

RAINWATER GOODS

- Rainwater Goods Capacity: To comply with AD H3 Rainwater & Drainage Section 1
- Rainwater Goods - Provide and fix approved plastic guttering and down pipes complete with all fittings, fixed in accordance with the manufacturer's instructions.
- 110mm diameter half round or deep flow gutter. 68mm diameter rainwater pipes discharging into gully.
- Connect new rain water down pipe and all gullies to existing surface water manholes.

PLUMBING

- All work and materials including fittings shall comply with the requirements of the Local Authority.
- Soil pipes and accessories to B.S. 4514. W.C. 100 diameter waste connected to S & VP.BATH, SINK UNIT & SHOWER 76mm deep seal trap, 38mm diameter waste pipe. LB 76mm deep seal traps, 32mm diameter waste pipes, provide anti-siphonic traps where 50mm diameter common waste pipe is used for one or more appliances, waste pipes to be connected to S & VP or back inlet gully. SVP to discharge minimum 900mm above any opening lights.
- All new radiators to be fitted with thermostatic valves.
- Copper Pipes (or equivalent plastic pipes) to be in accordance with B. S. 659 for internal pipes and B. S. 1386 for underground pipes. Copper Fittings to copper tubing to be approved capillary fittings.
- Lagging. - Pipes above floor level are to be lagged with 12 mm hair felt fixed with soft copper tinned wire.
- Include for all necessary testing to the requirements of the Local Authority and Water Board.

SMOKE DETECTION

- Smoke detectors installed at ground & first floors adjacent stair areas, detectors to be permanently wired in, on a separate fused circuit To comply with B.S.6446

ELECTRICAL INSTALLATIONS

- All installations to comply with L.E.E. regulations. All fittings to comply with British Standards. Quantity, quality and position of fittings in accordance with N.H.B.C. requirements. Switches and socket outlets for lighting and other equipment should be positioned between 450 -1200 mm above finished floor level.

SERVICES

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

JOINERY

- New roof light, 2 no Velux or similar, size 1100 mm wide 1400 mm long, to be fitted in accordance with the manufacturer's instructions and specifications. French patio door (PVC) to be fitted in accordance with the manufacturer's instructions and specifications.
- PVC windows to be fitted in accordance with the manufacturer's instructions and specifications.
- All timber for joinery work shall comply with the requirements of B. S. 1186, Part 1 with regard to quality, moisture content, defects etc. and shall be specially selected for the purpose for which it is to be used. Timber shall be worked square and true to size, an allowance of 3-2 mm being permitted from the sizes given except where a size is described as "finished".
- Finish eaves with 220 x 25 mm grooved fascia. Finish soffits where necessary with 10 mm external quality PVC.
- Provide Window and door frames and fix frames of sizes and members indicated on the drawings bedded in gauged mortar and pointed around with approved mastic.
- Provide plywood faced both sided flush door with weather board to B. S. 459 part 2 size 770 x 1935 mm to be hung on 11 pairs 100 mm steel butt hinges.
- Provide 50 mm PVC double glazed casement windows to the sizes shown on the drawings.
- Provide and fix 250 mm long aluminium alloy casement stay and pin to casements.
- Take delivery, store and fix four sets of aluminium alloy lever handles to door.

CARPENTRY

- Structural timber to be selected carcassing quality softwood and to be well cut and free from deformation and excessive knots, and to be in accordance with B. S.1860. Where built into brickwork ends of timber to be treated with approved wood preservative.
- Construct roof with timbers of sizes and centres as shown on the drawings.
- Wall plate (100x100 mm). Rafters (150x100mm) to be birds mouthed on wall plate.
- Noggings - Provide all noggings necessary for fixing plasterboard and as support for services.

PLASTERWORK AND OTHER FLOOR, WALL AND CEILING FINISHINGS

- Provide 12.5 mm gypsum plasterboard to B. S. 1230 and fix to ceiling joists with 30 mm galvanised plasterboard nails at centres not exceeding 150 mm and finished with skimming coat of neat gypsum plaster. No plasterboard shall have a free end exceeding 50 mm.

