NOTE

Client please note that you have duties under the CDM 2017

Main contractor to provide a pre-construction information and health and safety file to help them comply with with their duties, such as ensuring a construction phase plan PDF is prepared.

Main contractor to reduce or remove any foreseeable health and safety risks to anyone affected by the project (if possible) and to take steps to reduce or control any risks that cannot be eliminated

PLEASE NOTE THAT BELMONT DESIGN SERVICES HAS BEEN APPOINTED TO DEAL WITH THE INITIAL DESIGN STAGE AND IS NOT INVOLVED IN THE PRE-CONSTRUCTION PHASE

A FULL STRUCTURAL SURVEY OF THE EXISTING BUILDING MUST BE CARRIED OUT PRIOR TO WORK COMMENCING, TO CONFIRM WALLS AND FLOORS ARE CAPABLE OF ANY INCREASED LOADING, PRIOR TO WORK COMMENCING

ANY REFERENCES TO STRUCTURAL ASPECTS ARE FOR COSTING PURPOSES ONLY. THESE DRAWINGS AND OTHER RELATED DOCUMENTS MUST BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS, DETAILS AND CALCULATION SHEETS.

All existing walls, foundations and lintels or other structural items are to be confirmed load bearing and adequate for increased loading where relevant prior to work commencing.

Any existing walls to be removed are to be confirmed non-loadbearing prior to removal.

SERVICES, etc

NOTE

MAIN CONTRACTOR TO MAKE ALL NECESSARY SEARCHES AND INVESTIGATIONS TO ASCERTAIN THE EXACT POSITION OF ALL UNDERGROUND SERVICES AND UTILITIES PRIOR TO WORK COMMENCING. ANY SERVICES SHOWN ARE INDICATIVE AND TO BE CONFIRMED ON SITE.

All existing relevant meters, external mains gas and water supply pipes, mains drainage pipes, mains electric cables, underground and overhead telephone wires, security systems, aerials, satellite dishes and boilers etc to be re-sited or re-routed prior to work being carried out.

All existing relevant internal gas pipes, power and lighting cables, water storage tanks, hot water cylinders and associated water supply pipe work, telephone wires and communications cables, security systems, heating systems and associated cable or pipe runs to be re-sited or re-routed prior to work being carried out.

PARTY WALL ACT

As part of the works is adjacent to the boundary, the adjacent neighbours right to support could be affected, the issues associated with Party Wall Act may need to be considered. This may include providing information to the adjoining owner, giving sufficient notice of works in compliance with the Act.

FOUL DRAINAGE

New 100mm diameter proprietary polypropylene pipes and fittings to BS 4660:2000 and BS EN1401-1) kitemarked with flexible joints, at minimum gradient of 1:40 run to have class N bedding as specified in Approved Document H1, and minimum 700mm below ground level and to link to existing assumed run at new inspection chamber to BS8301 1985 to be screwed down and comply with Tables 11 of Part H of the Building Regulations.

Where pipe passes through walls, install 150mm deep Naylor pre-cast concrete lintels (with concrete filled to end to protect reinforcement) to give 50mm space all round and sides to be masked with rigid sheet material, and to be protected to Building Controls Approval.

All drainage to confirm to BS 8301:1985 " code of practice for building drainage ".

FOUNDATIONS

Existing foundations, walls and lintels are to be uncovered prior to work commencing, to ensure the structural integrity for increased loading, and to be to the satisfaction of the Building Inspector.

WALLS

Comprised of two coat waterproof render total thickness 25mm to line through with existing and finished with propriety render stop (Internal and external leaf to be fully bonded to existing) on 100 mm load bearing block outer leaf to match existing, 50mm clear cavity with 100mm high strength 7kn Celcon block inner leaf with 50mm Kingspan K8 partial cavity fill slab insulation fitted to manufacturers details and instructions, and 12.5mm plaster and skim finish.

All joints between skirting and walls and floors to be air sealed with sealant. All plasterboards when been fixed to wall are to be sealed from corner to corner (not dob and dab) All pipes, wires and services going through walls and ceiling are to be sealed with sealant. All windows and external doors are to be air sealed.

