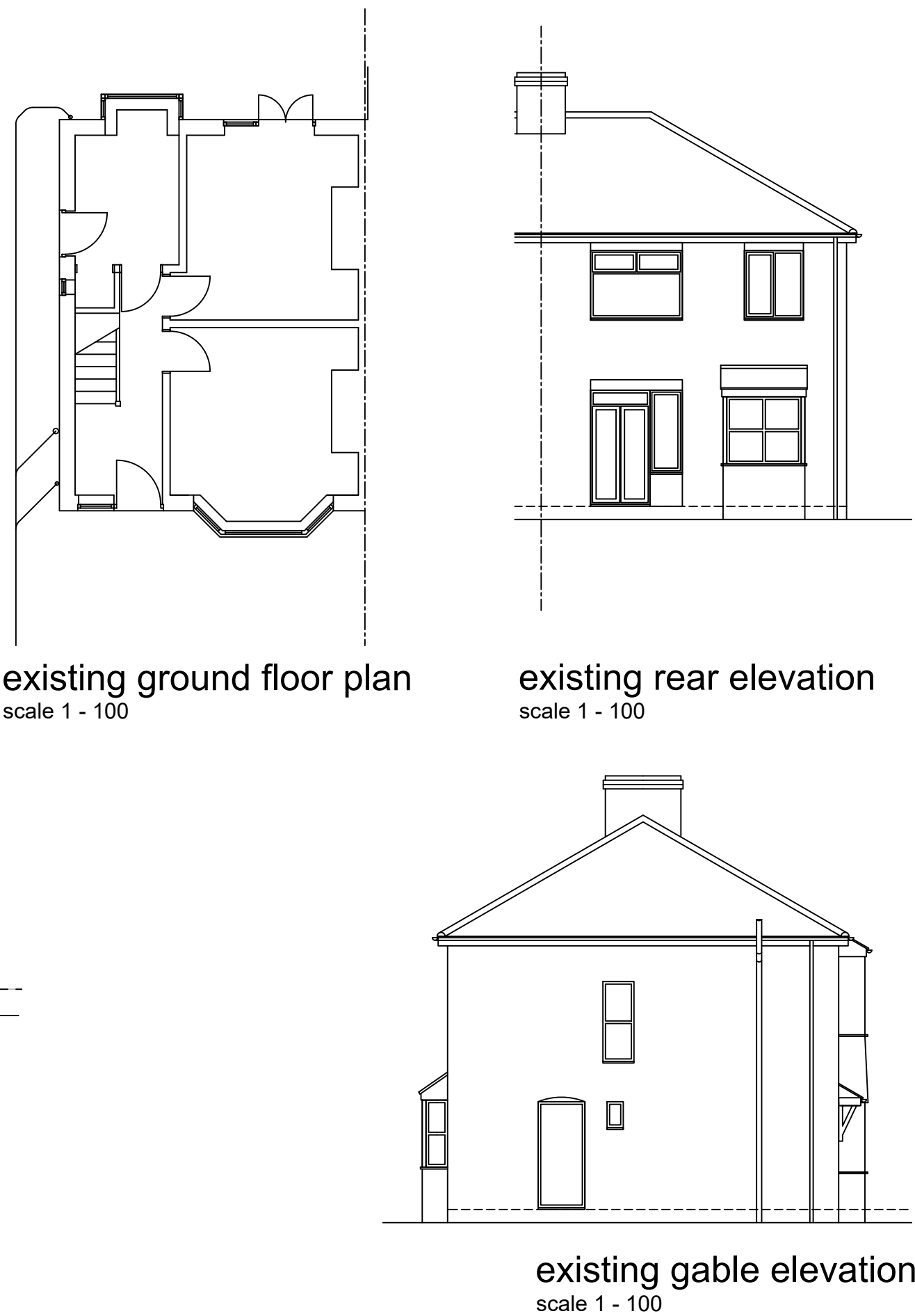
