

The below general notes and associated drawings are the property of SEFTON A.B.C. and they may not be copied or communicated to a third party without written permission from SEFTON A.B.C.

GENERAL NOTES

1. All dimensions and details to be checked on site by the contractor prior to commencing any work. All dimensions are in millimetres.
2. All work is to be carried out to the satisfaction of the building control officer, and in full accordance with the latest amendments to the building regulations. A building control completion certificate shall be issued on completion. Any deviation from the approved documents must have the prior consent of local authority. Prior to commencement a schedule of materials and any requested samples must be issued to the local authority for their approval if required.
3. All materials used must be of an approved quality. Full verification of quality must be submitted to the client upon request.
4. All electrical installations/alterations must conform to IEE and 17th Edition and undertaken by a registered electrician. All new electrical items shall display the British Standard Approved safety symbols. All electrical work required to meet Part P of the Building Regulations and must be designed, installed, inspected and tested by a person competent to do so prior to completion. An appropriate BS 7671 electrical installation certificate must be issued for the work by a person competent to do so.
5. All load bearing walls / wall plates etc must be checked on site for suitability prior to commencement of the works.
6. All structural timbers shall be C16 or otherwise stated conforming to BS EN 1995-1-1:2004+A2:2014 - Eurocode 5:Design of timber structures. All timbers to be marked KD or DRY
7. All structural steel shall conform to BS EN 1993-1-1:2005, BS EN 1993-5:2006, BS EN 1993-1-1:2005, BS EN 1993-5:2007, BS EN 1993-1-2:2007, BS EN 1993-1-4:2006, and to the strict design of the Structural Engineer.
8. All new steel beams are to be encased in 12.5mm plasterboard and skim to achieve half four fire resistance. Plasterboard to be fixed on soffwood nogging secured to the beam flange.
9. All new drainage is to comply with Building Regulations Approved Document H 2002 and BS EN 12056-2:2000. Gravity drainage systems inside buildings.
10. All steel linings shall be ISI Caticm complying with BS EN 645-2:2013 unless stated otherwise shall be hot dipped galvanized to BS EN ISO 1461:2009. Lintels are to be loaded equally during construction and propped at mid point and installed in full accordance with manufacturers recommendations
11. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with Gas safety requirements and IEE regulations and a GAS SAFE Certificate must be issued and a copy given to the LBCO
12. Although consultation with your neighbours is not normally required under the Building Regulations it may be required under the Party Wall Act 1996. Generally the Act applies to projects that involve cutting into party wall or where any new foundations within 3m of your neighbours buildings (including garden walls) will be formed at a lower level. Should the act apply written notice will need to be sent to adjoining owners to obtain their consent.

MATERIALS & WORKMANSHIP

All work and materials to comply with Regulation 7 of the Building Regulations. All building materials used in the construction, and workmanship, are to comply with all relevant British Standards, and are to be to the satisfaction of the Local Authority Building Control Officer.

STRUCTURE

FOUNDATIONS
New foundations are to be at a depth to match main house or suitable for the applied loads and to the satisfaction of the Local Authority Building Control Officer. Concrete ring foundations are to be 800mm wide x 200mm deep. Any reinforcement shall have a minimum 50mm cover. All construction below ground level shall be in 15.5MN/m² brick or reinforced concrete solid foundation blocks.

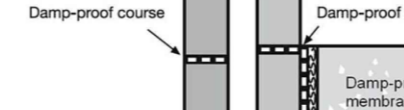
PILE FOUNDATIONS

Foundations requiring piling are to be carried out in accordance with piling company design and calculations. Ring beam design and piling reporting to be submitted to building control in order to satisfy building regulation requirements. It is assumed that ring beam with the minimum 450mm² reinforced concrete and piers to be minimum 150mm² diameter. Details to be supplied by company carrying out the work.

EXTERNAL WALL CONSTRUCTION

Wall construction to be 100mm facing brickwork to outer leaf to match existing as close as possible with 100mm fully filled cavity and 100mm lightweight normal block inner leaf (Hemmatite or similar) with plaster and skim finish internally. Cavity to be filled with 50mm fibrous insulation to 100mm from each leaf. All external walls to be rendered overall wall construction achieve a U-value no worse than 0.18W/m²K. Both leaves to be finished with 12.5mm plasterboard and skim finish. Brickwork and block work to be set in 1:1:6 cement sand and bedded to existing building by proprietary wall connectors or by lapping in. In the satisfaction of the Building Control Officer, Horizontal damp proof course to be H4000 pitch polyurethane installed at a minimum of 100mm above external ground level. Similar damp proof course to be installed at all cavity closures to external openings. Masonry below damp proof level to be 100mm class 4 engineering brickwork to match existing set in 1:3 sand/cement. Masonry below ground level to be concrete concrete or suitable trench block. Level no more than 225mm below d.p.c.

Typical Horizontal DPC Detail



Typical Vertical DPC Detail



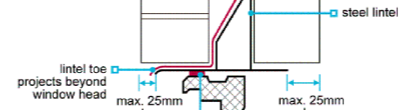
Typical Cavity Tray/Lintel Detail



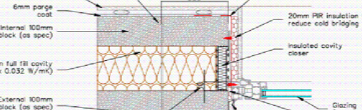
Typical Cavity Closer Detail



Typical Cavity Tie Detail



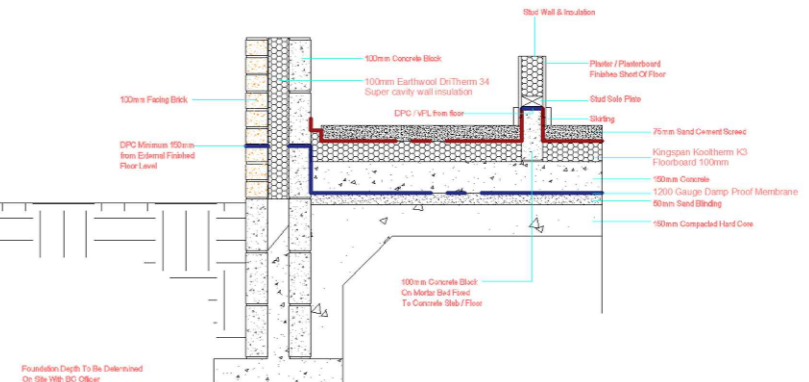
Typical Cavity Wall Detail



GROUND FLOOR CONSTRUCTION - SOLID CONCRETE

Strip top soil and vegetation from over whole floor area. Floor construction to be 75mm reinforcement scored finish with the insulation to be Kingspan Kooltherm Q3 Floorboard 100mm thick comprising a premium performance rigid thermal insulation core faced on both sides with a flexible facing over 150mm² thick concrete slab, on 1200 gauge damp proof membrane, on 50mm compacted sand blinding, on at least 100mm compacted clean in-situ concrete. Barcote to be incorporated in layers of no more than 225mm thick with a maximum depth of 800mm. An isolation membrane at ground level to be provided between floor insulation and screeded floor finish. Damp proof membrane to be taken up walls and lapped with d.p.c. a minimum of 15mm. All joints to damp proof membrane to be lapped by 300mm and taped with proprietary tape. Where pipes penetrate floor an additional layer of polyurethane is to be placed over pipe with a lobe cut at the top the diameter of the pipe, pushed down over the pipe and lapped site position. Perimeter of slab adjacent to external walls is to be provided with a minimum of 20mm thick polyurethane insulation board to prevent cold bridging. All to achieve a U-value of not less than 0.18W/m²K.

