

Legend

- Site Boundary (Property No. 134-136)
Area = 401.1m²
- Carpark Access
- Proposed Gate
- Amenity Space Boundary



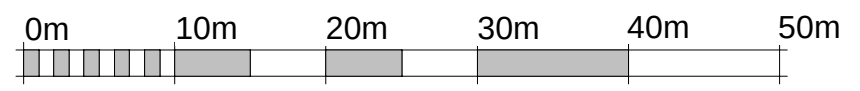
1 Existing Block Plan
1 : 500



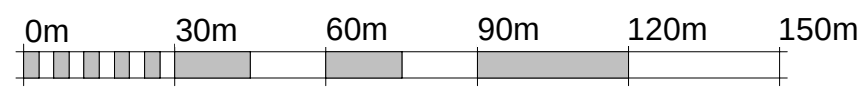
2 Proposed Block Plan
1 : 500



3 Location Plan
1 : 1250



VISUAL SCALE 1:500 @ A1



VISUAL SCALE 1:1500 @ A1



WeStruct

WeStruct Design and Build

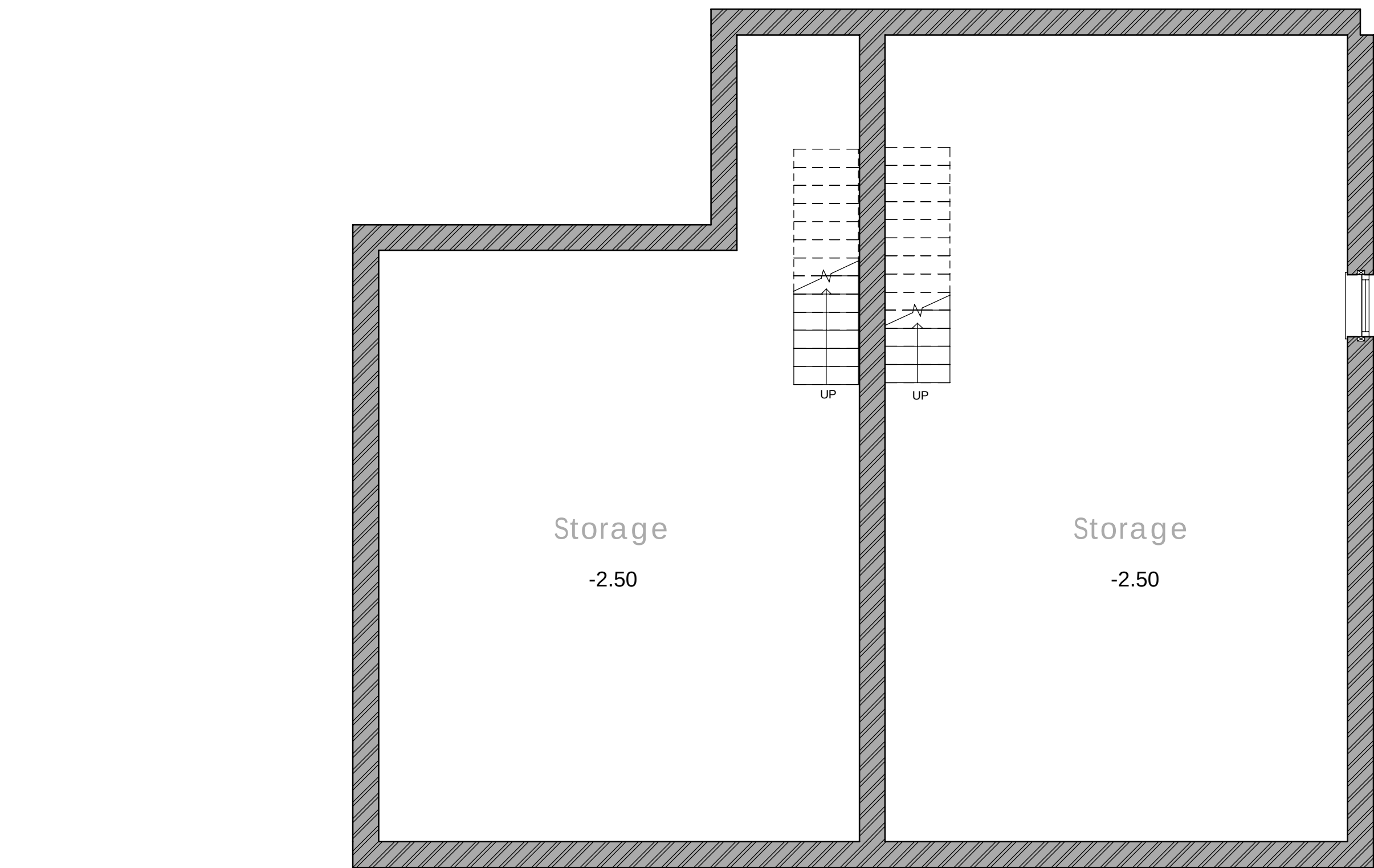
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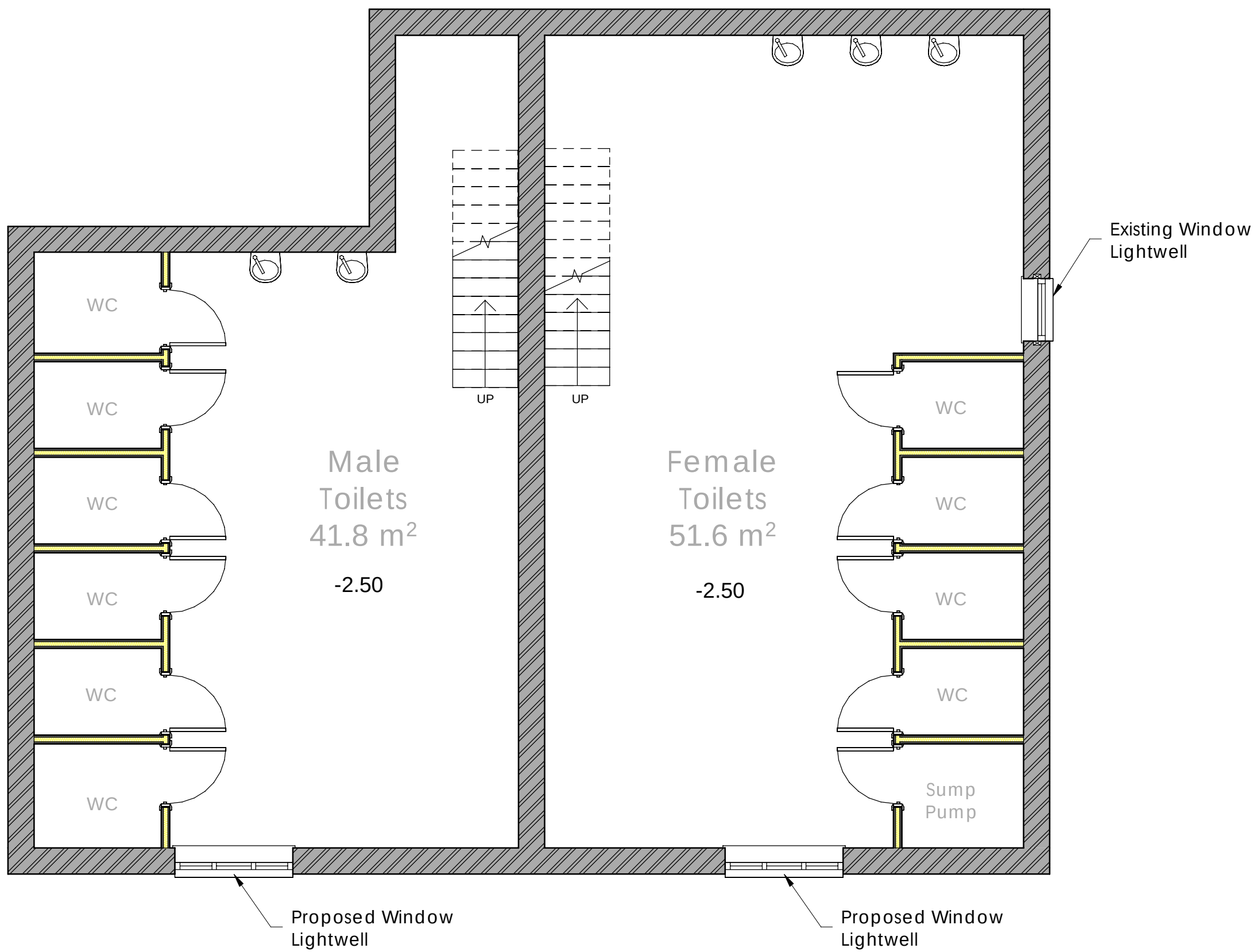
Rev.	Description	Date
1	First Issue	16/09/2024
Client		
Kurdish Community and Tuition Centre		
Project Site Address		
134-136 Drake Street Rochdale OL16 1PS		
Drawing Title		
Location Plan, Existing & Proposed Block Plans		
Project Number:		WE-13-01-23-01
Date:		25/03/2024
Drawn by:		PN
Checked by:		HH
Approved by:		SM
Drawing No.:		WE-DR-13-01-23-01-01
Scale: (@ A1)		As indicated

