

**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 600mm 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.

NB. It is the Groundwork Contractors responsibility to ensure that the minimum depth of dig is carried out at all times.

Foundations in the vicinity of trees which are, or have been removed are to be constructed in accordance with NHBC - Chapter 4.2. 'Precautions to take when building near trees', taking into account species of trees and soil shrinkage potential. Underside of foundations to be taken down 450mm below any viable tree roots and may be stepped in accordance with NHBC and Building Regulations requirements where applicable.

**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 pipes and mask with rigid sheet material to prevent ingress of vermin.

External walls above DPC are to be of cavity construction 2 Coat rendering, 100 mm Thermalite Shield blockwork, 100mm cavity with 100mm full fill Rockwool cavity insulation. Inner skin to be 100mm Thermalite Turbo blockwork finished with 13mm lt wt plaster, or other finish where described.

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.

'U' value of external walls not to exceed 0.27W/m<sup>2</sup>sqK

Bond proposed to existing using s/s profiles

**GROUND FLOOR: (Extension)**

65mm sand cement fibremesh screed to BS 6204 Part 1: 1987 reinforced with galvanised chicken wire on 1200 gauge polythene vapour barrier on 100mm Celeotex insulation laid in strict accordance with manufacturers recommendations on 2000 gauge polythene dpm with lapped and tapped joints on 150mm oversite concrete on min 150mm crushed stone.

Garage Slab. 150mm oversite concrete laid to fall towards garage door on dpm on sand blinding on 150mm crushed stone

**INTERNAL WALLS.**

Ground floor & First floor partitions to be timber framed stud construction, nominally 90mm thick in accordance with specialist manufacturer's design and details. All partitions to be lined with 12.5mm plasterboard fixed to each side of panels, taped and filled, and to have voids between studs tightly filled with 90mm Rockwool Flexi.

**LINTELS**

Insulated lintels in cavity brickwork walls to be proprietary galvanised pressed steel type, fixed in accordance with manufacturer's recommendations, above all openings in masonry construction. Cavity trays with stopped ends to be provided over, together with weep holes formed with proprietary plastic inserts at 450mm centres, a minimum 2No weep holes over each opening. All lintels to have minimum end bearing 150mm. Cavity trays and lintel upstands are to be dressed behind breathable sarking membrane located on the outside face of the timber frame sheathing.

Steel beams to engineers details and design where required within floor zone are to be encased with 2 layers of 12.5mm Gyproc Fireline board (or similar approved) with staggered joints to provide 1/2hour fire resistance.

**DAMP PROOF COURSES.**

Continuous DPC's to BS 743 with minimum 150mm lapped joints shall be provided to all external and internal walls passing through damp proof membranes. DPC's to outer skin of external walls shall be a minimum of 150mm above finished ground level. Vertical DPC's to be provided as required to all reveals in external walls. Cavity trays with sop ends and flashings to be incorporated above roofs where abutting walls and positions where bridging of cavity occurs. Cavity trays over cavity battens/ barriers are to be a minimum of 150mm deep. Cavity trays to be fitted with stop ends and weep holes where necessary/

● Provide interconnecting automatic mains operated fire detection system To be mains operated and interlinked with battery back up to Grade D Category LD3 standard, in accordance with BS 5839-6 (2004). An Installation and Commissioning certificate must be deposited with Building Control in accordance with Approved Doc, B Volume 1, Section 1.23

**Building Regulations Note.**

All external doors and windows to comply with Part Q of the building Regulations with respect to security. All doors and windows to be to PAS 24 Standard.

**FOUL WATER DRAINAGE (TO BE DESIGNED AS A SEALED ACCESS SYSTEM).**

100mm dia PVCu soil drains and PVCu soil and vent pipes and 100mm diameter roddable back inlet gullies to be joined to 100mm dia PVCu soil drains laid at a minimum fall of 1 in 60 in 150mm pea shingle bed and surround. Where the depth exceeds 900mm precast concrete inspection chambers manufactured to BS 5911, Part 200 are to be installed. All drains passing underneath buildings or private drives are to be encased in a min 150mm pea shingle bed and surround.

Provide pre-cast pre-stressed concrete relieving lintels above all drains where they pass through load bearing walls.

Light duty single covers to be provided to all inspection chambers.

