

## NOTES

THE REMOVAL OF THE WALL WOULD CONSTITUTE A MAJOR RISK AND THE BUILDING CONTRACTOR SHOULD SUBMIT A METHOD STATEMENT TO BE APPROVED BY THE BUILDING INSPECTOR

All materials and goods used or supplied and all workmanship shall be in accordance with any appropriate current British Standard Specification or British Standard Code of Practice whether specifically stated or not and all materials and goods shall have the British Standard Institution Kite Mark.

### SERVICES

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 boilers to be re-sited or re-routed prior to work being carried out.

### FOUL DRAINAGE

Existing 100mm Soil and Waste pipe to link with existing run at new inspection chamber. Where pipes pass through walls, install 150mm deep pre-cast concrete lintels to give 50mm space all round and sides to be masked with rigid sheet material. All drainage to be protected to building controls approval. Ground floor WC to be connected via invert drain and discharged through back inlet gully hence to existing drain. There will be no inspection chamber required. New rwp with waste pipe from sink connected (please refer to plan) and where necessary change of direction to have a Rodding eye.

All drainage to conform to BS 8301:1985 "code for building drainage".

### EXTERNAL WALLS

External leaf brick coursing 100mm on bed to match existing, 100mm cavity (50mm clear cavity), 140mm standard Celcon Block inner leaf or similar with 50mm kingspan partial fill cavity slab insulation, and 13mm plaster and skim finish. External wall construction to achieve "U" value of (0.28 W/m<sup>2</sup> K)

Existing cavities broken out and keyed into existing, maintaining continuous clear cavity. Stainless steel fish-tail wall ties (225mm long) at 750mm c/c horizontally and 450mm c/c vertically, staggered. Wall ties to be doubled up around the proposed window and door reveals. Wall ties to be "STAIFIX R2".

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 eaves. Weepholes at maximum 900mm c/c. Damp proof course to be installed minimum 150mm above finished ground level and stepped where necessary. 215 x 140mm airgrates maximum 1800mm c/c. Cavity trays to be installed directly over airgrates.

Code 5 lead flashing to all abutments minimum 150mm upstand chased into existing wall minimum 25mm. Install cavity trays to abutments directly above flashing, weepholes at maximum 900mm. DPC required over air brick liners.

### INTERNAL WALLS

Internal walls to be constructed with 140mm fairfaced lightweight blockwork, with pre-cast reinforced concrete lintels over openings where necessary.

### ESCAPE WINDOWS

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms.

The window should have an unobstructed clear openable area that is at least 0.33m<sup>2</sup> and have no clear dimension less than 450mm high or 450mm wide.

The bottom of the openable area should be not more than 1100mm above the floor.

The window should enable the person to reach a place free from danger from fire.

### 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 and Part K 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.

### WINDOWS

1 No. 'Velux' rooflights or similar approved (size and reference TBC) together with all proprietary linings, flashings, combi flashings etc, (position of rooflight to suit room layout and rafter spacings) fixed in accordance with manufacturers instructions with trickle vents fitted giving background ventilation of not less than 8000 sq to habitable rooms and 4000 sq to all other areas. Rafters to be doubled up to both sides, Rooflight to achieve a 'U' value of 1.6W/m<sup>2</sup> with 1.8mm glazing.

Opening lights to be minimum  $\frac{1}{20}$ th floor area. Masons openings to have all necessary horizontal dpcs, vertical dpcs, and cavity trays. Toughened glass to all windows 800mm below finished floor level, and to all doors below 2100mm above finished floor level, and to be double glazed sealed sw timber units with a 12mm sealed air gap, style to match existing and adjacent, with thermal breaks to frames, and draught excluders, with 8000sq.mm trickle vents to each habitable room. All windows to come in UPVC timber finish to match existing. DPC required to window reveals.

All lintels to be 'Catnic' Ref CN99 -1750 (or similar approved), installed in accordance with manufacturers specification, and sized as shown on drawings. Weepholes over lintels to be 450mm c/c.

### DOORS

External doors to have draught excluders and weather bars. All new glazing to be 12mm annealed glass part N of the Building Regulations. DPC required to door reveals.

