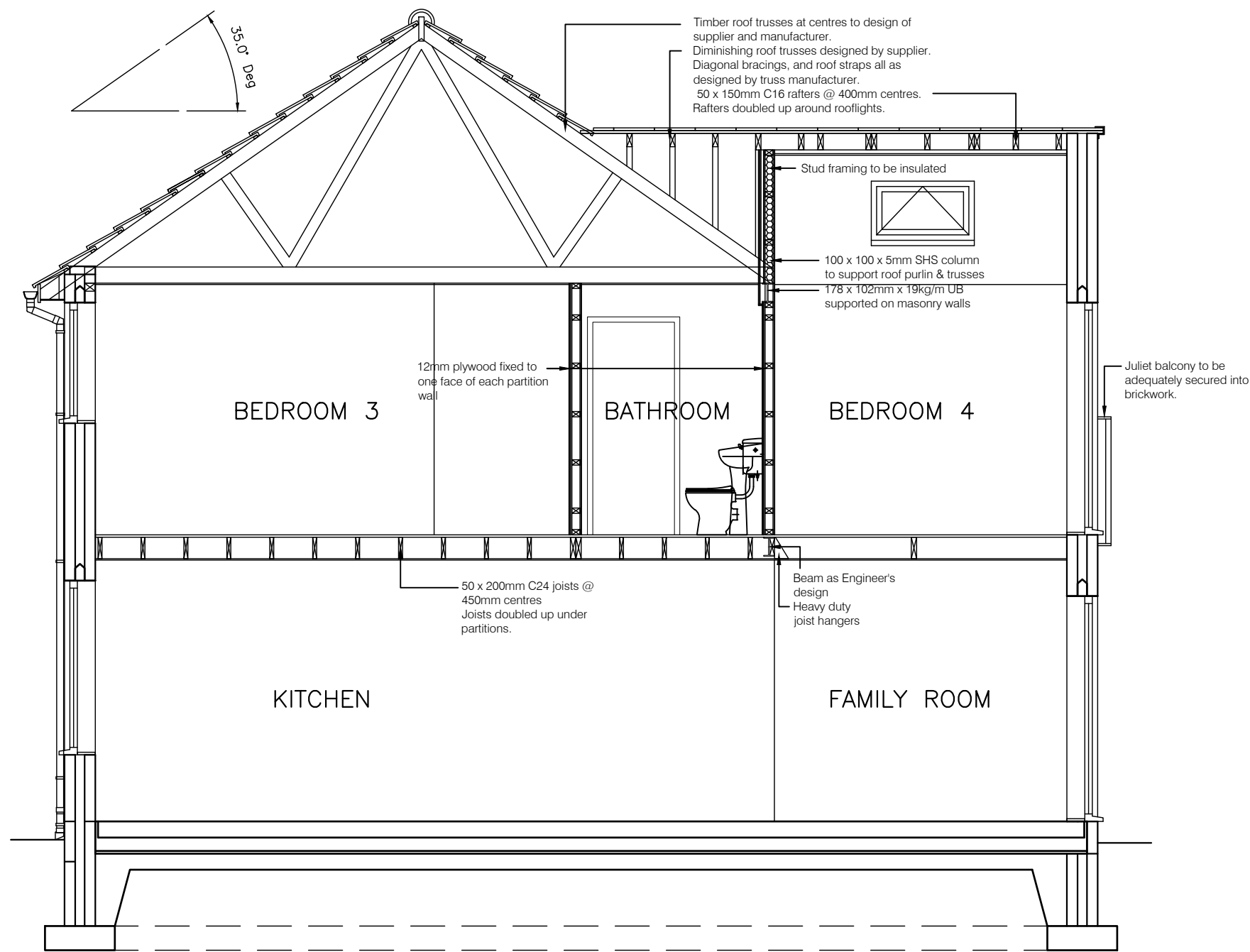




Section 1 - 1

PARTY WALL NOTICE

The applicant should submit a Party Wall Notice to the relevant neighbours, in accordance with Party Wall Act 1996.

FOUNDATIONS

Existing foundations to be substantiated where appropriate.

Nominal 600mm wide x 300mm deep concrete foundations to all new hollow cavity Walls and internal walls.

