

STANDARD BUILDING REGULATIONS SPECIFICATION FOR DOMESTIC EXTENSIONS

GENERAL NOTES:

All work to be in accordance with the Building Regulations 2010 and subsequent amendments and to be to the satisfaction of the Local Authority Building Control Officer.

Where materials are not fully specified they are to be of a suitable standard for the purpose intended. All works to be in accordance with the Good Building Practice and BS8000 Workmanship on Building Sites to the extent that recommendations define the quality of finished works.

All products to be handled, stored, prepared, used or fixed in strict instructions and accordance with manufacturers recommendations.

All works to be constructed in strict accordance with the latest requirements of Building Regs and relevant Codes of Practice.

Any new gas works including new heating systems or extension of existing heating system MUST be carried out be a qualified GAS SAFE registered engineer.

All timbers to be treated with preservative prior to delivery on site. Storage of materials beyond the boundary of the site include temporary storage and off loading will not be permitted.

All structural calculations for the beam sizes are to be submitted and approved by the Local Authority Building control prior to commencement of works on site.

Any discrepancies are to be reported to the Client/Architect for clarification.

Materials used are to be the best of their respective kind and fit for purpose.

All materials to be used and fixed strictly in accordance with manufacturers recommendations and method statement.

ALL DIMENSIONS are to be checked on site and any discrepancies verified prior to commencement. Do not scale from this drawing.

LIMITED AIR LEAKAGE:

TO BE DEMONSTRATED BY THE FOLLOWING 'ROBUST CONSTRUCTION DETAILS'. NOTEABLE REQUIREMENTS ARE:

- 1. CAVITY WALL INSULATION TAKEN DOWN BELOW DPC LEVEL + FINISHED AT SAME LEVEL AS UNDERSIDE OF THE FLOOR SLAB INSULATION.
- 2. CAVITY WALL INSULATION + ROOF INSULATION TO MEET AT TOP OF WALL TO PROVIDE CONTINUOUS INSULATION
- 3. CAVITY WALL INSULATION TO BE CARRIED UP FULL EXTENT OF GABLE WALLS
- 4. FLOOR JOISTS TO BE SET OF JOIST HANGERS
- 5. 25MM INSULATION UPSTAND TO BE PROVIDED AT PERIMETER OF GROUND FLOORS INCLUDIING AT DOOR THRESHOLD LOCATIONS
- 6. CAVITY CLOSERS TO BE INSULATED

SITE ASSESSMENT

A site assessment to be undertaken, asseessment to include advice from a Geotechnical Specialist and a Waterproofing Specialist so that an integrated and practical waterproofing solution is created and any potential hazards and problems are identified at an early stage. Site investigation and risk assessment to be carried out before works commence to establish ground conditions and water table levels, presence of any contaminates and/or radon gas and location of drains and services etc.

Ground gases and contaminants - aggressive ground conditions may require the inclusion of a suitable ground barrier to protect the structure appropriately. Specialist advice must be sought in respect of dealing with ground gases, and designers are advised to check current standards at the time of construction for suitable guidance.

BASIC RADON PROTECTION

Damp proofing system to be assessed for compatibility with radon and advice from a Geotechnical Specialist and a Waterproofing Specialist to be sort.

Provide a 1600g (400 um) radon membrane over existing floor slab, lapped 300mm, double welted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

Ground gases, contaminants and aggressive ground conditions may require the inclusion of a suitable ground barrier to protect the structure appropriately. Specialist advice to be sought in respect of dealing with ground gases.

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

‘Special Foundations’ may not be placed on a neighbours land without the neighbour’s consent in writing.

Section 20 of the Party Wall Act defines ‘Special Foundations’ as ‘foundations in which an assemblage of beams or rods is employed for the purpose is distributing any load’

A Party Wall Agreement is to be in place prior to start of works on site.

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).

EXISTING STRUCTURE

Provide all necessary temporary protection, support, shoring and working platforms etc. in compliance with current health and safety requirements and Structural Engineer’s details.

A Structural Engineer to carry out a desktop analysis of the geology and hydrology of the site to guide the design of foundation and basement structure.

Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked by Structural Engineer for adequacy prior to commencement of work and as required by the Building Control Officer. Any remedial works required to be designed by a Structural Engineer.

RIW CAVITY DRAIN R20

All existing walls and floors below ground to be assessed for structural adequacy by a structural engineer any structural remedial works to be undertaken in strict accordance with Structural Engineer’s calculations and design.

A Waterproofing Specialist to be consulted on the design of waterproofing system.

