

CDM (Construction Design & Management Regulations 2015):

The works will be notifiable to the HSE under the CDM Regulations 2015.

SUBSTRUCTURE
Excavating & Filling

Carry out all excavations as necessary in order to achieve the required formation levels for new foundations, retaining walls, floor structures, drainage trenches and external works, to achieve the finished levels shown on the drawings. Dispose of all surplus materials arising from the above excavation work.

Concrete Foundations:

Mass concrete strip foundations for external cavity walls are to be laid in C30 grade ready mixed concrete. Strip foundations to be min. 150mm thick with min. 150mm projection beyond thickness of supported wall, with a min. top cover of 600mm externally (final depth of foundations subject to agreement with KC Building Control). Retaining walls to be constructed in accordance with Structural Engineers details, including all bar & mesh reinforcement.

Foundation Walls:

Walls below ground to be built up in 2 skins of class 'A' concrete blockwork or foundation blocks, to the same thickness as the walls above. Build in s/steel safety type wall ties @ 450mm vertical & 750mm horizontal staggered c/s in double skin walls and fill cavity up to external ground in lean mix concrete. Lay min. 150mm thick hardcore bed for solid floor structures in well-consolidated sulphate free crushed stone, blinded with sand to receive DPM.

Retaining Walls:

Retaining walls to be constructed in accordance with Structural Engineers details, including all bar & mesh reinforcement. Walls to be tanked externally using Bituthene self-adhesive vertical tanking membrane (or similar approved system), applied to primed blockwork walls in strict accordance with manufacturers installation instructions. Membrane to be continuous with horizontal DPM's.

SUPERSTRUCTURE

New Solid Ground Floors (Flexible space):

To be 100mm thick C30 mix concrete slab (with float finish) on 100mm thick Celotex GA4000 rigid board flooring insulation on laid on 1200G Visqueen DPM, with lapped & taped joints, lapped with any vertical & horizontal DPC's in walls. DPM to be laid on sand blinded hardcore as previously described (floor construction to give a U-value not greater than 0.16W/m2K). All service entry points to be gas tight.

Suspended Timber Ground Floors (Dining Area):

To be 22-25mm thick (to match existing) T & G jointed floor boards on C16 grade floor joists @ 400mm c/s (see floor plans for floor joist sizes). Incorporate timber strutting between joists at centre of span, where span of joists exceeds 2.5m. Incorporate 150mm thick Celotex GA4000 rigid board flooring insulation, tightly fitted between joists (floor construction to give a U-value not greater than 0.22W/m2K). Build into external cavity walls 225 x 150mm clay air bricks with telescopic vents and liners @ approx. 1.5m c/s, with cavity tray DPC over, to provide sub-floor ventilation. Lay 100mm thick oversite concrete in C20 mix concrete on sand blinded hardcore as previously described. Maintain a min. 150mm clearance between underside of floor joists and top of oversite concrete.

New External Cavity Walls (stone):

Cavity walls to be constructed with an outer leaf of min. 150mm thick on bed local natural stone laid in regular courses to match existing. Maintain a max. 100mm wide structural cavity. Inner leaf to be 100mm thick loadbearing lightweight aggregate blockwork (min. 3.5N/m2). Incorporate 50mm thick Celotex CG5000 rigid board cavity insulation within cavity, held tight against blockwork using proprietary wall tie retaining clips. Blockwork to be dry-lined internally with 12.5mm plasterboard & 3mm skim finish on scrim-reinforced joints (wall construction to give a U-value not greater than 0.28 W/m2K). Build in s/steel safety type wall ties @ max. 450mm vertical & 750mm horizontal staggered c/s & @ 225mm vertical c/s adjacent openings. Close tops of cavities with 9mm Supalux cavity closers or similar approved board. Build in a continuous horizontal DPC to both leaves of cavity walls, located min. 150mm above the adjacent external ground level. All new walling to be bonded into existing walling, maintaining a continuous cavity, as shown.

