

General Note:

The contractor undertaking the construction works is to take all the necessary precautions for the proper execution of the works and is also required to:

- Conform to The Construction (Design and Management) Regulations 2015 at all times throughout the duration of the works, which include:
- Sensible planning of the works, so to ensure that all of the risks involved within the construction process are managed from start to finish.
- Ensure the correctly qualified people (subcontractors) are carrying out the correct job at the correct time.
- Cooperate and coordinate the work with others where ever necessary and appropriate.
- Have the right information about the risks and how they are being managed.
- Communicate all of this information effectively to those who need to know.
- Consult and engage with workers about the risks and how they are being managed.

- Conform to the current health and safety regulations throughout the duration of the works.
- Refer to all designers risk assessments and the Health and Safety Plan prior to any new construction works.
- Protect the public and all staff / employees from the works and from all cables and equipment associated with the works.

The purpose of these construction and specification notes is to identify and illustrate the requirements of the architects / project designers concept design and to describe the general methods of construction for the work. This document and following notes are not intended as the definitive specification but as a basis for a building regulation application and construction purposes. Any discrepancies in dimensions or construction information should be reported to the architect / project designer before any further work is carried out. Do not scale from drawings - work to figured dimensions only. This drawing is to be read in conjunction with all associated architects / designers / structural engineers / other consultants drawings, details & specifications.

All workmanship and materials are to comply with all Building Regulations and Approved Documents, N.B.H.C. requirements, British Standards, Robust Construction Details, Codes of Practice and other authoritative documents or technical approval certification including : Construction Products Directive (89 / 106 / EEC), the International Standards Organisation (ISO), the European Committee for Standardisation (CEN), and the British Board of Agreement (BBA). Contractor / sub-contractors to check all dimensions prior to ordering materials, and any discrepancies are to be reported to the architect / project designer. All component sizes and references are to be checked prior to the ordering of materials. All building work is to be carried out with adequate and proper materials which shall be appropriate and suitable for the circumstances and purpose in which they are used and perform the function for which they are designed. All materials are to be adequately mixed / prepared and fixed, applied, used or installed in strict accordance with the manufacturers instructions and specification. Subject to confirmation with the architect / project designer and building inspector, similar 'approved' materials of equal performance may be substituted where those specified are not available, and are subject to prior confirmation from the architect / project designer. The contractor shall carry out all building works in a workmanlike manner and take into account everything necessary for the proper execution of the works, to the satisfaction of the building inspector, whether or not indicated on the accompanying drawings or in this specification. Contractors should also refer to DEFRA / DTLR publication 'Robust Construction Details for Dwellings and Similar Buildings' for guidance on limiting thermal bridging and air permeability.

Temporary screening / hoarding is to be provided by the contractor around all work areas - as necessary, so to create a clear division between the construction site and any adjacent internal / external areas. Any internal hoarding is to be constructed from floor to ceiling height and to be sealed at all junctions, as required. Unless agreed / indicated otherwise all screening is to be 'hoardfast' system. The contractor is to allow for all necessary dust screening for the duration of the works. The contractor is to ensure that were appropriate all existing smoke detector heads, within the site, are to be covered during the works.

Any existing services in areas to be demolished or blocked up or opened up are to be carefully disconnected prior to commencement of the work. All demolitions are to be carried out by either hand or mechanical means. All demolition work shall be executed in accordance with the recommendation of BS 6187, 2011. All demolition work is to be carried out in such a manner that ensures no part of the building is left in an unsafe condition at any time during the course of the works. The contractor is to allow for the bagging and removal from site by hand, of all demolished materials (unless being re-used), to a suitably situated closed skip. All existing surfaces at demolition junctions are to be made good to the original condition, or better, and the work is to be carried out in accordance with the altered is to be provided by the contractor, and is to be in accordance with all relevant codes of practice and safety recommendations. Prior to any demolition works being carried out, all existing service positions are to be identified, and where required dealt with as necessary. Existing redundant services are to be cut back and capped. Contractor to also, where relevant, refer to structural engineers and M&E consultants details, drawings and specifications prior to carrying out any demolition works.