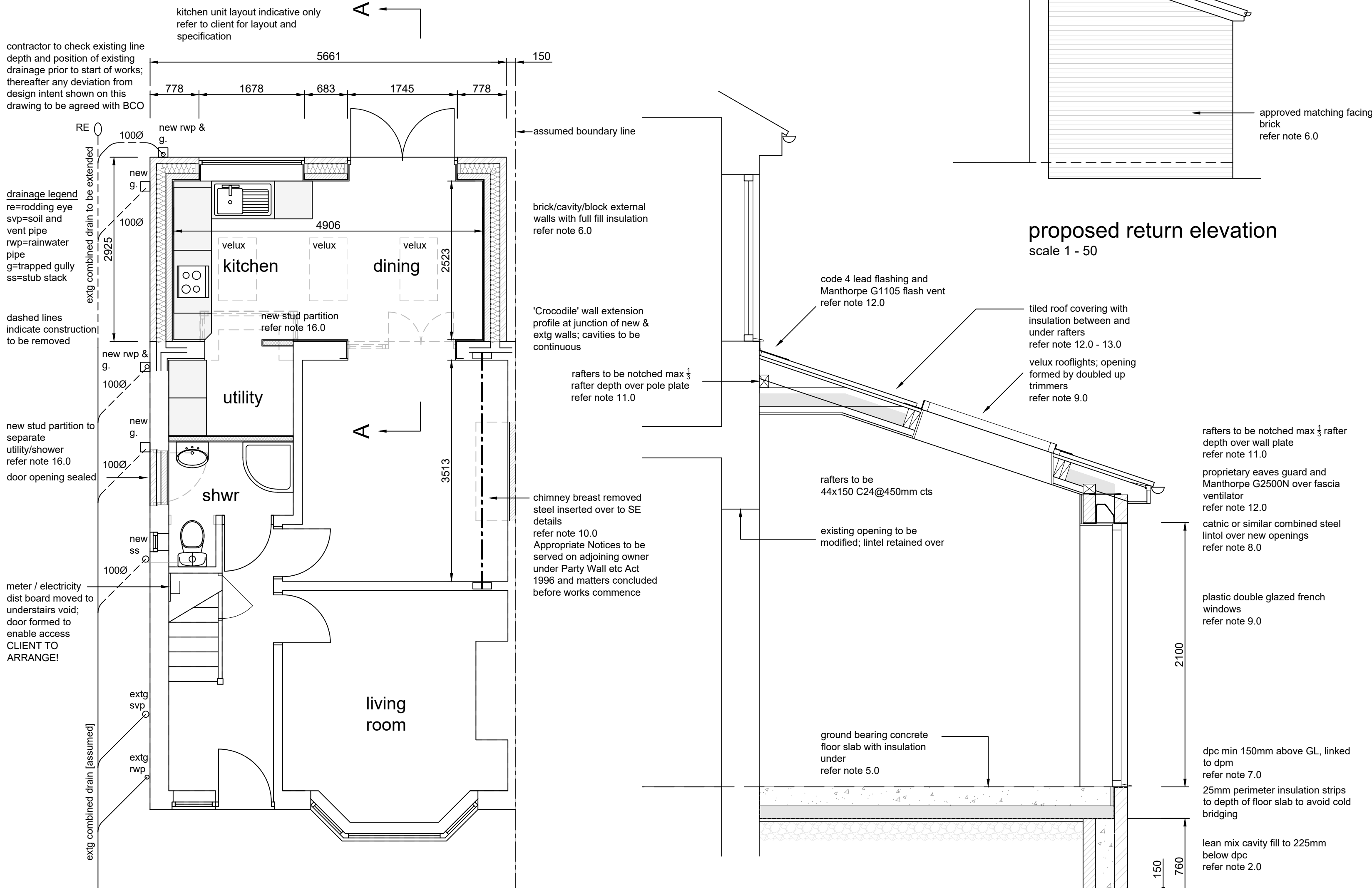