Typical Foundation and Floor Slab Detail



PITCHED ROOF CONSTRUCTION

Roof coverings to be designed and installed in accordance with BS5553:2014. Roof pitch to be approximately 18 degrees. A suitable Heavy Concrete interlocking tiles to be laid on top of rafters and to be installed to pitch or standard profile pattern. Under tiles, a 100mm thick mineral wool insulation mat to be laid on top of rafters and to be secured to rafters with minimum gaps of 150mm. Rafters to be 150mm x 47mm (double timber rafters around roofline), C16 softwood members, at 600 centres and underpinned over wall plates at a minimum of one third of the rafter depth, skew rafter using 3m x 100mm long x 45mm gauge wire nails. Ceiling joists are to be 150mm x 45mm C16 softwood members, at 600 centres, skew fixed to rafters. Roof space to be insulated with 200mm thick Rockwool or similar approved laid between and over ceiling members to achieve a U-value no less than 0.18W/m²K. Ceiling finish to be 12.5mm plasterboard and skim finish.

ROOF TRUSSES

As an alternative Roof Construction can be done using suitably approved manufactured trusses. If this is the preferred method of construction, contractor to provide building control with appropriate calculations for trusses as supplied by truss manufacturer.

FLASHINGS AND CAVITY TRAYS

All flashings and soakers are to be a minimum of Code 4 lead at all abutments. Cover flashings to be welded at 300mm centres using lead wedges and poured in accordance with Code 4 lead. Length of cover flashings are not to exceed 1800mm for each sheet with 150mm minimum overlap. Pre-formed pipe flashing unit to be used where soil vent pipe penetrates roof finish. Proprietary cavity trays are to be provided at all roof abutments, installed above cover flashings, with weep holes at 900mm maximum centre.

ELECTRICS

All electrics to clients requirements and to NICEIC regulations. All electric work required to meet the requirements of Part P (Electrical Safety) and must be 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 will require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

MEANS OF VENTILATION

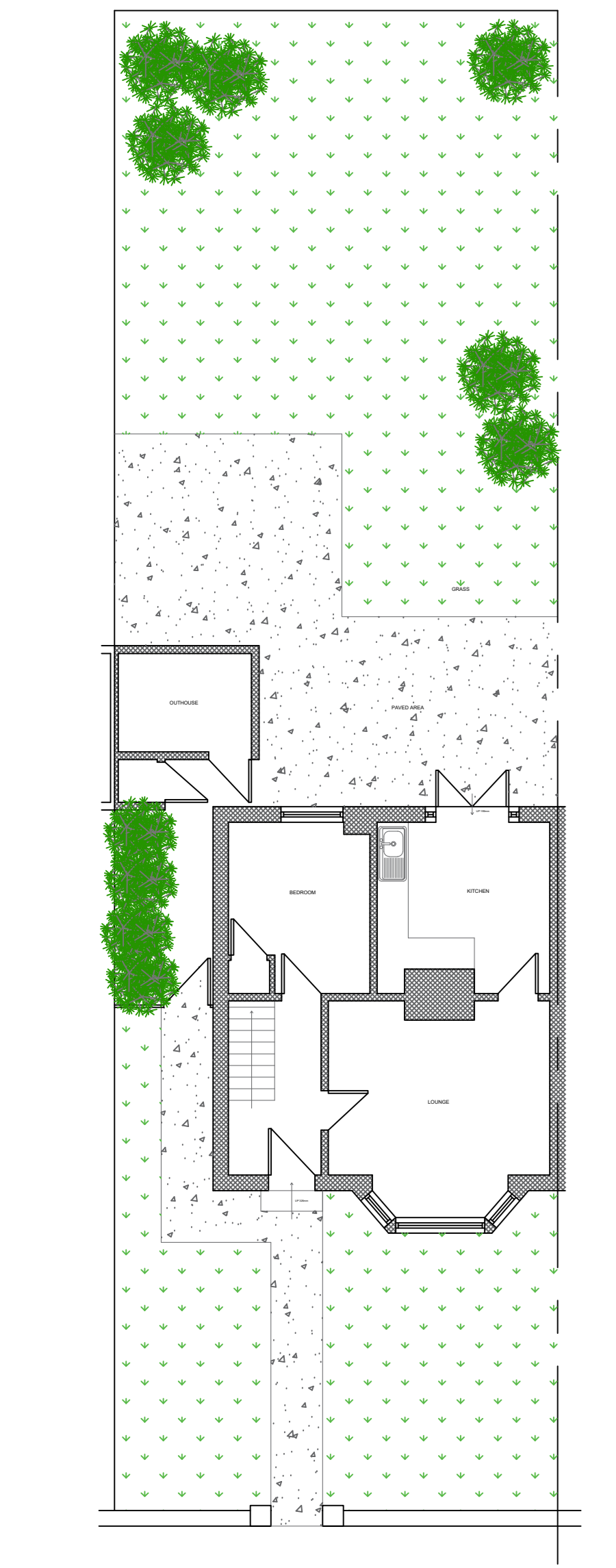
All habitable rooms & sanitary accommodation are to opening windows with an area equivalent to 1/20th of the floor area. Background ventilation should be provided to all rooms with some part being located 1.75m above the floor level to avoid undue draughts. Background ventilation to habitable rooms to be minimum of 8000mm² and all other rooms 4000mm². Shower rooms are to have mechanical ventilation with an extract rate of 14/s, with 15 min overrun operated by light switch.

FIRE SAFETY

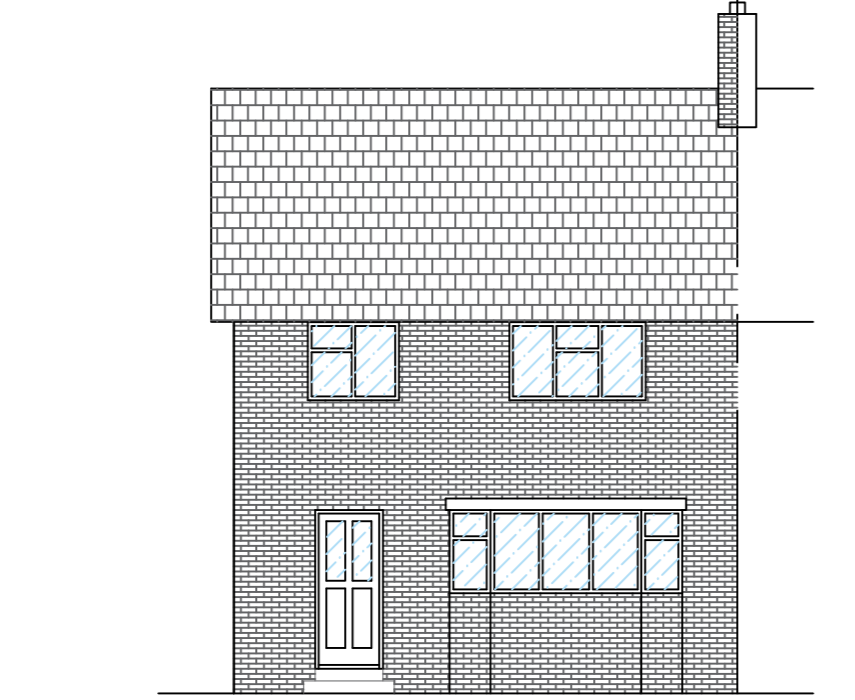
All surface finishes to walls & ceilings are to be plaster finish, unless indicated, to achieve Class 1 designation, all in accordance with BS 476: Parts 6 & 7. All elements of structure are to achieve 30 minutes fire resistance. Roof coverings and roof lights within 6m of any boundary are to have an AA, AB or AC rating for external spread of flame. If required uninfused smoke alarms (ANS EN141) or similar equivalent to be fitted to bedroom, hall and landing to BS 5839-6:2013.

