BUILDING CONTROL
Building Control Officer (BCO) is to advise/ inform architect (PSK architect ltd) during Building regulations, if the proposed development is near a public sewer, in a contaminated or radon area, in a flood zone, in extremely windy area or if any other special design is required for the proposed development that is characteristic/ necessary in the local area.

GENERAL NOTES
The contractors are responsible for checking all information before any orders are placed and/or commencement of construction work.

Contractors and tradesmen are responsible for site safety and Health&Safety and should be able to provide COSHH certificates where required.

CONSTRUCTION DESIGN & MANAGEMENT CDM REGULATIONS 2015:
"Principle Contractor' deemed to be responsible for H&S on site, undertaking all duties on behalf of the 'Client'.
Contractor to organise F10 form and submit prior to commencing of work on site.
H&S file to be available at all times with all necessary Risk Assessments in place and for appointed sub-contractors.

QUALITY OF WORK
All materials and workmanship shall be in accordance with the Building Regulations approved documents and the latest British Standards. The works must be carried out in accordance with all relevant planning conditions.
All proprietary products and materials are to be installed, fitted and used in accordance with manufacturer's instructions, recommendations and advice. The designer to be advised of any conflict identified before work proceeds.

DEMOLITION WORKS
Locate and make safe all services. Disconnect, seal and remove all redundant pipes, cables, conduits, etc. Provide protection to all remaining services throughout contract. Remove all walls, fixtures and fittings as shown, providing temporary support and bracing as required.

NOTE: Contractor to check all setting out dimensions before work commences. Dimensions if mentioned to be read not scaled.

FOUNDATIONS
- All as per Structural Engineer's details, design and specifications. S/E to confirm that the structure has been designed to take into consideration ground conditions and surrounding trees.
- Any trees within 20m of the new foundations to be identified and the impact of the depth and type of foundations should be considered prior to commencing of any work. Arboricultural Impact Assessment to be provided where requested by BCO. Designed to suit soil conditions and to comfor to NHBC practice, Note 4.2 'Building Near Trees'. Foundations min. 500mm below lowest root and to BCO approval.
- All subject to BCO approval and site inspections.
- Also foundations to be taken below invert level of drain pipes.

GROUND FLOOR
Concrete Screed:
80mm sand/cement fibre reinforced concrete screed on 500 Gauge polythene separation membrane on 150mm Celotex GA4000 insulation boards tightly butt jointed over DPM and 25mm perimeter insulation on 1200 Gauge polythene DPM, tide in to DPC and lapped with existing DPM on 150mm concrete slab, min. 150mm Type 1 granual infill + max. 150mm thick layers of Type 2 to remove made ground/ soft spots (TBC by S/E)

- Allow for floor finishes. New and existing floor levels to allign.
- Minimum 225mm cavity clearance below DPC.

FW DRAINS
- Trace existing and remove/ grub-up or seal as required redundant drainage.
- Contractor to fully design new drainage system including connections into existing system. All new drainage elements (below and above ground) locations and routes to be discussed, confirmed and approved on site between contractor, client and BCO. At commencement of works the invert of the existing I.C.s is to be established and invert of new I.C.s is to be determined. The contractor is to check and agree drainage inverts with the BCO before starting drainage work.
- Position of all new sanitaryware, sinks, kitchen and utility appliances which require water supply and waste connection to be discussed, agreed and confirmed on site between contractors and client prior to drainage 1st fix.
- All below ground pipes to be min 100mm dia, underground plasticinsins, have access points for rodding and laid to min. 1:40 fall (or 1:80 where serves one or more WC) surrounded with 150mm suitable granular material and with concrete cover over where under building and hard surfaces.
New 450mm dia Inspection Chambers as shown on plans. Proprietary cover. Provide concrete lintels over drains where passing through walls in accordance with Diagram 7 of Approved Document H.
Drainage installations and alterations shall be made in accordance with Approved Document H guidance.

RW DRAINS & SOAKAWAY
To be designed by contractor and approved by BCO.