Legend

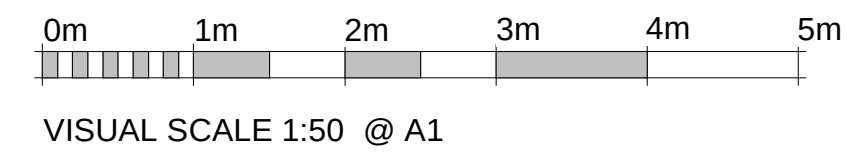
- Existing Brickwork
- Granted Brickwork
- Insulation
- RWP



1 Existing Basement
1 : 50



2 Proposed Basement
1 : 50



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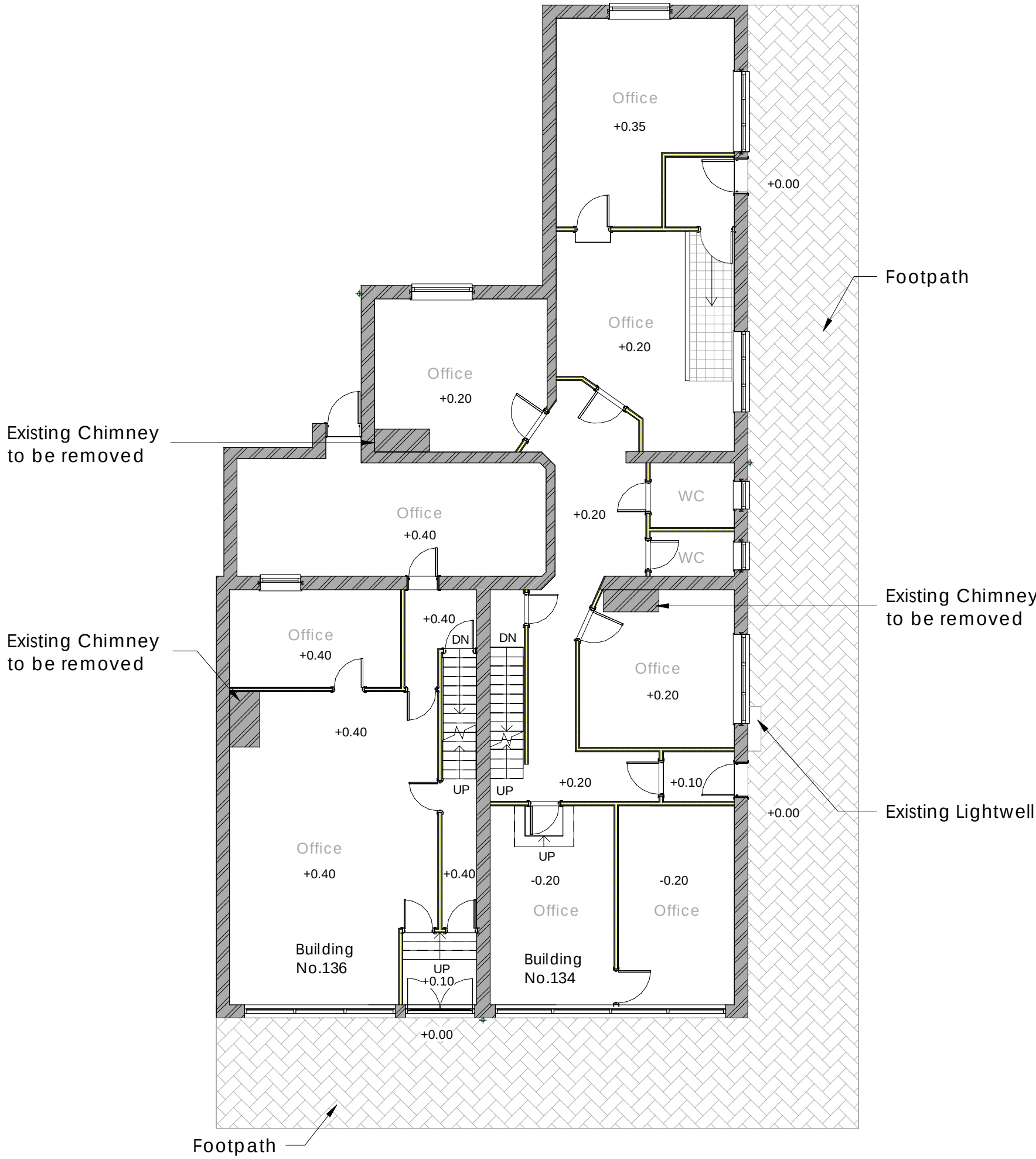
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Kurdish Community and Tuition Centre	
Project Site Address	
134-136 Drake Street Rochdale OL16 1PS	
Drawing Title	
Existing & Proposed Basement Plans	
Project Number:	WE-13-01-23-01
Date:	25/03/2024
Drawn by:	PN
Checked by:	HH
Approved by:	SM
Drawing No.:	WE-DR-13-01-23-01-02
Scale: (@ A1)	1 : 50

Legend

- Existing Brickwork
- Granted Brickwork
- Insulation
- RWP
- Existing Footpath
- Existing Ramp

