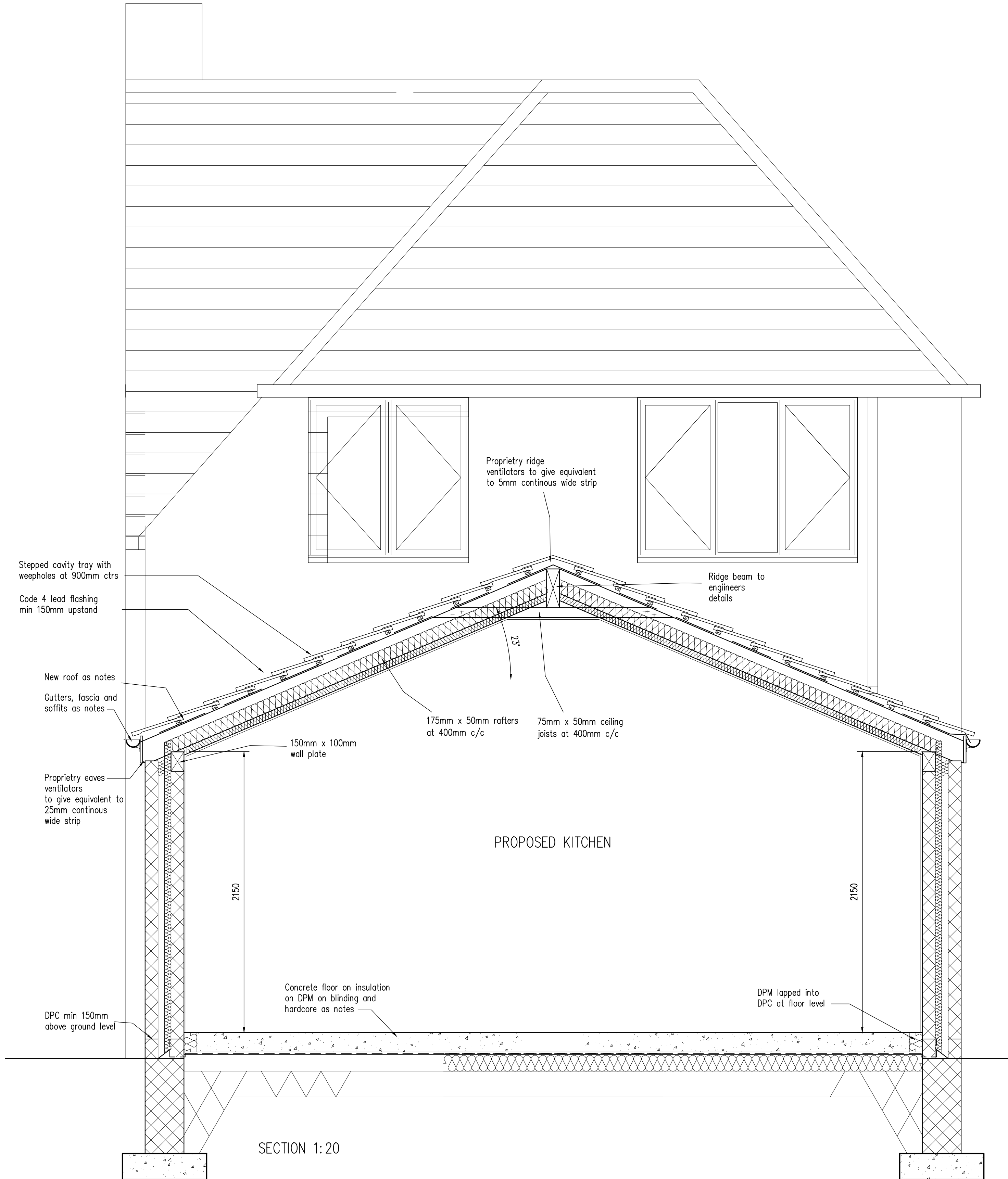




NOTE

Main contractor to reduce or remove any foreseeable health and safety risks to anyone affected by the project (if possible) and to take steps to reduce or control any risks that cannot be eliminated

PLEASE NOTE THAT BELMONT DESIGN SERVICES HAS BEEN APPOINTED TO DEAL WITH THE INITIAL DESIGN STAGE AND IS NOT INVOLVED IN THE PRECONSTRUCTION PHASE

A STRUCTURAL SURVEY OF THE EXISTING BUILDING MUST BE CARRIED OUT PRIOR TO WORK COMMENCING.

ANY REFERENCES TO STRUCTURAL ASPECTS ARE FOR COSTING PURPOSES ONLY. THESE DRAWINGS AND OTHER RELATED DOCUMENTS MUST BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS, DETAILS AND CALCULATION SHEETS.

