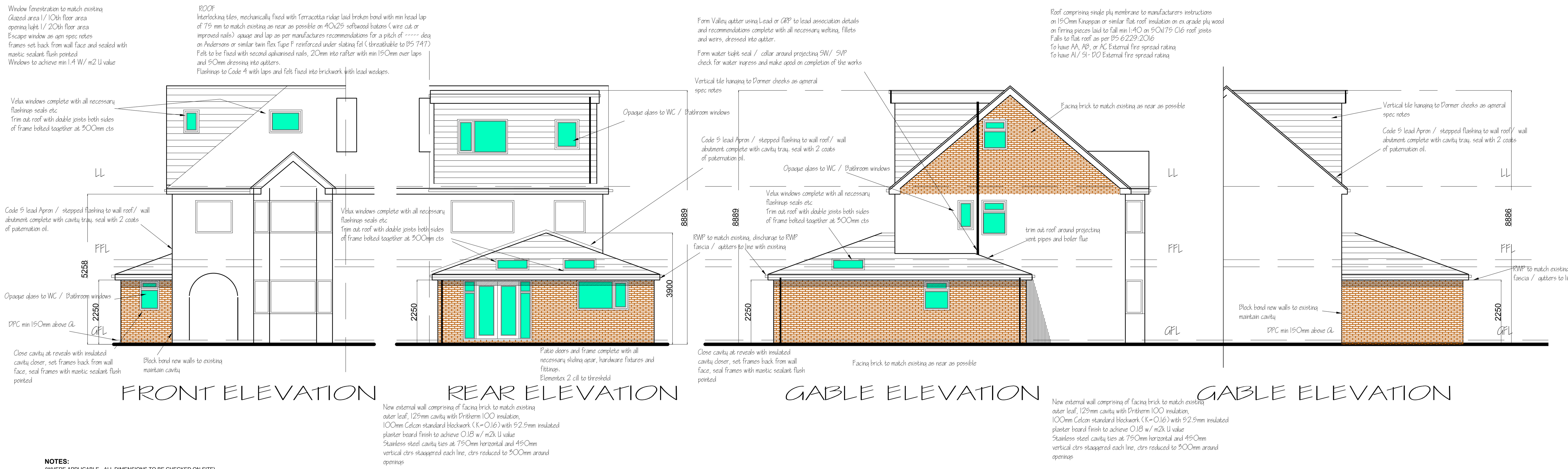


PITCHED ROOF
Natural slate / interlocking tiles with min lap and fixings as agreed with Building control Authority and in accordance with manufacturers recommendations on 50x25 mm sw battens on Tyvek Supro membrane (type 5Uat eaves) or other approved underlay on roof trusses / rafters to approved manufactures design at 600mm max. centres to BS 5268 Part 3100x25 s.w.bracing also in accordance with BS 5268. Wall plates to be 100x75mm (unless other wise stated on drawings) strapped down to wall at 2.0m ctrs with 50x5mm galvanised m.s. restraint anchors blockwork at each gable at ceiling and verge / parapetlevelat 2.0m ctrs, 200x25 PVCu fascia boards with membrane providing ventilation in accordance with Part F of the Building Regulations.
Provide insulation at ceiling level consisting of 2 layers of150mm & one 100mm layer of mineral wool .
The first layer set parallel to ceiling joisys, second layer set at 90 deg.to ceiling joists and third layer set parallel to ceiling joists.
Ceiling to consist of 15mm Gyproc wall board 1EN with 3mm skim finisk
U value to achieve 0.14W/ mK

New external wall comprising of facing brick to match existing outer leaf, 125mm cavity with Dritherm 100 insulation, 100mm Celcon standard blockwork (K=0.16) with 52.5mm insulated plaster board finish to achieve 0.18 w/ m2k U value
Stainless steel cavity ties at 750mm horizontal and 450mm vertical ctrs staggered each line, ctrs reduced to 300mm around openings

NOTES:

(WHERE APPLICABLE - ALL DIMENSIONS TO BE CHECKED ON SITE)
This specification and all other drawings to be checked and verified by the contractor prior to work commencing on site. This drawing is not to be used for construction purposes unless approved by the Local Authority.
This drawing has been prepared to comply with the current Building Regulations June 2006. Extension to be built in accordance with the Robust Construction Details as produced by the DTLR.

Specification

The intention of the drawing and specification is not to detail every aspect and or item of material to be used. It is expected that the contractor shall have the necessary experience and knowledge to undertake the works as is depicted in this drawing/specification. Where discrepancies occur between the drawing and specification this shall be brought to the attention of the client prior to submission of the quote. Where this is not the case it shall be deemed that the works identified or inferred by the drawing and specification are included within the overall price submitted by the contractor. Where details are shown on the plan but not indicated in this specification or vice versa it shall be concluded that the contractor has priced for the works in their entirety.
The contractor shall allow for the provision of a scaffold to be erected to the side elevation to allow materials to be moved to the work area with a minimum of disturbance to the main house. The contractor shall protect all existing fittings, furnishings, decorations etc and shall ensure that dust and disturbance is kept to a minimum for the duration of the works.

Party Wall Act 1996

The proposed works fall within the provisions of the Party Wall Act and as such the Building Owner shall obtain consent from any Adjoining Owner affected by the works.
The client's attention is drawn to the requirements and responsibilities of the 'Party Wall Act' where the works are to be adjacent to a party wall or boundary. Client is to ensure that all obligations and notices are served on adjacent parties before works commences.

General Details

1) All exposed timber to be treated with preservative prior to fixing.
2) All drains to be connected to existing invert levels and laid to proper falls. New drainage to be 100mm pipes conforming to BS 8301 and manufacturer's recommendations. Where a drain passes through or under a load-bearing wall, a RC lintel is to be provided. All drainage runs are assumed lines; the correct position of existing drainage is to be confirmed on site.
3) All services/meter installations etc. to be extended repositioned or provided as necessary in conjunction with statutory undertakers requirements. (it is recommended that consultation takes place with all relevant statutory undertakers prior to commencement).
4) Draught seals to be fitted to the opening elements of all windows and doors
5) All wall / frame junctions and service entries to be sealed.
6) Trickle vents to habitable rooms to be minimum 8000 mm2
7) All glazing to conform to part N / K4 of the approved documents.
8) All timber to be SC3 unless stated with preservative treatment.
9) All RSJ's to be bolted to concrete padstones and encased in 30 minutes fire resistant Fireline board.
10) Broken lines indicate existing doors, frames and walls to be removed and remaining surfaces to be made good to match existing.
11) Minimum 300mm thick fibreglass quilt insulation (3 layers 100mm thick cross laid) to all roof voids.

GENERAL NOTES

All materials and construction works are to comply with the current BS standards and codes of practice. Building regulations and schedules and specifications,
All materials and proprietary goods shall be suitable to there purpose and shall be stored mixed and fixed in accordance with their suppliers / manufacturers instructions or specifications.
The contractor shall take account of everything necessary for the proper execution of the works to the satisfaction of the inspector, whether or not indicated on the drawings.
Any variations from the drawing carried out without the Architects written agreement shall be the responsibility of the contractor.
The Architect has not been appointed to carry out inspections during the construction of this project and responsibility for standards of construction rests with the contractor / developer.
The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
This drawing must be read with and checked against any structural or specialist drawings provided.
The contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.
No dimensions are to be scaled from this drawing, all dimensions to be checked before work commences and any discrepancy to be reported to client.
Before work commences - ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.
All works to comply with the workmanship clauses in BS8000 series and to be in full compliance with the Building Regulations.
Contractor is to notify Building Control at the appropriate stages in construction - necessary for them to determine the works statutory compliance.
Should the indicated thermal elements construction (walls / floors /ceilings / roofs / windows / doors) below be altered at the construction stage - contractor is to seek approval from Building Control prior to construction and is to be responsible for achieving the indicated minimum 'U' values for each element.
Contractor shall allow for the provision of all suitable access equipment and scaffolds and must comply with all health and safety legislation, including safe working at heights.
Contractor shall remove all rubbish from site during the course of the building operations.
Contractor is to protect all existing fittings, furnishings, decoration etc and shall ensure that dust and disturbance is kept to a minimum for the works duration.

