

WINDOWS
All new windows to be glazed to achieve a max U value of 1.6 w/m²k in accordance with BS6262 and for safety glazing BSEN 12150.
All windows to first floor habitable rooms to be fitted with escape windows total area of 0.33m² - when opened at right angles to the frame with a minimum clear opening of 450mm in any direction.
provide windows as schedule or drawings with background ventilation via trickle vents installed in head of windows - min 8000mm² to all habitable rooms & 4000mm² to kitchen, bathroom, utility and wc.
REGULATION K4 (Safety Glazing)
Glazing in critical locations should be in accordance with the requirements outlined in Approved Doc. K4

RAINWATER
New rainwater goods where necessary to be round section upvc 115 mm dia half round eaves gutters and 63 mm dia rainwater downpipes fixed in positions shown to discharge into new trapped storm water gullies where required.
Rainwater goods to be BS4514. New rainwater pipes to connect in new storm gulley with combined rodding access, with stoneware bends and 150 mm concrete bed and surround. Fit cast iron grating and frame to gully.
If storm water does not connect into existing drainage system then provide new via 1100 mm dia soakaway min 4.6 m away from any building or boundary and to be 1000 mm deep below lowest incoming invert. To be filled with clean stone or broken bricks with top soil replaced.

INSPECTION CHAMBERS
The contractor shall excavate for and construct new inspection chambers, size 450 mm dia to depths as shown on drawings in precast concrete bedded to manufacturers instructions with 450 mm dia medium duty manhole covers and frames set in mortar. Provide all necessary bending and channeling to suit connections, all to the approval of the Local Authority Inspector. Storm and foul manholes greater than 930 depth to comprise of 215 mm brick chambers to BS3921 internal dimensions 1200 x 750 mm build off 150 mm thick concrete (1:2:4) slab. All connections formed in half channels and finished with 1:3 cement/sand benching.

EXISTING DRAINAGE
All existing drainage runs are assumed and shall be ascertained by Contractor upon commencement of work.

NEW DRAINAGE
All new drains to be 100 mm dia Hepworths supasleeve vitrified clay pipes laid in straight lines at 1 in 40 m falls on trimmed trench bottoms with flexible joints, backfilled with selected as dug materials.
Provide 150 mm dia sleeve pipe with reinforced concrete lintels over a flexible joint each side where drains pass through foundation brickwork.
New 100 mm drains laid to falls and surrounded with 150 mm concrete where they pass under building.

GENERAL NOTES
All facing bricks to be free from defects, handled and not tipped, hand stacked and properly covered. Care shall be taken to ensure that the faces of bricks are kept free from mortar. No chipped or damaged bricks are to be used in the work.
All structural timber shall be C16 stress graded and pressure impregnated with an approved preservative.
Builder to enquire into the correct local statutory authority for the use of electric, gas and water services to allow for re-siting, encasing or stoppage of said services.

If no automatic fire detection is installed then there should be a suitable number of mains operated self-contained smoke alarms which confirm to BS5839-6: 2004 - Grade D - category LD3 standard. The system must be mains operated to BS5446-1: 2000 standard with standby power (battery backed up or capacitor) All self-contained smoke alarms to be fixed to ceiling at least 300 mm away from any light fittings and within 7 m of kitchen and living room and 3m of bedrooms interconnected and permanently wired to a separate fused circuit.

