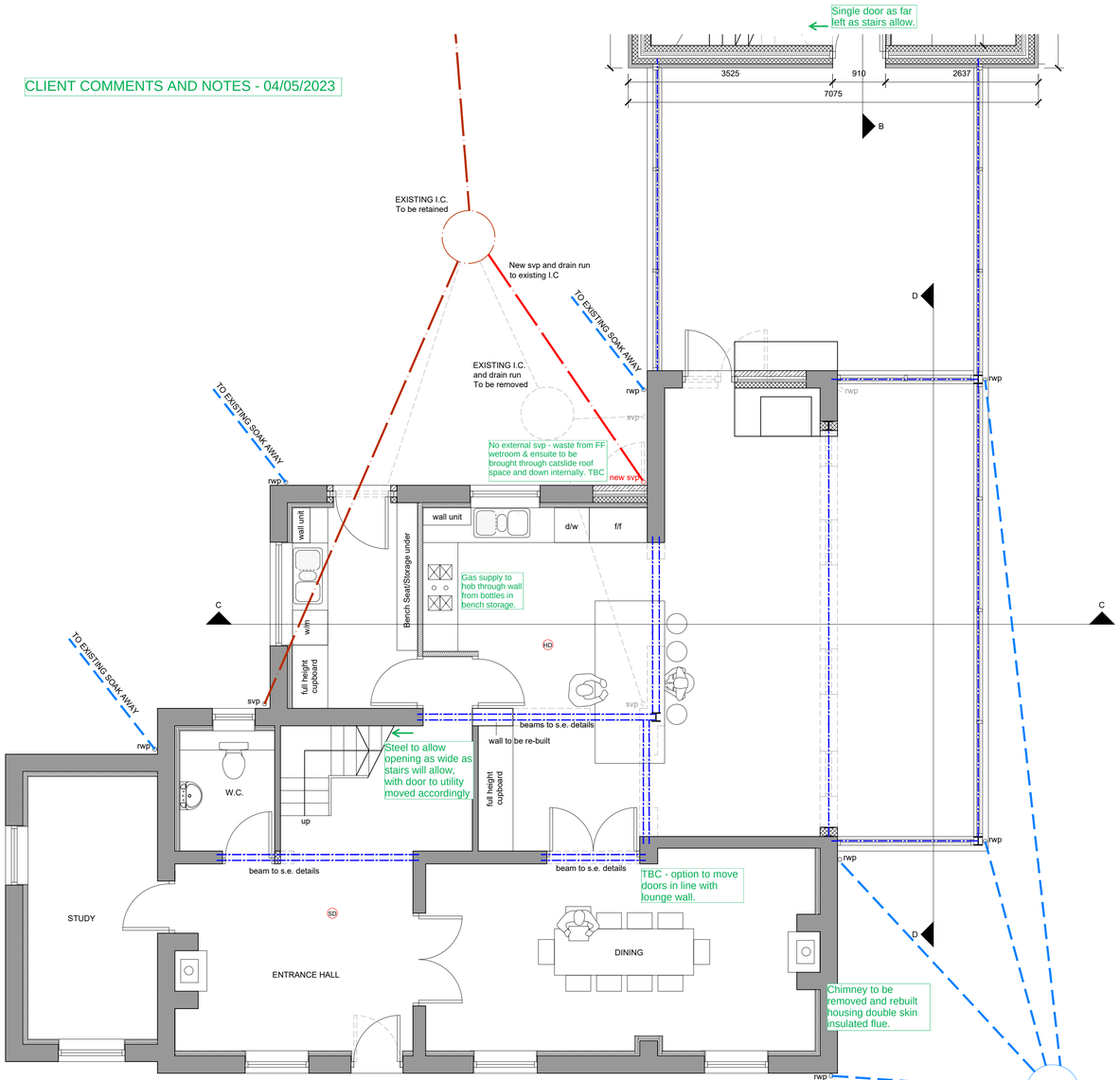
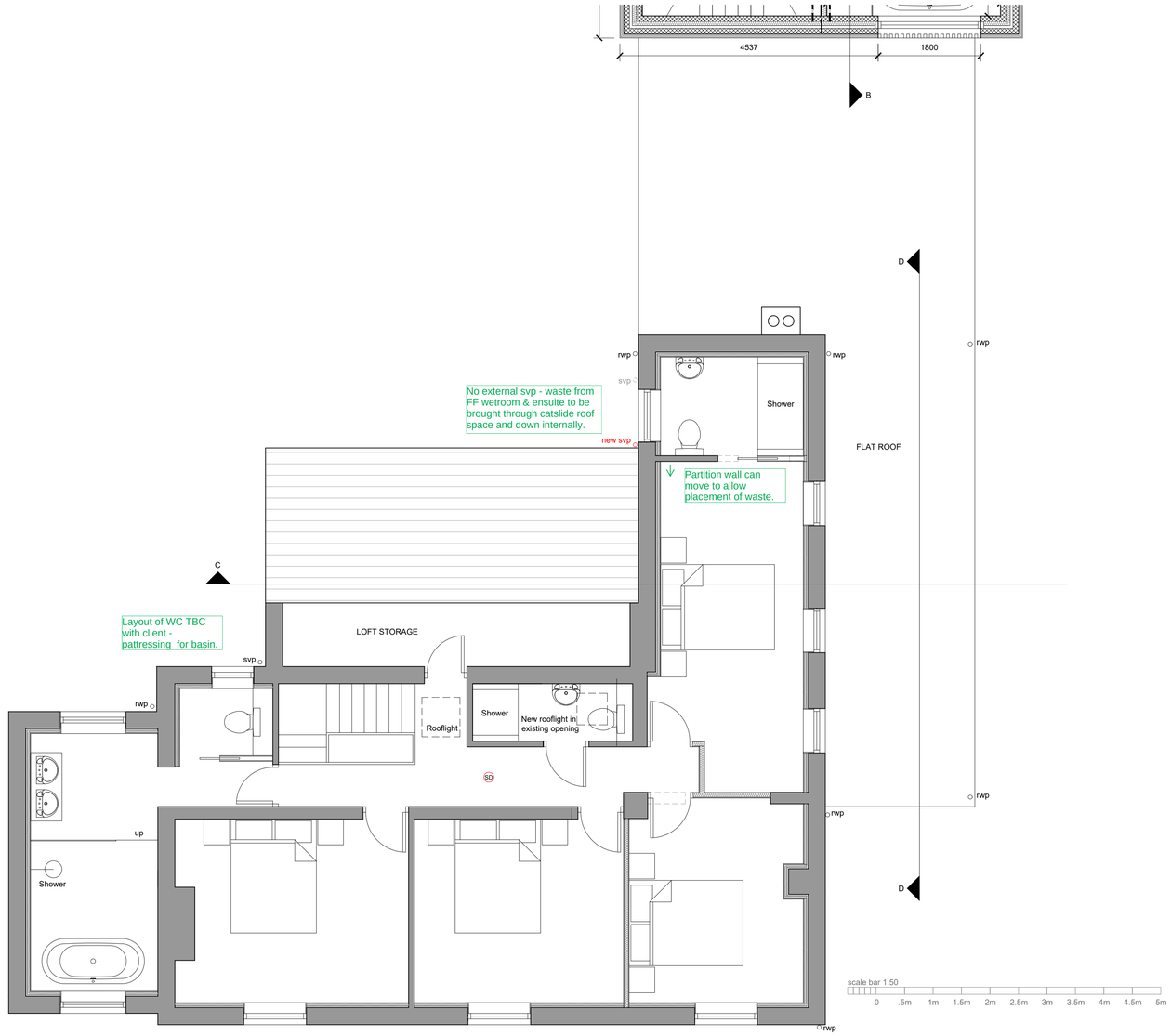
CLIENT COMMENTS AND NOTES - 04/05/2023





