NOTES

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 materials and goods used or supplied and all workmanship shall be in accordance with any appropriate current British Standard Specification or British Standard Code of Practice whether specifically stated or not and all materials and goods shall have the British Standard Institution Kite Mark.

SERVICES
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 boilers to be re-sited or re-routed prior to work being carried out.

FOUL DRAINAGE
Existing 100mm Soil and Waste pipe to link with existing
run at new inspection chamber. Where pipes passes through walls, install 150mm deep pre-cast concrete lintels to give 50mm space all round and sides to be masked with rigid sheet material. All drainage to be protected to building controls approval. Ground floor WC to be connected via invert drain and discharged through back inlet gulley hence to existing drain. There will be no inspection chamber required.
New rwp with waste pipe from sink connected (please refer to plan) and where necessary change of direction to have a Rodding eye.

All drainage to conform to BS 8301:1985 "code for building drainage".

STRIP FOUNDATION
Provide 400mm x 650mm concrete foundation, concrete mix to conform to BS EN 206:2013 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:2015 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a Structural Engineer should be sought.

PIPES PASSING THROUGH TRENCH FOUNDATIONS
The load-bearing capability of foundations must not be affected where services pass through.
The pipe work to be sleeved. Flexible material to be provided around pipe and flexible joints to be provided where pipes exit the foundation.
Alternatively
Pipework should pass through a suitably strengthened opening in the foundation, i.e. foundation shuttered and a provided with suitable lintel over the pipe allowing for sufficient space for movement to ensure that the drain is capable of maintaining line and gradient. Opening should be masked with granular backfill (pea shingle) around pipe.
DPC to be provided as required by BCO.
Advice from Building Control to be sought on suitability of pipe running through foundation before construction.

PIPES PASSING THROUGH WALLS
Walls above pipes passing through substructure walls to be supported on suitable lintel on semi-engineering bricks. Pipe to be provided with a 50mm clearance all round, opening to be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO.
Alternatively
Where new pipework passes through external walls the pipe work is to be provided with 'rocker pipes' at a distance of 150mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a maximum length of 600mm.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.
Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.
Windows and door frames to be taped to surrounding openings using air sealing tape.
Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

EXTERNAL WALLS
External leaf brick coursing match existing,150mm cavity (50mm clear cavity), 100mm standard Celcon Block inner leaf or similar with 100mm kingspan partial fill cavity slab insulation, and 13mm plaster and skim finish. External wall construction to achieve "U" value of (0.28 W/m2 K)

Existing cavities broken out and keyed into existing, maintaining continous clear cavity. Stainless steel fish-tail wall ties (225mm long) at 750mm c/c horizontally and 450mm c/c vertically, staggered. Wall ties to be doubled up around the proposed window and door reveals. Wall ties to be "STAIFIX R2".

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 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.

Code 5 lead flashing to all abutments minimum 150mm upstand chased into existing wall minimum 25mm. Install cavity trays to abutments directly above flashing, weepholes at maximum 900mm. DPC required over air brick liners.

INTERNAL WALLS
Internal walls to be constructed with 140mm fairfaced lightweight blockwork, with pre-cast reinforced concrete lintels over openings where necessary.

SERVICS (GAS APPLIANCES)
1. Any works to gas appliances or the gas installation must cokply with the Gas Safety installation and use) Regulations 1998 and be carried out by a contractor who is C.O.R.G.I. registered issued upon completion of the works.

2. Ensure gas appliances in any room to be used as a bedroom complies with current Regulations. The age of any gas fire should be determined. If one has been installed after 01/01/96 it should have an oxygen depletion unit fitted already. If installed prior to that date then it should be checked by a competant person and if below standard either a balanced flue care or a new gas fire must be fitted.

VENTILATION
Kitchen to have 60 litres/second extract fan. Shower room to have 15 litres/second extract fan. Shower/Dis WC ventilation by means of an opening not less than 1/20 of the floor area.

UNVENTED PITCHED ROOF
Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
To achieve U-value 0.15 W/m²K
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1:2004 Eurocode 5: Design of timber structures. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens, battens fixed to minimum 25mm thick treated vertical counter battens over breathable felt to relevant BBA Certificate, proprietary eaves carrier system to be installed.
Counter battens to be fixed to 47 x 195mm grade C24 rafters at max 400mm centres, max span 4.69m. Rafters supported on 100 x 50mm sw wall plates.
Insulation to be 150mm Kingspan Thermapitch between rafters and 40mm under. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings. Provide cavity tray where roof meets existing wall.
Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult Structural Engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1200 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.
THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT – 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid in accordance with BS 5534 and BS EN 12588. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

HEATING
Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.
The energy performance of the new components to be assessed. The results should be recorded and given to the building owner.
All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

PROJECT: **PROPOSED DORMER WINDOW AND SINGLE STOREY EXTENSION @ 47 CLARKSON ST WF17 3DR**	**Rev.**	**Description**		**Vangaard D&A Ltd** **Park Lane Centre - Park Lane** **BD5 0LN - T 0800 644 0533** 	**Scale: 1:100**
					Date: DEC 2024
					Drawing No. BC(0)7