### INSTALLATION OF WINDOWS & DOORS

The installation of all new windows and glazed doors must comply with Part L of the Building Regulations (England & Wales). Compliance with this requirement can be achieved by installing windows manufactured by a company which is accredited under Fenestration Self Assessment Scheme (F.E.N.S.A.) All windows below 1500mm from floor level to be toughened glazing to Part N of the Building Regulations

### ROOF CONSTRUCTION

'Marley' or similar type Concrete Tiles on 25 x 38mm sw battens, on 3 layers of bonded bitumen roofing felt to BS 747 on 18mm exterior grade ply deck under cross battens, 50mm x 200mm sw C24 rafters at 400mm c/c, supported at upper end by 75 x 150mm sw C24 plate fixed to existing external wall, and lower end by 75 x 100mm wall plate to perimeter, fastened with 5 x 30mm galvanised mild steel holding down straps at maximum 900mm c/c, rafters fastened to gables with 5 x 30mm galvanised mild steel lateral restraint straps at 900mm. Rafters to be doubled up at roof lights.

Eaves comprising 25mm sw fascia, and 12.7mm external grade ply soffit, 50mm proprietary continuous insect proof ventilation trays to rafters to ensure continuous ventilation over insulation.

Install proprietary ventilation strip to abutments of main body house and roof. Provide 215 x 140mm airgrates to existing apex. All external timber to be tanalised or preservative treated. Roof to achieve 'U' value of 0.18 W/m<sup>2</sup> K with insulation at Rafter level (Approved Document Part L1B Table 4) 125mm Kingspan insulation consisting of 25mm insulation below roof joists.

### RAINWATER

Existing 100mm diameter S&VP supported in roof 1:40 fall to run through roof of new Kitchen extension.

### SANITARY PIPEWORK

All upvc pipework to BS 4514, and tested for weathertightness to BS 5572: 1978 "Code of Practice for sanitary pipework". Existing waste pipe to be encased in timber duct with removable access hatch or panel as indicated Section A-A.

Vent pipe taken through roof, and terminated at a height of minimum 900mm above opening into the building within 3.0m and to be fitted with a bird-proof cage to head.

### WC

All bathroom fittings to be standard in Vitreous White by 'Armitage Shanks' or similar approved.

### ELECTRICITY

All lighting and power circuits to be installed and earthed in accordance with the current edition of the Institute of Electrical Engineers Regulations and codes of practice. All Electrical work carried out must comply with Part P of Building Regulations (England & Wales) and must be undertaken by a Contractor who is a member of Electrical Contractors Association and on completion of works to be able to issue a Test Certificate.

### SERVICES (GAS APPLIANCES)

1. Any works to gas appliances or the gas installation must comply with the Gas Safety (Installation and Use) Regulations 1998 and be carried out by a contractor who is C.O.R.G.I. registered issued upon completion of the works.

2. Ensure gas appliances in any room to be used as a bedroom complies with current Regulations. The age of any gas fire should be determined. If one has been installed after 01/01/96 it should have an oxygen depletion unit fitted already. If installed prior to that date then it should be checked by a competent person and if below standard either a balanced flue care or a new gas fire must be fitted.

RAMP: (Where required) 1:12 with a rise no more than 160mm Part 'M' of the Building Regulations 1200mm wide built up of hardcore base minimum thickness 100mm with non slip surface (concrete) Handrail both sides powder coated soft material.

### VENTILATION

Kitchen to have 60 litres/second extract fan. Shower room to have 15 litres/second extract fan. Shower/Dis WC ventilation by means of an opening not less than 1/20 of the floor area.

### HEATING

Note: Thermostatic Radiator Valves (TRV) to all new Radiators All exposed pipework to be chrome-plated copper.

### LEVEL ACCESS SHOWER & DIS. WC -- (WHERE REQUIRED)

Bathroom Re-placement wheelchair Access 'Impey Level Dec' shower Tray 1850mm x 845mm type Eagle 002 or similar 19mm water seal waste trap supplied with shower tray the whole floor draining to a gully. Single fixed panel with bi-folding door hinging from the wall extends across the entire showering and drying area. Ribbed vertical support pole, to act as a grab rail with L shaped curtain rail, and a non-pedestal wash basin connected to the hot and cold water supply. Shower unit to be Redring Advanced or similar with a minimum rating of (8KW complete with Anti-Scald device) with an adjustable sliding rail fixed to a height position to suit applicant.

All bathroom fittings to be earth bonded and all wiring should be in accordance with (IEE) Regulations and Minor Works Certificate should also be provided. Level access shower and Disabled toilet to comply with part M of the Building Regulations min. 1500mm (wide) x 2200mm (length), floor tiles to be non-slip Altro or similar approved.

### NOTES - GENERAL

supply and fit new high level Aluminium guttering and associated RWP to front and rear elevation. Remove any existing vegetation to the front of the property.

Build new boundary and party walls to a min height of 1800mm. Stone heads and cills to be sandstone colour, undercoat soil & vent pipe in grey and gloss in black paint.

Supply and fix 1No. metal gate to rear elevation to match height of new walls. Supply and fit air vents where necessary.