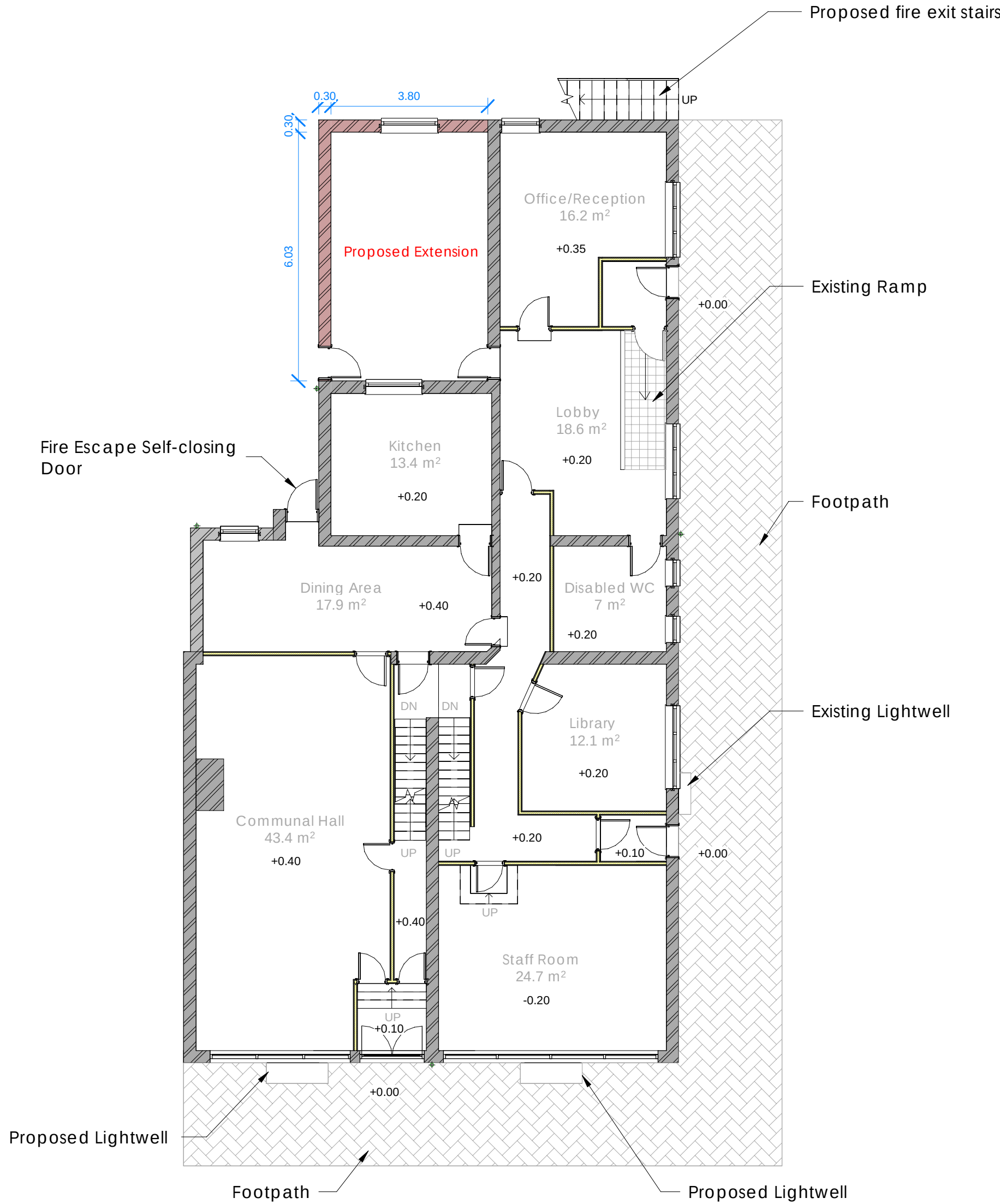
Total Site Area = 401.1 m²

Total Existing Building Area = 215.6 m²



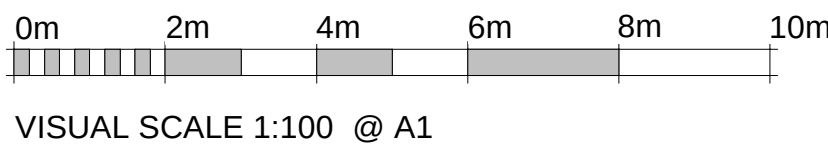
1 Existing Ground Floor

1 : 100



2 Proposed Ground Floor

1 : 100



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Rev.	Description	Date
1	First Issue	16/09/2024

Client	
Kurdish Community and Tuition Centre	
Project Site Address	
134-136 Drake Street Rochdale OL16 1PS	
Drawing Title	
Existing & Proposed Ground Floor Plans	
Project Number:	WE-13-01-23-01
Date:	25/03/2024
Drawn by:	PN
Checked by:	HH
Approved by:	SM
Drawing No.:	WE-DR-13-01-23-01-03
Scale: (@ A1)	As indicated

Legend

Existing Brickwork

Granted Brickwork

Insulation

RWP



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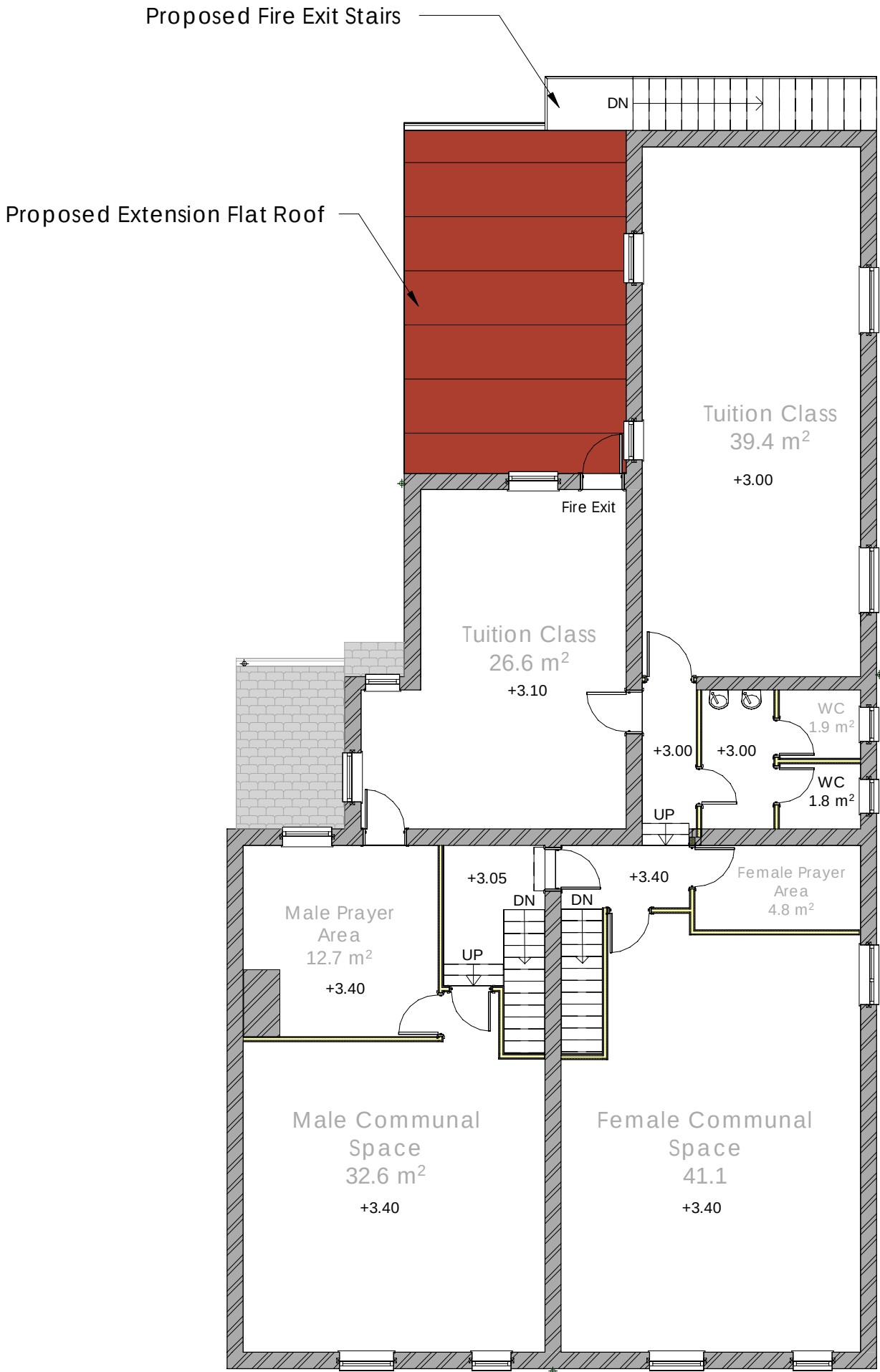
Client
Kurdish Community and Tuition Centre
Project Site Address
134-136 Drake Street Rochdale OL16 1PS
Drawing Title

Existing & Proposed First Plans

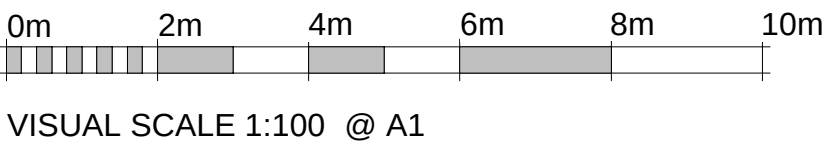
Project Number:	WE-13-01-23-01
Date:	25/03/2024
Drawn by:	PN
Checked by:	HH
Approved by:	SM
Drawing No.:	WE-DR-13-01-23-01-04
Scale: (@ A1)	As indicated