PROPOSED GROUND FLOOR PLAN

FOUNDATIONS:

NOTE:

All foundations for the new two-storey Garage/Accommodation extension shown are as built existing foundations, previously laid and approved by local building authority.

For all other new foundations, see structural engineer's drawings and details.

STRIP FOUNDATIONS

Provide concrete Foundations as per structural engineers details and specifications, concrete mix to conform to BS EN 206-1 and BS EN 8500-2. All constructed in accordance with Building Regulations A1/2 and BS 8004:1986 Code if Practice for Foundations. Ensure all 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 condition be found or any lower tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

STEPPED FOUNDATION (strip)

Stepped foundations should overlap by twice the height of the step, by the thickness of the foundations, or 300mm, whichever is the greater. The height of the step should not be greater than the thickness of the foundation.

WALLS BELOW GROUND

All new walls to have Class A blockwork or foundation blocks (shown on sections) below ground level or alternatively or alternatively 2 coat or equal approved specification.

SITE PREPARATION

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree of shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

DRAINAGE:

NOTE:

The drainage new drainage system was partially completed on site. Please see existing and proposed drainage layouts for proposed works.

BELOW GROUND DRAINAGE

100mm diam pvc pipes laid on a granular bed with min fall 1 in 40. Provide 600 cover.

Pipes where running under floor / passing under building to be excavated and protected against fracture by encasing with 150mm surround of concrete. F.W. drainage pipes to be laid at a lower level where adjoining or crossing the line of S.W.pipes. Foundations to building to be concreted under line of any drainage pipes and drains to be bridged over with lintels to walling over.

INSPECTION CHAMBERS :

Polypropylene prefabricated insp. chambers to be set on a concrete pad / base. Pre-formed benching internally, cast iron covers to BS 497 to be set in a metal frame. Insp chs to conform to

the requirements of BS 8301 in accordance with the Local Authority schedule of Manhole sizes.

RODDING EYES :

Provide rodding eyes at heads of drain runs where necessary. Terminate drain with a shallowa shallow bend taken upto cast iron cover. Rodding Eyes to be set in a paved surround.

ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)

Wash Basin - 1.7m for 32mm pipe 4m for 40mm pipe.

Bath/shower - 3m for 40mm pipe for single WC

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

or to 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet as above

WC - 6m for 100mm pipe for single WC

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

or to 110mm UPVC soil pipe accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.

Waste pipes not to connect on to SVP within 200mm of the WC connection.

Supply hot and cold water to all fittings as appropriate.

SOIL AND VENT PIPES

Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m.Provide a long radius bend at foot of SVP.

PIPEWORK THROUGH WALLS

Where new pipework passes through external walls from rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.

Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

STEELWORK

NEW STEEL BEAMS

Supply and install new structural elements such as new beams, roof structure, floor structure bearings and padstones in accordance with the Structural Engineer's calculations and details. New steel bea.s to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullfire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

EXISTING HOUSE

Generally throughout the existing building:

Existing timber and solid floors throughout the existing building ground floor have been taken up and all sub floor debris removed.

Level to be raised with well compacted hardcore at 150mm min. with 50mm sand blinding with Gas Resistant DPM (Visqueen), and 150mm RC concrete slab in accordance with structural engineers details and specifications.

Insulation on 1000 gauge Visqueen slip membrane on 80mm Kingspan Thermafloor.

EXTENSION
SOLID FLOOR INSULATION OVER SLAB

To meet min U value of 0.22W/m²K.

Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a gas resistant gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 80mm thick Kingspan Thermafloor. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A Vapowen VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 100mm polished concrete finishing screed to be installed by specialist.

CAVITY BARRIERS

30 minute fire resistant cavity barriers to be provided at tops of walls, gable end walls and vertically at junctions with separating walls and horizontally at separating walls with cavity tray over installed according to manufacturers details.

LINTELS

For uniformly distributed loads and standard 2 storey domestic loadings only.

Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 part 1.

For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturer's standard tables. Stop ends. DPC trays and weep holes to be provided above all externally located lintels.

INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timber studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool of Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beards and stops

INTERNAL MASONRY PARTITIONS

Construct non load bearing internal masonry partitions using dense concrete blocks built off thickened floor slab and tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls. Walls finished throughout with 13mm lightweight plaster.

INTERNAL LOADBEARING MASONRY PARTITIONS

Construct load bearing internal masonry partitions using dense concrete blocks built off concrete foundation. Concrete mix to conform to BS EN 206-1. Depth to engineer's details and dependant on ground conditions to be agreed with BCO. Wall tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls. Walls faced throughout with 12.5mm plasterboard on dabs with skim plaster finish or 13mm lightweight plaster.

