

GENERAL
The design and construction of the buildings and services shall be in accordance with the latest Building Regulations and the recommendations of the Building Regulations, British Standards, Codes of Practice, I.E.E. Regulations and Utility Company Regulations.

FOUNDATIONS
Generally concrete trench fill foundations 615mm wide. A minimum 1000mm below finished ground level to all external walls and internal load bearing walls. Final depth and size may vary to suit site conditions and to be to the Local Authority Building Control . Refer to Structural Engineers specification and details.

SUB STRUCTURE
Brickwork to be B.S. 5628 Category FL or 7N/mmsq dense concrete blockwork to BS 6073 1981 Class 2 from foundations to DPC level. Areas with brickwork facings shall revert to facing brickwork 3 courses below finished ground floor level. Cavity walls to be filled with lean mix concrete struck towards outer leaf, 225mm below ground level. Provide min 65mm precast lintels over all services/drainage pipes passing through walls. Max opening in walls to be 250mm. Maintain 50mm gap around service pipe s and mask with rigid sheet material to prevent ingress of vermin.

GROUND FLOOR
75mm screed on 100mm concrete oversite on 100mm Celotex GA4000 on 2000 gauge dpm on 50mm sand blinding on 150mm crushed stone turn insulation up around perimeter.

EXTERNAL WALLS
External walls to side extension - below ground level to be built in brickwork or dense concrete blockwork construction to engineer's design strengths with any cavities filled with lean mix concrete up to 150mm below DPC. Brickwork to extend two courses below ground level (FL or FN designation).

Cavity walls to be tied together with s/s butterfly ties to BS 1243: 1978 in accordance with BS 5628: Parts 1: 1992 and 3 1985. Spacing of wall ties to be 450mm vertically and 750mm horizontally; and 225mm centres at openings and abutments and not more than 150mm from openings and abutments. Requirements applies to all areas of cavity wall, i.e below and above dpc.

Strapping
Provide restraint straps 30mm x 5mm cranked galv ms straps at 1200mm crs over wall plate and at 2000mm crs along gables allow to provide noggins at right angles to rafters and joists straps to be screwed into masonry.

Supports and Beams
Beams: Provide new steel beams and bearings in accordance with Structural Engineers details.
Lintels: Pre stressed lintels to be used over internal openings in brick/block walls installed in accordance with manufacturers recommendations. Lintels in external walls to be insulated pressed steel, Catnic or similar.
All lintels to have minimum bearing of 150mm.

HEATING AND HOT & COLD WATER SERVICES
Dwellings to be provided with gas fired fan assisted condensing boilers fitted with interlock with a minimum SEDBUK rating of 90%. System to be vented, gravity fed central central heating system with water filled radiators and suitable hot water storage cylinder. Thermostatic radiator valves to be provided throughout and separate heating zones for ground and first floor. Heating zones to be no greater than 150m sq and to be controlled and timed separately. All pipework is to be insulated to comply with the requirements of Building Regulations Approved Document L1 and adequately sealed where it passes through ducts, hollow construction or voids.
A set of operating and maintenance instructions for the heating and hot water systems are to be provided in an accessible format.
Water installation to comply with current Water Authority Byelaws. Overflows or pressure relief pipes must discharge in accordance with system manufacturer's recommendations.

BALANCE FLUES
Flue pipes to be terminate in accordance with distances maintained as B.Reg. Para. 2.9. Diagram 2.

COMMISSIONING CERTIFICATE
Commissioning certificates for heating and hot water systems to be provided to the client and Building Control.

ELECTRICAL INSTALLATION
Electrical installation to be to the current I.E.E regulations and British Standard.
Low energy light fittings to be provided that only take lamps having a luminous efficiency of 40 lumens per circuit-watt three per four fixed light fittings.

Flush fitting downlighters to be half hour fire rated as manufactured by Electro Technik Ltd.

External lights not exceeding 150W per fitting are to have P.I.R detectors to extinguish light when there is enough daylight or when light is not required at night. Lantern lights are to be controlled by Photo Electric Cell (PEC).

Switches and socket outlets to be positioned between 450mm and 1200mm above finished floor level.

All electrical work is to be carried out in strict accordance with BS 7671- the IEE current wiring Regulations for the design construction, inspection, testing and certification of the installation.