GLAZING AND PAINTING AND DECORATING

- Paints - All paints are to be as manufactured by, and used strictly in accordance with the manufacturer's instructions.
- No decorating is to be executed on a falling temperature of 10 C or during inclement weather and each coat is to be allowed to dry thoroughly before the succeeding coat is applied.
- Woodwork. -Wood must be dry, smooth and free from grease. All internal and external painted work to be knotted, primed all round with wood primer and stopped with hard white putty and finished as follows:
 - 1st coat Undercoating
 - 2nd coat Gloss finishing coat
- Hardwood sills (or equivalent PVC) are to be clean, dry, smooth and free from grease and to be stained and once oiled.
- Allow plaster to dry for at least two weeks during the spring and summer periods. During adverse weather conditions moisture content in plaster must not exceed 18%. Remove efflorescence and all other loose or extraneous matter by dry scraping and dusting off. Prepare and apply two coats of emulsion paint on walls and ceilings.
- External painting: All painted work externally to be white.
- Internal painting: All painted work internally to be as per client's choice.

First Floor

- It is assumed the proposed will be as shown in floor plans and associated sections and elevations:
- The Party Wall Act, 1996, places certain obligations on the applicant/developer to carry out work which involves the party wall (that is the separating wall) in a semi detached or terrace property. An advice leaflet on The Party Wall Act is available from the Council.
- Structural Stability of the dwelling, considering both the existing structure and the proposed alterations, with reference to the supporting Approved Document A, of Schedule 1 to the Building Regulations.
- Fire Safety in accordance with the Approved Document B, of Schedule 1 to the Building Regulations.
- Ventilation of the rooms and the control of condensation in roofs, in accordance with the Approved Document C and F, of Schedule 1 to the Building Regulations.
- Staircase provision to the new storey in accordance with the Approved Document K, of Schedule 1 to the Building Regulations.
- Thermal Insulation of the conversion in accordance with the Approved Document L, of Schedule 1 to the Building Regulations.

First Floor Stability

- In assessing the structural stability requirements, it is essential to consider the existing roof construction, new floor, and the impact the alterations will have on the structure. Special attention is to be paid to 'cut' roof involving, in this case purlins, rafters and ceiling joists as indicated in Diagram 1.
- Any modification in Trussed Rafter roofs, (used since the 1960's), will require additional structural considerations, and it is recommended that the client would consult a Structural Engineer early in the design process.
- With regard to the roof, it is recommended to construct the roof of the proposed extension with the minimum disruption to the existing structure. The position of the purlins, if present, is a prime factor in determining the extent of the internal area, which can be achieved in the extension. Diagram 2 indicates two typical arrangements. The existence of loadbearing walls at first floor level is an advantage in extension works, in providing support to loadbearing elements transferred from the roof, partitions, and the new floor.
- If the the existing ceiling of the First Floor is be removed it must be replaced by a new floor at a lower level to give enough headroom for the newly created living space in extension. The joist should be capable of supporting the loads for the living space and roof. Steel joists may be used in the new floor and roof.
- Where the available height within the loft is at a premium, it is of benefit to restrict the depth of the section of the new floor joist to a minimum. This can be achieved by reducing the span of the joist where internal loadbearing walls permit, or using a higher strength classification timber, such as C24 in lieu of C16.
- When considering the minimum depth of section permissible for the new floor joists, it is recommended to choose the section which offers the greatest resistance to deflection.
- A steel or timber beam is required. Metal fixings should be separated from a brick or blockwork chimney and this requirement generally precludes an easy solution to the problem of beam support. If the property possesses a central loadbearing masonry wall on which a suitable vertical metal or timber post can bear. This post can then accept the load from the ridge beam provided it is separated from the flue in accordance with the Approved Document guidance, and forms part of a studwork wall suitably nogged and fixed at both rafter and new floor level. This will ensure lateral stability is maintained within the structure. We suggest that a structural engineer be consulted for any calculations that may be required.
- Check whether any load-bearing walls at ground floor level have been removed to create a 'through-room' situation. Where this is the case it will be necessary to ascertain the type of lintel/beam used to form the opening in a loadbearing wall in order to establish its ability to cope with any extra loading imposed by the loft conversion. The Local Authority will normally request calculations.

