

General Notes.

The contractor to inspect all existing structures prior to works, during and on completion to ensure the safety of all parts and associated parts of the works. All materials shall be suitable for their purpose. All materials fixed/installed to the manufacturers instructions.

All dimensions and setting out to be checked/ confirmed on site prior to any works commencing or ordering of materials.

All works to be to the satisfaction of the Building Inspector.

The contractor is to ensure the appropriate L.A. notices are sent to the Building Inspector when necessary.

The Client is gain written & signed (including witnessed) approval from neighbouring properties in accordance with the Party Wall Act 1996 where the specific works affect the party wall or boundary wall.

The contractor is to provide samples of proposed brick, roof tile and other materials etc., for client (and L.A.) approval, if requested, prior to ordering.The contractor is to make good any disturbed surfaces etc. whether included in the works or not.

The main house is to remain secure and weathertight during works and out of hours.

All external timber to be preservative treated and primed prior to fixing.

All fixings to be non-corrosive.All decoration, kitchen fixtures, skirting type, fittings, numbers and position of electrical points, network, USB points, gas outlets, radiator positions etc. to Clients requirements.

Foundation.

To structural engineers details.All subject to site investigation. 200 min. thickness C20 mix to BS 5328 concrete strip foundation. One layer A393 mesh (btm face). To project 150mm min. each side of supported wall. Provide 750m min. cover to foundations. Foundations taken below invert of any adjacent drain.

Depth of foundations to be to the satisfaction of the Building Inspector.Ensure no encroachment onto adjacent properties without owners written consent prior to commencement of works.

Ground Floor .

65mm sand/cement screed on 500 gauge dpm membrane on 90mm kingspan Kooltherm K103 floorboard on visqueen 1200 super dpm on beam/block floor structure (designed by supplier-provide details for building inspectors approval).150mm min sub-floor space ventilated with cavity installed cranked vents built into external wall at 2m ctrs. Floor beams sat on hyload dpc.

Dwarf walls on foundation if required. All to suppliers spec/details and calculations. All installed strictly to manufacturers instructions.

All to achieve 0.16 U value. If relevant maintain ventilation to existing sub-floor space.

Junction between existing ground floor and new to be checked on site for level.

External Walls.

Build up from foundations to dpc level with 2 No skins, 100mm class B engineering or trench blockwork. With 90 mm cavity up to dpc. Lean mix cavity fill up to 225mm below dpc, Weep hole every 4 bricks. Horizontal dpc to BS743 to all walls positioned 150mm min. above finished ground level.Cavity wall construction; 102 mm facing brickwork ,10mm (low emissivity) cavity, 90 mm cavity with 90 mm thick Celotex Thermaclass cavity wall 21 insulation board, 100mm high strength block (H+H Celcon) (lambda=0.18) inner leaf and all load bearing walls. 12.5mm plasterboard and skim on dabs. To give minimum 0.18 w/m2k U value. Stainless steel cavity ties as recommended for insulation batt every 900 mm min horizontally and every 450mm min vertically to give 5 No ties/M2 min. Additional ties at 225 mm ctrs vertically adjacent to openings.Cavity closer to be Dacatie supafix or Thermabate 150mm wide insulated vertical dpc,s to BS743 at cavity closings.Lintels- IG L 1/5 100 (insulated).To have min end bearings as specified by manufacturer or 150mm min. Weep hole every 2nd brick above lintel/flushing.To existing walls ,now internal, 12.5 mm plasterboard and skim on dabs.

Roof Structures

Refer to structural engineers details.

Upper roof

Trussed rafter hipped roof.Designed (by supplier),Provide details for building Inspectors approval. manufactured and installed to Eurocode 5,BSEN1995-1-1:2004+A1:2008, BSIPD6693-1:2012 and BS8103-3:2009. With loose timber make up as required.Details to be submitted by truss manufacturer /contractor for Building control approval prior to delivery and installation.Bracing to TRA recommendations as required. Additional strapping as required.

Roof Construction-upper roof.

