

**BUILDING REGULATIONS NOTES FOR WORKS TO  
8 ALDERMARY ROAD, CHORLTON, M21 7QN.**

All works to conform to current Building Regulations and to be to the satisfaction of the Campagna Building Inspector, who is to be advised by the contractor at each relevant stage of the works. Contact Number 01745 889653.

**HEALTH, SAFETY AND WELFARE**

The contractor is to comply with all current acts regarding safety and to undertake duties in order to comply with the Construction (Design and Management) Regulations 2015 in the role of "Principle Contractor" as may be necessary.

**PARTY WALL ACT**

Under the "Party Wall etc. Act 1996", it is the responsibility of the Building Owner to advise their adjoining neighbours of any applicable building works to be carried out to a party wall or at a boundary between properties and to get their agreement.

**MATERIALS**

All to conform to current relevant British Standards, all manufacturers recommendations and instructions to be followed correctly and materials, components and equipment to be fit for purpose.

**DO NOT SCALE FROM ANY DRAWINGS**

Always use figured dimensions. Before ordering verify all sizes and conditions on site. If in any doubt or discrepancy found inform the Contract Administrator immediately. All sizes are approximate and are subject to adjustment due to site conditions. All boundaries to be checked and confirmed by Clients. All boundaries and associated dimensions are from assumed boundaries on site and information supplied by Clients.

**GROUND FLOOR - TIMBER**

22mm softwood t&g boarding on softwood joists at 400 mm centres with 100 mm end bearings or on steel joist hangers. Floor joists to be doubled up under island units and stud walls. 100 mm oversite concrete 1:6 mix min. 150 mm below underside of floor joists with void ventilated by clay air bricks to give 1500 sq mm for each 1 m length of external wall. Top of oversite concrete not below adjacent ground level. 150mm Crown Wool quilt insulation between joists supported on netlon mesh stapled to sides of joists.

**EXTERNAL WALL CONSTRUCTION – 0.26 W/m²K**

102 mm facing brick to match existing with 100 mm cavity fully filled with 100mm Knauf Earthwool DrTherm cavity slab 32 insulation 100 mm Plasmor Stranlite 4.2 N/mm2 Lightweight Solid Aggregate block inner leaf (thermal resistance 0.46W/mK) with 12.5mm plasterboard on dabs with skim finish. Wall ties to be BS 1243 vertical twist type min. tie length 225mm austenitic stainless steel type at 5sq m with ties at 225 mm vertical centres at reveals. Proprietary steel lintels as noted to openings in external and internal walls with 150 mm endbearings and half hour fire resistant casing. Cavities to be closed at reveals with Thermabate insulated cavity closers. Cavities to be closed at top with 9mm calcium silicate board. Cavities to be continuous and new walls to be fully bonded to existing unless otherwise noted. 150 mm pvc dpc to be provided to all reveals to openings in external walls and 100 mm to ground level in external walls at 150 mm min. above adjacent surface levels. Cavity tray dpc to be provided over lintels and beams to all openings in external walls extending beyond openings at ends by 150 mm and including weepholes at every 4th perpend over opening. Cavity to be clear to at least 225mm below lowest dpc.

**INTERNAL STUD WALLS**

50x100mm softwood studs at 400mm centres with 100mm mineral wool quilt insulation between studs. Finished with 12.5mm plasterboard and skim finish each side.

**PITCHED ROOF CONSTRUCTION – WARM ROOF –  
U-value 0.18W/m²K**

"Client approved" roof tiles, (allow for Clay Sandstro 20/20 tiles), suitable for a roof pitch of 17°, colour to match existing on 38x25 mm softwood battens at 75 or 100 mm gauge to suit roof pitch on 38x38mm counter battens securing Klobor Permo Forte breather membrane onto rafters with 125mm Kingspan Kooltherm K7 insulation board between rafters. Proprietary underlay support trays to be used at eaves to manufacturer's details. Rafters at 400 mm centres birdsmouthed over and nailed to softwood walplates and poleplates, all underdrawn with 25mm Kingspan Kooltherm K7 insulation board and 12.5mm plasterboard and skim (or Kingspan Kooltherm K18 Insulated dry lining board). Poleplates to be bolted to wall at max. 800mm centres. Walplates to be strapped down to wall at max 1800mm centres with 30x5mm gms straps taken 900mm down wall. Lateral support to be provided by roof with galvanised mild steel straps 30x5 mm at 2 m maximum centres nailed over 3 No. rafters and turned 100 mm down outer face of inner leaf of wall with timber packing between first rafter and wall noggings 38 mm wide and half depth of rafter between first three rafters adjacent to wall where rafters are parallel to wall. Install new cavity trays over Code 4 lead cover flashings at roof abutments with cavity walls.