STAIRCASE

Install timber staircase 1000mm wide c/a strings, made up of equal risers of 200mm (total rise Ground Floor to First Floor - to site check).
Treads to be 225mm deep. Pitch of stairs max 42 degrees. Trim out stairway in accordance with Engineers Plan.

Ensure min.2000mm clear headroom above line of stairs (measured vertically above the pitch line ie: nosing to nosing)
Provide continuous handrail around stairs fixed min. 850mm above pitch line.
Vertical balustrading set max. 100mm between spindles. First Floor Landing to be guarded with 900mm high balustrade around stairwell and gallery.

PROPOSED FIRST FLOOR PLAN

FIRST FLOOR

Intermediate floor to be 25mm t and g grade screedboard onto sw joists. 150mm Rockwool mineral fibre quilt insulation min 10kg/m² or equivalent between floor joists. Ceiling tp be 12.5 FireLine plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joists depth). In areas such as kitchens, utility rooms and bathrooms. flooring to be moisture resistant grade in accordance with BS EN 312:2010. Identification markings must be laid uppermost to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to the walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide 3/4 solid noggins between joists at strap positions.

STRAPPING OF FLOORS

Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 joists. Straps to be built into walls. Provide 38mm wide 3/4 depth solid noggins between joists at strap positions.

ROOF

EXISTING BUILDING - ROOF/CEILING INSULATION

Provide and install new insulated ceiling to comprise 12.mm plasterboard and 250mm Rockwool insulation

FLAT ROOF EXTENSION

(Warm roof construction)

Construct flat roof structure over extension made up of GRP resin fully adhered directly to 22mm WDP plywood decking fixed to 100 mm KINGSPAN rigid slab insulation type 'Thermaroof TR27 LPC/FM' on 1200g polythene membrane (vapour control layer) ensure all joints lapped and sealed with double sided self adhesive tape. 22mm WDP plywood decking fixed over 75x50 to 25 firring battens (allowing min 1 in 80 fall on roof) on top of C24 timber joists to structural engineer design

(All to manufacturers requirements & recommendations)

LINER WALLS

ALL Existing External walls faces to be insulated full height with new Proctor Reflectashield, taped at joints and 22mm vertical gyproc drylining studs, 50mm foilfaced PIR with aluminium taped joints, size 2.4x0.6 fixed horizontally with 12.5mm plasterboard + 3mm skim fixed vertically.

AIR TIGHTNESS & LEAKAGE

Ensure wall, floor and roof insulations is continuously linked or overlapped as set out in manufacturers specifications to avoid cold bridges. All lintols to be insulated.

Wet plaster to be used on external walls, Where dry lining is used, ensure continuous ribbons of adhesive are provided to the drylining at perimeters of walls, openings and around services e.g. sockets. Seal around all services penetrations through the external service, seal all junctions of walls and ceilings and ducting, close off all vertical ducts. Mastic seal all junctions of doors/ windows and walls and under edges of skirting boards/architraves. Joist hangers to be used on external walls

All critical air leakage points to be assessed and checked prior to plaster boarding to prevent potential future requirement for opening up and making good. Particular attention is drawn to type of back boxes on sockets and switches, ceiling penetrations, particularly where pendants fitted, any services penetrations etc. It is the responsibility of the main contractor to ensure any critical air leakage points are sealed prior to finishes being applied which make access impractical and to provide signed evidence of workmanship.

WINDOWS & GLAZED SLIDING DOORS

(Min 'U' value 1.4 Wm2k)

Double glazed aluminum framed by open space sealed units. Size of new windows all to site check. All to be in accordance with manufacturers recommendations PILKINGTON'S low emissivity 'K' glass inner panes with 16mm air gap. Frames to have total seals internally and externally.

All habitable rooms to contain a "Means of escape" type window fitted with a side hung casement (unobstructed by hinges) min. 450mm wide x 900mm high with max. internal floor to cill height of 1050mm. Area of escape window to be min 0.33 square metre.

Windows to provide natural light and ventilation requirements ie: min. 1/20th' floor area vent opening.