THE REMOVAL OF THE WALL WOULD CONSTITUTE A MAJOR RISK AND THE BUILDING CONTRACTOR SHOULD SUBMIT A METHOD STATEMENT TO BE APPROVED BY THE BUILDING INSPECTOR.

All existing walls, foundations and lintels or other structural items are to be confirmed load bearing and adequate for increased loading where relevant prior to work commencing.

SERVICES, etc

NOTE

MAIN CONTRACTOR TO MAKE ALL NECESSARY SEARCHES AND INVESTIGATIONS TO ASCERTAIN THE EXACT POSITION OF ALL UNDERGROUND SERVICES AND UTILITIES PRIOR TO WORK COMMENCING. ANY SERVICES SHOWN ARE INDICATIVE AND TO BE CONFIRMED ON SITE.

All existing relevant meters, external mains gas and water supply pipes, mains drainage pipes, mains electric cables, underground and overhead telephone wires, security systems, aerials, satellite dishes and boilers etc to be re-sited or re-routed prior to work being carried out.

All existing relevant internal gas pipes, power and lighting cables, water storage tanks, hot water cylinders and associated water supply pipe work, telephone wires and communications cables, security systems, heating systems and associated cable or pipe runs to be re-sited or re-routed prior to work being carried out.

PARTY WALL ACT

As part of the works is adjacent to the boundary, the adjacent neighbours right to support could be affected, the issues associated with Party Wall Act may need to be considered. This may include providing information to the adjoining owner, giving sufficient notice of works in compliance with the Act.

FOUL DRAINAGE

New 100mm diameter proprietary polypropylene pipes and fittings to BS 4660:2000 and BS EN1401-1) kitemarked with flexible joints, at minimum gradient of 1:40 run to have class N bedding as specified in Approved Document H1, and minimum 700mm below ground level and to link to existing assumed run at new inspection chamber to BS8301 1985 to be screwed down and comply with Tables 11 of Part H of the Building Regulations. Manhole to local Authority specification.

Where pipe passes through walls, install 150mm deep Naylor pre-cast concrete lintels (with concrete filled to end to protect reinforcement) to give 50mm space all round and sides to be masked with rigid sheet material, and to be protected to Building Controls Approval.

All drainage to confirm to BS 8301:1985 " code of practice for building drainage ".

FOUNDATIONS

650 x 200mm concrete strip to be dowelled to existing to firm bearing at depth of existing, minimum 900mm below finished ground level and at sufficient depth to prevent over sailing of existing pipe runs, existing foundations, existing foundations to basement walls, or basement walls to adjacent dwellings. Trenches to be braced during ground works when foundations are deeper than 1200mm to prevent collapse.

* NOTE: – Foundation sizes have been taken from Approved Document A1/2, table E1, and allow for 50KN / m. Run on firm clay. This must be confirmed by the main contractor, and to be to the satisfaction of the Building Inspector.

NOTE: – Firm clay must be confirmed by the main contractor, and to be to the satisfaction of the Building Inspector, prior to work commencing to ensure that the contract is not delayed.

Class A foundation blocks to be used below ground level, and positioned centrally on footings. Steps in foundations where necessary, to be a maximum of 200mm with a minimum a 400mm lap.

Existing foundations to be uncovered prior to work commencing, to ensure the structural integrity for increased loading, and to be to the satisfaction of the Building Inspector.

GROUND FLOOR

100mm concrete slab with 1 layer of A252 mesh on 100mm Kingspan Thermafloor T770 Floor turned up at slab perimeter, on 2000 grade damp proof membrane, on minimum 25mm sand blinding, on 200mm well consolidated sulphate-free hardcore.

Floor to attain a maximum of 0.22 w/sq.m/deg.k.

Damp proof membrane to be lapped over any existing damp proof course and over proposed damp proof course in external wall.

WALLS

NOTE

When building above a existing masonry walls, install cavity trays directly above, with weepholes at maximum 900mm.

Comprised of two coat waterproof render total thickness 25mm to line through with existing and finished with propriety render stop (Internal and external leaf to be fully bonded to existing) (Proprietary Crocodile ties to be used to bond existing to proposed) on 100 mm load bearing block outer leaf to match existing, 50mm clear cavity with 100mm high strength 7kn Celcon block inner leaf with 50mm Kingspan K8 partial cavity fill slab insulation fitted to manufacturers details and instructions, and 12.5mm plaster and skim finish.

All joints between skirting and walls and floors to be air sealed with sealant. All plasterboards when been fixed to wall are to be sealed from corner to corner (not dob and dab) All pipes, wires and services going through walls and ceiling are to be sealed with sealant. All windows and external doors are to be air sealed.

