PLANNING AND
BUILDING CONTROL
18 APR 2013

81 STAMFORD ROAD, LONGSIGHT, MANCHESTER M13 0SW

SINGLE STOREY EXTENSION TO REAR OF HOUSE

GENERAL AND BUILDING REGULATIONS NOTES (March 2013)

GENERALLY:
All exact dimensions to be checked and verified on site and any discrepancies to be clarified before proceeding.
All levels and setting out to be checked on site, any discrepancies between information shown on the drawings and information in a specification or site specific matters are to be clarified prior to proceeding.
All component sizes and references are to be checked prior to ordering of materials.
Safe method of working, provision of necessary temporary supports to carry out demolition works on masonry structures and building-in of lintels to be risk assessed prior to commencing the works.

THE PARTY WALL ACT 1996 AND CONSTRUCTION (DESIGN MANAGEMENT) REGULATIONS 1994 (CDM):
Where appropriate Part Wall notices, awards and condition schedules are to have been finalized before commencement of works.
Adjoining owners' permission to be obtained prior to commencing works.

PLANNING PERMISSION APPLICATION:
To erect new single storey extension at side and rear of house.

Flank elevation wall of rear extension and gable elevation of side extension to be set a minimum distance of 150mm from party boundary lines respectively.

WORKMANSHIP AND MATERIALS:
All workmanship and materials shall comply with current Building Regulations, British and European Standards, and Codes of Practice.
All materials shall be fixed, applied and mixed in accordance with manufacturers' instructions and specifications.
All materials used shall be suitable for their purpose.
All timbers used shall be pressure-impregnated with preservatives.
All timbers used for structural purposes should be strength graded and stamped KD or DRY.

L1-CONSERVATION OF FUEL AND POWER:
Robust construction details to be adopted to limit thermal bridging and air leakage by:
Provision of approved draught-stripping in the frames of openable elements of doors and windows.
Loft hatches to have adequate draught seals fitted.
All boxing for concealed services to be sealed at floor and ceiling levels, piped services where penetrating or project into hollow constructions or voids to be adequately sealed.
Contractors should refer to DETR/DTLR publication "Robust Construction details for Dwellings and Similar Buildings for guidance on limiting thermal bridging and permeability" TSO 2001.

ELEMENTS OF STRUCTURE:

Compliance:	*Using materials of approved type to achieve a minimum of half-hour fire resistance.*
Construction:	*To be in accordance with parts of BS 476: Part 20, 21, 22 and 23: 1987.*

DEMOLITIONS/ALTERATIONS:

Dining:	*Redundant window removed, opening bricked up.* *Redundant partition to cupboard under stairs removed, new partition installed flush with dining/hall separating wall line.* *New replacement back door with fanlight detail to existing opening.*
Kitchen:	*Former kitchen rear wall demolished to form through opening into rear extension, lintel inserted over.*
New extension:	*New single storey rear extension constructed as nominally shown in the drawings.* *New duo-pitched hipped roof construction over new rear extension to detail and specifications* *New ground bearing concrete slab floor construction to new extension area to specifications.* *New extension walls in cavity wall construction to specifications.*

FOUNDATIONS:

Locations:	*New masonry external walls of extension, as nominally shown in the drawings.*
Type:	*Concrete strip footings, size minimum 150mm thick and projecting minimum 150mm either side of supported walls.*
Depth:	*Assume construction depth of 900mm below external ground level. Actual depth and size of foundations subject to ground conditions assessed from site investigation and agreed with the Building Control Officer and to suit site conditions.*

DAMPPROOF COURSE:

Type:	*MARLEY Aquagard or equal and approved, pitchpolymer type for horizontal dpc's.*
Locations:	*New masonry external walls of extension as nominally shown in the drawings.*
Level:	*Dpc's to be installed at ground floor finish level to match those existing for house walls (minimum 150mm above external ground level)*

