

Notes relating to Extension to 183 Haslingden Old Road, Rawtenstall

Notes to be read in conjunction with drawings, details and structural drawings..

General

All dimensions must be checked on site and shall be the responsibility of the contractor. All discrepancies must be notified to the client immediately. All variations from the specification shall be agreed in writing prior to works being carried out.

All notification to Local Authority Building Control for the purposes of stage notices shall be the responsibility of the contractor.

Structural Work

As noted on drawings

Foundations on existing and adjacent building to be exposed to check their suitability for use with new construction proposed this to be done prior to construction beginning and to be approved by the LA Building Inspector.

New Cast-in-place concrete lintols and RSJ to have 150 thick padstones at each end. Lintols to be bolted down to padstones.

Builders work

Excavation for new construction

Excavate to a minimum depth of 900mm from local ground level or to suitable load bearing strata as agreed by Local Authority Building Control. Provide level bed and cast new strip foundation 600mm wide and 200mm deep in grade C30 concrete.

New cavity wall

Expose existing foundation and build up to below ground level to dpc in two leaves blockwork using Celcon or similar trench blocks suitable for below DPC work complete with 100mm cavity filled with weak mix concrete to 225 below ground level, weep holes at 600 centres. Natural stone as existing to be used to outer leaf where exposed.

At junction with existing building, start new work with wall starter plates securely fixed to existing walls. Cavity to be made continuous from existing to new.

New external wall to be 100mm stonework to match existing including cill and head details, internal leaf to be 100mm 7kN/sq mm concrete blocks with Kingspan type K108 insulation, 50mm clear cavity. Provide stainless steel cavity ties at 750 centre horizontally and 450 vertically except around openings when the centre are reduced to each course. Close cavities with insulated cavity closers. Openings to have Cast-in-place combination lintols with DPC over, weep holes at 600 centres min 2 per opening.

Hi load DPC at minimum 150 above ground level

All new walls finished with 12mm plasterboard and dabs.

Lintols used as specified on drawings.

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Provide hyload or similar polymer modified dpc at 150mm above external ground level and insulated dpc/cavity closer to all reveals and cills

Build up proprietary stainless steel twist wall ties as works proceeds at 750mm centres horizontally, 450mm centres vertically and at 300mm centres around openings.

Top of wall to have supalux or similar fire stop

New floors

Ground Floor

150 trowel finished concrete slab (C30 mix) on 70mm Kingspan type K103 insulation on 1200 gauge visqueen on 150 min well compacted hardcore. Visqueen to be lapped onto DPC. Also lapped 300 onto existing DPC's where applicable.

All to approval of LA Building Inspector on site. Floor finish to be minimum 150 above ground level and level with existing.

First

Joists 200 x 50 C16 at 450 centres, covered with 20 flooring grade chipboard or T&G boards

New Roof

New roof covering to be Natural slates as existing 50 x 35 treated SW battens and counterbattens on rafters at 450 centres in compliance with the BS and purlin 225 x 75 mid span.. Single layer roofing felt.. Pitch to be as existing.. Rafters to be 200 x 50 with 100 x 75 treated SW wallplates secured with 1000 galvanised steel anchors at max 1800 centres.

Edges to have lateral support provided by galvanised straps at 1200 centres fixed across 3 rafters, provide timber blocking between rafters and wall. Underside of rafters to be lined Kingspan 57.5 insulated plasterboard with 3mm skim coating.

Additional insulation to be 60mm thick Kingspan insulation type K7, or equal, placed between rafters, 50 ventilation gap to be maintained between felt and insulation. Provide 10mm high level with proprietary ventilation strips, provide 25mm strips to soffit boards.

Facia and soffit to be 16 thick x 200 plywood to match existing.

All flashings to be code 4 lead. Located at junction of roof with existing and new walls.

Work to Walls

Plastering

To new internal blockwork walls, 12 plasterboard on dabs with skim coat of 3mm Gypsum plaster. Prepare plaster ready to receive painted decoration. Existing wall within extension to receive plasterboard finish.

Joinery Works

Skirtings and Architraves

To new room, allow for supplying and fixing new skirtings and architraves 100 x 20 sw skirting.. Include for making good joinery to all areas disturbed by the works. Allow for providing for concealing all service pipework. Form access points as agreed with resident. Access panels to be fixed in place by using brass cups and screws into softwood framework.

Windows

Window sizes as shown on drawings. All windows to be coloured uPVC and to be similar style and sections to existing. Double glazed using glazing units using K glass with 16mm air gap filled with argon to meet the Building Regulation minimum insulation requirements of 1.6W/m2. Any glazing occurring within 800 of FFL to conform to BS6206.

All glazing in critical locations (as defined by the Building Regulations) to be toughened or laminated safety glass.

Doors

Internal doors to match existing.

Drainage

Below Ground Drainage

Existing drain run to have new connections from WC's in toilet to first floor to have new drain run connecting to existing at new polypropylene inspection chamber, all falls to new pipe to be at least 1 in 40. Where pipes pass through walls they should be bridged with 150 RC lintol to 300 x 300 opening.

Provide new 100mm dia half round uPVC gutters with 68mm dia downpipes to discharge into new trapped gullies with rodding access, connected to 100mm clay pipes laid to a minimum fall of 1 in 40 and to connect to drainage system. To be approved on site by Building Inspector. Existing Sewer to be exposed and protected in line with Regulation H4

Above Ground Drainage

Existing rainwater pipes to be utilised new gutter 100 dia as existing to all perimeter of extension.

Sanitary pipework to be 100 connection from WC to SVP and 40 dia PVC from WHB's and showers to new bathroom and 40 dia from kitchen in similar position to existing.

Windows and Ventilation

New window to be brown uPVC frames to match existing and with Pilkington K glazing units, or equal, all to be fitted with trickle vents 8000sq mm. Glazing to be minimum 10% of floor area with minimum 5% openable.. Full opening sash to window in gable wall for escape.

Lighting & Power

Minimum of 3 in 4 new light fittings to be capable of taking energy efficient lamps

Allow for three double sockets to bedroom, one in bedroom entrance, 3 to landing and two to wardrobe space.

Smoke alarms in accordance with BS 5839-6 2004 Grade B Category LD3 standard to be provided to kitchen and utility, these are to be powered by the mains supply with battery back up (72 hours).

All works shall be carried out by an approved electrician in accordance with Part P of the Building Regulations and other relevant documents. A safety certificate shall be provided upon completion.

Heating

One radiator positioned in bedroom as existing and one in wardrobe and one to landing.. Radiators to be on the existing system

Internal Finishes

General

To new plastered walls and ceiling, provide 1 No. undercoat and 2 No. finishing coats of emulsion paint. Colour to be agreed with client by Contractor.

To all new architraves, skirtings and doors, provide 1 No. undercoat and 2 No. gloss finishing coats. Colour to be agreed with client by Contractor.

Allow for touching-up existing paint finishes.

External Works

As directed by client.

Cleanliness

Care should be taken at all stages of the work to ensure the client is happy with the cleanliness of work and works as the job proceeds

Drawing

General Notes

Address

183 Haslingden Old Road
Rawtenstall

Client

Dwg No
15045/10

Scale
NTS

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