THERMAL INSULATION TO ROOF SPACE

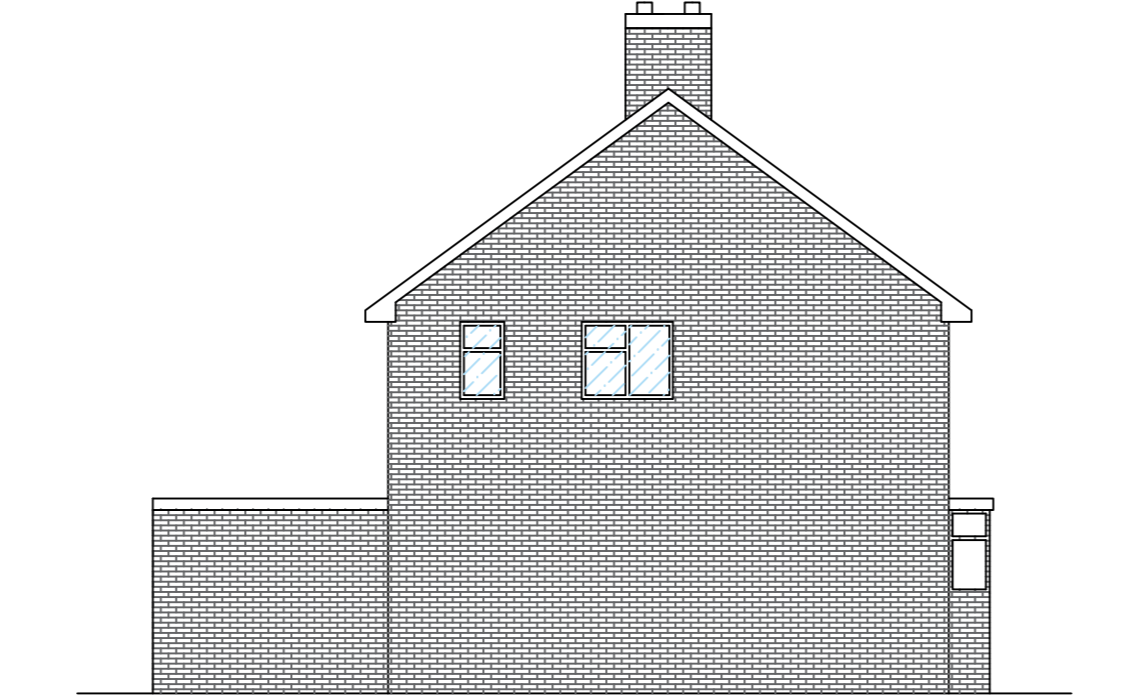
Horizontal Ceilings: Provide 2 layers of 100mm mineral insulation quilt between and diagonally over joists, ensuring that a minimum gap of 50mm is maintained and the above voids are not obscured, all to ensure a U-value of 0.13W/m² K. Ceiling to be finished in 12.5mm plaster board and skim.