Actual size and depth of foundations to be agreed on site with the Building Inspector to the Local Authority, and to suit ground bearing capacities. Minimum depth of foundations to be 1 metre below the general ground level. New foundations to be lower than influence of existing drains.

The Applicant will appoint a Structural Engineer to design foundations

Where Ground conditions dictate.

SUBSTRUCTURES

Hollow cavity walls to comprise 2 leaves of 100mm thick concrete common Bricks.

100mm wide cavity from dpc level to 225mm below lowest level of dpc.

Weak concrete mix from foundation level to 225mm below dpc level.

Stainless steel wall ties to EN 845-1 / DD140 at 750mm centres horizontally and 450mm centres vertically (maximum).

DAMP PROOF COURSES

All walls in superstructure to be built up of a bituminous damp proof course.

DPC to be a minimum of 150mm above ground level.

The Damp Proof Membrane is to lap up and over the Damp Proof Course, and should be continuous.

EXTERNAL WALLS (BRICKWORK)

Outer leaf of approved Facings brickwork to match those of main dwelling.

EXTERNAL WALL CAVITY

100mm wide cavity with 10mm wide residual cavity adjacent to brickwork, 90mm thick Recticel Eurowall+ (plus) insulation board, with DD140 type wall ties at max 750mm centres horizontally, and 450mm vertically.

Wall tie centres to be decreased to 300mm at vertical jambs.

Wall insulation to be continuous with roof insulation.

INNER LEAF OF CAVITY WALL

100mm thick Celcon Solar standard blockwork to approved standard.

Inner face of wall to have 32.5mm thick Kingspan Kooltherm K118 board with 3mm thick skim coat to inner wall face.

CAVITY WALL CLOSURES

Wall cavity to be closed at all sills, jambs and heads with Thermabate Cavity closers.

Cavity wall to be firestopped at all external openings and at eaves, and to top of wall between garage and dwelling.

Where new cavity walls adjoin existing cavity walls the cavity shall be maintained, and insulated.

PARTY WALL CONSTRUCTION

Party walls / fire walls to be taken up to underside of roof coverings.

SOLID GROUND FLOOR CONSTRUCTION

150mm thick plain (Grade 30) concrete slab, on 500 Gauge Visqueen membrane, laid over 120mm + 60mm thick layers of Jabfloor insulation board with joints staggered, laid on 1200 Gauge Visqueen Damp Proof Membrane, on 50mm thick blinding layer of clean sand, on 150mm thick clean, consolidated hardcore, on compacted earth.

30mm thick Jabfloor insulation board between edges of slab(s) and external wall faces.

Top of concrete floor slab to be a minimum of 150mm above finished ground level.

'U' Value of floor construction to achieve a minimum of 0.18W/m2K.

VENTILATION TO EXISTING TIMBER SUSPENDED FLOORS

Where ventilation is required to existing underfloor spaces provide Ryton periscope underfloor ventilator units, with Rytons horizontal adaptor unit, connected to 101mm diameter spigot, to upvc pipes running under the floor slab, through the existing external cavity wall, and into the existing floor void. Ventilator units to be provided at maximum 1800mm centres.

UPPER FLOOR CONSTRUCTION

22mm thick tongued and grooved floor boarding, OR 22mm thick Norbord Caberdek flooring, fixed across 50 x 200mm C24 treated timber joists at maximum 450mm centres.

Floor joists strapped down to walls with 30 x 5mm galvanized mild steel straps at maximum 2 metre centres.

Floor void insulated with 100mm thick mineral wool sound insulation of minimum density 10kg/m3.

12.7mm thick Duplex plasterboard and skim to soffit of joists.

Moisture resistant plasterboard to be fixed in bathrooms, and kitchens.

Timber struts / herringbone struts to be provided at mid span of joists.

Floor joists are to be doubled up under bathroom area.

Floor joists are to be tripled under first floor stud partitions.

Additional noggins to support timber partitions at right angles to floor joist span.

'U' VALUES OF CONSTRUCTION

External walls and floors to have relevant structures and insulation to achieve new 'U' Values.

Roofs to have a maximum 'U' Value of 0.15W/m2K.

Walls to have a maximum 'U' Value of 0.18W/m2K.