Incorporate trickle vents in top stiles for background ventilation of 8000mm2 to habitable rooms ie: Living room, Bedrooms etc. and 4000mm2 to non-habitable rooms ie: Bathroom, utility, kitchen etc.

Install opaque glazing to Bathroom and En-suite.

Note : Windows with cill heights less than 800mm from floor or ground level to be glazed in toughened / safety glass bearing BS kitemark etching in conformity with App.Doc Part N - Glazing in critical locations.

All masons openings to site check. fit standard size grey aluminium external door and frame. Include threshold, weatherbar etc. all as complete. Side panels to be double glazed sealed units in toughened/safety glass.
Frames to be totally sealed internally and externally.

Doors to meet requirements of PAS24:2012 or equivalent for security.

CLIENT SUPPLIED - ALL BY FENETREK., NORTHALLERTON.

App Doc Part 'Q'

All windows & doorsets to conform with App Doc. Part Q. [Secure by design]
Windows & doors

to bear BSI kitemark or similar, or proof of compliance with PAS24:2012 to be submitted to

Local Authority in relation to fittings.

ESCAPE WINDOWS

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m.sq. The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

VENTILATION

BACKGROUND AND PURGE VENTILATION

Background ventilation- Controllable background ventilation via trickle vents to be BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²

Purge ventilation - New windows /rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30° or 1/10th of their floor area internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance guide.

EXTRACT TO BATHROOMS

Bathroom to have mechanical vent ducted to extend air to provide min 15 litres/sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO UTILITY ROOM

To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation, Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body

EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 3141-3. All fixed mechanical ventilation systems where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the building Control Body.

ELECTRICAL

Electrical installation to be carried out by an electrician who is a member of a competent persons scheme.

New electrical installation throughout in accordance with B.S 7671: 1992 Requirements for electrical installations incorporating amendments no. 1 1994 (AMD 9781) and be in accordance with IEE wiring regulations the 17th edition.
All electrical work required to meet the requirements of part P (electrical Safety) must be designed, installed, inspired tested by a person competent to do so. Prior to completion the council must be satisfied that either:
1)An electrical installation certificate issued under a competent persons issued.
2)An appropriate electrical installation certificate has been issued for the work and that it has been signed by a person competent to do so.
Final positions an number of fittings to be agreed with client prior to installation.
100% of new light fittings to be low energy.

LIGHTING

Provide energy efficient lighting to proposal. Fit low wattage bulbs and fittings all in accordance with App. Doc. Part L.1.

See proposed M & E Layout drawing for indicative layout.

FIXED EXTERNAL LIGHTING

External light fittings to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide.

Light fitting to be either:

a. lamp capacity not greater than 100 lamp watts per light fitting and provided with automatic movement detecting devices (PIR) and automatic daylight sensors ensuring lights shut off automatically when not required.

or

b. lamp efficacy greater than 45 lumens per circuit -watt; fitted with manual controls and automatic day light shut off sensors so that lights switch off when daylight is sufficient.

BURGLAR ALARM & CCTV

Mains operation burglar alarm and cctv control system as indicated to be low voltage cabling installed by a competent person in strict accordance with building regulation approved document P

Mains operated burglar alarm to be installed with BS4737 and NACOSS codes of practice.

HEATING & HOT WATER

The space heating is to be provided by new TRV controlled radiators to the areas indicated and by hot water fed under floor heating in the screed and to be connected to a new pressurized heating circuit.

Manifold positions and heating zones TBC by client prior to installation.

The radiator heating circuit is to be separately zoned from the under floor heating areas.

The heating system is to comprise a new ground source heat pump to be capable of achieving and maintaining an overall temp of 21oc with outside temperature -1oc.

All work to comply with building Regulations Requirements. Details to be provided to the local authority building inspector as required. The new hot water system served by the new boiler is to be by a pressurized hot water cylinder and pressure vessel located in the roof space above the kitchen.

New hot and cold water pipe work to be installed by plumbing contractor. Hot water to bath to be limited to 48 degrees C. by use of a inline mixer valve or similar temp control device. Commissioning certificated for hot water system must be provided to the client prior to occupation of the building, including full operation and maintenance instructions.