Roof tiles/slates to match existing on 38 X 25mm SW treated battens on Tyvek breathable sarking membrane. On trussed rafters. 2 or 3 layers mineral wool over ceiling joists to give U value of 0.15 w/m2k.

100 X 75 mm wallplate strapped to wall at 2000 ctrs. max using 30 X 5 MS straps. At gable provide 30 X 5 MS straps built into wall and fixed to 3 no rafters at ridge and eaves level with SW noggins between and under straps.10mm continuous ventilation gap (with insect screen) maintained at eaves. Eaves/soffit board either 19mm treated SW,plywood or UPVC (to client's choice) on battens fixed to rafters.

Ridge tiles mechanically fixed to BS5534:2014 and ventilation to BS5250:2021.

SINGLE STOREY -Roof tiles to match existing suitable for pitch on 38 X 25mm SW treated battens on counter battens on Tyvek breathable sarking membrane. On 70mm Kingspan Kooltherm K7 pitched roof board on rafters. A further 70mm Kingspan Koolthem K7 pitched roof board fixed between and toward top of rafters on battens between rafters. To give U value of 0.15 w/m2k

Gable board either 15mm treated SW,plywood,UPVC or aluminium (to client's choice) on battens fixed to rafters. 12.5mm Gyproc duplex plasterboard (with vapour barrier) fixed under rafters on sw battens.

Check existing dormer-If required improve insulation-Fix 25mm batten to the bottom of rafters to give a flush wall surface. Between rafters/batten fit (towards bottom of rafter) 90mm Celotex GA4000. To the underside of rafters provide 72.5mm (60+12.5mm) Celotex PL4060 insulation/plasterboard. Joints taped as VCL.

Velux roof lights

Rooflights, to clients choice.Glazing structure- "-66". To give a U value of 1.00. Including flashings etc. Exact specification - electric / manual / finish / accessories, all to client choice.

Rainwater goods.

110mm square section or deep flow upvc gutters and 68mm dia. rainwater pipes (to match existing) discharging into trapped gully. Gutters to have grill over RWP outlets.

Flashings.

Lead or Nicholsons Masterform alternative to lead installed to manufacturers recommendations. At roof /wall abutments (stepped where required) provide code 4 lead flashings,treated with patination oil.150 mm min cover .150mm min laps. 25mm into existing brickwork joint with lead joint wedges and clips (bottom edge) at 500mm max ctrs and pointed with caulking compound. Max sheet lengths 1500mm,minimum laps of 150mm. Copper clout nails.Cavity trays built into existing wall and to new parapet wall with weep holes. Form valley gutter with existing roof. Code 4 or 5 lead on gutter boarding, tilting fillets, lead saddle, welts etc. Max sheet length 1500mm, minimum laps of 150mm. Copper clout nails.

All in accordance with the Lead Sheet Association.

Plumbing.

Soil pipes and accessories to BS4514 and BS5255. New SVP connected to drain run/manhole via rest bend.

WC -100mm dia waste connected to SVP. Shower and sink 76mm deep seal trap ,40mm dia pipe. Basin 76mm deep seal trap ,32 mm dia pipe. SVP to have R.E. 900mm above floor level. No connection to SVP within 200mm below Wc connection. Sink waste pipe 32 mm dia with 76mm deep seal trap to discharge to drain /B.I.G. gully.

Upper Floor

19mm thick SW T & G floorboarding on timber floor joists to structural engineers details @450mm ctrs. C16 timber on joist hangers. Provide SW battens between joists for supporting 2x 12.5mm Gyproc wallboard and skim. Joists strapped by 30 x 5mm galv MS straps at 2000mm ctrs. built into wall and fixed to 3 no. joists. SW noggins under straps. Provide strutting between joists.

Double joists under upper floor partitions and wc/bath.Provide 100mm acoustic insulation between joists, isolate / protect electric cabling etc.

Internal openings.

Beams / lintels to structural engineers details. On concrete padstones. Beams and lintels to be double plaster boarded to give 30 minutes fire resistance.

Windows

Existing windows retained.