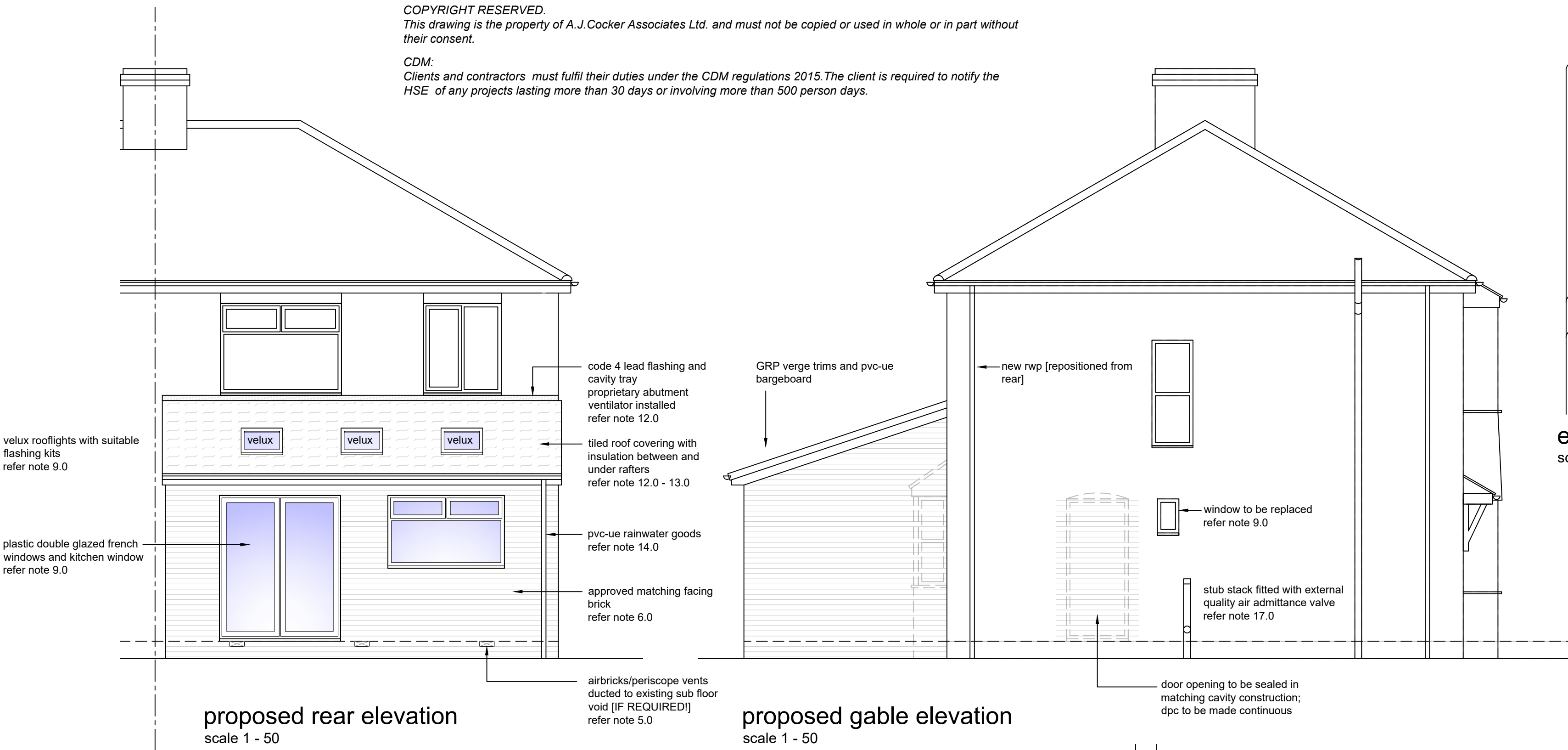