Floors to have a maximum 'U' Value of 0.18W/m2K.

Windows to have a maximum 'U' Value of 1.4 or Window Energy Rating Band B Minimum.

Rooflights to have a maximum 'U' Value of 2.2W/m2K.

Doors with >60% of internal face glazed to have a maximum 'U' Value of 1.4 Doorset

Energy Rating or Band C Minimum.

Other doors to have a maximum 'U' Value of 1.4 or Doorset Energy Rating of Band B

Minimum.

Retained solid walls 9" - 'U' Value to be no greater than 0.3W/m2K.

Timber frame walls - 'U' Value to be no greater than 0.18W/m2K.

STUD PARTITIONS

75mm x 50mm treated, Grade C16 timber with members horizontally, and vertically at a maximum of 600mm centres.

75mm thick Rockwool thermal insulation quilting fixed between studding members.

12.7mm thick plasterboard fixed to both faces, finished with lightweight

Plaster Skim coat.

FIRE RESISTANCE

All elements of construction to be half hour fire resistant.

Steelwork to be encased with 15mm Fireline Board and 3mm thick plaster skim.

STUD PARTITIONS FORMING INNER SKIN OF EXTERNAL WALL

75 x 50mm treated, Grade C16 timber with members horizontally, and vertically at a maximum of 600mm centres.

9mm OSB board with 1000 Gauge vapour control layer to cavity / brickwork face of stud wall.

9mm OSB board fixed to internal faces of studs, with Breather paper membrane, to receive 12.5mm thick plasterboard finish with plaster skim.

PITCHED (WARM) ROOF CONSTRUCTION (Bedroom 4).

Concrete interlocking roof tiles to be fixed in accordance with BS 5534: 2014, to suit roof pitch, and match the colour of the existing dwelling roof, fixed on 50mm wide x 25mm deep, stress graded tanalised timber tiling battens, across Dupont Tyvek Supro or Kingspan Nilvent breathable membrane, all laid across 47 x 170mm C16 grade joists @ 400mm centre across 75 x 225mm C16 Grade timber purlins @ maximum, 1800mm centres built into structural wall supports.

Rafter to be doubled up around Velux rooflights.

100mm thick Kingspan Kooltherm K7 insulation board between rafters, 12.5mm thick Douglas Fir plywood fixed to the underside of the rafters with 4mm x 75mm nails @ 75mm centres cover to provide a diaphragm action; and underdrawn with Tyvek Permo breathable vapour barrier, and 45mm underlining, including 12.5mm thick plasterboard and skim finish.

Pitch of roof to be as shown on drawings.

Rafter to be birdsmouthed over timber wallplate (where possible).

PITCHED (COLD) ROOF CONSTRUCTION.

Concrete interlocking roof tiles to be fixed in accordance with BS 5534: 2014, to suit the roof pitches, and to match the colour of the existing dwelling roof, fixed on 50mm wide x 25mm deep, stress graded, tanalised timber tiling battens, across Tyvek Supro breathable membrane, all laid across 50 x 150mm C16 treated timber rafters @ max 400mm centres, laid across 75 x 225mm Grade C16 treated timber purlins at 1800mm centres, built into structural wall supports. Rafter to be doubled up around Velux rooflights

Pitch of roof to be as shown on the drawings, and to suit roof tiles.

Rafter to be birdsmouthed over timber wallplate (where applicable).

Ceiling joists to be 50 x 150mm (C16) timbers @ 450mm centres.

400mm thick Rockwool thermal insulation quilt (10kg/m3) laid in roof space.

150mm thick layer between ceiling joists and 250mm thickness over joists to attain a 'U' Value of 0.16 W/m2K.

LEADWORK

150mm high upstand Code 4 lead cover flashing at abutment of monopitch roof and brickwork

A cavity / dpc tray to be provided above mono pitched roofs, with weep joints @ maximum 900mm centres.

Provide the equivalent of 5mm wide continuous ventilation gap to abutment

Of Mono pitch roof and abutting wall.

Eaves ventilation equivalent to 25mm continuous air gap to be provided.

Upper part of new mono-pitch roofs are to be ventilated with ventilating

tiles at approximately 1 metre centres.

Weep joints formed above the lower level of the cavity tray.

