

**PROPOSED REFURBISHMENT OF EXISTING
DWELLING.**

**GENERAL CONSTRUCTION AND CONSERVATION
NOTES.**

BUILDING REGULATION 2015.

**RESIDENTIAL OUT-BUILDING REAR OF 72,
BAILGATE, LINCOLN.**

MRS.S.DENTON.

THE RIDINGS, KENNEL LANE, DODDINGTON, LINCOLN.

24.FEBRUARY 2020.

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GENERAL WORKS

Remove the existing timber roof structure and store clay pantiles for re-use.

Fit new timber roof and re-fit clay pantiles on roofing membrane and insulate ceiling and plaster board and skim finish.

Line out existing external walls in timber stud framing with insulation on waterproof sheet membrane and plaster board and skim on inner face.

Install silicone approved injected damp proof course system by approved contractor.

Excavate floors and provide new solid concrete insulated floor.

Re-build east end corner wall in reclaimed brick to stabilise the building on new foundations.

Provide en-suite shower room as shown.

Fit new timber painted windows as illustrated retaining existing timber outer lintels with new inner lintels to support the roof structure.

Provide new drainage as shown connecting to existing drainage system.

Fit new rainwater fittings to connect to the combined drainage system.

Re-point external brick walls in lime mortar.

Lay external paving to the yard area as required by the owner.

SPECIFICATION NOTES

Essential Requirements

The works are to comply in all aspects with the current Building Regulations, Planning requirements/ conditions /notes, British Standards and Eurocodes of Practice. The Building Contractor is to ensure that the work is undertaken in accordance with the approved plans. The Building Contractor will provide adequate notice of the commencement of the works to the Local Authority and the statutory authorities and at the required stages of the Inspection process.

Positions of all existing boundaries, walls, drains and services are to be verified by the Building Contractor/Client prior to commencement of the works on site.

The client is to confirm prior to any works that the proposals do not conflict with any restrictive covenants referred to in the title deeds.

Where applicable, the property owner will comply with all aspects of the Party Wall Act 1996.

The Proposed New Works may be within close proximity to the boundary of the adjacent neighbouring property and therefore the Client will be responsible for serving notice to that neighbour under the Party Wall Act to seek consent for the work.

The owner shall ensure that the selected Building Contractor is fully conversant with and is prepared to adopt all measures necessary to comply with Health and Safety legislation for Building Sites and Work Places. The Contractor is advised that the works must comply with all aspects of the Construction (Design and Management) Regulations and the contractor shall notify the project to the Health & Safety Inspectorate if appropriate.

Materials and Workmanship

The Building Contractor is to ensure that all materials, which include products, components, fittings, natural materials etc., are of suitable quality in relation to the purpose and conditions of their use. Workmanship is to comply with BS 8000.

Site Preparation

This will be agreed on site with the Building Control Surveyor from City of Lincoln Council Building Control.

Excavate to reduced level in any material, level and compact upon completion. Any services located within and affecting the building area are to be fully exposed in accordance with the Local Authority requirements and diverted accordingly. All trenches, holes etc are to be back-filled with type 1 sub-base and compacted in layers not exceeding 150mm.

Dimensions

All dimensions are in millimetres. The owner and the Building Contractor are responsible for checking all relevant dimensions and levels on site prior to commencement or ordering materials.

General Information

Due to the nature of the works the Builder is required as work proceeds to liaise with the Building Control Officer and warranty provider on site.

Part L – Conservation of Fuel & Power

Extensions to Dwellings: Part L1B applies to the work shown on these plans and therefore the elements of the building will be constructed and insulated to the following standards unless the SAP assessment will not show compliance with Part L without reducing the U values of one or more of the elements to show compliance.

Roof 0.16 W/M2

Walls 0.25 W/M2K

Floors 0.22 W/M2K

Windows, roof-lights and door 1.80 W/M2K

In all cases the Contractor will adopt the Robust Details for construction as good practice to limit heat loss air leakage and thermal bridging.

