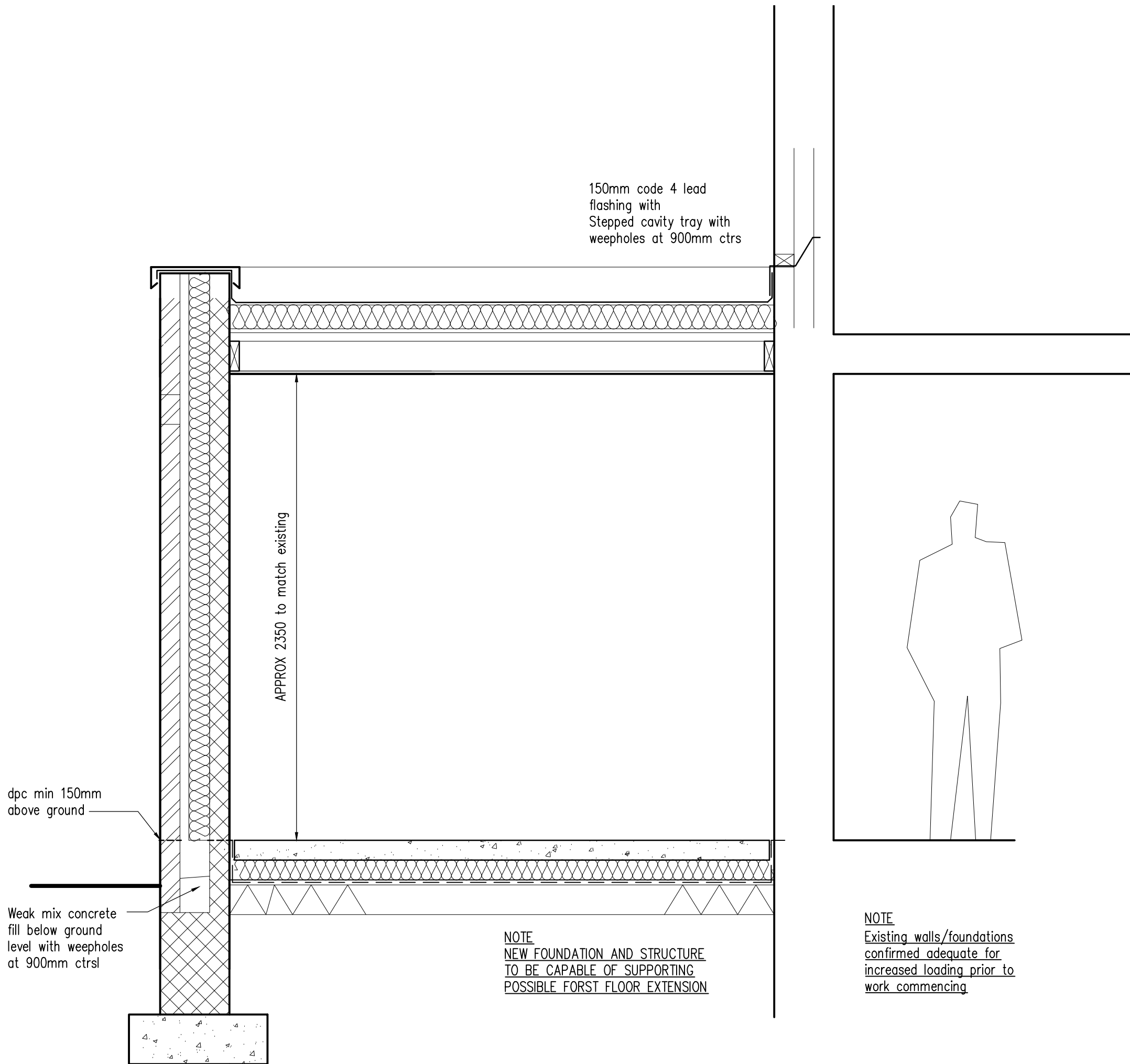




GROUND FLOOR – GARAGE CONVERSION

Existing slab assumed to have insulation, to be confirmed on site. If no insulation provide new insulation/floor to agreement of building control.
Typical build up –
18mm T&G chipboard on vapour control layer on 100mm Kingspan Thermofloor TF70 insulation on 2000 Grade damp proof membrane on levelling screed as required.

GROUND FLOOR – EXTENSION

150mm concrete slab with 1 layer of A193 mesh with 40mm top cover with flexible filler to perimeter, on 100mm Kingspan Thermofloor TF70 Floor turned up at slab perimeter, on 2000 grade damp proof membrane, on minimum 25mm sand blinding, on min 150mm well consolidated sulphate-free hardcore to suit conditions.

Floor to attain a maximum of 0.18 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.

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, undermining of existing pipe runs, existing foundations,(down to Invert Level of any Public Sewers. This is to show compliance with Regulation 4, Schedule 1, Part H4, Building over sewers), 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 and to prevent undermining of existing pipe runs, existing foundations.

* 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.

Reasonable precautions must be taken to prevent damage being sustained to the public sewerage system. Should the Public Sewer sustain damage due to excavation/associated building works, it must be repaired or replaced in accordance with the Sewers for Adoption 8th addition. This is to show compliance with regulation 4, schedule 1, Part H4 (Building over sewers)

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 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

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 ".

