

**BUILDING REGULATIONS NOTES FOR WORKS TO
24 MILLBROOK ROAD, WYTHENSHAWE, MCR, M23 2XH.**

All works to conform to current Building Regulations and to be to the satisfaction of the Approved Building Inspector, who is to be advised by the contractor at each relevant stage of the works.
The existing structure is assumed to be structurally sound, stable and suitable for the proposed alterations, and as such these drawings and details are not a structural appraisal of the existing structure.

HEALTH, SAFETY AND WELFARE

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

PARTY WALL ACT

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

MATERIALS

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

DO NOT SCALE FROM ANY DRAWINGS

Always use figured dimensions. Before ordering verify all sizes and conditions on site. If in any doubt or discrepancy found inform the Contract Administrator immediately. All sizes are approximate and are subject to adjustment due to site conditions. All boundaries to be checked and confirmed by Clients. All boundaries and associated dimensions are from assumed boundaries on site and information supplied by Clients. It is the Clients responsibility to ensure that all land to be built on is within their ownership and not subject to any restrictions or covenants.

GROUND FLOOR – SOLID - 0.18 W/m²K

Min. 70mm fast drying semi dry cementitious screed with reinforcing fibres on min 90mm Kingspan Kooltherm insulation board on 150 mm C35 mix concrete slab, on 1200g polythene dpm on sand blinded hardcore consolidated in layers not exceeding 225 mm. Insulation returned up to DPC around perimeter to prevent cold bridging. DPM to be returned up wall and lapped with DPC. With 1 layer A252 mesh reinforcement to be incorporated to the top of slab with min. 50 mm cover.

EXTERNAL WALL CONSTRUCTION – 0.18 W/m²K

102 mm concrete block with render finish to match existing with 150mm cavity fully filled with 150mm Rockwool Cavity insulation with 100 mm Celcon solar aerated insulating block inner leaf (thermal resistance 0.15W/mK) with 15mm Gyplfor Soundproof plasterboard and skim finish internally. Wall ties to be DD140-2 type 4 austenic stainless steel type at 5/sq m with ties at 225 mm vertical centres at reveals. Proprietary steel lintels as noted to openings in external and internal walls with 150 mm endbearings and half hour fire resistant casing. Cavities to be closed at reveals to openings with Thermabate insulated cavity closers. Cavities to be closed at top with 9mm calcium silicate board. Cavities to be continuous and new walls to be fully bonded to existing unless otherwise noted. 150 mm pvc dpc to be provided to all reveals to openings in external walls and 100 mm to ground level in external walls at 150 mm min. above adjacent surface levels. Cavity tray dpc to be provided over lintels and beams to all openings in external walls extending beyond openings at ends by 150 mm and including weepholes at every 4th perpend over opening. Cavity to be clear to at least 225mm below lowest dpc.

INTERNAL STUD WALLS

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

**PITCHED ROOF CONSTRUCTION
- COLD ROOF - U-value 0.15W/m²K**

"Client approved" roof tiles to match existing on 38x25 mm softwood battens at 75 or 100 mm gauge to suit roof pitch of 20 degree on Klobber Permo Forte breather membrane on softwood rafters at 400 mm centres birdsmouthed over and nailed to softwood walplates. Proprietary underlay support trays to be used at eaves to manufacturer's details. Roof void to be ventilated with provision equal to continuous strip 10 mm wide at eaves with flyproof pvc coated mesh cover and proprietary pvc roof ventilator between rafters. Softwood ceiling joists at 400 mm centres with 100 mm end bearings nailed to 100x75 mm softwood walplates with 100 mm Rockwool Roll Quilt insulation between joists and 200mm 100 mm Rockwool Roll Quilt insulation over joists and underdrawn with 12.5 mm plasterboard and skim. To give "U" value of 0.15W/m²K.

