

WINDOWS

All new windows to be glazed to achieve a max U value of 1.4 w/m²k in accordance with BS6282 and for safety glazing BSEN 12150.

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 gully 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.

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.

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.

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

TRUSSED ROOF TO SIDE EXTENSION

Pitched roof construction to comprise of the selected roofing tiles on 38 x 25 mm softwood tanalised batten laid on one layer untearable roofing felt which is to conform to BS747 laid on truss rafters which are to be designed and manufactured by specialists and spaced at max 450 mm cts. Last 3 no. trusses running parallel to gable walls to be strapped at max 2000 mm cts with 30 x 5 mm Expanmet hot dipped galvanised mild steel straps to BS2989. provide 12.5 mm plasterboard to underside of first floor ceiling tape and fill joints and skim to finish. Provide 100 x 50 continuous ceiling bearers and 100 x 25 diagonal wind bracing and horizontal ceiling bracing. All trusses to BS2568. Provide triple trusses or other support as reqd by truss manufacturers to all projecting gables. Traditional roof construction to comprise of same on rafters, size and spacings as on drawing. Provide purlins in roof space as on drawing. Ridge board, hip rafters, valley rafters, size on plan. 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 0.15 w/m²k

SANITARY

New sanitaryware to be Clients choice of bath, wash hand basin and WC. Bath to have 40 mm dia pvc waste pipe with a 76 mm deep seal trap. 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 40 mm upvc waste pipe to new kitchen sink to be connected to a back inlet gully via 76 mm deep seal trap.

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 bathroom capable of extracting at a min rate of 15 litres per second. Provide mechanical extract ventilation to utility to extract at a min rate of 30 litres per second and to WC to extract at a min rate of 6 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.

TIMBER PARTITIONS

Construct new partition walls in positions shown to be of 75 x 50 mm softwood vertical studs at max 450 cts. 75 x 50 mm softwood nogginns fixed horizontally at max 600 mm cts. Provide 25 mm thick isowool acoustic partition roll (1200) insulation quilt between and finish both sides with 12.5 mm thick gyproc wallboard ten plasterboard with filled and taped joints and skim finish.

The internal wall between bedrooms or a bedroom containing ensuite & any other room to be sound insulated in accordance with Approved Doc. E. Provide 2 or more layers of plasterboard (each layer having 10kg/m²) on each side of the frame with a min distance between linings of 75mm. Alternatively provide 100mm mineral wool batts (10kg/m³) or quilt in the cavity with a single layer of plasterboard (10kg/m²) each side of the frame.

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.

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.

CEILINGS

12.5 mm plasterboard and skim, taped and filled joints with plaster skim finish. Ceilings to underside roof spaces to have 150 mm Rockwool quilt insulation between joists and 150 mm Rockwool quilt insulation over at 90o. Where ceilings are formed to underside rafters lay 100 mm rigid board PIR insulation 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 90o 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 nogginns not less than ½ 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.

GROUND FLOOR

Ground floor construction is to comprise of 50 mm sand/cement screed laid on separating layer of polythene DPM on 100mm rigid board PIR insulation and 25mm thk insulation turned up at edge of slab to avoid cold bridging on damp proof membrane lapped into DPC all over 100 mm concrete ground floor slab on 1200 gauge viqueen 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 0.18 w/m²k.