Windows to be double glazed, to have opening light of 1/20th room area. Fitted with espagnolette system, incorporating night vent locking positions and trickle vents to frame head to give 8000mm2 to habitable rooms and 4000mm2 to bathrooms.

Glazing to windows less than 800mm above floor level to be toughened or laminated glass to BS6206. To achieve a whole unit U value of 1.4w/m2K OR a WER band B. Soft low e glass.

Windows to upper floor bedrooms to have escape opening lights of 450mm wide and 750mm high. 0.33m2. Bottom of opening window a maximum of 1100mm above the floor.

Windows to comply with PAS 24:2012 or similar standard. In accordance with ADQ-bld regs..

Any glazing in doors and side panels below 1500mm and within 300mm at either side of door and glazing within 800mm of internal floor level to be toughened or laminated safety glass. All glazing to first floor to be Safety Glass and should be designed to resist a horizontal force of of 0.74knMin. 'U' Value 1.4 w/m. Any new windows to bedrooms to have escape opening lights to be min. 1100mm above FF level and 450mm wide X 750mm high with openable area of 0.33sqm. Existing windows to be checked on site for adequacy of background ventilation.

Insulation/thermal.

To the inside face of the external walls. Provide insulation to give an overall U value through the wall of 0.55 w/m2K with cavity wall insulation or a u value of 0.3 with insulated dry lining.

Provide 2 layers of 100mm mineral wool insulation over the existing 100mm insulation over the first floor ceiling joists to give 0.16 U value through the roof. Check U value of existing floor construction. If less than 0.7 w/m2k upgrade to achieve a U value of 0.25 w/m2K.

Doors

Medium/ heavy duty doors with solid core construction.All bedroom doors,common and escape doors and external entrance doors to have thumb turn internally. To PAS 8621.

Fire doors/ frame doorsets as indicated (FD30s) on drawing. To be certified 30 minutes fire resisting with intumescent strips. To BS8214:1990 and smoke seals.25x75mm architraves. 3 x fire rated hinges. Self closing device. Gap around the door to be 2-4mm and maximum of 8mm at threshold.

Door to have appropriate signage.

New external doors to achieve U value of 1.4 W/m2 K.Double glazed with toughened or laminated solar k glass.

New internal partitions:

All new partitions are to be built to the underside of the existing structural soffits (including facings) and are to be fully acoustic sealed around the perimeters and around penetrations to facilitate 30min fire resisting construction generally. New internal partitions are to be formed using 48mm (48 S 50 C studs)Gyframe metal studs at 600mm ctrs with 2 layers 12.5mm Gyproc wallboard board (or similar approved) and either side finished with a skim finish. To give 30 minutes fire resistance. 25mm isover acoustic insulation between studs. To achieve 49 RwdB sound insulation. British Gypsum reference A206035(EN). To wall adjacent to the underside of the stairs-provide 60 minutes fire resistance comprising (70 S 50 C)Gyframe Metal studs with 2 layers 15mm Gyproc wall board each side,finished with a skim finish. Provide noggins between floor joists for floor/ ceiling support. 25mm isover acoustic insulation between studs. All to tested to the relevant part of BS476 or BSEN 13501.

Note new walls to wc/shower room to have moisture resistant plasterboard to both sides with skim finish.

Existing partitions/walls to be checked for condition, i.e. suitable timber studs and plasterboard / plaster/lath covering.

Ceilings

Existing ceilings to be checked for 30 minutes fire resistance: If required underdraw existing ceilings with 1 layer 12.5 mm Gyproc fireline board . All edges supported. Skim finish. All pipework though fire rated walls and ceilings to be fire protected with an appropriate fire (quelfire or similar) collar.

All edges of boards to be closed with intumescent sealant

Electrical Installation

All installation to comply with the current IEE regulations. Part P qualified contractor. Broadband network extended. Mains wired interlinked fire alarm smoke alarms to ground & first floor hall/landing, new bedrooms. Heat detector to kitchen

Lighting to be low energy light fittings with each lamp having a minimum luminous efficacy of 75 light source lumens per circuit-watt.

