NOTES

Take out window, prop for and enlarge to form plain opening for staircase, build in prestressed concrete lintels over, (one per 112mm thickness of wall), quoin up jambs & make good. Take out side external door and frame, prop for and cut door opening between Utility & Kitchen, build in prestressed concrete lintels over, (one per 112mm thickness of wall), quoin up jambs, block up remainder of opening in cavity blockwork, make good and build in new door and frame. Take out small window to rear, prop for and enlarge to form new door opening, build in Catnic lintel over, quoin up jambs, make good and build in new French door unit. Take out large window to rear, prop for and enlarge to form new window opening, build in Catnic lintel over quoin up jambs, block up remainder of opening in cavity brickwork to match existing, make good and build in new window. Prop for and cut new window opening to En-Suite, build in prestressed concrete lintels over, (one per 112mm thickness of wall), quoin up jambs, make good and build in window. Take out existing front entrance door and frame and make good. Take out existing doors and linings to WC & Kitchen, remove walls shown dotted, make good to walls, floors, ceilings and skirtings. Remove eaves gutter and cut back eaves construction as necessary, strip off roof tiles, battens and underfelt as necessary where new roof intersects existing, set aside sound roof tiles for possible re-use, de-nail timbers, and make good new roofing to existing on completion.

Break up existing paths and pavings as necessary. Clear site of works of turf and vegetable matter. Foundation to walls to be minimum of 1 metre deep below finished external ground levels, or to such additional depths as requested by the Building Control Inspector. Concrete foundations (Grade C25) are to be 225mm thick, stepped as necessary, reinforced with 2 layers of B503 steel fabric, to the following widths:
Half Brick Walls450mm
190mm Walls550mm
300mm Cavity Walls600mm
Foundation walls up to damp proof course level to be built in hard-fired common bricks, or dense masonry concrete blocks, in cement mortar (1:3), with facing bricks where exposed above finished ground levels. Cavity walls to be filled solid to 150mm below damp proof course level with fine concrete (1:3:6). Build in 100 x 65mm prestressed concrete lintels above drainage and service pipes passing through foundation walls. 'Xtra-Load Elite' or similar pitch polymer damp proof course to be inserted to all walls at floor level, and to be minimum of 150mm above finished external ground levels.

Ground floors to be constructed of minimum 150mm sulphate free compacted hardcore, 25mm sand blinding, 1200G polythene membrane well lapped and turned up at edges into DPC, 100mm Kingspan Kooltherm K3 or similar floor insulation with upstands at external perimeters, 500G polythene separating layer, 100mm tamped concrete bed (Grade C25), 50mm cement and sand (1:3) floor screed, finishes by Client. Concrete bed to be thickened out to 225mm at Garage door threshold for a minimum of 450mm, including sinking sand and hardcore and dressing polythene membrane into sinking.

External facing brick cavity walls to be constructed of outer skin of facing bricks to match existing and to Planning Officer's approval, 100mm cavity filled with 'Rockwool' or similar fibreglass cavity wall batts, inner skin of 100mm 'Thermalite' or 'Celcon' insulation blocks, dry lined internally with 12.5mm foil-backed plasterboard on dabs and skimmed in plaster. External rendered cavity walls to be constructed of outer skin of 100mm aerated concrete blockwork with two coat rendering to match existing externally, 100mm cavity filled with 'Rockwool' or similar fibreglass cavity wall batts, inner skin of 100mm 'Thermalite' or 'Celcon' insulation blocks, dry lined internally with 12.5mm foil-backed plasterboard on dabs and skimmed in plaster. Cavity insulation to commence 150mm below d.p.c. level and to be taken to the top of the gable walls. Garage walls to be fair faced and flush pointed internally. Stainless steel cavity wall ties to DD140 Type 4, not butterfly type, to be built in at 750mm centres horizontally, 450mm centres vertically and at 225mm centres to openings. Build in 'Xtra-Load Elite' cavity trays to walls where roofing abuts. Wall insulation to be linked to roof insulation at eaves. Cavities of hollow walls to be closed with Thermabate PVCu cavity closers at jambs and sills to openings. Internal block wall to dwelling to be constructed of 100mm 'Thermalite' or 'Celcon' insulation blocks, dry lined both sides with 12.5mm plasterboard on dabs and skimmed in plaster. Internal wall between Garage and dwelling to be constructed of 190mm 'Thermalite' or 'Celcon' insulation blocks, dry lined one side with 62.5mm Kingspan Kooltherm K17 insulated plasterboard on dabs and skimmed in plaster to achieve a U-Value of 0.35W/m2 deg C. Wall to be taken up to underside roof and fire stopped. Tie all new work to existing with stainless steel wall starters plugged and screwed to existing structure and ties at 225mm centres built in to new walls. Build in 2 Nr. 178 x 102 x 19kg/m UB's over front & rear of Garage to support walls above, beams to be bolted together at maximum 600mm centres with 12mm bolts and fitted with spacer tubes, ends to be set on 400 x 100 x 140mmmm padstones. Beams to be encased where exposed with 2 layers of 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster on softwood framework. Build in 'Catnic' lintels CG90/100 over external door and window openings, all with minimum 150mm end bearings. Build in 100 x 65mm prestressed concrete lintel to opening in 100mm walls, and 190 x 65mm prestressed concrete lintel to opening in 100mm wall. Internal stud partition walls to be constructed of 100 x 50mm sawn softwood sole and head plates, vertical studs at 600mm maximum centres, noggins in 1200mm centres, faced both sides with 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. Fill cavities with 100mm fibreglass insulation quilt.