FASCIAS, BARGEBOARDS AND SOFFITS

Solid core uPVC, white coloured, fascia boards.

Glidvale (or similar approved) eaves ventilator units fixed full length

to the fascia and soffit board to provide continuous ventilation to the roof void.

The roof eaves should not be obstructed with insulation quilt, or other materials.

ANCHOR STRAPS

30mm x 5mm galvanized mild steel anchor straps 1000mm long, built in at Maximum 2 metre centres, and strapped over 100mm wide x 75mm deep treated

timber wall plate(s).

Straps built into roof on pitch line of roof at maximum 1800mm centres to

restrain roof rafters.

Where the straps are at right angles to the roof timbers, timber noggins

50mm wide x 100mm timber noggins fixed between rafters, to support roof

straps.

LINTOLS (EXTERNAL WALLS)

Catnic lintols to external 300mm cavity walls to be type CG90/100 with minimum 150mm end bearing, or similar approved.

Catnic lintols to external 275mm cavity walls to be type CG70/100 with

minimum 150mm end bearing, or similar approved.

LINTOLS (INTERNAL WALLS)

100mm wide x 150mm high steel reinforced concrete lintols, with minimum of 150mm end bearing per end.

RAINWATER GUTTERS AND DOWNPIPES

110mm diameter half round uPVC rainwater gutters, to discharge into 68mm diameter uPVC rainwater pipes. Rainwater pipes to discharge into trapped

waste gulleys.

DRAINAGE GENERALLY

All new above and below ground Foul and Surface Water drainage connections

to be agreed on site with the visiting Building Control Inspector.

DRAINAGE BELOW GROUND LEVEL

The size, depth and direction of flow of drains are shown on the drawings

For identification purposes only, and the exact size, position, depth and

Direction of flow are to be fully determined on site prior to

commencement of works, or laying any drains by the Contractor.

All drains under building, and drains within 1 metre of building to be

surrounded with at least 100mm of granular or other flexible filling.

Drains not exposed (other than in foundation trenches) are assumed to be already bedded in granular material, and unless there is a problem with the

drain, it should be left undisturbed.

Drains passing through the structure to have a steel reinforced concrete

Lintol over, supporting the structure so as not to interfere with the

drainage.

All new drains to be 100mm diameter Supasleve, laid to give a self

Cleansing velocity.

Manholes greater than 900mm deep to comprise 150mm thick concrete base;

65mm thick steel reinforced, precast concrete manhole rings, backed with Minimum 150mm thick Grade 25 plain concrete. 150mm thick concrete cover

surround, with airtight metal cover and frame set into slab.

Manholes less than 900mm deep to be Hepworths pvc pre-formed chamber,

with metal cover and surround, bedded, and surrounded in 150mm thick

concrete. Cover and frame set in 150mm thick concrete.

All new rainwater and waste gulleys to be trapped.

Gulleys bedded and surrounded in concrete, and fitted with a suitable

grating.

SOIL AND VENTILATION PIPE

110mm diameter uPVC soil and ventilation pipe to extend above roof eaves level, or a minimum of 900mm above window within 3 metres horizontal

distance.

Soil and ventilation pipe to be straight and vertical.

Bird guard fitted to the top most point of SVP.

Lowest connection to the soil and ventilation pipe to be a minimum of 760mm above the invert level of the drain.

Access point fitted above ground level.

All sanitary appliances to be connected direct to the Soil and Vent pipe.

Slow radius rest bend fitted to bottom of SVP, and discharge into a

manhole.

75mm deep seal on trap, and 40mm diameter upvc waste pipe to sink.

75mm deep seal on trap, and 32mm diameter upvc waste pipe to basin.

75mm deep seal on trap, and 40mm diameter upvc waste pipe to shower.

Shower trap to be accessible.

PVCU WINDOW FRAMES

PVCU frames - fully draught stripped, with inner structural frame, and

Thermal breaks, to comply with BS. Windows to be draught stripped.

Window frames to inner rooms shall be an escape window (where applicable).

Emergency egress windows to be provided where required to meet Building

Regulation 2.10 in ABD Volume 1. i.e. Minimum area of 0.33sq.m; Minimum

height of 450mm, minimum width of 450mm, and the bottom of the openable

area to be a maximum of 1100mm above the floor.