Soakaway to be min. 5m from building - subject to soil type, all designed in accordance with BRE Digest 365 but minimum 1.0m3 capacity filled with hardcore or use pre-fab geocellular crates wrapped in geotextile and surrounded by hardcore. Use silt filter trap before discharging to soakaway. Contractor to carry out soil percolation test to determine design and depth. Best route and location to be identified on site by contractors, discussed and agreed with client. Proposed layout and design of soakaway to be approved by BCO prior to construction.

NEW EXTERNAL CAVITY WALLS
Outer leaf of 100mm brick/concrete blocks (brick to match existing - for plinth) (render to match existing on concrete blocks - above plinth), 100mm cavity fully filled with DriTherm 32 Ultimate insulation batts with inner leaf of 100mm Thermalite Shield (or Celcon or equiv.) blockwork strength to be min. 3.5N/mm2 (7N blocks below DPC), subject to S/E.
Finish externally:
- plinth- facing brick to match existing
- above plinth- render to match existing
Finish internally with 13mm lightweight plaster.

DPC's
To be min. 150mm above finished ground level, to be well lapped where meeting horizontal DPM. Thermobridge or similar to all reveal openings. Cavity trays over where cavity bridged with weep vents.

JOINTS WITH EXISTING
Allow Furfix, or similiar approved, movement joints between existing and new walls, fully fixed in accordance with manufacturer's instructions. Mastic seal externally and plaster beads either side of joint internally.
Where new cavity wall abuts existing cut existing masonry leaf vertically and insert insulated DPC.

STAIRCASE
Subject to final measure on site.
Approx. size shown on plans.
Min. 2m headroom. Provide equal risers. Max. size of going or riser not to exceed 220mm. Provide a balustrade (design TBC by client) with handrails 900mm above pitch line and landing level. Max gap between spindlers to be 99mm. Double up joists bolted together with M12 bolts @600c/c to side of stairs and provide trimmers (subject to S/E design.)

FIRST FLOOR JOISTS
Floor to allign with existing. New joists S/E design and instructions with 18mm t&g flooring grade chipboard with minimum density of 10kg/m3 over. 100mm Rockwool with minimum density of 10kg/m3 extend to full area of floor. 12.5mm foilbacked plasterboard (moisture resistant type in bathshower/en-suite/utility) with all joints taped and filled and finish with 3mm skim to underside of ceiling.

PITCHED ROOF
Tiles to match existing on battens on Tyvek 'Supro' (or equiv.) breathable felt protected by protector trays at eaves with over fascia ventilator (or equiv.) on rafters to S/E design and instructions.
100mm Rockwool Roll Loft Insulation with minimum density of 10kg/m3 laid between rafters. Finish internally with insulated plasterboard Celotex GA4000 (Vapour barrier layer+25mm insulation+12.5mm plasterboard (moisture resistant in bathshower rooms)) and finish with 3mm skim.
Eaves and ridge ventilation with insect protector to be provided, maintain min. 50mm air gap throughout for ventilation.
- Provide vertical strapping of rafters in compliance with Approved Document A. (Subject to S/E)
- Provide lateral support with noggings between 3 rafters at the gable and provide its strapping to the wall @ max. 2m c/c in accordance with Approved Document A. (Subject to S/E)
Wall plates 50x100mm strapped @ max. 2m c/c and min. 1m long straps in compliance with Building Regulations.
(63) Close cavity at wallplate level.

WARM FLAT ROOF (no ventilation required)
Epdm on 18mm WPB ply (or OSB3 board) on 150mm Celotex insulation on 9mm WPB ply (or OSB3 board) on firringe on joists to S/E design.
Joists are supported on one side on a wall plate and on the other by joist hangers on a pole plate bolted to wall @ 800mm c/c with 125mm expanding bolts. (S/E to confirm)
12.5mm plasterboard to underside of ceilings with all joists taped and filled and finish with 3mm skim.
Roof covering to achieve AA, AB or AC rating (BS 476 Part 3 2004 - 'External Fire Exposure Roof Test'.
NOTE: Roof laid to min. falls of 180.
Code 5 lead flashing with cavity tray to suit wall condition to all abutments with min. 150mm insulated upstand.