EXISTING SERVICES

There are no records of under ground services available within the site curt ledge therefore the main contractor will be responsible for carrying out all necessary investigations before execution of the works, in particular - excavation works.

ASBESTOS REPORT

An asbestos survey report as not been carried out and therefore should the contractor find any evidence of asbestos related substances during strip out of the property then it should be reported to the client or supervising officer

DRAINAGE

Above ground drainage to comply with BS 5572 1978. All vent pipes unless stated otherwise to terminate at roof level with roof tile outlet. Vent pipe outlets within 3m of adjacent windows to terminate 900mm above. New inspection chamber to be added as shown on drawing. Lead flashing where pipe passes through roof. 40mm dia wastes to sink & bath, 32mm to wash basin. Pipes exceeding 2m in length to be 50mm dia. All fittings to have 75mm anti-siphon straps. Stub stacks to terminate above flood level of highest fitting with automatic air admittance valve

DRAINAGE

100mm UPVC under ground drainage (Hepworth or similar approved) with flexible joints connected to IC. Provide rodding access points.
Encase internal SVP with 9mm plywood, paint finished, complete with access cover and removable access point cover. Soil waste pipe complete with slow bend and to discharge to main drains. Sanitary pipe work cages to be fitted to top of SVP in metal. WC pipe work must not allow light to pass through.
Boiler condensate may connect to sanitary pipe work; pipes to be minimum 22mm diameter, 75mm trap rodding points to SVP to be over the spill over level of the lowest connected appliance.
All drains running through walls to have RC lintels over. All drains under building to be encased in 150mm concrete, C20/20 with flexel movement joint at each collar. Pipes passing through walls to be bridged over with 2 course deep RC lintels, 50mm clear opening to be masked both sides with rigid plate to prevent ingress of vermin or soil.
new drainage to be Hepworth Super Sleeve or similar approved with 100mm diameter pipes. IC's to be Hepworth (polypropelene) Super Sleeve 100mm 930mm deep with 100mm diameter inlets. Foul drains at minimum: 1:40 fall and surface water drains at minimum 1:100 fall. IC's over 950 deep to be P.C.C. sections.
Rodding points to be provided at head of drain. Protect existing drains to be retained ensuring that manholes, gulleys etc are not damaged and drains are kept free from debris at all times. Existing inspection chambers to be cleaned and inspected for internal defects. Any cracks, spalled or dislodged bricks to be replaced with equal and suitable engineering brick. Mortar for bedding in new bricks and/or pointing of defective bed/cross joints to be 1/3 cement/sand mix. Semi-universal gulleys with filter buckets to driveway/turning heads, discharging to existing surface water sewer.
All invert levels to be agreed on site.
All drains to be connected to existing invert level of property boundary and laid to proper falls- new drains to BS 8301 and manufactures recommendations.
All drain runs are assumed lines (the correct position of existing drains to be confirmed on site).
The Builder / contractor shall verify on site whether any existing drains on the site are combined or separate and shall ensure that correct connections are made. Note :- Check existing drains to determine if the system is separate or combined, if separate system ensure that new connections are made to appropriate drain i.e. Foul to Foul / sw to sw and that there is no combination of above ground water systems.
Any drain running under proposal to be checked for damage, adequately protected and adequate rodding access is to be provided.
Below ground drainage to be approved 100mm plastic or clay drainage system laid at minimum 1 in 40 falls - bedded and installed in accordance with manufacturer's recommendations.
Proprietary inspection chambers to be provided as indicated and as necessary to provide rodding access to drainage runs. Sizes to suit depth - as recommended by manufacturers.
Internal I.C to have double seal bolt down cover fitted and I.C's in traffic areas to have heavy duty covers fitted.
All gullies to be back inlet and roddable - wastes to discharge below grating but above water line.
Drainage runs indicated on drawing are assumed - checks to be made on site to determine exact locations before works commences. All redundant drainage to be capped and sealed.

Check to be made to determine if the existing drainage system is combined or separate. If system is found to be separate ensure that new connections are made to appropriate drain i.e. foul to foul / s.w to s.w and that there is no combination of above ground water systems.
100mm dia SVP to be provided as indicated - accessible rodding eye to base and to all changes of direction. SVP to discharge with caged outlet 900mm above windows or rooflights. Weathered slate fitted to roof penetrations.
Air relief valves (where specified) to be installed above the flood level of highest appliances overflow and in accordance with manufacturers instructions.
SVP casings to be demountable for waste pipe maintenance and rodding access.
Rainwater goods to be min 100mm gutters connecting to 75mm dia rwps - installed to manufacturers recommendations.
Where wastes are fitted in roof void - fit insulated and draught sealed access hatch in ceiling for maintenance access.

IC

IC concrete ring system on 200mm concrete base and haunching complete with cast iron cover double sealed and medium duty. Polypropylene chambers are only to be used to a depth of maximum 1200mm with 450mm diameter cover, all bases to be concrete with haunching and benched as applicable. Cover slabs to BS5911 minimum reinforcement A142 mesh with covers to soil usage. Rocker pipes to be used where required. Lintels over drains passing through walls ends of runs not terminating in an IC shall be fitted with rodding access points. Provide rodding access points to base of all SWP's.
Concrete base slab min 150mm thick C20/20, concrete benching C20/20, finished with 40mm granolithic.
Note - Inspection Chambers located internally to be fitted with double seal screw down heavy duty cover.
Construct new inspection chamber over existing / new drain run including new connections to drain within inspection chamber using 100mm dia. Sgw or other equal and approved under ground drain pipe work from 2 Nos rodable gullies with grated access plates as indicated to take waste discharge from kitchen and rainwater from roof.
All drainage, to be approved and inspected by L.A.B.C.O. prior to covering up.
Drains to be replaced / taken to existing mains near boundary, including IC and rodding eye as necessary to suit site conditions. Provide rodding access at the junction and to the base of internal / external s.v.p. as required.

SANITARY PIPEWORK

Sanitary pipe work in accordance with BS5572 and soil pipes and accessories with BS4514, 100mm diameter SVP positioned internally and surrounded in 25mm minimum glass fibre sound insulation quilt. If in a habitable room in 38 x38 softwood frame duct, covered with 6mm ply board and accessible throughout its length for maintenance and repair. Caged top of SVP terminating 900mm above any opening lights or venting in roof space using Durgo Air admittance valve by Marley Extrusions or similar approved. Discharging directly into an inspection chamber via 100mm pipe to SVP or direct to drain. WC waste connected by 100mm pipe to SVP or direct to drain. LB's, baths and sink to have 75mm deep seal anti-vac trap discharging respectively though 32mm, 40mm and 40mm diameter waste pipe to SVP or directly to BIG.
Branch connections from washing machines to be 38mm dia with washing machine trap, Combined branch connections to be min 50mm dia branch 1.7mts, max length of 40mm dia. 4.0mts
Rodding points to be provided at points where access cannot be obtained by removing traps. All sanitary pipe work to comply with the recommendations of BS 5572. All waste pipes to be UPVC Caroden terrain or similar approved

PLUMBING DETAILS

Where any two pipes combine the diameter of the waste pipe to be increased to min 50mm. 50mm pvc vent pipe to discharge 900mm above any opening within 3000 and be fitted with a cage pipe to be taken through the roof void and covering
Bath room to incorporate mechanical extract ventilation capable of extracting at a rate of no less than 60ltrs per sec which may be operated intermittently. Where vertical extract ventilation is used discharge pipes through a roof (fitted with a condensation trap)Where soil pipes pass through floors rodding access points to be fitted at junctions with additional rodding access point at the base of pipe. Where relevant, soil pipes to be clipped to joists at max 1000mm ctrs at min 1:40 fall Provide an insulated access trap for the purpose of maintenance and rodding points repair - Rodding access points within the roof void to be positioned as per building inspectors instructions, No opposed waste connections within 200mm of wc branch, kitchen sink to be provided with 75mm deep seal anti vac trap to discharge below grid level of big and above water line.