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

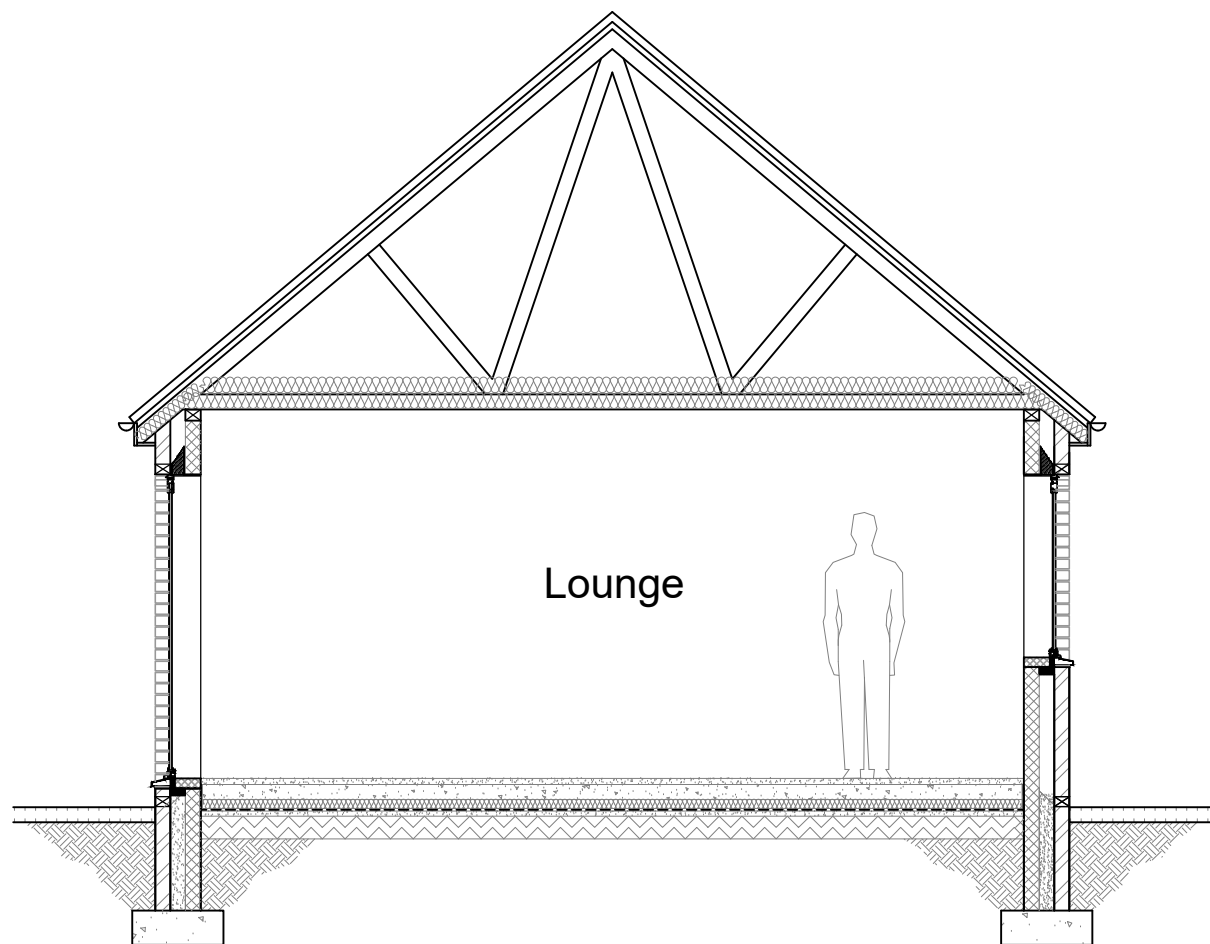
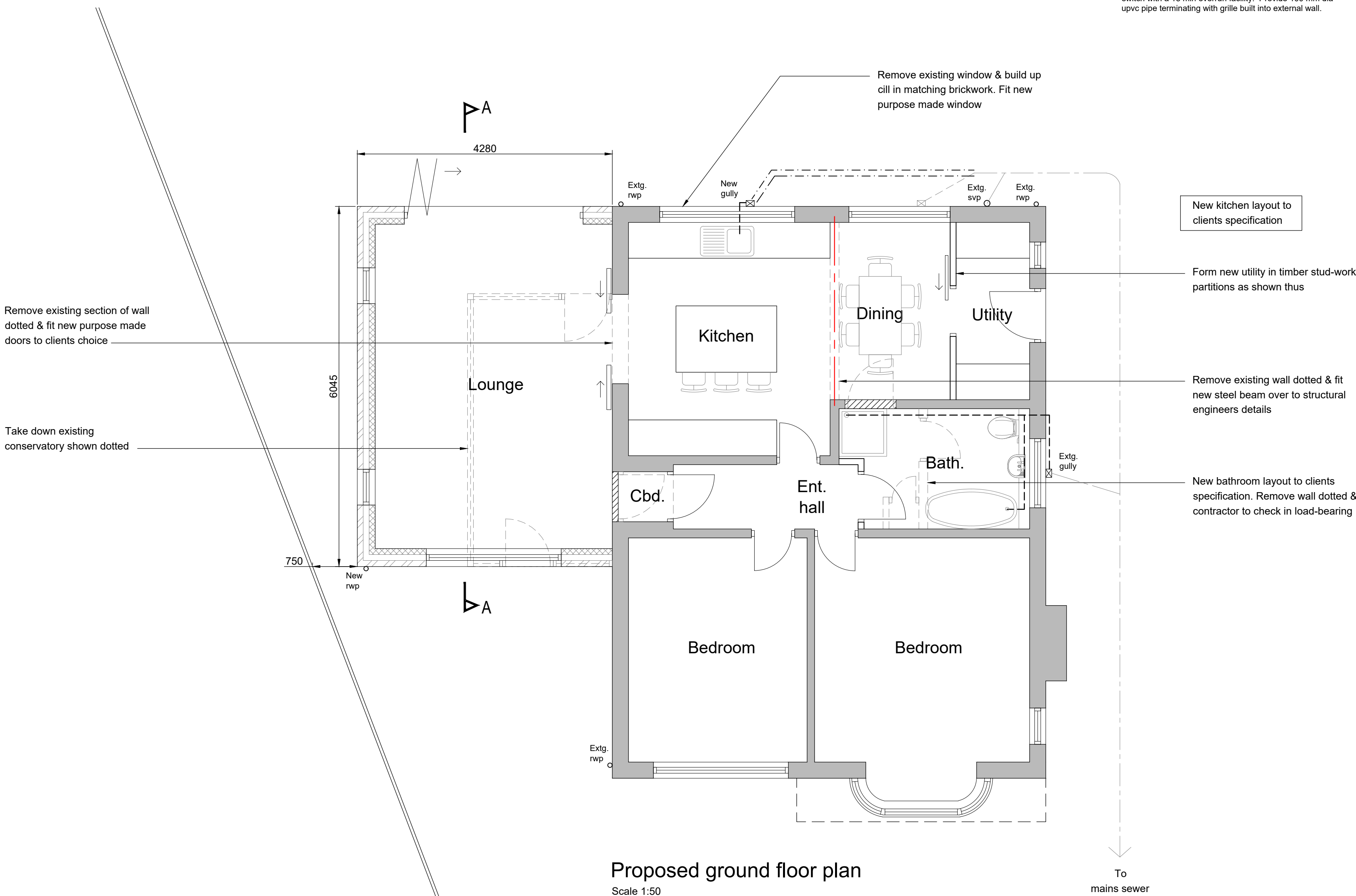
New cavity wall construction to comprise of 102.5mm facing brick with a 100mm structural cavity. Fix 90mm thk rigid board insulation (Thermaclass Cavity Wall 21 or similar) - inner skin of 100mm thick Tarmac Hemelle or similar approved, plastered with 13mm lightweight Gypsum plaster. Provide min. 6 no/m² (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 0.18 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.

