

General Notes.
The contractor to inspect all existing structures prior to works, during and on completion to ensure the safety of all parts and associated parts of the works. All materials shall be suitable for their purpose. All materials fixed/installed to the manufacturers instructions.
All dimensions and setting out to be checked/ confirmed on site prior to any works commencing or ordering of materials.
All works to be to the satisfaction of the Building Inspector.
The contractor is to ensure the appropriate L.A. notices are sent to the Building Inspector when necessary.
The Client is gain written & signed (including witnessed) approval from neighbouring properties in accordance with the Party Wall Act 1996 where the specific works affect the party wall or boundary wall.
The contractor is to provide samples of proposed brick, roof tile and other materials etc., for client (and L.A.) approval, if requested, prior to ordering.The contractor is to make good any disturbed surfaces etc. whether included in the works or not.
The main house is to remain secure and weathertight during works and out of hours.
All external timber to be preservative treated and primed prior to fixing.
All fixings to be non-corrosive.All decoration, kitchen fixtures, skirting type, fittings, numbers and position of electrical points, network, USB points, gas outlets, radiator positions etc. to Clients requirements.
Dormer/Roof Structures
Refer to structural engineers details.
Dormer walls.
Refer to details. Dormer walls structure to Structural engineers details. Insulation between stud wall dormer cheeks/rafters as details. To be Kingspan Kooltherm K112. 120mm thick insulation between studs (if 140mm studs) and 37.5mm K118 insulation backed plasterboard. OR 70mm K112 between studs (if studs a min of 89mm) and 72.5mm K118 insulation backed plasterboard internally. To give U value of 0.15 w/m2k at worst. Kingspan Nilvent breather membrane where indicated. Note fire boarding on dormer wall facing neighbours.
Roof -Pitched roof dormers.
Roof tiles/slates to match existing and suit pitch. Siga Slate "Permanent Easy Slate" system with "Permanent Apex " (min pitch 12 deg). On 38 X 25mm SW treated battens on counter battens on Kingspan Nilvent or Tyvek breathable sarking membran-On rafters to structural engineers details. 2 or 3 layers mineral wool over ceiling joists to give U value of 0.15 w/m2k. Or vaulted ceiling as dormer walls spec.
100 X 75 mm wallplate strapped to wall at 2000 ctrs. max using 30 X 5 MS straps. At gable provide 30 X 5 MS straps built into wall and fixed to 3 no rafters at ridge and eaves level with SW noggins between and under straps.10mm continuous ventilation gap (with insect screen) maintained at eaves. Eaves/soffit board either 19mm treated SW,plywood or UPVC (to client's choice) on battens fixed to rafters.
Existing rafters-Carry out repairs etc as required.
Provide felt/breather membrane. Between rafters fit (towards bottom of rafter) 90mm Celotex GA4000.Spacer batten to u/s rafter if required. To the underside of rafters provide 72.5mm (60+12.5mm) Celotex PL4060 insulation/plasterboard. Joints taped as VCL. Or lay 2 layers over (ceiling) joists to ensure continuous insulation envelope. Ensure 2m min finished headroom.
Existing walls.
To be checked on site for thermal properties. If required: Provide 37.5mm Kingspan Kooltherm K118 insulated plasterboard and 100mm K112 between 150mm stud timber wall lining system with vapour layer to achieve a U value 0.18.
Flashings.
Lead or Nicholsons Masterform alternative to lead installed to manufacturers recomendations. At roof /wall abutments (stepped where required) provide code 4 lead flashings,treated with patination oil.150 mm min cover .150mm min laps. Lead joint wedges and clips (bottom edge) at 500mm max ctrs with sheet lengths 1500mm,minimum laps of 150mm. Copper clout nails.Cavity trays installed in existing brick outer leaf. All in accordance with the Lead Sheet Association.
Rainwater goods.
110mm square section or deep flow upvc gutters and 68mm dia. rainwater pipes (to match existing) discharging into trapped gully. Gutters to have grill over RWP outlets.

