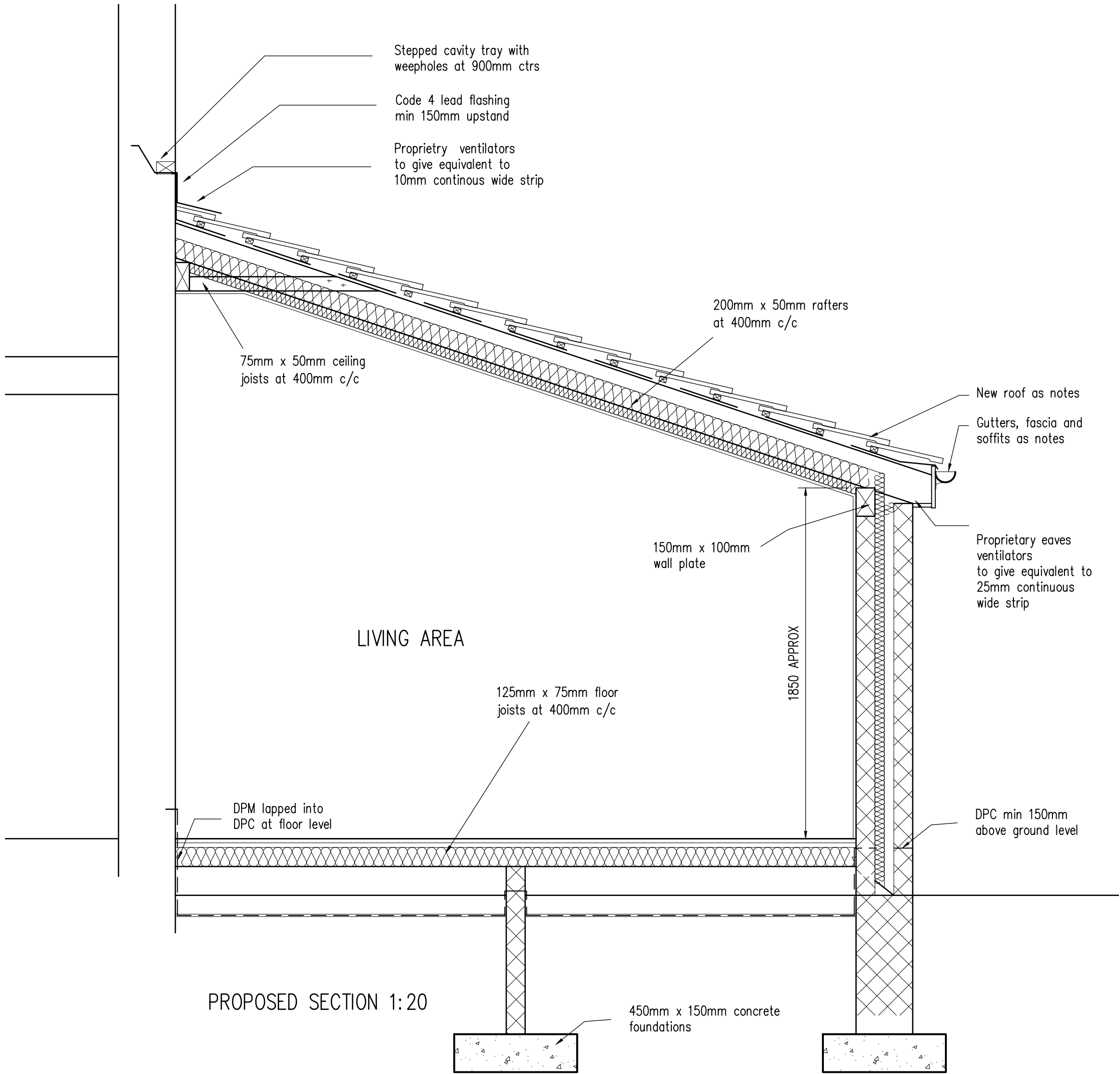




NOTE

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

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DEMOLITION and BREAKING OUT

Existing structurally unstable chimney gable walls conservatory garage and outbuilding to be taken down to first ground floor level removed demolished taken down where appropriate prior to work commencing and rebuilt as shown.

