BUILDING REGULATIONS AND SPECIFICATION

for

PROPOSED GABLE and REAR TWO STOREY EXTN

for

Mr A. MALKIE
433 PARRSWOOD ROAD
DIDSBURY
MANCHESTER
M20 5NE

PLANNING AND
BUILDING CONTROL
24 JUN 2014

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SPECIFICATION

CLIENT: Mr A. MALKIE
TITLE: PROPOSED GABLE and REAR TWO STOREY EXT.N
433 PARRSWOOD ROAD
DIDSBURY
MANCHESTER
M20 5NE **REV ———**

NOTES:

(WHERE APPLICABLE - ALL DIMENSIONS TO BE CHECKED ON SITE)
This specification and all other drawings to be checked and verified by the contractor prior to work commencing on site. This drawing is not to be used for construction purposes unless approved by the Local Authority. This drawing has been prepared to comply with the current Building Regulations June 2006.

Specification

The intention of the drawing and specification is not to detail every aspect and or item of material to be used. It is expected that the contractor shall have the necessary experience and knowledge to undertake the works as is depicted in this drawing/specification. Where discrepancies occur between the drawing and specification this shall be brought to the attention of the client prior to submission of the quote. Where this is not the case it shall be deemed that the works identified or inferred by the drawing and specification are included within the overall price submitted by the contractor. Where details are shown on the plan but not indicated in this specification or vice versa it shall be concluded that the contractor has priced for the works in their entirety.
The contractor shall allow for the provision of a scaffold to be erected to the side elevation to allow materials to be moved to the work area with a minimum of disturbance to the main house. The contractor shall protect all existing fittings, furnishings, decorations etc and shall ensure that dust and disturbance is kept to a minimum for the duration of the works.

Party Wall Act 1996

The proposed works fall within the provisions of the Party Wall Act and as such the Building Owner shall obtain consent from any Adjoining Owner affected by the works.
The client's attention is drawn to the requirements and responsibilities of the 'Party Wall Act' where the works are to be adjacent to a party wall or boundary. Client is to ensure that all obligations and notices are served on adjacent parties before works commences.

General Details

1) All exposed timber to be treated with preservative prior to fixing.
2) All drains to be connected to existing invert levels and laid to proper falls. New drainage to be 100mm pipes conforming to BS 8301 and manufacturer's recommendations. Where a drain passes through or under a load-bearing wall, a RC lintel is to be provided. All drainage runs are assumed lines; the correct position of existing drainage is to be confirmed on site.
3) All services/meter installations etc. to be extended repositioned or provided as necessary in conjunction with statutory undertakers requirements. (it is recommended that consultation takes place with all relevant statutory undertakers prior to commencement).
4) Draught seals to be fitted to the opening elements of all windows and doors
5) All wall / frame junctions and service entries to be sealed.
6) Trickle vents to habitable rooms to be minimum 8000 mm2
7) Provide and fix new loft access doors complete with catch and draught seals.
8) All glazing to conform to part N / K4 of the approved documents.
9) All timber to be SC3 unless stated with preservative treatment.
10) All RSJ's to be bolted to concrete padstones and encased in 30 minutes fire resistant Fireline board.
11) Garage ceiling to be 2 layers of 12.5mm thick Gyproc fireline board to give a minimum fire resistance of one hour.
12) Provide and fix 30 minute fire resisting self closing doors to the following
13) areas: As noted FD30 on key plans
14) Ground floor - kitchen, Lounge, Dining and Store.
15) Broken lines indicate existing doors, frames and walls to be removed and remaining surfaces to be made good to match existing.
16) Minimum 300mm thick fibreglass quilt insulation (3 layers 100mm thick cross laid) to all roof voids.
17) Garage Door - Non-standard size garage door in dark brown or as specified by the client.

GENERAL NOTES

All materials and construction works are to comply with the current BS standards and codes of practice. Building regulations and schedules and specifications,
All materials and proprietary goods shall be suitable to there purpose and shall be stored mixed and fixed in accordance with their suppliers / manufacturers instructions or specifications.
The contractor shall take account of everything necessary for the proper execution of the works to the satisfaction of the inspector, whether or not indicated on the drawings.

Any variations from the drawing carried out without the Architects written agreement shall be the responsibility of the contractor.
The Architect has not been appointed to carry out inspections during the construction of this project and responsibility for standards of construction rests with the contractor / developer.
The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
This drawing must be read with and checked against any structural or specialist drawings provided.
The contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.
No dimensions are to be scaled from this drawing, all dimensions to be checked before work commences and any discrepancy to be reported to client.
Before work commences – ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.
All works to comply with the workmanship clauses in BS8000 series and to be in full compliance with the Building Regulations.
Contractor is to notify Building Control at the appropriate stages in construction - necessary for them to determine the works statutory compliance.
Should the indicated thermal elements construction (walls / floors /ceilings / roofs / windows / doors) below be altered at the construction stage – contractor is to seek approval from Building Control prior to construction and is to be responsible for achieving the indicated minimum 'U' values for each element.
Contractor shall allow for the provision of all suitable access equipment and scaffolds and must comply with all health and safety legislation, including safe working at heights.
Contractor shall remove all rubbish from site during the course of the building operations.
Contractor is to protect all existing fittings, furnishings, decoration etc and shall ensure that dust and disturbance is kept to a minimum for the works duration.

EXISTING SERVICES

There are no records of under ground services available within the site curt ledge therefore the main contractor will be responsible for carrying out all necessary investigations before execution of the works, in particular – excavation works.

DRAINAGE

Above ground drainage to comply with BS 5572 1978. All vent pipes unless stated otherwise to terminate at roof level with roof tile outlet. Vent pipe outlets within 3m of adjacent windows to terminate 900mm above. New inspection chamber to be added as shown on drawing. Lead flashing where pipe passes through roof. 40mm dia wastes to sink & bath, 32mm to wash basin. Pipes exceeding 2m in length to be 50mm dia. All fittings to have 75mm anti-siphon straps. Stub stacks to terminate above flood level of highest fitting with automatic air admittance valve

DRAINAGE

100mm UPVC under ground drainage (Hepworth or similar approved) with flexible joints connected to IC. Provide rodding access points.
Encase internal SVP with 9mm plywood, paint finished, complete with access cover and removable access point cover.
Soil waste pipe complete with slow bend and to discharge to main drains. Sanitary pipe work cages to be fitted to top of SVP in metal. WC pipe work must not allow light to pass through.
Boiler condensate may connect to sanitary pipe work; pipes to be minimum 22mm diameter, 75mm trap rodding points to SVP to be over the spill over level of the lowest connected appliance.
All drains running through walls to have RC lintels over. All drains under building to be encased in 150mm concrete, C20/20 with flexel movement joint at each collar. Pipes passing through walls to be bridged over with 2 course deep RC lintels, 50mm clear opening to be masked both sides with rigid plate to prevent ingress of vermin or soil.
new drainage to be Hepworth Super Sleeve or similar approved with 100mm diameter pipes. IC's to be Hepworth (polypropelene) Super Sleeve 100mm 930mm deep with 100mm diameter inlets. Foul drains at minimum: 1:40 fall and surface water drains at minimum 1:100 fall. IC's over 950 deep to be P.C.C. sections.
Rodding points to be provided at head of drain. Protect existing drains to be retained ensuring that manholes, gulleys etc are not damaged and drains are kept free from debris at all times. Existing inspection chambers to be cleaned and inspected for internal defects. Any cracks, spalled or dislodged bricks to be replaced with equal and suitable engineering brick. Mortar for bedding in new bricks and/or pointing of defective bed/cross joints to be 1/3 cement/sand mix. Semi-universal gulleys with filter buckets to driveway/turning heads, discharging to existing surface water sewer.
All invert levels to be agreed on site.
All drains to be connected to existing invert level of property boundary and laid to proper falls- new drains to BS 8301 and manufactures recommendations.
All drain runs are assumed lines (the correct position of existing drains to be confirmed on site).
The Builder / contractor shall verify on site whether any existing drains on the site are combined or separate and shall ensure that correct connections are made. Note :- Check existing drains to determine if the system is separate or combined, if separate system ensure that new connections are made to appropriate drain i.e. Foul to Foul / sw to sw and that there is no combination of above ground water systems.
Any drain running under proposal to be checked for damage, adequately protected and adequate rodding access is to be provided.
Below ground drainage to be approved 100mm plastic or clay drainage system laid at minimum 1 in 40 falls – bedded and installed in accordance with manufacturer's recommendations.
Proprietary inspection chambers to be provided as indicated and as necessary to provide rodding access to drainage runs. Sizes to suit depth – as recommended by manufacturers.
Internal I.C to have double seal bolt down cover fitted and I.C's in traffic areas to have heavy duty covers fitted.

All gullies to be back inlet and roddable – wastes to discharge below grating but above water line.
Drainage runs indicated on drawing are assumed – checks to be made on site to determine exact locations before works commences. All redundant drainage to be capped and sealed.

