

PARTITIONS – TIMBER STUDWORK
New timber studwork partitions formed in 75 x 50 x 4 @ 600mm centres clad each side with 12.5mm plasterboard with plaster skim finish.
All new partitions to be insulated with 100mm mineral wool insulation.
Double joists to be positioned below parallel running walls.

Any new or domestic boiler installation or replacement to be a condensing boiler.

Extension of exg. heating system be carried out by GAS SAFE approved contractor.

Main natural gas and LPG boilers to have a min. SEDBUK rating of 90%
Oil fired boilers from 1st April 2007 to have a min. SEDBUK rating of 90%.

Installation :-

hot water system

In order to install in strict accordance with manufacturer's instructions, boiler to consider state of flue to avoid visible plume & wetting of surfaces. Liquid condensate to discharge to a suitable foul drain not surface water. Condensate pipework to discharge as per manufacturer's instructions but generally max. 3m long, insulated where external, with 75mm deep condensate trap to prevent smells entering building.

Boiler to be installed in accordance with manufacturer's instructions and to meet Building Regulations approved provisions 1.

Completion certificate - copy of boiler, Building Regulation Compliance Certificate from the GAS SAFE or OFTEC registered installer, to be provided to building control and householder as evidence of compliance.

VENTILATION
Mechanical extraction to be provided to kitchen, bathroom, W.C., en-suite, utility and garage.
Heating and domestic hot water provided by wall mounted balanced flue gas fired boiler to have its balanced flue positioned a minimum of 200mm from any opening and 600mm from the corner and have a terminal guard, if within 200mm of adjacent ground level.

- Kitchen ventilation to be capable of providing 30 lit/sec or 50 lit/sec extraction if further than 300mm from centre line of hob.
- Utility room extract to have 20 lit/sec and 15 lit/sec over an connected to kitchen.
- Bathroom / en-suite / w.c. extract to provide 15 lit/sec extraction.
- Internal bathrooms to be provided with extract equal to 3 air changes per hour and have 15 minute over run ducting to outside air.
- All habitable room windows to have an opening light equal to 1/20th of floor area.
- All new windows to have controllable trickle vents to provide background ventilation (i.e. 5000mm²).
- Kitchen 2500mm²
- Utility room 2500mm²
- Bathroom 2500mm²
- Sanitary 2500mm²
- All doors and windows to have draught excluders.

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DISCUSSION

When using a r.c. pipe and fittings that is self draining falls not less than 1:70. There are problems with the bedding as sand/gravel is not used and the 150mm to 200mm bedding is not compacted. The bedding is not to be 300mm filled to underside of foundation level with concrete.

Drains within 300mm of underside of slab to be recessed 150mm concrete

Drains in suspended ceiling building to have gullie for self draining

Drains passing through below ground walls to have 50mm air space with r.c. linings above with gulliehead cast down position to each side of wall.

Surrounding concrete to be compacted and finished to ground level.

Surrounding concrete to be provided to delineate channels.

Polypropylene access fittings to drains less than 600mm to invert.

Polypropylene inspection chambers to be used up to 600mm to invert.

Concrete drains to 150mm concrete base to invert 1500mm to invert.

any opening (up) to be capped with perforated cover.

DEREK BUCKLEY
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A.	11.09.22	FUL. HOUSE REPAIR
REV.	DME	
AMENDMENT		
CLIENT:		

Mr David Green.

PROJECT:	Proposed 2 Storey Site Extension & Single Storey Rear Extension.
LOCATION:	4, Carslea Close, Radcliffe, M26 4NP

PROPOSED DETAILS (Sheet 2 of 2).

ONLY BUILD OFF DRAWINGS APPROVED BY LOCAL AUTHORITY FOR PLANNING & BUILDING REGULATIONS. REVISIONS TO BE CHECKED PRIOR TO CONSTRUCTION.

YOU ARE ADVISED THAT THE PRIORITY MAIL ACT

SHOW A COPY OF THIS DRAWING TO NEIGHBOURING PROPERTIES.	
PROJECT No.: 100 / 2022.	DRAWG No.:
DATE: 03.07.20	

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NEW TIMBER STUDWORK PARTITIONS FORMED IN 75 X 50 S.W. @ 600mm CENTRES CLAD EACH SIDE WITH 12.5mm PLASTERBOARD WITH PLASTER SKIN FINISH.

Double joists to be positioned below parallel running walls.

Any new or domestic boiler installation or replacement to be a condensing boiler.
Extension of exg. heating system be carried out by G4S SAFE approved contractor.
Main natural gas and LPG boilers to have a min. SEDBUK rating of 90%
Oil fired boilers from 1st April 2007 to have a min. SEDBUK rating of 90%.

