All windows in habitable rooms to have top rail ventilation of 8000sq mm: none habitable rooms to have 4000sq mm : All glazing to doors or within 300mm horizontally if less than 1500mm above floor level, and any windows less than 800mm above floor level to be glazed in safety glass. Rooms used as emergency egress windows as outlined in the building regulations to have an opening light of 0.33sq mts and min width of opening 450mm.

All drainage to be 100mm Hepworth supper seal flexible jointed with 300mm of gravel casing. Falls 1:30 : Any drain passing through new walls to have rocker pipes, and any drain passing through existing walls to have 1c builders concrete lintels over.

All wc,s to be connected to soil and vents pipes or direct to Manholes. with 100mm UPVC pipework above ground : Falls 9mm to 90mm/m run: Baths, showers, basins, sinks to have 40mm pvc (increase to 50mm if runs exceed 2m) falls 19 to 90mm/m run. Wastes to be Econa anti syphone re-sealing traps (100mm deep seal). Allow for rodding access at each change of direction.

The contractor before work starts to check for all existing services within the site eg. drains, water, electricity, gas and telephones, if any located within the site the statuatory authority to be consulted regarding protection, removal, or diversion.

GENERAL NOTES.

All dimensions and measurements shown on this drawing to be checked on site. Any errors or discrepancies t be reported to the supervising officer / Client. All materials, dimensions are to be taken from site and not scaled from this drawing. The building to comply with the current building regulations including all amendments. The contractor/client who is to carry out the works to make themselves fully conversant with these regulations so that he works complies, as all items required under these regulations may not be shown on this drawing.

Insurance: The contractor/client to take out the necessary insurance as laid down In the standard forms of building contract eg. JCT form its present day equivalent.

Demolition: Care to be taken when carrying out this work and allow for all necessary props, shoring ad temporary covers to keep the building structurally safe and water tight at all times. If the contractor is not sure, a structural engineer must be appointed by him to make sure the building is structurally safe at all times.

Excavation and Earthworks. Excavations shall be executed in accordance with CP 101 for "Foundations and Earthworks" and CP 102. 1973 "protection of buildings from water from ground". All backfilling to be carried out in crushed rock sulphur free in layers not exceeding 150mm each layer well rolled. If filling over 600mm is required base slab design to be a suspended slab with reinforcement will be required. Structural Engineer design will be forwanded for approval. All work to be in accordance with Part C of the Building Regulations.

Foundations: Cement used to comply to BS 1978, sand and course aggregate to BS 882 1983 ready mixed to BS 1926. foundations to be constructed in accordance with CP 2004 192. All concrete work including reinforcement shall comply to CP 101 "Foundations and sub-structures" and CP114 "Structural use of normal reinforcement in buildings "Foundation bases to be taken down to min 160KMm2 bearing (1.5 tons) and constructed in accordance with E1 and E2. Any soft pockets encountered to be made up in mass concrete.

Foundation depth shown on drawings are min. requirement. These to be taken down to solid ground. Final depth to be agreed on site with LABC.

Concrete design as follows:-

C25	Foundations and base slabs.
C30	Reinforcement
C35	Restricted reinforcement.
C20	Lean mix

Brickwork and blockwork To be executed in accordance with CP 121 pt 1 and CP 122 and Its 5628 Code of Practice for structural use of masonry All bricks to BS 3921. Solid brick walls shall be built in English Bond, half brick walls and cavity brickwork to be built in stretcher bond. Cavity ties to D2140 Part 2 and spaced at 750mm centres horizontally, double up around windows and door openings. Rake out and re-point any defective brickwork in 1 to 3 mix. Allow for lateral support to floors and gable with metal straps at 1.2mts centres. Walls to be constructed in accordance with Building Regulations A1~ 2 part C. Cavities to be closed to all external opening with Thermabate cavity closers or similar approved.

DPC and Cavity Trays: These to be placed around all external openings, bitumen DPC and cavity trays to be Hessian based to conform to BS 747 type 5A and in accordance with CP 102 1973 " Protection of buildings against water from the ground". All to be carried out to comply with CP CA BR. Solid floors to have DPM of 1200 visqueen with joints lapped , sealed and turned up under dpc, or 1 existing slabs allow for three coats of cold applied solution with protection screed.