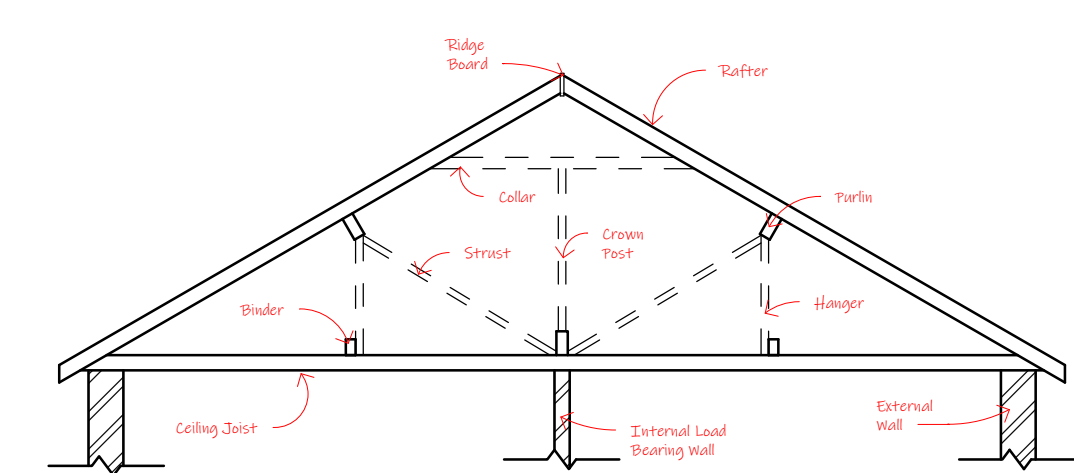
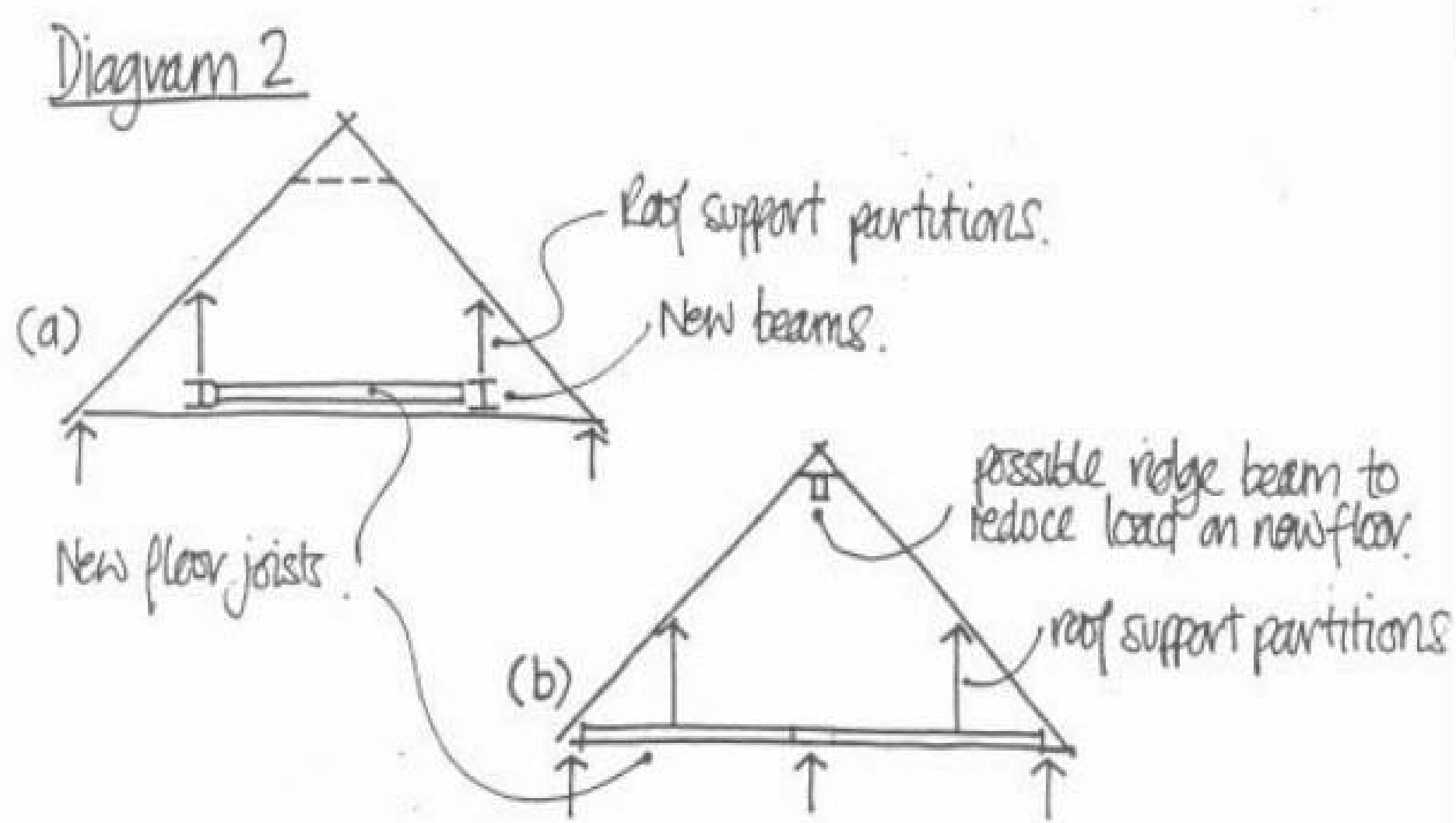