ENSUITE SHOWER ROOM

Common waste pipes serving more than one appliance to be 50mm. Waste pipes to be in pvc 32 mm to wash hand basins and 40 mm to sinks and showers and fitted with 75 mm seal depth traps. Where branch connections exceed 1700 mm in length for 32 mm pipes and 3000 mm in length for 40 mm pipes anti - syphon traps with 75 mm seal depth traps to be fitted. Single stack plumbing to comply with BS 5572. SVP to terminate 900 mm min. above any opening into the building within 3000mm and to be fitted with a cage or perforated cover. No branch to connect to stack within 200 mm below opposite WC branch centreline. SVP 100 mm diameter upvc.

Wet room to be formed with proprietary waterproofing system such as Wedi or equal, all in strict accordance with Manufacturers written instructions, including all recommended sub bases, waterproofing layers, junction strips, trims and accessories. Ventilation to be provided to ensuite with mechanical extract ventilation having a capacity of not less than 15 litres per second and operating intermittently.

DRAINAGE, SOIL AND WASTE DISPOSAL SYSTEM

Contractor to investigate drainage system and to check whether separate or combined system. Extensions and alterations to drainage system to be carried out accordingly.

Note: Lines of existing drainage are assumed. Contractor to satisfy himself as to exact line of drainage prior to quotation.

New 100mm dia drains encased in concrete under buildings and 150mm pea gravel elsewhere, or as specified by the manufacturer to suit location and depth.

Drains to be laid to min falls of 1 in 40.

Rainwater goods to match existing with 112mm gutters and 68mm downspouts all discharging into back inlet roddable gullies connected into existing system as shown.

All pipe work to be PVC to BS 5414, polyprop to BS 5254, plastic to BS 5252.

Invert levels of manholes or inspection chambers to be confirmed on site with the Building Control Officer.

HEATING & HOT WATER

To be designed and installed by Contractor's Specialist Heating Engineer.

Existing gas fired balanced flue boiler with SEDBUK efficiency rating of not less than 86% to be used as heat source, radiator positions to be agreed.