**KITCHEN / UTILITY / SHOWER ROOM**

Common waste pipes serving more than one appliance to be 50mm. Waste pipes to be in pvc 32 mm to wash hand basins and 40 mm to baths sinks and showers and fitted with 75 mm seal depth traps. Where branch connections exceed 1700 mm in length for 32 mm pipes and 3000 mm in length for 40 mm pipes and - syphon traps with 75 mm seal depth traps to be fitted. Single stack plumbing to comply with BS 5572. SVP to terminate 900 mm min. above any opening into the building within 3000mm and to be fitted with a cage or perforated cover. Where passing through roof pipe to be fitted with a proprietary weathering slate. No branch to connect to stack within 200 mm below opposite WC branch centreline. SVP 100 mm diameter upvc. Ventilation to be provided to kitchen with mechanical extract ventilation having a capacity of 60 litres per second or 30 litres per second if incorporated within a cooker hood and background ventilation with a trickle ventilator incorporated within a window. Ventilation to be provided to Utility room with mechanical extract ventilation having a capacity of 30 litres per second and background ventilation with a trickle ventilator incorporated within a roofwindow. Ventilation to be provided to shower room with mechanical extract ventilation having a capacity of not less than 15 litres per second and operating intermittently.

**DRAINAGE, SOIL AND WASTE DISPOSAL SYSTEM**

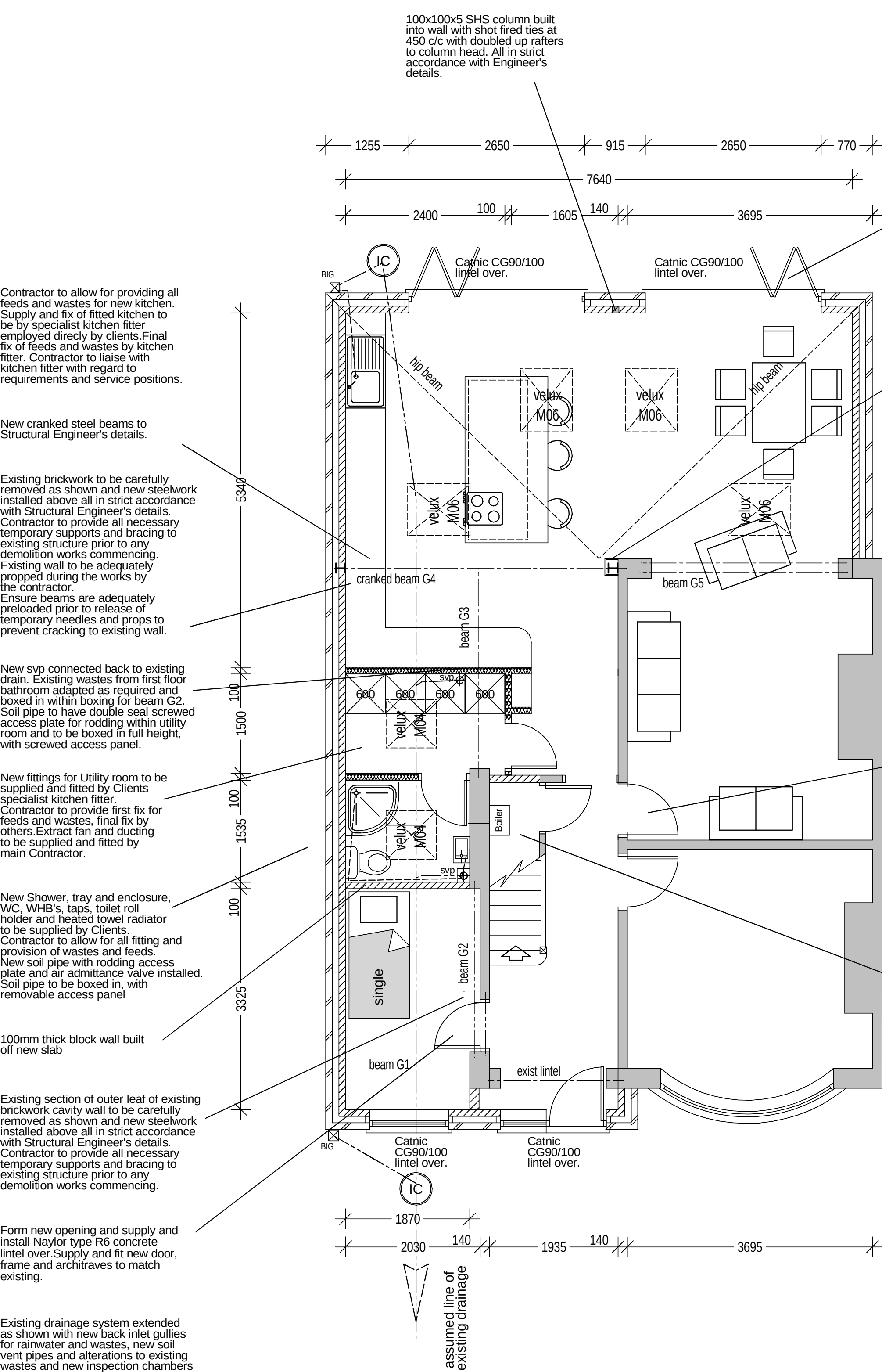