1 Existing First Floor
1 : 100



2 Proposed First Floor
1 : 100





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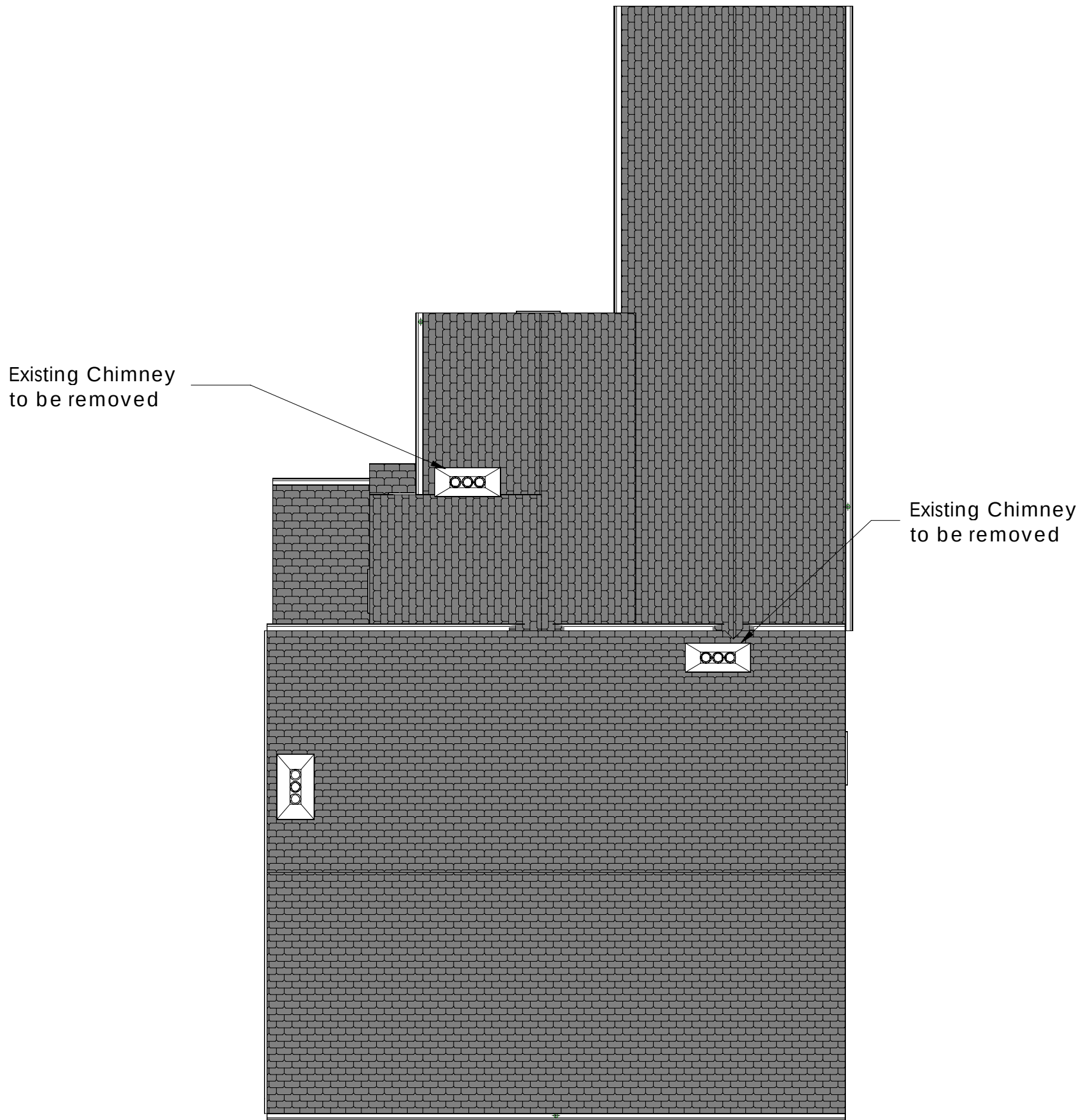
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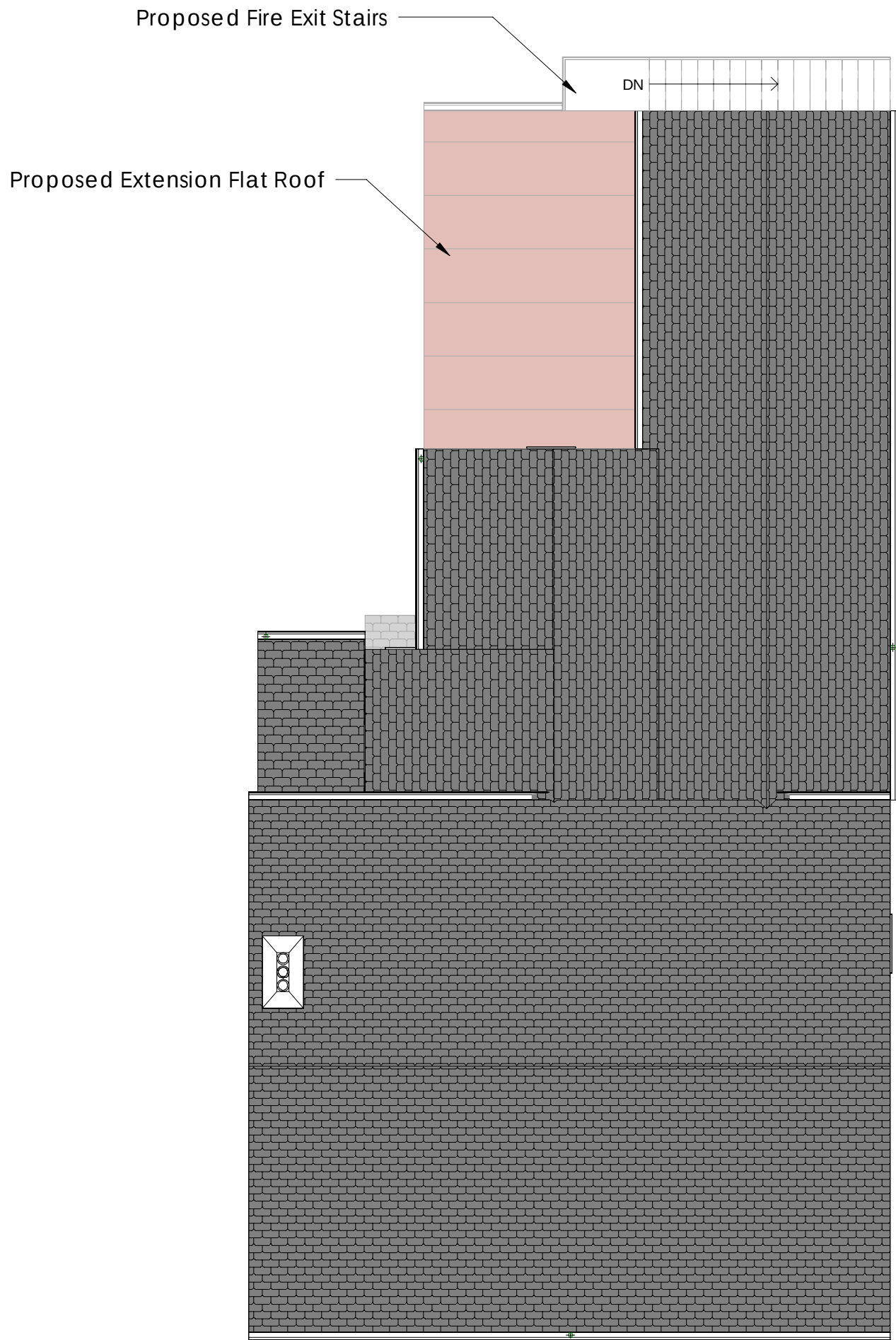
Client
Kurdish Community and Tuition Centre
Project Site Address
134-136 Drake Street Rochdale OL16 1PS
Drawing Title

Existing & Proposed Roof Plans

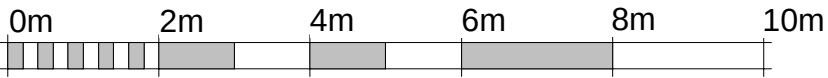
Project Number:	WE-13-01-23-01
Date:	25/03/2024
Drawn by:	PN
Checked by:	HH
Approved by:	SM
Drawing No.:	WE-DR-13-01-23-01-05
Scale: (@ A1)	1 : 100



1 Existing Roof Plan
1 : 100



2 Proposed Roof Plan
1 : 100



VISUAL SCALE 1:100 @ A1



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Rev.	Description	Date
1	First Issue	16/09/2024

Client

Kurdish Community and Tuition Centre

Project Site Address

134-136 Drake Street Rochdale
OL16 1PS

Drawing Title

Existing Elevations

Project Number: WE-13-01-23-01

Date: 25/03/2024

Drawn by: PN

Checked by: HH

Approved by: SM

Drawing No.: WE-DR-13-01-23-01-06

Scale:
(@ A1) As indicated



1 Existing Front Elevation

1 : 50



2 Existing Rear Elevation

1 : 50



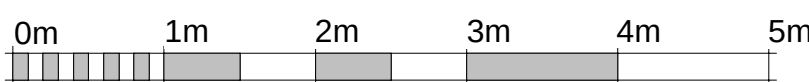
3 Existing East Elevation

1 : 100

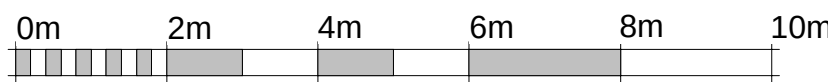


4 Existing West Elevation

1 : 100



VISUAL SCALE 1:50 @ A1



VISUAL SCALE 1:100 @ A1



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Rev.	Description	Date
1	First Issue	16/09/2024