Check to be made to determine if the existing drainage system is combined or separate. If system is found to be separate ensure that new connections are made to appropriate drain i.e. foul to foul / s.w to s.w and that there is no combination of above ground water systems.
100mm dia SVP to be provided as indicated – accessible rodding eye to base and to all changes of direction. SVP to discharge with caged outlet 900mm above windows or rooflights. Weathered slate fitted to roof penetrations.
Air relief valves (where specified) to be installed above the flood level of highest appliances overflow and in accordance with manufacturers instructions.
SVP casings to be demountable for waste pipe maintenance and rodding access.
Rainwater goods to be min 100mm gutters connecting to 75mm dia rwps – installed to manufacturers recommendations.
Where wastes are fitted in roof void – fit insulated and draught sealed access hatch in ceiling for maintenance access.

IC

IC concrete ring system on 200mm concrete base and haunching complete with cast iron cover double sealed and medium duty. Polypropylene chambers are only to be used to a depth of maximum 1200mm with 450mm diameter cover, all bases to be concrete with haunching and benched as applicable. Cover slabs to BS5911 minimum reinforcement A142 mesh with covers to soil usage. Rocker pipes to be used where required. Lintels over drains passing through walls ends of runs not terminating in an IC shall be fitted with rodding access points. Provide rodding access points to base of all SWP's.
Concrete base slab min 150mm thick C20/20, concrete benching C20/20, finished with 40mm granolithic.
Note - Inspection Chambers located internally to be fitted with double seal screw down heavy duty cover.
Construct new inspection chamber over existing / new drain run including new connections to drain within inspection chamber using 100mm dia. Sgw or other equal and approved under ground drain pipe work from 2 Nos rodable gullies with grated access plates as indicated to take waste discharge from kitchen and rainwater from roof.
All drainage, to be approved and inspected by L.A.B.C.O. prior to covering up.
Drains to be replaced / taken to existing mains near boundary, including IC and rodding eye as necessary to suit site conditions. Provide rodding access at the junction and to the base of internal / external s.v.p. as required.

SANITARY PIPEWORK

Sanitary pipe work in accordance with BS5572 and soil pipes and accessories with BS4514, 100mm diameter SVP positioned internally and surrounded in 25mm minimum glass fibre sound insulation quilt. If in a habitable room in 38 x38 softwood frame duct, covered with 6mm ply board and accessible throughout its length for maintenance and repair.
Caged top of SVP terminating 900mm above any opening lights or venting in roof space using Durgo Air admittance valve by Marley Extrusions or similar approved. Discharging directly into an inspection chamber via 100mm rest bend. WC waste connected by 100mm pipe to SVP or direct to drain. LB's, baths and sink to have 75mm deep seal anti-vac trap discharging respectively though 32mm, 40mm and 40mm diameter waste pipe to SVP or directly to BIG.
Branch connections from washing machines to be 38mm dia with washing machine trap, Combined branch connections to be min 50mm dia max length of 32mm dia branch 1.7mts, max length of 40mm dia. 4.0mts
Rodding points to be provided at points where access cannot be obtained by removing traps. All sanitary pipe work to comply with the recommendations of BS 5572. All waste pipes to be UPVC Caroden terrain or similar approved

PLUMBING DETAILS

Where any two pipes combine the diameter of the waste pipe to be increased to min 50mm. 50mm pvc vent pipe to discharge 900mm above any opening within 3000 and be fitted with a cage pipe to be taken through the roof void and covering
Bath room to incorporate mechanical extract ventilation capable of extracting at a rate of no less than 60ltrs per sec which may be operated intermittently. Where vertical extract ventilation is used discharge pipes through a roof (fitted with a condensation trap)Where soil pipes pass through floors rodding access points to be fitted at junctions with additional rodding access point at the base of pipe. Where relevant, soil pipes to be clipped to joists at max 1000mm ctrs at min 1:40 fall Provide an insulated access trap for the purpose of maintenance and rodding points repair - Rodding access points within the roof void to be positioned as per building inspectors instructions, No opposed waste connections within 200mm of wc branch, kitchen sink to be provided with 75mm deep seal anti vac trap to discharge below grid level of big and above water line.

FOUNDATIONS GENERALLY

Excavate to form new strip foundations min 200x600mm wide to struct. Eng details and or building inspector's satisfaction.
For tendering purposes to be considered not less than 1000mm below GL.
APP doc Section 1E projecting min 200mm on each side of the supported wall with min 750mm cover to finished ground level taken down below invert level of any adjacent drainage to suitable strata and to a depth agreed with the Local Authority Building Inspector dependant on site conditions
All concrete to be ready mixed, grade C16 to strip and C24 to slab.
Foundations min 900mm below GL depth to invert of drain if within 1 mtr of foundations.
Min 600x200 concrete strip with A 142 mesh, 50mm min cover, depth to be determined on site between builder and DBS to full satisfaction of the LA inspector, any drains passing through foundations to be encased in 200mm concrete, provide RC lintel over drains passing through walls, provide rodding access points.
All work to comply in every respect and entirely with the building regulations new edition.

EXISTING FOUNDATIONS

To be exposed for inspection by the LA inspector and or structural engineer and any works to be carried out strictly in accordance with inspectors/engineers report and recommendations. Trench to be excavated along side of the wall and footing to be underpinned with concrete in 1mtr lengths as indicated on drawings to prevent collapse of wall.

OVERSITE BELOW FLOOR

All topsoil and vegetable matter removed and surface to be covered with min 50mm crushed stone or gravel.

UNDERPINNING

Allow a PC sum for underpinning existing foundations if during investigation by the LABC officer deems existing foundations to be inadequate.
Underpinning to be carried out in lengths in numbered sequence 1,4,2,53 etc, depth of underpinning to be determined on site and subject to sufficient sub strata bearing capacity.

GROUND FLOOR SLAB

Ground floor 150mm thick RC - A142 mesh reinforcement min 50mm cover, 25mm sand blinding on 100mm Kingspan TF 70 insulation / jablite 120 insulation to entire floor area. On min.200mm blinded and crushed hardcore in layers 'U' value 0.22w/m2. Visqueen 1200 DPM to be dressed up vertical sides of concrete onto DPC min 150mm overlaps.
All horizontal and vertical DPC (to doors, windows, lintels and 150mm above GL etc to be Andersons Hi Load or similar approved)
Insulation below floor to be dressed to perimeter and vertical sides of concrete min 25mm thick including where floor slab touches outside walls (at door thresholds)
At 900mm ctrs allow for MV 250 Maxi vent MV255 sleeve and MV vent adaptor, all as by Glidevale of similar approved to be cast into slab to maintain ventilation of existing floor void.
Note if asphalt finish required to floor DPM to be omitted to avoid sweating of concrete.

Solid Ground floor construction (0.22 W/m2k minimum 'U' value required).
Excavate all topsoil and contaminated fill material from under floor slabs and back fill with stone and dust (M.O.T) in 150mm max compacted layers. 50mm sand blinded to receive d.p.m. If filling exceeds 600mm under floor slab, slab to be changed to a suspended concrete mesh reinforced type - details to be agreed with Building Control.
Lay 1200 gauge dpm onto sand blinding and fit perimeter insulation Celotex-T-Break TB4030 (30mm) insulation around slab perimeter. Lay 80mm Celotex Tuff –R GA4000 insulation (thickness to comply with manufacturers P/A table and to give 0.22 'U' value) to insulate slab – additional vapour control layer 1000g d.p.m laid directly over insulation. 100mm min thick concrete slab cast over reinforced with A142 mesh – level to match existing allowing for any floor finishes.
Floor dpm to lap new and existing walls dpcs. D.p.m joints to be taped and sealed using proprietary jointing tape. (NOTE: - refer to slab detail for methane or radon protection provisions which may be necessary to project).
Any airbricks covered by proposal to be ducted via 100mm dia ducts to new external walls and insert telescopic airbricks sleeved with cavity trays over to connect to outside air.

GENERAL DETAILS – FLOORS and FOUNDATIONS

Where existing sub floor ventilation air bricks are covered by new build solid floor construction: - Duct air under the proposed floor via 100mm min diameter UPVC pipes. Extended into existing sub floor void and connected to external air via telescopic air brick end adaptors. Any contaminants found under the proposed extension to be adequately dealt with in accordance with Approved document C – (section 2) Where a drain through or under a load bearing wall, a RC lintel must be provided.
All drainage within 500mm of the works to be exposed, protected and back filled in accordance with the building inspectors instructions.