All existing foundations are to be retained as existing. No works to existing foundations & no new foundations are proposed as part of this project. If any remedial works are required, they are to be in accordance with the structural engineers / specialists details and specification. The contractor is to ensure that any alterations / new floor slab / other construction which may be formed does not 'undermine' the existing foundations in any way. All works are to be to the satisfaction of the building inspector, and to suit the site conditions.

Note: Site investigation is to be undertaken to establish suitability of foundations for any additional loads from all / any new construction. The contractor is to ensure that the building control officer is present on site, on commencement of the works to expose the existing foundation - to confirm the foundations are adequate to take any proposed loads.

All the existing ground floor construction is to be retained. No works to the existing ground floor & no new ground floors are proposed as part of this project. If any remedial works are required, they are to be in accordance with the structural engineers' / specialists details and specification. All works are to be to the satisfaction of the building inspector, and to suit the site conditions.

Note: Site investigation is to be undertaken to establish suitability of foundations & ground floor slab for any additional loads from new construction. The contractor is to ensure that the building control officer is present on site, on commencement of the works to expose the existing foundation - to confirm the foundations are adequate to take the proposed loads.

Existing facing brickwork to be repaired and cleaned of any loose friable material to make good and lintels to be replaced where necessary. Brickwork to receive double meshed to stress areas / areas for potential movement and entire area painted with 'K-render R7 acrylic paint', prior to application of new render. 15mm total thickness render to comprise 'K-render' HP12 base coat with 'K-render' K1 silicone through coloured one coat render, applied in accordance with manufacturer instructions and specifications by Kilwaughton Chemicals tel: 02828260766 or equal approved. All necessary stop beads, drips, angles etc to be provided as required. Colour to match new render finish elsewhere as confirmed by the client and approved by local authority.

Generally all existing external walls forming the fabric of the building are to be retained and are to be made good. Where existing external openings are to be filled, or amended, masonry blockwork is to be used as specified elsewhere. Existing cavity to receive new 85mm Celotex CWS 32 insulation batts, ensuring that there are no gaps.

Internally, all external walls are to receive thermal wall lining system, to give increased 'U' value. Thermal lining to consist of 52.5mm Celotex PL4040 insulated plasterboard ensuring that there are no gaps. All gaps at the perimeter of the plasterboard and at service penetrations to be sealed prior to receiving skim finish. Construction to achieve a maximum 'U' value of 0.18 w/m²k.

All external walls are to be assessed, before installation of insulated dry lining system, to ensure they are dry and sound. System is not to be used if there is risk of damp penetration.
Note: Cavity barriers are to be installed around every window and door opening.

Provide horizontal and vertical DPC to all openings in external walls, vertical DPC at all closure positions / reveals in cavity walls to be 'Damcor' insulated vertical DPC's or equal approved system. Insulation to be 21mm thick bonded to 165mm DPC. Cavity closer to be for 100mm cavity or Kingspan Thermabate cavity closer to suit cavity width. Proprietary cavity trays with weep holes at 900mm maximum centres are to be installed, in accordance with B.S. 5628, over all DPC, lintel and beam ends. Weep holes to be installed at maximum 900mm centres. Weep holes to be provided on each end in all accordance with B.S. 5077. Proprietary plastic perpendicular weepholes are to be provided in under leaf of the cavity wall immediately above the cavity tray, with a minimum of 2 weep holes above each window / door opening or at maximum 900mm centres. Weep holes to be installed in accordance with B.S. 5628. Proprietary preformed cavity tray, stepped cavity gutter to be provided as required - the cavity gutter units shall be of the size suitable for the roof pitch and the cavity width.