Existing cavities broken out and keyed into existing, maintaining continuous clear cavity.

Stainless steel double triangle wall ties, 225mm long. at 750mm c/c horizontally and 450mm c/c vertically, staggered and at 225mm c/c within 300mm centres around openings.

Cavities to be clear of all debris, filled to ground level with weak mix mortar trowelled to channel water to exterior, and cavities closed using mineral wool in a polythene cover at windows, doors and eaves. Weepholes at maximum 900mm c/c.

Damp proof course to be installed minimum 150mm above finished ground level and stepped where necessary.

215 x 140mm airgrates maximum 1800mm c/c and linked to existing with ducting. Cavity trays to be installed directly over airgrates.

Wall construction to attain a maximum of 0.28w/sq.m/deg.k.

Code 4 lead flashing to all abutments minimum 150mm upstand chased into existing external wall minimum 25mm. install cavity trays to abutments directly above flashing stepped along roof pitch, weepholes at maximum 900mm.

Universal steel beams to structural engineer's specification bolted together and clad in 2 layers 12.5mm Gyproc fireline board to give 30 minutes fire resistance.

INTERNAL TIMBER PARTITIONS

Comprised of 75 x 75mm sw C16 head and sole plates, 75 x 50mm studs at 400mm c/c, 75 x 50mm nogginns at 900mm c/c, staggered 450mm in alternate bays, with 12.5mm plasterboard and skim to each side, and the whole infilled with insulative quilt.

Joists to be doubled along partitions running parallel to such.

UPPER FLOOR

25mm tongued and grooved boarding on 50mm x 150mm sw C16 floor joists at 400mm c/c with 100mm mineral wool inbetween joists. 12.5mm plasterboard with 300 M.U. grade damp proof membrane between plasterboard and timber Joists secured to external wall with 5 x 30mm galvanized mild steel straps at maximum 1500mm c/c along joists perpendicular to the wall, and maximum 900mm along joists parallel to the wall.

200mm x 50mm sw plate fixed to side walls and fixed with M12 bolts at 600mm c/c running 50mm from top of plate and M12 bolts at 600mm c/c running along 50mm from bottom of plate, (top fixings and bottom fixings to be every 300mm) Joists fixed to plate with joist hangers

WINDOWS

NOTE

Ground floor windows should be secure to a design set out in Paragraph 2.2 and 2.3 of Part Q of the Building Regulations and should be made to a design that has shown by tests to meet the security requirements of British Standards Publications PAS 24:2012.

Windows should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.

Velux rooflight to be inserted to roof as indicated. Rafterns to be doubled up both sides.

Opening lights to be minimum 1/20th floor area.

Rescue windows to bedrooms to have minimum unobstructed opening of 850 x 450mm, with sill height between 800mm and 1100mm finished floor level.

Masons openings to have all necessary horizontal dpcs, vertical dpcs and cavity trays. Toughened glass to all windows below 800mm above finished floor level, and to all doors below 1500mm above finished floor level and all adjacent windows, and windows and all external doors to be double-glazed sealed upvc units with a 20mm sealed (low E emissivity = 0.05, argon filled), style to match existing and adjacent, with thermal breaks to frames, and draught excluders, with 10000sq.mm trickle vents to each habitable room.

All architraves and skirting to match existing and adjacent.

Windows to attain a maximum of 1.6 w/sq.m/deg.k.

Doors to attain a maximum of 1.6 w/sq.m/deg.k.

DOORS

External doors to have draught excluders and weather bars.

INTERNAL DOORS

Door type and accessories to clients approval.

CEILING

50mm x 75 mm sw C16 ceiling joists at 400mm c/c, (single storey extension) with 12.5mm plasterboard and skim finish to underside. Joists secured to external wall with 5 x 30mm galvanized mild steel straps at maximum 1500mm c/c along joists perpendicular to the wall, and maximum 900mm along joists parallel to the wall.

Roof to attain a maximum of 0.16 w/sp.m/deg.k.

PITCHED ROOF

Roof tiles to match existing main body roof on 25 x 38mm sw battens, on one layer of breathable roofing felt to BS747, on 175mm x 50mm sw SC3 rafters at 400mm c/c, (single storey extension) 150 x 100mm wall plate to perimeter, fastened with 5 x 30mm galvanized mild steel holding down straps at maximum 900mm c/c, and rafters fastened to gables with 5 x 30mm galvanized mild steel lateral restraint straps at 750mm c/c.