New External Cavity Walls (block with render finish):

Cavity walling formed with outer leaf of 100mm thick dense concrete blockwork, with single coat through coloured (colour - white) waterproof render finish externally. Only where indicated on the drawings, outer leaf of blockwork to be 140mm thick, to assure that render finish is proud of timber cladding. Maintain a max. 100mm wide structural cavity. Inner leaf to be 100mm thick loadbearing lightweight aggregate blockwork (min. 3.5N/m2). Incorporate 50mm thick Celotex CG5000 rigid board cavity insulation within cavity, held tight against blockwork using proprietary wall tie retaining clips. Blockwork to be dry-lined internally with 12.5mm plasterboard & 3mm skim finish on scrim-reinforced joints (wall construction to give a U-value not greater than 0.28 W/m2K). Build in s/steel safety type wall ties @ max. 450mm vertical & 750mm horizontal staggered c/s & @ 225mm vertical c/s adjacent openings. Close tops of cavities with 9mm Supalux cavity closers or similar approved board. Openings to have "Catinic" CG90/100 lintels over, installed in accordance with manufacturers instructions (unless otherwise specified on drawing). Build in 150mm deep ashlar stone structural cills to openings to suit openings, as shown. All openings to have proprietary cavity closers to all reveals with a horizontal cavity DPC below the cill. Build in a continuous horizontal DPC to both leaves of cavity wall, located min. 150mm above the adjacent external ground level. All new walling to be bonded into existing walling, maintaining a continuous cavity, as shown.

New External Cavity Walls (block with timber-cladding finish):

Horizontal "Siberian Larch" 160mm deep butt jointed square edge timber-cladding with "Sioo-coating", to be treated with Sioo-Wood-Protection, apply one coat, 6-8sqm per litre, to a dry surface. Apply a second coat after 2 hours, 10-12sqm per litre, leave for at least 4 hours to dry. Once dry treat surfaces with Sioo Water Protection, note that it must not rain on the surface prior to the application of Sioo-Wood-Protection, 8-12sqm per litre. Treatment to be applied in strict accordance with manufacturers recommended application process. Boarding to be fixed to 50 x 25mm tanalised vertical timber battens fixed at nominal 460-600mm c/s on waterproof membrane on outer leaf of 100mm thick dense concrete blockwork. Maintain a max. 100mm wide structural cavity. Inner leaf to be 100mm thick loadbearing lightweight aggregate blockwork (min. 3.5N/m2). Incorporate 50mm thick Celotex CG5000 rigid board cavity insulation within cavity, held tight against blockwork using proprietary wall tie retaining clips. Blockwork to be dry-lined internally with 12.5mm plasterboard & 3mm skim finish on scrim-reinforced joints (wall construction to give a U-value not greater than 0.28 W/m2K). Build in s/steel safety type wall ties @ max. 450mm vertical & 750mm horizontal staggered c/s & @ 225mm vertical c/s adjacent openings. Close tops of cavities with 9mm Supalux cavity closers or similar approved board. Openings to have "Catinic" CG90/100 lintels over, installed in accordance with manufacturers instructions (unless otherwise specified on drawing). Build in 150mm deep ashlar stone structural cills to openings to suit openings, as shown. All openings to have proprietary cavity closers to all reveals with a horizontal cavity DPC below the cill. Build in a continuous horizontal DPC to both leaves of cavity wall, located min. 150mm above the adjacent external ground level. All new walling to be bonded into existing walling, maintaining a continuous cavity, as shown.

Internal Walls (blockwork):

To be built in 100mm thick non-loadbearing blockwork as previously described, constructed off concrete foundation, as previously described. Install Naylor's P100 concrete lintels over single door openings (except where shown otherwise). Blockwork to be dry-lined internally with 12.5mm gypsum plasterboard & 3mm skim finish on scrim-reinforced joints to both sides.

Internal Walls (studding):

To be formed with 100 x 50mm sw. studs @ 400mm c/s with 100 x 75mm sw. head & sole plates & 100 x 50mm sw. nogginns @ 1200mm staggered c/s. Partitions to be faced both sides with 12.5mm plasterboard & 3mm skim finish on scrim-reinforced joints. All partitions to incorporate 100mm mineral wool sound insulating quilt (min. density 10kg/m3) packed tightly between studs.

Steel Beams:

Build in steel beams where shown on drawing, seated on concrete padstones - all to Structural Engineers details. Encase beams with 2 layers of 12.5mm Gyproc Wallboard nailed to min. 50 x 50mm timber soldiers @ max. 600mm c/s, with all joints staggered. Plasterboard to receive 3mm skim finish on scrim-reinforced joints (30min. fire protection).