Habitable spaces to be designed to ‘Grade 3’. Consideration to be given to the recommendations of BS 8102: 2009 (Code of practice for protection of structures against water from the ground), ‘no water penetration acceptable’ and a dry environment provided maintained by adequate ventilation, BS 8215 (Code of practice for design and installation of damp proof courses in masonry construction) and the information given in Building Research Establishment Digest 104 (Floor Screeds).

An existing brick structure’s water resistance may require improvement with a Type A membrane prior to the installation of the internal system.

Grade 3 waterproofing protection to be provided using drained cavity & DPM.

Installation to be in strict adherence to manufacturers details of RIW Cavity Drain R20

Ensure surfaces are firm, and free from obstructions, which would hamper free drainage. Any defects to be remedied before the system is installed.

NEW STUD WALL INNER LEAF

New inner leaf wall to be 100mm studwork as specified by engineer – typically constructed using 150mm x 50mm head & sole plates and vertical studs (with noggins) at 400mm ctrs. 100mm Celotex insulation to be within the stud as manufacturer's details. Vcl and 12.5mm plasterboard and skim installed over studwork. Fixed on to 2 courses of engineering bricks with dpc under.

25mm additional Celotex insulation to be provided over stud for thermal bridging if required.

SOLID FLOOR INSULATION OVER SLAB

Contractor to investigate existing ground floor slab.

Floor should be similar to below spec, but to be agreed with BCO

Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM (if required). Floor to Cavity Drain system on top of slab, and be insulated over cavity drain with 50mm thick Celotex GA4000.

25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Horizontal surfaces to be laid to falls to drainage outlets. Any level slabs are not to pond water more than 20mm deep.

CAVITY DRAIN SYSTEM

Wall and floor construction to incorporate cavity drain system as manufacturers details and as described below: Concrete slab surface to be pre-treated with Cementseal Primer.

Membranes to be laid out ‘domes down’ over the floor slab, with an overlap of two interlocking domes. No fixings to go through the floor membrane.

Vertical Installation of Cavity Drain R20 to commence at the top of the construction within the cavity (see manufacturers details for installation). Interlocking sheets by two domes, with an overlap of 100mm. The lower sheet to be positioned in front of the upper sheet, to form a ‘weathered lap’.

Fixings to be Brick Plugs, into 10mm diameter holes to a minimum depth of 75mm. Fixings to be sealed with Sealing Rope. The fixings to be staggered at 1.0m centres.

Seal overlaps using a run of Sealing Rope placed along the flat area of the Cavity Drain membrane between the two rows of domes. The outer edge of the sheet to be covered with Overtape.

Perforation of the tanking system by service entry pipes etc should be avoided or carried out strictly in accordance with the tanking manufacturer's details.

At Any Column/service penetrations the Cavity Drain R20 to be cut so it forms a butt joint against any projections, then sealed with Sealing Rope. The two rows of dimples surrounding the penetration to be filled

Designers to include the correct method and detailing to form all joints and junctions, to ensure they are correctly lapped and sealed in accordance with the manufacturer’s recommendations, including those between:

- waterproofing system and superstructure damp proofing
- horizontal and vertical waterproofing
- waterproofing system components.

Tanking systems to be properly connected to and made continuous with wall damp proof courses/radon dpc trays.

Drainage

Incorporate Aqua Channel as manufacturers details at wall/floor junctions

A drainage system of suitable capacity should be provided to collect and disposed of the infiltration water. The system must be maintainable and inspected at regular intervals.

Drainage to be either gravity or a sump pump to be installed to a suitable outlet with access points for servicing and maintenance.

To prevent backflow, the drainage system should be fitted with a one-way valve.

Depending upon ground conditions and recommendations from the BCO, drains may be connected to surface drainage systems or soakaways.

DPC

Where an existing dpc cannot be identified or is defective, a remedial DPC with an insurance-backed guarantee should be provided. DPC to be at least 150mm above external ground level. Where it is not possible to provide a remedial DPC the wall should be assessed to demonstrate that it prevents rising dampness from entering into the building.

Products used in chemically injected systems to hold current independent third-party certificates.

REV	Notes	Date	By

CRISP

architecture

Email: studio@crisparchitecture.co.uk

Chartered Institute of
Architectural Technologists
Chartered Practice

Project:

Frazer Cottage (102 Syke Road)
Rochdale, OL12 9TE

Drawing Title:

Typical notes - page 1

Project No:	2342	File Identifier:	2342_72_05
Drawing No:	72_05	Revision:	.
Drawn By:	SMH	Checked By:	SMH
Scale:	NTS @ A3	Date:	05/07/2023
Purpose of Issue: F E A S I B I L I T Y			
Drawing Status: P L A N N I N G			