Client

Kurdish Community and Tuition Centre

Project Site Address

134-136 Drake Street Rochdale OL16 1PS

Drawing Title

Proposed Elevations

Project Number: WE-13-01-23-01

Date: 25/03/2024

Drawn by: PN

Checked by: HH

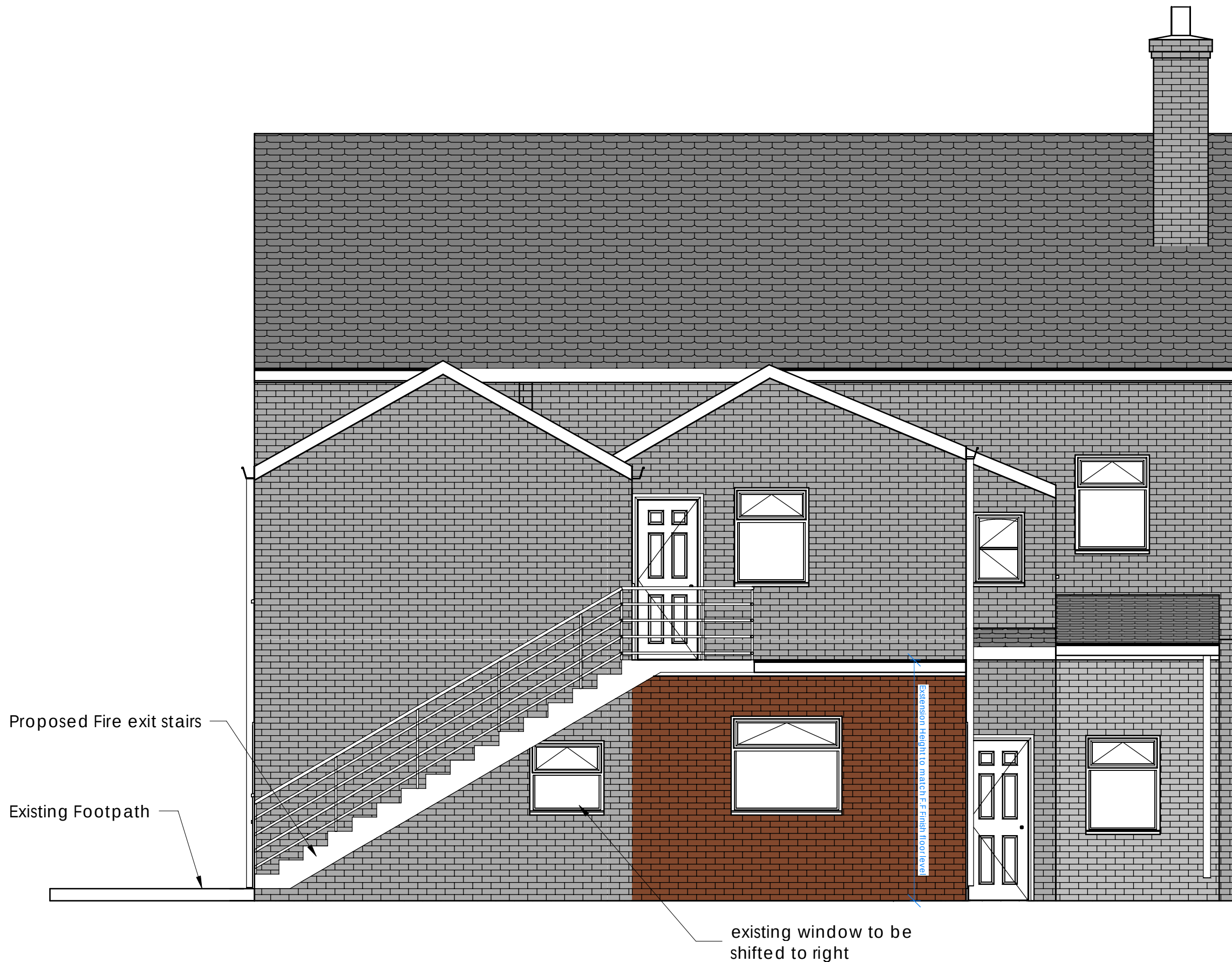
Approved by: SM

Drawing No.: WE-DR-13-01-23-01-07

Scale: (@ A1) As indicated



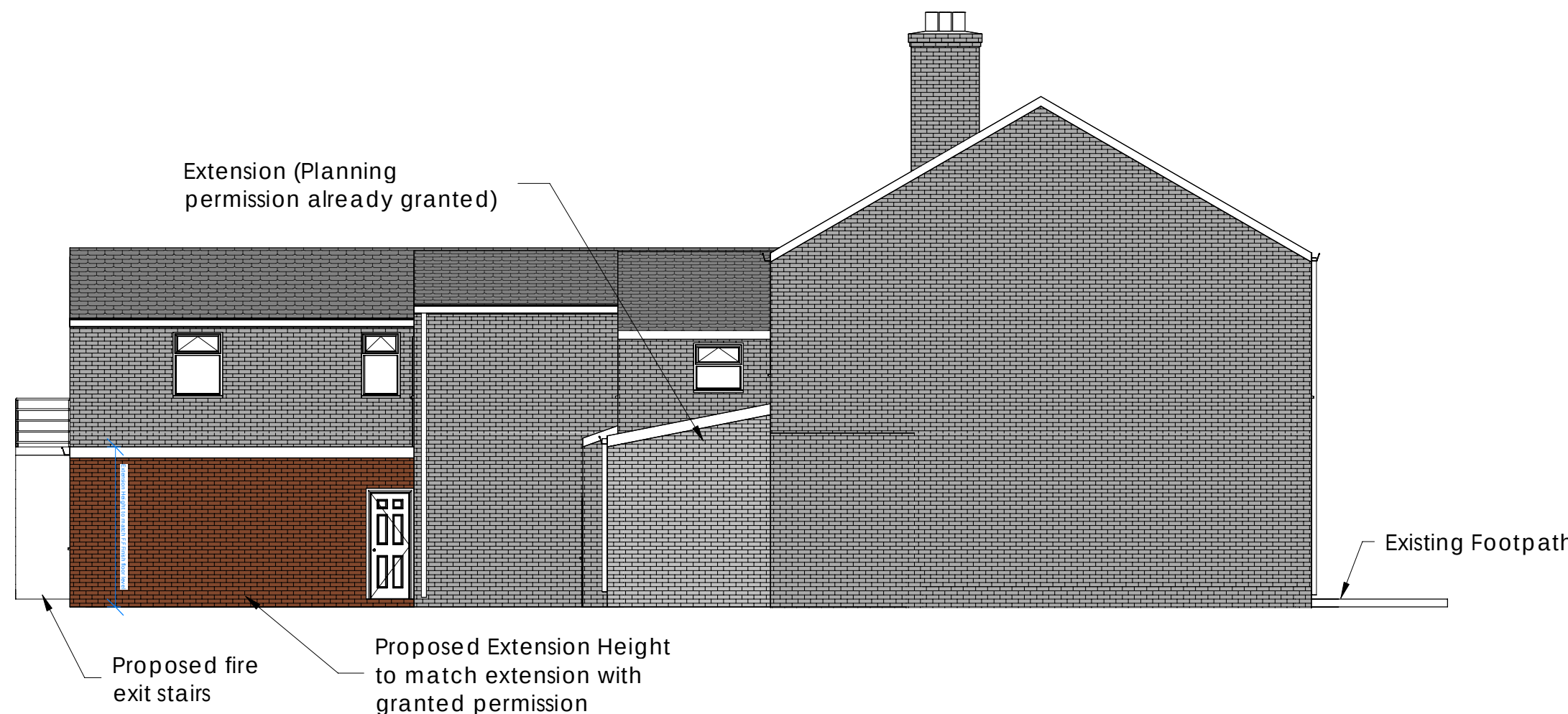
1 Proposed Front Elevation
1 : 50



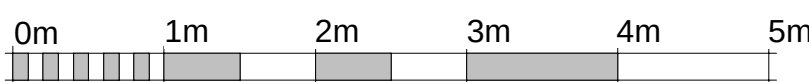
2 Proposed Rear Elevation
1 : 50



3 Proposed East Elevation
1 : 100



4 Proposed West Elevation
1 : 100



VISUAL SCALE 1:50 @ A1



VISUAL SCALE 1:100 @ A1



WeStruct

WeStruct Design and Build

- 1) THE CONTRACTOR IS TO SET OUT, CHECK AND CO-ORDINATE ALL DIMENSIONS ON SITE DURING THE COURSE OF THE WORKS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PLANS, STRUCTURAL CALCULATIONS AND SPECIFICATIONS.0)
- 2) PRIOR TO COMMENCEMENT OF ANY WORK ON SITE, LOCAL AUTHORITIES APPROVAL MUST BE ACHIEVED.
- 3) WHERE THE WORKS INCLUDE DEMOLITION TO ENSURE THAT ALL ELEMENTS OF THE BUILDING AND ADJOIN STRUCTURES CONSIDERED, ALL TEMPORARY WORK TO BE CLIENT CONTRACTORS RESPONSIBILITY.
- 4) ALL BLOCK / BRICK WALLS WHICH HAS BEAM RESTING ON MUST HAVE MINIMUM COMPRESSIVE STRENGTH OF 2.8 N/MM² (4.5 N/MM² - SITE TO CONFIRM)
- 5) ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST APPROPRIATE CODES OF PRACTICE AND TO COMPLY WITH CURRENT BUILDING REGULATION PRIOR TO COMMENCEMENT OF THE BUILDING WORKS THE CONTRACTOR SHOULD.
- 6) ENSURE THAT ALL DRAWINGS ARE APPROVED FOR USED BY THE PLANNING DEPARTMENT AND (IF APPLICABLE) BY BUILDING CONTROL.2)INFORM THE BUILDING CONTROL DEPARTMENT THAT WORKS HAVE COMMENCED ON SITE
- 7) VERIFY THE BOUNDARY LINES AND GROUND CONDITIONS, INCLUDING CHECKING OF ALL THE SERVICES (GAS, WATER, ELECTRIC, TELECOM AND PRIOR TO ANY EXCAVATION WORK.
- 8) REQUEST A COPY OF THE PARTY WALL AWARD WHERE WORKS AFFECT A PARTY WALL OR INVOLVE EXCAVATIONS WITH IN 3M OF ADJOINING BUILDINGS.
- 9). SETTING OUT OF BRICKWORK/BLOCKWORK ETC TO BE STRICTLY IN ACCORDANCE WITH THE ARCHITECTS DETAIL DRAWING.
- 10) REQUEST A COPY OF THE PARTY WALL AWARD WHERE WORKS AFFECT A PARTY WALL OR INVOLVE EXCAVATIONS WITH IN 3M OF ADJOINING BUILDINGS.
- 11) ANY DISCREPANCIES EITHER BETWEEN THE WRITTEN DIMENSION AND THE SITE DIMENSIONS OR BETWEEN THE DRAWING AND OTHER CONSULTANTS/ SUPPLIERS DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE CLIENT/ENGINEER.

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK.

Rev.	Description	Date
1	First Issue	16/09/2024

Client	Kurdish Community and Tuition Centre
Project Site Address	134-136 Drake Street Rochdale OL16 1PS
Drawing Title	
General Notes	

Project Number:	WE-13-01-23-01
Date:	25/03/2024
Drawn by:	PN
Checked by:	HH
Approved by:	SM
Drawing No.:	WE-DR-13-01-23-01-08
Scale:	1 : 10

BUILDING REGULATIONS NOTES

CON Regulations 2015
THE CLIENT MUST ADOBE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015. THE CLIENT MUST APPOINT A CONTRACTOR. IF MORE THAN ONE CONTRACTOR IS TO BE INVOLVED, THE CLIENT WILL NEED TO APPOINT (IN WRITING) A PRINCIPAL DESIGNER (TO PLAN, MANAGE AND COORDINATE THE PLANNING AND DESIGN WORK) AND A PRINCIPAL CONTRACTOR (TO PLAN, MANAGE AND COORDINATE THE CONSTRUCTION AND ENSURE THERE ARE ARRANGEMENTS IN PLACE FOR MANAGING AND ORGANISING THE PROJECT).

DOMESTIC CLIENTS
THE DOMESTIC CLIENT IS TO APPOINT A PRINCIPAL DESIGNER AND A PRINCIPAL CONTRACTOR WHEN THERE IS MORE THAN ONE CONTRACTOR. IF NOT YOUR DUTIES WILL AUTOMATICALLY TRANSFERRED TO THE CONTRACTOR OR PRINCIPAL CONTRACTOR.

THE DESIGNER CAN TAKE ON THE DUTIES, PROVIDED THERE IS A WRITTEN AGREEMENT BETWEEN YOU AND THE DESIGNER TO DO SO.

THE HEALTH AND SAFETY EXECUTIVE IS TO BE NOTIFIED AS SOON AS POSSIBLE BEFORE CONSTRUCTION WORK STARTS IF THE WORKS:

- (a) LAST LONGER THAN 30 WORKING DAYS AND HAS MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT
- OR
- (b) EXCEEDS 500 PERSON DAYS.

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 4 METRES OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS ARE WITHIN A 4.5 DEGREE LINE OF THE ADJOINING FOUNDATIONS.
- 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), REASONABLE PROVISION SHALL ALSO BE MADE TO ENSURE THE DOWLING IS CONSTRUCTED TO MINIMISE UNWANTED AIR LEAKAGE THROUGH THE NEW BUILDING FABRIC.

HEALTH AND SAFETY
THE CONTRACTOR IS REMINDED OF THEIR LIABILITY TO ENSURE DUE CARE, ATTENTION AND CONSIDERATION IS GIVEN IN REGARD TO SAFE PRACTICE IN COMPLIANCE WITH THE HEALTH AND SAFETY AT WORK ACT 1974.

MATERIALS AND WORKSMANSHIP
ALL WORKERS ARE TO BE CARRIED OUT IN A WORKMANLIKE MANNER. ALL MATERIALS AND WORKSMANSHIP MUST COMPLY WITH REGULATION 7 OF THE BUILDING REGULATIONS, ALL RELEVANT BRITISH STANDARDS, EUROPEAN STANDARDS, AGREEMENT CERTIFICATES, PRODUCT CERTIFICATION OF SCHEMES (KITE MARKS) ETC. PRODUCTION CONFORMING TO A EUROPEAN TECHNICAL STANDARD OR HARMONISED EUROPEAN PRODUCT SHOULD HAVE A CE MARKING.

RAINWATER DRAINAGE
Rainwater goods to be no 110mm UPVC half round gutters taken and connected into 68mm UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway. Paved areas to be suitably drained free from storm water.

SUSTAINABLE DRAINAGE PAVING
Day Aggregates is a popular use of permeable paving, formally used for SUDS as this is the layer of material on which the paving units are bedded, facilitating the free passage of water through to the underlying sub-base layers. Materials can be a 26mm clean stone or a 26mm clean hard grit or Sharp Washed Sand from Day Aggregates. This specification

consists of a 3mm grit should be used to infill the gaps between the pavers. This is a typical permeable pavement design recommended from BS7533-13:2009.

SUSTAINABLE DRAINAGE SYSTEM
Proposed Sustainable Drainage System (SUDS) from soakaway to permeable paving. In addition, water flow from green surface. Rainwater flow into drainage pipes embedded into cavity soiled wall. This reduces groundwater recharge that allows rapid water runoff, limited infiltration into the ground. This also reduces evapotranspiration from vegetation and surface water.

TIMBER FRAME WALL
To achieve minimum U Value of 0.28W/m² K
Timber cladding fixed to 25 x 38mm preservative-treated battens (provide counter battens to ensure eaves and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 mNkg/m² and 12mm thick WSP external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using 100mm x 50mm head & sole plates and vertical studs (with noggin) at 400mm c/c or to engineer's details & calculations. Insulation to be 60mm Celotex GA4000 between studs plus 37.5mm Celotex PL4000 insulated plasterboard with VCL over. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Walls within 2m of the boundary to be fixed externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from timber. Timber cladding to be treated with Fire Retardant Coating for Timber (EDPR & OPR) or similar paint system to achieve class 0 and 1 EU SBR/s1/s30.

INTRODUCTION

The following specification must be read in conjunction with all relevant project drawings, schedules etc. and is applicable whether the work is to be carried out by the contractor to ensure that all their work is in compliance with the appropriate requirements of the relevant Building Regulations and other allied legislation.

FOUNDATIONS

Trench foundation
Concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 600mm wide and 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations ALP and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Please note that should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

See engineers details.