Ventilation

Provide air brick to habitable rooms including kitchen (high level) to give 8000mm2 ventilation area. Provide airbrick to bathroom to give 4000mm2. area.

Kitchen / hob to have extract hob giving 30 l/s extraction or extract fan giving 60l/s.

En-suites (and bathroom) to have extract fans giving 15 l/ sec extraction connected to separate vertical ducts in services duct as indicated to terminate at roof level with cowl/ flashing or through external wall.With overrun. All to be in accordance with BR approved doc F.

Heating

Extend gas fired central heating system utilizing radiators and hot water storage if existing. Gas registered approved. To be confirmed/checked with heating contractor. Option for underfloor heating to be discussed with client.

Drainage.

Expose, check and agree with Building Inspector, existing drainage system for connecting new.

Any redundant drains to be removed or sealed in concrete to Building Inspectors recommendations.

Comprising 100 mm dia supersleve drain pipes with flexible connectors,inspection chambers etc. Laid to 1 in 40 fall (Min).

All gullies to be trapped. Any new or existing drains under slabs/floors etc to be encased in 150 mm thick concrete. Provide concrete lintel where pipe passes through wall if required.

This drawing is ©TECH:D Ltd and is not to be copied, reproduced or re-distributed either in whole or in part without the prior permission of the originator. The originator shall have no responsibility for any liability, loss, cost, damage or expense arising from or relating to any use of this document other than for its intended purpose on this project. This drawing shall be read in conjunction with all other relevant drawings, specifications and associated documentation.

Any discrepencies, errors or omissions are to be reported to the originator before proceeding with work.

This drawing is for Local Authority submission only. The client is to seek approval from the land freeholder and all parties who may have an interest in the land.

All materials shall be suitable for their purpose and installed in strict accordance with the manufacturers instructions.

All workmanship and materials to comply with Building regulations, British standards, Codes of practice and NHBC requirements where relevant. The contractor and client are to comply with the CDM regulations 2015.

All dimensions are to be checked on site by the contractor prior to proceeding with any work.

Fire protection where indicated on drawing.

Floor: 2nd floor.

Fire protection: Upgrading existing timber floor to achieve one hour fire resistance.

1 hour fire resistant floor based on fire test to BS476: Part 21 using ROCKWOOL Flexi.

Carefully remove existing floor boards. Avoiding damage/disturbance to the existing neighbours ceiling.Install a continuous run of 25mm ø chicken wire mesh across the whole floor. Form the mesh so that it follows the profile of the joists and the top face of the ceiling lining.

100mm ROCKWOOL Flexi is to fit tightly between the joists and supported by the mesh. Lay new floor of either 19mm flooring grade tongue and groove chipboard or square edged boards with a layer of 3mm hardboard above or below the boards.

Ceiling:

Fire protection where indicated on drawing.Upgrading existing ceiling to achieve one hour

12mm Promat supalux boards under joists, fixed with M4x75mm long steel woodscrews at max 300m ctrs. Fillet/cover strips over joints, 80mm x 12mm fastened using M4 x25mm long self tapping screws at 300mm max ctrs. 2 layers of 60mm x 100kg/m3 Rockwool, 150mm min staggered joints. Existing Timber joists, assumed min 145mm deep x 35mm wide at max 610mm ctrs.

If 72.97 or 120mm deep joists use 2x80mm x12mm thick Promat Supalux fillets to underside.

Underdraw with plasterboard and skim.

	Architectural Designer	27 Oakham Close, Bury BL81XJ t: 07887876428 ddriver@techdtd.co.uk www.techdtd.co.uk	
client			
Mr J. Qadir, 6 Deeplish Cottages, Oriel St, Rochdale, OL111NJ.			
project			
Conversion to HMO with extension at 6 Deeplish Cottages, Oriel St, Rochdale, OL111NJ.			
status			
Planning & Building regulations			
drawing			
PROPOSED SPECIFICATION			
L.A.	Rochdale.	date	Aug 25
drawn by	DD.	scale	NTS@A3
dwg no	25-04-03	08.	rev .