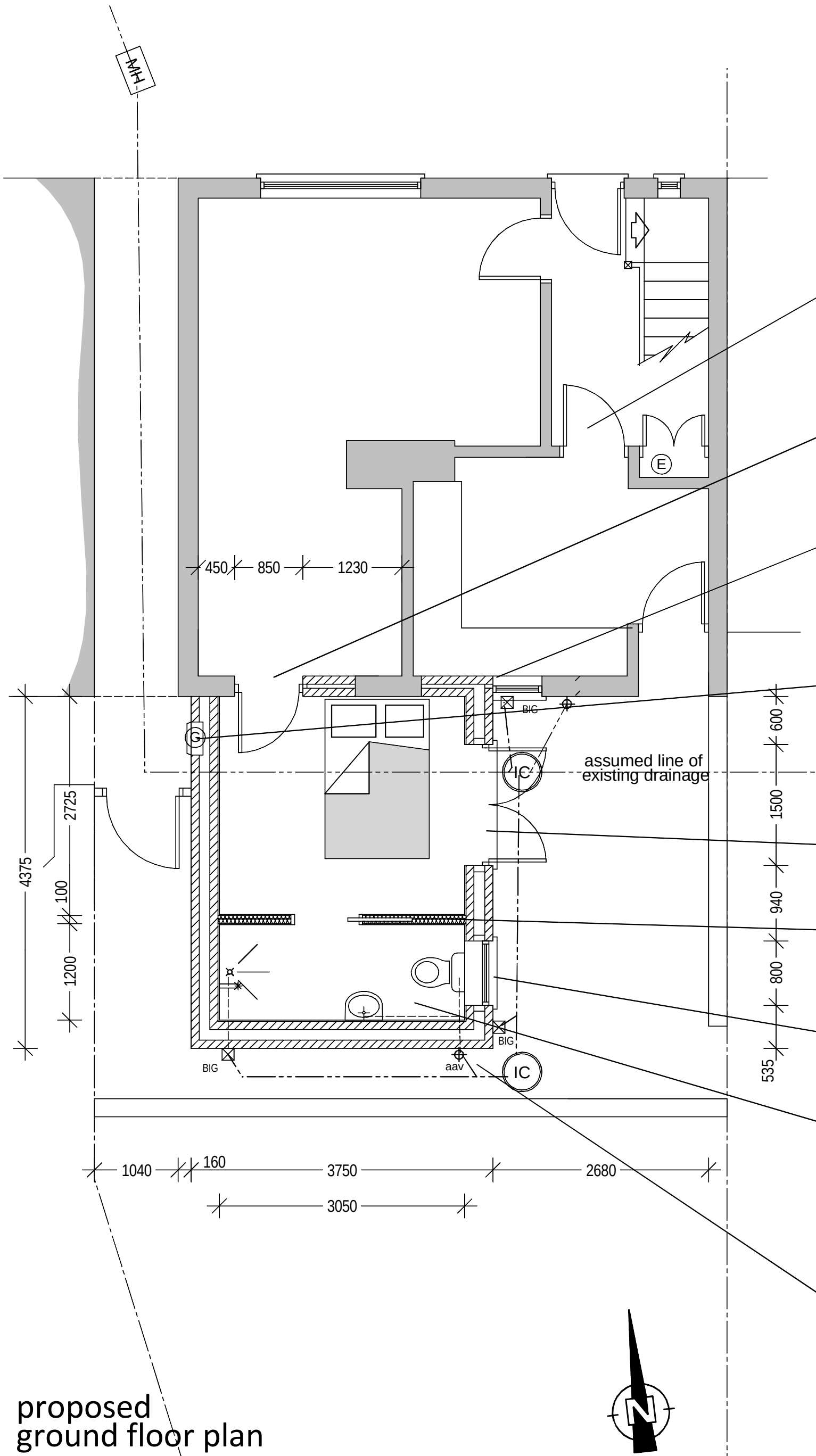
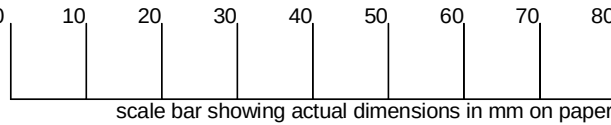
Contractor to allow for extending the existing heating system and supplying and fixing new radiators with TRV's, sized accordingly, to heat new and altered spaces created.

Space heating system to include zone controls, timing controls and boiler control interlocks and to comply with BS 5864.

GENERAL NOTES

- Drains passing through walls and foundations to be suitably protected to suit site conditions.
- Foundations to be 200mm thick strip footings with C35 concrete taken down to suitable bearing level to suit site conditions, minimum 900 mm below ground level. Where drains are closer than 1 metre to excavation foundation to be taken down to invert of drain. Contractor to take all necessary precautions to protect neighbouring properties from damage due to excavations.
- Existing foundations to be exposed as required by the Building Inspector to allow inspection to prove suitability for new extension.
- Structural timber to be stress graded C16 unless otherwise noted.
- External windows and doors to be double-glazed unless otherwise noted.
- Glazing to windows / doors to be double glazed units with inner pane of 4mm clear Pilkington's soft coat Low-E glass, 16 to 20mm argon filled cavity and 4mm clear outer pane to give a maximum "U" value of 1.4 W/m²K.
- Glazing to external and internal windows screens and doors to be toughened safety glass where required to comply with part N, to BS 6206, i.e. below 800mm from floor level in windows and screens and below 1500mm in doors or side panels close to edges of doors.
- Windows to habitable rooms to incorporate one or more opening lights with a total area of at least 1/20th of the floor area of the room together with trickle vents min. 8000 sq mm area.
- Rafters to be doubled up around new rooflight positions.
- Electrical system to comply with latest IEE Regulations, and Building Regulations Approved Document Part L1 with Energy efficient lighting to be installed in locations as defined in Table 4 and paragraphs 1.54 to 1.57. (minimum 1/3 rd of new lighting to be energy efficient).
- Automatic smoke detection and alarm system to be installed comprising mains powered (with battery back-up) smoke alarm in circulation area.

