

Specification Notes:

Below Ground Drainage:
All sanitary appliances as identified on the proposed plan are to connect into the existing drainage provisions where ever possible and all drainage is to comply / be in accordance with Building Regulations Approved Document part 'H' and local authority requirements. All new below ground drainage pipework to be a proprietary system, Hepworth supersleve or other equal approved alternative system. A UPVC system must be approved by the architect / project designer and building inspector. Alternatively, salt glazed earthenware may be used, to relevant British Standards. All drains to be 100mm at a minimum gradient of 1 in 40 unless otherwise stated on the site layout and laid on bed of pea gravel and surround. All gullies to be back inlet type and are to be 'roddable'. Rodding eyes are to be placed at all changes in direction of pipework. Drains to be encased in concrete where they pass under buildings. Drainage runs which pass through walls of foundations must have a relieving concrete lintel above them with a minimum bearing of 150mm and a gap of 50mm is to be left around the pipe, and filled with a flexible material. All drains which are less than 600mm below ground level or within 1000mm of the building and run at or below foundation level are to be encased in 150mm concrete. Plastic manholes are not to be used deeper than 900mm, elsewhere any brick manholes are to be grade C 600 x 450mm cover and frame with 225mm engineering class B brickwork walls (1:3mix), on 850 x 1000mm C20P concrete base to comply with BS 5328.
Note : Any / all relevant existing drainage levels and exact positions of the existing sewers / drains are to be checked and verified by the contractor on site, and also the suitability for any new connections established, before the commencement of any new drainage works. Any redundant drainage runs within the area of the works are to be identified, removed and made good. All existing drainage runs are to be fully jetted out to ensure that they are clean, clear and flowing correctly.

Lintels:
All lintels to external cavity walls are to be proprietary combined steel lintels ('Catnic' or equal approved alternative) used and installed strictly in accordance with the manufacturer's instructions & recommendations, or alternatively, lintels to be reinforced pre-cast concrete lintels, unless specified otherwise on the Structural Engineers drawings - refer to all relevant structural engineers details and specification for further information. Cavity tray(s) or proprietary plastic perpend weep holes to be provided above all external lintels, at manufacturer's recommended centres, in colour to match the adjacent wall finish. All lintels to have 150mm minimum end bearings on both sides or alternatively as specified by manufacturer. External wall lintels to be insulated, with stop ends and galvanised to BS 5977.
Any internal wall lintels in masonry walls are to be reinforced pre-cast grade RC35 concrete lintels to BS 5328, with Ordinary Portland Cementand coarse / fine aggregate to BS 882 maximum 10mm size, at an overall size of 100 x 150mm (unless noted otherwise). Lintels to be reinforced to BS 4440 with 10mm diameter hot rolled deformed high yield steel, and have 150mm minimum end bearings onto blockwork, or as specified by the structural engineer. All lintels to be encased to give half-hour fire resistance. Structural engineers details to be checked for all lintel specifications. 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.

Steelwork:
All steelwork and padstones to be to structural engineers design and details - refer to all relevant structural engineers drawings and calculations for details / sizes of new steelwork and padstones and fixing instructions. All UB's / RSJ's to be wire brushed, hand chipped and receive 2no. coats of zinc rich oxide paint prior to fixing. Steel beams to be encased in 1no. layer of 15mm fire protection board (Gyproc 'Fireline' or similar approved alternative) with skim finish or alternatively, if specified to be left exposed, galvanised and painted with intumescent paint, all to give half hour fire protection. This drawing is to be read in conjunction with all relevant engineers drawings and calculations.
Note: Any exposed steel work is to be galvanised and to receive intumescent paint finish, colour as specified by client.

Structural engineering works:
For further information and details in respect of any structural elements / works, please refer to consultants drawings, details, calculations and specifications.

Central Heating:
Existing heating system to be altered, amended and extended in to new areas of the dwelling, to the satisfaction of the building inspector. All new radiators installed within the dwelling, as a result of the proposed works, are to incorporate thermostatic valves to enable separate control of the heating system. Full details to be provided to building control.