Contractor to investigate drainage system and to check whether separate or combined system. Extensions and alterations to drainage system to be carried out accordingly. Note: Lines of existing drainage are assumed. Contractor to satisfy himself as to exact line of drainage prior to quotation. New 100mm dia drains encased in concrete under buildings and roads and 150mm pea gravel elsewhere, or as specified by the manufacturer to suit location and depth. Drains to be laid to min falls of 1 in 40. New soil and vent pipes to be 100mm dia. self coloured pvc, terminating min 900mm above any window head within 3000mm and fitted with necessary flashings and bird cage. Rainwater goods to match existing with 112mm gutters and 68mm downspouts all discharging into back inlet roddable gullies connected into existing system as shown. All pipe work to be PVC to BS 5414, polyprop to BS 5254, plastic to BS 5252. Invert levels of manholes or inspection chambers to be confirmed on site with the Building Control Officer.

**HEATING & HOT WATER**

To be designed and installed by Contractor's Specialist Heating Engineer. Existing gas fired balanced flue boiler to be used as heat source, radiator positions to be agreed. Contractor to allow for checking suitability of existing boiler and extending the existing heating system and supplying and fixing new radiators with TRV's, sized accordingly, to heat new and altered spaces created. Space heating system to include zone controls, timing controls and boiler control interlocks and to comply with BS 5864.