- All wiring and electrical work to be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 18th edition wiring guidance and Building Regulation Part P by a competent person registered with an electrical self certification body authorised by the Secretary of State.
- The competent person is to send to the Local Authority a "Self-Certification Certificate" within 30 days of the completion of the electrical works. The client is to be provided with a copy of the "Self-Certification Certificate" and a BS7671 Electrical Installation Test Certificate
- Any alterations to existing heating and hot water system to be carried out by a "Gas Safe Register" registered installer.
- All new internal partitions to include a minimum of 25mm mineral wool insulation (min1.0kg/m³) within the construction to limit sound transmission.
- Contractor to ensure that all new finished floors and ceilings line through with existing unless specifically noted otherwise. Contractor to ensure all services to be concealed unless otherwise agreed.
- The Contractor is to allow for supplying and fitting new doors, windows, ironmongery, architraves, skirting, coverings etc to match existing to all areas extended, altered or subject to work shown on the drawings.
- The Contractor is to allow for making good to any affected areas internally and externally to match existing, and for cleaning and clearing the site on completion.
- Generally, the contractor shall be responsible for all setting out and for checking all dimensions on site. The contractor is responsible for carrying out all work to the satisfaction of the Building Control Officer. Any discrepancy, defective work structure, lack of bonding or otherwise defective construction discovered after stripping out shall be reported immediately to the Contract Administrator for a decision prior to the contractor proceeding.
- E & OE



proposed ground floor plan

Contractor to change door to new stable style door. Bottom section to be 140mm tall with lock fitted to agreement of OT

Contractor to alter existing window opening as shown, taking part down to floor level and bricking up part as indicated. Existing lintel to remain. Supply and install new stable style door. Bottom section to be 140mm tall with lock fitted to inside of bottom section in lounge. Make good to affected areas.

Existing window and lining removed opening part blocked up and made good both sides. Supply and install new UPVC double glazed window to match existing. Existing lintel to remain.

Existing gas supply pipe to be moved from outbuilding to new meter box built into new wall as indicated.

New french window opening formed with Catnic CG150/100 lintel over. Supply and install new UPVC french windows.

New stud walls formed with Eclipse (or equal approved) sliding door tracks fitted as shown. Door to match existing.

New window opening formed with Catnic CG150/100 lintel over. Supply and install new UPVC double glazed window to match existing profiles and style.

Supply and fit new wet floor shower facility with wc, whb, taps, toilet roll holder shower, and heated towel radiator to be supplied and fitted as per schedule and all in compliance with OT's requirements. Contractor to allow for all fitting and provision of wastes and feeds.

New WC and WHB installed and connected to new stub stack with dergo air admittance valve.

Existing drainage system extended as shown with new back inlet gullies for rainwater and wastes, soil pipe with air admittance valve, alterations to existing wastes and new inspection chambers installed as indicated. Contractor to examine existing system prior to tender to satisfy themselves on route of existing drains.