FIRST FLOOR

Timber
Floor 200x50mm SC4 .15 joists at max 400mm ctrs. ends built into wall and strapped down with 1000x50x6mm ms straps (joist hangers st. st) Provide lateral restraints to return walls nailed to 3 No joists, Provide all necessary trimmers around landings etc
Bracing / strutting timbers at 1000 ctrs between joists to gave lateral restraint.
Under draw ceilings in 12mm layer of plaster board lap tape and fill joints.
Plaster board to be scribed to perimeter walls and sealed with mastic seal to form robust joint and prevent air leakage, Note insulation within floor to be dressed between wall face and last joist.
25mm flooring grade chip board or similar approved (25mm t&g board) to entire floor, min 100mm 10kg/m2 quilt to be dressed over joists between floor boarding and dressed up vertical sides of board, min 100mm insulation Kingspan thermafloor TF 70 or 200mm thick rockwool insulation
100x25mm sw bull nosed skirting set proud of wall min 25mm
All floor joists spanning more than 2500mm to have 38mm wide solid strutting at 1250mm c\c. Floor joists parallel to external brickwork to be provided with lateral restraint via galvanized mild steel straps nailed to 3 No. Floor joists with 38mm noggins in between and fixed to brickwork at maximum 1200mm c\c. Where the floor supports timber stud partitions, joists are to be doubled up. All joist ends built into the structure are to be suitably protected and adequately sealed to minimise air leakage, or joists may be supported on masonry type joist hangers.
Allow for levelling existing floor and include for replacing floor boards approx 6m2 (provisionally)
All structural timber to be stress grade C24 and double vacuum preservative treated - unless otherwise indicated on construction notes.

Moisture resistant floor (20mm chipboard / ply) or preservative treated min 20 mm timbers boarding to be provided to kitchens / utilities and bathrooms.
Floor voids to be in filled with 100mm - 10kg/m3 density acoustic quilt and under drawn with 12.5mm Ten (10kg/m3) plasterboard and skim finish to underside
Notching / formation of holes in structural timbers only to be undertaken in accordance with attached detail sheet. (No notching of roof timbers and floor trimmer beams is permitted).
Double floor joists bolted together to be provided under stud walls and bath tubs – timbers bolted together using 51mm diameter double-sided round toothed plate connectors and M12 grade 4.6 bolts at 600mm centres.
Stud walls to be min 75mm x 50mm s.w studs at 400mm c/s – infilled 10kg/m3 quilt with12.5mm Ten (10kg/m3) plasterboard and skim finish.
Double timbers to be provided around stair openings, roof lights and chimney stacks (min 50mm clearance) – bolted together using 51mm diameter double-sided round toothed plate connectors and M12 grade 4.6 bolts at 600mm centres.
Proprietary joist hangers to suit joist width and loading to be provided at junction of all timbers.

CEILING FINISHES

Ceilings to underside of trusses / rafters are to be finished with 15mm foil backed plasterboard and finished off with 3mm skim coat of plaster
Ceilings to underside of intermediate floors to house(s) are to be finished with 15mm plasterboard with 3mm skim coat of plaster. (min density 10kg/m2)
Seal perimeter of ceilings to walls to form robust detail
Ceiling to garage to be 2 layers of 12mm thick Gyproc Fire line board fitted in strict accordance with the manufactures recommendations and instructions. All joints to be staggered and lapped between layers. Perimeter to be sealed with Arbosil 1071 fire and acoustic sealant or equivalent approved.

TRIMMERS & TRIMMING POSITIONS

Provide required trimmers and trimming around:
a) Stairwell openings Staircase Manufacturer to confirm size prior to fabrication of staircase
b) Openings for soil stacks
c) Ducts for extractor fans or waste pipes
d) Void

JOIST STRAP LATERAL RESTRAINT:

30x5mm galvanised. ms straps fixed to 3no. joists @2m c/s, Provide 100x50 sw solid blockingbelow joists

STRUTTING:

Solid to be 3/4 of joist depth or proprietary galvanised herringbone steel struts. 1 No. row at midspan to joists spanning 2500-4500, 2 No .rows equally for spans greater than 4500mm.

SOUND INSULATION:

Provide 100mm Rockwool RWA45 or equivalent mineral wool insulation laid between joists on fibre glass mesh in accordance with AD Part E.
Soffit of floors to be battened out with 50x50 sw tanalised timbers secured laterally to existing ceiling joists, Under draw ceiling in 2/12mm layers of plasterboard with lapped taped and filled joints to receive skim coat finish, boarding to be scribed to perimeter walls and sealed with mastic sealant flush pointed, lay Kingspan tw50 insulation between noggins and provide capping covers for light fittings projecting into void of ceiling.

EXTERNAL WALLS

Brickwork to match existing as near as possible,100mm facing brick, 100mm block inner leaf 100mm cavity with halfen or similar st st wall ties at 450mm staggered ctrs 250mm ctrs at quoins, Brickwork only below DPC, block bond new walls to existing and maintain cavity, close cavities at eaves with 2 layers of slate, close cavity at reveals with DPM or proprietary cavity closer, 75mm thick Kingspan K8 / TW 75 rigid insulation within 100mm cavity fixed to inner leaf to give min 'U' value of 0.25w/m2 deg C.
Blockwork 100mm thick Celcon Solar or similar, aerated thermo blockwork in accordance with BS 6073: Pt1, 440 x 215 x100mm block to receive 13mm lightweight plaster or 9.5mm plasterboard on dabs (U- Value 0.25 W/ W/m2K).
Maximum length of internal wall not to exceed 6000mm without movement joint. Min. 7n/mm2 crushing strength, flush pointed and to receive 12mm plaster board and dabs finish internally) as by Thermalite or similar approved, skim finish to board to receive clients decorative finish
Facing brick and pointing to match existing as near as possible and to commence min 4 courses below DPC. All brickwork above and below DPC to be solid or frogged to BS 3921, below DPC to be class B engineering brick, flush pointed or similar approved., Allow for lean mix concrete cavity fill to GL splayed to outer face.
Allow for weep holes every 4th perpend
All wall ties to be st st safety pattern to BS 1243, 1978 or fish tailed type at 5 No / m2
Allow for weep holes as above and building in cavity trays as by Glidevale or similar approved to lintels etc.
St St wall ties to be HRT4 type to engineer's specification. Wall to be finished with 13mm plaster (min 10kg/m2 both sides)
All sockets switches, piped services etc are to be fitted within boxes / ducts of 22kg/m2 plasterboard with mineral wool as main wall
All new brickwork to be bonded to existing and cavities to be maintained -- alternatively use proprietary bolted starter anchor system together with inserted insulated V.d.p.c (installed in strict accordance with manufacturers recommendations).

All return corners to be min 550mm unless otherwise indicated.
Proprietary stainless steel double triangle wall / vertical twist ties to be provided to cavity walls at maximum 450mm vertical centres and 750mm horizontal centres – staggered across wall elevation. 225mm max vertical centres at reveals. Ties to be long enough to have 50mm minimum embedment into wall. Proprietary insulation clips to be provided to suit cavity insulation system.
All lintels to have 150mm end bearing and all timbers to have 100mm min end bearing.
Steel beams to bear onto concrete pad stones min 300mm X 250mm x 150mm deep. Where only 100mm seating is possible (i.e. no pier provided) steel to sit on minimum 450mm long x 100mm wide x 150mm deep concrete spreader pad stones. Piers and walls under steel to be made good and rebuilt if formation of openings has weakened structure or structural engineer has specified a rebuild. Steel beams to be bolted to pad stones via M12 bolts.
Cavities to heads of wall to be closed with mineral wool quilt and dressed over wall plate to prevent cold bridging.

PARTITION WALL: - GARAGE / UTILITY / KITCHEN

140mm thick dense block work fair faced finish to exposed side, Celcon or similar approved block min 7m/mm2 crushing strength.
Internal face to be lined with Kingspan TW52, zero rated insulation and applied 12mm thick boarding secured to 50x50 sw tanalised battens at max 600mm ctrs, boarding to receive 3mm skim coat finish and scribed to perimeter walls and ceilings, 100x25 sw skirtings to finish.

WALL TIES

To be stainless steel ties or similar fixed at 450mm centres vertically and 750mm centres horizontally staggered. At jambs reveals ties to be at 225mm centres vertically and within 150mm if the opening & to be embedded min 50mm into the joint

DAMP PROOF COURSE

Main horizontal damp proof course to be bituminous fibre based laminated with lead core to BS 6398, BS 743 Type Door E to be laid min 150mm above ground level with lap joints 150mm, Other damp proof courses / membranes to be polythene to BS 6515 vertical DPM of 225mm width to be used at all cavity closers and project min 25mm beyond wall face.
Cavities to be closed at all openings using insulated cavity closers with lintels acting as closers to head of openings, alternatively cut brick or block to eaves and verge
Cavity closers to BBA 2648

THERMAL BRIDGING AND AIR LEAKAGE

Thermal bridging and Air leakage to be limited by compliance with Robust Construction Details for dwellings and similar buildings. Provide Air leakage-Measures designed to reduce air leakage from the building. Air tightness measures will depend on the form of construction and level of workmanship. The objective being to form a definable, continuous air leakage barrier around the dwelling.

Ways of preventing air leakage to be considered at every penetration of this barrier. Particular care on site should be paid to:
1) Joints between structural components e.g. wall to floors.
2) Joints around components and opening within walls.
3) Services penetrations - plumbing, electrical, and ventilation.

In General:

Close any vertical ducts at floor level, top and bottom (e.g. boxing in to SVPs). Seal any service penetrations Select the appropriate sealant or gap filler for the size of gap and degree of movement anticipated. Pipes over 40mm in diameter passing through compartment walls & floors are to be fitted with intumesent collars.

