

DO NOT SCALE FROM DRAWING - WORK TO FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE EXECUTION OF ANY WORK. FOR THE AVOIDANCE OF DOUBT ALL DIMENSIONS ARE MEASURED TO WALL STRUCTURE AND NOT THE FINISHES UNLESS OTHERWISE STATED.
REPORT ANY DISCREPANCIES TO LHA PRIOR TO WORKS.

CONTRACTOR AND / OR SUBCONTRACTOR AND / OR SUPPLIER IS OBLIGED TO PROMPTLY REPORT ALL ERRORS, DISCREPANCIES AND OMISSIONS TO DESIGNERS. PLEASE REFER TO THE RELEVANT CONSULTANTS DRAWINGS AND DESIGNS BEFORE PROCEEDING WITH ANY WORK.

FOR ALL STRUCTURAL ELEMENTS REFER TO SE DRAWINGS ONLY.

GENERAL NOTES:
THIS DRAWING IS FOR SOLE PURPOSE OF APPROVAL UNDER THE CURRENT TOWN AND COUNTRY PLANNING ACT. ALL CONSTRUCTION DETAILS, VERIFICATION OF DIMENSIONS, MATERIAL SIZING AND DISCUSSIONS/CORRESPONDENCE WITH STATUTORY AUTHORITIES IS SOLE AND TOTAL RESPONSIBILITY OF BUILDER/MAIN CONTRACTOR.

ATTENTION IS DRAWN TO CLIENTS RESPONSIBILITIES UNDER THE PARTYWALL ACT. NO WORK TO BE UNDERTAKEN TO ADJACENT PROPERTIES WITHOUT EXPRESS WRITTEN CONSENT GIVEN BY NEIGHBOURING PROPERTY. THIS IS A CIVIL MATTER AND CLIENT SHOULD SEEK ADVICE FROM AN APPROVED PARTY WALL SURVEYOR ON THE APPLICATION OF THE "ACT" RELATIVE TO THIS PROJECT, THE BEARING THE "ACT" MAY HAVE ON THIS PROJECT AND THE PROCEDURE FOR SERVING NOTICE (IF APPLICABLE).

BUILDER/MAIN CONTRACTOR TO OBTAIN ALL NECESSARY CERTIFICATION FROM LOCAL AUTHORITY FOR POSITIONING AND SITING OF SKIPS AND TO PROVIDE SUFFICIENT SKIPS TO CART AWAY ALL DEBRIS. ALSO ANY PROVISION OF SCAFFOLDING/GANTRIES, ETC TO BE APPROVED AND LICENSED BY LOCAL HIGHWAYS AUTHORITY. NO WORKS TO COMMENCE WITHOUT FULL APPROVAL UNDER THE CURRENT BUILDING REGULATIONS AND TOWN AND COUNTRY PLANNING ACT.

ALL WORKS AND MATERIALS TO COMPLY WITH CURRENT BUILDING REGULATION DOCUMENTATION, BS'S, CP'S, AND/OR EQUIVALENT EUROPEAN STANDARDS.

MAINTAIN REFUSE DISPOSAL.
ALL WORKS TO BE EXECUTED BY BUILDER SAFELY UNDER UNDER CURRENT LEGISLATION, AND ADHERE TO ALL HEALTH AND SAFETY EXECUTIVE REQUIREMENTS.

CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS, SAFE DELIVERY/HANDLING OF MATERIALS, ISSUE OF P.P.E., ERECTION OF SAFE SCAFFOLDING, ETC, TO COMPLY WITH ALL CURRENT SAFETY LEGISLATION AND H.S.E INFORMATION SHEETS.

SITE TO BE LEFT IN A CLEAN, TIDY AND COMPLETE STATE WITH ANY DAMAGE TO EXISTING PROPERTY MADE GOOD AT CONTRACTORS EXPENSE.