Foundations

Notwithstanding the representation on the drawings, the foundations will comply with the current Building Regulations in all aspects.

Sizes, depths and the construction of the foundations, floor slabs and sub-base are the minimum requirements for normal ground conditions and should be adjusted to suit the actual conditions determined when the excavations are made.

Excavate for and lay 600 mm wide mass concrete trench-fill foundations to external area of repaired walls located centrally below the walls and taken down nominally 600 mm (1000 mm in clay ground) below the finished ground level into good bearing ground as inspected and approved by the B.C.O upon inspection of the excavations. Foundations are to be taken below any drain invert level and be designated mix concrete GEN 1 at depth of 600mm below finished ground level. All foundations and excavations will be inspected and approved on site by City of Lincoln Council Building Control.

Below Ground Drainage

Any disused drains are to be sealed off and/or removed to the satisfaction of the Building Control Surveyor.

Foul Drainage:-New foul drainage to be connected to existing foul water system. Where existing drains are to be retained and re-used they will be thoroughly inspected and cleaned out as necessary.

New drainage will be 100 mm dia."Polypipe" or equal approved flexible UPVC system to BS EN1401 with flexible joints. Pipes to be laid to fall at 1:40 on 150 granular bed and surround.

Any drainage in shallow locations less than 600mm from ground level will be protected in accordance with Diagram 11 of Part H of the Building Regulations

Inspection chambers to be 450 or 300 dia upvc or grp units installed to manufacturer's instructions.

Manholes and Inspection chambers are to be "Polypipe" or similar approved pvc sectional system installed in accordance with manufacturers details and instructions. Inspection chambers up to a depth of 1200 to have minimum internal dimensions of 450 x 450mm with 430 x 430 steel or pvc covers over. Back Inlet Pattern Gullies to be installed externally and sealed 100 dia. Rest bends with sealing caps internally (as appropriate).

Surface Water Drainage:- Will be the same as above and connected to the combined drainage system via a trapped gulley.

Ground Floor Slab Construction

Lay 75mm thick sand + cement screed laid over 1200 polythene membrane over 100mm thick Xtratherm PIR insulation board on top of 100mm thick concrete slab on radon proof membrane laid on 150mm thick layer of clean stone compacted hard-core. The over-site will be covered by a layer of 150 thick good clean stone hardcore, blinded with sand and well consolidated to Building Control Officers approval. Fit 40mm thick insulation up-stand round the slab edge perimeter.

Construction of the floor slab will achieve 0.22 - 0.25W/M2 oK.

External Wall Construction

Retain all external walling except that which requires re-construction on the west/north elevation wall as specified in Brian Carr-structural engineers report. The new reclaimed brickwork will match that of the existing building and will have 1-1-6 soft sand cement and lime mortar.

Line outer walls internally with waterproof membrane with either 90x47 CLS timber studding on a breathable waterproof membrane with 90mm xtrtherm insulation board with 15mm plaster board and skim.

Install approved silicone injected damp proof course to all existing external and internal walls.

Internal Walls

Unless specified otherwise new internal walls will be stud walls in 90 x 47mm softwood studding @ 900crs. vertically & 450 centres horizontally.

Stud walls need to comply with Regulation E2 and shall have 15mm wallboard with a minimum density of 10kg/m³ fixed to both sides of the partition or shall be insulated with minimum 90mm mineral wool with minimum density of 10kg/M³.

Boundary Walls and Fencing- All existing boundary walls and timber fencing will be retained as they are at present.

Lintels

Lintels over external openings will be Catnic standard duty steel with cavity trays, insulated to achieve U value of 1.2 W/M²oK. Lintels will have 150mm minimum end bearing and installed to manufacturer's design, instructions and schedule range.

Windows and Doors

Windows and doors are to be in style to achieve the appearances illustrated on the plan elevations and will be timber with painted finish as per the details provided by Fyntons Joinery-see separate details for this. Windows will have window energy rating of at least band C or greater, with 28mm double-glazed guaranteed sealed units and have a central pane value of 1.6w/m²ok. Frames will incorporate 8000mm² trickle ventilators in the head of the frame with draught proof cover. All glazing to bathroom areas to be obscure glazed.

