall insulation. Provide blown cavity wall insulation to uninsulated cavities. Blown cavity wall insulation to be installed by an accredited company - who will also carry out detailed survey of existing walls to ensure that they are suitable to accept the new insulation.

Alter external walls to existing store to created a covered seating area. Raise/alter existing wall plate. Form new 215mm wide brick piers. Provide external render to walls.

Internal Stud Walls

Provide 50x75 timber studs at 400mm centres with head and sole plates and intermediate nogginns. Provide 70mm acoustic mineral wool within the studs. Provide 12mm ply bracing and plasterboard and skim finish. Ensure that the stud walls are braced at their heads to the floor and roof structures.

First Floor Construction

Provide floor joists to match the depth of the existing joists and to suit structural engineers design at max 400mm ccs. Provide solid strutting to the joists at one-third span and at floor beam bearings. Provide double joists below stud walls and baths. Provide 22mm water resistant T&G boarding over the joists. Provide 100mm acoustic mineral wool between the joists. Provide plasterboard and skim to the ceiling. Floor and ceiling levels to match existing

Roof Construction Pitched Roofs

Provide a 50x100 treated timber wall plate strapped to the external walls.

To the two storey extension provide rafters at max 400mm ccs, with rafters birdsmouthed over the wall plate/pole plate. Provide 24 ceiling joists at max 400mm ccs. Rafters and ceiling joists to structural engineers design. Bolt rafter feet to the ceiling joists. To the underside of the joists provide 500g vcl, plasterboard and skim. Provide 300mm mineral wool to the ceiling.

Over the rafters provide a Tyvek supro breather membrane, 25x38mm treated battens and roof tiles to suit the roof pitches and to clients/planning approval. Roof tiles MUST suit the roof pitch. Where tiles are laid below their recommended roof pitch provide onduline underfelt vent in accordance with the manufacturers details. Provide lead flashing, stop ends and cavity trays to all roof abutments. Provide lead work in accordance with the LDA guidelines. Provide upvc fascia, soffits and rainwater goods to clients approval.

Remove existing flat roof to Bed 3. Alter walls and wall plates to suit new roof. Provide new pitched roof over. Provide 300mm mineral wool to the roof void.

To existing pitched roof remove existing tiles, battens and membrane. Roof structure to be checked for decay/rot and replaced/repared as necessary. Provide new breather membrane, battens and tiles as detailed above. Provide 300mm mineral wool to the roof void. Alter gable end tiling/structure to create a greater roof overhang to cover the new external wall cladding

Provide new flat roof to the store, utility and covered seating area. To the store and utility, provide new flat roof joists at max 400mm ccs as detailed by the structural engineer. Provide triple trimmers to the roof window. Over the joists provide 1.60 timber firings (provide 50mm battens over store/portion of utility room to achieve correct falls. Over the firings provide 18mm water resistant flat roof deck, air and vapour control layer, 150mm Celotex insulation, 22mm water resistant deck and flat roof membrane to achieve an Broof 14 fire rating. Terminate the Celotex insulation on the line of the external wall with a 45 degree angled fillet - this is to reduce the depth of the fascia board. Form parapet wall alongside the store/utility roof - with parapet capped with a aluminium coping. Coping to be designed by the manufacturer. Omit thermal insulation to covered seating area roof. Form insulated upstand to roof windows with 50x100 vert studs at 400mm ccs. Provide 90mm Celotex within the studs. To the room side provide 40mm Celotex, 500g vcl, plasterboard and skim. Externally provide ply and leadwork.

Leadwork

Provide cavity trays and lead flashings to all roof/wall abutments in accordance with the LDA guidelines.

Steel Beams

Provide steel beams, bearings and piers in accordance with the structural engineers design. Form new piers to steel beams as required by structural engineer. Steel beams to be clad or coated to achieve 30 minutes fire resistance.

Fire Safety

Provide new mains operated (with battery back-up) and interlinked smoke/heat detection within the property as shown on the plans. A smoke detector to the ground floor hallway. A smoke detector to the first floor landing. A heat detector to the kitchen.

Provide means of escape window to the bedroom windows with min unobstructed width of 740mm and min unobstructed height of 450mm with a min clear unobstructed area of 0.33m². Windows to have a non fixed mullion to achieve the opening area required. Window manufacturer to design window to suit this requirement.

Steel beams to be encased/coated to achieve 30 minutes fire resistance.