LINTELS

Lintels to be to BS 5977,pt 2 1983 existing lintels to be checked for stability.
New lintels type IG L1/ HD 100 or similar approved, min 150mm minimum bearing and galvanised steel or pre-painted finish with cavity trays or DPC's over as required, allow for ½ hr fire protection to soffit and other surfaces of lintels as necessary by fixing 12mm plaster board /master board or similar approved, fixed with proprietary fixings, cavities to be closed and insulated.
Lintel complete with integral insulation by lintel manufacturer.
Lintels to be suitable for loading and spans, complete with cavity tray over with stop ends and weep holes at 900mm ctrs min, 2 per cavity tray
Structural Engineers details all lintels to be encased to give half-hour fire resistance SEE CONSULTANT ENGINEERS DRAWINGS and CALCS

All lintels to have 150mm end bearing and all timbers to have 100mm min end bearing.
Steel beams to bear onto concrete padstones min 300mm X 250mm x 150mm deep. Where only 100mm seating is possible (i.e. no pier provided) steel to sit on minimum 450mm long x 100mm wide x 150mm deep concrete spreader padstones. Piers and walls under steel to be made good and rebuilt if formation of openings has weakened structure or structural engineer has specified a rebuild. Steel beams to be bolted to padstones via M12 bolts.
Steel beams e.g. r.s.j's, u.b's etc to be coated in zinc primer prior to building in and to be spaced and bolted together via M12 bolts and spacers at 1000mm c/s (unless specified by structural engineer). Fully encased in 2 layers 12.5mm plasterboard and skim support on 50 x 50mm cradle to give half hour fire resistance (web flanges packed with mineral wool to reduce cold bridging)

Lintels over openings to be proprietary insulated steel lintels e.g. Catnic or I.G etc – lintel type to be suitable for loading configuration and spans. Install d.p.c cavity tray over with stop ends and weep holes at max 900mm c/s – min 2 per cavity tray. Where 100mm cavity is specified ensure correct lintel is used to deal with wider cavity. All lintels to be encased in plasterboard to give half hour fire resistance.
Internal door openings (max 1200mm opening size) to have 150mm x 100mm reinforced concrete lintels over or proprietary steel lintels of approved manufacture - min 150mm end bearing.

STEEL BEAMS

All RSJ/U.BEAMS to be wire brushed, hand chipped and receive 2No coats of zinc rich oxide paint prior to fixing. Provide 2 layers of 12mm Fire line board linings with skim finish to give half hour fire resistance. For size position and fixing instructions: SEE CONSULTANT ENGINEERS DRAWINGS and CALCS

CAVITY BARRIERS

Provide Rocksil cavity stop sock or similar approved to fully fit the cavity, to be friction fitted as required by designer, vertical barriers to have all joints closely butted & horizontal barriers to be fixed side by side at their joints with a lap of at least 150mm, the junctions between vertical and horizontal barriers should be closely butted for horizontal applications a dpc cavity tray with a min upstand of 100mm must be installed immediately above barrier
Barriers to be installed within cavity adjacent to all separating walls and floor positions.

INTERNAL WALLS.

Stud partition walls at ground/first floor are to be faced with plaster board and skim finish both sides, studs at max 600mm ctrs and incorporate all necessary noggins and fixings. All stud walls to be fully insulated using Celetex / Rockwool or similar insulation
Partitions to bathrooms and WC; s should incorporate a sound deadening insulation quilt to achieve a min sound reduction of 30db at a frequency range of 100-3150 kHz
Skirting boards to be 100x25 sw bull nosed or to match existing, plugged and screwed to walls spaced off walls min 25mm spaced of floor min 5mm.

DEMOLITION

Remove existing windows, frames doors as directed, make good to floor, walls etc.
Remove brickwork/blockwork below cills
Remove all defective wiring, sockets switches etc
Remove all defective plumbing /sanitary appliances
Remove all defective timbers to floors walls ceilings etc.
Remove existing kitchen fitments as necessary
Remove existing heating system / boiler
Allow for making good of all surfaces prior to reconstruction and fitting of new appliances.
Remove existing wall tiles
Remove garage / out buildings
Strip out all existing timber screens, doors, windows, frames, architraves, walls and ceiling plaster and any redundant timber works. Walls to be left in a suitable condition to receive new wall and ceiling finishes as specified.

CHECK EXISTING

All existing beams/lintels to be checked for stability, replaced as indicated. Renew all defective beams check all brickwork below beams and cut out and replace defective areas of brickwork.

FLOOR FINISH

To clients requirements. Slip resistant finish, adhesives in accordance with manufacturers details and recommendations.
Seam weld all joints as necessary.
Concrete floors/timber floors to receive clients specified finishes to be confirmed by client.
S/cement screed min 65mm thick to be steel trowel finished to receive carpet finish. Apply dust inhibitor in 2 coats in accordance with manufacturer's details and recommendations prior to installing floor finish.
Carpets on manufactures recommended adhesive.
Sheet vinyl / tile finishes to be applied on manufactures recommended adhesive, seam welded joints and coved skirtings.
Ceramic tile / quarry tile finis applied on adhesive / s/c bed, provide moisture resistant grouting flush pointed.
Remove all arrisses from timbers prior to priming and painting one undercoat two coats gloss finish.

RAFTER ROOF

ROOF
Concrete interlocking tiles mechanically fixed with terracotta ridge laid broken bond with min head lap of 75mm to match existing as near as possible. on 40x25 softwood tanalised roof batons, .(wire cut or improved nails)gauge and lap as per manufacturers recommendations for a pitch of 22.5 degrees on Andersons Twin Plex type 1F reinforced under slating felt (breathable) (or similar approved to BS 747). Breathable Felt to be fixed with second galvanised nails 20mm into rafters with minimum 150mm overlaps and 50mm dressing into gutters, Flashings to be Code 4 with laps and per felt fixed into brickwork with lead wedges
Roof timber sizes as follows:
150x50mm C16 rafters at 400mm centres back clipped to C16 purlins – Not required. (FLAT ROOF)
150x50mm C16 ceiling joists.

175x75mm C16 binders at 1500mm centres.
50x25mm C16 ceiling hangers at 1500mm centres along binders.

150x50 roof joists (Rafters) at 600mm centres and BAT clipped to 225x100 purlins and 100x75mm wall plate. NOTE wall plate to be strapped down to wall at minimum 2metre centres. Hip timbers 275x75 spliced to wall plate complete with 100x100 dragon ties secured to wall plate. Purlins to be built into wall and strapped to wall with 1000x50x6mm MS straps. 150 x50mm ceilings joists and 600mm centres built into wall, under draw ceiling in 12mm plaster board and skim, provide and lay minimum 300mm Rockwool insulation or similar approved (300mm Kingspan)to entire roof area, (to achieve min U value of 0.18 w/ms deg C). Trim out to form loft access within ceiling as indicated on drawings. Provide 2x air bricks within gable walls at high level minimum 225x150mm.
Andersons Roofing grade felt to be dressed over roof joists and Glidevale Eaves Vent into gutter, 150mm laps to felt no vertical joints. 125mm half round PVC gutter seamless, 19mm EQ plywood fascia and soffit to line with existing fascias and soffits.
Allow for softwood stud bracing between joists at mid span fit eaves/rafter ventilator spaces at abutment detail with existing side elevations. Fit FV 250 ventilators all as by Glidevale. Provide 0.3metre % ventilation to roof void by inserting eaves vent grills (fitted with insect guards). Ceiling incorporating vapour barrier to be foiled backed 12mm plasterboard with taped and skimmed finish. Ceiling height above finished floor level to be approximately as existing. Wall plate 100x75,mm softwood. NOTE - proposed eaves are nominal only and may be amended on site as necessary to suite site conditions.
Areas of sloping ceilings to be insulated between rafters with min 150mm Kingspan therma pitch TP10 / Kooltherm K7 and under drawn with 50mm thick Kingspan thermawall TW56 board on 50x50 sw counter battens with 12mm thick foil backed plaster board. 50mm airgap to be maintained above insulation to ensure adequate cross flow ventilation to roof void. (to achieve min U value of 0.18 w/ms deg C)
Proprietary eaves sleeving provided to maintain unrestricted roof ventilation. Facia/soffit provided to match the existing, packed off brickwork to provide cross ventilation with 25mm air gap fitted with insect mesh. Rainwater to discharge via a 125mm seamless gutter to match existing to discharge via a 75mm black square section PVC rain water pipe into a newly formed and existing trapped gully as per proposed plan, into existing drainage system.
Trim out to form loft access within ceiling as indicated on drawings. Provide 2 number air bricks within gable walls at high level minimum size 125 x 150mm Valley's to be formed using 19mm exterior plywood with Code 4 lead valley gutters max length of any one single piece of lead not to exceed 1500mm. Where the new roof abuts the existing walls a continuous cavity tray is to be inserted above the line of the roof. The cavity tray is to discharge above the level of the lead flashings by means of weep holes every 4th Perpen
Roof penetrations to have lead slates or proprietary slate vents. All roof coverings to be fixed in accordance with manufactures written specification

ACCESS HATCH:

100x50mm sw trimmers fixed between ceiling joists or trussed rafters to form 568x718mm opening to receive 100% draught proofed and insulated, preformed loft access trap.