Step irons to all manholes. Top iron to be between 450mm and 700mm below C.L., Bottom iron to be 300mm above benching. Marley inspection chambers to be used where invert level is less than 1.0m to BS 7158.: 1989.

**WINDOWS AND GLASS**

All windows to be white pvc'u sealed double glazed units to achieve 1.6W/m<sup>2</sup>sqK, with 16mm Soft Coat, argon filled glass to positions as shown on drawings. Windows to habitable rooms and WC's to provide minimum openable area equivalent to 1/20th of room floor area. Windows to habitable rooms to be fitted with trickle ventilators with a minimum equivalent area of 8000mm sq to habitable rooms and in the case of kitchens, bathrooms and utility rooms. Total equivalent area for background ventilators to dwellings to be 50,000mm cu. trickle ventilators to non-habitable rooms to be minimum 4000mm sq.

**DOORS**

Internal doors to be to clients requirements. Fire doors to be provided in positions as indicated on the floor plans. All fire doors except where noted to be fitted with self closers.

**Internal partition**

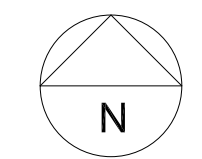
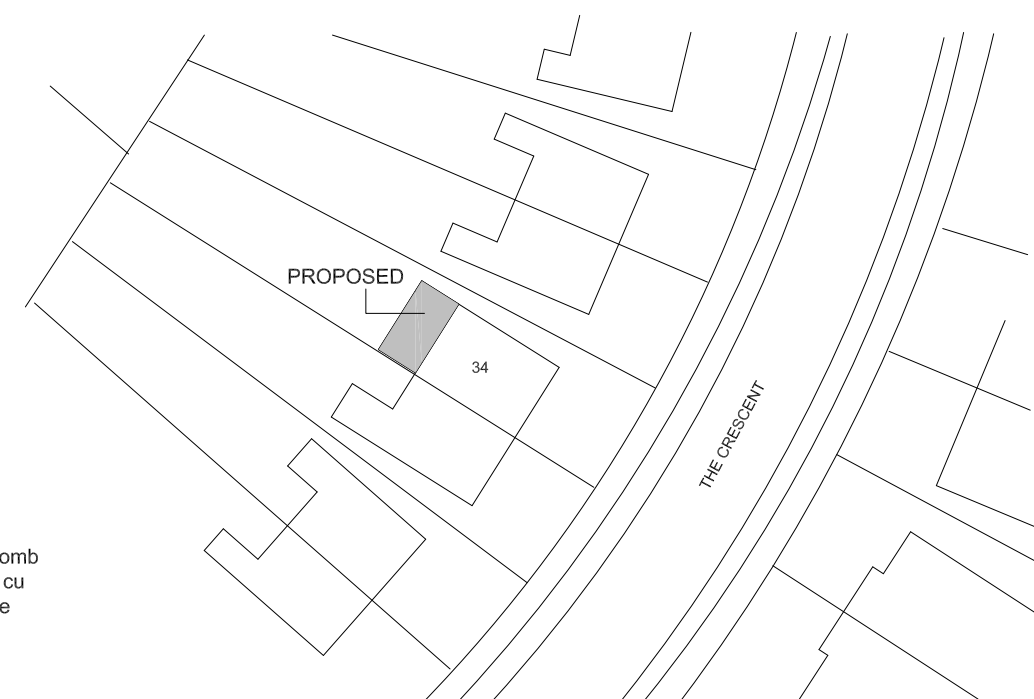
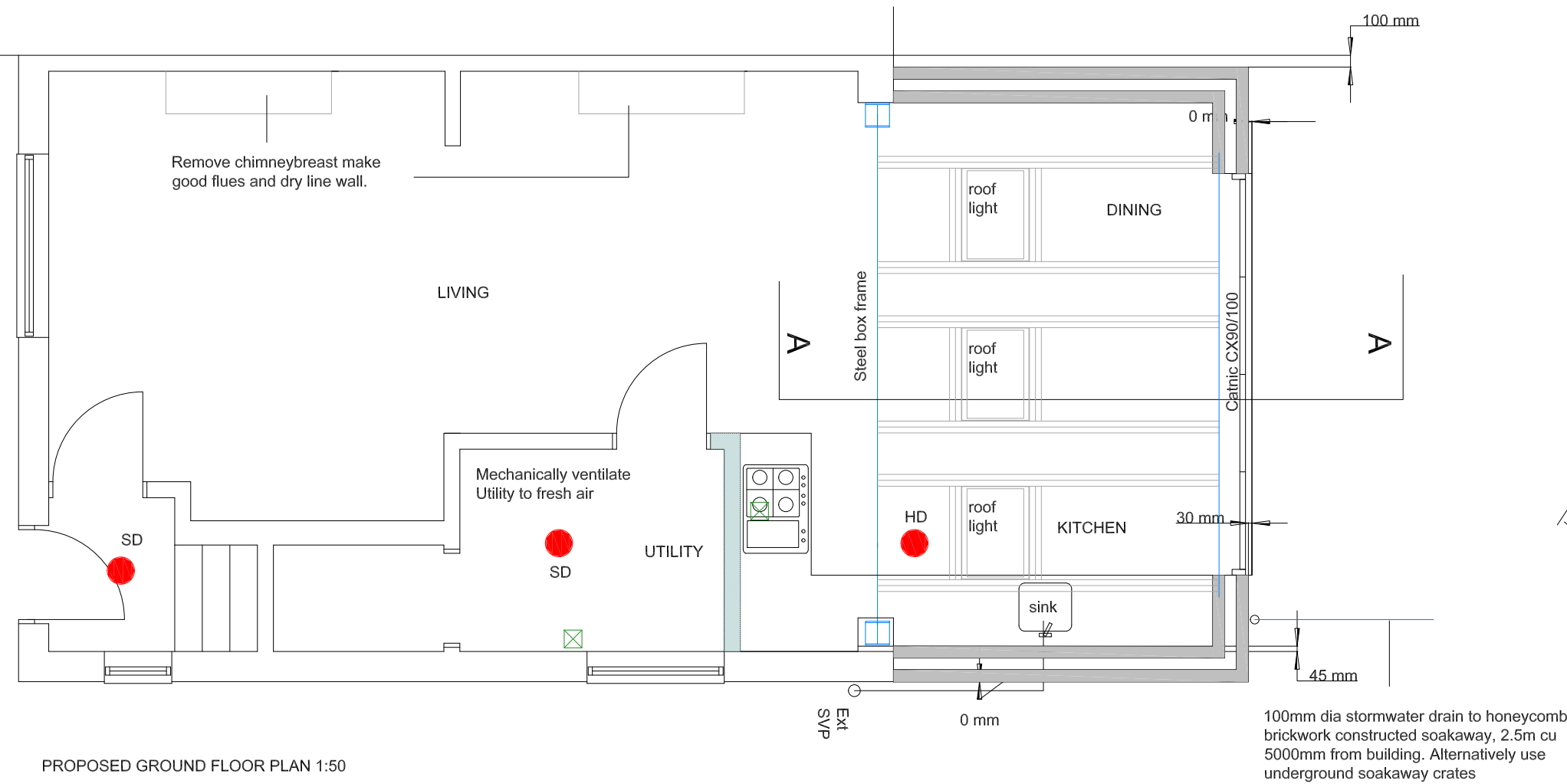
100mm x 50mm sw studs at 400mm crs with 100mm glass wool between with 15mm wallboard eachside.