FOUNDATIONS GENERALLY

Excavate to form new strip foundations min 200x750mm wide to struct. Eng details and or building inspector's satisfaction.
For tendering purposes to be considered not less than 1000mm below GL.
APP doc Section 1E projecting min 200mm on each side of the supported wall with min 750mm cover to finished ground level taken down below invert level of any adjacent drainage to suitable strata and to a depth agreed with the Local Authority Building Inspector dependant on site conditions
All concrete to be ready mixed, grade C16 to strip and C24 to slab.
Foundations min 900mm below GL depth to invert of drain if within 1 mtr of foundations.
Min 750x200 concrete strip with A 142 mesh, 50mm min cover, depth to be determined on site between builder and DBS to full satisfaction of the LA inspector, any drains passing through foundations to be encased in 200mm concrete, provide RC lintel over drains passing through walls, provide rodding access points.
All work to comply in every respect and entirely with the building regulations new edition.

EXISTING FOUNDATIONS

To be exposed for inspection by the LA inspector and or structural engineer and any works to be carried out strictly in accordance with inspectors/engineers report and recommendations. Trench to be excavated along side of the wall and footing to be underpinned with concrete in 1mtr lengths as indicated on drawings to prevent collapse of wall.

UNDERPINNING

Allow a PC sum for underpinning existing foundations if during investigation by the LABC officer deems existing foundations to be inadequate.
Underpinning to be carried out in lengths in numbered sequence 1,4,2,53 etc, depth of underpinning to be determined on site and subject to sufficient sub strata bearing capacity.

GROUND FLOOR SLAB

Solid Ground floor construction (0.18 W/m2k minimum 'U' value required).
Excavate all topsoil and contaminated fill material from under floor slabs and back fill with stone and dust (M.O.T) in 150mm max compacted layers. 50mm sand blinded to receive d.p.m. If filling exceeds 600mm under floor slab, slab to be changed to a suspended concrete mesh reinforced type - details to be agreed with Building Control.
Lay 1200 gauge dpm onto sand blinding and fit perimeter insulation Celotex-T-Break TB4030 (30mm) insulation around slab perimeter. Lay 110mm Celotex Tuff -R GA4000 insulation or similar approved, (thickness to comply with manufacturers P/A table and to give 0.18 'U' value) to insulate slab - additional vapour control layer 1000g d.p.m laid directly over insulation. 100mm min thick concrete slab cast over reinforced with A142 mesh - level to match existing allowing for any floor finishes.
Floor dpm to lap new and existing walls dpcs. D.p.m joints to be taped and sealed using proprietary jointing tape. (NOTE: - refer to slab detail for methane or radon protection provisions which may be necessary to project).
Any airbricks covered by proposal to be ducted via 100mm dia ducts to new external walls and insert telescopic airbricks sleeved with cavity trays over to connect to outside air.

GAS MEMBRANE

Install gas membrane below ground floor - MONOFLEX -or similar approved gas retardant membrane sealed in accordance with manufacturers details and recommendations complete with vent outlets within cavity, gas sealed to prevent ingress of methane or similar gases.

GENERAL DETAILS - FLOORS and FOUNDATIONS

Where existing sub floor ventilation air bricks are covered by new build solid floor construction: - Duct air under the proposed floor via 100mm min diameter UPVC pipes. Extended into existing sub floor void and connected to external air via telescopic air brick end adaptors. Any contaminants found under the proposed extension to be adequately dealt with in accordance with Approved document C - (section 2) Where a drain through or under a load bearing wall, a RC lintel must be provided.
All drainage within 500mm of the works to be exposed, protected and back filled in accordance with the building inspectors instructions.

SECOND FLOOR

Timber
Floor 200x50mm SC4 .15 joists at max 400mm ctrs. ends built into wall and strapped down with 1000x50x6mm ms straps (joist hangers st. st) Provide lateral restraints to return walls nailed to 3 No joists, Provide all necessary trimmers around landings etc
Bracing / strutting timbers at 1000 ctrs between joists to gave lateral restraint.
Under draw ceilings in 12mm layer of plaster board lap tape and fill joints.
Plaster board to be scribed to perimeter walls and sealed with mastic seal to form robust joint and prevent air leakage,
Note insulation within floor to be dressed between wall face and last joist.
25mm flooring grade chip board or similar approved (25mm t&g board) to entire floor, min 100mm 10kg/m2 quilt to be dressed over joists between floor boarding and dressed up vertical sides of board, min 100mm insulation Kingspan
thermafloor TF 70 or 200mm thick rockwool insulation
100x25mm sw bull nosed skirting set proud of wall min 25mm
All floor joists spanning more than 2500mm to have 38mm wide solid strutting at 1250mm c\c. Floor joists parallel to external brickwork to be provided with lateral restraint via galvanized mild steel straps nailed to 3 No.
Floor joists with 38mm noggins in between and fixed to brickwork at maximum 1200mm c\c. Where the floor supports timber stud partitions, joists are to be doubled up. All joist ends built into the structure are to be suitably protected and adequately sealed to minimise air leakage, or joists may be supported on masonry type joist hangers.
Allow for levelling existing floor and include for replacing floor boards approx 6m2 (provisionally)
All structural timber to be stress grade C24 and double vacuum preservative treated - unless otherwise indicated on construction notes.
Moisture resistant floor (20mm chipboard / ply) or preservative treated min 20 mm timbers boarding to be provided to kitchens / utilities and bathrooms.
Floor voids to be in filled with 100mm - 10kg/m3 density acoustic quilt and under drawn with 12.5mm Ten (10kg/m3) plasterboard and skim finish to underside
Notching / formation of holes in structural timbers only to be undertaken in accordance with attached detail sheet. (No notching of roof timbers and floor trimmer beams is permitted).
Double floor joists bolted together to be provided under stud walls and bath tubs - timbers bolted together using 51mm diameter double-sided round toothed plate connectors and M12 grade 4.6 bolts at 600mm centres.
Stud walls to be min 75mm x 50mm s.w studs at 400mm c/s - infilled 10kg/m3 quilt with12.5mm Ten (10kg/m3) plasterboard and skim finish.
Double timbers to be provided around stair openings, roof lights and chimney stacks (min 50mm clearance) - bolted together using 51mm diameter double-sided round toothed plate connectors and M12 grade 4.6 bolts at 600mm centres. Proprietary joist hangers to suit joist width and loading to be provided at junction of all timbers.

