

THE CLIENT SHOULD NOTE THAT THE DRAWINGS ARE FOR BUILDING REGULATIONS PURPOSES. DURING THE CONSTRUCTION PHASE THE CLIENTS OWN CONTRACTOR AND SUB-CONTRACTORS SHOULD LAISE WITH THE APPROVED INSPECTOR. AND ANY OTHER RELEVANT BODIES. TO ENSURE THAT THE WORKS COMPLY WITH THEIR REQUIREMENTS AND CODES OF PRACTICE. ANY MODIFICATIONS, AS A RESULT, TO BE AGREED.

ALL DIMENSIONS TO BE CHECKED ON SITE.

ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT BRITISH STANDARDS CODES OF PRACTICE AND BUILDING REGULATIONS. ALL TO THE SATISFACTION OF THE APPROVED INSPECTOR.

ALL WORK TO COMPLY WITH THE REQUIREMENTS OF COVENANTS OR AGREEMENTS, RELATED TO THE PROPERTY.

NONE OF THE WORKS SHOULD ENCROACH ON TO THE ADJACENT PROPERTY WITHOUT THE EXPRESS PERMISSION OF THE NEIGHBOURING OWNER.

THE CONTRACTOR IS TO ENSURE AND CONFIRM FOR HIMSELF THE LOCATION, POSITION AND SIZES OF ALL EXISTING SERVICE CABLES/DUCTS SURROUNDING AND WITHIN THE SITE TO ENSURE THAT NO DAMAGE OCCURS DURING CARRYING OUT THE WORKS.

THE CLIENT IS TO TAKE RESPONSIBILITY FOR THE APPOINTMENT OF A PARTY WALL SURVEYOR TO MAKE THE NECESSARY NOTICES TO ADJOINING PREMISES AS THE PARTY WALL ACT 1996 APPLIES.

THE CLIENT IS TO TAKE NOTICE THAT THE CDM REGULATIONS 2015 APPLY/FURTHER INFORMATION AND GUIDANCE CAN BE FOUND ON THE CITS WEBSITE:
<http://www.citb.co.uk/health-safety-and-other-topics/health-safety/construction-design-and-management-regulations/>

DEMOLITION

Form new openings as described on drawing and strip out redundant fittings and finishes. Remove, as required existing windows / doors as directed make good to floor and walls. Remove brickwork below sill make good to floor and walls. Provide new lintols as indicated on the drawing or as directed by the structural engineer.

CONSTRUCTION OF NEW BAY

FOUNDATIONS

Provide new concrete footings to the new wall under the extensions to BS EN 206:2013 GEN1 mix minimum 200 x 700 taken down to suitable depth as approved by Local Authority/Approved Inspector, no less than the level of the basement foundations and may be stepped if site conditions permit.

WALLS BELOW DPC

Approved foundation grade cavity block/brick, 300mm overall thickness with lean mix concrete cavity fill up to min 225 below DPC, weathered to outer leaf 102mm facing brick outer leaf to min 4 courses below finished external ground levels. Note Thermaite Trenchblock may be used.

EXTERNAL WALLS facing bwk.

Facing Brick work to match existing as near as possible. 102mm facings solid or frogged to BS EN 771-1 and PAS 70, 100mm blockwork inner leaf 100mm cavity, wall ties at 450mm staggered ctrs 250mm ctrs at quoins. Joining between new and existing brickwork to be by CROCODILE fixings by Truline or similar approved, then a vertical dpc is to be inserted at the junction to prevent water penetration. If the new work is to be tied into the existing, together with the building inspectors agreement a cavity is to be maintained

Close cavity at eaves with calcium silicate board, ensure roof insulation taken down to link with cavity wall insulation.

Insulation to be Earthwool DriTherm Cavity Slab by Knauf to be installed to manufacturers spec. within 100mm cavity fixed to inner leaf to give overall U value of 0.28W/m2K. Provide insulation at reveals, avoiding cold bridges and using 'thermate' or similar approved. Internal Blockwork to be 'Celcor' or 'Tarmac' Topblock or similar approved (70mm2 minimum crushing strength), flush pointed with 12mm plaster board and dabs finish internally with a skim finish.