Steelwork: All steelwork sizes shown on this drawing are provisional and the contractor must have these clarified by a structural engineer before fixing.

Carpentry and Joinery: Timer used to comply with BS 4978 1975 timber grades for structural use and BS 5268 Code of Practice for structural use of timbers. Floor boards to BS 1297. All to be constructed in accordance with Building Regulations A1-2 part 8. All new structural timbers to be treated with an approved timber pressurised treatment. All timbers used to be GS quality SC3 .

Cavity Insulation: If cavity insulation is to be used this to be in accordance With BS 5617 and 5618 and to BS 8208 if urea-formaldehyde foam is used.

Generally this to be ridged insulation and built into cavity as work proceeds.

Plumbing and Engineering; All pipework to be carried out in copper. Size to suit the requirements of the local water authority. Waste runs to be to BS 5572 1978. Access to be provided at all changes of direction and all pipework to be accessible for there complete length. All work to carried out in accordance with the water authority recommendations and in conformity with H1 of the BR. Rainwater drainage to in strict accordance with H3 of BR. And to be unplasterised PVC to BS 4514 and 4576. The installation to be carried out by a registered corgi person.

Lintels: Lintels generally to be Catnic or other approved. Agree'ment cert 83/1009. Allow for 150mm min bearing, if fire rating required render with 15mm sand and cement to give 1 hr fire protection. All lintels to be filled with insulation.

Drainage: All drainage to be carried out in accordance with part III section 2 of the BR. And to BS 8301 1985. All pipes to be flexible jointed and encased in 300mm gravel, where pipes are within 300mm of concrete slab or 900mm of the building these to be encased in 150mm concrete with 12mm flexcell expansion joints at all flexible joints. Drains passing through walls to have rocker pipes. All pipes are to be Hepworth Super Seal or other approved.

Plastering: All plasterboard shall be gypsum basboard conforming to BS 1230. All plastering generally shall be 10mm bonding plaster and 3mm carlite finishing coat where blocks are used. All internal plastering to CP 211. Internal plastering generally to be 9.5mm baseboard, bed and dab to Blockwork and skimmed.

Ventilation: This to be provided with natural and mechanical to give 3 air changes per hr. Natural ventilation to all areas of at least 1/20th of floor area. with mechanical ventilation of 60Ls/sec to kitchens, 30Ls/sec to utilities and 15 Ls/ sec to bathrooms/shower room. All windows of habitable rooms to have top rail ventilation of 8000mm sq mm and 4000 sq mm for none habitable rooms.

Glazing: All glazing to doors or within 300mm horizontally if less than 1500mm above floor level and any windows less than 800mm above floor level to be glazed in safety glass. All new windows to be double glazed with 4mm optifloat, 16mm air space between glass, and Pilkington's K glass. This to give a min 1.8 W/msqK u value.

Staircases: All staircases to comply with the requirements of part K of the Building Regulations and in conformity with BS 589 Part 1 1989 for wooden staircases.

Fuel and Power Conservation: All structure to comply with part I of the Building Regulations, and adequate insulation to be provides to give the following u values:-

Building Type	Walls	Roof	Floors	Windows	Flat roof
Domestic	0.27	0.16	0.22	1.80	0.16
Commercial	0.27	0.16	0.22	1.80	0.16

Air pressure test to be provided on completion to all new buildings to give a design min. 10m(cubh./msq) at 50 Pa in accordance with BR.

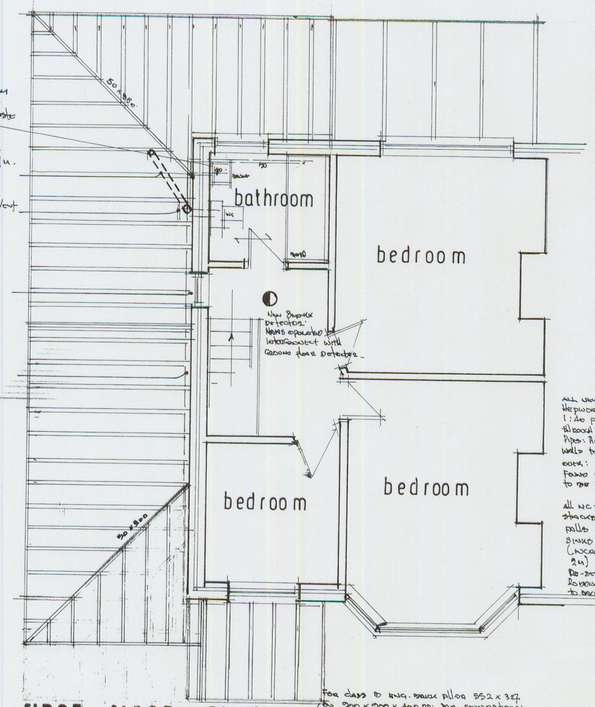
Electrical: All new electrical work to be carried out in accordance with BS 7671 2001: or equivalent standard approval by a member of the I.E.E. and to include electrical certification. Also all installations to e carried out to I.E.E. on site guides. On completion the approved forms/certifies must be forwarded to the Local Authority before any final building certification can be issued.