ROOF RESTRAINT STRAPS:

30x5mm MS straps (galvanised) at 2000mm max. ctrs fixed over inner leaf of external wall and screwed to 3 No. Trusses at both ceiling and roof level, and in accordance with A.D. Section A1/A2 Part CC33-37. 75x50 sw noggins are to be fixed below all gable peak and ceiling line straps.

PLASTERBOARD EDGE FIXINGS:

50x38mm sw noggins fixed between trusses or perimeter edge fixing 50x38mm sw noggins at 600mm cts for partition head fixing with 125x19mm board fixed central over partition head rail for plasterboard fixing.

VALLEY AT ROOF INTERSECTIONS:

Form Code 4 lead valley or install proprietary GRP preformed valley trough on 255x19 softwood valley boards fixed to main roof trusses and diminishing trusses/sw rafters. Provide 175x32 sw lay boards fixed to main roof trusses to support ends of diminishing trusses/rafter feet.

EAVES:

Preservative treated 200x25 sw fascia with 12mm WBP quality ply soffit board 25x25 sw framing.

VERGE:

Preservative treated 200x50 sw bargeboard on sw gable ladder fixed to last truss

GUTTER / ROOF DRAINAGE

To be standard 'polypipe' or similar approved 112mm upvc deep flow gutters, with leaf guards, laid at 1:600mm, draining into 68mm upvc down pipe fixed to wall. Colour to be black. All to be connected to main drains via back inlet gully.

TRUSS ROOF

ROOF

Concrete interlocking roofing tiles mechanically fixed with terracotta ridge laid broken bond with min head lap of 75mm to match existing as near as possible on 40x25mm softwood tanalised batons, to BS 5534 ON BBA Agreement certified breathable felt (wire cut or improved nails) gauge and lap as manufacturers recommendations for a pitch of 22.5degrees on Andersons Twinplex type 1F reinforced under slating felt or similar approved. Breathable Felt to be fixed with second galvanised nails 20mm into rafters with minimum 150mm overlaps and 50mm dressing into gutters. Flashings to be Code 4 with laps as per felt fixed into brickwork with lead wedges. Truss rafters by specialist manufacturer to BS 5268 Part 3 at 600mm centres bat clipped to wall plate provide all necessary lateral bracing including ceiling cords, ties and restraints in accordance with manufacturers details. All timber to be stress graded softwood impregnated with approved preservative is to be fixed or tied back to main structure as by bat or similar approved. Under draw ceiling in 12mm plaster board and skim, provide and lay 300mm Rockwool insulation or similar approved (200mm Kingspan) to entire roof area, (to achieve min 1.8w/ms deg C)Trim out to form loft access within ceiling, Provide 2x air bricks 215x150mm within the gable wall at high level. Andersons roofing grade felt to be dressed over trusses and Glidevale Eaves Vent into gutter, 150mm laps to felt no vertical joints. 100mm half round seamless UPVC gutters, 19mm EQ plywood fascia and sofit to line with existing fascia and sofit. Allow for softwood stud bracing between trusses at mid-span, fit eaves. Rafter ventilator spacers and at abutment detail with existing side elevations. Fit FV 250 ventilators all as by Glidevale. Provide 0.3metre % ventilation from roof void by inserting eaves vent grills (fitted with insect mesh). Ceiling incorporating vapour barrier to be foil backed 12mm plaster board with taped and skimmed finish. Ceiling height above finished floor level to be approx as existing. Wall plate 100x75mm softwood NOTE - proposed eaves are nominal only and may be amended on site as necessary to suite site conditions.
Proprietary eaves sleeving provided to maintain unrestricted roof ventilation. Facia/soffit provided to match the existing, packed off brickwork to provide cross ventilation with 25mm air gap fitted with insect mesh. Rainwater to discharge via a 125mm seamless gutter to match existing to discharge via a 75mm black square section PVC rain water pipe into a newly formed and existing trapped gully as per proposed plan, into existing drainage system.
All trusses are to be designed to take loading for future hoist installation

Trim out to form loft access within ceiling as indicated on drawings. Provide 2 number air bricks within gable walls at high level minimum size 125 x 150mm. Valley's to be formed using 19mm exterior plywood with Code 4 lead valley gutters max length of any one single piece of lead not to exceed 1500mm. Where the new roof abuts the existing walls a continuous cavity tray is to be inserted above the line of the roof. The cavity tray is to discharge above the level of the lead flashings by means of weep holes every 4th perpen
Roof penetrations to have lead slates or proprietary slate vents, The Roof truss manufacturer to be a member of the TRADA Trussed Rafter Quality Assurance Scheme. All roof coverings to be fixed in accordance with manufactures written specification

VALLEY AT ROOF INTERSECTIONS:
Form Code 4 lead valley or install proprietary GRP preformed valley trough on 255x19 softwood valley boards fixed to main roof trusses and diminishing trusses/sw rafters. Provide 175x32 sw lay boards fixed to main roof trusses to support ends of diminishing trusses/rafter feet.

ACCESS HATCH:
100x50mm sw trimmers fixed between ceiling joists or trussed rafters to form 568x718mm opening to receive 100% draught proofed and insulated, preformed loft access trap.

ROOF RESTRAINT STRAPS:
30x5mm MS straps (galvanised) at 2000mm max. ctrs fixed over inner leaf of external wall and screwed to 3 No. Trusses at both ceiling and roof level, and in accordance with A.D. Section A1/A2 Part CC33-37 75x50 sw noggins are to be fixed below all gable peak and ceiling line straps.

PLASTERBOARD EDGE FIXINGS:
50x38mm sw noggins fixed between trusses or perimeter edge fixing 50x38mm sw noggins at 600mm cts for partition head fixing with 125x19mm board fixed central over partition head rail for plasterboard fixing.

EAVES:
Preservative treated 200x25 sw fascia with 12mm WBP quality ply soffit board 25x25 sw framing.

VERGE:
Preservative treated 200x50 sw bargeboard on sw gable ladder fixed to last truss.

RAINWATER GOODS
Gutters generally to match existing
Marley UPVC rainwater gutters discharging via 65x65 upvc down pipe square section/dia. Semi universal gullies
Rainwater system designed in accordance with marley extrusions rainwater system design guidance and the min requirements are indicated, any alterations must have the flow capacity of at least 2.3l/sec.
Gutters to Dormer roofs and hipped ends to discharge to main roof
125mm UPVC gutter fixed to fascia and laid to falls at 1:600 into 75mm UPVC down pipe fixed to wall face to be black. All connected to BIG below grid level and above water line, discharge to main drains

LEAD WORK
All lead flashings to be installed in accordance with Lead Association details and recommendations, all joints and seals to be checked for water penetration prior to completion of the works. Lead to be treated with protective Paternation oils

solution as recommended by Lead Association. Flashings and cavity trays to be Code 4 lead to BS1178 and overlap minimum 150mm above abutments. Code 5 lead to be used for valleys with non-woven polyester isolation underlay provided underneath (all lead work to CP143 Part 2). Cavity trays to be installed at abutments in roof/walls, sited minimum 150mm above any such abutments trays to be installed over lintels as required, provide weep holes every 4th purpen with proprietary weep vents. Lead to be complete with all necessary welting, fillets and minimum 150mm lap joints as recommended by Lead Association.
Code 4/5 lead apron, code 5/6 lead back gutter and code 4/5 lead stepped flashing to chimney stacks / walls
Flashings and valley gutters- milled sheet lead to BS 1178 to the size recommended in BS 6915, solder to BS 219 grade J or D, copper clips to be cut from 0.6mm sheet to BS 2870 hard temper.
St St clips to be cut from strip to BS 1449 (grades as BS 6915) min 375mm thickness min 50mm wide
Copper nails at 75mm ctrs to BS 1202 Part 2 jagged shank min 20mm long with large flat heads, screws to be brass or stainless steel to BS 1210]coat backs with bitumen any lead in close unventilated contact with concrete, mortar or other alkaline materials to BS 3416 type 1