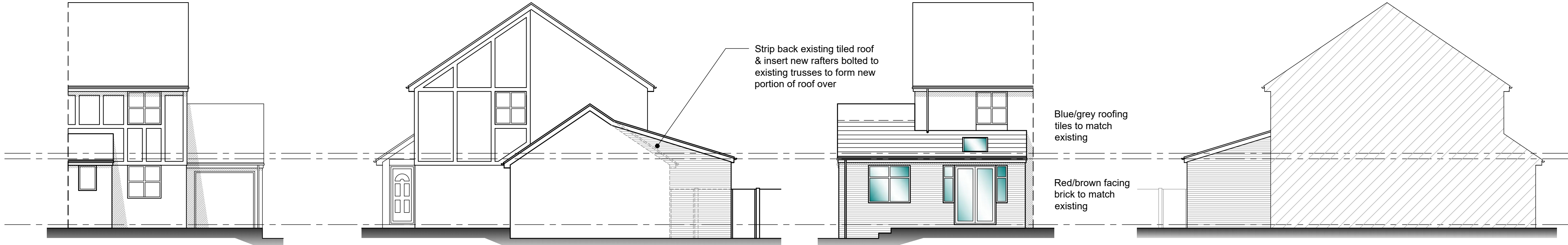
All electrical works to be by an approved NICEIC contractor and to be in accordance with IEE rules and regulations. The design installation, inspection and testing of the electrical installation will be carried out in accordance with BS7671:2001 or an equivalent standard and approved document part 'p'.
All plumbing work to be in accordance with BS5572. Close all cavities at eaves level with a fire resistant material. Provide mastic to all external reveals of openings in cavity walls. Opening light casements of windows per room to be equal to or greater than 5% of floor area.
All materials specified are to be fixed in accordance with manufacturers recommendations
Thermal conductivity of walls to be restricted to a 0.30 w/m²k. Thermal conductivity of ceiling to be restricted to a max 0.16 w/m²k.
All new electrical work is to be designed installed, inspected and tested in accordance with BS7671:2001 or an equivalent standard.
These installation works are to be undertaken by a person registered with an electrical self certification scheme or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control upon completion of the works.

Allow for altering & extending existing heating, plumbing & electrical installations as required for proposed works all carried out in accordance with latest regulations & standards. All new light, socket & radiator positions to be agreed with client

SANITARY
New sanitaryware to be Clients choice of wash hand basin and WC. Wash hand basin to have 32 mm dia pvc waste pipe with a 76 mm dia deep seal trap and WC to have 100 mm dia pvc waste pipe with a 50 mm deep seal trap. All to be connected into svp back inlet gully or manhole. See drawing for position and runs of pipework.
Also shower tray to have 75 mm deep seal trap with 50 mm dia upvc waste pipe.

Provide new 100 mm svp in position shown to collect waste from sanitaryware. Connection of bath waste pipe into svp to be min 200 mm below connection of WC, svp to connect into main drains via slow radius curve (min 300 mm radius) and to cease 900 mm above head height of nearest window - head of pipe to be connected to a tile terminal with flexible hose connector. Provide lead collar at junction of roof where svp terminates roof structure. Box in svp as shown with 12.5 mm plasterboard, filled and taped joints with skim finish, provide glass fibre insulation to lag pipe.
Air admittance valves to be fitted to soil pipe in a position not liable to freezing, above the flood level of the highest sanitary fitting being served.

VENTILATION
Provide mechanical extract ventilation in kitchen capable of extracting at a min rate of 60 litres per second and trickle ventilation installed at head of windows capable of min 4000 mm² clear air opening. Also provide mechanical extract ventilation to en-suite capable of extracting at a min rate of 15 litres per second. Where no opening light is available operated intermittently with light switch with a 15 min overrun facility. Provide 100 mm dia upvc pipe terminating with grille built into external wall.



