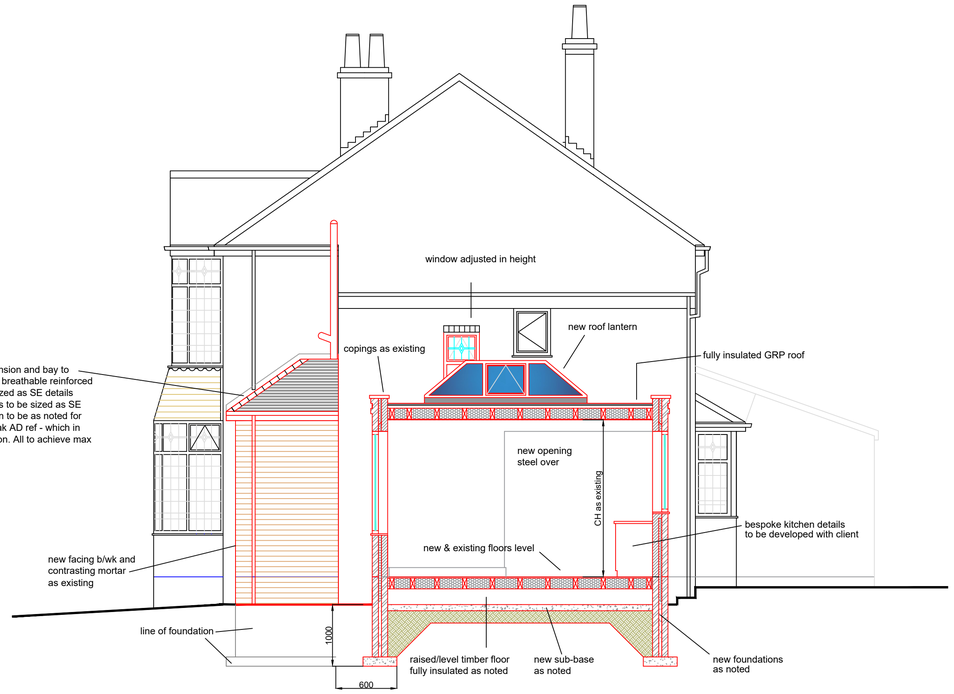


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BUILDING REGULATION NOTES:

FOUNDATIONS:

CAVITY WALL CONSTRUCTION TO BE BUILT UP OFF NEW 600 x 200MM MIN STRIP FOOTINGS TO COMPLY WITH THE BUILDING REGULATIONS APPROVED DOCUMENT A PARTS A1/2: BOTTOM OF STRIP FOOTING IS TO BE A MINIMUM OF 1000MM BELOW THE FINISHED EXTERNAL GROUND LEVEL. AS NOTED BOTTOM OF CAVITY WALLS TO BE FILLED WITH A LEAN MIX CONCRETE FILL TO 225MM BELOW THE LINE OF THE EXTERNAL DPC. CONTRACTOR TO ALLOW FOR INVESTIGATION OF EXISTING GROUND CONDITIONS, FOUNDATION SPECIFICATION TO BE BUILT UP OFF SUITABLE FIRM GROUND TO THE COMPLETE SATISFACTION OF THE BUILDING CONTROL INSPECTOR. WHERE ANY DRAINS/SERVICES PASS THROUGH WALL A CONC LINTEL IS TO BE INSTALLED ON INNER AND OUTER LEAFS 150MM MIN END BEARING. SERVICES TO HAVE SUITABLE FLEXIBLE DUCT B/S. NOTE ALLOW FOR COUPLE COURSES OF FACING BRICK EXTERNALLY BELOW DPC LEVEL, WALL TO BE ERECTED 150MM MIN FROM ADJOINING PROPERTY TO ALLOW FOOTINGS TO BE INSTALLED WITHIN CLIENT BOUNDARY, CONTRACTOR ALSO TO ENSURE NO DAMAGE INCURS TO ADJOINING PROPERTY, PROVIDING TEMP WORKS AS REQUIRED.

