

NOTES GENERAL:

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH CURRENT BUILDING REGULATION, APPROVED DOCUMENTS, BRITISH STANDARD CODES OF PRACTICE AND NHBC REQUIREMENTS. ALL MATERIALS TO BE USED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS.

The contractor shall be responsible for notifying the Building Control Officer when work commences and is completed, and at key stages throughout the construction process as required by Building Regulations.

The products / materials used in the key building elements in this project shall be "Responsible Sourced" The construction generally shall comply as far as possible with the Government's Accredited Construction Details. Refer to:- <http://www.planningportal.gov.uk/building-regulations/approveddocuments9/ac> for details. Whilst the Accredited Construction Details are generic and the details to this project are bespoke, the general principles shall be adhered to as far as possible, with particular reference to the avoidance of cold bridging and achieving air tightness.

All product material shall be installed / fitted / applied / laid etc in strict accordance with the manufacturers instructions and recommendations. "Or similar approved" in this specification means a product or material which is the same quality, standard, performance rating etc. to that specified, and which is approved for use in the works by the relevant "interested parties", namely the Client, Architect or Building Inspector.

All structural / carcassing timber (i.e framing, runners, battens etc) are to be pressure treated with preservative; Vascor Aqu by Arch Timber Protection, or similar approved. All timber used in respect of finished external joinery are to be pressure treated with a preservative which is compatible with the woodstain / paint finish to be used.

The whole of the works shall be executed to the standards of workmanship referred to in B.S.8000:Parts 1-5 (1989 / 1990). The Contractor and all trades people employed on the works will be deemed to be familiar with these workmanship standards, and with good working practice generally in relation to their particular trade.

The Building works shall be carried out with the proper materials which are to be appropriate for the circumstances in which they are used. Fitness for purpose must be demonstrated by way of E.C. Marks, British Standards, Technical Approvals, Independent Certification and Agreement Certificates.

Certificated, test and Calculations, Past Experience and Sampling. All subcontractors are responsible and take into account everything necessary for the proper execution of the works, to the satisfaction of the Building Inspector whether or not indicated on the drawings.

1: FOUNDATIONS

Generally Grade ST2 / ST3 Concrete Trench Fill foundation all in accordance with AD A Section A, Section 1E depth to be a min of 1200mm below ground level subject to proximity of drains and local site conditions. All foundations to be constructed in Grade C30 concrete. Min. 600mm thick concrete foundations to project a min. of 150mm either side of the supported wall, to be agreed with the Building Control Officer.

2: WALL BELOW DPC

Foundation grade blockwork / common brick walls below ground level trench blocks or similar. Lean mix cavity Fill up to 225mm below the lowest dpc. Refer to sections and Structural Engineers drawings for variation of below ground wall thicknesses and construction, if required.

3: DAMPROOFING

All DPC's to be Hyload Type with min. 100mm overlap at joints and installed in accordance with B.S. CP 102 1973. DPC's to external walls to be a min. of 150mm above finished ground level. All openings in external walls to have appropriately sized insulated cavity closer such as Thermabate or similar approved with dpc dressed well into the cavity. All window / door heads to have cavity trays laid over lintels together with stop ends and proprietary pvc weep holes in the outer leaf to project 5mm from face of the render.

4: GROUND FLOOR SLAB

75mm Sand : Cement Screed with polythene separation Layer,120mm Kingspan Kooltherm K103 insulation on Beam and block floor to manufacturer's design, void to be ventilated at 1200mm centres on 50mm sand blinding with 150mm well consolidated hardcore. Cavity Wall insulation to be taken down a minimum of 225mm down from the slab to ensure no cold bridging to provide a U-Value of 0.13 W/mK.

5: EXTERNAL WALLS

102.5mm brickwork to match existing with 50mm clear cavity and 75mm Kingspan K108, inner leaf to be 100mm blockwork 1400 Kg/mK, 15mm cavity with plasterboard dabs 12.5mm plasterboard, and skim to provide a U-Value of 0.18 W/sqmK. All insulation boards are to be taped using 30 micron aluminium foil tape to provide air tight seal. Ancon Stalfix Stainless Steel Cavity Wall Ties HRT 4 in accordance with Eurocode PD 6697.