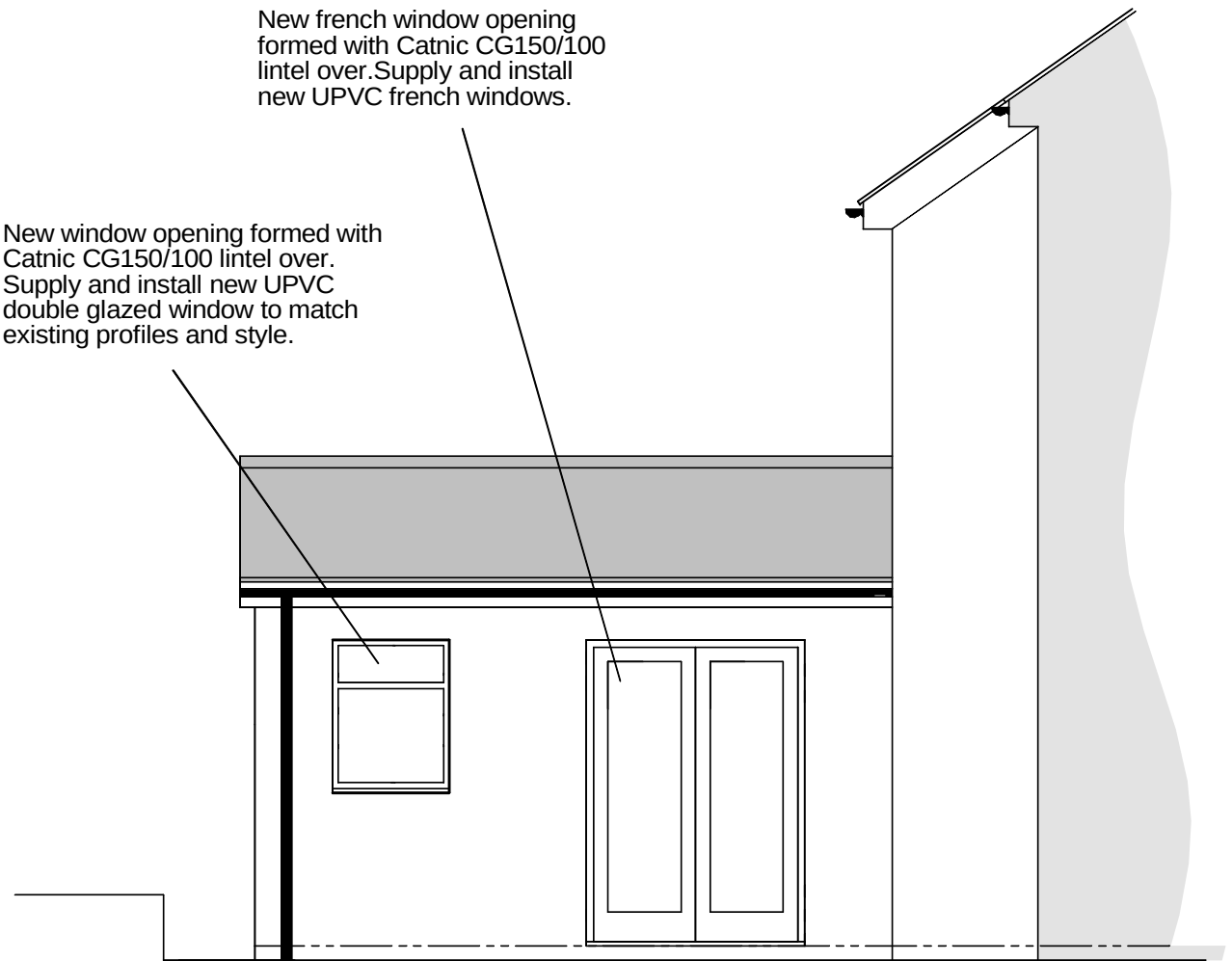


proposed rear elevation - south

New WC and WHB installed and connected to new stub stack with dergo air admittance valve.



proposed section



proposed side elevation - east

New french window opening formed with Catnic CG150/100 lintel over. Supply and install new UPVC french windows.

New window opening formed with Catnic CG150/100 lintel over. Supply and install new UPVC double glazed window to match existing profiles and style.

New roof formed as indicated with 100x50mm C16 rafters at 400mm c/c. 100x75mm walplates. 100x50mm C16 ceiling joists at 400mm c/c.

