

SPECIFICATION

Dimensions given on foundations are only indicative for normal soil conditions. Should it be necessary to provide raft foundation or other construction the builder shall contact the surveyor as soon as possible. All goods and materials unless otherwise specified shall be in accordance with the latest British Standard and Code of Practice.

The terms Builder or Contractor shall mean the person responsible for the construction. Deviations from the approved drawings can be made but only with the consent of the client and Building Control Officer.

The contractor is to check the boundaries of the site and is not to build on land not owned by the client without obtaining the neighbours consent.

No trial holes have been taken on site and the builder must acquaint himself with the ground conditions of both the site and adjoining areas.

All dimensions given whether figured or scaled are to be checked on site by the contractor prior to commencement of work. Figured dimensions are to take preference over scaled dimensions.

The contractor must furnish the Local Authority with all statutory notices for inspections and must liaise with the statutory undertakers and comply with their requirements.

Permission should be obtained from the adjoining owner as required under the Party Wall Act where work undertaken affects the party wall.

These plans are for the purpose of Local Authority Planning and Building Regulation Approval only.

FOUNDATIONS

Strip footings shall be constructed of 25 N/mm concrete with a min thickness of 200mm and a min width of 600mm to cavity walls, and a min of 450mm to internal load bearing walls. Foundations shall be founded on suitable sub-strata to the satisfaction of the BCO and below invert level of any drains within 1m of the building. Foundations with increased loading to be exposed for inspection by the BCO, to determine load-bearing capacity and underpinned if required.

WALLS

Cavity walls shall be 102mm outer leaf of approved facing brick, with 100mm cavity filled with Ecotherm Eco-Cavity full fill insulation 90mm thick with 10mm residual cavity, 100mm Tarmac Toplite GTi block inner leaf with 9.5mm plasterboard on dabs to give a U-value of 0.18W/m2. Movement joints to be provided in accordance with block and brick manufacturers recommendations. The cavity is to be concrete filled up to 225mm below dpc. Wall ties are to be stainless steel to BS EN845-1 and DD140-2 spaced at 900mm horizontally, 450mm vertically and 225mm vertically at reveals. Internal block walls are to be 100mm Toplite Standard block . Partition walls are to be 75 x 50mm s.w. studs @ 600mm centres, including head and sole plates secured to the structure with 12mm plasterboard and skim finish. Infill sound insulation to studs with mineral wool quilt. Hyload dpc's to be 150mm min above ground level to coincide with top of slab level and laid on mortar bed above and below, and to all cavity closures. Damcore insulating dpc to all cavity closures around openings. Tooth and bond new brickwork to existing, and maintain clear cavity where new joins existing, or bond new brickwork to existing using Furfix or Crocodile, stainless steel profile ties.

FLOOR SLAB

150mm thick layer of mechanically compact hardcore; 25mm sand blinding; 1200g visqueen DPM, lapped with dpc to walls on 125mm Foil backed PIR insulation board (k = 0.027) or similar insulation with 25mm thick vertical layer of insulation board to the external perimeter of the floor; 100mm thick 25N/mm concrete slab with finish to clients requirement.

FLAT ROOF

The flat roof shall be of the cold type and comprise of GRP roofing by Proshield or similar laid in accordance with manufacturers instructions, all laid on tilting fillets and cross batten on 200mm x 50mm flat roof joists @ 400mm centres, with 12.5mm plasterboard and skim to underside of flat roof joists. Provide 150mm thick Kingspan insulation between roof joists. Wallplates to be 75 x 100mm sw and to be anchored to blockwork at 1500mm centres, with 900 x 32 x 2.5mm galv. ms anchor straps. Cross ventilation to the roof space by opening at eaves, having an area at least equal to continuous ventilation running the full length of the eaves 10mm wide and ventilated roof tiles at the head of any mono pitch roofs. The contractor shall ensure that the flow of air is not obstructed by insulation or other material.

LIGHTING

Internal lighting shall incorporate a fixed light fitting that only takes lamps having a luminous efficiency greater than 40 lumens per circuit-watt e.g. fluorescent tubes and compact fluorescent lamps. Min 1 fitting to be provided and additionally 1 for every 4 fittings proposed.

External lighting, which includes lighting within porches, should be as described above or should automatically extinguish when there is enough daylight and when not required at night.

HEATING AND HOT WATER

All boilers and flues shall be installed and constructed in accordance with the provisions of Approved Document J 2013, Heat Producing Appliances.

The heating system shall be controlled by the provision of either a room thermostat or thermostatic radiator valves, all in accordance with Approved Document L 2013, Conservation of Fuel and Power.

Any person carrying out the relevant work is required to give the Local Authority a notice confirming that the fixed building services (heating and hot water systems) have been commissioned in accordance with the procedure approved by the Secretary of State. This notice should be submitted not more than 5 days after the work has been completed and at least 5 days prior to the building being occupied.