Existing cavities broken out and keyed into existing, maintaining continuous clear cavity.

Stainless steel double triangle wall ties, 225mm long. at 750mm c/c horizontally and 450mm c/c vertically, staggered and at 225mm c/c within 300mm centres around openings.

Cavities to be clear of all debris, filled to ground level with weak mix mortar trowelled to channel water to exterior, and cavities closed using mineral wool in a polythene cover at windows, doors and eaves. Weepholes at maximum 900mm c/c.

Damp proof course to be installed minimum 150mm above finished ground level and stepped where necessary.

Wall construction to attain a maximum of 0.28w/sq.m/deg.k.

Universal steel beams to structural engineer's specification bolted together and clad in 2 layers 12.5mm Gyproc fireline board to give 30 minutes fire resistance.

SOUND RESISTANT STUD WALL ADJACENT EXISTING 100MM MASONRY WALL

Ensure existing masonry wall is a minimum of 100mm and plastered on both sides. The independent panel should have a minimum mass (excluding and support framework) of 20kg/m sq.
Each panel should consist of 2 layers of 12.5mm plasterboard with staggered joints fixed to a timber frame with a minimum gap of 10mm from wall to frame, with mineral wool minimum density of 10kg/m3 and a thickness of 50mm, in the cavity between the panel and the existing wall. The perimeter of the independent wall is to be sealed with tape or sealant.

SOUND RESISTANT STUD WALLS

Each panel should consist of 2 layers of 15mm plasterboard to both sides of each partition with staggered joints fixed to a timber frame with a minimum of 200mm between plasterboard, with mineral wool minimum density of 10kg/m3 and a thickness of 50mm, in the cavity of each partition. The perimeter of the independent wall is to be sealed with tape or sealant.

INTERNAL TIMBER PARTITIONS

Comprised of 75 x 75mm sw C16 head and sole plates, 75 x 50mm studs at 400mm c/c,75 x 50mm noggins at 900mm c/c, staggered 450mm in alternate bays, with 12.5mm plasterboard with 300 M.U grade damp proof membrane between plasterboard and timber to kitchen, shower room, and skim to each side, and the whole infilled with insulative quilt.

30 minutes fire resistant partition as above, but with 1no layer British Gypsum 12.5mm wallboard (with 1000 grade damp proof membrane between plasterboard and timber to kitchen utility room wc bathroom shower room) and skim to each side, and the whole infilled with insulative quilt.

Joists to be doubled along partitions running parallel to such.

INSULATION OF EXTERNAL WALLS
Existing external walls to have Kingspan TW56 62mm,(50mm insulation and 12.5mm plasterboard and skim finish) fixed to 25mm x 50mm timber battens. (achieves 0.30 W/msq/k)

BASEMENT FLOOR

2 layers 12.5mm Gyproc Fireline board to underside, joints staggered, to achieve 60 minutes fire resistance, and 200mm Rockwool insulative quilt inserted between joists.

SOUND RESISTANT FLOOR BETWEEN FLATS AND GROUND FLOOR

SOUND RESISTANT INDEPENDENT CEILING

Two layers of 12.5mm Gyproc fireline plasterboard with staggered joints, minimum total mass per unit area 20 kg/m sq, to achieve 60 minutes fire resistance. An absorbent layer of mineral wool laid on the ceiling, minimum thickness 100mm, minimum density 10 kg/m3. Independent ceiling joists fixed to surrounding walls, with a minimum clearance of 25mm between the top of independent ceiling joists and the underside of the existing floor. The construction to involve a minimum gap of 125mm between the upper surface of the plasterboard and the underside of the existing floor construction.

STAIRS - TO PART M1

Stair width 900mm, equal timber risers at maximum 170mm, min 150mm, treads min 250mm. Handrails minimum 900mm above pitchline and extend 300mm horizontally beyond top and bottom risers, and balustrades minimum 1100mm above finished floor level, with maximum 100mm spacing between balusters where applicable. Headroom 2000mm above pitchline.