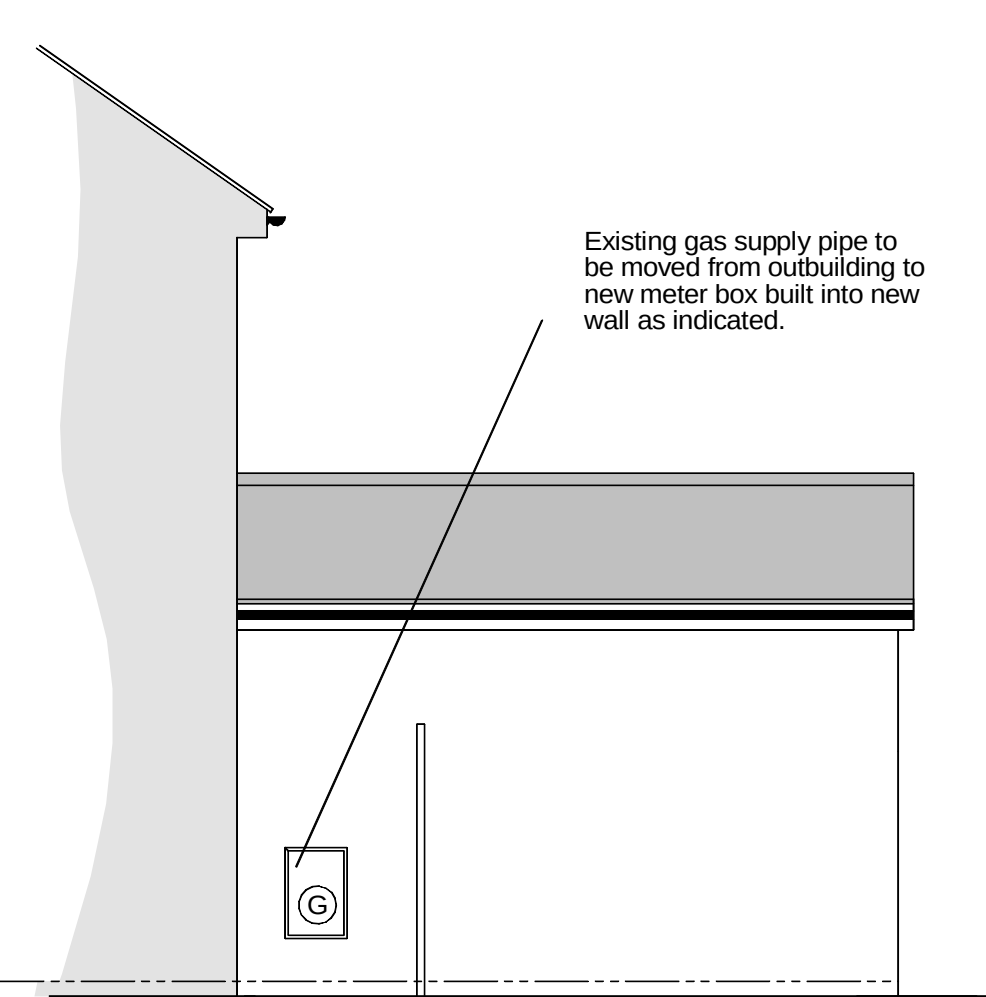
Waste from existing bathroom to be amended as shown and connected to existing svp.

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

Contractor to check with Clients proposed floor finish and then to set level of finished floor joists accordingly allowing for depth of finish, adhesive etc. Contractor to provide level floor finish through from existing room as indicated.

concrete slab with screed and insulation as main specification

600w x 200dp C35 concrete strip footing at 900mm (min) below ground formation level and strata to be confirmed by building inspector prior to pouring footings.



proposed side elevation - west

a: kitchen door / window amended
b: drawing titles corrected

29mar'23
22may'23

CLIENT Wythenshawe Community Housing Group		PROJECT EXTENSION & ALTERATIONS		LOCATION 24 MILLBROOK ROAD WYTHENSHAWE		HEATON DESIGN LTD ARCHITECTURAL DESIGN 153 WOODSMOOR LANE WOODSMOOR STOCKPORT CHESHIRE SK3 8TH PHONE + FAX 0161 - 456 7766 MOBILE 07973 - 208126 EMAIL info@heatondesign.com	
TITLE PROPOSED PLAN, SECTION & ELEVATIONS							
SCALE & PAPER SIZE 1:50 @ A1							
DRAWN BY 		REVISION b					
JOB NO 1371		DRAWING NO 2					