

General Notes

All dimensions to be checked on site prior to commencement and ordering. All works to be in accordance with the relevant Codes of Practice, all to comply with Building Regulations R7 Materials and Workmanship Approved Document to support regulation 7. All materials to bear an appropriate EC mark in accordance with the Construction Products Directive, or conform to an appropriate harmonised standard or European technical approval, or conform to an appropriate British Standard or British Board of Agreement Certificate. For detailed information regarding structural members see Structural Engineers calculations. See Structural Engineers drawing for sizes and locations of padstones, and for strengthening of piers and existing walls. All timber to be preservative treated. Skirtings and door frames to be primed before fixing. All structural timber to be stress graded to minimum C16.

Foundations

Existing house assumed to be built on traditional strip footings. If found to be any different, architect to be consulted. Allow for removal of the existing tarmac surface and made ground. Allow for disconnecting all of the existing below ground drains and sealing the ends. Make all necessary enquiries and investigations to determine the nature and locations of soils and strata. The depth of foundations shown on drawings is the minimum acceptable. Expose and ensure the existing foundations are suitable to take the additional loads, to the satisfaction of Building Control. Ensure lower face of all new foundations will be below the invert levels of any new drains close by. Strip footings to new external walls be min 600mm wide x 200mm deep, with lower face at 900mm minimum below ground level, and be to the complete satisfaction of Building Control Officer. Alternatively use piles and ground beams to structural engineers design and calculations.

Pitched Roof

Use rafters to structural engineers calculations. Fit 80mm Kingspan Kooltherm K7 insulation between the rafters, with stop battens to hold in place, with 80mm K7 over the top to achieve a warm roof U value of 0.14W/sq.m.K. Lay a breathable sarking membrane over, such as Kingspan Nilvent. Seal any horizontal runs using 75mm wide double sided acrylic adhesive tape. Fit 38x38mm counter battens to accept a matching concrete roof covering. Provide a 150mm upstand flashing at the junction of any lean—to roof and the existing walls, with Type E Cavitray installed in the existing cavity manufactured by 'Cavity Trays' or similar. As the rear roof pitch is at approximately 15 degrees use appropriate roof covering for the intended pitch. All to manufacturers recommendations and installation instructions. This is not required for the side roof, as the pitch is at approximately 27 degrees. Fit 12.5mm plasterboard with 3mm skim coat below.

Wall Construction

Construct new cavity walls to comprise outer leaf of 102.5mm brickwork to match the existing. Inner leaf to be 100mm concrete block. All masonry walls to be built in accord with BS5628 Pt3 2005. Insulation to be 85mm Celotex CW4000 in 135mm cavity to achieve maximum U value 0.18W/sq.m.K to building inspector's approval. Wall ties to be spaced at 750mm horizontal and 450mm vertical centres. Additional ties to be spaced at 225mm vertically at sides of openings. All ties to have 50mm hold each side of cavity. All openings at door and window positions to be closed horizontally and vertically, using insulated horizontal and vertical DPC. Provide DPC at min 150mm over external floor level lapped into DP. Weep holes to be provided at 900mm centres. Cavities to be closed at heads with cavity closer. Provide 30x5mm galvanised mild steel holding down straps with 1000mm reach to restrain wallplates at 2000mm centres.

Doors and Glazing

All new windows and doors to include all ironmongery and sills. All to be double glazed with low emissivity glass and argon fill to achieve minimum 'U' value 1.4W/sq.m.K. Ensure that air leakage is limited at junctions and openings. All glazing less than 800mm over finished floor level to be laminated safety glass. Glass within doors, and side panels within 300mm of door openings to be laminated safety glass to a height of 1500mm. All to be marked as such. All to comply with AD Part N 1992.

Services

All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a certified electrician competent to do so. Prior to completion, the Local Authority must be satisfied that either:—An electrical installation certificate issued under a Competent Person Scheme has been issued; or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience, relevant to the nature of the work undertaken, and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment. Internal lighting : Use fixed lighting that will only take lamps having a luminous efficacy greater than 45 lumens per circuit watt. The central heating boiler efficiency is to be assessed when extending the system into the increased floor area, and upgrading the system may be required to a new boiler with an efficiency of 92%.