Thermal Bridging and Air Leakage:
Wherever possible air leakage-measures are to be incorporated, to reduce air leakage from the building, the objective being to form a definable, continuous air leakage barrier to the enclosing structure of each house (floors, walls and ceiling). The contractor is to endeavor to limit thermal bridging and air leakage through good construction methods and practices. Air tightness measures depends on the form of construction and level of workmanship. The potential for air leakage is to be considered at every penetration of the enclosing structure barrier. Particular care on site should be paid to:

- 1. Joints between structural components e.g. wall to floors.
- 2. Joints around components and opening within walls.
- 3. Services penetrations - plumbing, electrical, and ventilation.

In general: close any vertical ducts at top and bottom (e.g. boxing in to SVP's), seal any service penetrations (selecting the appropriate sealant or gap filler for the size of gap and degree of movement anticipated). Contractors to refer to DEFRA / DTLR publication 'Robust Construction Details for Dwellings and Similar Buildings' for guidance on limiting thermal bridging and air permeability.

Lighting:
The proposed dwelling is to incorporate fixed energy efficient light fittings in accordance with the requirements of the 'Domestic Building Services Compliance Guide'. Internally a number of energy efficient light fittings should be fitted which only accept lamps having a luminous efficiency greater than 40 lumens per circuit-watt and a total output greater than 400 lamp lumens. Any flush / spot lighting within any ceiling construction forming the envelope of the building is to retain some insulation across the back of the light fitting, so to prevent the risk of any cold bridging and condensation. Externally efficient external fittings should have either a capacity no greater than 100 lamp-watts per fitting (controlled to extinguish when daylight is sufficient and when the area is unoccupied), or alternatively with a lamp efficiency greater than 40 lumens per circuit-watt (controlled to extinguish when daylight is sufficient and manually by the occupants). Reference should be made to both approved document L1: table 4 ('method for determining the number of locations to be equipped as a reasonable provision for efficient lighting'), and general information leaflet: GIL 20 (1995 : 'low energy domestic lighting', published by Brecsu) for both number and appropriate siting of such fittings.