NOTE: It is vital that these specifications are carried out to ensure that the building complies with AD L1A of the Building Regs

6: INTERNAL WALLS

100mm load bearing dense concrete block (1350kg/m3) plaster and skim coated on both sides giving a total thickness of 130mm, or 12.5mm plasterboard and skimeither side of sw 100 x 50 mm studs @ 600mm centres

7: STRUCTURAL LINTELS

Doors and windows to the external wall to have IG Hiherm Insulated lintels as per schedule. Weep hole are to be provided at 450mm centres, unless noted otherwise. All internal load bearing walls to have Naylor R6 concrete lintel unless other wise stated.All lintels to have a min. bearing of 150mm unless recommended otherwise by manufacturer. Note: all fixings into IG Hiherm Lintels to be touched up/repaired to manufacturers reccomendations.

8: WINDOWS AND GLAZING

All window sizes as noted on drawings, all windows are to supplied by Contractor and are to be PVC-u Double glazed windows, colour to be advised, to provide a u-value of 1.2 W/sqmK, all windows to be as detailed on drawings. All windows to be supplied with trickle ventilation and also must comply with PAS 24 :2106 Secured by Design Standard in accordance with Approved Document Q.

11: SLATE PITCHED ROOF FOR SINGLE STOREY EXTENSION

To comprise of: Natural Slate Roof laid to a pitch of 30 degrees, min headlap of 110mm laid on 50 x 25mm sw treated battens tile nails to be 50mm x 3.35mm laid on Kingspan Nilvent Breathable Membrane. Rafter to consist of 190 x 47 sw rafters @ 400mm centres with Kooltherm K7 150mm deep laid in between with Kooltherm K118 52.5mm secured underneath within internal finish of 3mm skim coat U-Value of 0.13W/sqmK.

12: SLATE PITCHED ROOF FOR TWO STOREY EXTENSION

To comprise of: Natural Slate Roof laid to a pitch of 30 degrees, min headlap of 110mm laid on 50 x 25mm sw treated battens tile nails to be 50mm x 3.35mm laid on Kingspan Nilvent Breathable Membrane. Proprietary Roof Trusses @ 400mm centres with 400mm of Rockwool insulation laid at ceiling level.

13: VENTILATION

The following rooms should be provided with the relevant mechanica; Extraction rates:
* Kitchen, minimum fan rating of 30l/s if adjacent to a hob or 60 l/s elsewhere
* Bathroom, minimum fan rating of 15l/s
*WC, minimum fan rating of 6l/s
All extracts to be vented to external air, rooms with no openable windows to be provided with 15min overrun. Ventsto be ducted through the external wall with careful attention to sealing around all ducts to minimise air leakage and cooker to have an independent extract unit.

14: DRAINAGE AND PLUMBING

All foul drains to be connected to the satisfaction of the Building Control Officer. Provide new manholes as indicated on the drawings.
All internal wastes to have 75mm deep seal traps with min. diameters as follows: Sink, Bath, or shower; 40mm diameter, Basin; 32mm diameter, WC 100mm diameter. All stub stacks to have an air admittance valve.
All new PVC wastes an stub stacks to have access for cleaning.
Soil pipe and accessories to B.S. 4514. Soil pipe to extend min. of 900mm above any opening into the building and discharge via rest bend to drain connected to manhole. All wastes connected to S&VP or stub stack above floor level. All surface water gullies to be roddable. External rwp's to be pvcu, secured to the external walls.