FLOOR:

NEW EXTENSION FLOOR AREA TO COMPRISE OF 150MM MINIMUM CONCRETE SUB BASE (SPECIFIED AS UNLIKELY EXISTING POOR/SLOPING BASE WOULD BE ADEQUATE), ON 50MM SAND BLINDING ON 225MM WELL COMPACTED HARDCORE, BUILT UP IN LAYERS. NEW JOISTS TO BE ??MM X ??MM SOLID TIMBER AT ??MM CENTRES (TO BE SET OUT SO EXTENDED AREA IS LEVEL WITH EXISTING. ENDS OF JOISTS TO BE SUPPORTED OFF WALLS V/A PROPRIETARY GALVANISED JOIST HANGERS FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
NEW MARINE FLOORING GRADE PLYWOOD SUB BASE FIXED TO JOISTS IN READINESS FOR NEW FLOOR FINISH OVER THE EXTENDED AREA - SOLID TIMBER VENEER FINISH BOARDS. ENTIRE FLOOR TO BE INSULATED WITH ECOTHERM RIGID POLYISOCYANURATE INSULATION BOARDS IN 2 LAYERS 1 X 150MM & 1 X 20MM FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS - TO ACHIEVE MAX U VALUE OF 0.18 W/M2 DEG K. INCLUDE ALL NECESSARY TREATED SUPPORT BATTENS - EXISTING FLOOR AREA TO RECEIVE THE SAME TREATMENT REGARDS INSULATION AND FINISH. FOR NEW FINISH, PROVIDE EDGE EXPANSION SPACERS, THRESHOLD T BAR STRIPS, RAMPED THRESHOLD STRIPS ETC. ALL LAID IN EXACT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND DETAILS. ALLOW FOR THE NEW FLOOR FINISH TO RUN THROUGH TO EXISTING KITCHEN AREA TO CREATE A SINGLE SEAMLESS SPACE WITH NEW FINISH, LACQUERS AND COLOURS TO MATCH THE EXISTING INSTALLATIONS THROUGHOUT THE GROUND FLOOR. ENSURE 150MM MIN IS MAINTAINED FROM U/S OF JOISTS TO SUB SLAB AND PROVIDE NEW AIR BRICKS TO ADEQUATELY CROSS VENTILATE THE ENTIRE VOID MAX 2000MM C/C EXTERNALLY AND WITHIN 450MM OF ANY END WALL

EXTERNAL WALLS:

EXTERNAL WALL BUILD UP, EXTERNAL LEAF OF 103MM FACING BRICKWORK TO MATCH EXISTING. O/A CAVITY TO BE 100MM, COMPRISING 90MM KINGSPAN KOOLTHERM K106 CAVITY BOARD WITH A FIBRE FREE RIGID THERMOSET PHENOLIC CORE AND A 10MM RESIDUAL CAVITY SPACE ALL TO ACHIEVE U VALUE OF 0.17W/M2 DEG K. INSULATION FIXED WITH PROPRIETARY INSULATION RETAINING CLIPS, ANCON OR SIMILAR APPROVED. ALL BOARD JOINTS ARE TO BE FINISHED WITH WRAPTITE SELF ADHESIVE BREATHABLE TAPE MINIMUM 100MM WIDE SET CENTRALLY ALONG BOARD JOINTS ALL FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. INTERNAL LEAF OF 100MM MEDIUM DENSITY BLOCKWORK, FINISHED INTERNALLY WITH TWO COATS OF LIGHTWEIGHT PLASTER 13MM O/A THICKNESS AND A 5MM SKIM FINISH, UNDERCOAT AND PAINTED ON COMPLETION AS DIRECTED DIRECTLY BY CLIENT. WALL TO ACIEVE A MAX U VALUE OF 0.18W/M2 DEG K.

WALL TIES ARE TO BE GALVANISED STAINLESS STEEL AND BE IN COMPLIANCE WITH BS EN 845 AND AMENDMENTS, FIXED AT 750M CENTRES HORIZONTALLY AND 450MM CENTRES VERTICALLY AND BE STAGGERED. BOTTOM OF CAVITY TO BE FILLED WITH A LEAN MIX CONCRETE WITHIN 225MM OF EXTERNAL DPC LEVEL FINISHED TO FALL AWAY FROM INTERNAL SIDE. CAVITIES ARE TO BE CONTINUOUS (WITH EXITING ALSO WHERE POSSIBLE) AND ARE TO BE CLOSED OFF AT EAVES LEVEL WITH A PROPRIETARY CLOSER.

D.P.C.S ARE TO BE BUILT IN AT ALL CAVITY CLOSINGS, ABOVE ALL EXTERNAL OPENINGS UNDER ALL SILLS AND AT MINIMUM 150MM ABOVE GROUND LEVEL IN EXTERNAL LEAF OF CAVITY WALL CONSTRUCTION.