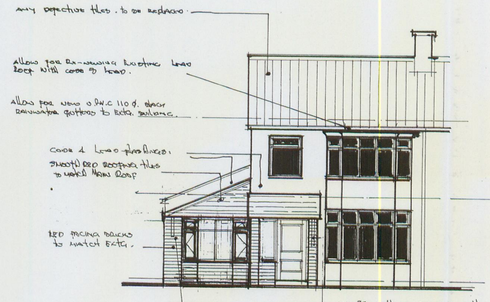
Lighting: Extension to have a level of efficient light fittings, either one per 25msq or one per four fixed light fittings.

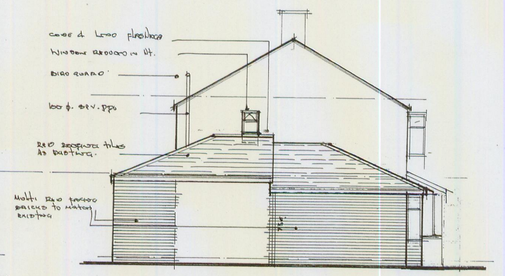
Boiler: Where new boiler is to be fitted this to be installed in accordance with the Domestic Heating Compliance guide and provided with a commissioning certificate on completion. All controls to be fully automatic, with zoning where possible, and with a full climate control and thermostatic valves to all radiators.

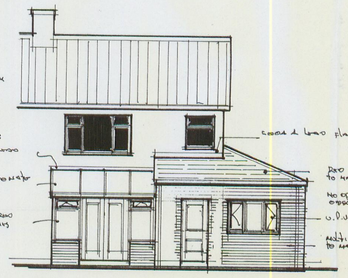
Large Extensions. Smoke detection and alarm systems for large extensions to a category LD2 standard to BS 5839 part 6. for large houses which exceed 200 sq mts per storey.

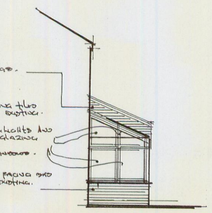
Bin Storage: An area to be allowed for storage of three large domestic bins to all new developments.