Electrical work to be carried out by a competent person registered with a Building Regulations Approved Document P self certification scheme. A competent person is to be registered with one of the following full competence schemes.

BRE Certification Ltd
BSI
ELECSEA Ltd
NAPIT Certification Ltd
NICEIC Certification Services Ltd

Any contractor carrying out electrical work as an adjunct to their main trade i.e plumbing and heating contractor etc is to be registered with one of the following defined competence schemes.

GAS SAFE
ELECSEA Ltd
NAPIT Certifications Ltd
NICEIC Certification Services Ltd
OFTEC

Upon completion of the project the contractor is to ensure that sufficient information is provided so that any persons operating, maintaining or altering the electrical installation can do so in a safe manner.

Prior to the completion of the works an appropriate BS 7671 electrical installation certificate is to be issued to the Local Authority Building Control by a person deemed competent to do so.

PLUMBING
The internal plumbing is to comply with BS 552 utilising PVCu pipework comprising:
110 mm dia soil and vent pipes, stub stacks.
Minimum 100mm dia W/C wastes.
Minimum 40mm dia bath, shower and sink wastes (3.0m run max).
Minimum 32mm dia basin and bidet waste (1.7 m run max).
For basin and bidet wates over 1.7m run, but not exceeding 3.0m run , increase waste pipe to 40mm dia.
For bath, shower or sink wastes over 3.0m run, but not exceeding 4.0m run, increase waste pipe to 50mm dia. For wastes in excess of the above lengths anti-syphon or branch ventilating pipes are to be incorporated.

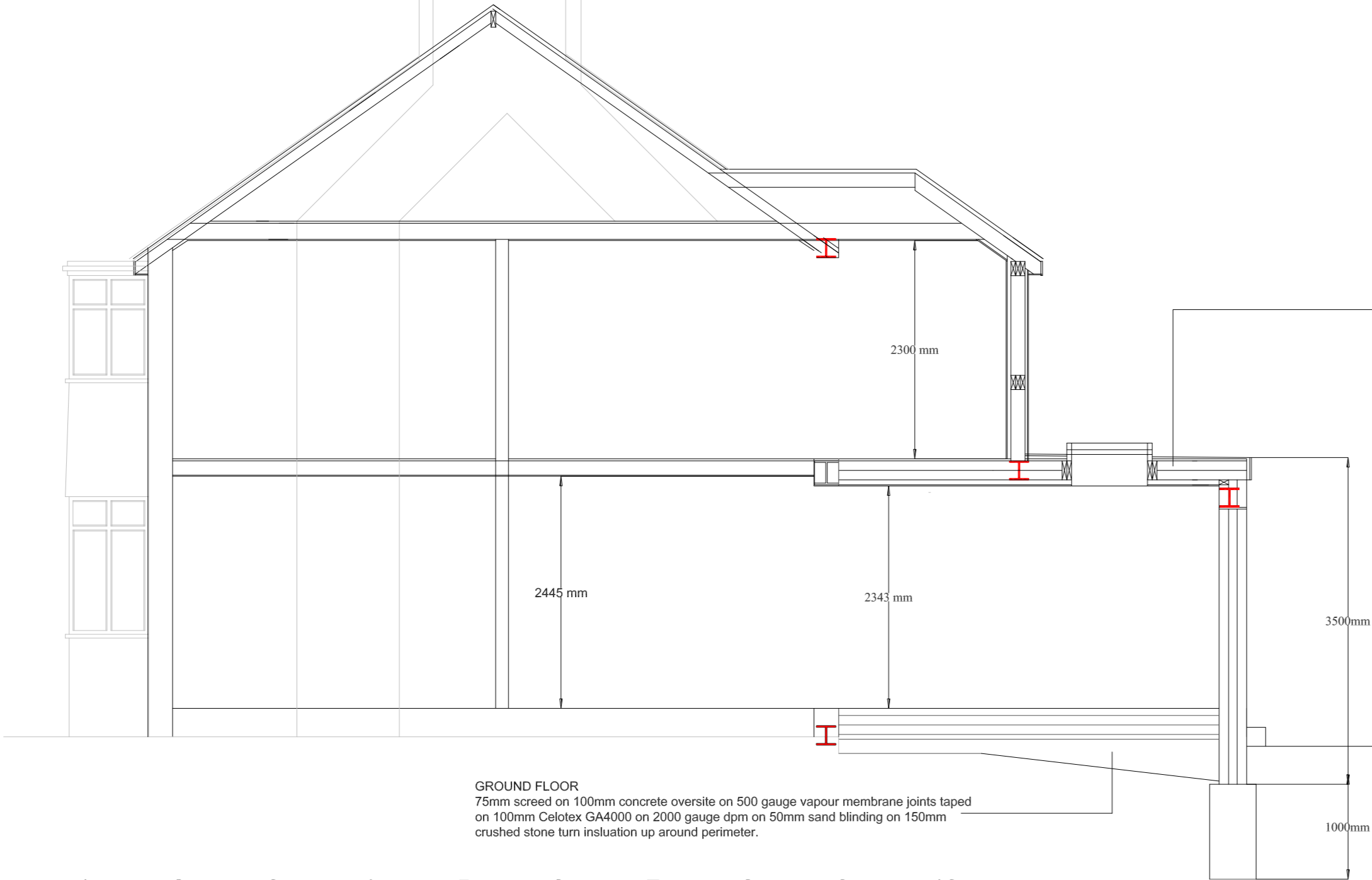
100 x 50 mm sw stud wall with 100 mm rockwool insulation. with 12.5 mm water resistant plasterboard on bathroom facing wall.