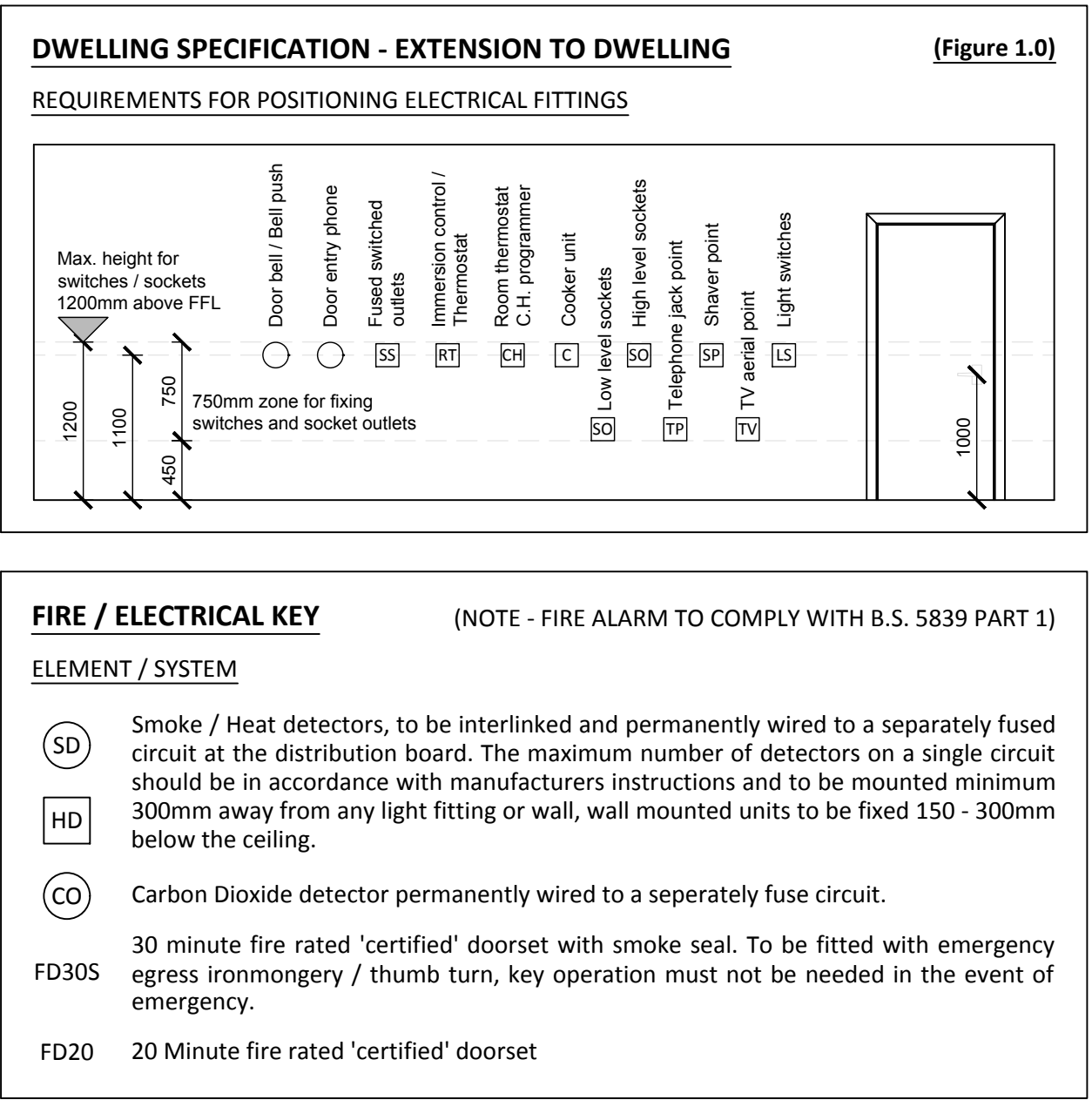
Electrical Contractor:
The electrical contractor shall be a member of the electrical contractors association and appear on the roll of approved electrical installation contractors issued by the national inspection council for electrical installation contracting.

Standards:
The whole of the electrical work shall comply with the "regulations for the electrical equipment of buildings", current edition and amendments, as issued by the institute of electrical engineers (I.E.E.), Savoy Place, London.

Electrical Installations:
All installations are to meet the requirements of Approved Document 'P' (electrical safety) of the Building Regulations and comply with latest edition of the I.E.E. Regulations for electrical installations, including the latest amendments, B.S. 7671, and the 18th edition wiring regulations. Lighting and power are to be installed on separately controlled circuits with subdivision where necessary. Electrical services shall comply with the relevant codes and standards, and must be designed, installed, inspected and tested by a competent person - who is registered with an electrical self certification scheme authorised by ODPM, to ensure safe and satisfactory operation. The competent person is to provide an electrical completion certificate and submit to the Building Inspector prior to handover. All fittings are to comply with British Standards. Quantity, quality and positioning of fittings in accordance with N.H.B.C. requirements.

Smoke Detection:
If similar is not already installed, as part of the proposed extension & alteration works, a self contained mains operated smoke detection and alarm system, in accordance with B.S. 5446 - Part 1, is to be installed - to meet the requirements of Building Regulations Approved Document 'B1'. System to be designed by specialist and is to include 1 no. detector to each floor in stairwell/ circulation space, 1 no. detector to any / all inner rooms (with the exception of ensuites and W.C.'s) and 1 no. heat detector to be located within the kitchen. All smoke and heat detectors are to be mains powered with secondary battery back-up, to be interlinked, and to conform to B.S.E.N. 14605: 2005.

Location of Switches, Socket Outlets etc.:
All new switches, socket outlets etc. locations are to be marked on the wall prior to any installation works, in order that the exact locations may be agreed by the architect / project designer / client. All switches and socket outlets for lighting and all other electrical equipment are to be provided at appropriate heights between 450mm and 1200mm above finished floor level, all to suit the requirements of Building Regulations Approved Document part 'M'. For further details / information of statutory requirements for positioning electrical fittings see 'Figure 1.0' in this specification.