Windows/Glazing

Windows to be double glazed units with a 16mm air gap, soft low E coating argon filled and warm edge spacer bar to achieve a U value of 1.4W/m²k. Provide safety glass in the critical areas. Bi-fold doors to be fully designed (including structural design) by the window/glazing manufacturer (including design of threshold details). Threshold to be recessed into the floor to achieve a max 10mm upstand. Maintain the dpc below the threshold and alter any subfloor air bricks to suit. External doors to have a level threshold. Windows/doors to habitable rooms to have trickle vents giving background ventilation of 8000mm². Window to the non-habitable rooms to have 4000mm² trickle vents. Frames to be sealed externally and internally with mastic.

Ventilation of Rooms

Habitable rooms to have trickle ventilation of 8000mm² and 4000mm² to non habitable rooms. Kitchen to have extract ventilation of 30 l/s which is part of the cookerhood. Utility room to have extract ventilation of 30 litres per second. En-suites and Bathroom to have 15 litres per second. All extract fans are to be ducted to the outside air (including any cookerhoods). Note - kitchen fan, whether this is a cookerhood or a pop up/down draught fan, must be ducted to the outside. If a pop up/down draught fan is provided then install a 150mm duct below the floor which discharges to an air brick in the external wall to serve the pop up fan. Fans to be tested on completion with certificate issued to Building Control confirming that the fans achieve the specified extraction rate. Fan to windowless bathroom to be linked to the light switch and to have a 15 minute overrun facility.

Heating & Hot Water

Heating and hot water system to be fully designed, installed and tested by a competent person. Clients to approve the heating and hot water designs by the subcontractor prior to installation. Provide TRVs to radiators. Type and position of radiators, or underfloor heating to be determined with the client prior to installation.

Surface Water Drainage to be gutters and downpipes to client approval. Builder to expose the existing below ground drainage prior to commencement to establish its exact position. Below ground surface water drainage to be 110mm diameter rainwater to a fall and on a bed and surround of 150mm of pea shingle. Junction of the below ground drainage with the above ground rainwater downpipes is to be a trapped gully. Surface water drainage to discharge to the existing surface water drainage if suitable - where unsuitable provide a new soakaway a min 5m from building. Alter the line of the existing surface water drainage as shown on the plans.

Foul Water Drainage

Foul water drainage to be 110mm diameter upvc pipework, laid to a fall of 1in40 and bedded and surrounded in 150mm pea shingle. Baths, Showers, Basins and Sinks to have 38mm diameter waste pipes. Combined wastes to be minimum of 50mm diameter, 100mm waste to WCs. Above ground drainage pipes to have deep seal traps and to be laid to a suitable fall. Alter the existing below ground drainage as detailed on the plans. Lintel over all below ground drainage pipes as they pass through the foundations/walls. Builder to expose below ground drainage prior to commencement to establish its exact position and condition. SVP to extend up through the roof covering and to be capped with a plastic cage

Electrics

Electrical installations to be in accordance with the latest edition (18th) of the IEE Regulations, and to be carried out by a NICEIC registered competent person, with a certificate of installation provided on completion of the project. Locations of sockets and switches to be determined on site. 100% of all lights are to only accept low energy light bulbs. Any external lighting is to be fitted with a sensor.

Meters/Services

Builder to allow for relocating/re-routing all existing services to suit the position of the new appliances/fitings. Client to submit any necessary applications to the Utility companies in relation to any relocated meters/services.

Finishes

All finishes, including skirting boards, coving, doors, architraves, radiators, kitchen units, tiles, lights, etc are to be agreed with the client on commencement of the project.

The drawings, details and specifications are solely for the purpose of seeking Planning and Building Regulation approvals. They are not intended as a specification of works, and PMG Ltd accepts no liability should they be used in this manner.

Drawing to be read in conjunction with specification, details notes and any specialist design elements. Any works carried out prior to approval are done so at the clients/builders own risk.

The contractor is responsible for checking all scaled and stated dimensions prior to commencement on site. The length of all structural elements are to be checked on site prior to placing orders.

The builder is to expose any existing structural elements (foundations, walls, lintels, floors, beams, roofs etc) which are accepting additional loads for Building Control and client approval prior to commencement.

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Any boundaries shown on the plan are their assumed location/line and the client should check the precise line of any boundaries prior to commencement. No works to project over the boundary line.