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CDM:
Clients and contractors must fulfil their duties under the CDM regulations 2015. The client is required to notify the HSE of any projects lasting more than 30 days or involving more than 500 person days.



notes

16.0 Below ground drainage:

100mm HEPSLEEVE or other approved high strength vitrified clay pipes with flexible connectors bedded & surrounded in granular material strictly in accordance with manufacturer's instructions. All foul drain entries to be via swept bends, all surface water connections to be trapped. All gullies to be trapped roddable type bedded & surrounded in min 150mm concrete. Rodding access points to be brought to surface with as shallow an angle as possible, terminating in airtight alloy cover & frame bedded & surrounded in concrete.

Drains passing through walls to be bridged over using reinforced concrete lintels & sleeved through wall.

Inspection chambers under 900mm deep to comprise proprietary UPVC inspection chambers. Manholes over 900 mm deep to comprise pre-cast concrete manhole sections suitably sized for a depth on minimum 150mm thick concrete base. Manholes to be pointed up and made watertight prior to completion. Heavy duty manhole covers to trafficked areas, medium duty covers to footpaths, light duty covers to landscaped areas.

17.0 Above ground drainage

All soil pipes and accessories to BS4514. Waste connections from internal fittings to comprise:

- 100mm dia. Pvc-ue pipes from WC
- 40mm dia. Pvc-ue pipes from sinks
- 32mm dia. Pvc-ue pipe from wash hand basin.

Waste pipe diameter to be increased to 50mm where more than one fitting is connected.

75mm deep seal traps to all appliances.

18.0 Services:

All work to comply with regulations and recommendations of the relevant supply company and to be the satisfaction of the inspector. All services to be designed and installed in accordance with the NBS Domestic Services Guide.

18.1 Electrical Installations:

All installations to comply with IEE Regulations. All fittings to comply with British Standards, Quality, Quantity and position of fittings to be in accordance with contractor designed and approved scheme. All switches, sockets, TV/telephone points, doorbells and entry phones to be positioned between 450mm and 1200mm from finished floor level. Provide energy efficient lighting in accordance with Building Regulation Approved Doc. L1 min 100% of light fittings to be low energy type as specified by Building Regulations. Any external lighting, including any provided to porches, to be fitted with photocells and have fittings which can only be used with lamps having efficiency greater than 75 lumens per circuit-watt. Installation to be commissioned by competent person and certificate issued in accordance with current Building Regulations approved document P.

18.2 Approved Document L1B

Provide the following documentation in compliance with Approved Document L1B:-

18.3 Continuity of insulation:

Insulation to walls, floor and roof is to be continuous to limit thermal bridging & air leakage. A signed declaration may be required from a competent person confirming that appropriate insulation methods have been incorporated on site.

18.4 Providing information:

The owner is to be provided with sufficient information about the building, fixed building services, controls, and their maintenance requirements, so that the building may be operated as efficiently as possible.

18.5 Controlled services:

The local authority may request confirmation that any controlled services including heating and hot water systems have been commissioned in accordance with a procedure approved by the Secretary of State.

19.0 Mechanical ventilation

Provide mechanical ventilation, units from the Vent-Axia Lo watt range or similar approved, to give minimum extraction rates of:-

Kitchen 30l/s if placed over the hob and 60l/s if placed elsewhere

Shower 15l/s operated by light switch

Vents ducted to external air [through roof space or floor depth where applicable] via 100mm dia. Pvc-ue pipe with proprietary cowl and flashing as necessary.

notes

1.0 General Notes:

All workmanship and materials to comply with relevant Building Regulations, British Standards and Codes of Practice requirements. All materials are to be fixed, applied, or mixed in accordance with manufacturer's instructions and specifications. All dimensions are to be checked on site prior to construction by main contractor. Any timber likely to be exposed to moisture to be vac-vac treated to prevent decay.

2.0 Foundations:

To comprise 625 x 150mm concrete strip foundations laid min 760mm below ground level, stepped as required or to suit site conditions all in accordance with A1/2 of the Building Regulations and to entire satisfaction of Local Authority Building Inspector.

Specification assumes ground conditions allow traditional strip footings. If ground conditions dictate special foundations, then refer to SE details.

3.0 Substructure:

Walls below dpc to be dense concrete block or common brick to suit external wall thickness. Facing work to outer leaf to be taken down to a minimum two courses below finished ground level.

4.0 DPC:

To comprise Visqueen gas resistant DPC or equal/approved dpc laid min. 150mm above adjacent ground level.

5.0 Ground floor construction: [ground bearing slab + Insulation under]

To comprise:-

- 150mm ground bearing concrete floor slab
- 500 gauge polythene separating layer
- 100mm Kingspan Thermaflor TF70 insulation
- Visqueen gas resistant damp proof membrane linked to dpc
- 25mm sand blinding
- 150mm well compacted hardcore

U Value = min 0.18W/m2K

Contractor to determine if existing ground floor is of suspended timber formation. If so, ventilation to be maintained to existing subfloor void with 215x65mm GRP airbricks connected to periscope ventilators built into new external walls and linked to 100mm pvc-ue ducts under ground bearing floor construction at max 1.8m centres.