AT ALL CAVITY REVEAL CLOSINGS BUILD IN DAMCOR INSULATING D.P.C. 165MM O/A WIDTH WITH 18MM POLYSTYRENE CORE OR SIMILAR APPROVED.

COMBINED INSULATED LINTEL/CAVITY TRAYS ARE TO BE PROVIDED OVER ALL OPENINGS AND ARE TO BE MANUFACTURED BY IG OR CATNIC, CONTRACTOR TO OBTAIN CORRECT SPECIFICATION LINTEL FROM MANUFACTURER AS NOTED - UNLESS STRUCTURAL COMPONENT SPECIFIED BY S ENG..

EXTENSION ROOF:

TO COMPRISE OF AN APPROVED GRP ROOFING MEMBRANE WITH A MIN FALL 1 IN 80 LAID IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS INC ANY ADHESIVES, JOINT STRIPS, FINISHING STRIPS ETC. ON OVERLAY BOARD 19MM MARINE EXTERNAL GRADE PLYWOOD SHEETING ON TIMBER FIRINGS TO ACHIEVE MIN 1 IN 80 FALL, FIXED ONTO 200MM X 47MM C2(0)4 SOLID TIMBER TREATED ROOF JOISTS AT 400MM C/C AS PER ENGINEERS DETAILS. REFER TO ENGINEERS DETAILS FOR TRIMMING ETC TO ROOF LIGHTS. PROVIDE 150MM KINGSPAN INSULATION BETWEEN JOISTS TO ENSURE A CLEAR 50MM AIRSPACE TO VOID. FINISH WITH 32.5MM K118 INSULATED PLASTERBOARD BENEATH WITH FINISH TO CLIENT SPECIFICATION. ALL TO ACHIEVE A MAX U VALUE OF 0.15W/M2 DEG K. REFER TO ENGINEERS DETAILS FOR NEW RAFTER SIZES, MAKE GOOD/PROVIDE NEW ROOF TILES/SLATES BATTENS AND REINFORCED FELT AND PROVIDE ALL NECESSARY BREATHABLE MEMBRANES TO CORRESPOND WITH INSULATION MANUFACTURERS RECOMMENDATIONS. ALLOW FOR FORMATION OF UPSTANDS, FLASHING AND PROVIDE TIMBER HALF ROUND SECTIONS TO FORMER LENGTH TO FORM RIBBED EFFECT FINISH. PROVIDE CONTRASTING PROPRIETARY SIDE TRIMS AND FASCIA AND ENSURE MIN CLEAR 50MM AIR SPACE VENTILATION IS MAINTAINED AS CONTINUOUS INTO THE VOID, INCLUDE 50 X 25 MM CROSS BATTENS LAID OVER TOP OF RAFTERS TO FACILITATE MAINTAINING OF AIR SPACE AROUND LANTERN. PROVIDE AIRTRAK OR SIMILAR APPROVED LINER AB SERIES VENTILATION SYSTEM TO ROODF ABUTMENT WITH EXSITING STRUCTURE, INCLUDE ALL FLASHING CONNECTION CLIPS, INSECT MESH, FIXTURES AND FITTINGS. ENSURING NEW FLASHING OVER IS INSERTED INTO WALL, MIN 225MM ABOVE THE ROOF FINISH. AIRTRAK FROM NICOLSON ROOF PRODUCTS - info@nicholsonsts.com +44 (0) 1763 295 828. PROVIDE PROPRIETARY EAVES VENTILATION - GLIDEVALE OR SIMILAR APPROVED SUPPLIER WITH INSECT MESH AND ALL FIXINGS TO PROVIDE CONTINUOUS MIN 25MM AIR SPACE TO EAVES AND WALL ABUTMENT.

PROVIDE 100MM X 75MM TREATED SOFTWOOD WALL PLATES FIXED DOWN WITH GALVANISED STEEL STRAPS 30MM X 5MM AT MAXIMUM 2000MM C/C, PLUGGED AND SCREWED TO FACE OF INNER LEAF.

JOISTS TO BE SUPPORTED IN SUITABLE PROPRIETARY JOIST HANGERS IN ACCORDANCE WITH BS: EN 845 OR SUPPORTED IN EXISTING WALLS WHERE POSSIBLE WHERE NEW ABUTS EXISTING.