WALLS

Comprised of 102mm brickwork to match existing, 150mm overall cavity – 50mm clear cavity with 100mm Kingspan KOOLTHERM K118 partial cavity fill slab insulation fitted to manufacturers details with 100mm high strength 7kn Celcon block inner leaf and instructions with 12.5mm plaster and skim finish.

Wall construction to attain a maximum of 0.16q.m/deg.k.

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 to suit 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.

Tanking membrane to be installed to form a watertight seal to BS8102 2009.

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.

Existing external wall broken out as indicated. 2no universal steel beams to structural engineer's specification bolted together and clad in 12.5mm Gyproc fireline board to give 30 minutes fire resistance.

NOTE– All fabricated elements of steel/aluminium structures should be covered by appropriate declaration of conformity (CE Marking) to comply with the requirements of BS EN 1090

VENTILATION

Kitchen room to have 60 litres/second extract fan. (30 litres/second if adjacent to hob)

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. To show compliance with Regulation 4, Schedule 1, Part B1 (Means of warning and escape) All detectors to be linked and to BS5839 Part 6 2019. Certification is to be provided prior to completion for the design, testing and installation.

LIGHTING

100% of light fittings to be capable of taking a low energy light bulb.

Internal light fittings should have lamps with a minimum luminous efficacy of 75 light source lumens per circuit-watt.

HEATING

Radiators to be provided and connected to existing boiler, (boiler to be confirmed adequate and energy efficient to Building Controls approval). 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, in accordance with BS7671 and certificate to be provided on completion.

All electrical work required to meet the requirements of Part P (Electrical safety) must be designed

CONSUMER UNIT

Consumer unit switches to be placed at a height of 1350mm–1450mm from the floor level to comply with Part M of the Building regulations 2010

HEAT DETECTORS

Heat detectors to BS5839:6

GENERAL NOTES

Cavity wall and ground floor insulation to be continuous

WINDOWS

Roof lantern to be inserted to roof as indicated. Rafter to be doubled up both sides. Upstand to be insulated with 100mm Kingspan.

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

Rescue windows to any inner rooms 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 sw timber 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 10,000mm2 trickle vents to each habitable room or 10,000mm2 for single storey dwellings. (Part F Table 1.7) Non habitable rooms to have minimum 4000mm2 trickle vents.

Open plan kitchen diners need a minimum of 3 trickle vents in a room (8000mm2 each) (Part F, Paragraph 1.52)

PURGE VENTILATION

All habitable room windows should have an opening window.

Energy efficiency measures in existing house to be assessed by building control. Ventilation of existing dwellings will be assessed. Undertaking multiple minor works (insulating lofts, replacing loft hatches etc) or major works (including bricking up chimneys, installing internal walls insulation etc) In most cases retrofitting trickle vents will be an adequate measure. (Table 3.1 para 3.6–3.13).

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.

All architraves and skirting to match existing and adjacent.

Windows to attain a maximum of 1.4 w/sq.m/deg.k.

Doors to attain a maximum of 1.4 w/sq.m/deg.k.

DOORS

External doors to have draught excluders and weather bars.

RAINWATER

Hopper and new 75mm diameter down pipes to link to inspection pattern gullies unless connected directly to an inspection chamber in compliance with Regulation 4, schedule 1, Part H1 and H3 (Foul water and rainwater drainage)

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.

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 encased in timber duct and clad in plasterboard with removable access panel.

EXISTING GARAGE EXTERNAL WALLS

Existing external wall to have Kingspan insulated plasterboard (80mm insulation and 12.5mm plasterboard and skim finish) fixed to 25mm x 50mm timber battens or dot/dab as required.

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 (moisture resistant to wet areas) and skim to each side, and the whole infilled with insulative quilt. (Internal wall between the kitchen and W/C is the achieve a minimum 40 Rw dB for Aireborne

WARM ROOF CONSTRUCTION

Constructed from GRP system or single ply membrane system by specialist on membrane/boarding as required, on 120mm Kingspan Thermaroof TR31 roof insulation (fitted to manufacturers specification) on vapour barrier on 19mm external grade wbp plywood to 1:60 falls achieved by diminishing firings on each joist on 200 x 50mm sw C16 flat roof joists at 400mm c/c. 12.5mm plasterboard and skim to ceiling, All external timber to be tanalised or preservative treated.

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

This drawing and its contents are the copyright of Belmont Design and must not be used, reproduced or amended without prior consent from such.

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 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

CDM Contractor is to ensure stability of existing structure throughout the works

Contactor to note heavy elements, specifically steel beams.

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



ARCHITECTURAL SERVICES
231 High Street Wibsey, Bradford. BD6 1QR
www.belmontdesign.co.uk

PROPOSED SINGLE STOREY
EXTENSION TO REAR AND
GARAGE CONVERSION AT :

15 Tailor Close
Cleckheaton
BD19 6AT

FOR : Mr & Mrs Johnson

Proposed Section
Specification

Date - April 2024

Scale - 1:20

Dwg No. - 10105/03