Diagram 1
1 : 20



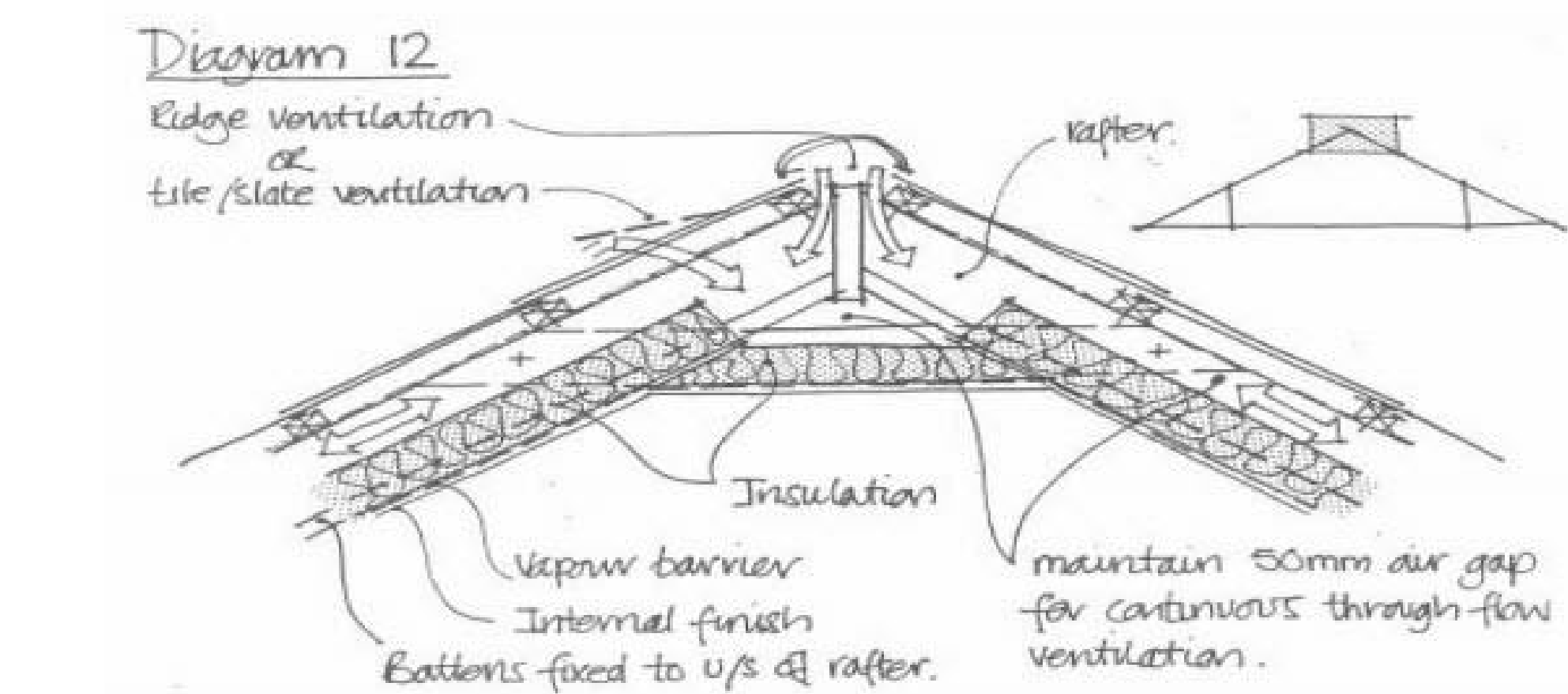
ROOM VENTILATION

- The formation of a habitable room requires the provision of both 'rapid ventilation', (an opening window), and 'background ventilation'. In addition, in showers or bath facilities, 'mechanical ventilation' is also required.
- Habitable rooms, such as Bedrooms, require rapid ventilation to an area equivalent to 1/20th of the floor area, Example.; Floor area 20m2 = Rapid vent opening 1m2, and background ventilation of 8,000mm2
- The Bathroom, requires mechanical extract, but in lieu of the fan overrun, an opening window and background ventilation of 4,000mm2 has to be provided.

ROOF VENTILATION

- The roof void will require ventilating on two opposite sides to promote cross ventilation. and prevent the build-up of excessive condensation.
- Where the new ceiling follows the pitch of the existing roof, two important design features need to be included;
 - (a) The provision of ventilation both at the eaves level and ridge, to promote a flow of air above the insulation, and,
 - (b) A minimum air space of 50mm between the insulation and the roof covering.

- Where the 50mm air gap, is causing problems due to the thickness of insulation required to achieve the requisite level of thermal performance, and the depth of the existing rafter member, a typical method of overcoming the problem using a high performance insulant and battens fixed to the underside of the rafters. (See Diagram 12).



NOTES

Copyright in this drawing remains with AECDesign. Do not scale from this drawing, work to figured dimensions. Check all dimensions on-site. In the event of any discrepancy, please refer query to AECDesign.

No.	Description	Date
1	Revision 1	Date 1

Revision

AEC ARCHITECTURE ENGINEERING & DESIGN CONSTRUCTION Commitment to Design Excellence	
Contact: Tel: 07985306282 Email: aecdesign.co.uk@outlook.com www.aecdesign.co.uk	
Project Name House Front, Side and Rear Ground and First Floor Extension	
Project No. AECD_M20 1BU_2022_0001	
Drawing No. M201BU_2022_P111_01	
Date	Issue Date Drawn-by AECDesign
Status	Proposal Checked by AECDesign
Sheet Size	A1 Approved by AECDesign
Sheet Name Proposed Building Notes (2)	
Scale 1 : 20	
Client Name Khaled Muwahad	
Project Address 479 Princess Road Manchester M20 1BU	Sheet No. P111