First floors to be constructed of 50 x 200mm sawn softwood C16 grade joists at maximum 400mm centres, with minimum 90mm end bearings, covered with 22mm T. & G. flooring grade chipboard, 200mm mineral wool with a minimum density of 10 kg/m to be laid in floor void, ceiling of two layers of 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. Where joists are supported on external walls, joists are to be supported on galvanized steel joist hangers built into walls or built in with Manthorpe or similar approved joist seals fitted at ends. Double joists to be provided beneath stud partition walls. Where joists are supported on existing walls, joists are either to be securely cut and pinned to existing walls or a 50 x 200mm softwood plate is to be bolted to the existing walls at 600mm centres and joists supported on galvanised steel joist hangers. Row of 38 x 38mm herringbone strutting to be fixed at. End three joists running parallel with external walls to be strapped down with 30 x 5mm galvanized straps at maximum 1800mm centres.

Main pitched roof to be of plain tiles to match existing and to Planning Officer's approval on 38 x 19 sawn battens, to 100mm gauge on layer of Kingspan 'nilvent' or similar approved breathable membrane, sawn softwood C16 grade construction to be of 50 x 125mm rafters at maximum 400mm centres, 25 x 200mm ridge, 75 x 225mm purlins, 100 x 75 wall plates, 50 x 100mm ceiling joists at maximum 400mm centres, 75 x 200mm ceiling binders, 100 x 75mm dragon ties, 50 x 250mm hips, 150 x 19mm valleys boards. Sloping ceilings to roof slopes insulated with 100mm thickness of Kingspan Thermapitch TP10 rigid urethane insulation fitted between rafters and underside of rafters lined with Kingspan Kooltherm K18 insulated dry lining board 62.5mm thick, scrimmed and skimmed in 'Thistle' board finish plaster. Other pitched roofs to be of plain tiles on 38 x 19 sawn battens, to 100mm gauge on layer of Kingspan 'nilvent' or similar approved breathable membrane, sawn softwood C16 grade construction to be of 50 x 100mm rafters at maximum 400mm centres, 25 x 150mm ridge, 1000 x 75 wall plates, 50 x 100mm ceiling joists at maximum 400mm centres, 100 x 75mm dragon ties, 38 x 200mm hips, 150 x 19mm valleys boards. 50 x 100mm pole plates securely rawlbolted to walls staggered at 900mm maximum centres. Front roof overhang at corner to be supported on wrought softwood gallows brackets securely rawlbolted to walls. Provide and fix code 4 lead flashings with soakers at intersections of roof with walls. Provide and fix code 4 lead slate with sleeve where vent pipe passes through roofing. Provide code 4 lead saddle at intersection of ridge with roof slope. Wall plates to be strapped down at maximum 2 metre centres with 30 x 2.5mm galvanized straps. Verges and ceilings to be strapped down at minimum 2 metre centres with 30 x 5mm galvanized straps spanning 3 rafters or ceiling joists and turned down over walls. Ceilings to dwelling of 12.5mm foil backed Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. 'Fibreglass Crown 75' or similar insulation, 100mm thick, laid between joists with 170mm thick insulation laid over this, and a further 100mm layer on top of this, all layers at 90o to each other. Flat roof to be of 12mm mineral spa chippings on 3 layers built up felt roofing, 121mm 'Kingspan Thermoroof TR31 Insulation board faced with 6mm plywood on the upper surface, softwood firrings to 1 in 80 fall on 50 x 150mm C16 grade sawn softwood, roof joists at 400mm maximum centres. 50 x 75mm softwood noggings to be fixed to support ends of roof boarding. Where joists are supported on external walls, joists are to be supported on galvanized steel joist hangers built into walls. Where joists are supported on existing walls, joists are either to be securely cut and pinned to existing walls or a 50 x 150mm softwood plate is to be bolted to the existing walls at 600mm centres and joists supported on galvanised steel joist hangers. End three joists running parallel with external walls to be strapped down with 30 x 5mm galvanized straps at maximum 1800mm centres. Ceiling of vapour barrier, 12.5mm foil backed Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. Fit UPVC fascias and verges to flat roofs with check kerbs and eaves drips. Fit UPVC fascias, barge boards and soffits with boxed ends at intersection of fascias and barge boards to pitched roofs on timber bearers or gable ladder framework. Gutters and rainwater pipes to be in UPVC. Gutters to be 'Hepdrain' 112mm half round gutters laid to 1 in 600 falls, with 68mm diameter rainwater pipes discharging into trapped gullies.