Install 2 Velux Conservation Roof lights as shown

Glazing

Glazing is to comply with Part K in critical locations and is to be toughened safety glass to comply with BS 6206: 1991 and is to be permanently marked as such, provided between floor level and 800 mm above that level in windows and between finished floor level and 1500 mm above that level in doors extending to 300 mm either side of door.

Structural Timber

All structural timber to be C16 grade unless otherwise specified to BS4978;1978 and pressure impregnated with preservative in accordance with BS 4072;1974.

Roof Construction

Roof covering in re-used matching clay pantiles as shown on the photographs on 38mm x 50mm tanalised softwood battens on one layer of "Tyvek " or similar breathable roofing membrane to BS5534 on new C16 195x47 rafters at 400 centres to the same roof angle as existing now. Pitch and span of the roof structure to be confirmed by the Building Contractor prior to the ordering of the roof structure. All existing joists at ceiling level will be retained.

Provide 100 x 50 softwood wall plates fixed down using 30 x 5 x 100 x 1000mm galvanised straps at 1800 centres with straps taken down the wall 1000mm and turned in 75mm.

At the gable end provide 30 x 5 x 100 1400mm galvanised straps at 1200 crs. over 3no. rafters and ceiling joists and hooked down into the end walls 100mm. 100 x 50mm noggins between members to receive straps.

Roof Insulation

On the sloping rafters fit 140mm xtratherm insulation PIR board with 30mm air gap above this insulation with the construction giving a U value of 0.16 W/M2oK. with a 15mm foiled backed plaster board and skim finish with no air void between the plaster board and the insulation.

Above Ground Drainage

To conform to Building Regulations part H and BS 5772.

Install 100mm dia. SVP in the corner of the en-suite with air release valve at ceiling level and all boxed in.

Rainwater Goods

All new rainwater gutters to be 100mm gutters on upvc brackets, screw fixed to fascia board with 65mm dia. down-pipes connected to the existing guttering. See attached details of rainwater goods style.

Mechanical Ventilation

Provide mechanical ventilation to the en-suite and kitchen to give extract rate at 60 litres/second.

Space Heating System

Provide electric heating as selected by the owner to all rooms.

Water Efficiency – Fittings including taps which supply water will ensure that there is no undue supply of water. Hot water appliances and taps will be provided with fittings to prevent scalding. Hot water storage will not exceed 100 degrees C. Hot water from bath taps will not exceed 48 degrees C.

The heating system and the hot + cold water supply systems will be commissioned by a competent Engineer. The operating and maintenance manuals will be provided to the owner on completion of the works.

Electrical Certification

Electrical installation to comply with all current standards, IEE and NICEIC Guidance notes and BS 7671:2001. The installation will be tested and certified upon completion by a Competent Installer/Electrician and notified to the Building Control Authority and the property owner

All electrical work required to meet the requirements of Part P(Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Council must be satisfied that Part P has been complied with. This will require an appropriate BS 7671 (17th Edition Wiring Regulations) electrical installation certificate to be issued for the work by a person competent to do so.

The certificate will be handed to the property owner and the Local Authority Building Control Unit.

Position of sockets and switches are to be determined by Client and Building Contractor.

Internal lighting should be installed to comply with the Domestic Services Compliance Guide.

Provide energy efficient lighting internally using lamps with a minimum luminous efficiency greater than 45 lumens per circuit watt. 75% of all lighting will be energy lighting.

External lighting to be fixed to the building to have min. luminous efficiency of 40 lumens/circuit watt and have controls that ensure all lights switch off when there is sufficient daylight and also extinguish in darkness when they are not needed for use.

ENERGY LIGHTING-Provide energy efficient lighting throughout using lamps which have a luminous efficacy of more than 45 lumen-watts. External lighting fixed to the building to have controls that ensure all lights go off when there is sufficient daylight and also extinguish in darkness when they are not needed for use.