Proposed front elevation
Scale 1:100

Proposed side elevation
Scale 1:100

Proposed rear elevation
Scale 1:100

Proposed side elevation
Scale 1:100

ROOF
Pitched roof construction to comprise of the selected roofing tiles on 38 x 25 mm softwood tanalised battens laid on one layer untearable roofing felt which is to conform to BS7477 or Tyvek supra breathable felt laid on C16 150mm x 50mm rafters @ max 450mm cnts-200 x 25mm ridge board, last 3no timbers running parallel to wall strapped at max 2000 mm cts with 30 x 5 mm Expanmet hot dipped galvanised mild steel straps to BS2989.
provide C16 grade ceiling joists @ max 450mm cnts -sized /centres as described on plan.
provide 2no rafters spiked together where trimming velux window openings.
provide 12.5 mm plasterboard to underside of first floor ceiling tape and fill joints and skim to finish.
Provide 250 x 75mm hip rafters as shown with 100x 75 mm dragon ties across wallplates to corners of hipped roof.
Provide 100 x 75 mm softwood tanalised wall plate to be fixed to top of inner skin of blockwork at max 1200 cts with 30 x 2.5 mm Expanmet hot dipped galvanised mild steel to BS2989.
Roof to be constructed to achieve 0.16 w/m²k

ROOF VENTILATION
Provide Tyvek breathable roofing felt or alternatively provide Glidevale roof ventilation to all roofs with insulation at ceiling level. Ref RV along full length of eaves and fix Glidevale ref FV100 continuous ventilation along eaves equivalent to a 10 mm opening. All fixed in accordance with manufacturers recommendations.
Where there are sloping insulated ceilings provide Glidevale ref RV between rafters and Glidevale ref FV250 continuous ventilation along top of eaves, equivalent to a 25 mm opening. Provide Glidevale ref MR50 at roof abutment with cavity wall and Glidevale ref G ridge ventilators installed at 2.4 m centres to all ridges where roof is insulated.

STEELWORK
See Structural Engineer's drawing for all steelwork calculations and details if provided otherwise, all steelwork to sit on three course deep RC padstones min 450 mm long and encased in 12.5 mm plasterboard and skim. All beams as purlins in roof space to have 100 x 75 mm wall plate bolted at max 900 mm cts to beam.

LINTELS
Provide prefabricated Catnic Cougar steel lintels open backed to BS5977 Part 2 1983 with corrosion protection and continuous integral insulation. Installed in accordance with the manufacturers recommendations, on a mortar bed, allowing a nominal 150 mm bearing at each end. Provide weep vents to lintels outer leaf complete with stop ends.

EXTERNAL WALLS
New cavity wall construction to comprise of 102.5mm fcing brickwork with a 100mm structural cavity 50mm clear approved, plastered with 15mm lightweight Gypsum plaster. Provide min. 6 no/m² (750mm c/c horizontally & 450mm c/c vertically closing to 225mm at reveals) DD140-2 stainless steel wall ties complete with insulation retaining clips. External walls to be constructed to achieve a maximum U value of 0.28 w/m²k. cavity tray dpcs to be built into walling over all vents, air bricks, lintels, service boxes and anything that crosses the cavity with weep holes every third perpend. Provide cavity tray to top of cavity wall insulation in gables. Close cavity at eaves with a fire resistant material.

BLOCK PARTITIONS
100 mm dense concrete block generally plastered both sides with lightweight gypsum plaster, except for semi exposed walls, eg integral garage to be 150 mm thick blockwork insulated with 65mm thick Celotex GA4000 to achieve a max U value of 0.28 w/m²OC or cavity walling where door opening into garage.
internal block walls between habitable rooms and rooms containing sanitary appliances to be constructed to achieve an airborne sound reduction index of 40.2R(db), density 470kg/m³

CEILINGS
12.5 mm plasterboard and skim, taped and filled joints with plaster skim finish. Ceilings to underside roof spaces to have 100 mm fibreglass quilt insulation between joists and 170 mm fibreglass quilt insulation over at 90c.
Where ceilings are formed to underside rafters lay 90 mm Celotex GA3000Z insulation between rafters and 40 mm below rafters.
It may be necessary to batten to underside of the rafter to ensure a 50 mm continuous air gap is achieved above insulation.