All wall ties to be safety pattern type 2 to BS EN 845-1:2003 and DD140 PART 2 at 5 No /m2, with extra at reveals and at the junction with the 'crocodile' fixing.

SUSPENDED TIMBER GROUND FLOOR

Make out timber floor into bay with either tongued and grooved timber floor boards or 22mm tongued and grooved flooring grade chipboard all to be agreed with the client. Decking/boards are to be supported on 50 x 100mm joists C16 grade at 450mm centres. Joists to be built into internal leaf of brickwork with the ends to be wrapped in dpc for protection, or supported on hangers. Over the whole of the area and beneath the timber floor construction oversite concrete is to be provided 100mm brick on Viqueen 1200 dpm on sand binding on well compacted hardcore. Ventilation is to be provided to the underfloor space and is to run continuously under the existing floors. Air bricks are to be provided to the perimeter wall.

SMALL FLAT ROOF OVER BAY

FLAT ROOF COVERING EPDM SYSTEM

Provide and lay on prepared substrate a fully adhered EPDM System to manufacturers spec and provide to client guarantee documentation. Firestone or similar approved, complete with edge trims.

On Kingspan Thermaclon® TR27 130 mm thick on vapour control layer, on 18 mm wide deck supported on timber joists as noted all to achieve a U value of 16W/m2K to comply with part L of the approved documents. Kingspan Kooltherm K106 to be taken up at the abutment to the brick wall, beneath the flashings. On 50x100 SC16 joists @ 600 Centres All complete with plasterboard linings.

ALTERATION WORKS

LINTOLS

Lintols to be to BS EN 845-2:2003 IG or similar approved Existing lintols to be checked for stability. New lintols type - LH 1D 100 or similar approved. All To have 150mm minimum bearing and galvanized or pre-painted finish with cavity trays or DPC's over as required. Allow for 12 hour fire Protection to soffits and other surfaces of lintols as necessary. Cavities to be closed and insulated.

PLEASE NOTE STEEL SIZES AND STRUCTURE ARE INDICATED AS DESIGNED BY ENGINEER. REFER TO CALCULATIONS ETC ON ENGINEERS DETAILS.

STRUCTURAL WORK - fire protection

All structural work to be in accordance with structural engineers details and recommendations. All structural steelwork to be encased to provide minimum half hour fire resistance, with 12.5mm Gyproc fireline board and skim to manufacturers spec

EXISTING ROOFS

Existing slate roofs to be stripped off and timbers checked and repaired if necessary. Roofs to be slates to be reused replacing damaged or defective slates as required on banded timber battens, gauge and lap to be determined by pitch and slate size, together with cross battens. 'Weathershield' breathable membrane should be laid in accordance with manufacturers installation details (Proctor Group contact@proctorgroup.com). Please note that the construction does not require eaves vent as adequate ventilation is provided by the membrane which also prevents water penetration below the tiled finish.

ROOF INSULATION TO PITCHED ROOFS

Insulation is to be upgraded as follows:
Insulation is to be provided between the rafters to be Kingspan Kooltherm K7 100mm together with insulated plasterboard under to avoid cold bridging to achieve 0.18W/m2K and to comply with part L of the approved documents

ROOF WINDOWS

defective rooflights out of place and new ones as indicated as follows:
Trim out openings between the rafters and provide and fix Velux Centre Pivot Roof Windows type GGL with Finewood Clear Varnish Top Finish or similar approved. Velux Roof Windows to be fully double glazed with 16mm air gaps to comply with Part L of the Building Regulations and to be fixed complete in accordance with manufacturer's instructions incorporating collars, frames, flashings and soakers.

ACCESS HATCH

each property is to have access to the roof space as follows: Trim out opening and provide and fix an insulated loft access panel, to include a quarter turn catch and inner draught and vapour seal between the lid and frame. To include a concealed outer seal between the frame and ceiling. PU25 by Access Building Products Limited or similar approved Tel: 01677 426060 Fax: 01677 426070

EXTERNAL MASONRY WALLS.