**GENERAL NOTES**

- Drains passing through walls and foundations to be suitably protected to suit site conditions.
- Foundations to be 200mm thick strip footings with concrete taken down to suitable bearing level to suit site conditions, to a minimum of 900 mm below ground level. Where drains are closer than 1 metre to excavation foundation to be taken down to invert of drain. Contractor to take all necessary precautions to protect neighbouring properties from damage due to excavations.
- Existing foundations to be exposed as required by the Building Inspector to allow inspection to prove suitability for new extension.
- Structural timber to be stress graded C16 unless otherwise noted.
- External windows and doors to be double-glazed unless otherwise noted.
- Glazing to windows / doors to be double glazed units with inner pane of 4mm clear Pilkington's "K" Low-E glass, 16mm argon filled cavity and 4mm clear outer pane to give a maximum "U" value of 1.6 W/m2K.
- Glazing to external and internal windows screens and doors to be toughened safety glass where required to comply with part N, to BS 6206, i.e. below 800mm from floor level in windows and screens and below 1500mm in doors or side panels close to edges of doors.
- Windows to habitable rooms to incorporate one or more opening lights with a total area of at least 1/20<sup>th</sup> of the floor area of the room together with trickle vents min. 8000 sq mm area.
- Steel beams supporting walls or floors to be cased in one layer of 12.5 mm Gypsum Fireline plasterboard with joints taped and skim finish, fixed with Gyplyner Encase system, or equal approved, to give ½ hour fire resistance.
- Rafters to be doubled up around new rooflight positions.
- Electrical system to comply with latest IEE Regulations, and Building Regulations Approved Document Part L1 with Energy efficient lighting to be installed in locations as defined in Table 4 and paragraphs 1.54 to 1.57. ( minimum 1/3 rd of new lighting to be energy efficient ).
- Automatic smoke detection and alarm system to be installed comprising mains powered ( with battery back-up ) linked smoke alarms in circulation areas on each level.
- All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 18<sup>th</sup> edition wiring guidance and Building Regulation Part P by a competent person registered with an electrical self certification body authorised by the Secretary of State.
- The competent person is to send to the Local Authority a "Self-Certification Certificate" within 30 days of the completion of the electrical works. The client is to be provided with a copy of the "Self-Certification Certificate" and a BS7671 Electrical Installation Test Certificate.
- Any alterations to existing heating and hot water system to be carried out by a "Gas Safe Register" registered installer.
- All new internal partitions to include a minimum of 25mm mineral wool insulation ( min1.0kg/m³ ) within the construction to limit sound transmission.
- All new internal floors to include a minimum of 100mm mineral wool insulation ( min1.0kg/m³ ) within the construction to limit sound transmission.
- Generally, unless noted otherwise the contractor is to construct new work matching all existing architectural details from existing building i.e. fascias, eaves, cills, fenestration, headers, etc.
- Contractor to ensure that all new finished floors and ceilings line through with existing unless specifically noted otherwise. Contractor to ensure all services to be concealed unless otherwise agreed.
- The Contractor is to allow for supplying and fitting new doors, windows, ironmongery, architraves, skirting, covings etc to match existing to all areas extended, altered or subject to work shown on the drawings.
- The Contractor is to allow for making good to any affected areas internally and externally to match existing, and for cleaning and clearing the site on completion.
- Generally, the contractor shall be responsible for all setting out and for checking all dimensions on site. The contractor is responsible for carrying out all work to the satisfaction of the Building Control Officer. Any discrepancy, defective work structure, lack of bonding or otherwise defective construction discovered after stripping out shall be reported immediately to the Clients for a decision prior to the contractor proceeding.
- E & OE



proposed ground floor plan

Contractor to supply and fit Aluminium Sliding Folding Doors as shown. Powder coated to a colour to be agreed with Clients (Probably Anthracite Grey to be confirmed). Manufacturer of Doors and detailed specification to be agreed with Clients prior to ordering.

New steel columns connected to Beam G4 and onto new foundations all in strict accordance with Structural Engineer's details.

New Velux M06 roof windows with white painted finish internally supplied and installed with suitable flashing kit for 17 degree roof with interlocking clay roof tiles. Rafters to be doubled up around new rooflight positions