The existing ground within the extent of the proposed building construction site shall be cleared of all turf and vegetable matter prior to any further excavation being made. Method of disposal of any contaminated soil to be agreed with the Local Environmental Officer. Foundation trenches shall be clean and true and checked for soft areas, water etc. and left with compacted bottoms.

- (a) LAST LONGER THAN 30 WORKING DAYS AND HAS MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT
- OR
- (b) EXCEEDS 500 PERSON DAYS.

Foundations shall be located centrally under external and load bearing internal walls. All foundations shall be designed with due regard to subsoil conditions, water table, presence of subsidence and previous ground uses etc.

HORIZONTAL/VERTICAL - DAMP PROOF COURSES

The horizontal damp proof course shall consist of a layer of 2000 gauge polythene damp course to BS 7439515 adequately lapped at corners and joints, on a mortar bed maintaining a minimum 150mm above adjacent ground level. All joints to be lapped a minimum 150mm. Ensure that damp proof course does not project into the cavity.

Where external wall cavity is bridged i.e. air brick/ventilator openings and meter cupboard etc. provide polythene cavity trays complete with stop ends over in the external wall with open proprietary perpend. Cavity trays are to project 150mm beyond either side of lintel/perpend.

DPC
Provide horizontal strip polymer (hyalad) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be installed with existing DPC's and with floor DPC. Vertical DPC to be installed at all reveals where cavity is closed.

SOLID GROUND FLOOR CONSTRUCTION
Granular material, free from harmful matter, well graded and passing a 75mm BS sieve. Crushed hard rock or quarry waste, not chert, or crushed concrete, bricks or tiles free from old plaster. Average thickness of hard-core bed to be 150mm. Increase thickness as necessary to make up levels and backfill foundation at trench. Hard-core to be thoroughly compacted in layers not exceeding 150mm. Surfaces of hard-core to have a sufficient consolidated bedding of sand to fill interstices and provide a close smooth surface for 1200 gauge polythene DPM laid with edges lapped not less than 300mm and turned up the perimeter walls and lapped under DPC to provide a complete water proof membrane.

Concrete to be grade C100 to BS5328 using OPC cement and 20mm nominal maximum size of aggregate. Thickness of concrete floor slab to be 100mm.

100mm thick Celotex Fast R F3000 insulation slabs laid directly on additional 1200 gauge DPM on concrete ground floor slab to achieve a U-Value of 0.22W/m²K. Cut outs of insulation to be placed around perimeter of external walls, beneath skirting, to prevent cold bridging.

65mm thick 1.4 cement-sand screed using OPC cement and fine aggregate to grade limit M. BS882 with light gauge wire mesh reinforcement in centre. Screed to be finished smooth and finished flush with existing floor levels unless stated otherwise of the drawings.

EXTERNAL CAVITY WALL - BLOCKWORK

Outer skin to comprise 103mm thick matching facing brickwork with a 100mm wide cavity and a 100mm thick Thermalite Turbo blockwork inner skin. (TBC)

Cavities
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non-combustible insulated cavity weepers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 7) at max 900mm centres.

Cavity to be closed at all window, door junctions and at eaves level with blockwork or a proprietary cavity closure. Skins to be tied together with 225mm long vertical twist ties spaced at 400mm centres horizontally and 450mm centres vertically and at 250mm centres at window and door reveals. Provide additional ties within 225mm of side of openings at no more than 300mm centres. Blocks to be laid in a 1:1.6 cement/sand mortar with the cavity trays. Ensure that cavities are kept free from debris by employing the use of timber cavity battens placed up with work proceeds.

Wall ties
All walls constructed using stainless steel twisted wire retaining wall ties built in at 750mm c/c horizontally, 450mm vertically and 225mm c/c at reveals and corners in staggered rows. Wall ties to be suitable for cavity wall and in accordance with BS 5268-6: 1996 and BS EN 845-1: 2003

Vertical damp proof courses to be provided at all un-bonded joints; (note proprietary cavity closer at all joints and cills).

At all low roof abutments i.e. porches, conservatories ensure stepped DPC's cavity tray with stop ends are provided and linked to cook 4 lead flashings and soakers. Cook 4 lead dressed beneath cavity trays and over roof stops with alternate perpend left open for weep holes, all as necessary to form weather proof joint.

Existing to new walls
Cavities in new walls to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abut the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

Provide polythene lapped and continuous cavity trays with stop-ends, above all lintels and over short piers between closely spaced openings. Open end perpend or P/CU proprietary perpend at 300mm centres, minimum 2 no per openings. Bond new blockwork to existing walls with stainless steel masonry connectors and ties ravelloited to existing walls.

The cavity is to be filled with a lean mix concrete up to a level of 225mm below DPC & is to be laid with sulphate resistant mortar. Provide weep holes every fourth vertical joint in the outer leaf at the base of the cavity at 150mm below DPC. Maintain a continuous space between new and existing walls.

The cavity is to be closed at openings using proprietary cavity closer 'Thermabate' or equal, installed in accordance with manufacturer's instructions.

Walls to be finished internally with an approx. 13mm thick layer of bonding plaster and 2.3mm thick finishing skin plaster floated smooth or 12.5mm plasterboard on plaster dabs with a plaster skim finish.

EXTERNAL CAVITY WALL INSULATION
90mm thick full fill Rockwool cavity wall bats, or similar, cavity wall insulation to provide a minimum U-value of 0.30W/m²K. Fix bats securely with tightly butted joints, ensuring that all abutments are not damaged and that top edges are covered with a temporary timber batten to ensure that they remain free from mortar droppings and other debris. The cavity wall insulation is to be installed in strict accordance with manufacturers recommendations commencing below the DPC to avoid cold bridging. The cavity insulation is to commence at the same level as the horizontal ground floor insulation. All glass shall be in accordance with BS 6202:1978. Opaque glazing is to be provided to all bathrooms and cloakrooms. All windows and doors to be a weather stripped.

All windows and doors to be double glazed UPVC units.

LINTEL SCHEDULE

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 6110, with a concrete strength of 40 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.

INTERNAL WALLS - NON LOAD BEARING STUDWORK
750mm softwood framing comprising sole and head plates, uprights at 400mm centres and noggin's staggered at mid-height. Walls to be fixed each side with 12.5mm plasterboard, taped, skimmed and set finished. Plasterboard to be plaster skimmed ready for decoration. All studwork walls to be supported on ground piers or noggin's.

Fascia to be 25mm thick PAR softwood with match existing complete with an 12.5mm thick exterior quality plywood soffit fixed to fascia and to wall with softwood battens. Clipped weep detail at gables.

Ceiling to be 12.5mm foil backed plasterboard with joints filled and taped to take textured finish. Provide 50 x 30mm noggin's to provide support at joints, edges and light fittings.

ROOF INSULATION - JOISTS

Whole roof area is to be insulated with two layers of Rockwool Polbat insulation quilt, total thickness 270mm. The first layer of 100mm insulation quilt to be laid between ceiling joists complete with the second layer of 170mm insulation quilt laid at right angles on top of ceiling joists. Separate butting quilt's to be laid over the soffit until the 75mm cavity gap is closed. The second layer to avoid cold bridging and close the cavity. Pack the space between last rafter and gable wall with insulation. Roof to achieve a U-value (through joists) of at least 0.16 W/m²K.

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 cut-off sensors so that lights switch off when daylight is sufficient.

RAINWATER GOODS

Rainwater Drainage

New rainwater goods to be no 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

PITCHED ROOF INSULATION - RAFTERS

Roof insulation to refers to be Celotex Tuff-R Zero GA3002 insulation slabs thickness 90mm between the rafters and GA3502 50mm thick slabs fixed to the underside of the rafters with broad headed stud nails. Total construction for new build to achieve a minimum U value of 0.20 W/m²K. Ensure that a minimum 50mm wide air gap is maintained between the insulation and underside of roof covering for free passage of air for ventilation. Use 50x50mm softwood cross battenning if necessary to achieve air gap.

UNDERGROUND DRAINAGE - ACCESS POINTS

Access points in the form of rodding eyes, access fittings, inspection chambers or manholes to be provided at the following points:

- (a) On or near the head of each drain run
- (b) At a bend and at a change of gradient
- (c) At a change of pipe size
- (d) At a junction unless each run can be cleared from an access point

40mm diameter plastic inspection chamber on a 100mm thick concrete base and surrounded with 150mm of pea-shingle for invert depths of 1000mm or less.