New/Replacement Windows/Exterior Doors: Refer to elevations for new/retained doors/windows

Replace all existing windows/external doors with new Velux-200 series composite timber/aluminium windows and sliding/casement doors and Velux-600 entrance door, all complete with ironmongery. To be fitted with hermetically sealed unit double-glazing with a min. 16mm gap between panes (windows to have a U-value not greater than 1.6 W/m2K). Opening lights to be weather-sealed and to provide min. 5% of floor area to rooms served. Windows to be fitted with trickle-vents to give min. 5000mm2 opening to habitable rooms and 2500mm2 to other rooms. Patio/ doors in habitable rooms to have trickle-vents with a min. 8000mm2 opening. Each habitable room to incorporate an escape window, with min. clear opening size of 450mm wide x 750mm high (cill height max. 1100mm above floor level). Any glazing extending to less than 800mm above finished floor level (windows) and 1500mm above finished floor level (doors & side panels) to be safety glazed to BS. 6206. All glazing to comply with BS 6262. Provide purposed made exterior double door with "Siberian Larch" horizontal timber-boarded face, with "Sioo-coating" (applied in accordance with manufacturers instructions) to match with timber boarding to Flexible space. Face of the door should be flush with the face of the boarding to walls, to provide a "hidden" appearance and is to be hung on 180 degree opening hinges and fitted with Union-StrongBOLT Mortice-Deadlock in chrome finish, with thumblock to internal face and simple chrome pull-knob on external face. Door to split with main door blade to be 926mm wide and smaller blade to be 490mm wide. Contractor to provide & fix pair of chrome cabin hooks to allow boarded doors to be restrained in open position.

Internal Doors & Ironmongery:

New pocket door between hall and kitchen to be Edilise Unico SD Pocket Door Kit, by Door-Haus, incorporating 726 x 2040mm, 3mm thick door (700mm clear opening), complete with ironmongery, including Edilise Simple Flush Pulls in chrome finish to both faces. New purpose made, floor to ceiling, pair of bi-folding doors to utility cupboard, to be flush interior-quality timber doors/frame for paint finish, complete with all necessary ironmongery, including Edilise Simple Flush Pulls to match pocket door, one to each door on side facing kitchen. New door from kitchen dining to flexible space to be flush interior-quality timber door/frame for paint finish, complete with thumb lock on kitchen/diner side of door and finger plates to both sides, in chrome to match other ironmongery, to be supplied by client. Door sizes as dimensioned on the drawing. Ironmongery to be Howdens-Joinery-Lugano-Chrome (unless otherwise stated), or similar to clients approval. Contractor to supply only new ironmongery, for all existing internal doors. Existing door to cupboard underneath the stairs to be re-hung in position shown, with new push catch closing device and Edilise Simple Flush Pull handle, in chrome finish, to kitchen facing side of the door.

Mono Pitched Roof (Flexible space):

All roof timbers to be in C24 grade timber. Roof to be surfaced with VM Quartz Zinc Plus on 18mm thick WBP exterior quality plywood decking, on 50mm deep sw. battens (battens to provide clear cavity) on VMZINC breather membrane, fixed on 170 x 53mm sw. rafters @ 400mm c/s, seated on and secured down to 100 x 50mm sw. wallplate, secured to block inner leaf with 1000mm long galv. ms. holding down straps @ 1000mm c/s. For further information refer to Section B-B/C-C. Over sloping ceilings incorporate 140mm thick Celotex GA4000 rigid board roofing insulation between rafters, rafters underdrawn with 37.5mm Celotex GD5025 insulated plasterboard & 3mm skim finish on scrim-reinforced joints (roof construction to have a U-value not greater than 0.18 W/m2K). Incorporate Vapour Control Layer between underside of rafters and insulated plasterboard to reduce risk of condensation. Build in 150mm high Code 4 lead flashings/soakers and cavity tray DPC at junction of new roofs and existing walls where shown.

Mono Pitched Roof (Kitchen/replacement over WC):

All roof timbers to be in C16 grade timber. Roof to be surfaced with VM Quartz Zinc Plus on 18mm thick WBP exterior quality plywood decking, on 50mm deep sw. battens (battens to provide clear cavity) on VMZINC breather membrane, fixed on 150 x 50mm sw. rafters @ 400mm c/s, fixed to steel eaves beam in accordance with Structural Engineers details. All sealed on and secured down to 100 x 50mm sw. wallplate, secured to block inner leaf with 1000mm long galv. ms. holding down straps @ 1000mm c/s. For further information refer to Section A-A.