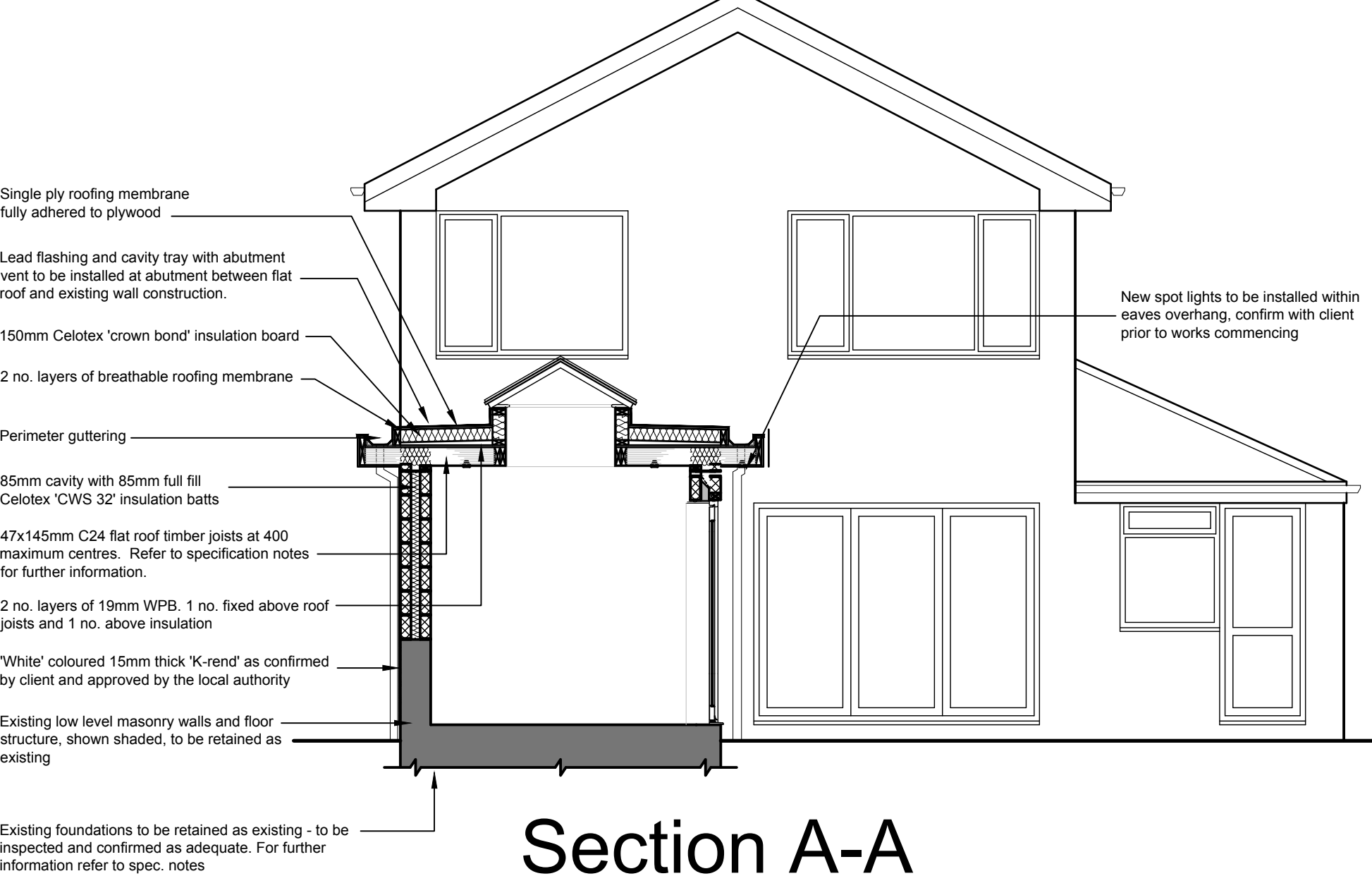
Services:
All work and installations are to comply with the regulations and recommendations of the respective 'board' or 'authority' to the satisfaction of the Building Inspector. Where service entry ducts pass through internal or external walls, an opening is to be formed with precast concrete lintel over. Provide 50mm minimum clearance around duct or pipe to allow for movement. Seal around pipe with self expanding foam filler. Where passing through floors / party walls appropriate fire collar, seal, sleeve, mastic is to be provided. All service intake positions to be agreed on site with the respective authority.