WINDOWS

NOTE

Ground floor windows should be secure to a design set out in Paragraph 2.2 and 2.3 of Part Q of the Building Regulations and should be made to a design that has shown by tests to meet the security requirements of British Standards Publications PAS 24:2012.

Windows should be mechanically fixed to the structure of the building in accordance with the manufacturers installation instructions.

Timber Doors, hinges and locks to comply with Appendix B: of Approved Document Q

Velux rooflight to be inserted to roof as indicated. Rafters and ceiling joists to be doubled up both sides. Ducting to be insulated with 100mm Kingspan.

Opening lights to be minimum 1/20th floor area.

Window security to comply with approved document Part Q

Masons openings to have all necessary horizontal dpcs, vertical dpcs and cavity trays. Toughened glass to all windows below 800mm above finished floor level, and to all doors below 1500mm above finished floor level and all adjacent windows, and windows and all external doors to be double-glazed sealed upvc units with a 20mm sealed (low E emissivity = 0.05, argon filled), style to match existing and adjacent, with thermal breaks to frames, and draught excluders, with 10000sq.mm trickle vents to each habitable room.

Lintels to be catnic (or similar approved), installed in accordance with manufacture's specification, and sized as shown on drawings. Weepholes over lintels to be 450mm c/c.

Windows to bathroom wc shower room to be obscure glazed .

All architraves and skirting to match existing and adjacent.

Windows to attain a maximum of 1.6 w/sq.m/deg.k.

Doors to attain a maximum of 1.6 w/sq.m/deg.k.

DOORS

External doors to have draught excluders and weather bars.

DESIGN OF SECURE DOORSETS

Door and lock to a design that has been shown by tests to meet security requirements of British Standards Publications PAS 24:2012 or designed and manufactured in accordance with Appendix B and to comply with approved document Part Q

Letter boxes should have a maximum aperture os 260mm x 40mm

The main door for entering a dwelling should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window to the side. The same doorset should also have a chain or door limiter.

Doors should be mechanically fixed to the structure of the building in accordance with the manufacturers installation instructions.

Lightweight walls sgould have a resilient layer to reduce the risk of anyone breaking through the walls and accessing the locking system.

The resilient wall should either be timber sheathing of at least 9mm thick, expanded metal or similar material. The resilient layer should be to the full height of the door and 600mm to either side of the doorset.

INTERNAL DOORS

Door type and accessories to clients approval.

Entrance doors and all doors into living and bedroom to be 30 minutes fire resistant, to have smoke seals and intumescent strips, and a self-closing device - indicated on dwelling drawings as FD30S-SC. with a minimum of 3 suitable fire rafted steel hingles. Existing door frames to be in good condition and to be provided with 25mm hardwood re-bate, glued and screwed to the existing internal door frame.

Fire door receipt to be provided to the building inspector to confirm the fire doors actual fire resistance and specification

CEILING

50mm x 150 mm sw C16 ceiling joists at 400mm c/c, with 150mm Rockwool quilt insulation between and 150mm insulation laid above, 12.5mm plasterboard with 300 M.U. grade damp proof membrane between plasterboard and timber (over kitchen and shower rooms) and skim finish to underside. Joists secured to external wall with 5 x 30mm galvanized mild steel straps at maximum 1500mm c/c along joists perpendicular to the wall, and maximum 900mm along joists parallel to the wall.

Roof to attain a maximum of 0.16 w/sp.m/deg.k.

PITCHED ROOF

Existing eaves comprising 25mm proprietary continuous over eaves insect-proof ventilation strip, and ventilation trays to rafters to ensure continuous ventilation over insulation. To both existing and proposed eaves.

Install ridge vents at 1500mm c/c.

PITCHED ROOF -

Increase depth of existing 75mm deep rafters by 75mm, using 50mm x 75mm battens. Install 100mm Kingspan K7 inbetween rafters leaving a minimum 50mm air gap with 52mm K18 rigid insulation and plasterboard fastened to underside of rafters, and skim to underside.