External walls are to be upgraded to meet the requirements of building regulations as regards moisture penetration Part C and insulation Part L1b.
To be inspected and examined, damaged or defective bricks to be cut out and repaired. In the event that a damp proof course is either ineffective or not provided a chemical injection damp proof course is to be installed minimum 150 mm above external ground level. If necessary the internal face of the wall is to be treated to prevent penetrating damp. Provide an effective membrane, such as Newtonite system 800 or similar approved, to be installed strictly in accordance with manufacturers instructions. Provide and fix Kingspan K17, insulated plasterboard 82.5 mm thick with dot and dab method to achieve a U value of 0.28W/m2K.

ACOUSTIC TREATMENT TO PART E 45dB AIRBORNE 64dB IMPACT THR FIRE

PARTY WALLS SOUND AND FIRE SEPARATION

In addition to the points noted above, masonry party walls between dwellings are to provide 1hr. fire and acoustic separation.
Indicative Specification for acoustic and Fire separation.

This is a specialist item with details details described here are from the White Book by British Gypsum. email: BGCSG@saant-gobain.com Telephone 0800 225 225

The contractor should either use the Robust System and register accordingly or obtain the advice of an acoustic specialist, further details may be obtained from British Gypsum. Particular care to be taken during installation to ensure compliance.

Existing Solid brick walls with 13mm plaster each side. Provide and fix Gyprock GL1 Lining Channel framework fixed to both sides to give 35mm cavities. Cavities filled with 25mm Isover Acoustic Partition Roll, linings to be 12mm Gyproc SoundBloc System reference B22601

New Party Wall In Studding

Gy/Wall quiet performance 48mm Gyprock 'C' Studs with cross braces
Two Gyprock 48 S 50 'C' Stud frameworks braced at max. 1200mm centres. Studs at 600mm centres. Isover Acoustic Partition Roll (APR 1200) in the cavity (cavity width 137mm) 19mm Gyproc Plank + 12.5mm Gyproc SoundBloc

NEW INTERNAL STUD PARTITIONS

New internal walls to be in timber stud construction using 75 x 50mm studs at 400mm centres minimum 75 x 50mm sole and head plates fixed to floor and ceiling joists, with fibreglass quilt sound insulation to the cavity in the walls i.e. between the studs. 12mm plaster board and skim to both faces. Finishes to be confirmed by client.

PLEASE NOTE:

Floor Joists Are to be Doubled up under Partition Stud Work and partitions are to be tied into external walls with galvanised steel strips.

CEILINGS.

Existing ceilings to be made good and if necessary under draw with plasterboard and skim to ensure 0.5 hour fire separation in accordance with part B of the approved documents. Provide 100 mm of sover quilt insulation between the joists.

INTERNAL DOORS, ADB1

All internal doors are to be fire rated FD20, with the exception of toilets and bathrooms to comply with part B1 of the building regulations.

WINDOWS AND FRAMES

U.P.V.C. frames generally as indicated with internal beads and locking handles to be securely fixed with galvanised mild steel lugs every fourth course. Seal with gun mastic pointing, to manufacturers instructions. Glazing to be double glazed units to part L of the Building Regulations by a FENSA approved contractor. All to match existing. 16mm air gap Low E with U value no worse than 1.6W/m2K. Glazing below 800mm to be in safety glass.

ESCAPE WINDOWS

To comply with Part B of the building Regulations Escape windows are to be provided to the habitable rooms at First Floor level Min. clear opening 450mm x 735mm. and no more than 1100mm from floor level.