Completion and Inspection Certificates:
Following the inspection and successful testing of the installation, a completion certificate and an inspection certificate shall be provided by the installation contractor giving details of the test results.

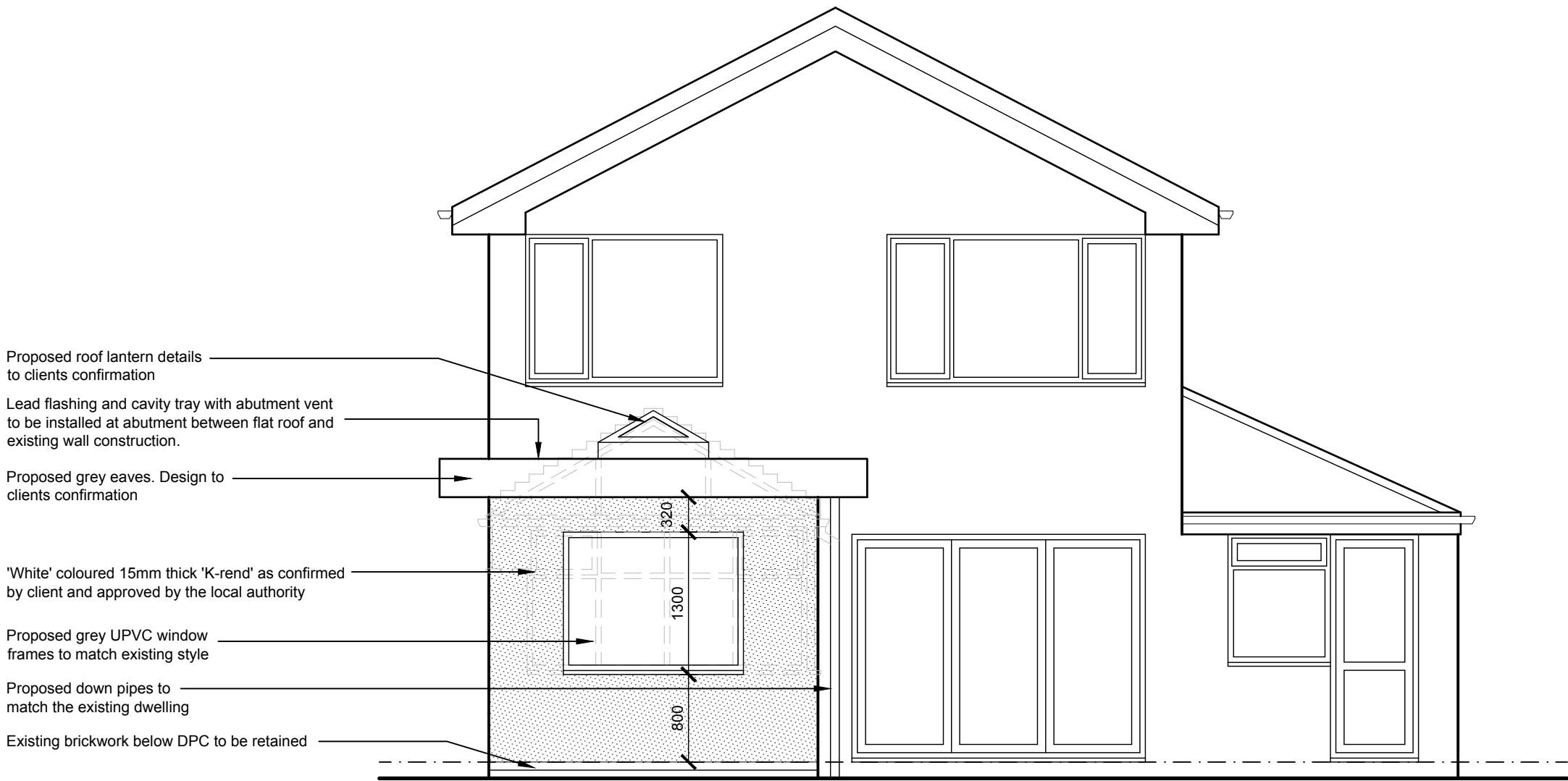
'U' values:
The contractor is to comply with all stated 'U' values and provide to the local authority details to show compliance with Approved Document part 'L1B' of the Building Regulations prior to occupation of the building. The contractor must ensure that the 'U' values meet the values shown in 'Figure 2.0' in this specification.