WINDOWS

All windows to be double glazed, frames set back 65mm from wall plates, DPM pinned to perimeter of frames and sealed with Poly Sulphide mastic sealant, flush pointed. Escape window to each habitable room to be incorporated, minimum 450mmx750mm opening, glazed area of window minimum 1/10th of floor area opening light 1/20th of floor area. Glazing below 800mm (doors/windows) to be toughened/laminated glass. New windows in existing openings to match existing style as near as possible. Windows in new openings to comply with Part L of the current Building Regulations All windows/doors to be installed in accordance with FENSA Registered installer. Allow for building in of frames. Windows to have trickle ventilation, 4000mm squared vents by Glidevale or similar approved (night vents) in head section. Double glazing to have 20mm air gap and low E coating or double glazing 20mm air gap (argon filled) and soft low E coating. Planitherme Low E heat reflective glass to all doors, windows / roof lights etc fixed with security tape and beads to BS 5713
Patio doors to have minimum 10,000mm squared ventilated area; trim vents to provide 5,000mm squared to habitable rooms, 6,000mm squared over all structure. MDF boards sill, U value of proposed windows to be better than 1.6W/m2 to compensate for solid or half glazed doors, one window in each floor habitable room and bedrooms to have a clear unobstructed opening. The bottom of the openable area to be no more than 1100mm above floor level, sashes lower than 1350mm from floor level to be fitted with restrictor stays restricting openings to 100mm. All opening sashes in ground floor windows to have lockable handles, first floor windows are not to be fitted with lockable handles, all top hung vents minimum 450mm deep. All first floor windows are to have easy clean hinges. All windows over paths and first floor windows are to have child proof restrictor stays fitted.
Glazing in critical areas to comply with Part N1 / K 4 of the currant building regulations. Glazing within 1500mm of floor to be Toughened / laminated glass(tempered) to Class C BS 6206, / EN 1250, Glazing to be permanently marked and visible on glass, double glazed units to both panes apply.
Obscure glazing to be 'Pilkington's Cotswold' or similar approved
Double glazed units through out are 6.4/20/4mm K glass.
Provide 50x25mm sw curtain battens with 150mm overlaps to reveals.
New replacement windows to achieve min U value of 1.6 w/ms deg C
Band C certificate of compliance to be provided to building control on completion of the works.
New and replacement doors with less than 50% glazing and solid doors to be fully draught proofed and double glazing to achieve min 1.6 w/m2 – certificate of compliance to be issued to building control on completion of the works.
Windows and doors to be safety glass to a) glass below 800mm above floor level b) to doors and side panels within 300mm of door edge.

ESCAPE WINDOW

All escape windows to have a minimum unobstructed opening of 850x500 wide with the bottom of the opening no more than 1100mm and no less than 800mm above floor.

EXTERNAL DOOR & WINDOW FRAMES

Windows and doors are to be designed by manufacturer. Constructions to give maximum U value 1.6 W/msq/K. All external door and window frames to be fully draught proofed. All dimensions to relate to nominal structural opening sizes. Manufacturer is responsible for checking structural opening sizes prior to component fabrication
Door and window frames to be set back min 65mm from wall face. Frames secured to perimeter reveals and sealed with polysulphide mastic sealant flush pointed. Cavities at reveals to be closed and insulated. Using proprietary cavity closers

JOINERY

Doors to be half hour fire resistant, style/patter and hard ware of doors and windows to clients on site specification (assumed to match existing frames) Floor to sill heights to be not less than 800mm. Total area of glazing to be not less than 1/10th proposed floor area and opening lights 1/20th. Window sizes shown are nominal only and may be amended on site as necessary; allow for toughened glass to BS6206 to all critical locations as indicated. Paint finish to woodwork to be 1x primer, 1x under/coat and 2x coats gloss/mat finish.

DOORS

Principal entrance doors to provide 800mm clear opening with all internal doors having minimum 775mm clear opening. All internal doors to comply with BS DD171. External front entrance doors to be solid hardwood, 2XG doors to rear. All door sets to comply with BSPAS24 door frame to be securely fitted at 600mm centres and 300mm from each corner, rebated stops, either shaped or glued and pinned to withstand charge or kick. Rim latch 1/3rd from top of door with separate mortice deadlock to BS3621/98 1/3rd from bottom rail.

Doors to be 54mm Hardwood mortice and tennon composite insulated door hung in 58x91 hardwood frame, manufactured solid and incorporating continuous weather seal, high load self lubricating hinges, double sided draught proof letter plate, high security 3 point locking Euro-profile cylinder wit 3 keys SAA finish, fully factory fitted with micro-porous paint finish to standard colour range
Hardware / ironmongery: Chrome / brass to include house numerals, sleeved letter plate and 180 degree door viewer
Level access to be provided to all front and rear entrances (max 15mm threshold height)
Glazing to external doors (outer pane) to be 6.4mm laminated glass
All internal doors leading onto escape routes to be min FD20, min 750mm clear opening between blade and stop when fully open (800mm if position is turning from 900mm passage)
Provide and fit treated sw door frame pressed (or embossed) 6 panel doors wood grain pre-finish white – to client requirements – allow for fan light over

SKIRTING BOARDS AND ARCHITRAVES

25 x 175mm skirting boards and 25 x 75mm architrave's, Taurus profile all neatly mitred, knotted, primed, under coated and glossed (finish and colour to be confirmed with client prior to ordering).

REMEDIAL ACTION TO JOINTS

Prepare all joints by appropriate means using manual and mechanical tools to remove all existing sealant, backing materials and coatings to produce a sound dry sub strait free from surface contaminants. Adjust the depth dimension of joints to establish an optimum width to depth ratio of 1:1 in joints less than 10mm wide and an optimum width to depth ratio of 2:1 in joints exceeding 10mm width using Sika backing rod. Prime the joint walls with Sika primer 3, working well into the sub strait with a brush to impregnate the joint surfaces and provide a good chemical key. Allow a minimum of 1 hour but a maximum of 5 before sealing. Fill and seal the joints with Sika Flex Pro-2HP, applied by skeleton or bulk gun. Compact and finish to the appropriate line and level with a wetted wooden tool.

MORTAR

For external walls at 7N blockwork only use Class (ii) 1:5:4.5 cement lime sand mix. The mixing and use of mortar shall be in accordance with BS5628 Part 3 Plasticisers should comply with the requirements of BS4887 and should be used only with the written permission of the designer. For internal walls only use Class (ii) 1:5:4.5 cement lime sand mix the mixing and use of mortar shall be in accordance with BS5628 Part 3 plasticisers should comply with the requirements of BS4887 and should be used only with the written permission of the designer.

STUD PARTITIONS

Form stud partition walls out of 75x50mm sw components. Stud spacing to be up to 400mm max centres. Finish walls with 12.5mm plasterboard fixed to studs with Drywall screws. All joints to be taped and finished with 3mm-plaster skim.
All partitions without a doorway are to have 75mm Rockwool RWA45 or equivalent mineral wool insulation fixed between studding and face of partition to habitable room side and to be finished with 12.5mm 10kg/msq board and sealed with two coats of drywall sealer. Note these walls to incorporate additional horizontal and vertical studs or 12mm plywood secured to noggins prior to receiving plaster board as required to take heavy fixtures such as sanitary fittings and base and wall units. Where stud walls are to be finished with wall tiling they are to include two horizontal rows of studs for additional support to the boards. Partition head fixing: 50x38mm sw noggins between joists for plasterboard edge fixing, and dry partition head fixing at 600mm centres where partitions run parallel with joists. All studs sat directly onto screeded finish are to incorporate a DPM. All arises to have galvanized steel angle beads prior to plastering. Moisture resistant plasterboard to bathroom areas.
Note plaster board to be scribed and sealed to perimeter walls floor and ceilings and sealed with silicone sealant flush pointed. Double joists under all stud walls where possible or practicable

FIRE PROTECTION

All structural steelwork in boundary conditions to receive in tumescent paint finish (colour to match existing) to all faces to achieve one hour fire resistance in accordance with approved Document B appendix A table A2. Intumescent paint system to be Bowlem Fire Shield or similar manufactured by Bowlem fire Protection Unit 7, King William Enterprise Park, King William Street, Salford, M5 2UP. Tel 0161 876 4849, All fire protection systems to be installed in strict accordance with the manufacturers instructions.

PREVENTION OF FIRE SPREAD

All elements of structure to have a minimum half hour fire resistance. First floor joists to be under drawn with minimum 12mm plaster board and 5mm skim plaster. Roof covering designated AA, cavities to be closed at wall plate level and above all external openings. All walls to have a minimum Class 1 surface spread of flame characteristic. Compartment walls and separating walls should be taken to the underside of the roof covering and fire stopped in accordance with Bre defect action sheet No 8.

FINISHES

Block walls to be finished in traditional render and set plaster finish.
Stud walls are to be faced with plaster board and skim. Plaster board thickness is to be as recommended by manufacturer to suit the stud work, Ground floor and ceilings are to be underlined with plasterboard and skim. Under line the bottom Chord of truss at first floor with plasterboard and skim, the ceiling is to incorporate a continuous vapour barrier with all joints constructed as recommended by the manufacturer. The thickness of the plaster board is to be as recommended by the manufacturer to suit the joist centres.
Walls to receive 2 coats emulsion paint (eggshell / silk)
Ceilings to receive 2 coats emulsion paint (eggshell / silk)

Wet areas to receive 2 coats moisture resistant eggshell finish
Timber work – remove all arrisses from timbers apply 1 undercoat, 2 coats gloss paint to all surfaces.
Provide 3 course (150x150) ceramic tiles above kitchen work tops.
2 course ceramic tiles above WHB and taken across bath and full height to all 3 sides to the bath.
Fully tiled behind cooker and washer space
Floors to receive slip resistant sheet vinyl to kitchen and bathroom as noted, colour and type to client requirements

VENTILLATION

Mechanical extract ventilation to the kitchen is to be provided capable of extracting at a rate of 60 litres per second (or incorporated within a cooker hood and capable of extracting at 30 litres per second which may be operated intermittently for instance during cooking). Mechanical extract ventilation to bathroom and WC to be provided capable of extracting at a rate of not less than 15 liters per seconds with a minimum of three air changes per hour operated by light switch with a 20 minute override. Mechanical ventilation by Expelair or similar approved provide trickle vents to all new windows for permanent ventilation.
Ventilation equal to 5% of floor area is to be provided to all habitable rooms, background controllable ventilation to be provided by means of window mounted trickle vents, 35k (mm2) per3 bed type, 30K per 2 bed type.
Mechanical ventilation to be achieved via Passivent / vent axia passive system or similar approved Comprising:-
Bath room- Wall mounted heat recovery centrifugal fan, ducted to outside air with humidistat control fitted not to conflict with passivent solution.
Kitchen – Wall mounted heat recovery axial fan, ducted to outside air with switched spur operation, not to conflict with passivent solution.
Extract fans vented to external air
All doors to be undercut by minimum 10mm to permit airflow.