EXISTING BLOCK PLAN 1:500



PROPOSED BLOCK PLAN 1:500



Flat Roof:
To be constructed in GRP single layer membrane on 120 Celotex GA4000 foam insulation on 22mm wpb ply decking on firing pieces, mechanically fixed to 200mm x 50mm sw joists at 400mm crs underlined with 12.5mm plasterboard and set, achieves 'u' value of 0.18W/m2k

2000 x 1200mm double glazed rooflight. Provide double joists around structural opening (1.1 w/m 2k)
Rooflight to be fire rated A/C rated

100mm half round guttering on pvc'u' fascias and soffits with fascia vents

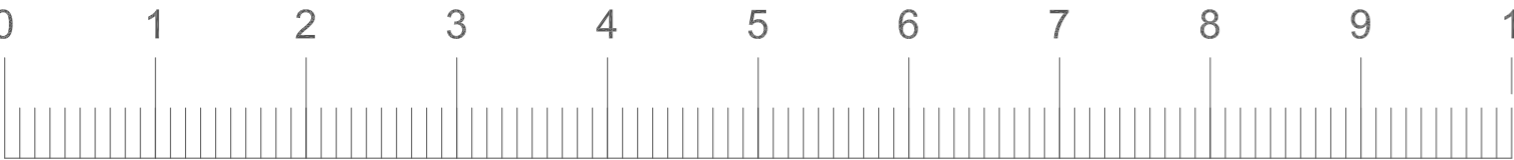
Provide adequate lateral restraint straps, 2.0m c/c max, 1.2m long, 30 x 5mm and galvanized mild steel (plugged and screwed).

2 coat rendering on 100mm Thermalite Shield blockwork, 90mm full fill cavity, Rockwool, 215mm 7n Thermalite Turbo inner skin finished internally with 13mm light weight plaster and set.


Provide 225mm clear cavity below dpc

The under floor ventilation should be equivalent to 1500mm² for each meter run of wall and provide cross ventilation to the whole area.

Where a 'Thames Water Agreement' is required, all works are to be in accordance with 'Appendix 1' to that agreemnt. This will include foundation depths a minimum 150mm below drainage inverts, foundations a minimum 600mm from the crown of all pipework and only clayware pipes and connections to be used on the main sewer.



SCALE

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	Mobile: 07739849534 e'mail: mblangley82@googlemail.com		ALL STRUCTURAL INFORMATION TO BE IN CONNECTION WITH STRUCTURAL ENGINEERS CALCULATION AND DRAWINGS		CDM Regulations 2007. Party Wall Act 1996, Clients and contractors are reminded that the project is within the scope of these regulations MBL Associates Ltd engaged as designers will not accept any liability for failer of these parties to carryout their duties as required by these statutes.				Scale: 1:50 & 1:100 @A2	Date: 12/03/2021
									Drawing No	RW84/003REVA