DWELLING SPECIFICATION - NEW ELEMENTS IN EXISTING DWELLINGS (Figure 2.0)	
ELEMENT / SYSTEM	VALUES
Opening Areas (Windows & Doors)	Maximum of 25% of total floor area
External Walls	0.18W/m²K
Ground Floors	0.18W/m²K
Floors Over Unheated Spaces	0.22W/m²K
Roof - Horizontal Section	0.15W/m²K
Roof - Sloping Section	0.15W/m²K
Roof - Flat	0.15W/m²K
Window, Glazed Doors & Rooflights	1.40W/m²K
Opaque Doors	1.40W/m²K
Semi-glazed Doors	1.40W/m²K

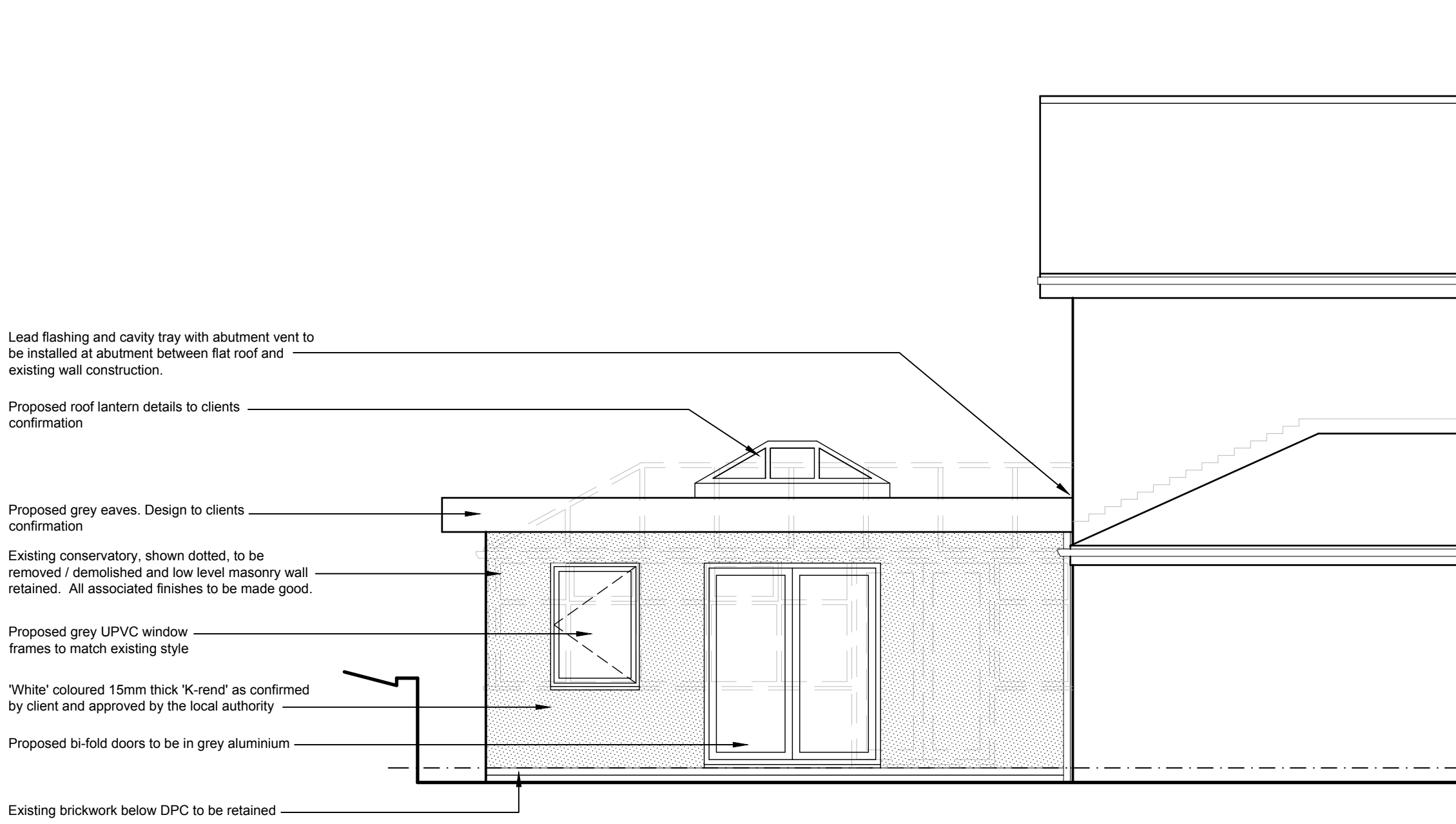
CDM 2015:
Prior to the commencement of works on site, the principle contractor is to provide a construction phase health & safety plan detailing their proposals for the safe management & control of the site. Upon completion of the works a health & safety file is to be handed over to the owner.