Plumbing contractor to allow for removal of all redundant pipe work to appropriate licensed tip and for complete installation of new insulated pipe work to hot and cold water services and heating system. All pipe work to be fully installed and earth bonded.

The contractor is responsible for the complete installation and testing of service installation, including sub-mains, hot and cold water services, soil and waste pipe work, sanitary fittings, extract ventilation, flue and heating

WOODBURNING STOVES

New free standing woodburning stoves to be installed by specialist and include all works necessary for building regs compliance.

Works to include alterations to existing chimney breast, new flue liner, constructional hearth and all plaster work and making good.

New 100 dia. UPVC pipe laid in hardcore to provide ventilation air to new log burner stove (by client). Vent to terminate in external wall at 225 x 150mm air brick with telescopic vent duct from pipe to vent outlet.

EXTENSION - FIREPLACE

Construct new brick chimney using bricks to match existing with flue to suit new fire place to be installed.

SMOKE DETECTION

Fit ceiling mounted smoke detectors in positions as indicated on plans. (Generally in Ground Floor Hallways and / or First Floor Landings and storage rooms). Detectors to be wired up and interlinked to mains power supply incorporating battery back up system.

Detectors to conform to BS 5446 - optical type.

Detector heads to be sited min. 300mm away from any wall or light fitting and not positioned directly over radiators or heaters.

Alarm to be permanently wired to separate fused circuit at the distribution board to operate on low voltage via mains transformer.

Smoke Detector Heads indicated thus on drawing.....SD

Install Heat Detector in Kitchen indicated thus.....HD

Carbon Monoxide Detector indicated thus on drawing .....CO

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings).

Reasonable provision shall also be made to ensure the extension are constructed to minimise unwanted air leakage through the new building fabric. All joints in insulation layers to be covered with aluminium jointing tape as recommended by manufacturer.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the building regulation, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (like Kite Marks) etc. Products conforming to a European Technical Standard or harmonised European product should have a CE marking.

CDM REGULATIONS

The client must abide by the Construction Design and Management Regulations 2015 which relate to any building works which:
(a) lasts longer than 30 working days and has more than 20 workers working simultaneously at any point n the project, or:
(b) exceeds 500 person days.

GENERAL NOTES

- ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY TOWN / COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.
- APPOINTED CONTRACTOR RESPONSIBLE FOR NOTIFYING LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT UPON COMMENCEMENT OF BUILDING WORKS ON SITE.
- DIMENSIONS ALL TO SITE CHECK. DISCREPANCIES (IF ANY) TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER.
- THESE PLANS HAVE BEEN PREPARED FOR SUBMISSION TO THE LOCAL AUTHORITY FOR TOWN & COUNTRY PLANNING AND / OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.
INFORMATION NOTED ON THE PLANS OR ACCOMPANYING DOCUMENTS / DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED OR IMPLIED.
- ALL MATERIALS ARE TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURES
- ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.

GENERAL - HEALTH & SAFETY NOTES

All works are to be undertaken in accordance with Main Contractors Health & Safety Policy protocol. Appointed Contractor responsible for all Health & Safety management and CDM Regulations.

This plan identifies high-risk activities that cannot be designed out, together with the relevant control measures. All site operatives are to familiarise themselves with the site safety plan and undertake all works in accordance with the Contractors risk assessments, specific method statements are required for works not covered by generic assessments.

Skeletal / Muscular Injury - Lifting heavy objects: Familiarise with H&SE guidelines on the 'Manual Handling Operations Regulations 1992 Action - Provide mechanical lifting as necessary

Falling / Working at high level.....Action - Provide scaffolding and adequate guarding to prevent falls [Ref: Working at Height Regulations 2005]
Ensure adequate protection with regards possible trench side collapse Action: ie: install shutter boards

Infection / Skin Contract / Respiratory / Asphyxiation / Eye Damage / Hearing Action - Ensure PPE to be used.
Electric shock.....Isolate electric supply prior to works being started.

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client: Mr & Mrs Copnall

project: Westwick Lock House, Harrogate

drawing: Proposed Extension & Alterations Floor Plans

status: BUILDING REGULATIONS

job no:	dwg no:	rev:
1103	109	

scale: 1:50@ A1 drawn: E.J check: L.A

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