NEW EXTERNAL CAVITY WALLS:

Locations:	*New masonry external walls of side and rear extensions, as nominally shown in the drawings.*
Construction:	*Traditional.*
Outer leaf:	*102.5mm thickness facing brickwork to match house elevations, matching colour mortar and pointing joints.*
Inner leaf:	*100mm thickness CELCON Hi-Strength (7 N/mm^2) concrete blockwork, 2 coats (13mm overall thickness) lightweight plaster finish internal face or alternatively using 12.5mm plasterboard on adhesive dabs and 2mm skim finish, sand cement render finish external face.*
Below ground/ Dpc masonry:	*102.5mm thickness common brickwork or Class B engineering brickwork upto dpc level. Lean mix concrete cavity infill upto 225mm below dpc or external ground level. Cavity weepholes at 450mm centres above cavity infill formed using Glidevale microvents or equal and approved.*
Cavity:	*100mm full fill built-in insulation, Crown Dritherm Cavity Slab 32 or other equal and approved insulation material.*
Wall-ties:	*BBA approved and conform to BS 1243: 1978, stainless steel grade at 750mm horizontal and 450mm vertical centres to give a diamond pattern of not less than 5 nos ties per m^2, with additional ties at 300mm centres at opening reveals.*
Cavity closers:	*Proprietary type of combined insulated cavity closer and frame former system, Dacatie 2000 or equal and approved for openings formed in external cavity walls, slate or cut blockwork at eaves and verges.*
"U" value:	*Overall construction to achieve maximum 0.28W/m^{2}K.*
Lateral Bonding:	*New work to be satisfactorily bonded to existing structures using approved wall extension system example FURFIX or equal in accordance with manufacturer's instructions, site assessment and agreement with Building Control Officer, coursed and tooth bonded to rear/gable wall corner of existing house.*

NEW PARTITIONS:

Location:	*Shower room, cupboard under stairs.*
Construction:	*Timber studs system, 50 x 75mm softwood studs at 450mm centres and 50 x 75mm softwood noggings at 900mm centres, Gyp 10 thickness plasterboard both sides and 2mm skim finish.*
Fire resistance:	*Half hour standard.*
Sound insulation:	*Required. Using 25mm thickness Isowool Acoustic Partition Roll insulation material or similar in the cavity, all joints to be well sealed, none required for cupboard under stairs.*
Others:	*Dpc's under soleplate of stud partitions.*

SOLID FLOOR:

Locations:	*Single storey rear extension.*
Construction:	*New solid floor construction comprising 50mm sand cement screed on 100mm thick concrete slab on 1200 gauge visqueen dpm taken up at edges and linked into dpc's on 100mm Owens Corning Polyfoam Plus Floorboard insulation under concrete slab layer and 30mm thickness insulation taken up edges of walls to prevent cold bridging, 50mm sand blinding on minimum 150mm compacted MOT 1 hardcore, finished floor level to match the existing house floor level.*
"U" value:	*Overall construction to achieve maximum 0.22W/m^{2}K.*
Floor finishes:	*Owner's choice.*

WINDOWS:

Locations:	*Kitchen and shower room*
System:	*Upvc system, size(s) bespoke to suit openings formed in new cavity wall of extension, as nominally indicated in the drawings.*
Pattern:	*Top hung opening casements, pattern as nominally shown in the drawings or to Owner's choice.*
Ventilation:	*Openable casement to achieve 1/20th of floor area for active ventilation, approved trickle ventilation, frame mounted slotvent system to comply with Building Regulations Part F1 (8000mm^2 background ventilation for habitable rooms and 4000mm^2 to non-habitable rooms).*
Cill:	*Co-extruded upvc system.*
Cill height:	*1050mm above floor finished level.*

Glazing: *28mm hermetically sealed double glazed units, 4mm clear float glass outer pane, 20mm air gap argon gas filled and 4mm K glass (Low E) inner pane, "U" value equivalent to 1.6 (Noise reduction 25dB). Obscure glazed for shower room*