Any new heating system should be commissioned and a notice, including a declaration signed by a suitably qualified person to do so that the manufacturers commissioning procedures have been completed, this should be provided to the Building Control body.

A set of operating and maintenance instructions should be made available to the building owner/occupier so that the building can be operated in such a way as to use no more fuel and power than is reasonable in the circumstances.

VENTILATION

Habitable rooms shall have ventilated openings of at least 1/20 of the floor area. In addition it shall be provided with a controllable trickle ventilator not less than 8000 mm2. Where existing or proposed gas appliances are located in a dwelling the builder must ensure that a gas spillage test to BS5540 is carried out if he is installing any mechanical ventilation. Where a fan causes an appliance to spill the extract rate should be reduced to prevent any spillage.

The following measures are to be taken to limit infiltration: -

- a) Fitting draught-stripping in the frames of operable elements of windows, doors and roof lights
- b) Sealing around loft hatches
- c) Ensuring boxing for concealed services is sealed at floor and ceiling levels, and sealing piped services where they penetrate or project into hollow constructions or voids.

DRAINS

Foul and surface water drains shall be 100mm Hepsleeve (or other approved) with flexible joints, laid to a min fall of 1 in 40 on 100mm granular bed. Inspection chambers up to 0.6m deep to be 190mm diameter. Inspection chambers up to 1.2m deep to be 450mm diameter. Inspection chambers over 1.2m to be 450mm diameter and fitted with access restrictor to 350mm. Drains under the building shall be encased in 150mm concrete. A reinforced concrete lintel shall protect any drains passing through walls over. All sanitary ware is to be UPVC, 100mm diameter S&VP with vent outlet 900mm above the highest window opening light. 38mm diameter waste pipes to washbasins, 50mm diameter to all other appliances. 75mm deep seal traps. All ground floor wastes are to discharge into back inlet gullies below grating level. Rainwater goods are to be UPVC, 100mm gutters, 75mm diameter drops.

GENERAL

All elements of structure to be protected to ½ hr standard.

Catnic lintels or other approved are to be provided to all door and window openings. Lintels to be checked with manufacturer for suitability to take loading over span required. All lintels in external walls to be insulated and dpc's with preformed stop end cavity trays to be provided above all lintels.

Walls are to be tied to all roof joists at max 2m centres with galvanised m.s. straps.

Provide adequate flashings and cavity trays at roof abutments.

New windows and doors to be double glazed (Low-E, n=0.05) with 16mm gap between panes, filled with Argon.

Windows to be purpose made UPVC by agreed Manufacturer to agreed specification and fitted into brickwork openings using proprietary straps to suit window frames. Heads to windows over 1200mm to be provided with head fixings into steel lintels using self-tapping screws. Mastic seal window and door frames externally.

All new glazing to be double-glazing

The following to be safety glass to BS6206: -

- a) Any glazing within 800mm of floor level
- b) Any glazing in doors within 1500mm of floor level
- c) Any glazing in side panels within 1500mm of floor level

Any hot water pipes shall be insulated with a material not exceeding 0.035 W/mK and a thickness equal to the outside diameter of the pipe up to a maximum of 40mm.

All electric switches, sockets and lighting positions to be agreed with client prior to commencement of work

All radiator and heating appliance positions and specifications to be agreed with client prior to commencement of work

FIRE SAFETY AND MEANS OF ESCAPE

Smoke alarms to BS 5446 to be provided to each storey. They should be mains operated and interlinked. The supply shall comprise of an independent circuit from the distribution board.

ELECTRICAL SAFETY

All electric work required to meet the requirements of Part P (Electrical Safety) should be either

- a) Installed by an electrician who is registered with a Part P Self-Certification Scheme or
- b) Designed, Installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th Edition Wiring Guidance and Building Regulations Part P (electrical safety). On completion of the works a copy of the installer's Electrical Installation/test Certificate compliant with BS 7671, is to be provided to the client and the Local Authority & prior to covering all wiring/cables the applicant/installer is to ensure that the installation is inspected by a competent person and on completion of the work, in addition to the installation certificate, an additional competent person's Electrical Installation Test Certificate compliant with BS 7671 is to be provided to the client and the Local Authority, within 30 days of installation.

REV:	DESCRIPTION:	BY:	DATE:
STATUS: Planning & building regs			
CLIENT: Mr James Hynes			
ARCHITECT:			
SITE: 30 Scotchbarn Lane, Prescott, L35 3TY			
TITLE: Construct new single storey rear extension			
SCALE AT A3:	DATE: July 2022	DRAWN:	CHECKED:
PROJECT NO:	DRAWING NO: 04/07/30	REVISION:	