DRAINAGE:

UNLESS SPECIFIED OTHERWISE - WITH THE ABSENCE OF ON SITE GROUND INFORMATION, DRAINAGE TO LATER DETAILS TO BE AGREED ON SITE ONCE LAYOUT INSTALLATIONS ARE FINALISED FOR THE KITCHEN AREA, CONNECTIONS INTO EXISTING DRAINAGE SYSTEM TO BE TO COMPLETE SATISFACTION OF BUILDING CONTROL OFFICER, ANY NEW PIPES TO EXTERNAL DRAINS TO BE MIN 100MM DIA BY HEPWORTH SUPERSLEVE OR SIMILAR APPROVED SPECIFICATION/MANUFACTURER. ANY EXTERNAL GROUND DRAINS - CONTRACTOR TO ALLOW FOR EXPOSING IN PREP FOR AGREEMENT OF LAYOUT AND ACTUAL CONNECTIONS, RODDING ACCESS POSITIONS ,RUNS ETC.

PIPES AND FITTINGS TO BE FROM HEPWORTH SUPERSLEEVE RANGE OR SIMILAR APPROVED, CONTRACTOR TO EXPOSE AND CHECK EXISTING DRAINAGE SYSTEM ON SITE TO DETERMINE TYPE OF SYSTEM AND EXACT LOCATION OF EXISTING DRAINS (SHOWN SCHEMATIC ONLY), NEW PIPES TO BE MIN OF 100MM DIA AS EXISTING, FALLS TO SUIT EXISTING LEVELS, BED AND SURROUND NEW DRAINAGE RUNS IN PEA GRAVEL. ALL CONNECTIONS AND EXACT LAYOUT TO BE AGREED WITH THE LOCAL AUTHORITY BUILDING CONTROL OFFICER ON SITE.

NEW WHB TO TOILET TO HAVE A 38MM DIA WASTE PIPE AND NEW KITCHEN SINK A 40MM DIA WASTE PIPE ALL TO BE FITTED WITH A 75MM DEEP SEAL ANTI VAC TRAP - SUCH SERVICES ARE TO BE BOXED IN WITH A SCREW/CUP FRONT FITTING TO ALLOW FUTURE ACCESS - ALL SUCH CONNECTIONS INTO DRAINS ARE NOT TO BE WITHIN 200MM OF THE W,C. CONNECTION.

GENERAL NOTES:

ALL BUILDING WORK IS TO COMPLY WITH THE CURRENT EDITION OF THE BUILDING REGULATIONS WITH AMENDMENTS AND CARRIED OUT IN STRICT ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE, ALSO TO BE TO THE RELEVANT BRITISH STANDARDS AND COVERED BY A CURRENT AGREMENT CERTIFICATE WHEN APPLICABLE..

WHEN COLOUR, TEXTURE AND TYPE OF EXTERNAL MATERIAL IS NOT SPECIFIED ON THE DRAWINGS, SAMPLES OF ALL EXTERNAL FACING MATERIALS ARE TO BE SUBMITTED FOR CLIENT APPROVAL.

THIS DRAWING IS TO BE USED FOR BUILDING REGULATIONS/LOCAL AUTHORITY SUBMISSION PURPOSES ONLY AND NO CONSTRUCTION WORKS ARE TO COMMENCE UNTIL ALL NECESSARY APPROVALS HAVE BEEN OBTAINED AND ALL CONSTRUCTION DETAILS SPECIFIED.

FIGURED DIMENSIONS ARE TO BE USED IN PREFERENCE TO SCALING FROM THE DRAWING AND ALL SITE/BUILDING DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. PRIOR TO FABRICATION OF ANY COMPONENT.

THE CONTRACTOR SHALL ENSURE THE STABILITY OF ALL EXISTING STRUCTURES THROUGHOUT THE BUILDING WORKS, TAKING PROFESSIONAL STRUCTURAL ADVICE IF APPLICABLE.

ALL TIMBER USED EXTERNALLY IS TO BE TREATED WITH PRESERVATIVE VIA THE VAC-VAC OR SIMILAR APPROVED METHOD, IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS.

D.P.C.S ARE TO BE PROVIDED AT AT ALL CAVITY CLOSINGS, UNDER ALL SILLS, OVER ALL EXTERNAL LINTELS AND AT 150MM MINIMUM ABOVE EXTERNAL GROUND LEVEL IN EXTERNAL LEAF OF CAVITY WALLS.

ALL STRUCTURAL TIMBER USED IS TO HAVE A MINIMUM STRESS GRADING OF GENERAL STRUCTURAL GRADE SC3 UNLESS SPECIFIED OTHERWISE.