Dpc's: *Combined insulated dpc system fitted all round new structural opening, type and method of fixing to suit.*

INTERNAL DOORS:

Locations: *Dining and shower room.*

Type: *Timber panel door of approved pattern to owner's choice, complete with softwood door frames and architraves.*

LINTEL:

Type: *Steel, HARVEY LINTELS, MS250 suitable for cavity wall application or using other equal and approved manufacture/type lintel, or 2LA 215 if existing wall is solid construction (to be determined on site)*

Location: *Through opening formed in existing rear external wall of former kitchen.*

End-bearings: *150mm minimum each end.*

Fire resistance: *2 layers 12.5mm Fireline plasterboard and 2mm skim finish, one hour protection.*

DUO-PITCHED HIPPED ROOFS:

Location: *Rear single storey extension as nominally shown in the drawings.*

Construction: *Traditionally constructed, 47 x 100mm softwood grade C24 rafters at 400mm centres, pitch approx 30^{o} with hip construction at rear wall cornerS. Rafters birdsmouthed to wallplate at eaves and secured in positions using truss clips system. 75 x 225mm softwood hip rafters birdsmouthed to 75 x 100mm softwood dragon ties.*

Roof coverings: *Using approved interlocking concrete roof tiles on battens on Kingspan Nilvent.17 breathable sarking membrane. Round section hip and ridge tile cappings to match roof covering.*

Ceilings: *Flat ceiling comprising 47 x 122mm softwood grade C24 at 400mm centres on galvanized mild steel joists hangers system off doubled up joists and wallplates at eaves respectively, underdrawn with 9.5mm thickness foil-backed plasterboard and 2mm skim finish, 50 x 100mm softwood ceiling hangers at every third rafter position.*

Thermal Insulation: *Required using cold roof construction method comprising 300mm thickness firbreglass quilt insulation material laid between and over ceiling joists to roof void to achieve a U value of 0.16 W/m^2K*

Roof space Ventilation: *Not required. Kingspan's Agrement certificate No. 04/4161 for Kingspan Nilvent.17 to be used as breathable membrane, if required using RedVent Eaves Ventilators system and an insulation interrupter, installation in accordance with manufacturer's instructions.*

WALLPLATES:

Wallplates: *Locations:*
Eaves level of single storey side and rear extensions, 75 x 100mm softwood strapped down at maximum 750mm centres using 30 x 5mm galv ms straps and/or bolted down to lintels.

LEADWORK:

Locations: *Single storey rear extensions duo-pitched hipped roof:*

Type: *Code 4 lead sheets to form stepped flashings detail to duo-pitched roof abutting rear elevation wall of house, all as nominally shown in the drawings.*

Installations: *Leadwork to be carried out in accordance with The Lead Association's recommendations.*

RAINWATER GOODS:

Gutters: *New half round section upvc gutters to suit eaves level as nominally shown in the drawings.*

Rainwater Pipe: *New rainwater downpipe in upvc system, 68mm dia round section at location as nominally shown in the drawings.*

FASCIAS:

Locations: *Nominally shown in the drawings.*

Type: *Upvc system of sections to suit.*

DRAINAGE ABOVE GROUND:

Fittings: *Shower room: Walk-in shower, wc and washhand basin.*
Kitchen: sink, washing machine.

Selection of fittings and appliances all to Owner's choice.