CEILING FINISHES

Ceilings to underside of trusses / rafters are to be finished with 15mm foil backed plasterboard and finished off with 3mm skim coat of plaster
Ceilings to underside of intermediate floors to house(s) are to be finished with 15mm plasterboard with 3mm skim coat of plaster. (min density 10kg/m2)
Seal perimeter of ceilings to walls to form robust detail

TRIMMERS & TRIMMING POSITIONS

Provide required trimmers and trimming around:
a) Stairwell openings Staircase Manufacturer to confirm size prior to fabrication of staircase
b) Openings for soil stacks
c) Ducts for extractor fans or waste pipes
d) Void

JOIST STRAP LATERAL RESTRAINT:

30x5mm galvanised. ms straps fixed to 3no. joists @2m c/s, Provide 100x50 sw solid blockingbelow joists

STRUTTING:

Solid to be 3/4 of joist depth or proprietary galvanised herringbone steel struts. 1 No. row at midspan to joists spanning 2500-4500, 2 No .rows equally for spans greater than 4500mm.

SOUND INSULATION:

Provide 100mm Rockwool RWA45 or equivalent mineral wool insulation laid between joists on fibre glass mesh in accordance with AD Part E.
Soffit of floors to be battened out with 50x50 sw tanalised timbers secured laterally to existing ceiling joists, Under draw ceiling in 2/12mm layers of plasterboard with lapped taped and filled joints to receive skim coat finish, boarding to be scribed to perimeter walls and sealed with mastic sealant flush pointed, lay Kingspan tw50 insulation between noggins and provide capping covers for light fittings projecting into void of ceiling.

EXTERNAL WALLS

Brickwork to match existing as near as possible,100mm facing brick, 100mm block inner leaf, 125mm cavity with halfen or similar st st wall ties at 450mm staggered ctrs 250mm ctrs at quoins, Brickwork only below DPC, block bond new walls to existing and maintain cavity, close cavities at eaves with 2 layers of slate, close cavity at reveals with DPM or proprietary cavity closer, 100mm thick Kingspan K8 / TW 100 rigid insulationoe similar approved within 100mm cavity fixed to inner leaf to give min 'U' value of 0.15w/m2 deg C.
Blockwork 100mm thick Celcon Solar or similar, aerated thermo blockwork in accordance with BS 6073: Pt1, 440 x 215 x100mm block to receive 25mm insulated plasterboard on dabs or battens (U- Value 0.18 W/ W/m2K). Maximum length of internal wall not to exceed 6000mm without movement joint. Min. 7n/mm2 crushing strength, flush pointed and to receive 12mm plaster board and dabs finish internally) as by Thermalite or similar approved, skim finish to board to receive clients decorative finish
Facing brick and pointing to match existing as near as possible and to commence min 4 courses below DPC. All brickwork above and below DPC to be solid or frogged to BS 3921, below DPC to be class B engineering brick, flush pointed or similar approved., Allow for lean mix concrete cavity fill to GL splayed to outer face.
Allow for weep holes every 4th perpend
All wall ties to be st st safety pattern to BS 1243, 1978 or fish tailed type at 5 No / m2
Allow for weep holes as above and building in cavity trays as by Glidevale or similar approved to lintels etc.
St St wall ties to be HRT4 type to engineer's specification. Wall to be finished with 13mm plaster (min 10kg/m2 both sides)
All sockets switches, piped services etc are to be fitted within boxes / ducts of 22kg/m2 plasterboard with mineral wool as main wall
All new brickwork to be bonded to existing and cavities to be maintained - alternatively use proprietary bolted starter anchor system together with inserted insulated V.d.p.c (installed in strict accordance with manufacturers recommendations).
All return corners to be min 550mm unless otherwise indicated.
Proprietary stainless steel double triangle wall / vertical twist ties to be provided to cavity walls at maximum 450mm vertical centres and 750mm horizontal centres - staggered across wall elevation. 225mm max vertical centres at reveals.
Ties to be long enough to have 50mm minimum embedment into wall. Proprietary insulation clips to be provided to suit cavity insulation system.
All lintels to have 150mm end bearing and all timbers to have 100mm min end bearing.
Steel beams to bear onto concrete pad stones min 300mm X 250mm x 150mm deep. Where only 100mm seating is possible (i.e. no pier provided) steel to sit on minimum 450mm long x 100mm wide x 150mm deep concrete spreader pad stones. Piers and walls under steel to be made good and rebuilt if formation of openings has weakened structure or structural engineer has specified a rebuild. Steel beams to be bolted to pad stones via M12 bolts.
Cavities to heads of wall to be closed with mineral wool quilt and dressed over wall plate to prevent cold bridging.

WALL TIES

To be stainless steel ties or similar fixed at 450mm centres vertically and 750mm centres horizontally staggered. At jambs reveals ties to be at 225mm centres vertically and within 150mm if the opening & to be embedded min 50mm into the joint

DAMP PROOF COURSE

Main horizontal damp proof course to be bituminous fibre based laminated with lead core to BS 6398, BS 743 Type Door E to be laid min 150mm above ground level with lap joints 150mm, Other damp proof courses / membranes to be polythene to BS 6515 vertical DPM of 225mm width to be used at all cavity closers and project min 25mm beyond wall face.
Cavities to be closed at all openings using insulated cavity closers with lintels acting as closers to head of openings, alternatively cut brick or block to eaves and verge
Cavity closers to BBA 2648

Party walls

Party walls in roof space to be closed using fire stop quilt, walls below roof covering to have 100mm fire stop quilt placed over prior to roofing felt being installed, expansion / movement joints to be specified by structural engineers, wall ties as per previous note both sides of joint 225mm from joints- non setting butyl mastic seal on compressed packing to joints.

THERMAL BRIDGING AND AIR LEAKAGE

Thermal bridging and Air leakage to be limited by compliance with Robust Construction Details for dwellings and similar buildings. Provide Air leakage-Measures designed to reduce air leakage from the building. Air tightness measures will depend on the form of construction and level of workmanship. The objective being to form a definable, continuous air leakage barrier around the dwelling.

Ways of preventing air leakage to be considered at every penetration of this 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 floor level, top and bottom (e.g. boxing in to SVPs). Seal any service penetrations Select the appropriate sealant or gap filler for the size of gap and degree of movement anticipated. Pipes over 40mm in diameter passing through compartment walls & floors are to be fitted with intumesent collars.

LINTELS

Lintels to be to BS 5977,pt 2 1983 existing lintels to be checked for stability.
New lintels type IG L1/ HD 100 or similar approved, min 150mm minimum bearing and galvanised steel or pre-painted finish with cavity trays or DPC's over as required, allow for ½ hr fire protection to soffit and other surfaces of lintels as necessary by fixing 12mm plaster board /master board or similar approved, fixed with proprietary fixings, cavities to be closed and insulated.
Lintel complete with integral insulation by lintel manufacturer.
Lintels to be suitable for loading and spans, complete with cavity tray over with stop ends and weep holes at 900mm ctrs min, 2 per cavity tray
SEE CONSULTANT ENGINEERS DRAWINGS and CALCS

All lintels to have 150mm end bearing and all timbers to have 100mm min end bearing.
Steel beams to bear onto concrete padstones min 300mm X 250mm x 150mm deep. Where only 100mm seating is possible (i.e. no pier provided) steel to sit on minimum 450mm long x 100mm wide x 150mm deep concrete spreader padstones. Piers and walls under steel to be made good and rebuilt if formation of openings has weakened structure or structural engineer has specified a rebuild. Steel beams to be bolted to padstones via M12 bolts.
Steel beams e.g. r.s.j's, u.b's etc to be coated in zinc primer prior to building in and to be spaced and bolted together via M12 bolts and spacers at 1000mm c/s (unless specified by structural engineer). Fully encased in 2 layers 12.5mm plasterboard and skim support on 50 x 50mm cradle to give half hour fire resistance (web flanges packed with mineral wool to reduce cold bridging)
Lintels over openings to be proprietary insulated steel lintels e.g. Catnic or I.G etc - lintel type to be suitable for loading configuration and spans. Install d.p.c cavity tray over with stop ends and weep holes at max 900mm c/s - min 2 per cavity tray. Where 100mm cavity is specified ensure correct lintel is used to deal with wider cavity. All lintels to be encased in plasterboard to give half hour fire resistance.
Internal door openings (max 1200mm opening size) to have 150mm x 100mm reinforced concrete lintels over or proprietary steel lintels of approved manufacture - min 150mm end bearing.