PROPRIETARY MS COMBINED INSULATED CORE LINTELS/CAVITY TRAYS ARE TO BE PROVIDED OVER ALL NEW STRUCTURAL OPENINGS AND ARE TO HAVE A MINIMUM END BEARING OF 225MM WHERE POSSIBLE AND 150MM ELSEWHERE. (UNLESS OTHERWISE STATED/SPECIFIED BY STRUCTURAL ENGINEER)

ALL SUCH LINTELS ARE TO BE OF AN ADEQUATE SIZE/TYPE TO SUIT THE REQUIREMENTS, SPECIFIED BY CATNIC, IG OR SIMILAR APPROVED QUALITY.

EXISTING ON SITE DRAINAGE SYSTEM IS TO BE INVESTIGATED, EXPOSED AND CHECKED BY CONTRACTOR TO DETERMINE SUITABILITY FOR PROPOSALS.

ALL CONNECTIONS MADE INTO EXISTING DRAINAGE SYSTEM ARE TO BE TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER/APPROVED INSPECTOR.

ANY EXISTING DRAINS NOT IN USE ARE TO BE TAKEN UP OR ENCASED IN CONCRETE 150MM THICKNESS TO THE SATISFACTION OF THE AUTHORITY.

CONTRACTOR TO REMOVE ALL BUILDERS DEBRIS, WASTE MATERIALS ETC... OFF SITE AND DISPOSE OFF IN THE CORRECT MANNER TO SATISFY ALL CURRENT WASTE REGULATIONS.

CONTRACTOR TO MAKE ALL NECESSARY STATUTORY SERVICES SEARCHES FOR THE SITE AND TAKE ANY ACTION NECESSARY TO PROTECT SERVICES ETC. ALSO APPROPRIATE PRECAUTION AND EQUIPMENT IS TO BE USED IN LOCATING OF ALL SUCH SERVICES.

CONTRACTOR TO PROVIDE SUITABLE SAFE SCAFFOLD/ACCESS SYSTEM FOR WORKS AND ENSURE THIS IS TESTED AND CHECKED AS REQUIRED THROUGHOUT THE DURATION OF THE WORKS AND ALL PRECAUTIONS MADE TO ENSURE UNAUTHORISED ACCESS.

CONTRACTOR IS TO ENSURE NO EXCAVATIONS ARE LEFT UNSAFE AND UNCOVERED WHILST NOT ON SITE.

CONTRACTOR TO ALLOW FOR ALL NECESSARY MODIFICATIONS TO SERVICES INSTALLATIONS TO ACCOMMODATE THE PROPOSALS INCLUDE FOR ALL BUILDERS WORKS ASSOCIATED WITH THE PROPOSALS - ELECTRICAL, PLUMBING/HEATING MODS/ALARM MODS ETC.

NEW GLAZING:

SAFETY GLASS IS TO BE PROVIDED TO MEET THE REQUIREMENTS OF THE BUILDING REGULATIONS APPROVED DOCUMENT N AND TESTED TO MEET THE REQUIREMENTS OF BS:6206 1981.

SAFETY GLAZING IS TO BE PROVIDED IN ANY DOORS WITH GLAZED AREAS LESS THAN 1500MM ABOVE FLOOR LEVEL AND IN SIDE PANELS WITHIN 300MM OF DOOR EDGES AND TO WINDOWS WITH GLAZED AREAS LESS THAN 800MM ABOVE FLOOR LEVEL.

DETAILS OF SUPPLIERS SPECIFICATION TO BE SUPPLIED TO AND APPROVED BY BUILDING CONTROL.

NEW ROOF LANTERN TO LATER SPECIFICATION TO BE FINISHED IN GREY AND INCORPORATE A ELECTRICALLY OPERATED OPENING ELEMENT - CLASS COLOUR TO BE AGREED AND SPECIFICATION IS TO ACHIEVE A MAXIMUM U VALUE OF 0.18W/M2 DEG K

NEW DOUBLE GLAZED WINDOWS TO BE WHITE WITH LEADED ELEMENTS TO MATCH EXACTLY THE DESIGN TO THE MAIN DWELLING, GLAZING TO WINDOWS TO ACHIEVE MAX U VALUE OF 1.4 W/M2 DEK K OR D.E.R. BAND C MINIMUM.

IN ADDITION TO OPENING LIGHTS, INTEGRATED AND CONTROLLABLE TRICKLE VENTILATORS ARE TO BE PROVIDED CAPABLE OF PROVIDING 5000MM2 TO ALL ROOMS OTHER THAN EN-SUITE WHICH IS TO PROVIDE 2500MM2.