Over flat ceilings incorporate 250mm thick mineral wool insulation in 2 layers, 100mm between joists and 150mm over joists. Ceiling joists underdrawn with 37.5mm Celotex GD5025 insulated plasterboard & 3mm skim finish on scrim-reinforced joints (roof construction to have a U-value not greater than 0.16 W/m2K). Incorporate Vapour Control Layer between underside of ceiling joists and insulated plasterboard to reduce risk of condensation. Build in 150mm high Code 4 lead flashings/soakers and cavity tray DPC at junction of new roofs and existing walls where shown.

Mono Pitched Roof (Covered area):

All roof timbers to be in C16 grade timber. Roof to be surfaced with VM Quartz Zinc Plus on 18mm thick WBP exterior quality plywood decking, on 50mm deep sw. battens (battens to provide clear cavity) on VMZINC breather membrane, fixed on 150 x 50mm sw. rafters @ 400mm c/s, fixed to steel eaves beam in accordance with Structural Engineers details. All sealed on and secured down to 100 x 50mm sw. wallplate, secured to block inner leaf with 1000mm long galv. ms. holding down straps @ 1000mm c/s. For further information refer to Section D-D. Form flat soffit under roof with 50 x 50 sw battens hung from rafters. Fix flush timber boarding painted white under soffit. Build in 150mm high Code 4 lead flashings/soakers and cavity tray DPC at junction of new roofs and existing walls where shown.

Lateral Restraint:

To be provided in roof by 1200 long x 30 x 5mm galv. m.s. straps secured with 8swg. X 75mm long nails to 3nr. rafters and built into wall @ 1.2m c/s (roof). Incorporate sw. packs & nogginns at strap locations, min. 50mm thick x half rafter depth.

Roof Drainage:

New roofs to drain to concealed VM Quartz gutters, supported on timber sprockets/plywood as indicated on the sections. Matching 63mm dia. RWP's secured on pipe clips to manufacturer's instructions. RWP's to discharge to vitrified clay trapped gully's where shown on drawing, fitted with cast alloy grating.

Water Supply:

Remove existing length of lead pipework from driveway main into the current kitchen and replace in MDPE in accordance with current standards, also replacing existing lead stop tap which is in a poor state of repair. Relocate existing incoming water supply in the driveway which is currently sharing the manhole with the combined sewer. Grub out redundant section of existing water main from beneath existing garage floor slab, which has been confirmed as redundant by YW.

Below Ground Drainage:

New surface water & foul drains to connect to existing as shown via 110mm dia. Hepworth Plastadrain (or similar approved) pipes and fittings - all to BS EN 1401-1: 1998. Pipes to be laid to an even fall of min. 1:40 (foul), 1:80 (sw.) & shall generally be laid with a 150mm granular bed & 150mm cover of selected fill. New foundations to be taken to a depth below invert of existing drains in close proximity. Drains passing through walls to be bridged over with conc. lintels, maintaining a min. 50mm clearance from the crown & sides of the pipe. Drains beneath floor slabs to be have a full 150mm granular bed & surround. Drains with less than 1.2m cover beneath driveways & hardstandings to be laid in accordance with pipe manufacturers instructions.

Inspection Chambers:

Existing brickwork inspection chamber to rear of the property to be replaced with new inspection chamber as indicated on the drawings. New inspection chamber to be constructed in proprietary p.c. concrete sections, set & jointed in 1:3 cement/sand mortar, or built in 215mm Class B engineering brickwork, built off a 150mm C25P mix concrete base slab. Channels within manholes to be benched up in similar concrete with a smooth trowelled finish. Polypropylene I.C.'s may be used down to a max. invert of 1000mm, installed in accordance with manufacturers laying instructions. Chambers to be fitted with medium duty airtight cover & frame. Existing inspection chamber to the front of the property, adjacent the flexible space doors, to be raised to new ground level as indicated on the drawings and fitted with new medium duty airtight cover & frame.

Above Ground Drainage:

In UPVC pipework with solvent welded joints, installed in accordance with BS 5572:1978. No connections to be made to soil pipe within 200mm of a WC connection, except that wastes up to 50mm dia. may connect on the same centreline. New first floor connections to existing syp to be concealed within new roof void. No ground floor branches to connect to stack within 450mm of drain invert. Where ground floor WC discharges directly to drain the drop to invert is not to exceed 1.5m.