Type: *Upvc system, wc waste pipe in 110mm dia. Sink and shower waste pipe in 38mm dia, and washhand basin waste pipe in 32mm dia, manifold waste pipe 50mm dia where runs exceeds 1500mm, all new waste pipes connecting into existing soil and vent pipe except sink discharging into back inlet gully.*

Traps: *75mm deep anti-vac trap provided to shower, washhand basin and sink.*

Stub stack: *Upvc system 110mm dia installed to internal location as nominally indicated in the drawings, fitted with air tight access cover at base, and terminating in approved air admittance valve above highest adjacent fitting, encased within room.*

Pipe routes: *As nominally shown in the drawings, exact routes to be determined on site.*

DRAINAGE BELOW GROUND:

Existing: *The existing drainage system and exact locations of drain lines and directions of flow must be prior determined on site. All redundant drain lines to be grubbed up and sealed off at connections to the satisfaction of the Building Control Officer.*

New drains: *New drain lines nominally indicated in the drawing.*
New drain lines laid in 110mm dia upvc pipelines with flexible couplings laid to 1 in 40 falls on 150mm stone chippings. Note: where existing and new drains passes under or near building to be encased in 150mm concrete and concrete lintel provided over where passing through walls.

New surface water drain line at rear taken to new soakaway

Inspection chamber: *New inspection chamber to be provided at location nominally indicated in the drawings, further requirements to be assessed on site and agreed with the Building Control Officer.*
New inspection chamber of 450mm dia polypropylene type to BS 7158 with concrete collar and cast iron cover and seating, chamber bedded and surrounded in 150mm concrete. Heavy duty grade cover to be used on driveway location, where required by Building Control.

Gullies: *New gullies of approved roddable access back inlet gully type at rainwater pipes and sink waste locations as nominally shown in the drawings.*

Soakaway: *Typical details of soakaway construction as shown in attached sketch, the porosity test should be carried out in accordance with the appropriate clauses of BRE 365*

TRIMS:

Skirtings and architraves: *Softwood, profile to Owner's choice.*

FINISHES: *All finishes and decorations to Owner's choice.*
Existing brickwork fairface wall of house elevation wall within new extension to be plastered finish to receive new decorations.

SERVICES:

All work and installations to comply with the current Regulations and recommendations of the respective Board or Authority to the satisfaction of their respective inspectors.

HOT AND COLD WATER SERVICE:

Installation: *Existing hot and cold water service alterations and extension to serve the new sink, shower and toilet fittings, and washing machine locations to be agreed with Owner.*

MECHANICAL VENTILATION:

System: *Approved electrically operated extractor fan, intermittent operation capable of extracting 60 litres of air per second for the kitchen, reduced to 30 litres if ducted through extractor hood, and extractor fan capable of extracting 30 litres of air per second with 20 minutes overrun timer device and giving 3 air changes per hour fitted to shower room.*

ELECTRICAL INSTALLATION:

Installation: *Alterations and extension of the existing electrical system to be carried out by approved person and must fully comply with current I.E.E. Wiring Regulations to BS 7671:1992 and to be certified upon completion.*

Fittings: *Approved type and manufacture, quantities and locations all to Owner's choice. Internal lighting to incorporate energy efficient lighting by provision of approved type luminaries with class A lamps having a luminous efficacy greater than 40 lumens per circuit-watt, with a minimum of 75% per room. The actual type of fittings and locations to be prior agreed with the Building Control Officer on site.*

Building Regulations Part P:

All electrical work covered by Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorized self-certification scheme (eg BRE Certification, BSI, Elecsa, NICEIC or NAPIT Certification).
Prior to completion, an appropriate BS7671 electrical installation certificate must be provided by the competent person.

CENTRAL HEATING:

Installation:

Alterations and extension of existing gas central heating system to be designed and installed by approved central heating company or CORGI registered person.
Existing boiler in cupboard under stairs to new kitchen extension be carried out by an approved Gas Safe Registered person, exact location to be determined and agreed on site with Building Control Officer.

FIRE DETECTION SYSTEM:

Installation:

An approved automatic smoke and heat detection system to BS5446 standards, mains operated with smoke detectors to be provided to the dwelling at landing and hall, and heat detector to kitchen, and/or other locations to be agreed on site with the Building Control Officer.
Prior to completion, an appropriate fire alarm installation certificate must be provided by the competent person/company.