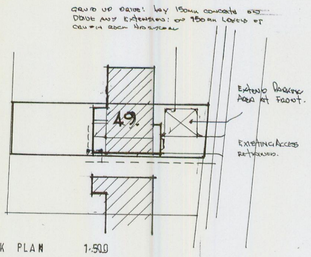








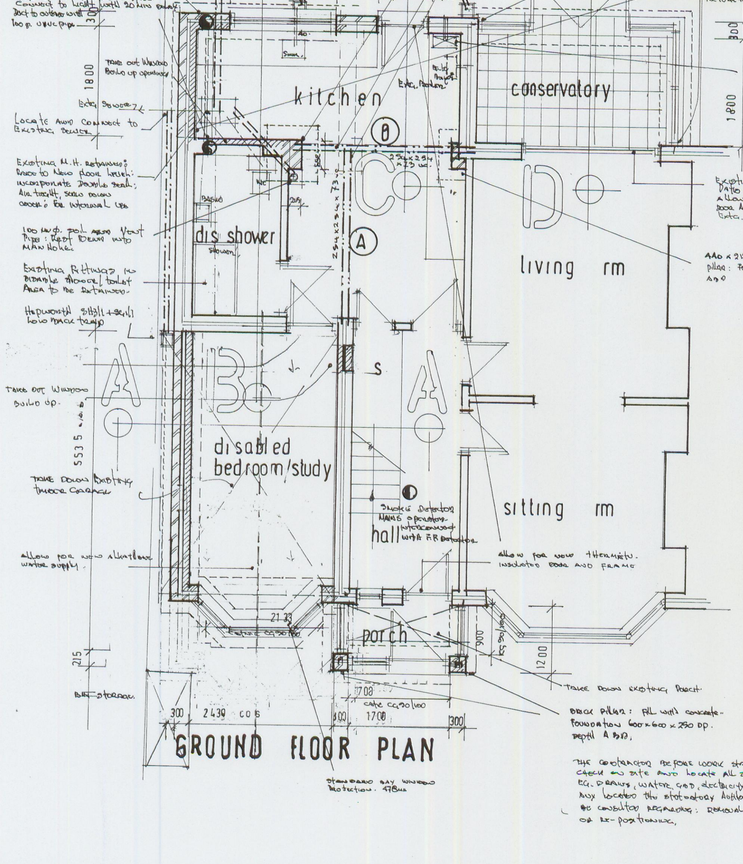




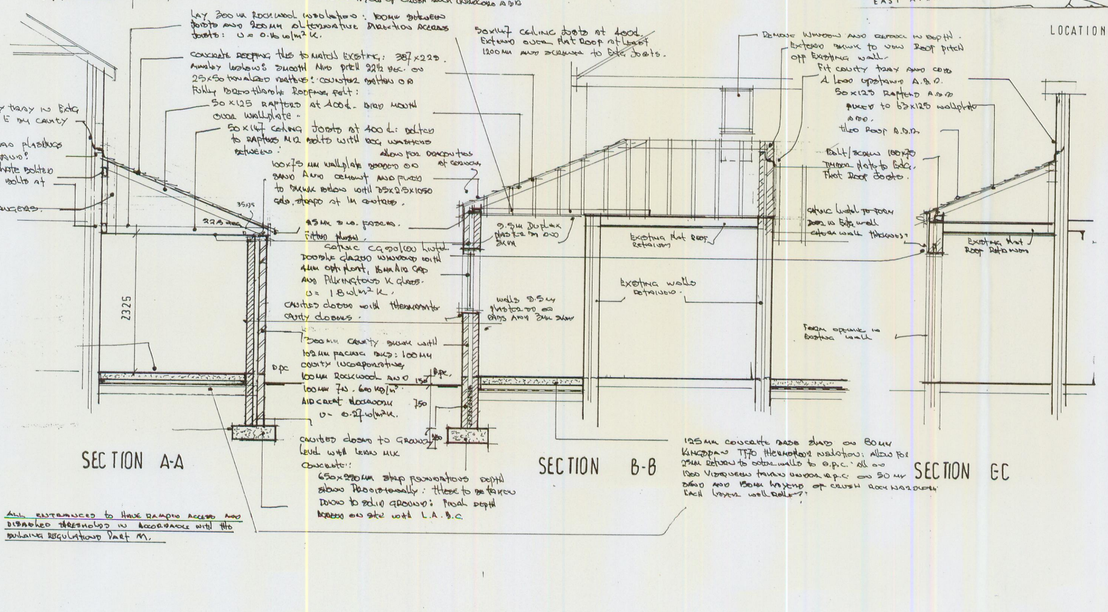
BLOCK PLAN 1-500



LOCATION PLAN 1:1250







All entrances to have ramped access and disabled thresholds in accordance with the Building Regulations Part M.

10.06.09	1. Brick Extension to Line with Main Building	D
2.6.09	1. Cornice returned to Rounded Bedroom/Rear Bay Windows	A
REVISIONS		

The Party Wall Act 1996: Work shown on this drawing may be covered by this Act. Building owners intending to carry out work covered by this Act must give in writing of intended Works to all the relevant adjoining owners.

Local Authority Drawing as proposed

ARCHTREND DESIGN
122 Waggs Road
Congleton
Cheshire
tel/fax 01260 274221
e mail sb4221@aol.com.

Proposed side and rear ground floor extensions in connection with additional facilities for a disabled person at 49 Grangethorpe Drive, Burnage, Manchester M19 2 LR for Mrs Alam

Dwg. No. 2625/02/A/B

Scale: 1:50 1:100

PLANNING
LOCO
ENGLAND
18 JUN 2009
CONSULTATION