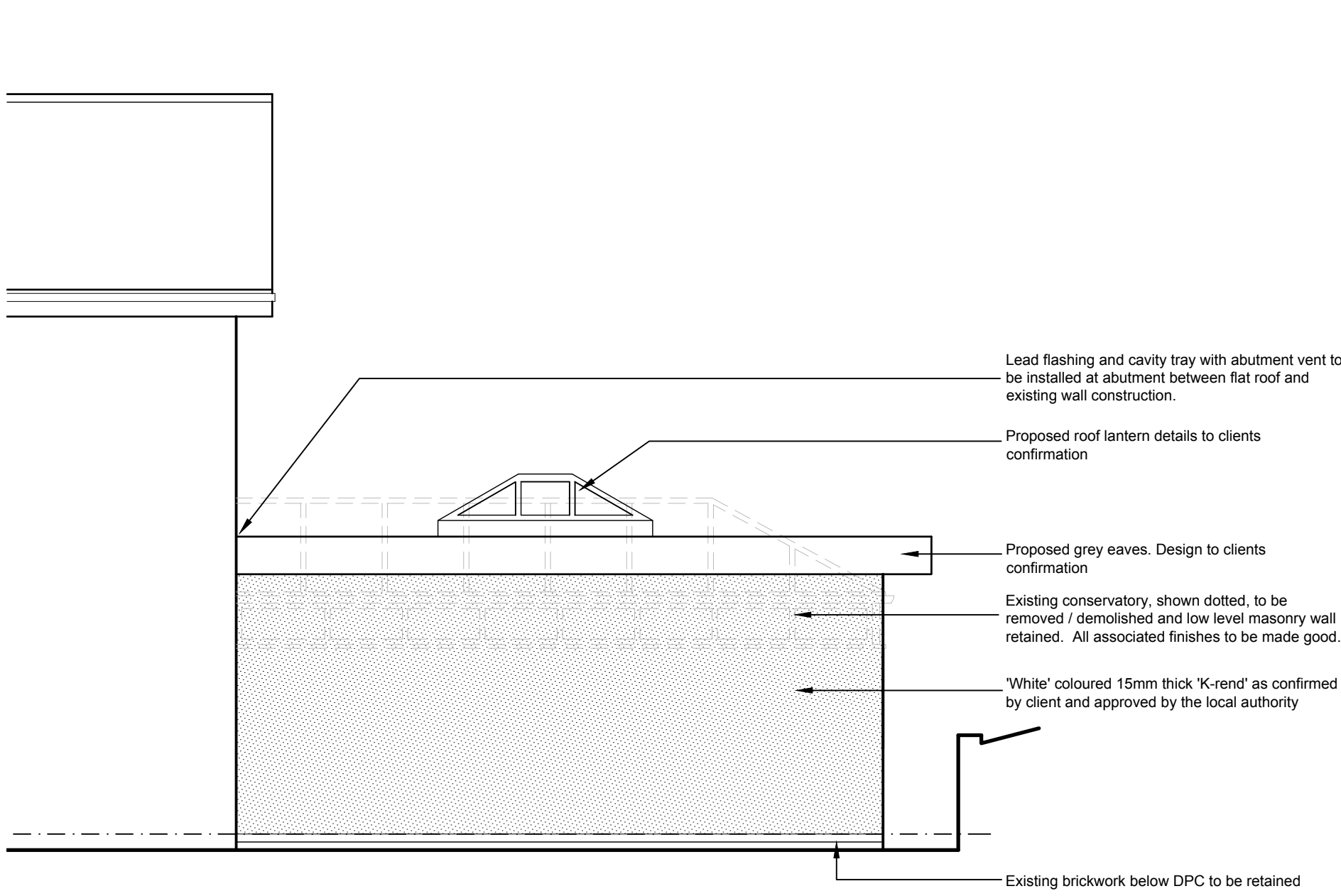
Note: The contractor is to ensure that the building control officer is present on site, on commencement of the works to expose and confirm as adequate the existing structure