STEEL BEAMS

All RSJ/U.BEAMS to be wire brushed, hand chipped and receive 2No coats of zinc rich oxide paint prior to fixing. Provide 2 layers of 12mm Fire line board linings with skim finish to give half hour fire resistance. For size position and fixing instructions: SEE CONSULTANT ENGINEERS DRAWINGS and CALCS

CAVITY BARRIERS

Provide Rocksil cavity stop sock or similar approved to fully fit the cavity, to be friction fitted as required by designer, vertical barriers to have all joints closely butted & horizontal barriers to be fixed side by side at their joints with a lap of at least 150mm, the junctions between vertical and horizontal barriers should be closely butted for horizontal applications a dpc cavity tray with a min upstand of 100mm must be installed immediately above barrier
Barriers to be installed within cavity adjacent to all separating walls and floor positions.

INTERNAL WALLS .

Stud partition walls at ground/first floor are to be faced with plaster board and skim finish both sides, studs at max 600mm ctrs and incorporate all necessary noggins and fixings. All stud walls to be fully insulated using Celetex / Rockwool or similar insulation
Partitions to bathrooms and WC; s should incorporate a sound deadening insulation quilt to achieve a min sound reduction of 30db at a frequency range of 100-3150 kHz
Skirting boards to be 100x25 sw bull nosed or to match existing, plugged and screwed to walls spaced off walls min 25mm spaced of floor min 5mm.

DEMOLITION

Remove existing windows, frames doors as directed, make good to floor, walls etc.
Remove brickwork/blockwork below cills
Remove all defective wiring, sockets switches etc
Remove all defective plumbing /sanitary appliances
Remove all defective timbers to floors walls ceilings etc.
Remove existing kitchen fitments as necessary
Remove existing heating system / boiler
Allow for making good of all surfaces prior to reconstruction and fitting of new appliances.
Remove existing wall tiles
Remove existing stairs
Remove conservatory / garage / out buildings
Strip out all existing timber screens, doors, windows, frames, architraves, walls and ceiling plaster and any redundant timber works. Walls to be left in a suitable condition to receive new wall and ceiling finishes as specified.

CHECK EXISTING

All existing beams/lintels to be checked for stability, replaced as indicated. Renew all defective beams check all brickwork below beams and cut out and replace defective areas of brickwork.

FLOOR FINISH

To clients requirements. Slip resistant finish, adhesives in accordance with manufacturers details and recommendations. Seam weld all joints as necessary.
Concrete floors/timber floors to receive clients specified finishes to be confirmed by client.
S/cement screed min 65mm thick to be steel trowel finished to receive carpet finish. Apply dust inhibitor in 2 coats in accordance with manufacturer's details and recommendations prior to installing floor finish.
Carpets on manufactures recommended adhesive.
Sheet vinyl / tile finishes to be applied on manufactures recommended adhesive, seam welded joints and coved skirtings.
Ceramic tile / quarry tile finis applied on adhesive / s/c bed, provide moisture resistant grouting flush pointed.
Remove all arrisses from timbers prior to priming and painting one undercoat two coats gloss finish.

RAFTER ROOF

ROOF
Concrete interlocking tiles mechanically fixed with terracotta ridge laid broken bond with min head lap of 75mm to match existing as near as possible. on 40x25 softwood tanalised roof batons, .(wire cut or improved nails)gauge and lap as per manufacturers recommendations for a pitch of 20 / 40 degrees on Andersons Twin Plex type 1F reinforced under slating felt (breathable) (or similar approved to BS 747). Breathable Felt to be fixed with second galvanised nails 20mm into rafters with minimum 150mm overlaps and 50mm dressing into gutters, Flashings to be Code 4 with laps and per felt fixed into brickwork with lead wedges
Roof timber sizes as follows:
150x50mm C16 ceiling joists.
175x75mm C16 binders at 1500mm centres.
50x25mm C16 ceiling hangers at 1500mm centres along binders.

150x50 roof joists (Rafters) at 600mm centres and BAT clipped to 225x100 purlins and 100x75mm wall plate. NOTE wall plate to be strapped down to wall at minimum 2metre centres. Hip timbers 275x75 spliced to wall plate complete with 100x100 dragon ties secured to wall plate. Purlins to be built into wall and strapped to wall with 1000x50x6mm MS straps. 150 x50mm ceilings joists and 600mm centres built into wall, under draw ceiling in 12mm plaster board and skim, provide and lay minimum 300mm Rockwool insulation or similar approved (300mm Kingspan) to entire roof area, (to achieve min U value of 0.15 w/ms deg C). Trim out to form loft access within ceiling as indicated on drawings. Provide 2x air bricks within gable walls at high level minimum 225x150mm.
Andersons Roofing grade felt to be dressed over roof joists and Glidevale Eaves Vent into gutter, 150mm laps to felt no vertical joints. 125mm half round PVC gutter seamless, 19mm EQ plywood fascia and soffit to line with existing fascias and soffits.
Allow for softwood stud bracing between joists at mid span fit eaves/rafter ventilator spaces at abutment detail with existing side elevations. Fit FV 250 ventilators all as by Glidevale. Provide 0.3metre % ventilation to roof void by inserting eaves vent grills (fitted with insect guards). Ceiling incorporating vapour barrier to be foiled backed 12mm plasterboard with taped and skimmed finish. Ceiling height above finished floor level to be approximately as existing.
Wall plate 100x75,mm softwood. NOTE - proposed eaves are nominal only and may be amended on site as necessary to suite site conditions.
Areas of sloping ceilings to be insulated between rafters with min 150mm Kingspan therma pitch TP10 / Kooltherm K7 and under drawn with 75mm thick Kingspan thermawall TW56 board on 50x75 sw counter battens with 12mm thick foil backed plaster board. 50mm airgap to be maintained above insulation to ensure adequate cross flow ventilation to roof void. (to achieve min U value of 0.15 w/ms deg C)
Proprietary eaves sleeving provided to maintain unrestricted roof ventilation. Facia/soffit provided to match the existing, packed off brickwork to provide cross ventilation with 25mm air gap fitted with insect mesh. Rainwater to discharge via a 125mm seamless gutter to match existing to discharge via a 75mm black square section PVC rain water pipe into a newly formed and existing trapped gully as per proposed plan, into existing drainage system.
Trim out to form loft access within ceiling as indicated on drawings. Provide 2 number air bricks within gable walls at high level minimum size 125 x 150mm Valley's to be formed using 19mm exterior plywood with Code 4 lead valley gutters max length of any one single piece of lead not to exceed 1500mm. Where the new roof abuts the existing walls a continuous cavity tray is to be inserted above the line of the roof. The cavity tray is to discharge above the level of the lead flashings by means of weep holes every 4th Perpen
Roof penetrations to have lead slates or proprietary slate vents. All roof coverings to be fixed in accordance with manufactures written specification

ROOF RESTRAINT STRAPS :

30x5mm MS straps (galvanised) at 2000mm max. ctrs fixed over inner leaf of external wall and screwed to 3 No. Trusses at both ceiling and roof level, and in accordance with A.D. Section A1/A2 Part CC33-37. 75x50 sw noggins are to be fixed below all gable peak and ceiling line straps.