METAL STRAPS
Galvanised MS 32 x 2.5 x 600 mm long holding down straps to pitched roofs at 1800 mm maximum centres with 90c twist 125 mm from top fixed to joists and to wall. Galvanised MS 32 x 6 mm lateral support straps at 2 m max centres to timber floors and gables fixed to timbers and bend down 100 mm into cavity behind inner leaf. Roof straps 1500 mm long, floor straps 1100 mm long. All straps to have supporting noggins not less than ¼ the depths of joists/rafters.

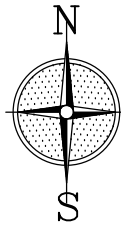
LEAD
Provide Code no. 4 lead flashing and soakers where pitched roof abuts cavity wall. Lead to be dressed up over soakers min 150 mm and to be linked to cavity tray at abutment. Cavity tray to be fixed in accordance with manufacturers recommendations.

DAMP PROOF COURSE
Provide and fix new vertical and horizontal dpcs to all jamb and sill losers.
DPC to BS743 to all walls min 150 mm above ground level. A/ Reflex 2L2 or other approved insulated cavity closer to all cavity returns at external openings or similar to eliminate cold bridging.

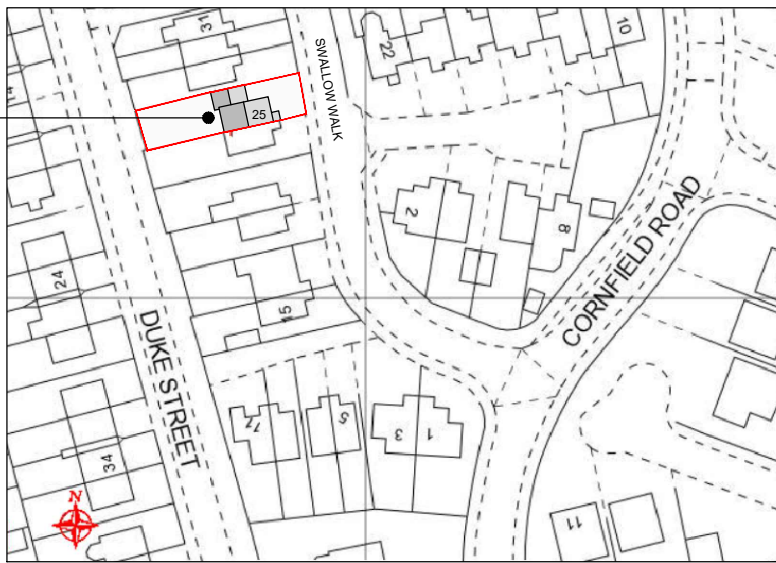
CONCRETE
Shall be in accordance with N/IBC standards of as required by an Engineer or Control Officer.

GROUND FLOOR
Ground floor construction is to comprise of 50 mm sand/cement screed laid on 100 mm concrete ground floor slab, laid on 1200 gauge viqueen dpm (which is to be securely lapped and taped at joints and linked to dpc) laid on 75 mm Celotex GA2075 Double R insulation board and 25mm thk insulation turned up at edge of slab to avoid cold bridging all laid on 50 mm sand blinding on 150 mm well compacted sulphate free hardcore.Ground floor to be constructed to achieve a maximum U value of 0.22 w/m²k.

FOUNDATIONS
Concrete strip foundations under external walls to be 600 x 225 mm. If ground conditions at foundation level are unsuitable then foundations should be laid at an increased depth or the use of one layer B503 reinforcement mesh with min 50 mm concrete cover in foundations to approval of Local Authority Building Control.
Build internal walls in positions shown to be of 100 mm concrete blocks built up off concrete commons below ground off 450 x 225 mm foundations, where shown. Walls to be plastered both sides as required with lightweight Gypsum plaster. Provide 3 no. courses of facing brickwork below ground level and concrete common brickwork for all walls below ground level with a weak mix concrete up to 150 mm below dpc in cavity. Non load bearing internal walls that are not taken down to foundation level are to be built up off thickened out floor slab 400 x 225 mm.
New foundations shown on this drawing have been shown at the minimum required depth of 1000 mm below ground level. If upon excavation it is found that ground conditions at this level are unsuitable then foundations shall be laid at an increased depth on adequate load bearing strata. Final depth of foundations to be approved by Local Authority Building Control Department & shall take into account any influencing effect of tree roots on or adjacent to site.