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.

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 doweled 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 broced during ground works when foundations are deeper than 1200mm to prevent collapse. u

* 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

22mm tongued and grooved chipboarding on 125mm x 75mm sw C16 floor joists at 400mm c/c (all air gaps in external walls are to be filled with sealant) external wall to be with herring-bone strutting to centre (over 2500mm span). 200mm Rockwool insulative quilt inserted between joists, carried on synthetic mesh or 100mm Kingspan TF70 Zero ODP on support battens. Minimum 150mm void between underside of joists and 100mm oversite concrete 1200 gauge dpm below oversite lapped up 150mm to form tank.

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

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.

Movement joints at maximum 6000c/c (check with manufacturer) with proprietary movement joints ties to every course to manufacturers details

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. 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.

INTERNAL MASONRY PARTITIONS

Comprised of 100mm load bearing block with 12.5mm plaster and skim finish to each side. On 450 x 150mm concrete foundations to Building control approval.

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 noggins at 900mm c/c, staggered 450mm in alternate bays, with 12.5mm plasterboard with 300 MLI grade damp proof membrane between plasterboard and timber and skim to each side, and the whole infilled with insulative quilt.

Joists to be doubled along partitions running parallel to such.

STAIRS

Equal timber risers at maximum 200mm, treads 223mm. Handrails minimum 900mm above pitchline, and balustrades minimum 1100mm above finished floor level, with maximum 100mm spacing between balusters where applicable. Headroom 2000mm above pitchline.

Underside of stairs to be battened out 75 x 50mm sw and insulated with 100mm Rockwool with 2 layers of 12.5mm plasterboard joints staggered with skim finish

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 manufacturers installation instructions.

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

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

Masons openings to have all necessary horizontal dpc's, vertical dpc's 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.

Lintels to be catnic (or similar approved), installed in accordance with manufacture's specification, and sized as shown on drawings. Weepholes over lintels to be 450mm c/c.

Windows to shower room to be obscure glazed .

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.

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

INTERNAL DOORS

Door type and accessories to clients approval. 10mm ventilation gap to be provided under all new internal doors to provide the required ventilation under Part F of the Building Regulations 2010

CEILING

150mm x 50mm sw C16 ceiling joists at 400mm c/c, with 12.5mm plasterboard with 300 MLI grade damp proof membrane between plasterboard and timber (over shower room) 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

Marley Modern interlocking concrete roof tiles (100mm head lap for 17.5 degrees for Marleys) to match existing main body roof (existing slates to be turned if necessary), on 25 x 38mm sw battens, on one layer of polyester-based roofing felt to BS747, on 200mm x 50mm sw SC3 rafters at 400mm c/c, supported at upper end by 75 x 150mm sw C16 plate fixed to existing external wall with 12mm rawl bolts at 500mm c/c, and at lower end by 150mm 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 900mm 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 proprietary ventilation strip to abutments of main body house and monopitch roof.

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

All external timber to be tanalised or preservative treated

RAINWATER

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

SANITARY PIPEWORK

New 40mm diameter upvc wastepipes, maximum 3.0m run to soil pipe, from hand basin and shower and 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 ". New soil pipe to have rodding eye installed at base and terminated at a height of minimum 900mm above any opening into the building within 3.0m. Rodding eye to be installed at base of vent pipe (and any other points where access to lengths of pipes cannot be reached from other points in the system), and to be fitted with a bird-proof cage to head.

VENTILATION

Utility room to have 30 litres/second extract fan

Shower Room to have 15 litres/second extract fan.

LIGHTING

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 SINGLE STOREY
EXTENSION TO THE SIDE
AT :
23 ST ANDREW'S CRESCENT
OAKENSHAW
BD12 7EL
FOR : MR LLOYD AND MISS KAY

Section and specifications

Date - February 2021

Scale - 1:20

Dwg No. - 9272/03a