15: HEATING SYSTEM

Gas-fired wet Central Heating System in compliance with Approved Document L1, Conservation of Fuel & Power. Works relating to HW Systems must be designed, constructed and installed to satiday the relevant requirements of Approved Document G as follows:-
*A HW System including any cistern or other vessel that supplies or recieves hot water from a system must resist the effects of temperature and pressure that may occur either in normalise or in the event of such a malfunction as may be reasonably be anticipated, and must be adequately supported.
* Prevent the pressure of any water within a storage vessel at anytime exceeding 100degC and ensuring any discharge from safety devices is safely conveyed to where it is visible but will not cause a danger to persons in or about the building.
* Where the storage vessel temperature is capable of exceeding 80degC, measures are required to ensure that domestic HW distribution system does not exceed 60degC
* Hot water supplied to any fixed bath must be so designed to ensure that the temperature of the water delivered to the bath does not exceed 48degC.
Work should be carried out by a person that is competent to do so and preferably someone who is registered with An Approved Competent Persons Scheme.

16: ELECTRICS

All electrical works are to be carried out in accordance with the current IEE Regulations. All fittings to comply with all relevant British Standards. All work and installation to comply with the regulations and recommendations of the respective board or authority to the satisfaction of the inspector.
All new light switches and sockets to be installed in accordance with Part M2: Section 8 of the Building Regulations. All light fittings including any external lights to have sockets that can only be used with lamps and having an efficiency greater than 40 lumens per circuit-watt.

The Electrician is to be affiliated to a self certifying scheme and evidence produced to ensure compliance.

17: OPERATING AND MAINTENANCE MANUAL

The owner of the building should be provided with sufficient information about the dwelling, the fixed building services and their maintenance requirements so that thei building can be operated in such a manner as to use no more fuEL and power that is reasonable for the circumstances. A way of complying would be to provide a suitable set if operating and maintenance instructions aimed at achieving economy in the use of the fuel and power in a way that the householders can understand. The instructions shoule be directly related to the particular systems installed in the dwelling. The aim is that this information will eventually form part of the Home Information Pack. Without prejudice to the need to comply with the health and safety requirements, the instructions should explain to the occupier of the dwelling how to operate the systems efficiently. This should include:
a. the making of adjustments to the timing and temperature control settings; and
b. what routine maintenance is required to enable operating efficiency to be maintained at a reasonable level through the service life of the system.
An energy rating shall be prepared and fixed in a conspicuous place in the dwelling.

18: SMOKE DETECTORS

Mains operated smoke alarms to be provided which conform to BS 5446: Part 1. To be fixed within 7m of any lounge and kitchen and 3m off any bedroom. Heat detectors are to be provided for the Kitchen and Garage.

19: AIRTIGHTNESS

Draught strip to all doors and windows. Seal around all window and door frames with Illbruck TP610 Duo compressible foam, pu foam to fill joint and ME500-E DUO flexible window membrane E to inner face of window frame. Apply 6mm continuous beads of Lafarge Acoustic sealant around the internal perimeter of the window frame and the outer layers of board and ensuring that all air paths are sealed.
Seal around all service pipes and cables where they enter the dwelling and esnure that any ducting does not proved a ventilation path. Dwelling with local extranction and trickle ventilators should achieve a target air leakage rate of 5m3/he/m2 at an applied pressure differential of 50 Pascals (Pa).

Revision	Description	By	Date	Revision	Description	By	Date	Notes:	Drawn	SC	Project	Alterations and Extension to
-	-	-	-	-	-	-	-	DO NOT SCALE. Use figured dimensions only. The contractor is requested to check all dimensions before the work is out in hand. Copyright of this drawing belongs solely to SCA Ltd ©. This drawing must only be used for the purpose for which it is supplied and its contents must not be reproduced for any purpose without written permission. Areas indicated, or areas calculated from this drawing should be used for valuation purposes or as the basis for development contracts. SCA is a limited company registered in England and Wales, Number 7428841	Date	June 2021	94 Castle Hill Road,Bury, BL9 7RW	
									Checked	SC		Darren Fitzsimon
									Date	June 2021	Drg Title	Specification
									Scale	NTS @ A3		
									Status	Planning	Drg No	SC2021-250-L(-O)005 Rev A