Client is resolve all matters relating to the Party Wall etc Act 1996 prior to commencing building works

PMG Ltd will not be liable for the accuracy of any hidden details; such as wall constructions, lintels, existing beams, foundations, drainage, etc. It is the responsibility of the client and his appointed contractor to expose all hidden features prior to commencement of any building works. The client should arrange for all drainage to be surveyed and traced prior to commencement to ensure that the drainage layouts shown on the plans are correct. The client should arrange for a trial hole to be excavated, prior to commencement, and for Building Control inspection to allow the proposed foundation type and depth to be agreed.

All drainage layouts shown on the plans are indicative only. The client must appoint a drainage survey and tracing company to ascertain the exact layout, depth and condition of the existing drainage prior to the commencement of any building works.

Project Title

**Proposed Extension
130 Park Rd
Chandlers Ford
Hampshire
SO53 1HQ**

Drawing Title

Proposed Section and Details

Client

GLC Cloud Ltd

Date:

October 2025

Scale:

1:50 at A1

Drawing No.

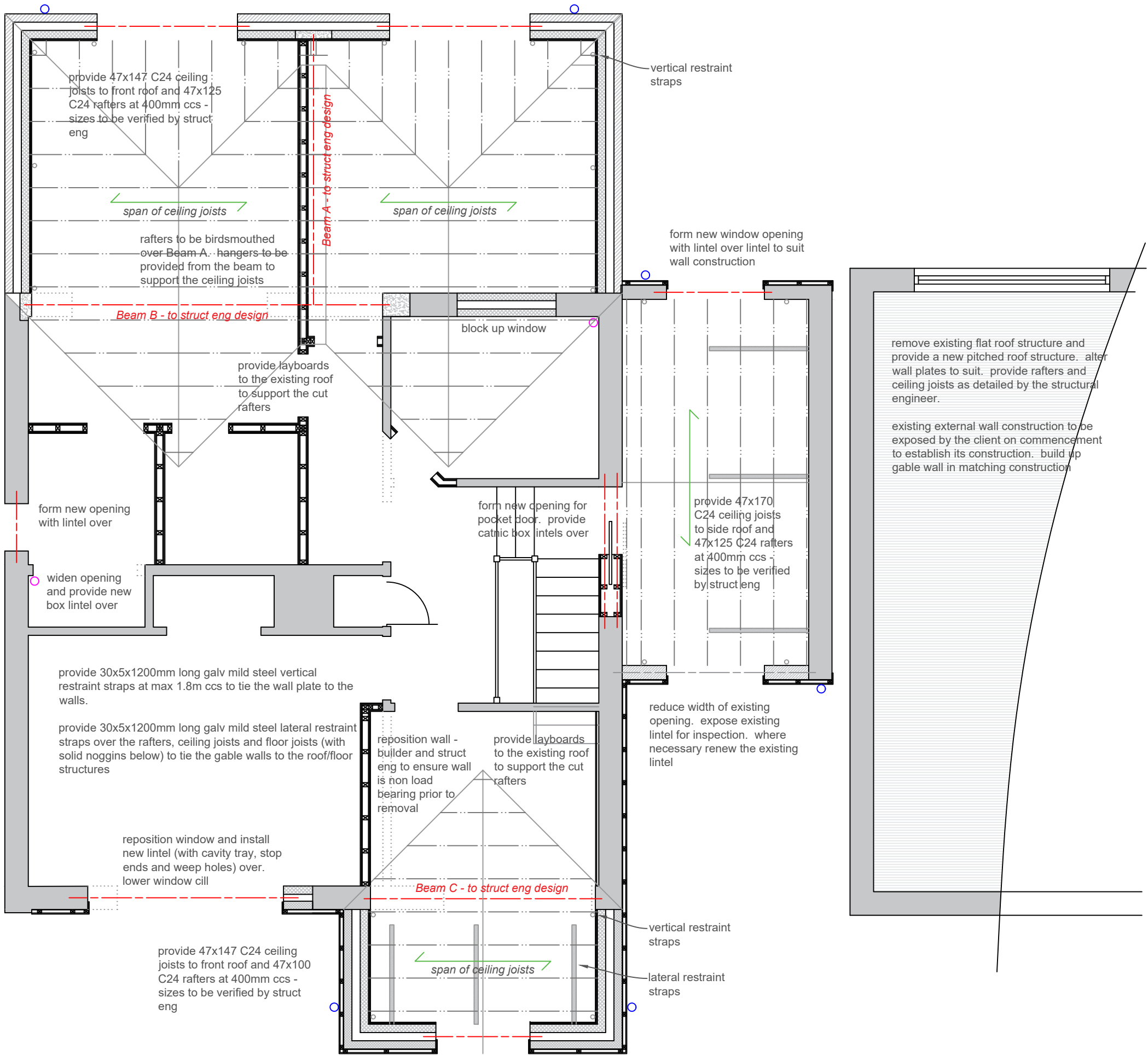
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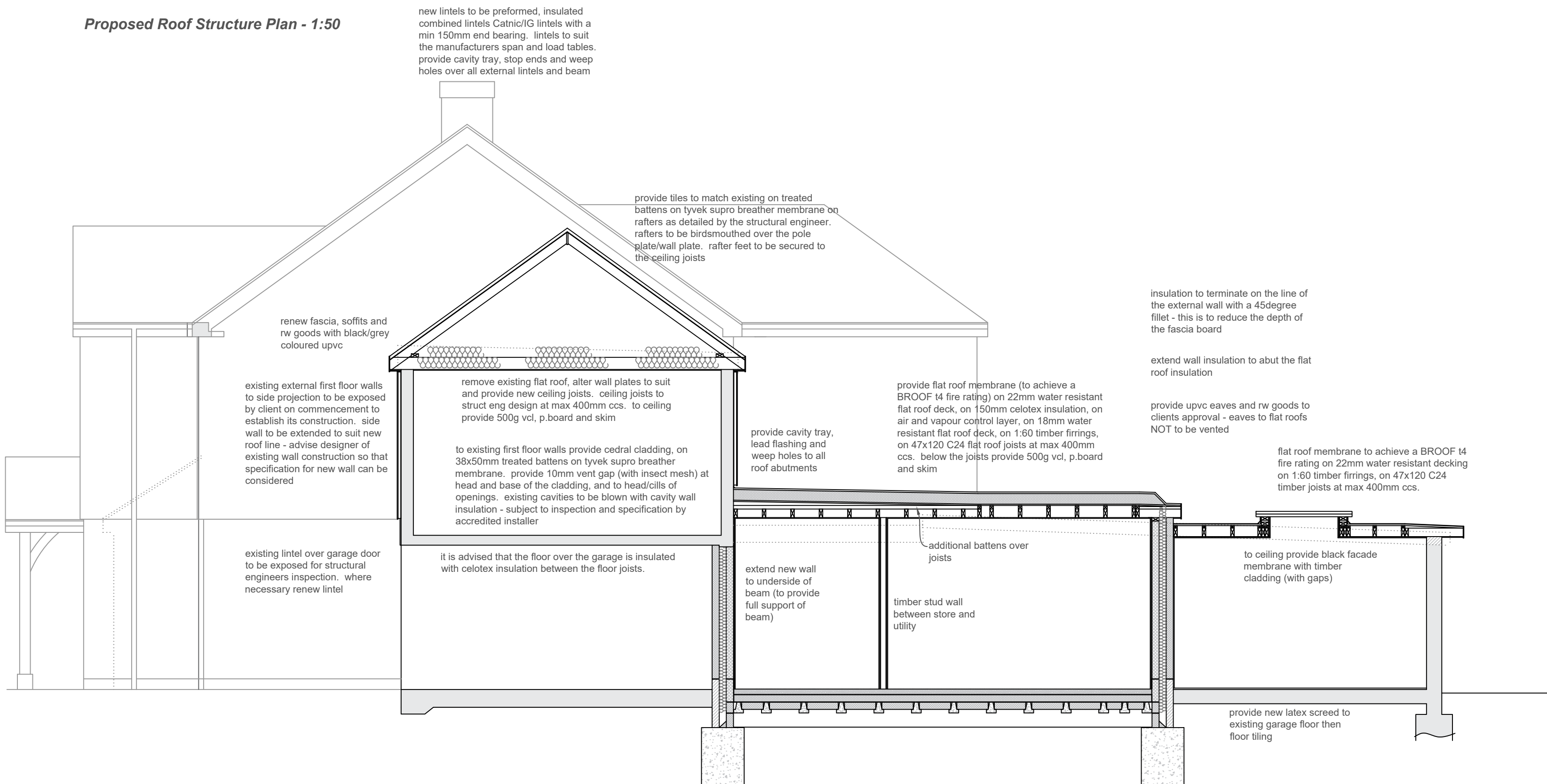
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new lintels to be preformed, insulated combined lintels Catnic/IG lintels with a min 150mm end bearing. Lintels to suit the manufacturers span and load tables. provide cavity tray, stop ends and weep holes over all external lintels and beam



Proposed Roof Structure Plan - 1:50



Proposed Section FF - 1:50

0 1 2 3 4 5
Scale Bar 1:50