INTERNAL TIMBER STUDS PARTITIONS
100x50mm sw studs @ 600mm c/c lined each face with 12.5mm plasterboard (moisture resistant type in bathshower/utility room) with all joints taped and filled and finish with 3mm skim. 100mm quilt sound insulation between studs.

STEELWORK
All steelwork to Structural Engineer's design, details and instructions. Fire protection to steelwork supporting roof and floors to consists of 2 layers 12.5mm plasterboard, or 1 layer 15mm Gyproc Fireline board., all fixed in accordance with manufacturer's instructions, to give min 30mins. FR.

LINTELS
All to S/E design, instructions and details. Thermally broken Catnic lintels (or equiv.) and galvanised steel beams with min. 150mm (or as specified by S/E) end bearing on concrete padstones, weepholes @ 450mm c/c or min. 2 No. per lintel. Provide additional Rubersol 'Eny over lintels in external walls. All installed in accordance with manufacturer's instructions.

Where forming new openings, allow all temporary support where inserting new lintel (to S/E detail) and make good all disturbed surfaces to match existing.

GLAZING
New glazing in critical locations i.e. any glazing within 800mm of floor level or 1500mm to doors to be to BS EN 12600:2002 rel.Approved Document K.

NEW EXTERNAL WINDOWS AND DOORS
UPVC colour to match existing and to be double glazed with low E glass, 6mm Argon filled gap between panes. 1.60W/m2K 'U' Value.
Security: Windows to have window locks and comply with Fire Escape specification. Security lock system to be provided to all doors (Type TBC by client).
Fire safety: Minimum clear size of opening for Fire Escape windows is 450x750mm an sertual position to the bottom of the clear opening from finished floor level to be max. 1.100mm in accordance with AD Part B.
Background ventilation: Trickle ventilation to be provided, 8000mm2 to habitable rooms, 4000mm2 to other rooms.
Purge ventilation: Hinged or pivot windows that open 30 degrees or more with a total opening area 1/20 of the room floor area (area shown on plans).

NEW ROOFLIGHTS (SKYLIGHTS)
Sizes are indicated on the roof plan. Double glazed roof windows fitted and installed in accordance with manufacturer's details and instructions.
U value to be 1.6W/m2K.
Double up and triple up joists/rafters as trimmers to rooflights (see S/E drawings).
Allow for proprietary flashing etc.
Line internally with insulated plasterboard Celotex GA4000 (Vapour barrier layer+25mm insulation+12.5mm plasterboard (moisture resistant in bathshower rooms)) and finish with 3mm skim.

CHECK BOILER & CENTRAL HEATING
Heating design by a specialist.
Boiler and water tank to be checked and if necessary replaced. If new provide a Gas fired wall mounted boiler with unvented hot water tank to fan assisted balanced flue outlet through roof wall. Condensing overflow from boiler to be connected into waste system.
Boiler to have min. 89% 'SEDBUK' rating.
Flue sited in accordance with manufacturer's instructions
and Diagram 34 of AD Part J.
- All pipework to be insulated within 150mm of fittings. System to have programmer, timer and thermostat.
- Extension to existing system, provide TRV's to all radiators in all rooms.
System to be installed by GAS SAFE registered competent person, installation certificate to be issued upon completion, a copy to be provided to Building Control. Operating and maintenance instructions to be provided to the occupier.

PLUMBING
All above ground waste plumbing to BS EN 12056-2:2000.
Wastes to be:
WC - 100mm
Sinks, baths, showers - 40mm dia
Handbasins - 32mm dia except where combined or if run exceeds 1500mm where they are to be 50mm.

Hot water is to be controlled by a thermostatic mixer to prevent scolding. Hot water supply temperature to baths and showers will be limited to 48°C by use of an inline blending valve or other appropriate temperature control device with a maximum temperature stop.
Water supply pipes to be insulated.
Rodding points to be provided at bends. Waste pipes to be boxed in. Deep seal traps to all appliances (except WCs).
New plumbing in WC, En-suite, Shower to be connected to new SP/SVP.
All works to be carried out by a qualified plumber.

AD Part G (Sanitation, hot water safety and water efficiency)
Applies to new units. Water consumption using fitting approach under Regulations 37, less than 125 litres/person/day using fittings approach.