All external timber to be tanalised or preservative treated

FLAT ROOF

Constructed from 12.5mm limestone chippings bedded in bitumen, on three-layer felt system, laid to manufacturers specification, and strictly in accordance with BS 747 and "Flat Roofing: a guide to good practice" (Tarmac), taken 450mmunder existing main body slates, on 19mm external grade wbp plywood to 1:60 falls (achieved by diminishing firrings minimum 25mm on each joist) on 50mm square counter battens at 450mm c/c, giving a minimum of 50mm ventilation to roof, on 50mm x 200mm sw C16 flat roof joists at 400 mm c/c. 12.5mm plasterboard, with 300 M.U. grade damp proof membrane between plasterboard and timber, and skim to ceiling, with 200mm Kingspan TP10 insulation laid between joists. All verges and other internal angles of roofing felt to be turned using 50mm fillets, and to be lapped into gutter at eaves. Minimum 150mm upstand of roofing felt at all masonary junctions, with proprietary ventilation strip at abutment to existing house wall. Holding down ties to perimeters of front, side and rear of dormer to be 25mm x 3mm galvanized steel straps at 1500mm c/c.

All external timber to be tanalised or preservative treated.

DORMER WINDOWS

Structure comprised of 2no 50 x 250mm sw C16 rakers bolted together to carry each dormer cheek.
Cheeks comprised of tiles to match existing on 25 x 38mm sw battens, on one layer of polyester-based roofing felt to BS747, on 12.5mm exterior grade fireline board, on 50 x 50mm sw counter battens on 100 x 50mm sw framework and 12.5mm Gyproc fireline plasterboard, with 300 M.U. grade damp proof membrane between plasterboard and timber, and skim internally. 100mm Kingspan Nilvent rigid insulation into framework, and ventilation gap linked to main body roof.

100 x 225mm head plate above window carried on 100 x 150mm corner posts bolted on 2no 50 x 250mm C16 rakers to each dormer cheek.

RAINWATER

New 115mm gutter to match existing and 75mm diameter down pipes to have roddable back inlet yard gullies installed at base.

SANITARY PIPEWORK

New 40mm diameter upvc wastepipes, maximum 3.0m run to soil pipe, from hand basin and shower to have minimum 75mm deep seal and fitted with anti-vacuum traps. New 100mm diameter upvc soil-pipe from wc to have minimum 50mm deep seal and linked to existing run.

Hot water supply to bath to be limited to 48 degrees c, suitable temperature control device to be fitted

Fire collars to be fitted around soil and vent pipe where they pass through compartment floors. Soil and vent pipes to have insulative fibre glass mineral wool quilt of maximum density 15 kg/sq.m packed snugly into the ductwork to achieve 'deemed to satisfy' sound insulation between dwellings.

All pvcu pipe work to BS 4514, and tested for water tightness to BS 5572: 1978 "code for practice for sanitary pipe work ". New soil pipe to have rodding eye installed at base and terminated at a height of minimum 900mm above any opening into the building within 3.0m. Rodding eye to be installed at base of vent pipe (and any other points where access to lengths of pipes cannot be reached from other points in the system), and to be fitted with a bird-proof cage to head.

VENTILATION

Kitchens to have 60 litres/second extract fan. Shower rooms to have 15 litres/second extract fan.

FIRE DETECTION

Mains operated self-contained smoke detectors and heat detector alarms to be fitted as shown on drawing with battery back up. Circulation spaces at maximum 3000mm from all bedroom doors. All detectors to be linked and to BS5839 Part 6 2019 with a stay put policy. Certification is to be provided prior to completion for the design, testing and installation.

LIGHTING

Energy efficient light fittings (non-interchangeable) to be provided to BS5266.

Lighting to have an average initial (100 hour) lamp plus ballast efficiency of not less than 50 lamp-lumens per circuit watt. Switches to be located in suitable positions for light efficiency.

HEATING

New boilers to have a minimum SEDBUK rating of 89%, class A.

Radiators to be provided and connected to existing boiler, (boiler to be confirmed adequate).
Thermostatic valves to all new radiators and all pipes to be insulated in unheated spaces.