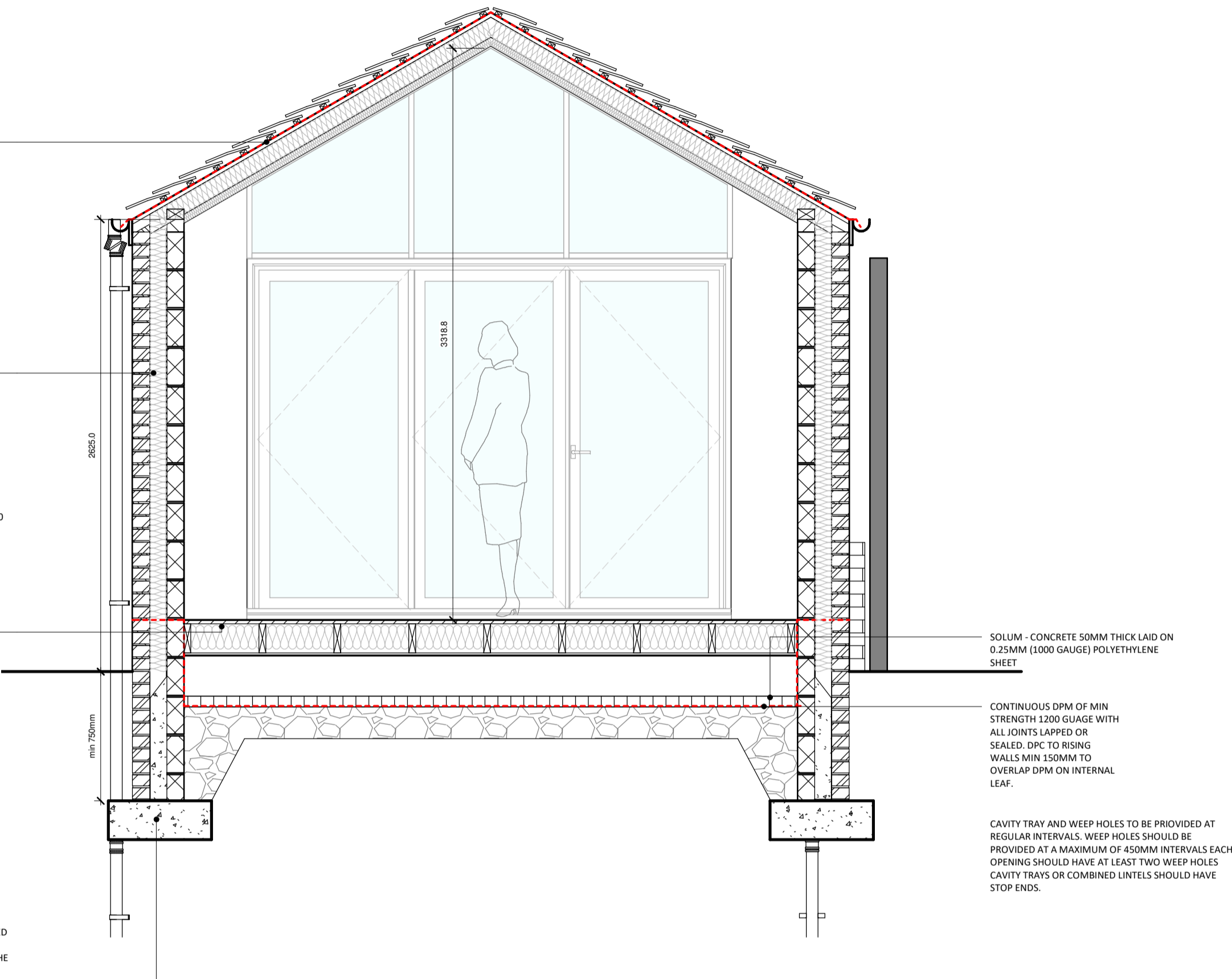
CLIENT AND BUILDERS ATTENTION IS DRAWN TO THEIR OBLIGATIONS UNDER THE CURRENT HEALTH AND SAFETY (CONSTRUCTION AND DESIGN MANAGEMENT) REGULATIONS. ADVICE SHOULD BE SOUGHT FROM THE LOCAL HEALTH AND SAFETY EXECUTIVE OFFICE AND, WHERE APPROPRIATE, A CDM CO-ORDINATOR.