WC	- max.6/4 Litres dual flush or 4.5 single flush
Shower	- max. 10 Litres/ minute
Bath	- max. 185 Litres
Basin taps	- max. 6 Litres/ minute
Sink taps	- max. 8 Litres/ minute
Dishwasher	- max. 1.25 Litres/ place setting
Washing machine	- max. 8.17 Litres/ kilogram

ELECTRICAL
All works to be carried out by a 'competent person' who is aember of a self-certification scheme. CIBSE commissioning certificates for lighting and mechancial ventilation (in accordance with BS 7671) to be provided prior to completion of works.
- min. 75% of installed light fittings to be energy efficient LED lights.

VENTILATION
Mechanical ventilation:
- **WC -** EnviroVent silent 100 (or equiv.) wall/ ceiling mounted fan operated with light fittings with 15 mins. overrun period ducted through wall/roof with flat ducts. (airflow min. 6Litres/.)
- **En-suite -** EnviroVent silent 100 SELV (or equiv.) with humidity sensor set to start at 60% of humidity level. Wall/ ceiling mounted fan operated with light fittings with 15mins. overrun period ducted through wall/ roof with flat-ducts (or similar) connecting to proprietary outlet. Use sound insulation for ducts. (airflow min. 15 Litres/.)
- **Kitchen -** Provide recirculation/ extraction hood to hob TBC by client.
- **Utility -** EnviroVent silent 125 (or equiv.) wall/ceiling mounted fan operated with light fittings with 15mins. overrun period ducted through wall/ roof with flat-ducts (or similar) connecting to proprietary outlet. Use sound insulation for ducts. Ducts and vent at safe distance from gas flue. (airflow min. 30Litres/.)

Purge ventilation: see windows&doors
Background ventilation: see windows&doors

SMOKE, HEAT DETECTORS
Existing system to be checked and if necessary replaced with new fire detection/alarm system.
To be ganded D - Category LD3 (BS 5839 - 6:2004).
To be mains operated and interlinked with battery back-up and sited min. 300mm from any light fitting.

PARTY WALL ACT 1996
As required under Party Wall Act 1996 the building owner should serve notice on any affected Party Wall neighbour including details of the proposed works, start date, building owners name and address where the work is to be carried out. This should be accompanied by a statement confirming that the notification is served as "notice under the provisions of the Party Wall etc. Act 1996".

FINISHES
Refer to Client for wall, floor and ceiling finishes including tiling, etc.
Refer also to Client for Kitchen, Bathroom, Ensuite, Landscape layout, type and fitting, etc.

RW GOODS, SOFFITS/ FASCIAS/ RWDPs and GUTTERING
Material and colour to match existing.

NOTES:
- Contractors to investigate existing below and above ground drainage at a very early stage, prior to work commencement to check existing drainage arrangement. Any discrepency or irregularity to be reported to architect (PSK architect ltd) and to structural engineer) also referred to as S/E) immediately.
- Contractor to check feasibility of the proposed drainage system at a very early stage, prior commencement of work.
- Proposed above and below ground drainage system to be discussed and agreed with client.
- Proposed drainage system to be agreed, checked and approved by Building Control officer (BCO) on site.
- Contractors to fully design new above and below ground proposed drainage system and connections with existing drainage system following the latest Building Regulations (Part H) along with Structural engineer's drawings and local water board conditions.
- Refer to Structural engineer design, details, specifications and calculations.
- Contractor to verify all levels and setting out and to determine all dimensions and relationships on site before fabrication commences.
- Contractor to be responsible for the design and supply of all temporary works. (i.e bracing, propping, shoring, lying, etc.) and the security, stability and safety of the building during works.
- All foundations to S/E design and details. Foundation details are subject to site findings.
- All concrete work to S/E design and details.
- All steelwork to S/E design and details. Steelwork sub-contractor to be responsible for taking all necessary site measurements prior to fabrication to ensure the correct fit of the new works on site. All structural steelwork to be dry fire cased to comply with the latest Building Regulations. Where concrete encasement is required the steelwork is not to be painted.
- All structural timbers to S/E design and details.
- All timber to be treated and comply with BS9417
- All load/bearing masonry to S/E design and details.
- All structural elements are shown indicatively, refer to S/E details for setting out.
- Contractor to form openings for all works existing and proposed windows and doors. Contractor to make good all impacted areas following completion of the works.