DAMP PROOF COURSE

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

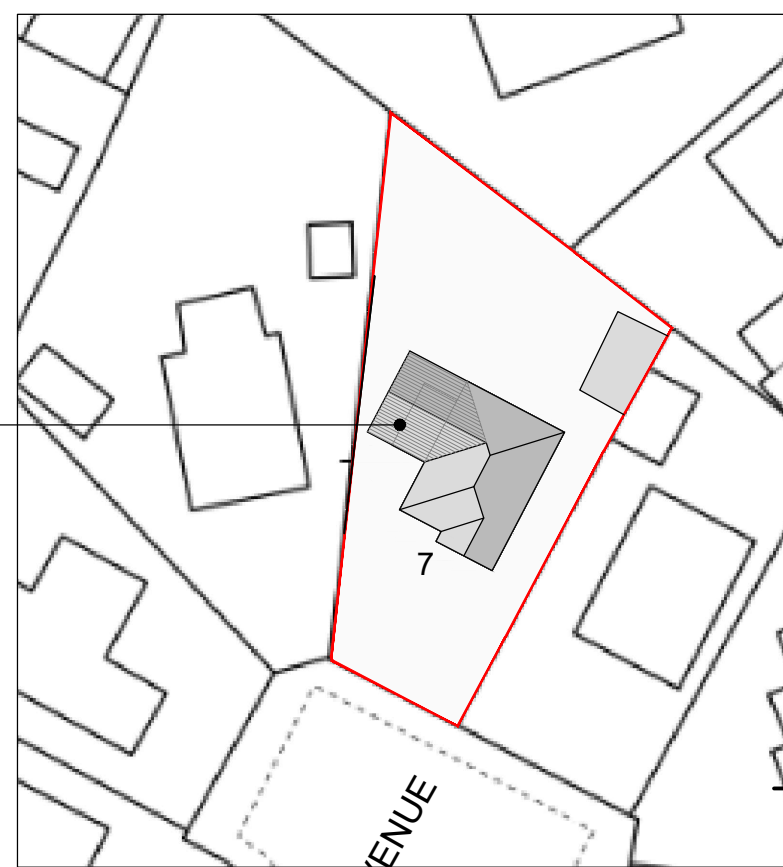
CONCRETE

Shall be in accordance with NHBC standards of as required by an Engineer or Control Officer.



Site location plan

Scale 1:1250



Site plan

Scale 1:500

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Client	MR & MRS JAMES		
Project	PROPOSED ALTERATIONS & EXTENSION TO 7 WOODSIDE AVENUE, BROWN EDGE, ST6 8RX		
Title	PROPOSED PLANS		
Status	PLANNING PERMISSION		
Date	SEPTEMBER 2024	Drawn	ME
Scale	@A1 AS SHOWN	Checked	
Project No	100-02	Drawing No.	
		Rev	
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