Window frames and glazing to achieve a 'U' Value of 1.4W/m2K.

Window frames to be installed by FENSA Approved Contractors.

GLAZING

All glazing to comply with BS EN 12600.

Any glazing below 800mm from floor level, 1500mm for doors, and any Glazing Within 300mm to be toughened or laminated safety glazing to BS

6206.

Glazing to be "Low Emissivity" double glazed units with minimum 20mm

air gap, or 16mm with Argon fill between panes.

Obscure glazing to be fitted to Bathrooms, toilets, and where applicable to windows facing boundary lines.

Where the area of glazing exceeds 25% of the external wall area an Energy rating calculation may be required, or weighted 'U' value calculation.

Details of the construction of glazed units, windows and doors are to be

clarified with the Building Inspector prior to inclusion within the works.

VENTILATION REQUIREMENTS (Minimum)

All new windows to be fitted with trickle vents.

Combined Kitchen / Family Room / Lounge areas.

3 No trickle ventilator units - each having a ventilation area of 8000mm2

are to be provided to this area to comply with Building regulations

ADF V1 Para 1.52.

Habitable Rooms

Window opening area approximately 1/20th of floor area / 8000 sq.mm of background ventilation.

Kitchen, Utility Room and bathroom (with or without WC)

2500 sq.mm background ventilation to be provided.

A mechanical extract providing 30 litres per second (adjacent to a hob)

Or 60 litres elsewhere, with 15 minute over-run.

A mechanical extract fan providing a minimum of 30 litres / second to be

provided to the Utility Room.

A mechanical extract fan providing a minimum of 6 litres / second to be

provided to Cloak room / Windowless WC areas.

Bathrooms to have 4000 sq.mm background ventilation.

Allow a 10mm undercut to internal doors.

ENERGY SAVING LIGHTING

Provide energy saving lighting to all new rooms where applicable.

Luminous efficiency of lamps greater than 45 lamp lumens per circuit watt.

EXTERNAL DOORS

New external doors to be uPVC framed doors, fitted with 4 locking points and security locks, to match colour of existing frames.

External doors with greater than 60% glazed areas are to achieve a 'U' value of 1.4W/m2K (Band C) energy rating.

Bi-fold doors (where fitted) shall be top hung doors, supported of a steel beam with welded bottom plate all as per the Structural Engineer's

details. Bifold doors to be installed by a FENSA Approved Contractor.

INTERNAL DOORS

Internal quality doors to match existing.

SANITARY WARE

To British Standards Specification.

ELECTRICAL INSTALLATION

All electrical works covered by Part P (Electrical safety) must be designed, installed, inspected and tested by a person competent to do so.

This person must be registered with an authorised self-certification scheme (eg. BRE Certification, ELECSA, NICEIC, or NAPIT Certification).

Prior to completion an appropriate BS 7671 electrical certificate must be provided by the Competent person.

Any Downlighters through flat roofs should ensure adequate space is allowed from the lamp to any combustible material in accordance with the lamp

manufacturer's instructions to prevent cold bridging.

Quantities and positions of new fittings agreed with Client.

Test equipment and installations on completion of the works, upgrade

Earthing if required.

GAS INSTALLATION

All works to gas installations to comply with Gas Safe Standards, and Codes

Of Practice. Provide Gas Safety Certificate.

HEATING INSTALLATION

Extend the existing heating installation by installing new radiator(s).

Alterations to the heating system should comply fully with the guidance in

Approved document L1, 2016 and must be designed, installed, commissioned and

tested in accordance with the Domestic Building Services Compliance Guide 2018.

New radiators to have thermostatic radiator valves (TRVs).

Details of heat producing appliances to be provided (new dwelling).

Heating and hot water to be installed and commissioned in accordance with the

general requirements of Section 5 of Approved Document Lvol.1

Electric heating systems to meet the guidance in 6.12 to 6.14 in addition to

Section 5.

KITCHEN UNITS

Kitchen units to Client s requirements.

DECORATIONS

Ceilings & Walls - 1 mist coat and 2 coats of emulsion paint.

Joinery Items - 1 primer coat, 1 undercoat and 2 gloss finishing coats of paint.