Electrical key:

PIR	- PIR
	- Down Lighter
	- Ceiling Light
	- Wall Light
	- Pendant Light
	- Inclined guide light
	- Spot Light
	- 1 way switch
	- 2 way switch
	- 3 way switch
	- Shaver socket (All Shower/En-suite rooms)
	- Double in workop. socket
	- Double socket
	- Double socket with USB
	- IP66 rated external Double socket
	- Extractor fan
	- TV aerial point

NOTE:
- Electrical signs shown are for illustration with approx. location and are not exhaustive. Full electrical design to be designed by a competent electrician including (fire switch over doors, fuse spur, sockets for oven, hob, fridge, dish washer, washing machine, tumble dryer, etc. - these are not shown on the plans.) and to comply with all related standards including safety.

- Wet rooms to have waterfemoisture resistant LED lights.

- Client to be consulted by contractor for the type/model of lighting/ switch/ power point and its precise location.

This drawing is copyright and should not be reproduced without permission.
Do not scale from drawing for construction.
If in doubt contact main contractor before proceeding.
The contractor is responsible for checking all information before any orders are placed or construction commences.
All drawings to be read in conjunction with Structural Engineers' report, which takes precedence over all other specifications.
Main contractor responsible for site safety.

0m 1 2 3m
1:50 @ A1

General key:

- Existing structures
- Demolished
- New structures
- New foundations - for all foundations refer to S/E drawings and details
- Boundary line
- Structural engineers notes (S/E) notes

Drainage key:

I.C.	- Inspection chamber
R.G.	- Rodding gully
Durgo	- Durgo air admittance valve
SP /SVP	- Soil pipe / Soil vent pipe
	- Proposed FW drains
RWP-RG	- Rain water pipe + Rodding gully
	- Proposed FW drains

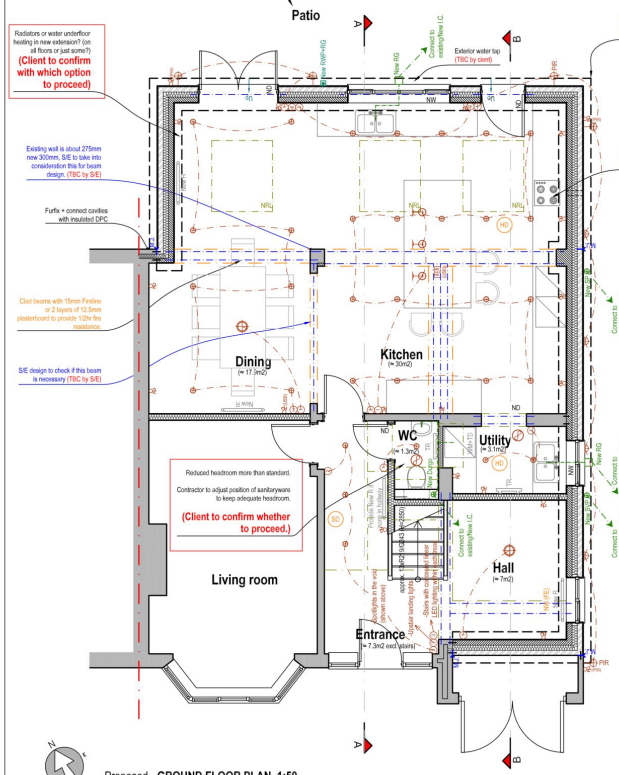
Heating key:

- Radiator / Towel rail

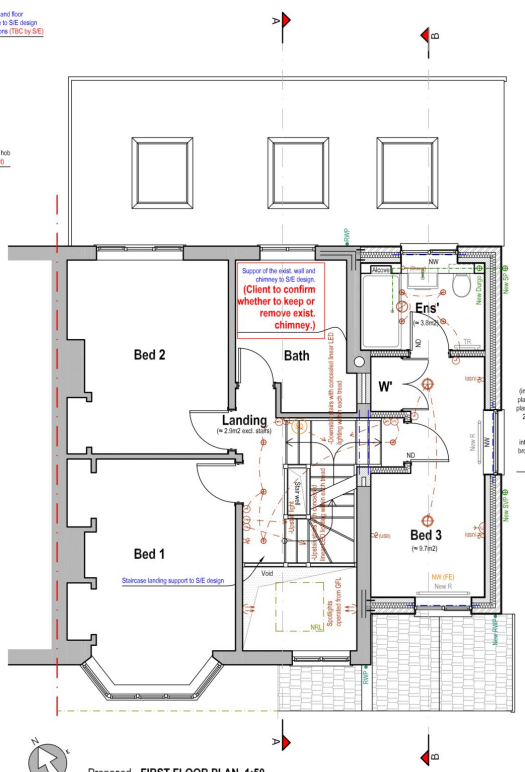
Fire strategy key:

- FD30 doors - finish TBC by client
- Walls/ Ceilings with 30min. fire resistance
- SD / HD - Smoke / Heat detector (approx. position)
- Provide Carbon monoxide detector to rooms with fire burning appliance if any.

NFD / ND - New fire door / New door
NW (FE) / NW - New window (Fire Escape type) / New window

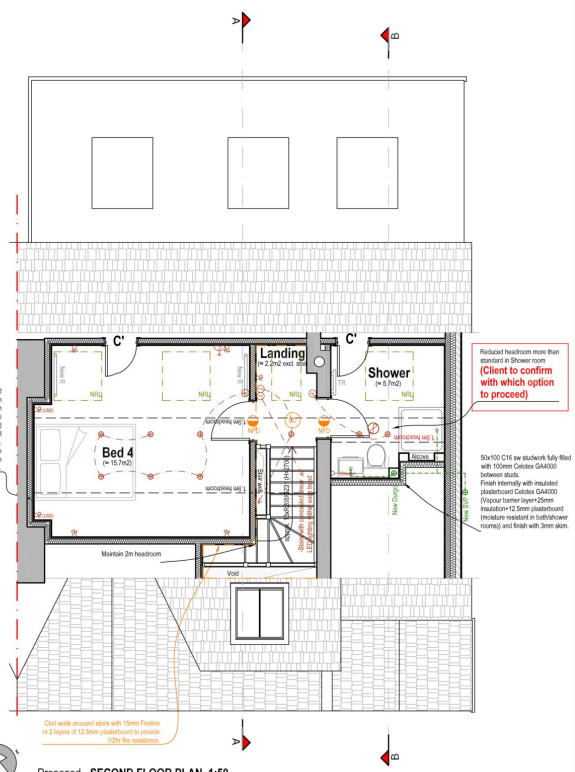


Proposed - **GROUND FLOOR PLAN 1:50**



Proposed - **FIRST FLOOR PLAN 1:50**

(interior) 3mm plaster skim on 57.5mm insulated plasterboard Kingspan Kooltherm K118 (12.5mm plasterboard, 45mm insulation, vapour barrier) on 25x47 treated sw timber studs on sitrip of damp proof course on existing solid wall. (exterior) Contractor to check condition of existing wall internally and externally and fix any defects (e.g. broken/missing brick, pointing, DPC, DPM, is the wall damp, etc.) Install in accordance with Kooltherm K118 Installation Guide.



Proposed - **SECOND FLOOR PLAN 1:50**

CAVEAT NOTE:
- All levels, dimensions and existing drainage including its invert levels to be checked by contractor prior to placing any order and commencement of works.
- All structural elements are shown for illustration purposes and are subject to structural engineer's design and instructions. Structural engineer's drawings supersesd these illustrations.
- These drawings are to be read in conjuction with the structural engineer's drawings.

Rev.	Date	Revisions
-	-	-

PSK architect
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TITLE

DESCRIPTION

Proposed extension
and internal alterations

BUILDING REGULATIONS

As **PROPOSED**

DATE	SCALE
NOV 2021	@ A1
DRAWN	DATE
VH	---

A322P / 211 - BR01

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