SAFETY GLASS

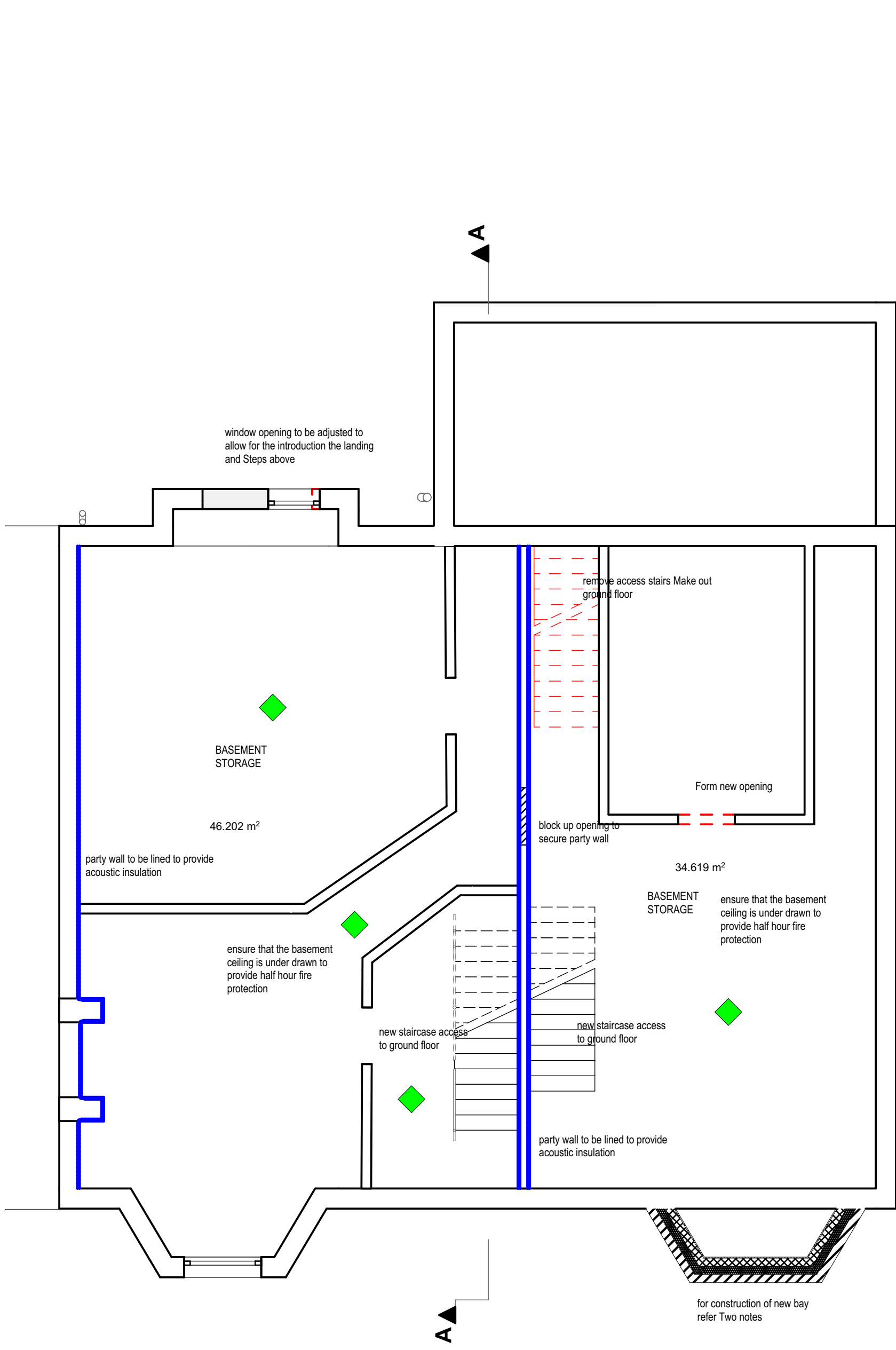
Safety glazing to all glass in critical areas. Approximately below 800mm from finished floor level. All to comply with Part K of the Approved Documents.

SECURITY

Ground floor or easily accessible windows, together with easily accessible rooflights are to be secure or and comply with Part Q of the Building Regulations. They should comply with British standards PAS 24:2012 and mechanically fixed to the structure. All access doors to be secure door sets to British standard and or Appendix B of Part Q of the Regulations. Letter Plates to Have a Maximum Aperture of 260x 40 mm and located in such a way as to restrict unauthorised access. Front door to be provided with vision panel or another means to enable the occupier to see callers. Complete with door chain or limiter.