The Gas and Electrical installations are to be registered with the installers 'Competent Persons Scheme' within 30 days of the date of the final test/commissioning certificates. Works are to be registered before a completion certificate is issued in accordance with ADL1B and Building regulations 16A

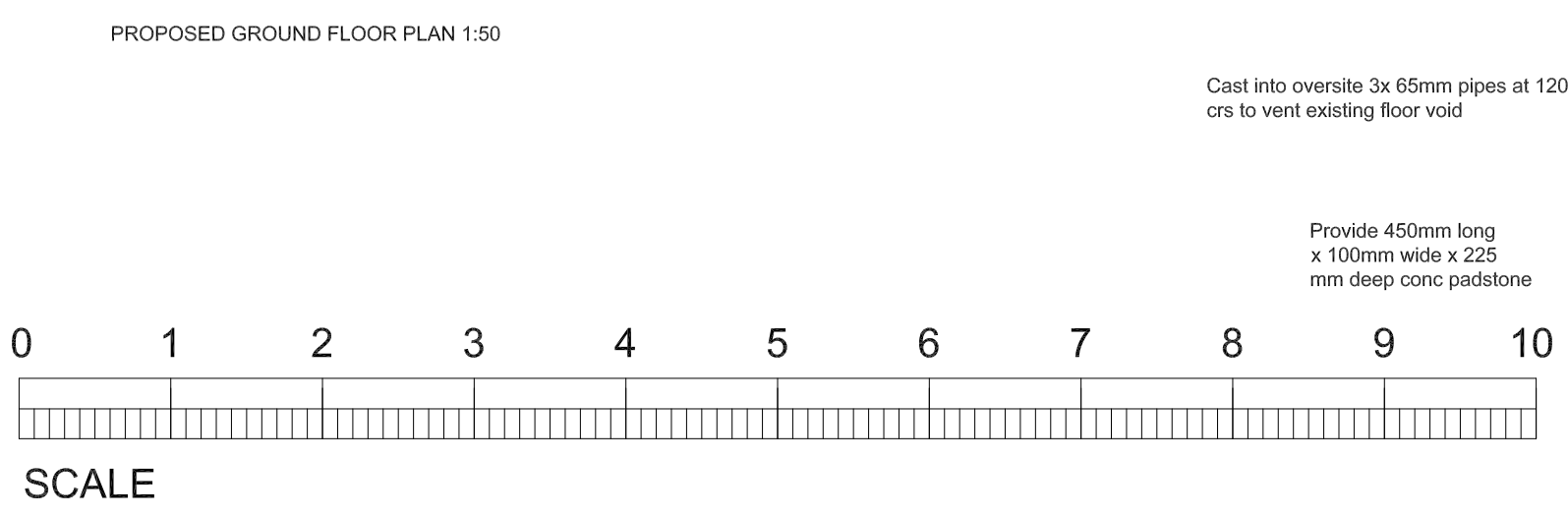
CDM Regulations 2007. Party Wall Act 1996, Clients and contractors are reminded that the project is within the scope of these regulations JBL Ltd engaged as designers will not accept any liability for failer of these parties to carryout their duties as required by these statutes.

Drawings to be read in conjunction with Structural Engineers drawings and calculations

The contractor is responsible for all temporary works and the stability of the new and existing building whilst the works are proceeding. The contractor must ensure that adequate and safty measures have been taken.



PROPOSED BLOCK PLAN 1:500



PRIOR TO THE COMMENCEMENT OF ANY WORKS THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, CONSTRUCTION NOTES AND/OR PROJECT SPECIFICATION. ALL DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY.

REV	DATE	DETAILS	DRAWN

Notes : Wallplate to be resin bolted to the house wall

Beam bearings to be of sound brickwork frog down bricks or clinker blockwork to be replaced locally

New DPC to be continuous with existing house dpc's

Proposed to be bonded to existing using s/s metal profiles, fixed in accordance with manufacturers instructions

**ELECTRICAL:**

All electrical works are required to meet the requirements of Part P (ELECTRICAL SAFETY) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the works by a person competent to do so.

Energy efficient lighting is to be provided in accordance with Approved Document LB. 3 in 4 light fittings is to be energy efficient or 1 per 25sq. m of the completed dwelling whichever is the greater. 45 lumens per circuit watt or better.

External lighting to have maximum rating of 100 watts

All electrical works to be carried out by a qualified electrician and a certificate issued on completion of the works.Part P

- Electrical**
- double socket outlet
  - light pendant
  - switch
  - downlighter
  - extract
- Heating**
- Allow to extend existing radiator heating system provide radiators to achieve 21deg C when outside temperature is -4deg C, fit TRVs to all radiators
- radiator position

**EXISTING STRUCTURE:**  
Elements of the existing structure such as foundations and lintels are to be inspected by Building Control and are to be upgraded or replaced if found to be necessary.

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.

Note:  
The existing foundations and lintels over existing openings are to be exposed to access their capability of carrying additional loads

Safety Glazing:  
Complying with BS 6206 to be provided in all windows and doors under 800mm from fill and in all door openings and any adjacent side panel to a height of 1500mm from fill.

James. B.Langley Limited

Project: 34 The Crescent, Epsom, Surrey, KT18 7LL

Title: Proposed Plans

Scale: 1:50 @ A2

Date: JUN 2021

Drawing No: AR/004

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**LABC** Building Surveying & Project Management