Fit softwood skirtings, architraves and quadrants to match existing and 25mm softwood rounded window boards.

Windows to be UPVC double-glazed with glass 16mm apart with Pilkington 'K' Low E coating of 0.15 rating, and draught proofed and should attain a 'U'- value' of 1.60 W/m2 .K. Windows to Kitchen, Utility, Bathrooms, and WC to be fitted with trickle vents to give a minimum of 5000mm of background ventilation. Windows to other habitable rooms to be fitted with trickle vents to give a minimum of 10000mm of background ventilation. Window to Bedrooms to have an unobstructed opening at least 450mm wide and 750mm high, and the bottom of the window opening is not to be more than 1100mm and not less than 800mm above the floor as a means of escape. First floor windows to be fitted with restrictors to limit the opening of casements, but those to escape windows to have override device which can be activated in an emergency. Escape windows are not to be fitted with any locks. External doors and frames are to be UPVC minimum 775mm clear width, double glazed in 4mm toughened glass units and fitted with ironmongery to Client's choice and having a U-value of no more than 2.2 W/m2.K. French doors to be fitted with trickle vents to give a minimum of 8000mm of background ventilation set in hardwood sub-frame. Glazing to doors and side panels within 1500mm above floor levels, glazing to windows within 800mm of floor level to comply with the European equivalent of BSEN12150, and shall either break on impact so as not to cause injury, or resist impact without breaking and must be safety glazed as defined in Building Regulations N1. All external doors to be draught stripped. Fit up and over Garage door complete with retractable gear and softwood frame. All new external frames to be bedded in cement mortar and pointed externally in coloured mastic, and internally with silicone sealant. Internal doors to be to Client's choice minimum 750mm clear width, set in softwood rebated linings or frames. Door between Garage and dwelling to be FD30 fire rated veneered flush door to Client's choice with any glass opening glazed in Georgian wired glass, set in fire-check frame and fitted with overhead door closer and fitted with hinges made of material having a melting point of at least 800o. Step down from dwelling to Garage to be a minimum of 100mm. All ironmongery to be to Client's choice.

Steps on Landings to be in softwood, 200mm risers, 220mm goings, maximum pitch 42o, and, 800mm wide with minimum 2000mm clear headroom above pitch line. Handrail to be between 900 and 1000mm above pitch line.

Kitchen fittings to be to Client's choice.

Provide and fix sink units, baths, shower, basins and WC suites all to Client's choice. WC suites to have dual flush facility and cistern not to exceed 6 litres capacity. Shower to be fitted over bath. All wastes to be fitted with 75mm deep seal traps, sink, bath and shower wastes to be 38mm, basin wastes to be 32mm diameter. Floor joists are not to be cut out for wastes, these are either to run in floors between the joists, or to be above the floors and be boxed in with softwood framing and plywood, or below the floors and be boxed in with softwood framing, plasterboard and skimmed in 'Thistle' board finish plaster. Soil and vent stacks to have roddable access doors and to be carried up above windows within 3 metres of pipe by at least 1 metre and fitted with suitable bird cage. Stub stack to WC to be fitted with air admittance valve 1200mm above floor level. Box in soil and vent stacks with softwood framing, and 2 layers of 12.5mm plasterboard and skimmed in 'Thistle' board finish plaster to achieve 30 minutes fire protection, and pack around pipe with fibreglass insulation.