Smoke Detection

Ensure smoke alarm to be installed as indicated to BS5839 Part 6: 'Code of Practice for the Design and Installation of Fire Detection and Alarm Systems in Dwellings' to at least a Grade D type LD3 standard

Ensure an interlinked heat detector in the kitche. (H)

Ensure smoke detectors in circulation spaces on ground, first and second floors to be interlinked with the heat detector in the kitchen. (S)

All detectors to be mains wired with a battery back up.

Ventilation

All occupiable rooms to have trickle ventilation of 8000sq.mm provided in window frames. All occupiable rooms to have window openings with opening lights equal to 1/20th of the room area, with some part of the opening at 1750mm above floor level.

Wet Room to have mechanical extract of 15 litres / sec plus a fan with 15 minute over run. Leave 10mm gap beneath door.

Kitchen to have opening window, trickle ventilation of 8,000sq.mm plus mechanical extract of 30 litres/sec adjacent hob.

ADDITIONAL NOTES -	
1.0	GENERAL
1.1	THE DRAWING ARE NOT TO BE SCALED AND MEASUREMENTS TO BE CONFIRMED ON SITE.
1.2	DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEER'S AND OTHER SPECIALISTS' DRAWINGS & SPECIFICATIONS.
1.3	ALL DIMENSIONS ARE IN MILLIMETERS (mm) AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.
1.4	FOR SETTING OUT REFER TO SITE MEASUREMENTS
1.5	ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND ENGINEER.
1.6	WORK TO BE CARRIED OUT BY COMPETENT AND EXPERIENCED CONTRACTORS IN ACCORDANCE WITH CURRENT GOOD PRACTICE, BUILDING REGULATIONS AND SUBSEQUENT AMENDMENTS, THE PROJECT SPECIFICATION, RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE. MATERIALS AND COMPONENTS TO BE SUITABLE FOR THEIR INTENDED USE.
1.7	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE WORKS DO NOT IMPAIR THE INTEGRITY OF THE EXISTING STRUCTURE. CONTRACTOR TO PROVIDE ANY TEMPORARY SUPPORT REQUIRED.
1.8	THE CONTRACTOR IS TO ENSURE STABILITY AND SUPPORT TO EXISTING AND NEW STRUCTURE THROUGHOUT THE WORKS. THE DESIGN, INSTALLATION AND MAINTENANCE OF ALL NECESSARY TEMPORARY WORKS IS THE RESPONSIBILITY OF THE CONTRACTOR.
1.9	CONTRACTOR TO ENSURE THAT DUE CARE AND CONSIDERATION IS GIVEN TO THE SAFETY OF A LL OPERATIVES DURING THE CONSTRUCTION PHASE OF THE CONTRACT, AND TO BE AWARE OF THE CDM REGULATIONS 2015.
1.10	THE CLIENT IS TO COMPLY WITH AND BE AWARE OF THE CDM REGULATIONS 2015. A PRINCIPLE CONTRACTOR AND A PRINCIPLE DESIGNER TO BE APPOINTED WHERE NECESSARY.

P1	07/10/25	AM	FOR COMMENTS
REV	DATE	DRN	DESCRIPTION

STRUCTURESCOPE LTD CONSULTING STRUCTURAL ENGINEERS 23 Sutherland Street, Swinton, Manchester M27 8EY e: info@structurescope.com t: 01618210721 www.structurescope.com

PURPOSE OF ISSUE FOR COMMENTS

CLIENT Mr. J KILROY
PROJECT 1 BIRCH AVENUE MIDDLETON M24 1DR
TITLE CONSTRUCTION NOTES

JOB No. 0162	DRAWING No. 03	REVISION P1
DRAWN AM	SCALE AS NOTED A1 DRAWING NOT TO BE SCALED	DATE SEP. 2025