All new external wall construction is to be constructed over the existing masonry. New masonry to consist of approximately 285mm total (prior to any finishes), consisting of 100mm outer leaf of proprietary blockwork, and 100mm inner leaf of Thermalite 'Hi Strength 7N' or equal approved alternative concrete blockwork, with 85mm cavity receiving 85mm Celotex CWS 32 insulation batts or an equal approved full fill cavity alternative insulation fixed against internal leaf. All loadbearing external walls (including cavity walls) above ground level are to comply with Building Regulations Approved Document part 'A' section A1 / A2 'stability'. Blockwork internal leaf is to be brushed of any loose friable materials and to be finished internally with 52.5mm Celotex PL4040 insulated plasterboard (thermal lining) and 2mm British Gypsum 'thistle board finish' plaster skim - all necessary stop, angle and corner beads to be provided as required. All joints between boards and all service penetrations must be fully sealed. Walls finished externally with 15mm thick 'K-rend', applied in accordance with manufacturer instructions and specifications by Kilwaughton Chemicals tel: 02828260766 or equal approved, all stop beads, drips etc as required, colour to be 'White', as approved by the local authority. External blockwork to be tied to internal blockwork leaf using cavity wall ties (stainless steel 'insulation retaining' type BS 1243) with a minimum bend into external leaf of 150mm. Ties to be spaced at 450mm centres horizontally, and 900mm maximum centres vertically, and at 225mm maximum centres at openings and wall ends. Cavity to be closed at wall plate level and verges using 6mm Masterboard, or other equal approved fire board, and all other openings using Kingspan Thermabate cavity closer, or equal approved alternative cavity closer, to prevent cold bridge. Insulated vertical D.P.C. to be installed at all closers. Proprietary plastic perpends weepholes to be fitted to discharge water at lintel and cavity tray positions at manufacturer's recommended centres, in colour to match the adjacent wall finish. Finished wall construction to achieve a maximum 'U' value of 0.18 W/m²K to comply with Building Regulations Approved Document 'L1' 2021. Contractors should also refer to DEFRA / DTLR publication 'Robust Construction Details for Dwellings and Similar Buildings' for guidance on limiting thermal bridging and air permeability. Refer to all relevant structural engineers details and specification for further information. This drawing is to be read in conjunction with all relevant engineers drawings and calculations.

All internal partitions to be 75 x 50mm timber stud frame uprights at 450mm maximum centres, or proprietary metal 'C' stud framing (Gyproc or similar approved alternative), finished on both sides with 12.5mm British Gypsum 'Gyproc wall-board 10' (to provide 10 kg/m² minimum mass) and 2m British Gypsum 'thistle board finish' plaster skim - all necessary stop, angle and corner beads to be provided as required. All joints between individual boards and all service penetrations to be fully sealed. All to be in accordance with manufacturers instructions and specification. Void between partitions to be left open, or to be filled with mineral wool (where necessary) with a minimum density of 10kg/m³ within walls to habitable rooms (with the exception of partitions containing a door, or which separate an ensuite from an associated bedroom). Triple floor joists to be provided under any / all stud partitions which are constructed over suspended timber floors. D.P.C. to be provided below soleplates to any / all ground floor partitions. The contractor is to provide noggings / plywood board backing to the partition construction in the locations of any fixtures, fittings, appliances etc which are to be installed or required by the client / end user.

All loadbearing internal walls are to be 100mm proprietary 7N blockwork with a minimum density of 1400kg/m³ and comply with Building Regulations Approved Document part 'A' section A1 / A2 'ability'. Both sides of blockwork walls to be brushed of any loose friable materials and to be finished with 12.5mm British Gypsum 'Gyproc wall-board' on British Gypsum 'Gyproc d-wall adhesive' pads and 2mm British Gypsum 'thistle board finish' plaster skim - all necessary stop, angle and corner beads to be provided as required. All joints between boards and all service penetrations must be fully sealed. All to be in accordance with the manufacturers instructions and specification. Horizontal D.P.C. (Visqueen 'Zedex High Performance DPC' or similar approved alternative) to be provided to all walls, positioned 150mm minimum above finished ground level. Blockwork to be toothed / coursed into external blockwork leaf and restrained at heads.