Rear Elevation (West)



Side Elevation (South)



NOTES: This drawing / document, and all others which relate to this project, have been created and formulated for the sole purpose of obtaining building regulation approval. Any variations from this drawing are to be made between the client / applicant and the contractor who is carrying out the proposed works. Deviating from these drawings without consultation and/or agreement with the client / applicant is unacceptable. All specialists (i.e structural engineers, electricians, plumbers etc.) are to be consulted before any works commence on site. This drawing is to be read in conjunction with all other associated designers or consultants information, details and specifications and is to be cross referenced with the architectural drawings / documents prior to commencement of building works. All component sizes and references are to be checked prior to the ordering of materials. All works must comply with the Construction (Design and Management) Regulations 2015. Reasonable provision must be made on site to prevent persons accidentally or otherwise entering the site who should not or has not been inducted to be there. The client (or property owner) should make the contractor aware of this prior to works commencing on site. Further information can be found at 'www.hse.gov.uk'. No part of the work detailed on these drawings gives or implies consent in relation to the 'Party Wall Act 1996. Separate procedures are detailed under the act and must be complied with. The architect / project designer holds no responsibility or liability for any works carried out on site. DO NOT SCALE FROM THIS DRAWING The contractor is to carry out their own measured survey of the site, all relevant boundary positions and any other areas prior to any construction works commencing. This drawing is indicative and the contractor is to check and verify all dimensions on site prior to any works commencing and any discrepancies, from information shown on the drawings as well as information in the specification, are to be reported immediately to the client before any further works are carried out. The contractor or any other persons are not to scale from this or any other architectural drawing / document. DO NOT PROCEED WITH WORKS IN THE EVENT OF DRAWING DISCREPANCIES. ELECTRONIC DATA ISSUE Any electronic issue of any drawings / documents are to be taken as 'read only' and should not be interrogated for any measurement. All dimensions and levels should be read - only from figured values, and only checked values stated in text are to be worked to. DRAINAGE All positions and designation of existing drainage runs (i.e. combined, surface water or foul) on site are to be checked and confirmed by the contractor prior to the commencement of any works on site. Any existing drains, to which additional connections are to be made, are also to be checked as necessary to ensure they are suitable to accommodate additional capacity and the type of effluent being connected.			
Rev.	Revision	Inl.	Date
Client : Mr & Mrs Speight			
Project : Proposed Extension & Alterations at: 4 Rufford Close Whitefield Manchester M45 8UD			
Drawing Title : Proposed Elevations, Section A-A & Specification Notes		Date : Jan 2024	
Drawing Purpose : Building Regs Drawing		Drawn : Scale & Paper : 1 : 50 @ A1	
Project No. : 0039	Drawing Number : 2002	Drawing Revision :	