Boiler to be installed in strict accordance with manufacturers instructions. Insulate to condense slitting of flue to avoid visible plume & wetting of surfaces. Liquid condensate to discharge to a suitable foul drain not surface water. Condensate approval to manufacturers instructions but generally max. 3m long, insulated where external, with 75mm deep condensate trap to prevent smells entering building.

Flues discharges in accordance with manufacturers instructions and to meet

Building regulations specify the required building regulation compliance for the heating system. The heating system must be certified from the GAS SAFE or OFTEC registered installer to be building control and householder as evidence of compliance.

Hot water system -

Areas with different heating needs, e.g. sleeping / living areas to have individual temperature control by the use of room thermostats or individual radiator valves. Separate a living controls to be provided for space heating and hot water (except for combination boilers and solid fuel appliances). The system design must allow the provision of only space heating, only water heating, or both when required.

Provision controls to prevent the boiler operating when neither the space heating

Hot water system vessels insulated with a minimum 35mm factory applied coating of PU-foam or the equivalent.
Pipes and ducts insulated where in unheated areas or outside.
Hot pipework connecting to boilers and hot water storage vessels (including vent pipe) should be insulated for at least 1m from where they connect.
Heating and domestic hot water provided by hot mounted balanced flue gas fired boilers to have its balanced flue positioned a minimum of 300mm from any opening and 600mm from the corner and have a terminal guard if within 2000mm of adjacent ground level.

mechanical extraction to be provided in kitchen, bathroom, *w.c.*, *en-suite*, utility or kitchen extension to be capable of providing 30 lit/sec or 60 lit/sec extraction if further than 20m from centre line of hob.

Utility room extract to have 30 lit/sec with 5 minute over run connected to light switch.

Bathroom, *en-suite* / *w.c.* extract to provide 15 lit/sec air extraction.

Internal bathrooms to be provided with extract equal to 3 air changes per hour and have 5 minute over run ducting to outside air.

Available room windows to have a minimum light equal to 1/20th of floor area.

area.
All new windows to have controllable trickle vents to provide background ventilation –
Kitchen 500mm²
Kitchen 850mm²
Utility room 250mm²
Bathroom 250mm²
Sanitary 250mm²
All doors and windows to have draught excluders.

existing air bricks.

Systems to be installed, inspected and commissioned in line with the Domestic Ventilation Compliance Guide.

PLUMBING

100mm Dia p.v.c. soil and vent pipe in accessible pit/duct where within the property - ducts within property to be insulated with 100mm compacted mineral wool - reduce noise & resistance.

100mm dia soil and vent pipe to bathroom unless water run exceeds 1700mm then 150mm dia to be used.

DETAILED:

- 10mm dia waste pipe to be provided for bath / shower / sink, 32 dia waste to toilet
- 75mm dia soil trap to all fittings
- Pipes above slab connection to be fitted with air admit valve or to be taken up to the external air. Soil and vent pipe to terminate min 150mm above any opening light and be capped with perforated cone.
- 10mm up v.c. pipes and fittings laid to self cleaning falls not less than 1 : 70.
- Use of flexible joints are to be detailed as manufacturers instructions.
- Drains within 100mm of building and road foundation line to be back filled to underside of foundation level with concrete.

interfering with stable access to the structure in the surrounding area.

Drains passing under building to have granular fill surrounding.

Drains passing through below ground walls to have 50mm air space with r.c. inlets above with galvanneal sheet vapour protection to each side of wall.

Roof drain pipes to be fitted within 150mm of each side of below ground walls.

Stable access points to be provided to facilitate cleaning.

Polypropylene access fittings of at least 1mm thick to invert level.

Drains to be installed at least 100mm above invert level.

Precast concrete rings on 150mm concrete base to drains over 1000mm to invert.

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A.	1/10/22	TOL HOUSE REORDER
REV.	DATE	AMENDMENT
CLIENT:	Mr David Green.	
PROJECT:	Proposed 2 Storey Side Extension & Single Storey Rear Extension.	

LOCATION: 4, Carslea Close, Radcliffe, M26 4NP. DRAWING TITLE: Proposed Details (Sheet 2 of 2).	ONLY BUILD OFF DRAWINGS APPROVED BY LOCAL AUTHORITY FOR PLANNING & BUILDING REGULATIONS.
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YOU ARE ADVISED THAT THE "PARTY WALL ACT" MAY APPLY TO THIS PROJECT - YOU ARE ADVISED TO SHOW A COPY OF THIS DRAWING TO NEIGHBOURING PROPERTIES.	
PROJECT No.:	100 / 2022.
DRAWG No.:	
DATE:	09.05.20

SCALE:	1:50 @ (A1)	Z2/DB/003
DRAWN:	D.Buckley	
REVISION:	A	