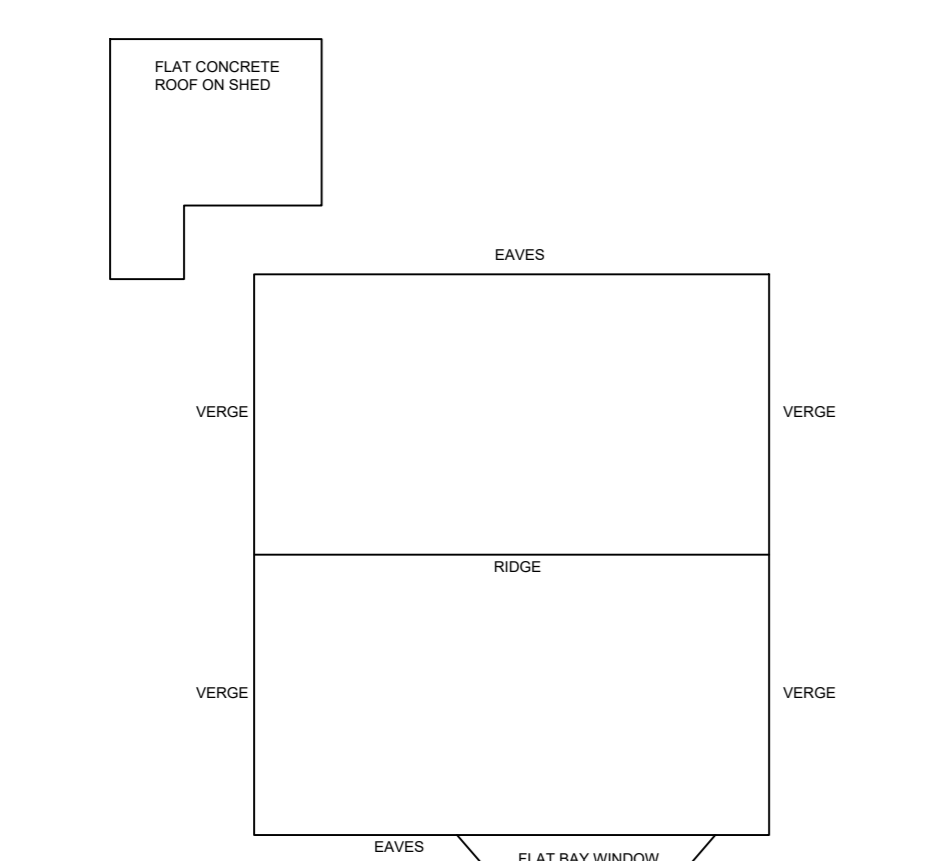
EXISTING FIRST FLOOR PLAN 1:100 @ A0



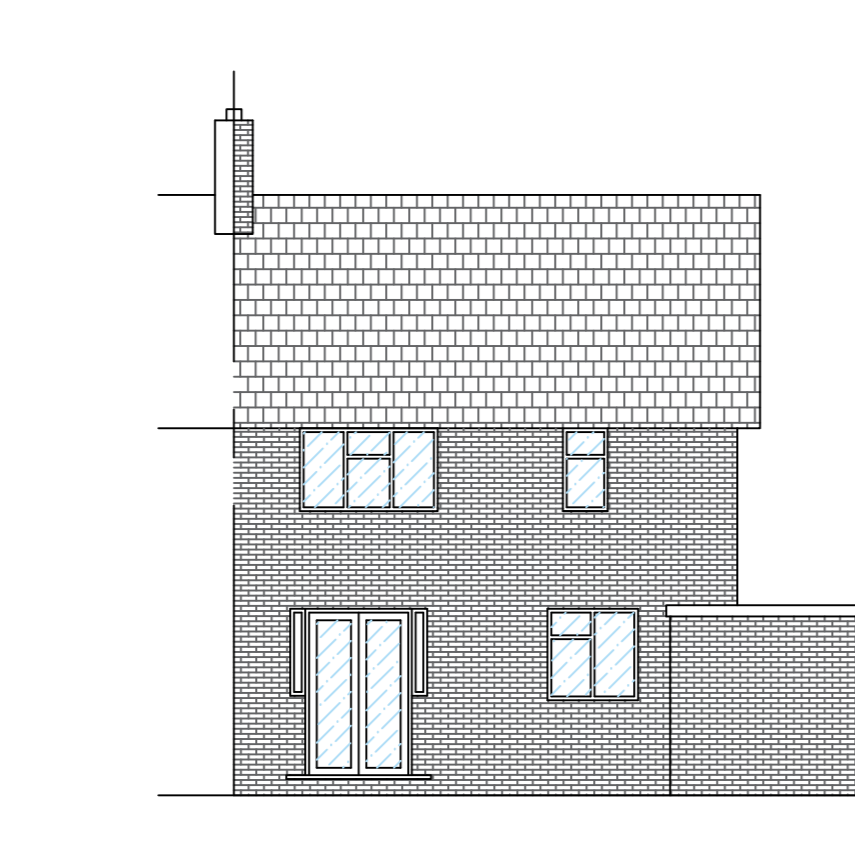
EXISTING FRONT ELEVATION 1:100 @ A0



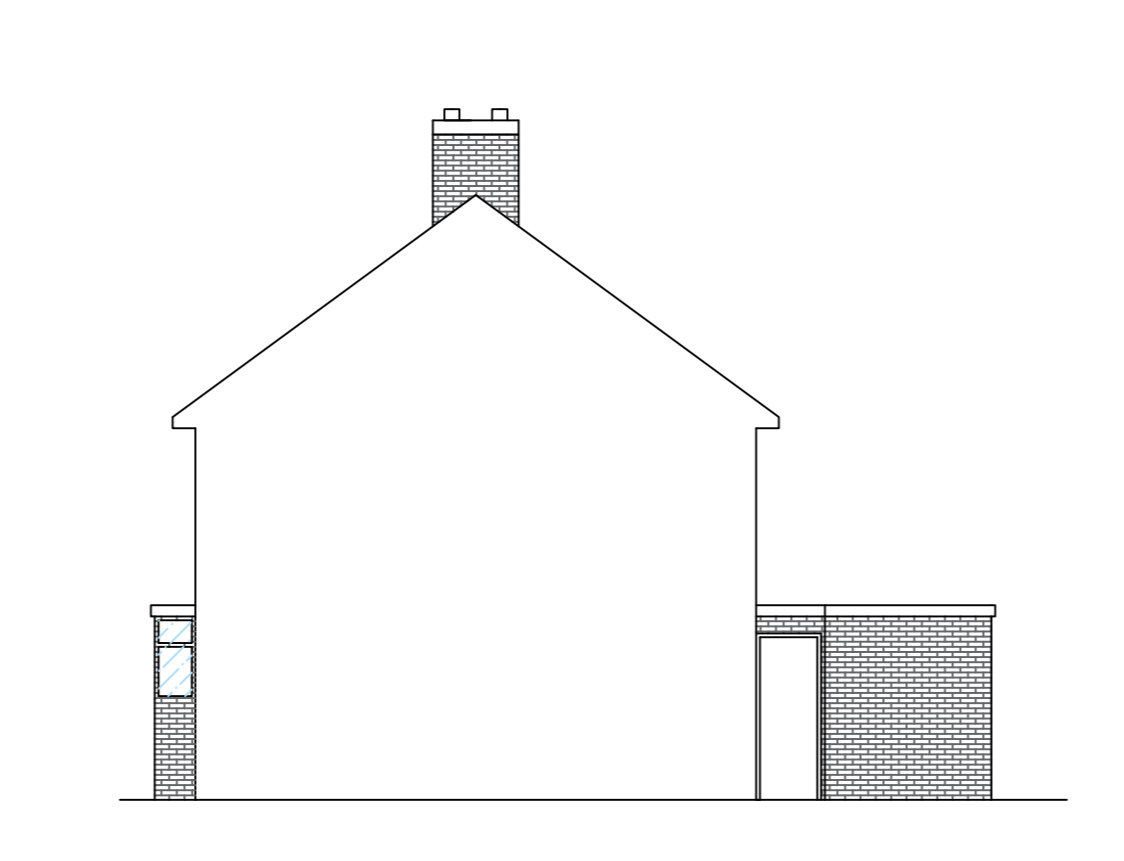
EXISTING SIDE ELEVATION 1:100 @ A0



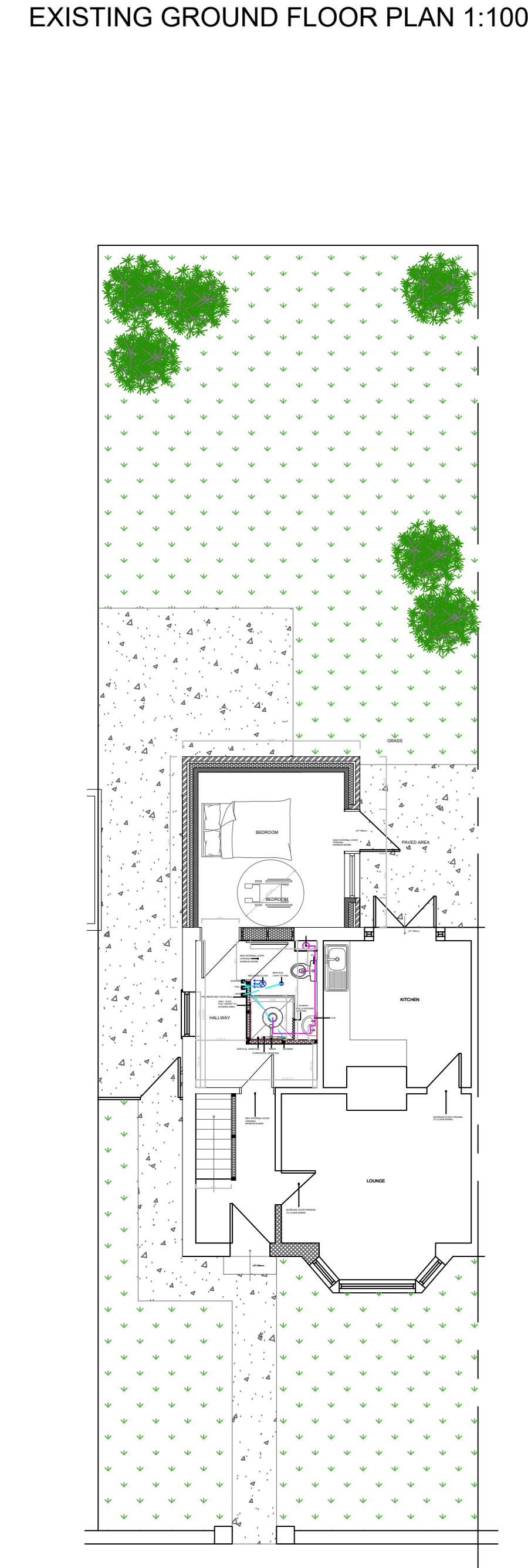
EXISTING ROOF PLAN 1:100 @ A0



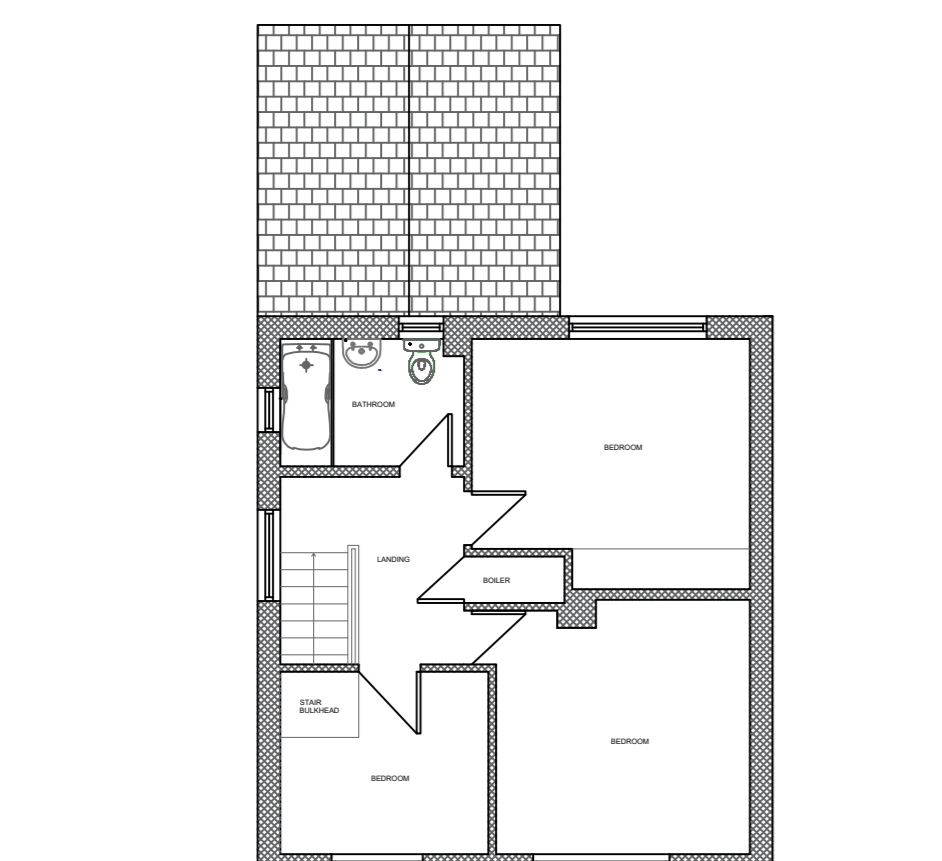
EXISTING REAR ELEVATION 1:100 @ A0



EXISTING SIDE ELEVATION 1:100 @ A0



EXISTING GROUND FLOOR PLAN 1:100 @ A0



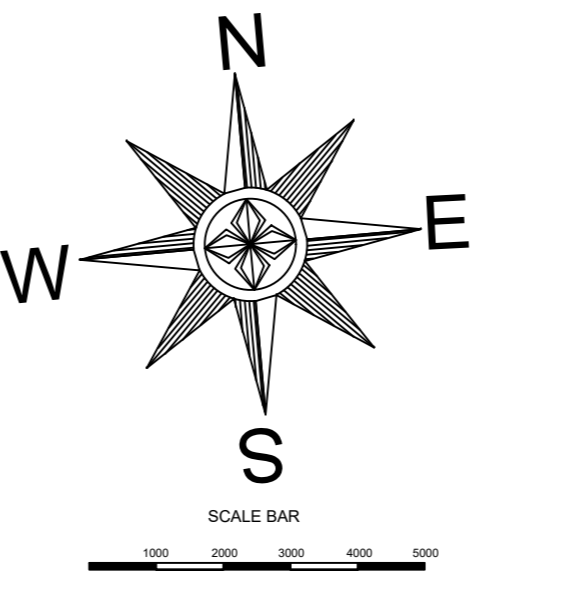
PROPOSED FIRST FLOOR PLAN 1:100 @ A0



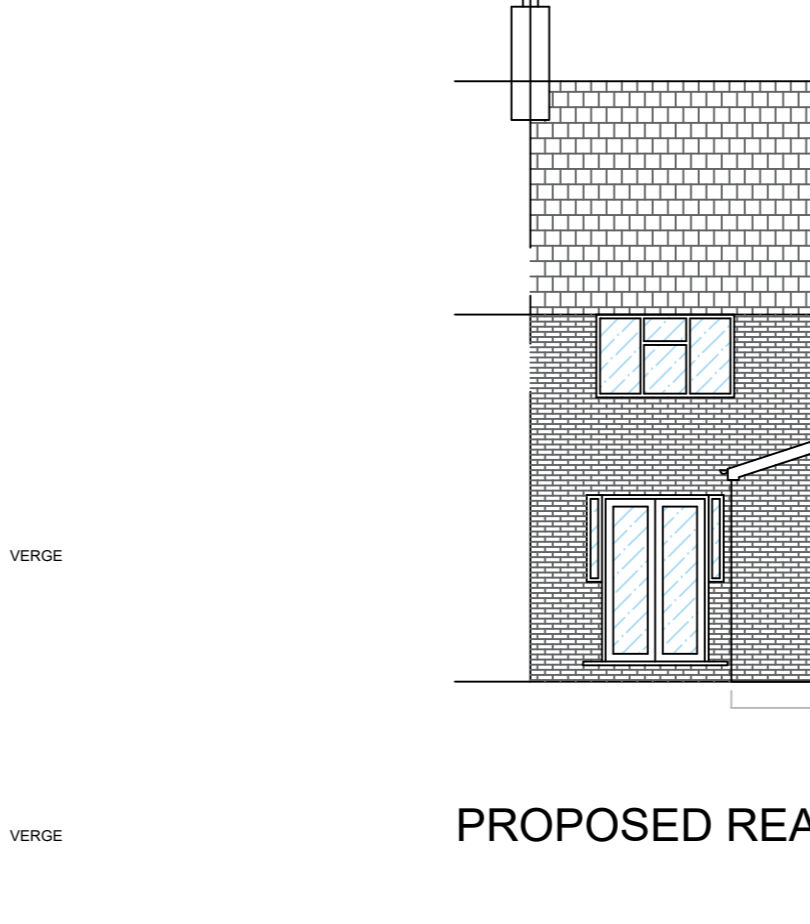
EXISTING FRONT ELEVATION 1:100 @ A0



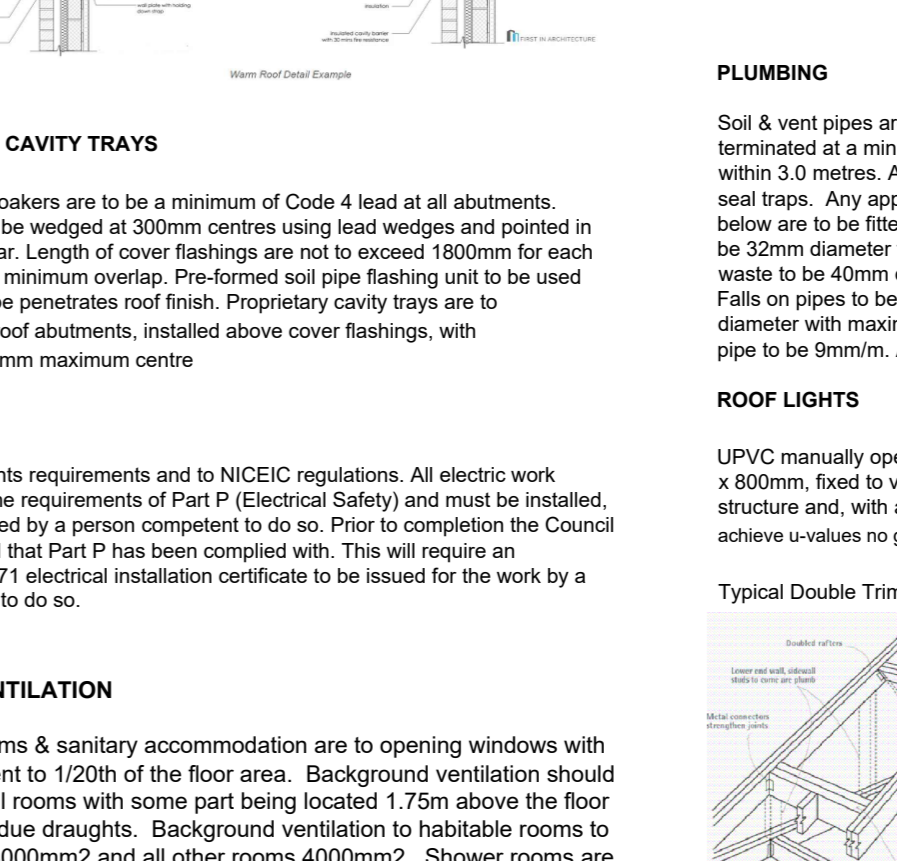
PROPOSED SIDE ELEVATIONS 1:100 @ A0



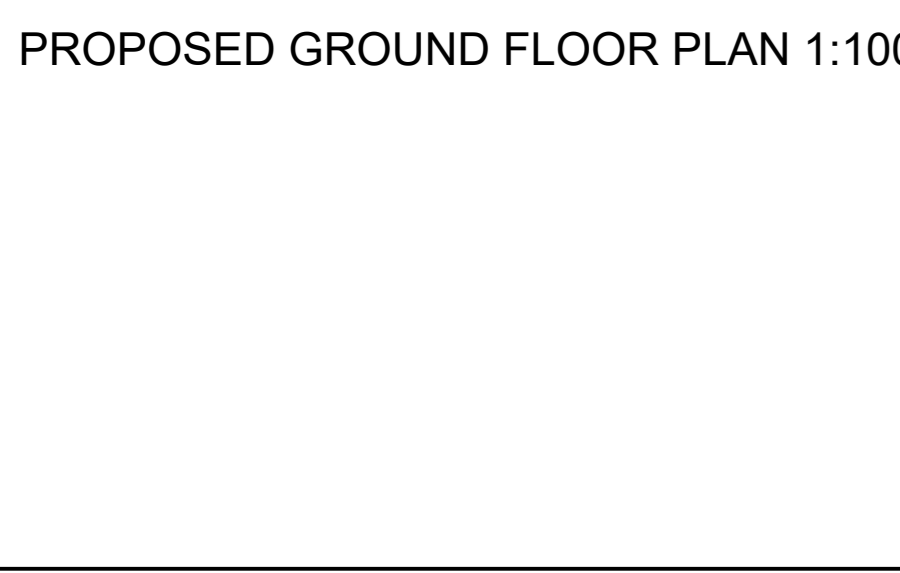
SCALE BAR



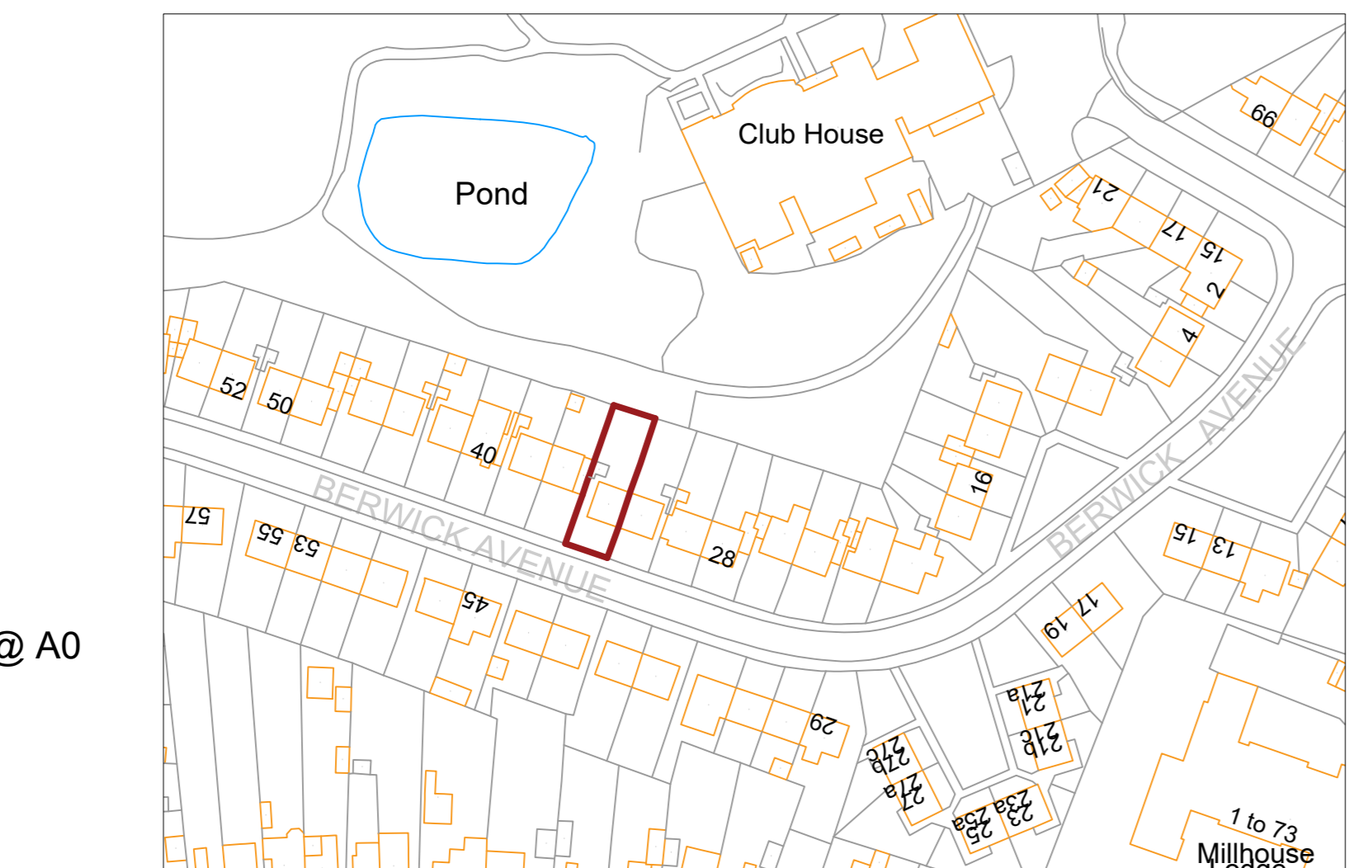
PROPOSED REAR ELEVATION 1:100 @ A0



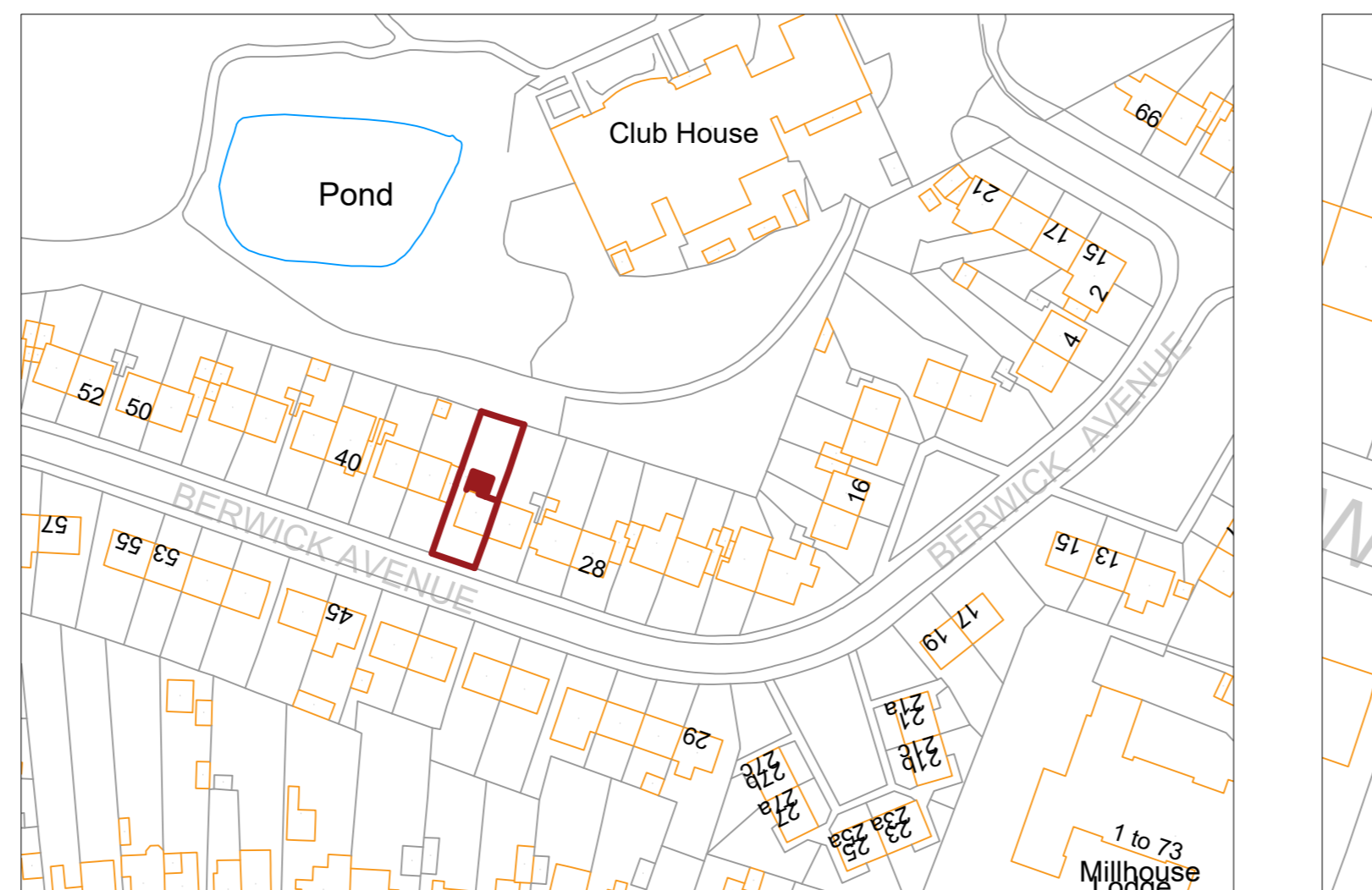
PROPOSED SIDE ELEVATION 1:100 @ A0



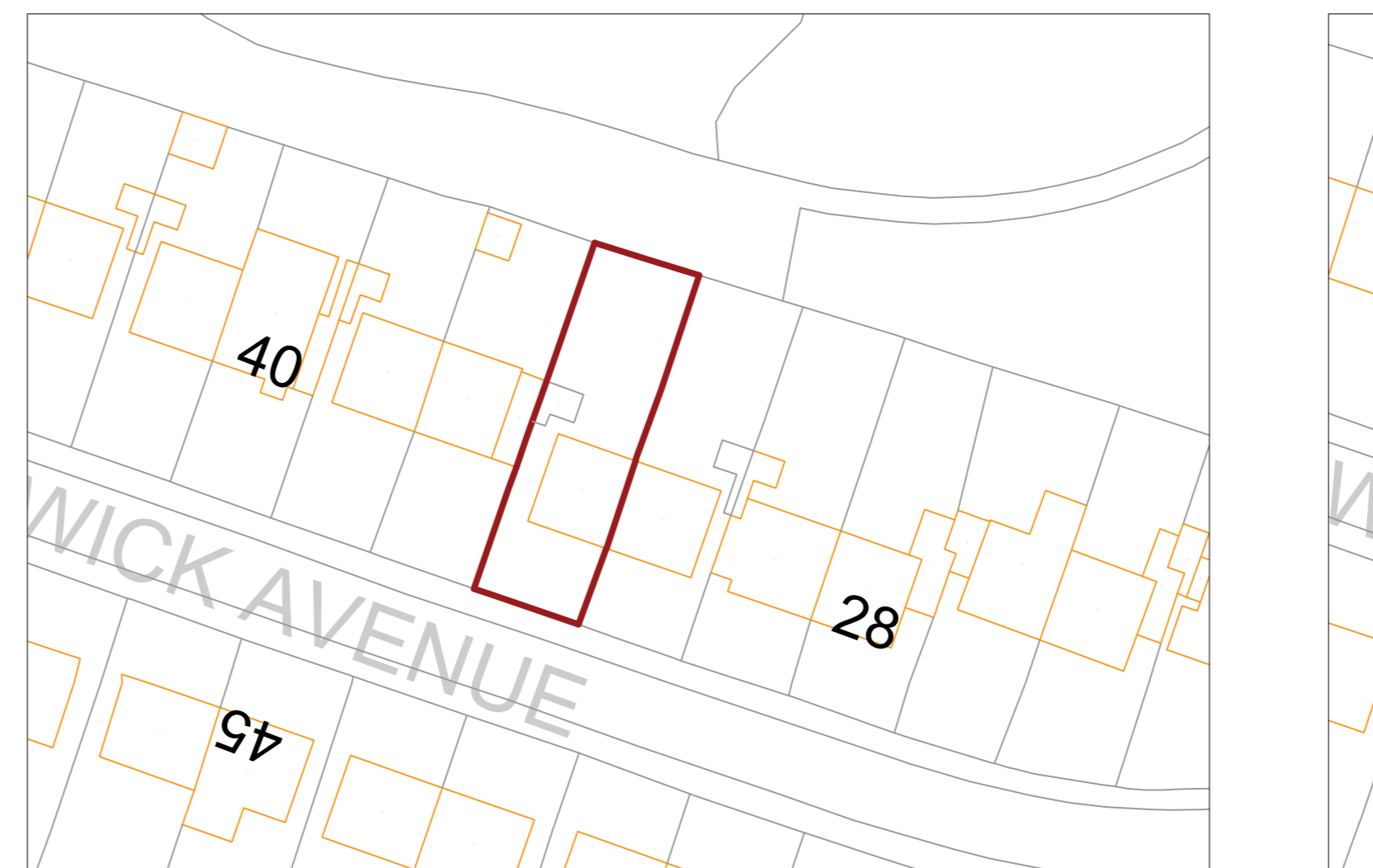
PROPOSED GROUND FLOOR PLAN 1:100 @ A0



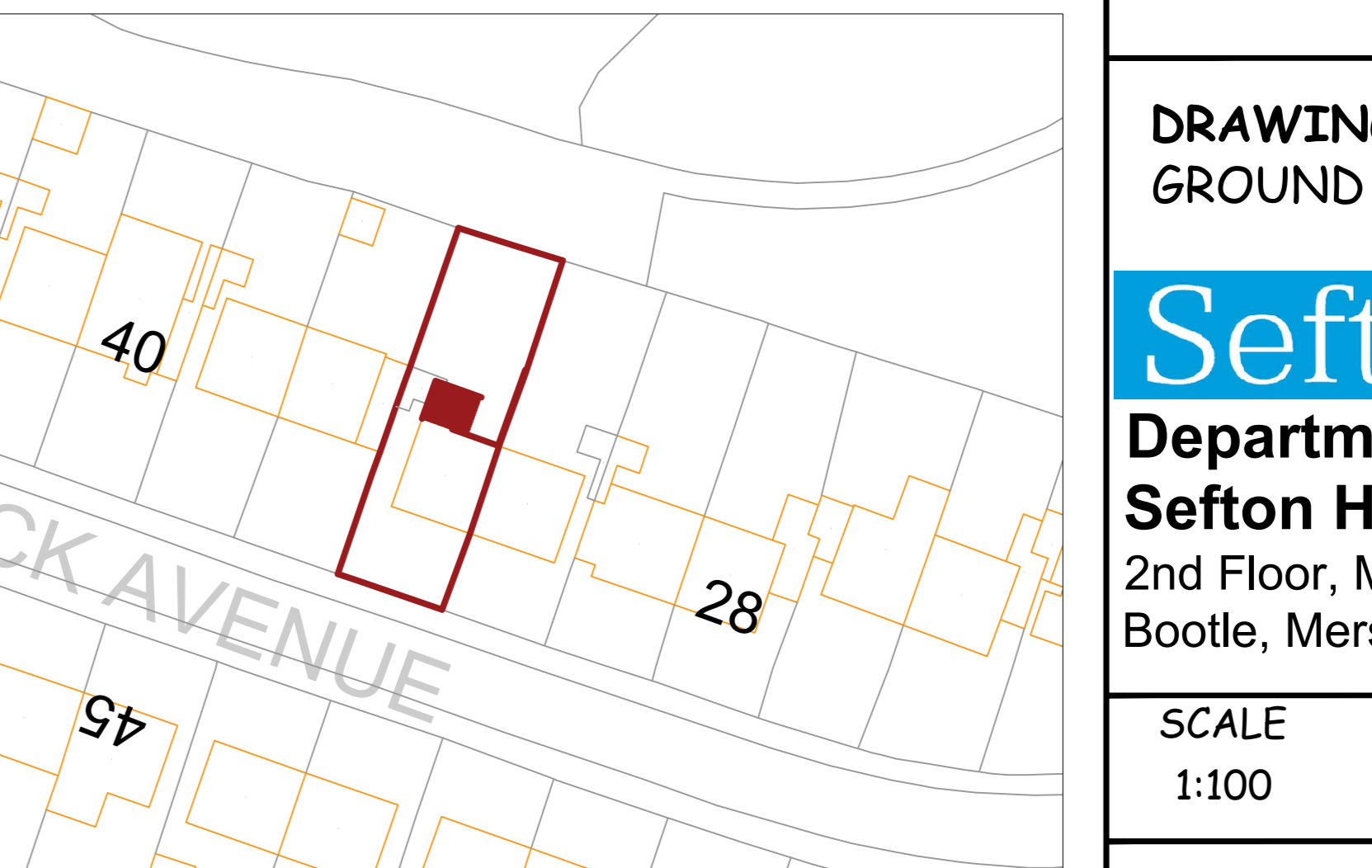
EXISTING SITE LOCATION PLAN 1:1250 @ A0



PROPOSED SITE LOCATION PLAN 1:1250 @ A0



EXISTING BLOCKPLAN 1:1250 @ A0