Central heating to be gas fired with wall mounted high efficiency condensing type boiler, boiler to achieve a SEDBUK efficiency rating in band A or B as Building Regulations Part L1, fitted with balanced flue in external wall at least 300mm from any opening into the building which is wholly or partly above the terminal. Radiators to have thermostatic valves fitted and to be installed in all rooms, Porch and Landing. Installation, testing and commissioning certificates are to be provided for the gas installation, heating and plumbing systems completed by suitably qualified and competent persons in a recognized industry format indicating compliance with the requirement of Regulation L1. The calculated output of radiators shall be sufficient to maintain the following temperatures when the atmospheric temperature is –1 oC :-
Kitchen18 oCLounge21 oC
Porch18 oCLanding18 oC
Bathrooms21 oCWC21 oC
Bedrooms18 oC

Carry out electrical works all to Client's choice with lighting points in all rooms, Staircase, Porch, Hall & Roof spaces. At least 75% of light fittings are to be energy efficient lighting points to be provided in accordance with regulation L1B; 2B Paragraph 45. Any external lighting is to automatically extinguish when there is enough daylight, and when not required at night. Provide and fix power points to Client's requirements. All new electrical sockets to be sited between 450mm and 1200mm above floor levels. Any downlights in ceilings are to be fitted with Tenmat FF109 or similar downlight covers. Electrical works to comply with Building Regulations Approved Document P in respect of Safety which encompasses Design, Installation, Inspection & Testing of Electrical Installations. The Electrical Contractor carrying out work on this scheme must be competent and registered with a Part P self-certification scheme to provide a self-certification certificate to the occupier and a notice to that effect (or a copy of the certificate) to the Local Authority not more than 30 days after completion of the work. All electrical works to conform to the latest safety guidelines from the B.S.I. and the I.E.E. as codified in BS 7671, Requirements for Electrical Installations. Installation, testing and commissioning certificates are to be provided for the installation, completed by suitably qualified and competent persons in a recognized industry format. Mains operated interconnected self-contained smoke alarms to conform to BS 5839 Part 1 with back-up power supply to be installed in Porch & Landing and permanently wired to a separate fused circuit at the distribution board in accordance with Section 1 of Approved Document B Vol. 1 2006 Edition. Mains operated heat detector alarm to be installed in Kitchen and permanently wired to a separate fused circuit at the distribution board. Alarms to be fixed to ceilings at least 300mm from any wall or light fitting, and not over a stair shaft. Fans capable of extracting air at a rate of not less than 15 litres per second to be fitted in Bathrooms & WC, and fans capable of extracting air at a rate of not less than 60 litres per second to be fitted in Kitchen and Utility.

Dry line existing external walls now falling within dwelling with 12.5mm Plasterboards on adhesive dabs and finished with Thistle board skim, plaster.

Carry out all decoration works to Client's requirements.

All drainage works to be in 100mm Hepworth's 'PlastiDrain' to 1 in 40 falls, bedded on and surrounded with pea gravel. All drains passing under buildings to be encased in minimum 150mm concrete. All storm drainage gullies to be trapped and fitted with galvanized grating. Existing drainage passing under new extensions to be exposed and encased in minimum 150mm concrete. Foul drain to be connected to existing drain at rear as shown. Storm drainage to be connected to existing system or to run to soakaways 1200 x 1200 x 1200mm below incoming invert, and to be filled to within 300mm of surface with clean limestone, covered with 1200 gauge polythene sheeting and topsoil. Soakaways to be sited a minimum of 5 metres from building. A percolation test is to be undertaken to determine that the sizes of the soakaways are adequate. All new inspection chambers to be in 475mm diameter polypropylene set on minimum 150mm thick concrete bases, comprising base unit, raising pieces as required and ductile iron covers and frames.

Form access drive turning and parking areas TarmacDry porous asphalt paving system on minimum 150mm thickness of limestone hardcore, edgings to be 150 x 50mm concrete on 150 x 75mm concrete foundations and haunching. Break up existing pavement surfacing and excavate as necessary to form altered pavement crossing to access as shown on Block Plan of 12mm thick dense bitumen macadam wearing course on 50mm dense bitumen macadam base course on minimum 150mm thickness of limestone hardcore all to the approval of Staffordshire County Council Highways Department. No gradient to exceed 1 in 12.

Site to be left clean and tidy on completion and any damage to adjoining areas to be made good. All works to be carried out in strict accordance with all relevant BS Codes of Practice, good building practice and all relevant Health & Safety Legislation. All dimensions and levels to be checked on site.

MR. D. SHAW

DATE NOVEMBER 2016

PROPOSED ALTERATIONS & EXTENSION TO DWELLING

AT
37, WELL STREET,
CHEADLE,
STOKE-ON-TRENT.
ST10 1EX

DRAWN BY:

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CONSTRUCTION NOTES

FOR PLANNING & BUILDING REGULATION APPLICATION

DRAWING NR. 1609/11/03