CONTROLLED SERVICES

Where fixed building services are to be provided or extended – Contractor is to ensure that they comply with the Domestic building services compliance guide. Ensure system is commissioned with all parts working adequately – Regulation 44 requires installer to provide a notice confirming that the fixed building services have been commissioned in accordance with the Domestic heating compliance guide procedures on completion of the works.

BOILER

Any new domestic installations or replacement domestic boiler to be a condensing boiler. Any new boilers to have a min SEDBUK rating of 90%. Condensing wall mounted with a balanced flue / stainless steel guard to outlet
Oil fired boilers to have a minimum SEDBUK rating A
Solid fuel boilers efficiency rating to be not less than that recommended for its type in HETAS ltd certification scheme.
Your Gas Safe registered installer to be certified in energy efficiency for domestic heating or an equivalent certificate.
If the registered installer establishes that it would be unreasonable or to costly to install a condensing boiler, they must complete a standard declaration form in accordance with the guide to condensing boiler installation
Assessment procedure for dwellings, copies of the assessment to be issued to building control for approval before installation commences, copy to be retained by house holder.
Flues to discharge in accordance with manufacturers instructions and to meet building control approval document J.
A copy of the boilers building regulation compliance certificate from the Gas safe installer to be provided to building control on completion of the works.
Where exceptional circumstances exist, the following minimum SEDBUK ratings apply MNC /LPG 78%. Oil 85%
Boiler to be installed in strict accordance with manufacturer's instructions, installer to consider siting of the flue to avoid visible plume/wetting of surfaces causing nuisance to neighbouring properties.
Liquid condensate to discharge to a suitable foul drain (not surface water) Condensate pipe work to manufacturers instructions generally max 3.0 mts long. Installed where external with 75mm deep condensate trap to prevent smells entering the building. Flues discharge in accordance with manufacturers instructions and to meet building regulation approved document J
Copy of boilers building regulation compliance certificate from the Gas Safe registered installer to be provided to building control and house holder as evidence of compliance.
If there is notifiable electrical works to be under taken as part of the boiler installation and the plumber /electrician is not registered with the governments (ODPM) Electrical competent persons scheme a building regulation application will be required for the electrical works.
Boiler model to be used WORCESTER BOSCH condensing boiler or similar approved or Glow worm Flexicom 30 CX wall mounted gas fired condensing boiler with standard horizontal flue.
Controls RWB27 two channel programmer to full 7 day control, 2 or 3 daily on/offs, manual over ride and boost facility.
Radiators Rettig/ Stelrad compact style radiators complete with top grilles and end panels. All radiators to have TRV's except in rooms where thermostats are to be fitted.
NOTE
Provide hot and cold taps for washing machine in kitchen layout
Provide isolating valves to all services at accessible location adjacent to the fittings for maintenance purposes

EXTRACTOR FANS: VENTILATION PROVISION SEE LAYOUT DRAWINGS FOR LOCATIONS –

Mechanical ventilation by Expelair or similar approved provide trickle vents to all new windows for permanent ventilation
Fans to be suitable and to be wall mounted and ducted to external air grilles. Vertical ducts through roof to be fitted with a condensation trap and outlet pipe laid to fall.

KITCHEN-COOKER HOOD:

Kitchen to be fitted with a mechanical extractor vent providing not less than 30 litres / second intermittent ventilation. Ceiling mounted extractor to kitchen to be switch controlled. Lo watt U/kh REF 45 91 25

BATHROOMS:

Ceiling or wall mounted extractor vent providing min 15 litres / second intermittent ventilation with pull switch control & 15 min run on.. Duct outlet to be insulated when routed through roof spaces to tile outlet. Lo watt WCBH REF 45 90 51

W.C.

Ceiling or wall mounted extractor vent providing min 15 litres / second intermittent ventilation with pull switch control & 15 min run on.. Duct outlet to external air.

Note any ducting from extractor fans to the outside air that run between joists to be wrapped around with acoustic sound deadening quilt.

BOILER FLUE

To discharge to external air or ducted below ceiling line boiler and installation by registered engineer installed in accordance with manufacturers details and recommendations. Boiler to have a SEDBUK rating of minimum 90%
Extension works to heating system to be carried out by a Gas safe approved contractor. Pipe insulation to ADL, RADS to have thermostatic valves fitted.
Flues to discharge in accordance with manufacturers instructions and to meet building control approval document J.
A copy of the boilers building regulation compliance certificate from the Gas safe installer to be provided to building control on completion of the works.

SELF CONTAINED SMOKE ALARMS

Self contained smoke alarms to be mains operated with a secondary power supply and to be interconnected to all common areas and permanently wired to a separate fused circuit to a IEE wiring regulations and to be positioned within 7000 mm from a kitchen, lounge, living room and within 3000mm of a bedroom door, measured horizontally. Any corridor over 15000mm long to have an additional detector.
Detectors to BS 5446-1: 2000 or BS4=5446-2: 2003

SMOKE / FIRE DETECTION

Provide a hard wired interconnected smoke detection system wired directly to consumer unit in accordance with BS 5446. / BS 5839. Position of detector heads as detailed.
Mains powered battery backup smoke detectors (EI 156 TI with lithium cells) to be fitted to each property, sited in the hallway and upper floor landing areas and to be interlinked
Heat detectors to be installed as above to kitchen areas, all systems to be Grade D LD 3

KITCHENS

Kitchen units by specialist contractor installed in accordance with manufacturers details, recommendations etc kitchen by Clients choice
Sink waste 40mm diameter UPVC with 75mm deep seal anti-vac trap to discharge to BIG below grid level and above water line.

BATHROOM FITTINGS

WC / WHB –
Armitage Shanks or similar approved classic bathroom suite with close coupled / dual flush 6 and 4 ltr capacity WC and 560mm wash hand basin with pedestal complete with waste and plug. Bath and shower to have thermostatic valves max 48deg discharge
BATH –
White enamel steel / polycarbonate bath min 1700x700 complete with 2 tap holes, twin grip and non slip bottom surface finish, waste and plug
SHOWER –
Triton T80Z 8.5 electric shower, chrome / white
TAPS –
Pegler or similar mono bloc basin mixer taps with pop up waste lever action tap. Chrome. Note 4 litres / min limiter to be fitted to hot and cold supply to taps.
Provide electric shower over bath, thermostatically controlled model 9kw. Flow rate 5 litres / min. Shower pull chord fitted with fused spur neon indicator switch.

TILING

Ceramic tile splash backs to kitchen / bathroom walls, water resistant grouting, flush pointed, tiling on manufacturers recommended adhesive

SAFETY OF STRUCTURES

Provide props, struts, scaffolding and shores etc as necessary to ensure the stability of the existing structure. Make preliminary investigations and calculations where necessary and accept responsibility for the overall safety of the works and existing structures unless expressly made the responsibility of others.

SERVICES

Disconnect, divert, seal off or remove existing services before commencing site operations, personnel within the working area mark and protect existing services, which are to remain.
Report any benchmarks and other survey information found on structures to be demolished. Do not remove or destroy unless instructed by the architect.
An electrical installer's completion certificate and a competent person's electrical test certificate to comply with Part P of the current building regulations will be supplied on completion of the works

SERVICES

All work and installation to comply with regulations and recommendations of the relevant board or authority to the satisfaction of their inspection. Water main to be 750 below ground level and riser to slab to be fitted with an insulation sleeve. Gas main to have a minimum 375mm ground cover, electricity main to have 460mm ground cover and electrical installation to comply with IEE Regulations. Any pipe work running outside insulated shell of building to be insulated. All hot water pipes in roof space and hot water cylinder should be adequately insulated if central hearing system is to be provided. Room thermostats or radiator thermostatic valves to be fitted.

SERVICES

All work and installations to comply with the regulations and recommendations of the respective "BOARD" or" AUTHORITY" or the satisfaction of the "Inspector"

Service entry ducts where service entry duct passes through internal or external walls, form opening with precast conc. lintel over. Provide 50mm min clearance around duct or pipe to allow for movement, seal around pipe with self-expanding Foam filler.
Telecom intake position: To be as agreed with supply undertaking.
Water meter within adopted service strip in accordance with service supplier's specification. Alternative water intake position to be agreed supply undertaking.
Gas intake position: To be agreed with supply undertaking
Electric intake position: To be agreed with supply undertaking. Bricklayer to build into cavity electric rising duct - draw string to be inserted prior to building in.