PROPOSED BLOCKPLAN 1:500 @ A0

FLOUL AND SURFACE WATER DRAINAGE
All drainage below ground to be flexible 100mm diameter pipes laid to suitable falls and free to discharge. Falls to be indicated. Falls to be no less than 1:80. Falls to surface water drains are to be no less than 1:80. All pipes are to be bedded and surrounded with 100mm thick, class 5-10mm gravel or stone. Drains are to be protected with concrete slabs over the top of 100mm bedding where the crown of the pipe is within 800mm of the surface. Where drains pass under the building and the crown is within 300mm of the underside of the floor slab, they are to be encased in 150mm of concrete, integral with the slab. Floor or similar material is to be installed at all pipe joints to provide flexibility where drains are encased in 150mm of concrete, integral with the slab. Floor or similar material is to be installed at all pipe joints to provide flexibility where drains are encased in 150mm of concrete, integral with the slab. Floor or similar material is to be installed at all pipe joints to provide flexibility where drains are encased in 150mm of concrete, integral with the slab. Floor or similar material is to be installed at all pipe joints to provide flexibility where drains are encased in 150mm of concrete, integral with the slab.

Existing surface water discharge is to be a combined system. If agreed with local Building Control Officer, new surface water discharge to be connected into inspection chamber as is presently done. If discharge into inspection chamber not permitted as per Building Control Officer, surface water should discharge to an adequate soakaway or some other adequate infiltration system. Provision of soakaway subject to satisfactory permission level to confirm suitability of infiltration system. Contractor to liaise with local Building Control Officer to establish most suitable means of discharge.

Typical Man hole / Inspection Chamber Detail

225mm heavy duty manhole inverts suitable for above ground use as per BS 5900:1990

For maximum 1.50m 150mm dia. inverts at 1000mm max. depth below ground level

• Calculate the roof area to be drained into each soakaway
• Calculate the volume of soakaway

Roof area is measured below eaves by 40° = Volume of soakaway in m³ (AxBxC)