PROPOSED ROOF
ROOF TILES TO FOR SUITABLE ROOF ANGLE. TO MATCH EXISTING.
38X25 TANTALISED BATTENS ON TYVEK BREATHER MEMBRANE - BATTENS AS PER BATTENS MANUFACTURER DESIGN - 100MM KINGSPAN
TP10 INSULATION BETWEEN JOISTS AND 52.5MM KINGSPAN K18 INSULATION BOARD FIXED TO U/S OF JOISTS.
MAINTAIN 50MM CLEAR SPACE TO UNDERSIDE OF TYVEK BREATHER MEMBRANE
MIN 100MM OPEN AREA TO EAVES TO ALLOW VENTILATION
U VALUE TO ACHIEVE 0.18 W/M2K

EXTERNAL WALL - BRICK FINISH
3MM SKIN COATED 12.5MM PLASTERBOARD ON DBS - 100MM BLOCK - KINGSPAN 90MM KOO THERM K106 CAVITY BOARD - 10MM CLEAR RESIDUAL CAVITY 102.5MM BRICK
BRICK TYPE - TO MATCH EXISTING
WEEP HOLES AND CAVITY TRAYS TO BE PROVIDED AT REGULAR INTERVALS TO PROVIDE RELEASE OF WATER INGRESS.

EXTENSION FLOOR CONSTRUCTION
NEW 22MM MOISTURE RESISTANT FLOORING GRADE CHIPBOARD FLOOR SCREW FIXED ON TIMBER JOISTS 120 X 38 C24 @ 400 CENTRES. TO BE INSULATED WITH 130MM KINGSPAN KOO THERM K103 FLOOR BOARD BETWEEN FLOOR JOISTS. TO BE CONFIRMED V/S SE TO ACHIEVE NEW FLOOR LEVEL TO RUN U VALUE - 0.18 W/M2K
EXISTING AIR BRICKS TO BE LEFT UN TOUCHED TO ALLOW FOR CROSS VENTILATION

FOUNDATION
TO COMPLY WITH LABC REQUIREMENTS. AS PER SE SPECIFICATION - ECCENTRIC FOUNDATION REQUIRED.
FOUNDATION INDICATIVE TO BE CONFIRMED WITH BC ON SITE. FOLLOWING DISCUSSION WITH CONTRACTOR. MIN 600MM WIDTH.
A RECOGNISED GUIDE (NHBC CHAPTER 4.2) WILL BE USED TO CALCULATE EXCAVATION DEPTHS AND ANY OTHER REQUIREMENTS, IF THE NEW FOUNDATION IS WITHIN THE PROXIMITY OF TREES OR HEDGEROWS.



Section through New Section

1 : 25

0 0.5 1.0
GRAPHIC SCALE: 1:25

0 1 2 3 4 5
GRAPHIC SCALE: 1:50

UNDERGROUND FOUL DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

INSPECTION CHAMBERS

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.
Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe
shower - 3m for 40mm pipe 4m for 50mm pipe
W/C - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.
The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- Or:
- (b) Exceeds 500 person days.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

SITE PREPARATION

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

LINTELS

- For uniformly distributed loads and standard 2 storey domestic loadings only Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufactures standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

DPC

Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

LEAD WORK AND FLASHINGS

All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

WALL TIES

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-6.1: 1996 and BS EN 845-1: 2003

CAVITIES

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

HEATING

Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities by laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

SMOKE DETECTION

Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party structure notice on any adjoining owner if building work on, to or near a existing party wall which involves any of the following
Support of a beam
Insertion of DPC through wall
Raising a wall or cutting of projections
Demolition and rebuilding
Underpinning
Insertion of lead flashings
Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations or within 3 metres of existing structure
A party wall agreement must be in place prior to starting works on site.

Lighthouse ARCHITECTURE

Project
1 BRIERDENE CL WHITLEY BAY
NE26 4AA

Project Title
500-03 Technical Specification

Status
PLANNING/ CONSTRUCTION

Drawn By Author
Scale at A1
1 : 25

Date
09/27/23

Revision

Revision	Date	Drawn By	Checked By
1	27.11.23	JAV	PFB/MSB

A1 SIZE - SCALE AS SHOWN

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ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF LHA.

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