Site



Site location plan
Scale 1:1250

Proposal



Proposed site plan
Scale 1:500

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Assumed line of existing drainage run. Contractor to ascertain exact location on site. New project subject to build over approval from local water authority. Footings to be taken down to local water authority's recommendations depending on invert of drain

Remove existing window & door set dotted & make good surrounding surfaces

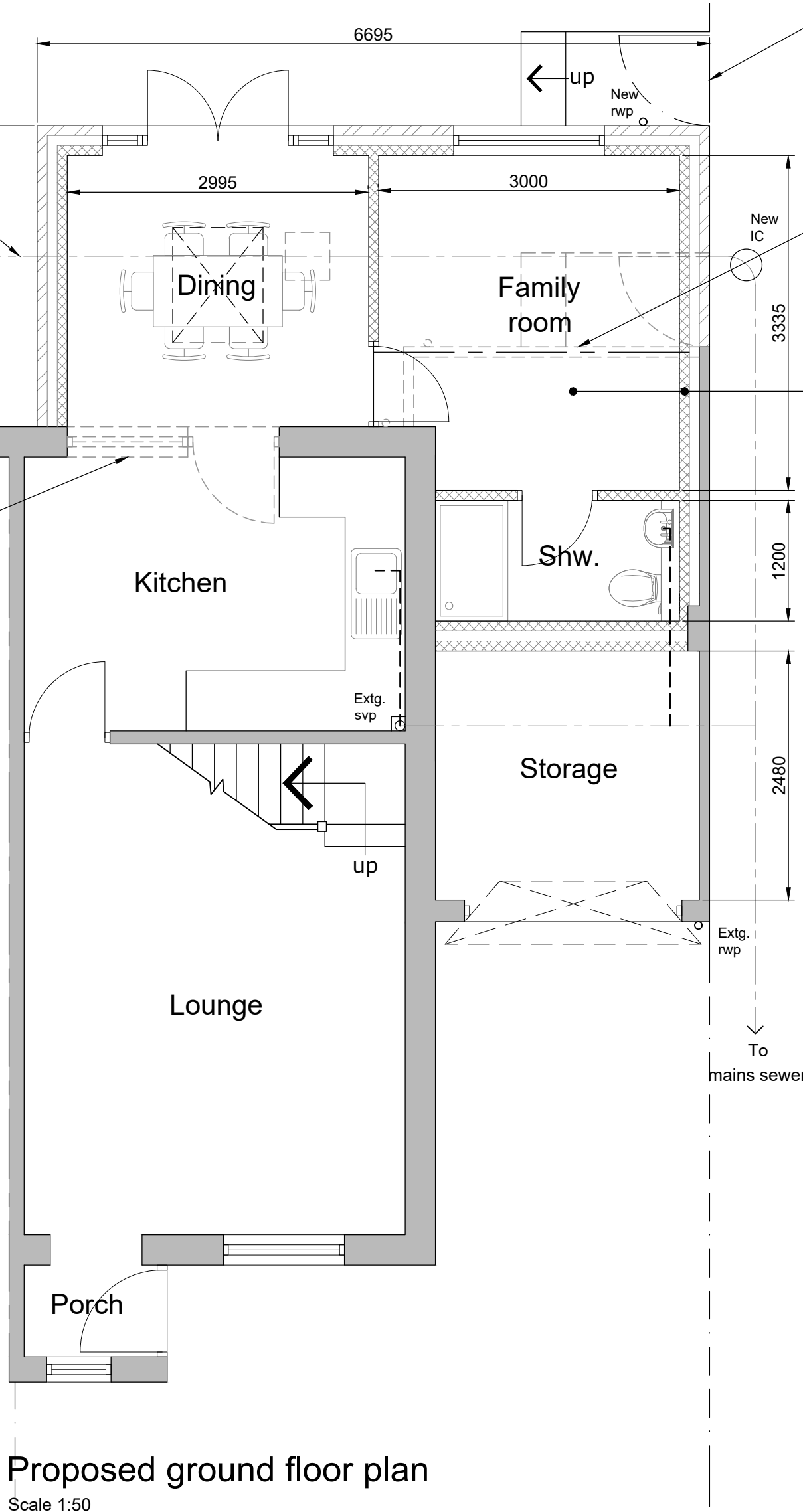
Re-locate existing access gate & steps down as shown thus