Eaves comprising pvcu fascia, and pvcu soffit, 25mm proprietary continuous insect-proof ventilation strip to underside, and ventilation trays to rafters to ensure continuous ventilation over insulation.

Install 5mm continuous ridge vents.

Install 100mm Kingspan K7 inbetween rafters to sloping ceiling leaving a minimum 50mm air gap with 52mm K18 rigid insulation and plasterboard fastened to underside of rafters, and skim to underside.

FLAT ROOF

Constructed from 12.5mm limestone chippings bedded in bitumen, on three-layer felt system, laid to manufacturers specification, and strictly in accordance with BS 747 and "Flat Roofing: a guide to good practice" (Tarmac), taken 450mmunder existing main body slates, on 19mm external grade wbp plywood to 1:60 falls (achieved by diminishing firings minimum 25mm on each joist) on 50mm square counter battens at 450mm c/c, giving a minimum of 50mm ventilation to roof, on sw C16 flat roof joists to engineers details. 12.5mm plasterboard, with 300 M.U. grade damp proof membrane between plasterboard and timber, and skim to ceiling, with 200mm Kingspan TP10 insulation laid between joists. All verges and other internal angles of roofing felt to be turned using 50mm filelets, and to be lapped into gutter at eaves. Minimum 150mm upstand of roofing felt at all masonry junctions, with proprietary ventilation strip at abutment to existing house wall. Holding down ties to perimeters to be 25mm x 3mm galvanized steel straps at 1800mm c/c.

RAINWATER

New 115mm gutter to match existing and 75mm diameter down pipes to have roddable back inlet yard gullies installed at base.

Valley gutter formed with code 5 lead flashing and 25mm external grade plywood.

SANITARY PIPEWORK

New 40mm diameter upvc wastepipes, maximum 3.0m run to soil pipe, from sink to have minimum 75mm deep seal and fitted with anti-vacuum traps. New 100mm diameter upvc soil-pipe from wc to have minimum 50mm deep seal and linked to existing run.

All pvcu pipe work to BS 4514, and tested for water tightness to BS 5572: 1978 "code for practice for sanitary pipe work ".

VENTILATION

Kitchen to have 60 litres/second extract fan.

FIRE DETECTION

Mains operated self-contained smoke detectors alarms to be fitted as shown on drawing with battery back up. Circulation spaces at maximum 3000mm from all bedroom doors. All detectors to be linked and to BS5839 Part 6 2004. Certification is to be provided prior to completion for the design, testing and installation.

LIGHTING

3 in 4 Energy efficient light fittings (non-interchangeable) to be provided to BS5266.

Lighting to have an average initial (100 hour) lamp plus ballast efficiency of not less than 50 lamp-lumens per circuit watt. Switches to be located in suitable positions for light efficiency.

HEATING

Radiators to be provided and connected to existing boiler, (boiler to be confirmed adequate). Thermostatic valves to all new radiators and all pipes to be insulated in unheated spaces.

Commissioning certificates to be provided to building control.

ELECTRICS

Switches and plugs to be provided, number and position to clients approval. Height of the plugs and switches to be between 450mm and 1200mm. All electrical work required to meet the requirements of part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so, and certificate to be provided on completion.

All wiring to Part P BS 7671 (electrical safety) must be designed, installed. inspected and tested by a person competent to do so.

GENERAL NOTES

Cavity wall and ground floor insulation to be continuous

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This drawing is not a working drawing, and is only for the purpose of the following :-

A - Planning Submission
B - Building Regulations Submission

The main contractor is responsible for informing Belmont Design of any discrepancy on, or between, this drawing and any other related document.

All existing walls, foundations and lintels or other structural items are to be confirmed load bearing and adequate for increased loading where relevant prior to work commencing.

Any existing walls to be removed are to be confirmed non-loadbearing prior to removal.

Boundaries, angles, and dimensions are to be checked by the main contractor prior to work commencing.

Written dimensions only to be used from this drawing. - If doubt exists consult Belmont Design for clarification.

NOTE

Client please note that you have duties under the CDM 2015

Main contractor to provide a pre-construction information and health and safety file to help them comply with their duties, such as ensuring a construction phase plan PDF is prepared.

Main contractor to reduce or remove any foreseeable health and safety risks to anyone affected by the project (if possible) and to take steps to reduce or control any risks that cannot be eliminated

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PROPOSED TWO STOREY
EXTENSION TO REAR BUILT
ABOVE APPROVED LARGER THAN
3000MM EXTENSION TO THE
REAR AT :
158 LAUND ROAD
HUDDERSFIELD
HD3 3TY
FOR : MR AND MRS WHITCUT

Section and Specification

Date - December 2017

Scale - 1:20

Dwg No. - 8242/03a