Waste runs to appliances as follows:

	min. dia. (mm)	max. run (mm)
WC	100	no limit
Sink	50	3000
	40	4000
Washbasin	32	1700
+	40	3000

Use 75mm deep seal traps or if max. run is exceeded use re-sealing trap.

Sanitary Fittings:

Contractor to supply and install imperial bathroom suite, Cooke & Lewis-Helena, full-pedestal-basin-and-toilet-pack, from Betterwarebathrooms.com (or similar approved by client/architect) to new enlarged first floor bathroom and same specification for fittings to ground floor WC. Both complete with Grohe-Get-1 Lever-Basin-Mixer-Tap (or similar approved by client/architect). Re-use existing shower-tray, screen and controls in current locations - take care to protect these in carrying-out the works.

Mechanical Ventilation:

Existing 100mm dia. extract fan with a min. extract rating of 60 litres/sec. (or 30 litres/sec. if incorporated in a cooker hood).

Ground floor WC to have extract fan with a min. extract rating of 6 litres/sec.

Heat Producing Appliances:

Existing boiler to be relocated. Heating engineer responsible for extending existing central-heating system to cater for alterations, including re-siting and provision of new feature radiators (see list below of specified radiators) complete with TRVs. Use copper pipework throughout for all new work and replace existing plastic pipework from airing cupboard to shower with copper. There should be no plastic pipework or fittings used in the works. Heating engineer to inspect the existing system to assess its adequacy and suitability to be extended and also to assess and report on the adequacy of the existing C.H. boiler to cater for the increase in space heating requirements, if larger output boiler is required the Contractor must confirm the requirements to the building owner at tender stage. Existing hot water cylinder to remain in the bathroom and existing water tanks to remain in the loft.

Supply & Install the following radiators:

First Floor Bathroom - 1nr. White Shorty Towel Rail BDO 5812/CH (nominally 1200mm long x 564mm high) see www.featureradiators.co.uk (or similar approved by client/architect)
Ground Floor WC - 1nr. Anthracite Pod 180/3 (1800mm high x 230mm wide) see www.featureradiators.co.uk (or similar approved by client/architect)
Kitchen/Diner - 2nr. white or Anthracite Pod 180/5 (1800mm high x 370mm wide) see www.featureradiators.co.uk (or similar approved by client/architect)
Lobby to Ground Floor WC - 1nr. white or Anthracite Pod 065/7 (650mm high x 507mm wide) see www.featureradiators.co.uk (or similar approved by client/architect)
Flexible Space - 2nr. white Pod 180/3 (1800mm high x 230mm wide) see www.featureradiators.co.uk (or similar approved by client/architect)

Existing radiators in living room bay window, hall and front bedroom bay window are to be retained. Wall radiator to living room to be removed. Radiators to study and rear bedroom to be removed and replaced with Stralad Vita Compact K2 radiators, Size and output to Heating Engineers design to suit the room size. Study radiator to be relocated to beneath window if this would give a better thermal performance.

Electrical:

All existing electrical fittings, fixtures and wiring to be removed, dwelling to have full electrical re-wire in accordance with electrical layout drawing, including relocation of meter, existing NPS supply box, mains consumer unit and incoming supply and new external power sockets to front & rear of house. House to be hardwired with data connection network, including supply and fitting of USB charging points as shown & specified on electrical layout drawing. Lighting & power installation to be installed, tested and commissioned in accordance with BS 7671 (The IEE Wiring Regulations) and to the requirements of the electricity supply company to provide a safe, well insulated, earth protected system capable of supplying the anticipated maximum demand. A min of 75% of light fittings to be low energy efficient light fittings within dwelling. All in accordance with Approved Document L1A of the Building Regulations. All installation work to be carried out by qualified electricians fully conversant with BS 7671. All electrical work is to comply with the requirements of Part P (electrical safety) and must be designed, installed, inspected and tested by a person competent to do so, with an appropriate BS 7671 electrical installation certificate issued upon completion.