PLASTERBOARD EDGE FIXINGS:

50x38mm sw noggins fixed between trusses or perimeter edge fixing 50x38mm sw noggins at 600mm cts for partition head fixing with 125x19mm board fixed central over partition head rail for plasterboard fixing.

VALLEY AT ROOF INTERSECTIONS:

Form Code 4 lead valley or install proprietary GRP preformed valley trough on 255x19 softwood valley boards fixed to main roof trusses and diminishing trusses/sw rafters. Provide 175x32 sw lay boards fixed to main roof trusses to support ends of diminishing trusses/rafter feet.

EAVES:

Preservative treated 200x25 sw fascia with 12mm WBP quality ply soffit board 25x25 sw framing.

VERGE:

Preservative treated 200x50 sw bargeboard on sw gable ladder fixed to last truss

ROOF LIGHT

VELUX or similar approved
Velux roof lights incorporating proprietary flashings, seals weather and finishing strip covers to be fixed within trimmers set out to suit size of windows, Velux windows by specialist manufacturer complete with all necessary flashings, seals vents and trimmings as standard, Trim out roof timbers to receive roof light and make good to surrounds, insulate voids around trimmings. Roof light to be manually operated, (allow for electrically operated window operated by weather sensors wired to mains supply and complete with emergency cut off, - wire to smoke alarm system)
Glazing to be Pilkington's. Antisun K glass as general specification for glazing.
Glazing to be double glazed hermetically sealed units pinned and beaded to frames as per manufacturers recommendations
Frames to have trickle vents
U value of roof light to be 1.4 w/m2 deg C

RAINWATER GOODS

Gutters generally to match existing
Marley UPVC rainwater gutters discharging via 65x65 upvc down pipe square section/dia. Semi universal gullies
Rainwater system designed in accordance with marley extrusions rainwater system design guidance and the min requirements are indicated, any alterations must have the flow capacity of at least 2.3l/sec.
Gutters to Dormer roofs and hipped ends to discharge to main roof
125mm UPVC gutter fixed to fascia and laid to falls at 1:600 into 75mm UPVC down pipe fixed to wall face to be black. All connected to BIG below grid level and above water line, discharge to main drains

WARM ROOF EPDM

EPDM Rubberized roof on 25mm WDP deck applied in accordance with manufacturer's recommendations, minimum 150mm laps complete with breather membrane, and Felt dressed up 150mm to walls, built into brick joints. Dress EPDM over fascia into gutter. Install on manufacturers recommended vapour barriers using recommended adhesives, Insulation to be laid over decking and roof joists using King span or similar compressed insulation type K5 therma roof min TR 31 min 150mm thick, over joists and 50mm thick therma wall below joists to give U value of 0.15 w/m2 degC.
Decking secured to firring pieces on50x50mm sw tanalised counter battens and joists, size of joists ----------. @ 450/ 600mm ctrs IG gal steel herringbone strutting fixed in accordance with manufacturer's details and specification.
1:70 fall to roof using firring between plywood and battens maintain 50mm air gap between insulation and roof deck
Under draw ceilings in 2x 9mm layers of plasterboard and skim, lap, tape and skim joints. Fascia set proud of wall face by minimum 25mm, allow permanent ventilation to fascia and soffits.
All gaps between elements must be sealed to reduce unwanted air leakage, e.g. follow robust detail sealing as described below:
Provide vapour control barriers on the warm side of insulation - including insulated ground floor construction (follow appropriate manufacturer's detailing requirements).
Use joist hangers to support timbers or seal all junctions of structural timbers/ steel etc where built into an external wall with mastic sealant.
Mastic seal all junctions of doors / windows and walls and under the edges of skirting boards / architraves.
Seal around all services penetrations through the external structure, seal all junctions of walls / ceilings with ducting and close off the tops of all vertical ducts e.g. s.v.p boxings.
For dry lining ensure continuous ribbons of adhesive are provided to fix dry lining at perimeters of external walls, openings, around services e.g. socket outlets etc. The sealing of dry lining on dabs is very important, as it is a key area of air leakage.

COLD ROOF SLOPES

Kooltherm / thermaroof k7 min 150mm thick with thermawall TW56 below rafter's min 50mm thick. Sarking board to be either laid between rafters to give U value of 0.18 W/m2k and ensuring 50mm clear ventilation gap full length of rafter or fixed to underside of spar. 52mm thick (40mm insulation) Kooltherm K18 board complete with plaster board to be fitted under the rafters. The contractor shall ensure that the insulation board is extended to the outer leaf to avoid cold bridging.. Over all insulation thickness 150mm - U value achieved 0.18w/m2 deg C

LEAD WORK

All lead flashings to be installed in accordance with Lead Association details and recommendations, all joints and seals to be checked for water penetration prior to completion of the works. Lead to be treated with protective Patenation oils solution as recommended by Lead Association. Flashings and cavity trays to be Code 4 lead to BS1178 and overlap minimum 150mm above abutments. Code 5 lead to be used for valleys with non-woven polyester isolation underlay provided underneath (all lead work to CP143 Part 2). Cavity trays to be installed at abutments in roof/walls, sited minimum 150mm above any such abutments trays to be installed over lintels as required, provide weep holes every 4th purpen with proprietary weep vents. Lead to be complete with all necessary welting, fillets and minimum 150mm lap joints as recommended by Lead Association.
Code 4/5 lead apron, code 5/6 lead back gutter and code 4/5 lead stepped flashing to chimney stacks / walls
Flashings and valley gutters- milled sheet lead to BS 1178 to the size recommended in BS 6915, solder to BS 219 grade J or D, copper clips to be cut from 0.6mm sheet to BS 2870 hard temper.
St St clips to be cut from strip to BS 1449 (grades as BS 6915) min 375mm thickness min 50mm wide
Copper nails at 75mm ctrs to BS 1202 Part 2 jagged shank min 20mm long with large flat heads, screws to be brass or stainless steel to BS 1210]coat backs with bitumen any lead in close unventilated contact with concrete, mortar or other alkaline materials to BS 3416 type 1

DORMER CONSTRUCTION (FLAT ROOF)

Cheeks and front above main roof line to be vertically hung tiles to match main roof on 38x19 treated sw horizontal battens on 38x25treated sw vertical counter battens on tyvec breather membrane on 10mm thick sheathing play on 100x50 stud framing with 38x75 noggins(Note walls within 1 mtr of boundary to have 12mm superlux applied over plywood to give min 30min fire resistance) 50mm thick Kingspan TW52 and 10mm thick foil backed plaster board to inner face , studding to be packed with min 100mm thk Kingspan Thermawall TW55 or similar approved, framing to incorporate all necessary soleplates, head plates and bearers, Dormer cheeks supported off 2 No rafters bolted together. U Value achieved 0.27w/m2 deg C
Flashings and gutters 225x25 code 5/6 line sw valley boards lead sheet length min 1,5mts min lap 115mm copper nail fixed Code 5/6 lead flashing to dormer jambs, cills and cheeks
Dormer roof to be formed from Andersons Elastomeric Felt in three layers on 25mm WDP deck applied in accordance with manufacturers recommendations, minimum 150mm laps, complete with breather membrane, Felt dressed up 150mm to walls, built into brick joints. Dress felt over fascia into gutter. Decking secured to firring pieces on50x50mm sw tanalised counter battens and joists, size of joists ----------. @ 450/ 600mm ctrs IG gal steel herringbone strutting fixed in accordance with manufacturer's details and specification.
1:70 fall to roof using firring between plywood and battens maintain 50mm air gap between insulation and roof deck
King span or similar compressed insulation type K5 therma roof min TR 31 min 150mm thick between joists and 50mm thick therma wall below joists to give U value of 0.18 watts per metre squared. Under draw ceilings in 2x 9mm layers of plasterboard and skim, lap, tape and skim joints. Fascia set proud of wall face by minimum 25mm, allow permanent ventilation to fascia and soffits.
Proprietary eaves sleeving to maintain unrestricted roof ventilation, provide 225x25 sw fascia and 9mm EQ ply soffit on 38x38 battens packed of brickwork/timber dormer cheek maintain 25mm air gap to give adequate cross ventilation - external boarding to receive render finish applied on expamet or as manufacturers recommendations.