Plumbing.
Soil pipes and accessories to BS4514 and BS5255. Existing SVP. WC -100mm dia waste connected to SVP. Shower,bath and sink 76mm deep seal trap .40mm dia pipe. Basin 76mm deep seal trap .32 mm dia pipe. SVP to have R.E. 900mm above floor level. No connection to SVP within 200mm below Wc connection.
Upper Floor
Existing to be checked on site.19mm thick SW T & G floorboarding on timber floor joists (if required) to structural engineers details @450mm ctrs. C16 timber on joist hangers. Provide SW battens between joists for supporting 12.5mm Gyproc wallboard and skim. Joists strapped by 30 x 5mm galv MS straps at 2000mm ctrs. built into wall and fixed to 3 no. joists. SW noggins under straps. Provide strutting between joists.
Double joists under upper floor partitions and wc/bath.Provide 100mm acoustic insulation between joists, isolate / protect electric cabling etc.
Form trimmed well/bulkhead for steps headroom.
Ceiling to garage to be 2 layers 15mm Fireline plasterboard fixed to joists to manufacturers instructions. Under draw with insulated backed plasterboard. All gaps filled with intumescent sealant. 200mm mineral wool insulation between joists.
Stairs
Adjusted as indicated.
Internal openings.
Ground floor wall removed. Check for load bearing.Beams / lintels to structural engineers details. On concrete padstones. Beams and lintels to be double plaster boarded to give 30 minutes fire resistance.
Internal Partitions/walls
75 X 50 sw studs at 600 ctrs. faced with 12.5mm Gyproc wall board or moisture resistant wallboard and skim. Provide noggins between floor./ceiling joists for head support. Provide fixing battens for sockets, radiators, fixtures, etc. Provide sound insulation quilt, minimum 25mm, between studs. Bedrooms, stud partition to be: "Gypwall Quiet SF" comprising Gypframe 70S50 studs and RB1 Gypframe with resilient bar, 2 layers 12.5mm Gyproc sounbloc on both sides. 50mm Isover Acoustic partition roll (APR 1200) insulation between studs.
140mm blockwork built off foundation.DPC at slab level.
Windows
Windows to be double glazed, to have opening light of 1/20th room area and a frame installed trickle ventilator to give 8000mm2 ventilaton . Glazing to windows less than 800mm above floor level to be toughened or laminated glass to BS6206. To achieve a whole unit U value of 1.4w/m2K OR a WER band B.
Windows to upper floor bedrooms to have escape opening lights of 450mm wide and 750mm high. 0.33m2. Bottom of opening window a maximum of 1100mm above the floor.
Windows to comply with PAS 24:2012 or similar standard. In accordance with ADQ-bld regs..
Doors
Fire door set (30 mins smoke and fire) between garage and house.
Electrical Installation
All installation to comply with the current IEE regulations. Part P qualified contractor. Broadband network extended. Mains wired interlinked fire alarm smoke alarms to ground & first floor hall/landing, new bedrooms. Heat detector to kitchen
Lighting to be low energy light fittings with each lamp having a minimum luminous efficacy of 75 light source lumens per circuit-watt.
Mechanical Ventilation
Utility/Kitchen-Provide mechanical extract fan to give 60 litres/second extraction.Bathroom provide mechanical extract fan to give 15 litres/sec extract rate .
Heating
Extend gas fired central heating system utilizing radiators and hot water storage if existing. Gas registered approved. To be confirmed/checked with heating contractor.
Drainage.
Expose, check and agree with Building Inspector,

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NOTES / KEY:



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project

Extended dormers and
internal works.

status

Planning & Building regulations

drawing

Proposed specification

L.A.

Rochdale

date

Sept 25

drawn by

DD.

scale

NTS@A3

dwg no

25-09-04

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