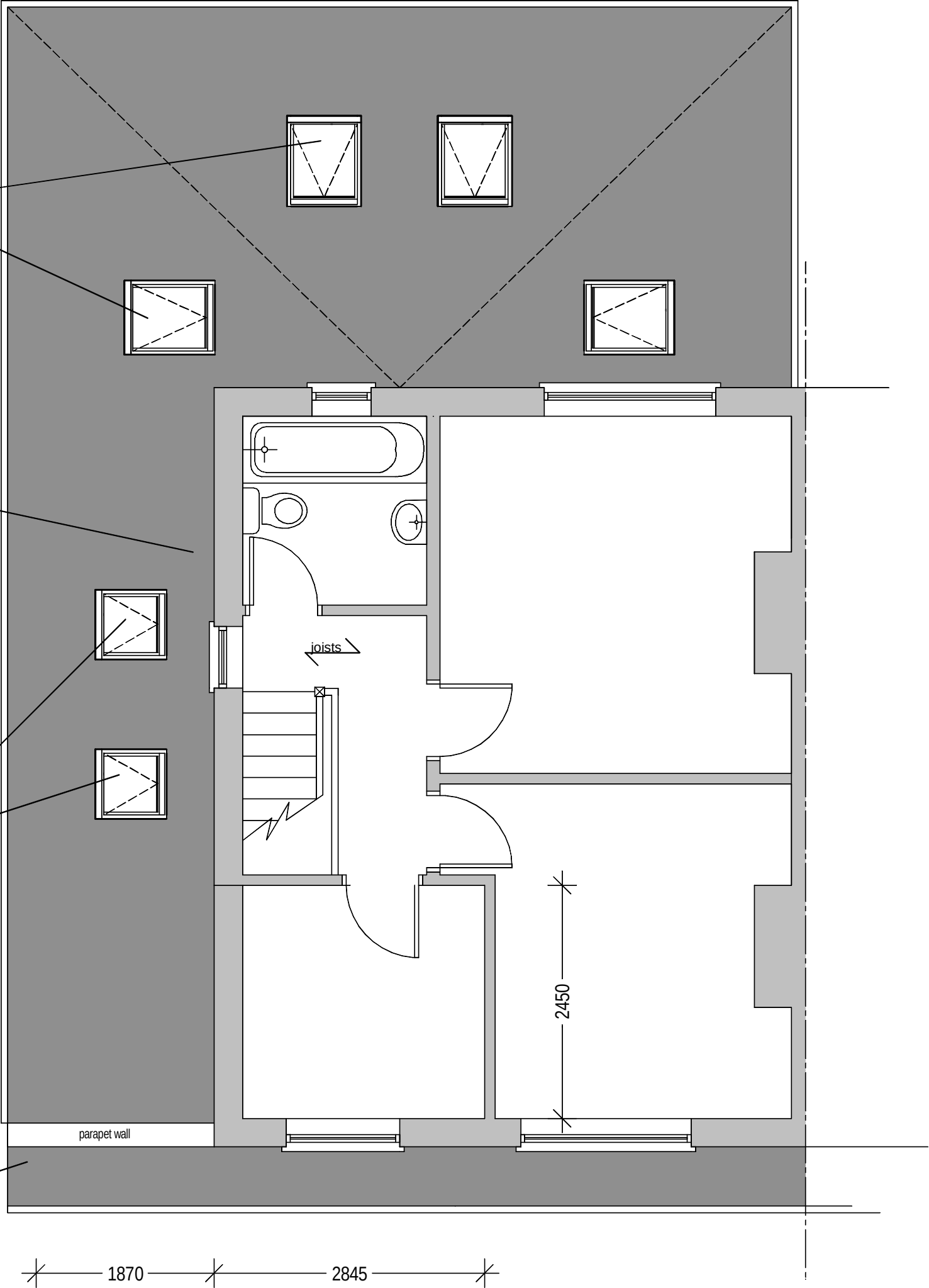
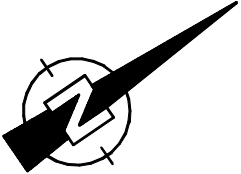
New svp to be fitted with lead weathering slate where it passes through roof.

Existing door to be taken off and re-hung to swing as shown. Make good to door, frame and lining as required.

New Velux M04 roof windows with white painted finish internally supplied and installed with suitable flashing kit for 17 degree roof with interlocking clay roof tiles. Rafters to be doubled up around new rooflight positions

Boiler to remain under stairs with flue adapted as required. New door to be formed under stairs as shown to allow for access.

Code 4 lead cover flashing to be installed at abutment of roof with cavity wall with cavity tray fitted in cavity wall.



proposed first floor plan

A. Velux to first floor added  
B. First floor extension removed  
C. Updated for Building Regulations  
D. Updated with Structural Engineer's details

9dec19  
20feb20  
21feb20  
18mar20

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|--------------------|------------------------------|-------------|--|
| CLIENT             | Mr & Mrs Browne              |             |  |
| PROJECT            | EXTENSIONS & ALTERATIONS     |             |  |
| LOCATION           | 8 ALDERMARY ROAD<br>CHORLTON |             |  |
| TITLE              | PROPOSED<br>PLANS            |             |  |
| SCALE & PAPER SIZE | DATE                         | DRAWN BY    |  |
| 1:50 @ A1          | NOV '19                      | [Signature] |  |
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