STAIRS

Stairs to Part K of the Current Building Regulations.

Rise------ Going ------- Pitch 42 degrees

Handrails to be minimum 900mm above nosings. 1100mm above landing levels, minimum 2 metres clear headroom above nosings. Timber stairs 25mm softwood treads, 19mm WBP risers, 25mm softwood strings minimum 900mm clear opening between string and handrails, under draw soffit of stairs in 2x9mm layers of fire line board or similar approved. Stairs by specialist supplier to be in accordance with manufacturer's recommendations and details. Minimum 99mm spacings between vertical balustrades, 99mm spacing between bottom rail of balustrade and string/nosing.
Balustrade should be able to resist a horizontal force of 0.36KN per metre. Any stair winders to be formed in three tapered steps with a minimum 50mm tread at the newel post. Staircases to have a minimum headroom of 2000mm clear.

GUARDING: TO STAIRCASE / LANDING / VOID

Provide Handrail 900mm above pitch line to staircase together with 900mm minimum high guarding as required Provide 1000mm high balustrade (1100mm to common areas) and guarding to staircases and landings. All balusters to be vertical and be so constructed to give 99mm maximum gap between any balusters in open balustrades. Guarding to withstand 0.36Kn/mm horizontal force.

WINDOWS

All windows to be double glazed, frames set back 65mm from wall plates, DPM pinned to perimeter of frames and sealed with Poly Sulphide mastic sealant, flush pointed. Escape window to each habitable room to be incorporated, minimum 450mmx750mm opening, glazed area of window minimum 1/10th of floor area opening light 1/20th of floor area. Glazing below 800mm (doors/windows) to be toughened/laminated glass. New windows in existing openings to match existing style as near as possible. Windows in new openings to comply with Part L of the current Building Regulations All windows/doors to be installed in accordance with FENSA Registered installer. Allow for building in of frames. Windows to have trickle ventilation, 4000mm squared vents by Glidevale or similar approved (night vents) in head section. Double glazing to have 20mm air gap and low E coating or double glazing 20mm air gap (argon filled) and soft low E coating.
Planitherme Low E heat reflective glass to all doors, windows / roof lights etc fixed with security tape and beads to BS 5713
Patio doors to have minimum 10,000mm squared ventilated area; trim vents to provide 5,000mm squared to habitable rooms, 6,000mm squared over all structure. MDF boards sill, U value of proposed windows to be better than 1.4W/m2 to compensate for solid or half glazed doors, one window in each floor habitable room and bedrooms to have a clear unobstructed opening. The bottom of the openable area to be no more than 1100mm above floor level, sashes lower than 1350mm from floor level to be fitted with restrictor stays restricting openings to 100mm. All opening sashes in ground floor windows to have lockable handles, first floor windows are not to be fitted with lockable handles, all top hung vents minimum 450mm deep. All first floor windows are to have easy clean hinges. All windows over paths and first floor windows are to have child proof restricter stays fitted.
Glazing in critical areas to comply with Part N1 / K 4 of the currant building regulations. Glazing within 1500mm of floor to be Toughened / laminated glass(tempered) to Class C BS 6206, / EN 1250, Glazing to be permanently marked and visible on glass, double glazed units to both panes apply.
Obscure glazing to be 'Pilkington's Cotswold' or similar approved
Double glazed units through out are 6.4/20/4mm K glass.
Provide 50x25mm sw curtain battens with 150mm overlaps to reveals.
New replacement windows to achieve min U value of 1.4 w/ms deg C
Band C certificate of compliance to be provided to building control on completion of the works.
New and replacement doors with less than 50% glazing and solid doors to be fully draught proofed and double glazing to achieve min 1.4 w/m2 - certificate of compliance to be issued to building control on completion of the works.
Windows and doors to be safety glass to a) glass below 800mm above floor level b) to doors and side panels within 300mm of door edge.

ESCAPE WINDOW

All escape windows to have a minimum unobstructed opening of 850x500 wide with the bottom of the opening no more than 1100mm and no less than 800mm above floor.

EXTERNAL DOOR & WINDOW FRAMES

Windows and doors are to be designed by manufacturer. Constructions to give maximum U value 1.6 W/msq/K. All external door and window frames to be fully draught proofed. All dimensions to relate to nominal structural opening sizes.
Manufacturer is responsible for checking structural opening sizes prior to component fabrication
Door and window frames to be set back min 65mm from wall face. Frames secured to perimeter reveals and sealed with polysulphide mastic sealant flush pointed. Cavities at reveals to be closed and insulated. Using proprietary cavity closers

JOINERY

Doors to be half hour fire resistant, style/patter and hard ware of doors and windows to clients on site specification (assumed to match existing frames) Floor to sill heights to be not less than 800mm. Total area of glazing to be not less than 1/10th proposed floor area and opening lights 1/20th. Window sizes shown are nominal only and may be amended on site as necessary; allow for toughened glass to BS6206 to all critical locations as indicated. Paint finish to woodwork to be 1x primer, 1x under/coat and 2x coats gloss/mat finish.

SKIRTING BOARDS AND ARCHITRAVES

25 x 175mm skirting boards and 25 x 75mm architrave's, Taurus profile all neatly mitred, knotted, primed, under coated and glossed (finish and colour to be confirmed with client prior to ordering).

MOVEMENT JOINTS

To be in accordance with BS5628 part 3 1985, Clause 20 and to comprise butting blocks up against 10mm rigid filler with Ancon Clarke PPS ties 200mm long every second bed joint with de-bonding sleeve on one side. Internal stop bead to be used with a light weight plaster, joints in brickwork to be mastic sealed externally. Movement joints in blockwork to be positioned 3 meters in from internal/external corners and then at 6 meter centres.

MORTAR

For external walls at 7N blockwork only use Class (ii) 1:5:4.5 cement lime sand mix. The mixing and use of mortar shall be in accordance with BS5628 Part 3 Plasticisers should comply with the requirements of BS4887 and should be used only with the written permission of the designer. For internal walls only use Class (ii) 1:5:4.5 cement lime sand mix the mixing and use of mortar shall be in accordance with BS5628 Part 3 plasticisers should comply with the requirements of BS4887 and should be used only with the written permission of the designer.