Volume is divided by incoming pipe and above top level of foundation.
• Ensure that building control inspect the drainage and the soakaway whilst it is being constructed.

For further information contact the Sefton Building Control Division.

PLUMBING
Soil & vent pipes are to be 100mm diameter UPVC, fitted with a suitable cap & terminated at a minimum of 900mm above any ventilation opening into building within 3.0 metres. All appliances are to be fitted with 40mm diameter, 75mm deep soil traps. Any appliances with waste pipes in excess of the recommendations below are to be fitted with anti-siphon traps. Wash hand basins waste pipes are to be 32mm diameter for lengths up to 1.7m and 40mm for lengths up to 3m. Shower waste to be 40mm diameter for lengths up to 3m and 50mm for lengths up to 4m. Falls on pipes to be between 1:80 & 1:100. WC waste pipes to be 100mm diameter with maximum unventerated branch of 6m serving one unit, with fall on pipe to be between 1:80 & 1:100. All sanitary pipework and fittings to be UPVC, with colour to suit.

ROOF LIGHTS
UPVC manually operated valve flat (not domed) roof lights approximately 1200mm x 800mm, fixed to valved or suspended ceiling with double trimmer rafters in roof structure and, with a mineral insulated light tunnel if required, no lights shown achieve u-values greater than 0.18W/m²K.

Typical Double Trimmer Rafter Detail

Typical Roof Light Tunnel Detail

FIRE ALARM SOUNDER / DETECTION
A mains-powered, with battery back-up, interlinked fire detection and alarm system is to be installed in accordance with BS5839-6:2019 at least a Grade D Category L33 standard. A copy of the commissioning certificate for this system is to be submitted on completion of the work.

WATER SUPPLY
Shower & WHB to new bathroom to be provided with suitable supply of hot & cold wholesome water or softened wholesome water in accordance with App Doc G. WC to be provided with cold wholesome water in accordance with App Doc G.

CLIENT & SITE DETAILS
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DRAWING TITLE
GROUND FLOOR LIVING ADAPTATION

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Department Of Built Environment,
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Bootle, Merseyside, L20 3NJ

SCALE 1:100	DRAWING No DF65911RSL	REV B
DATE 02/04/2024	DRAWN RH 07515539796	Sheet Size 01/A0