P04	Revised as part of value engineering exercise	11.12.16	HM	AM
F01	Flooring to flexible space amended	08.03.16	JE	NG
P02	Amendments made to drawing following comments from Client	05.02.16	JE	NG
P01	Drawing originated from A+DP drawing nr. 1501SD-03-P09 and progressed to submit Building Regs application	15.01.16	JE	NG
rev.	description	date	drawn	approved

A+DP

project proposed extension & alterations

at 37 New Road, Netherthong, Holmfirth, HD9 3XX

for Mr A & Mrs H. Mannings

title plans - building regs

number 1501SD-05-P03

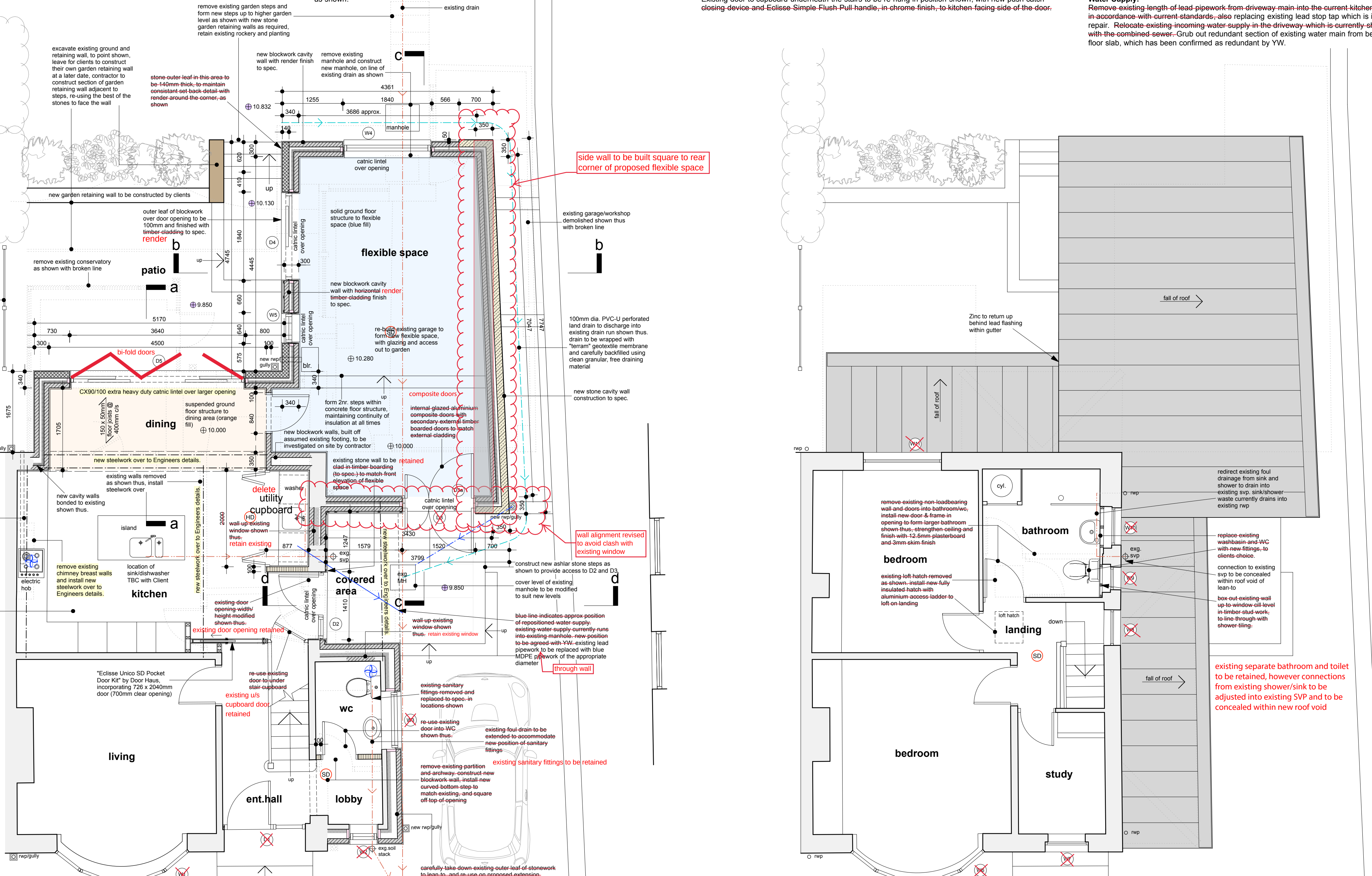
scale 1:50

size A1

ARCHITECTURE
& DESIGN
PARTNERSHIP

The Old Police Station 16 Bridge Lane Holmfirth HD9 7AN
T: 01484 685411 E: hello@adp-architects.com
W: www.adp-architects.com

RIBA
Chartered Practice



ground floor plan

first floor plan

existing stone elevations to wc/lobby to be retained and extended to suit new roof profile