SITE CLEARANCE

The site is to be cleared of all buildings, rubble debris and vegetation to a reasonable sub-soil level agreed with Building Inspector. Any underground chambers to be demolished, filled and compacted as Structural Engineers Specification

ELECTRICALS

Check all electrical wiring and replace as necessary by registered electrical engineers. Install new sockets located as directed by client or architect.

Provide efficiency light fittings which will only accept lamps with aluminous efficiency greater than 45 lumens per circuit. Watt locations of proposed fittings as indicated on service drawings switches and sockets are to be positioned between 450mm and 1200mm from finished floor levels. Lighting to all external and vulnerable areas to be operated by photo electric cell time switch or PIR detectors. Power provision for installation for intruder alarms to comply with BS4737 or BS6799.All electrical works are required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied that

a. An electrical installation Certificate issued under the competent person scheme has been issued, or
b. Appropriate Certificates and Forms defined in BS7671 have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.
Smoke and heat detectors to be wired to mains supply complete with battery backup and to be located as indicated on drawings within kitchens, hallways and landings.

ELECTRICAL WORKS

Electrical works by a competent person scheme member:
Full details of all notifiable electrical works to be carried out, including earthing provisions and wiring diagrams must be provided to building control – where an existing installation is to be adjusted a report on the existing installation suitability to carry the new loadings should also be included.
All wiring and electrical work will be designed, installed and inspected and tested by a person qualified to do so in accordance with the requirements of BS 7671, the IEE 17TH edition wiring guidance and building regs Part P electrical safety. On completion of the works a copy of installers electrical installation certificate compliant with BS 7671 is to be provided to the local authority and prior to covering of all wiring / cables the installation is to be inspected by building control. This could include a second check and testing of the installation by a competent person scheme member. Any defective works found will be corrected at the owner's experience.
Electrical works by a competent person scheme member:

Lighting (energy saving provisions)

To any new wiring system or when rewiring an existing lighting system – install light fittings as follows: – (note fluorescent or compact fluorescent light fittings must meet this standard. GLS tungsten lamps with bayonet caps or screw bases or tungsten halogen lamps are not acceptable)
Fixed internal lighting: install energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit – watt (power consumed) as indicated below i.e. pin base fittings only, to ensure only energy efficient fittings can be replaced.
Provisions a) 1 per 25m2 of dwelling floor area (excluding garages) or part thereof of b) 1 per fixed lighting fittings.
Note a) a light fitting may contain more than 1 lamp; b) energy saving fittings provided to cupboards/ storage areas cannot be counted; c) Energy efficient lights can be installed in locations that are not part of the works, i.e. replace landing fittings when creating new bed room in a loft;.
Fixed external lighting: (Excludes flats common areas and other communal access-way lighting)
Provisions: a) Either lamp capacity not to exceed 150watts per light fitting and fittings to have automatically daylight and motions sensors fitted. Or
b) Fittings to have sockets capable of only using lamps with and efficiency greater than 40 lumens per circuit – watt.

ELECTRICAL INSTALLATION BRIEF / PERFORMANCE SPECIFICATION.

Rewire as per the electrical brief below - all fittings to be agreed
/located with the Architect and Client on site.
. *Note that this is a performance specification for information only in the unlikely event that a full rewire will be required. Existing system to be extended wherever possible to include only the fixtures and fittings noted on the electrical legend within drawing number M2331.43*
All fittings to be located in strict accordance with the Lifetime Homes Living Standards.
SCHEMATIC LAYOUT supplied only for tender purposes.
Electrical installation to be completely rewired and to include new light fittings, switches, power sockets, etc. as indicated on drawings. Include also for 33% low voltage light fittings.
All works to be in accordance with the latest IEE regulations and Part P.B.REGS.
Light switches and power sockets to be set at heights to be agreed with OT and end user on site.
Provide and fix new consumer unit with RCD protection to power circuits located as indicated on the drawing.
Provide linked mains smoke and heat detectors with battery back up where indicated.
Provide new wall mounted extract fan in BATHROOM (15 l/sec) connected to light switch with 15 min over-r grille as shown on plan to manufacturers recommendations.
Any security lighting to be energy efficient and controlled and have a maximum voltage of 150w, i.e. fitted with movement detection, shut off device (PIR) and fitted with photo cell for dusk to dawn operation
Provide isolation switch with fused spur including neon indicator light over work top to the socket serving for washer/ fridge/freeze under work top
Provide isolation switch fused spur to extraction fans, new boiler and within lobby for intruder alarm.
Provide Low energy efficient light fitting in roof space with switch adjacent to loft access hatch.

Allow for builders works in connection with the above installations.

Kitchen

6 Double sockets with indicating lights
2 Single Sockets with switched spur above WT
2 One way light switch
1 Cooker Point with one electrical socket outlet
1 Switched spur for heating boiler (if one installed)
1 Extract fan with switched fused spur (60 litres/second) connected to light switch
1 Heat detector linked to smoke detectors
Consult Client for requirement of feature lighting to kitchen units and extractor hood.

Utility

3 Double sockets with indicating lights
12 One way light switch
1 Switched spur for heating boiler (if one installed)
1 Extract fan with switched fused spur (60 litres/second) connected to light switch
1 Heat detector linked to smoke detectors
Consult Client for requirement of feature lighting to kitchen units and extractor hood.

Lounge

4 Double sockets
1 One way light switch
1 Security Timer for room light
1 Carbon Monoxide Detector
2 no. BT tel. sockets

Dining

4 Double sockets
1 One way light switch
1 Security Timer for room light
1 Carbon Monoxide Detector
2 no. BT tel. sockets

Hallway
1 Double Socket
One and two way light switches as shown on schematic
2 Smoke detectors with optical sensors, linked and mains wired with battery back up

Stores
1 One way light switch (low energy)

Bathrooms / En-Suite / W.C.
1 Pull switch light (low energy)
1 Extract fan with switched fused spur (15 litres/second) connected to light switch
1 low energy light with shaving point to bathrooms, en-suite and shower rooms.

Bedrooms
3 Double Sockets
1 Two way light switch (lazy betty over bed)
TV. point (high level)
BT tel.socket.

Security Rear of Dwelling
1 2D low energy bulkhead light fitting adjacent door with night sensor and switch internally.

Security Front of Dwelling
1 2D low energy bulkhead light fitting adjacent door with night sensor and switch internally.

New Consumer Unit
1 Consumer unit controlled by RCD and MCB's

Electrical Earth Bonding
Kitchen, Bathroom, Airing Cupboard.

Dwelling Earth
Earth Rod and cabling.

PATHS / PAVING / ASPHALT
Break out existing paths as required
New paths to be constructed as follows:-

a) Wearing course 20mm – 6mm medium grade macadam wearing course. Base course 40mm – 20mm open graded macadam base course. Sub – base 150mm D of T 1 crushed concrete on proof – rolled sub grade
b) PC / natural stone / brick paviours on 50mm thick weak mix concrete base, laid to falls, 5mm max joints filled with silica sand brushed smooth
c) PARKING AREAS / DRIVE- wearing course 30mm to 10 size open – grade macadam, base course 75mm to 40 single course macadam, sub-base 200mm sub base / D of T1 crushed concrete terram 1000 geotextile on proof rolled sub grade

STRUCTURAL STEEL WORK
Where steel UB are to be utilized calculations are to be provided to the satisfaction of the LABCS. All RSJ / UB's to be encased in two layers of 12mm plaster board and skim wire bound at 100mm ctrs. Beam to bear onto minimum two coarse deep concrete pad stones unless other wise specified. Steel beams to be bolted together using M12 bolts and spacer bars. The contractor is reminded of the dangers involved in lifting and placement of steelwork. Where necessary cranage will need to be catered for in the tender. All steel to be provided in accordance with the structural engineers recommendations

MATERIALS FOR RE-USE
Brick rubble or other hard materials arising from the demolitions may be re-used as hardcore providing it is free from rubbish and other deleterious matter and properly graded so that when compacted filling is dense and without voids. Existing slates to be salvaged, sorted cleaned and neatly stacked on site for re-use. Contractor shall be responsible for ascertaining from the employer whether any materials or equipment shall be required for salvage or re-use. Materials not required by the employer or for re-use shall become the property of the contractor and cleared away from site as work proceeds.

SITE ACCESS / SAFETY
Prevent access of un authorised persons to partly demolish structures. Site to be left secure at end of every working day. Report to Architect, details of any underground chambers, vaults, wells storage tanks etc. discovered during demolition works and deal with as instructed.

J.P.P. Design Services Ltd

Architectural Consultant

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Planning dept
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Attention of Julie Roscoe

Ref 106089/FH/2014
433 Parrs Wood Road- PROPOSED EXTENTIONS

Further to your email letter of 27 June received 31 July 2014
We would confirm that the trees in question no longer exist. The tree was approx. 10 years old and suffering from a form of blight. The roots of the tree had also caused some damage to the property and unfortunatly could not be kept.

Yours sincerely

J.KENDAL

PLANNING AND
BUILDING CONTROL
31 JUL 2014