STUD PARTITIONS

Form stud partition walls out of 75x50mm sw components. Stud spacing to be up to 400mm max centres. Finish walls with 12.5mm plasterboard fixed to studs with Drywall screws. All joints to be taped and finished with 3mm-plaster skim.
All partitions without a doorway are to have 75mm Rockwool RWA45 or equivalent mineral wool insulation fixed between studding and face of partition to habitable room side and to be finished with 12.5mm 10kg/msq board and sealed with two coats of drywall sealer. Note these walls to incorporate additional horizontal and vertical studs or 12mm plywood secured to noggins prior to receiving plaster board as required to take heavy fixtures such as sanitary fittings and base and wall units. Where stud walls are to be finished with wall tiling they are to include two horizontal rows of studs for additional support to the boards. Partition head fixing: 50x38mm sw noggins between joists for plasterboard edge fixing, and dry partition head fixing at 600mm centres where partitions run parallel with joists. All studs sat directly onto screeded finish are to incorporate a DPM. All arises to have galvanized steel angle beads prior to plastering. Moisture resistant plasterboard to bathroom areas.
Note plaster board to be scribed and sealed to perimeter walls floor and ceilings and sealed with silicone sealant flush pointed. Double joists under all stud walls where possible or practicable

FIRE PROTECTION

All structural steelwork in boundary conditions to receive in tumescent paint finish (colour to match existing) to all faces to achieve one hour fire resistance in accordance with approved Document B appendix A table A2. Intumescent paint system to be Bowlem Fire Shield or similar manufactured by Bowlem fire Protection Unit 7, King William Enterprise Park, King William Street, Salford, M5 2UP. Tel 0161 876 4849, All fire protection systems to be installed in strict accordance with the manufacturers instructions.

PREVENTION OF FIRE SPREAD

All elements of structure to have a minimum half hour fire resistance. First floor joists to be under drawn with minimum 12mm plaster board and 5mm skim plaster. Roof covering designated AA, cavities to be closed at wall plate level and above all external openings. All walls to have a minimum Class 1 surface spread of flame characteristic. Compartment walls and separating walls should be taken to the underside of the roof covering and fire stopped in accordance with Bre defect action sheet No 8.

FINISHES

Block walls to be finished in traditional render and set plaster finish.
Stud walls are to be faced with plaster board and skim. Plaster board thickness is to be as recommended by manufacturer to suit the stud work, Ground floor and ceilings are to be underlined with plasterboard and skim. Under line the bottom Chord of truss at first floor with plasterboard and skim, the ceiling is to incorporate a continuous vapour barrier with all joints constructed as recommended by the manufacturer. The thickness of the plaster board is to be as recommended by the manufacturer to suit the joist centres.
Walls to receive 2 coats emulsion paint (eggshell / silk)
Ceilings to receive 2 coats emulsion paint (eggshell / silk)
Wet areas to receive 2 coats moisture resistant eggshell finish
Timber work - remove all arrisses from timbers apply 1 undercoat, 2 coats gloss paint to all surfaces.
Provide 3 course (150x150) ceramic tiles above kitchen work tops.
2 course ceramic tiles above WHB and taken across bath and full height to all 3 sides to the bath.
Fully tiled behind cooker and washer space
Floors to receive slip resistant sheet vinyl to kitchen and bathroom as noted, colour and type to client requirements

VENTILATION

Mechanical extract ventilation to the kitchen is to be provided capable of extracting at a rate of 60 litres per second (or incorporated within a cooker hood and capable of extracting at 30 litres per second which may be operated intermittently for instance during cooking). Mechanical extract ventilation to bathroom and WC to be provided capable of extracting at a rate of not less than 15 liters per seconds with a minimum of three air changes per hour operated by light switch with a 20 minute override. Mechanical ventilation by Expelair or similar approved provide trickle vents to all new windows for permanent ventilation.
Ventilation equal to 5% of floor area is to be provided to all habitable rooms, background controllable ventilation to be provided by means of window mounted trickle vents, 35k (mm2) per3 bed type, 30K per 2 bed type.
Mechanical ventilation to be achieved via Passivent / vent axia passive system or similar approved Comprising:-
Bath room- Wall mounted heat recovery centrifugal fan, ducted to outside air with humidistat control fitted not to conflict with passivent solution.
Entrance level WC - Wall mounted heat recovery centrifugal fan, ducted to outside air (wired to light circuit where no opening window) not to conflict with passive solution.
Kitchen - Wall mounted heat recovery axial fan, ducted to outside air with switched spur operation, not to conflict with passivent solution.
Extract fans vented to external air
All doors to be undercut by minimum 10mm to permit airflow.

CONTROLLED SERVICES

Where fixed building services are to be provided or extended - Contractor is to ensure that they comply with the Domestic building services compliance guide. Ensure system is commissioned with all parts working adequately - Regulation 44 requires installer to provide a notice confirming that the fixed building services have been commissioned in accordance with the Domestic heating compliance guide procedures on completion of the works.

BOILER

Any new domestic installations or replacement domestic boiler to be a condensing boiler. Any new boilers to have a min SEDBUK rating of 90%. Condensing wall mounted with a balanced flue / stainless steel guard to outlet
Oil fired boilers to have a minimum SEDBUK rating A
Solid fuel boilers efficiency rating to be not less than that recommended for its type in HETAS ltd certification scheme.
Your Gas Safe registered installer to be certified in energy efficiency for domestic heating or an equivalent certificate.
If the registered installer establishes that it would be unreasonable or to costly to install a condensing boiler, they must complete a standard declaration form in accordance with the guide to condensing boiler installation
Assessment procedure for dwellings, copies of the assessment to be issued to building control for approval before installation commences, copy to be retained by house holder.
Flues to discharge in accordance with manufacturers instructions and to meet building control approval document J.
A copy of the boilers building regulation compliance certificate from the Gas safe installer to be provided to building control on completion of the works.
Where exceptional circumstances exist, the following minimum SEDBUK ratings apply MNC /LPG 78%. Oil 85%
Boiler to be installed in strict accordance with manufacturer's instructions, installer to consider siting of the flue to avoid visible plume/wetting of surfaces causing nuisance to neighbouring properties.
Liquid condensate to discharge to a suitable foul drain (not surface water) Condensate pipe work to manufacturers instructions generally max 3.0 mts long. Installed where external with 75mm deep condensate trap to prevent smells entering the building. Flues discharge in accordance with manufacturers instructions and to meet building regulation approved document J
Copy of boilers building regulation compliance certificate from the Gas Safe registered installer to be provided to building control and house holder as evidence of compliance.
If there is notifiable electrical works to be under taken as part of the boiler installation and the plumber /electrician is not registered with the governments (ODPM) Electrical competent persons scheme a building regulation application will be required for the electrical works.
Boiler model to be used WORCESTER BOSCH condensing boiler or similar approved or Glow worm Flexicom 30 CX wall mounted gas fired condensing boiler with standard horizontal flue.
Controls RWB27 two channel programmer to full 7 day control, 2 or 3 daily on/offs, manual over ride and boost facility.
Radiators Rettig/ Stellrad compact style radiators complete with top grilles and end panels. All radiators to have TRV's except in rooms where thermostats are to be fitted.
NOTE
Provide hot and cold taps for washing machine in kitchen layout
Provide isolating valves to all services at accessible location adjacent to the fittings for maintenance purposes

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING OR ERECTING MATERIALS DO NOT SCALE.

PROPOSED ELEVATIONS

scale 1:100 / 1:50 — 01 02 03 04 05 06 07 08 09 10m / 01 02 03 04 05m

J.KENDAL
9 SOUTH SQUARE
THORNTON-CLEVELEYS
FY5 1JP
Tel No. 01253 857962
Mob No. 07703 348857

Drawing Title
PROPOSED REAR DORMER, ROOF REEPLACEMENT and WRAP AROUND SINGLE STOREY EXT.N

Project Title
Mr and Mrs M. GREEN
21 THROSTLE GROVE
BURY, BL8 1EB

REV.	DRG.NO.
	JK / 2212_002
DATE	SCALE
MAR 2026	1:100, @ A1