Remove existing wall dotted & insert steel beam over to structural engineers detail to support existing wall-plate over supporting existing trussed roof

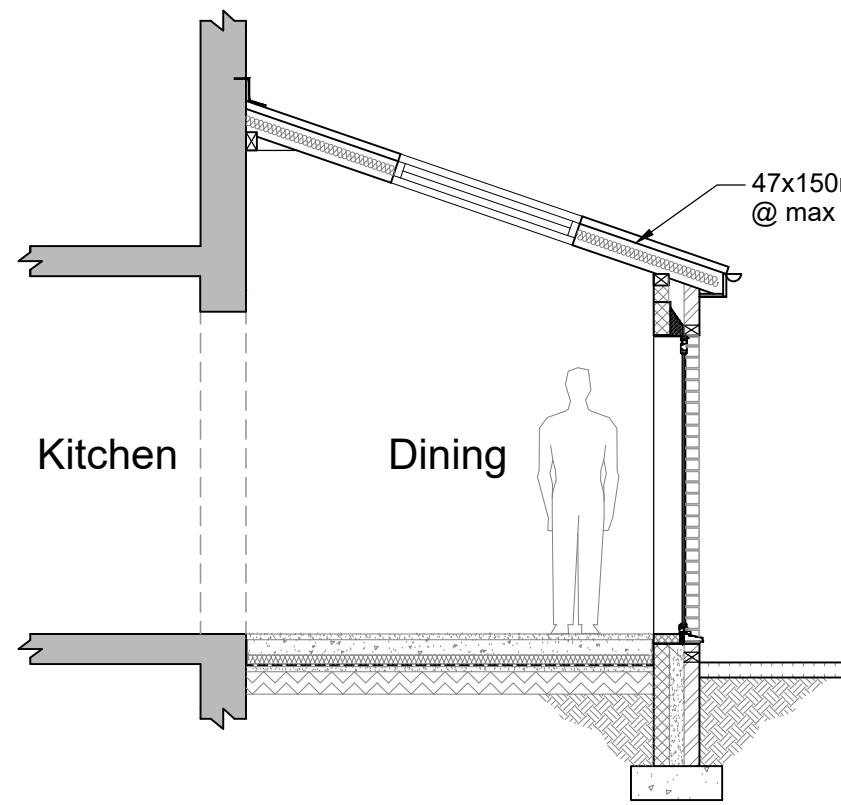
Break up existing concrete slab & lay new insulated slab. Construct new inner skin of block-work to form new cavity wall as shown thus

New shower layout to clients specification

Pole plate to be 100 x 75 mm with framing anchors by Expanmet type AL to BS2989. ceiling joists to be 50 x 100 mm at max 450 mm ctrs.



Proposed ground floor plan
Scale 1:50



Proposed section A-A
Scale 1:50

Client
MR & MRS BOSTOCK

Project
PROPOSED ALTERATIONS & EXTENSION TO 25 SWALLOW WALK, BIDDULPH, ST8 6TY

Title
PROPOSED PLANS

Status
BUILDING REGULATIONS

Date
APRIL 2022

Drawn
ME

Scale @A1
AS SHOWN

Checked

Project No.
100-02

Drawing No.
Rev

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