EXTERNAL DOORS TO ACHIEVE MAX U VALUE OF 0.4 W/M2 DEG K OR D.E.R. BAND B MINIMUM.

SERVICES:

ALL ELECTRICAL WORKS ARE TO BE EXECUTED ONLY BY A SUITABLY QUALIFIED PERSON AND COPIES OF ALL TESTING AND COMMISSIONING CERTIFICATION WILL BE REQUIRED PRIOR TO BUILDING REGULATIONS FINAL CERTIFICATE BEING ISSUED. ALL ELECTRICAL FIXTURES POSITIONS AND SPECIFICATIONS TO BE AGREED WITH CLIENT - CONTRACTOR TO ENSURE CAPACITY AT CONSUMER BOARD. ALL SUCH WORKS ARE TO BE BY PERSON(S) REGISTERED WITH THE APPROPRIATE PART P SELF CERTIFICATION SCHEMES.

ALL WORKS TO EXISTING BOILER ARE TO BE UNDERTAKEN BY SUITABLY QUALIFIED CONTRACTOR AND CERTIFICATION/COMMISSIONING DOCUMENTATION TO BE SUBMITTED FOR APPROVAL. RADIATOR/VALVES, UNDERFLOOR HEATING SPECIFICATIONS ARE TO BE AGREED WITH THE CLIENT - CONTRACTOR TO ENSURE BOILER HAS CAPACITY TO BE EXPANDED AS PER CLIENT PROPOSAL.

ALL WORKS TO SERVICES, GAS, WATER AND ELECTRICS ETC. ARE TO BE UNDERTAKEN IN LINE WITH SUPPLIER GUIDELINES AND BY A SUITABLY QUALIFIED CONTRACTOR AND SUCH WORK IS TO BE CERTIFIED AT COMPLETION AND ISSUED TO CLIENT PRIOR TO HANDOVER.

CONTARCTOR TO LIASE WITH CLIENTS KITCHEN SUPPLIER/INSTALLER TO ENSURE ALL SERVICES REQUIREMENST ARE PROPERLY COORDINATED.

VENTILATION TO NEW W.C.:

NEW EXTRACT FAN TO BE INSTALLED TO ROOM TO BE CAPABLE OF EXTRACTING AT A RATE OF MINIMUM 15 LITRES/SECOND AND TO OPERATE INTERMITTENTLY. EXTRACT TO BE INSTALLED AS HIGH AS POSSIBLE WITHIN THE SPACE AND AT A MAXIMUM 400MM FROM CEILING LEVEL.

THE MECHANICAL EXTRACT INSTALLATION IS TO BE TESTED UPON INSTALLATION AND UNDER NO CIRCUMSTANCE IS THE TEST TO BE CARRIED OUT AFTER PLASTERBOARD TO CEILING TO ENSURE ACCESS CAN BE EASILY MAINTAINED TO REMEDY SUCH THE TEST FAIL.

IMPORTANT

STRUCTURAL NOTE:

THE ARCHITECTURAL DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEERS DETAILS, CALCULATIONS AND GUIDANCE NOTES

ALSO BE ADVISED THAT ANY SIZING AND DETAILS PERTAINING TO STRUCTURAL ELEMENTS, FDNS AND JOISTS ETC. STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS TO TAKE PRECEDENCE. CONTRACTOR TO ENSUE ALL TEMP SUPPORTS ARE IN PLACE AND SETTING OUT TO BE CHECKED AND INSTALLED AGAINST THE DETAILS. STEEL TO BE FIRE RATED TO BEAMS AS REQUIRED TO A/D DOC B 30MINS EITHER PLASTERBOARD (2 LAYERS TAPED AND SCRIMMED) OR PROPRIETARY SUITABLE PAINT COATING - CALCS TO BE SUBMITTED AND AGREED WITH APPROVED INSPECTOR, INSTALL AS PER MANUFACTURERS INSTRUCTIONS BACKED UP WITH CORRESPONDING CERTIFICATION.

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Rev.	Details of Revision	Date	Sign
A	Layout amended to front following feedback from Planning		
		02/23	

Client
Ms Helen Ullmer

Project
Proposed Extension & Alterations
at 184 Manchester New Road
Middleton
Manchester

Drawing
Proposed Section X-X
Scheme E

Oct 2022

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DWG No. DJS/HG001/7A