6.0 External walls: masonry and blockwork

To comprise:-

- 102.5mm approved facing brick to match existing
- 150mm cavity
- 100mm aggregate concrete block inner leaf [0.21-0.31 W/m.k]
- Cavities to be fully insulated with 150mm Isover CWS 32.
- 12.5mm plasterboard and skim on adhesive dabs

U Value = min 0.18W/m2K

Leaves to be tied together at 750mm centres horizontally and 450mm centres vertically with PD 6697 type 2 wall ties and to be of a double drip type. Ideally, they should be BBA approved and conform to BS EN 845-1: 2003. Each block course to be tied at window reveals. Cavity around openings to be closed with proprietary insulated pvc-ue cavity closures incorporating integral dpc and with 6mm cement particle board at eaves.

Lateral restraint to be provided by 30x5 gms straps at 1800mm cts. 100x75mm sw wall plate to be strapped to inner leaf at 1800mm cts. using 30x5gms straps.

Lean mix cavity fill to terminate min. 225mm below dpc.

7.0 Damp Proof Course:

To comprise 1200gauge Visqueen dpc linked to floor slab dpm. DPC to be min 150mm above adjacent ground level.

8.0 Lintels: external walls

To comprise proprietary combined steel lintels to suit load and span.

9.0 Windows:

Approved colour pvc-ue double glazed windows supplied and installed by specialist contractor who is FENSA registered, and the installation must be registered to comply with Building Regulations.

Rooflights to comprise Velux CK06 centre pivot double glazed rooflights 550x1180mm with integral blinds and appropriate flashing kits

Min. centre pane U Value not greater than 1.4W/m2K.

Opening lights to all rooms to be min. 1/20th floor area. Incorporate trickle ventilators to window frames to current Building Regulations, 8000mm2 to habitable rooms, 4000mm2 to other rooms. Glazing to windows less than 800mm above floor level to be laminated or toughened glass to current Building Regulation app. doc. K4. Provide draft stripping to all operable windows.

Min. centre pane U Value not greater than 1.4W/m2K.

10.0 Lintols: internal masonry walls

Internal structural support to be detailed by structural engineer. Steelwork to be encased in 2 x 12.5mm plasterboard and skim to give 30minutes fire resistance.

11.0 Roof construction: cut timber framework

To comprise C16 / C24 solid cut timber rafters and ceiling joists as scheduled on drawing. Rafters to be notched max 1/3 depth over wall and pole plate.

12.0 Roof covering: sloping

New roof coverings to comprise concrete interlocking tiles (type of tiles determined by supplier to suit roof pitch) to be similar in appearance to existing on 50x25mm softwood battens; on "Roofshield" vapour permeable roofing underlay by Procter Group Ltd; on timber rafter roofs to detail below. Proprietary GRP eaves guards to be dressed into gutter and under roofing underlay.

Manthorpe G2500N over fascia vents to be provided at eaves and Manthorpe G1105 flash vent at roof abutment.

13.0 Roof insulation: [ventilated cold roof]

Roof to be insulated at rafter level with

- 100mm Celotex GA4000 between rafters
- 50mm Celotex GA4000 under rafters; joints taped
- 25mm service void
- 12.5mm plasterboard and skim

U value = min 0.15W/sq.mk.

14.0 Rainwater goods:

To comprise black 110mm pvc-ue half round guttering and 63mmØ circular section black pvc-ue fall pipes. Boxed eaves detail to comprise proprietary rigid pvc-ue fascia / soffit / bargeboard in white

15.0 Partitions: internal

Non-loadbearing walls to be 100x50mm softwood studs at 600mm centres finished both sides with 12.5mm thick Gyproc Wallboard 10, scrim and skim finish. Between studs provide full width quilt insulation, to satisfy Approved Documents E (5.18) and B (A2).

rev:	date:	description
 AJ COCKER ASSOCIATES CHARTERED BUILDING SURVEYORS		 the mark of property professionalism worldwide
Project: proposed rear extension at 40 Sedgley Avenue Rochdale		scale: as noted @ A1 date: March 25 drawn: IS
Client: Mr Tony Watson		Dwg. Nr. T266-01