Manhole and/or inspection chambers shall have removable non-ventilating covers to be either cast iron or pressed steel and be of suitable strength. Covers inside buildings shall have mechanically fixed airtight covers.

Underground foul drainage

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (800mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressive material. Provide rodding access at all changes of direction. All below ground drainage to comply with BS7150 and BS8801.

FOUL DRAINAGE

Underground foul drainage to be tested for leakage, exposed for inspection (as required by BCO) and repaired or replaced where necessary.

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 an

vc, boe traps and rodding eyes to be provided at changes of direction. Size of wastes pipes and max length of branch is exceeded then an inspection manhole is to be provided.

Wash basin - 1.7m for 22mm pipe 4m for 40mm pipe
Bathroom - 3m for 40mm pipe 4m for 50mm pipe
W/C - 4m 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 upcast soil pipe with accessible internal air-advice valve complying with pEn 12380, placed at a height so that the outlet is above the trap of the highest WC.

Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all things as appropriate.

Soil and vent pipe
S/p to be extended up to 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend end of f/vp.

BACKGROUND AND PURGE VENTILATION

Background Ventilation- Controllable Background Ventilation via trickle vents to be provided to new habitable rooms at a rate of min 500mm² and 4 kitchen's, bathrooms, WCs and utility rooms at a rate of 2500mm². Purge Ventilation- Windows/rooftops to have operable area in excess of 1/20th of the floor area. If the window opens more than 30° or 1/10th of the floor area if the window opens less than 30°, internal doors should be provided with a 10mm gap below the door to aid air circulation.

Existing central heating system to be in accordance with the Domestic Ventilation compliance guide.

PITCHED ROOF CONSTRUCTION

PITCHED ROOF VENTILATION
Insulation on all gips above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote Ventilation.

Strapping for roof
Walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 50mm galvanised mild steel horizontal straps or other approved to BS EN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid noggin's between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanised metal straps or other approved to BS EN 845-1 at maximum 2m centres.

Shoofrads rafters as per drawings, birds-mouthed over 100x50mm standard wallplate bedded to top of internal cavity skin and laid with ceiling joists as per drawings, held down with 300mm mild steel straps @ 1.2m c/c (2m long), bent at right angles and to give a 7mm finish to the top of the wall plate.

Lateral and vertical restraint straps are to be provided to roof members in accordance with BS 5628 from the roof to adjacent wall plate and to maximum 2.0m centres using 30 x 5mm galvanised steel straps turned down 150mm minimum over blockwork and fixed over solid blocking, to a minimum of three rafters.

PITCHED ROOF ANCLARY NOTES

The roof shall be covered with Forcite Certification concrete tiles fixed at 10 degree low pitch, and matching ridge tiles to be in accordance with manufacturers instructions and BS 5553 on 30 x 25mm preservative treated soft wood battens on reinforced roofing felt underlayment type 1P to BS747 P1.2.

The roof is to be cross-vented by proprietary eaves ventilator equivalent to a 25mm continuous air gap within eaves. A ridge ventilation system (Reed-free / Dry-end or equal approved) is also to be installed. To ensure a clear airflow from eaves vents into roof into roof spaces, provide ventilation pipes to be fixed between rafters.

INTERNAL WALLS - NON-LOAD BEARING BLOCKWORK
100mm concrete blockwork to be built of horizontal damp proof course and centrally of the concrete foundations / thickened floor slab.

Walls to be finished internally with an approx. 13mm thick layer of bonding plaster and 2.3mm thick finishing skin plaster floated smooth or 12.5mm plasterboard on plaster dabs with a plaster skim finish.

Minimum mass square metre for sound insulation for walls to bedrooms and rooms containing WCs to be 90kg/m² for plastered walls or 75kg/m² for plasterboard walls.

Windows

Windows are to provide 4000 sq mm. minimum of background ventilation via controlled trickle ventilators in kitchen, bathroom, cloakroom and utility room window or door and 8000 sq mm. to all habitable rooms. Alternatively, the mass of all trickle vent areas in the house must equal or exceed 6000mm² those rooms specified in Table 1 of Approved Document F1.

New and replacement windows
New and replacement windows to be double glazed with 16mm argon gas and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

Bathrooms and En-Suite Bathrooms

All bathrooms and en-suites to incorporate a recessed mechanical vent fan (extracting at a rate of 15 litres per second) located in the ceiling or wall, which will be operated intermittently linked to night lighting. Switching to be by means of a light switch with isolator switch external to room. External terminal in gable (when possible) with plastic airbrick to match facing brickwork. Rooms without windows to additionally have 15 minutes over-run kitchen's.

All kitchen's (including kitchen/dining rooms) shall be mechanically ventilated by an extracting cooker hood, extracting to external at a rate of 30 litres per second, operate intermittently.

Utility Rooms

All utility rooms to be mechanically ventilated either by a wall-mounted (or ceiling mounted) fan, to extract 30 litres per second and controlled by light switch. In rooms without operable windows 15 mm over run to be provided. Isolate fan at high level external to room. Any ducting in floor zone not to exceed 60 m unless if manufacturer so recommends, terminating in an approved vent to match wall.

EFFICIENCY LIGHT FITTINGS

Provide lighting fittings as tabled below to be fixed lighting that only accepts lamps having a luminous efficacy greater than 40 lumens per circuit-watt. Such fittings would include fluorescent tubes and compact fluorescent lamps but not GLS tungsten lamps with bayonet cap or Edison screw bases.

- 1-3 new rooms created - 1 no location
- 4-6 new rooms created - 2 no locations
- 7-9 new rooms created - 3 no locations
- 10-12 new rooms created - 4 no locations

Halls, stairs and landings occur as one room but may contain more than one fitting. Efficiency light fittings cannot be located in garages, lifts and outflows. The exact locations of efficiency light fittings to be determined on site.

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 cut-off sensors so that lights switch off when daylight is sufficient.

VENTILATION

All habitable rooms to have rapid ventilation via windows/doors of an operable area at least 1/20th of the floor area, part of the ventilation opening must be 1.75m above floor level.

DRAININGS UNDER BUILDINGS

Drains running under a building to be surrounded in 100mm of granular fill. On sites where excessive subsidence is possible additional flexible joints should be provided. Where the top of the pipe is within 300mm of the underside of the slab-concrete encasement shall be used as an integral with the slab. Provide flexible movement joints of compressive board at each pipe junction when encasing in concrete. Where a drain runs through a wall or foundation provide a length of pipe (as short as possible) built with its joints as close as possible to the wall / foundation faces (within at most 150mm) and connected on each side to rocker pipes with a length of at least 600mm and flexible joints.

Complete installation to be subject to and capable of withstanding testing in accordance with BS 5572 :1978. Above ground foul drainage pipe work shall be PVC-U to BS 4514.

Pipe work must be designed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing crossflow, backfall, leakage or blockage. No air from the drainage system shall enter the building. Provide adequate support to lengths of pipework and at junctions and changes in direction. No branch connection to be within 450 mm above floor of soiling pipe. All PVC-U pipe work to be BS 4514. Minimum pipe sizes for sanitary plumbing to be:

WCS, soil pipes 100 mm dia. min. size
Common pipe wastes 50 mm dia. min. size
Bath, sink 50 mm dia. min. size
Handbasin 32 mm dia. min. size
Shower 32 mm dia. min. size
Overflow 19 mm dia. min. size

All fittings are to have 75mm deep seal traps. Provide waste for washing machine and dishwashers where applicable. All waste pipes shall be laid to falls (25mm per metre run). All plumbing shall be installed in accordance with manufacturer's instructions. The maximum lengths of pipe shall be as follows:

100mm pipe 0.6m maximum length
100mm pipe 0.6m maximum length
100mm pipe 0.6m maximum length

Soil and venting stacks or 'head' of drain run to be ventilated to the external air via rigid ducting within roof space to terminate via tile or ridge ventilator (minimum 900 mm above any window head within 3 metres horizontally). Pipes passing through habitable rooms (including kitchen's) to be lagged with minimum 50mm sound deadening quilt and with 2 no. layers of 12.5mm plasterboard in BS x 30mm softwood framing. Access and rodding eye fittings to be provided to ensure all pipework is accessible as appropriate. Pipework laid between joists to be adequately supported. Underground pipes with less than 900mm ground cover to be protected with 100mm concrete cover.

Hot water supply

All bathrooms, washing, baths and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G3. A washbasin with hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold water supply to be provided to any area where food is being prepared.