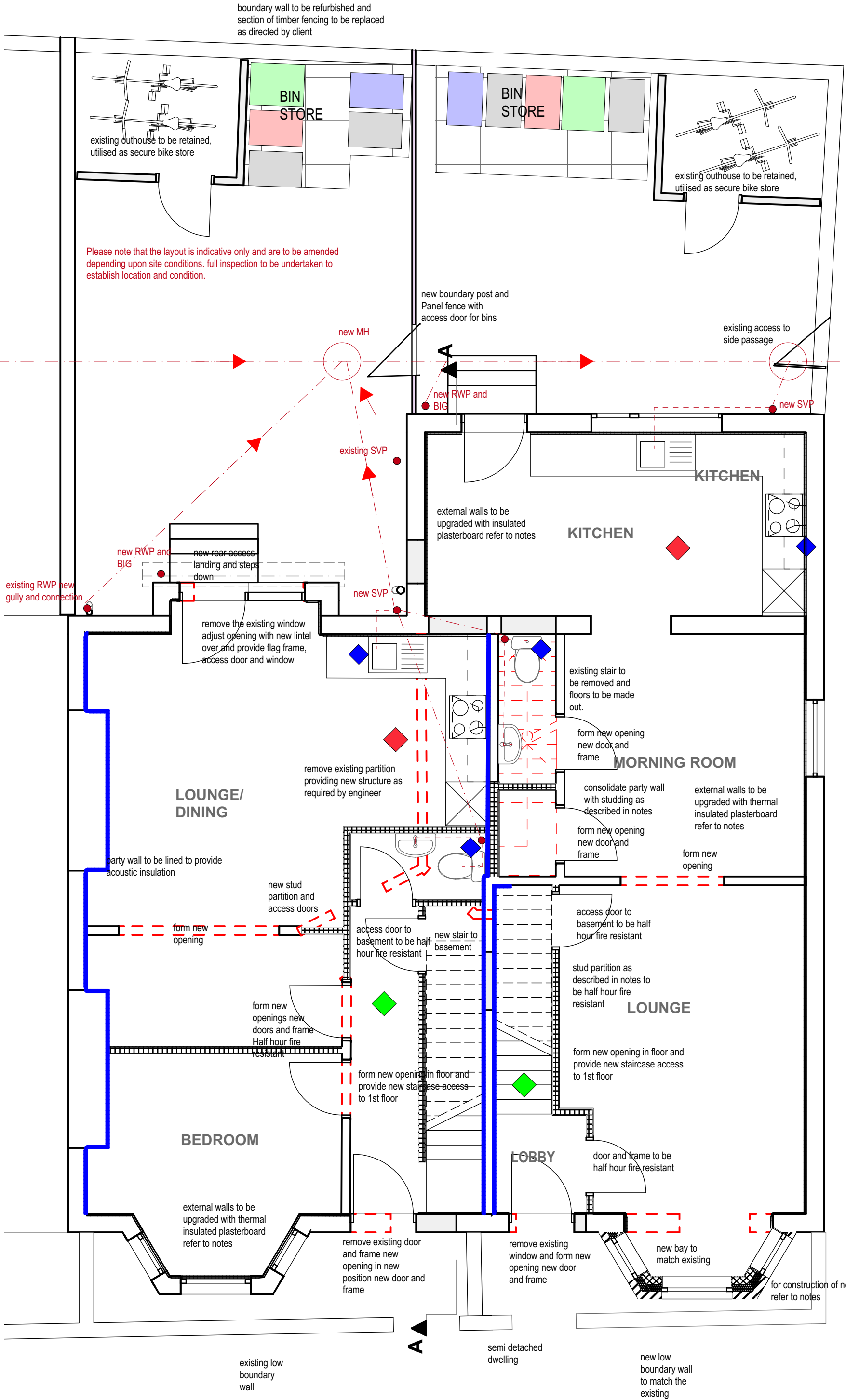
VENTILATION

Background ventilation 1/20th of floor area to habitable rooms together with trickle vents to all new windows for permanent ventilation. To comply with F1 of the Building Regulations.



1:50

PROPOSED BASEMENT



1:50

PROPOSED GROUND FLOOR

Rev. C. Clarify print anomalies 30/03/2021

Rev. B. Add extra bin and bike storage. 11/03/2021

Rev. A. amend layout provide 4 bedrooms in each dwelling together with altering the layout as regards bathrooms. 05/03/2021



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REGULATIONS ISSUE

CLIENT	DR QASIM ABBASALI
SITE/CONTRACT	CONVERSION FROM HMO TO 2 DWELLINGS 699 ASHTON NEW ROAD, M11 4QJ
TITLE	PROPOSED BASEMENT AND GROUND FLOOR PLANS
DATE	OCT 2020
SCALE	AS SHOWN
DRG No.	40298
O6C	

A1

10CM

20CM