Commissioning certificates to be provided to building control.

ELECTRICS

Switches and plugs to be provided, number and position to clients approval. Height of the plugs and switches to be between 450mm and 1200mm.
All electrical work required to meet the requirements of part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so, and certificate to be provided on completion.

All wiring to Part P BS 7671 (electrical safety) must be designed, installed. inspected and tested by a person competent to do so.

EMERGENCY LIGHTING

The emergency lighting system should be extended if necessary to include the material alterations contained within the proposals. BS5266: Part 1: 2016 detail the acceptable standard and their application.

Exits and exit routes in the premises, other than the ones normally used for the main access and egress, should be clearly marked with fire exit signs which should be easily visible so that the occupants can readily see where the exits are and where to go in a emergency. Directional signs indicating routes leading to fire exits should be provided where necessary. All the signs should be clearly illuminated by natural or artificial lighting at all material times.

FIREFIGHTING EQUIPMENT

Firefighting equipment should be installed in accordance with BS5306: Part 2, 1990 and maintained in accordance with BS5306: Part 3.

MISCELLANEOUS

The fire precautions (workplace) regulations 1997 require relevant employers to make a "suitable and sufficient " assessment of the risks of fire in the workplace, and how they affect the safety of their employees and any other employees who may be affected by their undertaking. As a result, the above recommendations should be considered necessary in order to safeguard the safety of the employees in case of fire.

Work by contractors should be closely controlled so that the existing means of escape provisions are not prejudiced.

Any walls(or portion) within 1.8 metres each side of, or within 9m vertically below, any external escape stairway should be of fire resisting construction that may contain non-opening fire- resisting glazed elements, and doors to the starways should be fire resisting and selfclosing.

HEAT DETECTORS

Detectors to BS5266.

Heat detectors to BS5839:6

MECHANICAL VENTILATION

Ventilation to BS5720.

FIRE ALARM

The existing fire alarm to BS5839:pt 1, 2013 detail the acceptable standard, with call points to all emergency exits

BROADBAND CONDUIT

Each house on the development is required as a minimum, to comply with Building Regulations Part R1 to have a conduit installed through the external wall in the location of the intended entry point for future broadband cabling. A suitable external cover capping or temporary seal should be provided for installations that have not advanced to stage where a permanent cover plate/ network termination equipment is in place at the time of the building control final inspection.

PART R. PHYSICAL INFRASTRUCTURE FOR HIGH SPEED ELECTRONIC COMMUNICATION NETWORK

Building work must be carries out, as to ensure that the building is equipped with a high speed-readt in-building physical infrastructure, up to a network termination point for high speed electronic network.

EXISTING EXTERNAL WALLS

All external walls to be clad in Kingspan TW56 62mm,(50mm insulation and 12.5mm plasterboard and skim finish) fixed to 25mm x 50mm timber battens. (achieves 0.30 W/msq/k)

This drawing is not a working drawing, and is only for the purpose of the following :-

A - Planning Submission
B - Building Regulations Submission

The main contractor is responsible for informing Belmont Design of any discrepancy on, or between, this drawing and any other related document.

All existing walls, foundations and lintels or other structural items are to be confirmed load bearing and adequate for increased loading where relevant prior to work commencing.

Any existing walls to be removed are to be confirmed non-loadbearing prior to removal.

Boundaries, angles, and dimensions are to be checked by the main contractor prior to work commencing.

Written dimensions only to be used from this drawing.
- if doubt exists consult Belmont Design for clarification.

NOTE

Client please note that you have duties under the CDM 2015

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PROPOSED NON MATERIAL AMENDMENT TO APPLICATION NUMBERED 18/01873/FUL SHOWING TWO FLATS WITH TWO BEDROOMS (AS APPROVED THREE, ONE BEDROOM FLATS AT :
196, 198 BARKEREND ROAD, BRADFORD, BD3 9BH
FOR : POLLARD OFF LICENCE

Specification

Date - July 2021

Scale - N/A

Dwg No. - 9444/08