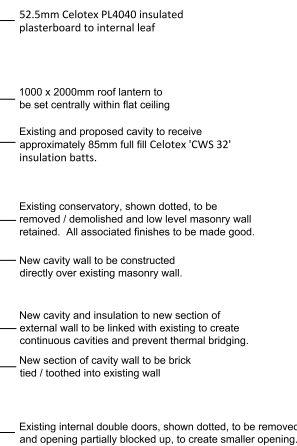
All dimensions on plans, elevations and sections relate to nominal structural opening sizes. The window / door manufacturer is responsible for checking all window and door structural opening sizes prior to fabrication. All windows & doors to have grey UPVC / aluminium frames, as confirmed by the client and approved by the Local Authority, and be installed strictly in accordance with manufacturers instructions, complete with Kingspan Thermatec cavity closer (to suit cavity size), or other equal approved alternative cavity closed / insulated D.P.C. to BS.743 to all reveals. All external windows and doors frames are to be fully draught proof and 'WER' band A or better and double glazed (if necessary) with 'low E' glass and be argon filled. All windows and doors to be fitted with permanent background / trickle ventilation in accordance with section '7' of Building Regulations Approved Document part 'F' - the window / door manufacturer is to confirm the exact amount of trickle ventilation required to each window / door unit. Door units are to have openings to have opening lights equal to 5% of relevant room floor area, unless indicated otherwise, to provide natural ventilation. All external windows and doors are to be in accordance with PAS 24:2012, or in accordance with Building Regulations Approved Document part 'Q', so to prevent any un-authorised access and all frames are to be mechanically fixed into the structure and are to be fitted by qualified contractors (self certified or Fensa). Overall units (frame and glazing) are to achieve a maximum 'U' value of 1.40 W/m²K for windows, semi-glazed doors and fully opaque doors, to comply with Building Regulations Approved Document part 'L1'. Contractors should also refer to DEFRA / DTLR publication 'Robust Construction Details for Dwellings and Similar Buildings' for guidance on limiting thermal bridging and air permeability.

Note: Suggested that any bi-folding or sliding doors being installed are to be aluminium to prevent / minimise any deflection within the door track.

All glazing is to be in accordance with Building Regulations Approved Document part 'K' (2013), and comply with B.S. 6206. Any glazing less than 800mm above F.F.L. (or 1500mm in a door or side panel) is to be toughened safety glass and to suitable thickness as specified in regulation part 'K'. All glazing to external doors and windows to be minimum 28mm thick sealed double glazed units with low 'E' glass to the internal pane and cavity filled with Argon gas, exact glass thickness is to be ascertained by the window manufacturer. Glass to all bathroom and ensuite windows is to be obscured to level 5. All glazing is to be installed in strict accordance with the manufacturer's instructions and specification and be kite marked accordingly.

Roof lanterns to be grey UPVC / aluminium framed (material to match the window and door specification), as approved by the Local Authority. Roof lanterns to be double glazed and draught proof, installed strictly in accordance with the manufacturers instructions and specification. Sizes as specified, at positions indicated on the drawings, all to be confirmed with client. Double joists / steel beams to be provided to perimeter of each roof lantern position as detailed by structural engineer - refer to all relevant structural engineers details and specification for further information. Roof lanterns to incorporate trickle ventilation provision & be fitted with compatible flashing / soaker, fittings etc. Glazing to all roof lights to be in accordance with the 'Glazing' specification note, with internal pane being laminated glass. Overall unit (frame and glazing) to achieve a maximum 'U' value of 1.40 W/m²/K, to comply with Building Regulations Approved Document part 'L1'. Client to confirm requirements for operation of roof lanterns (i.e electric), blinds installation and opening lights.

Note: Size, style and location of roof lanterns to be finalised / confirmed with client prior to order and installation. Exact amount / details / requirements of trickle ventilation to be confirmed by roof lantern manufacturer.



NOTE: All drainage from new roof areas are to connect into the existing drainage runs on site prior to commencement of works. All to the satisfaction of the local authority.

Rainwater Goods:

Rainwater goods capacity is to be large enough to carry the expected flow at any point in the system, so to comply with Building Regulations Approved Document part 'H', with extra R.W.P.'s to be installed as required to suit the overall roof areas, to the satisfaction of the building inspector. All gutters, rain water pipes and hoppers are to be black UPVC to match the existing (exact colour and style to be confirmed by client and to Local Authority approval), be laid to fall towards the nearest outlet and discharge into new roddable gullies at ground level - approximate gully positions indicated on plan. The design of the eaves guttering system is to be in accordance with BS EN 12056. All gutters are to be installed so that any overflow is discharged clear of the building if possible (if this is not possible then additional outlets may be required). Any / all rain water recovery systems installed within the property are to comply with Building Regulations Approved Document part 'H2'. All paved areas around the building shall be so constructed as to be adequately drained of surface water. All gullies to connect into new surface water drainage system with I.C.'s at connection points, to the satisfaction of the building inspector.

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